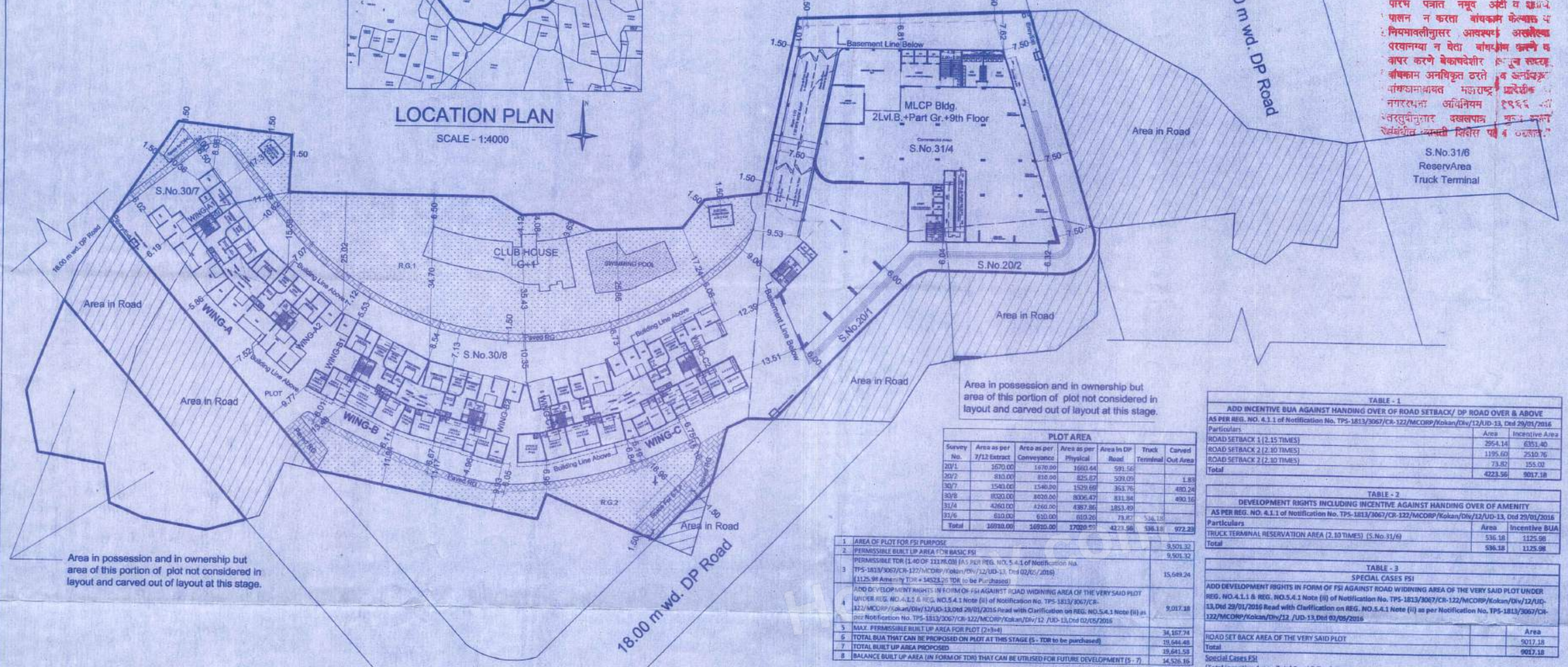
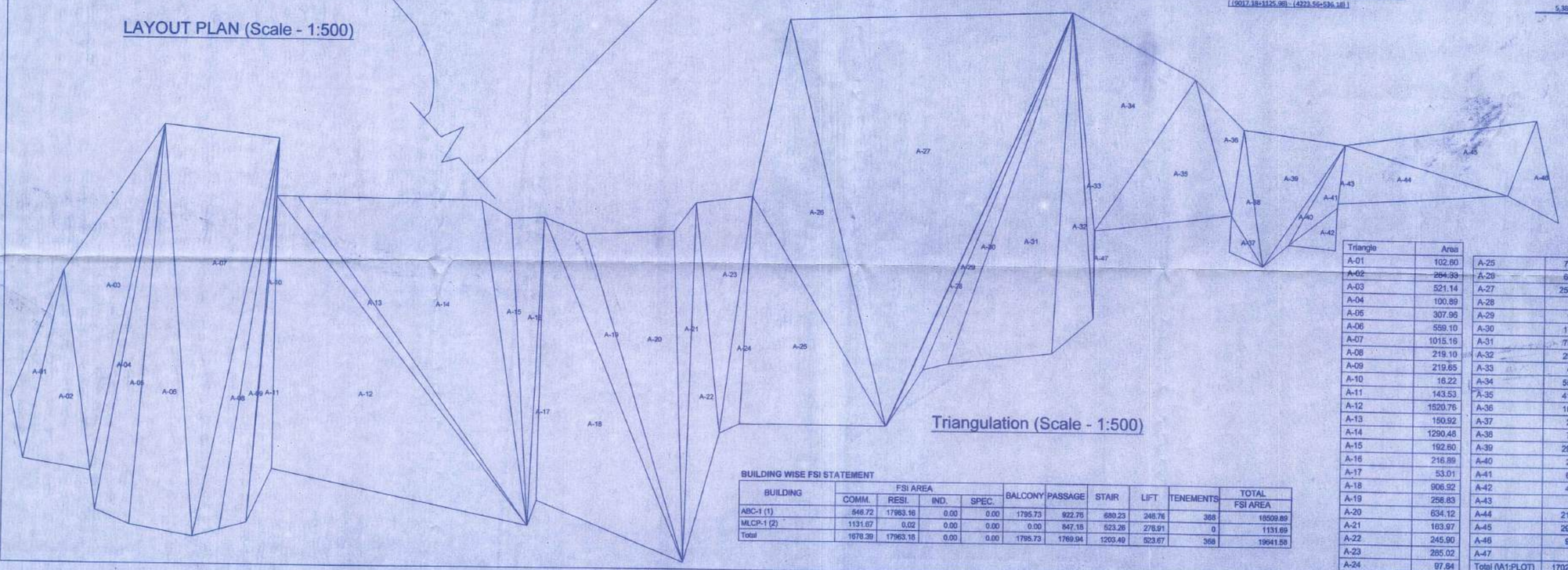
LOCATION PLAN

SCALE - 1:4000



LAYOUT PLAN (Scale - 1:500)



Triangulation (Scale - 1:500)

-सावधान-

"मंजुर बांधकाम नकाशे व पारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास वा नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरचे बांधकाम अनधिकृत ठरते व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ अंतर्गत तरतुदीनुसार दखलपात्र गुन्हा समजला जाईल सबंधीत जबाबदारी विरुध्द राहील."

STAMP OF APPROVAL

सोबतचे पत्र क्र. मिभामनपा/नर/ ECCY/12 015-18
दि. 23/02/2018 सशर्त अटी शर्तीस
गृहनिर्माणकारक राहून मुळ/सुधारीत बांधकाम
नकाशे (प्रारंभ पत्रासह) मंजूर.

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

आयुक्त
मिरा-भाईंदर महानगरपालिका

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

Area in possession and in ownership but area of this portion of plot not considered in layout and carved out of layout at this stage.

PLOT AREA							
Survey No.	Area as per 7/12 Extract	Area as per Conveyance	Area as per Physical	Area in DP Road	Truck Terminal	Carved Out Area	
20/1	1670.00	1670.00	1660.44	591.56			
20/2	810.00	810.00	825.87	509.05		1.83	
30/7	1540.00	1540.00	1529.65	363.76		480.24	
30/8	8020.00	8020.00	8006.47	831.94		490.16	
31/4	4260.00	4260.00	4387.86	1853.49			
31/6	610.00	610.00	610.26	73.87	536.18		
Total	16910.00	16910.00	17020.35	4223.56	536.18	972.23	

1	AREA OF PLOT FOR FSI PURPOSE	9,501.32
2	PERMISSIBLE BUILT UP AREA FOR BASIC FSI	9,501.32
3	PERMISSIBLE TDR (1.40 OF 11176.03) (AS PER REG. NO. 5.4.1 of Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12/UD-13, Dtd 02/05/2016) (1125.98 Amenity TDR + 14523.26 TDR to be Purchased)	15,649.24
4	ADD DEVELOPMENT RIGHTS IN FORM OF FSI AGAINST ROAD WIDENING AREA OF THE VERY SAID PLOT UNDER REG. NO.4.1.1 & REG. NO.5.4.1 Note (ii) of Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12/UD-13,Dtd 29/01/2016 Read with Clarification on REG. NO.5.4.1 Note (ii) as per Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12 /UD-13,Dtd 02/05/2016	9,017.18
5	MAX. PERMISSIBLE BUILT UP AREA FOR PLOT (2+3+4)	34,167.74
6	TOTAL BUA THAT CAN BE PROPOSED ON PLOT AT THIS STAGE (5 - TDR to be purchased)	19,644.48
7	TOTAL BUILT UP AREA PROPOSED	19,641.58
8	BALANCE BUILT UP AREA (IN FORM OF TDR) THAT CAN BE UTRUSED FOR FUTURE DEVELOPMENT (5 - 7)	14,526.16

TABLE - 1		
ADD INCENTIVE BUA AGAINST HANDING OVER OF ROAD SETBACK/ DP ROAD OVER & ABOVE		
AS PER REG. NO. 4.1.1 of Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12/UD-13, Dtd 29/01/2016		
Particulars	Area	Incentive Area
ROAD SETBACK 1 (2.15 TIMES)	2954.14	6351.40
ROAD SETBACK 2 (2.10 TIMES)	1195.60	2510.76
ROAD SETBACK 2 (2.10 TIMES)	73.82	155.02
Total	4223.56	9017.18

TABLE - 2		
DEVELOPMENT RIGHTS INCLUDING INCENTIVE AGAINST HANDING OVER OF AMENITY		
AS PER REG. NO. 4.1.1 of Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12/UD-13, Dtd 29/01/2016		
Particulars	Area	Incentive BUA
TRUCK TERMINAL RESERVATION AREA (2.10 TIMES) (S.No.31/6)	536.18	1125.98
Total	536.18	1125.98

TABLE - 3	
SPECIAL CASES FSI	
ADD DEVELOPMENT RIGHTS IN FORM OF FSI AGAINST ROAD WIDENING AREA OF THE VERY SAID PLOT UNDER REG. NO.4.1.1 & REG. NO.5.4.1 Note (ii) of Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12/UD-13,Dtd 29/01/2016 Read with Clarification on REG. NO.5.4.1 Note (ii) as per Notification No. TPS-1813/3067/CR-122/MCORP/Kokan/Div/12 /UD-13,Dtd 02/05/2016	
	Area
ROAD SET BACK AREA OF THE VERY SAID PLOT	9017.18
Total	9017.18
Special Cases FSI	
(Total Incentive Area - Total Road & Truck Terminal Area)	
((9017.18+1125.98) - (4223.56+536.18))	5,383.42

AREA STATEMENT		
1. AREA OF PLOT		SQ.M. 16937.77
2. DEDUTIONS (From Gross Plot Area)		
(a) ROAD SETBACK AREA (RW)		4223.56
(b) PROPOSED ROAD (DP)		0.00
(c) RESERVE AREA		536.18
(d) NDZ AREA		0.00
(e) OTHER (ENCROACHED, NALA,ETC.)		0.00
Total (a+b+c+d+e)		4759.74
3. BALANCE AREA OF PLOT (1-2) :		11178.03
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		1676.70
Physical RG provided =	2984.73	
5. NET BALANCE PLOT AREA OF PLOT (3-4) :		9501.32
6. ADDITIONS FOR		
(a) ROAD SETBACK AREA (RW)		4223.56
(b) PROPOSED ROAD AREA (DP)		0.00
(c) AMENITY SPACE		0.00
(d) RESERVE AREA		536.18
Total (a+b+c+d)		4759.74
7. NET PLOT AREA :		14261.06
8. PERMISSIBLE FSI FACTOR		1.0000
PERMISSIBLE BUILT UP AREA		14261.06
9. TDR AREA		0.00
10. SPECIAL CASES FSI (Refer Table - 3)		5383.42
11. TOTAL PERMISSIBLE BUILT UP AREA		19644.48
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		17963.18
(b) PROPOSED COMMERCIAL AREA		1678.39
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		19641.58
13. SUB STRUCTURE AREA ADDITION		18.29
14. SUB STRUCTURE AREA DEDUCTION		18.29
15. EXCESS BALCONY AREA		0.00
16. EXCESS STAIR		0.00
17. EXISTING BUILT UP AREA		0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)		19641.58
19. CONSUMED FSI		1.3773
20. PROPOSED PARKING	CAR / SCOOTER / VISITOR	
	5533.65 / 0.00 / 10.35	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR

LEGEND

- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED FILLED IN
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLUE DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

CONTENT OF SHEET

LAYOUT PLAN,LOCATION PLAN,PLOT AREA CALC., FSI STAT. & TDR TABLE

OWNER'S NAME

Shree. Mahalaxmi Developers

Authorized Signatory

Address : 4th Floor, Viraj Tower, Next to weh metro station, Andheri (E) Mumbai- 400093

PROJECT INFORMATION

PLOT NO :

SURVEY NO.: 20/1,20/2,31/4,30/7,30/8,31/6

VILLAGE : Ghodbunder

ARCHITECT NAME / LICENCE ENGINEER

Rajesh Khandeparkar
Regd. No. : MB/MN/N/95/97/2018-19
Address : 437, HIND RAJASTHAN BUILDING, DADASAHEB PHALKE ROAD, DADAR (E)

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO. 0014		DATE	18-02-2019	
KEY NO.		SHEET NO.	1 / 9	

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.						
ABC-I (1)	646.72	17963.16	0.00	0.00	1795.73	922.76	680.23	246.76	368	18509.89
MLCP-1 (2)	1131.67	0.02	0.00	0.00	0.00	847.18	523.26	276.91	0	1131.69
Total	1678.39	17963.16	0.00	0.00	1795.73	1769.94	1203.49	523.67	368	19641.58

Triangle	Area
A-01	102.60
A-02	264.33
A-03	521.14
A-04	100.89
A-05	307.96
A-06	559.10
A-07	1015.16
A-08	219.10
A-09	219.65
A-10	16.22
A-11	143.53
A-12	1520.76
A-13	150.92
A-14	1290.48
A-15	192.60
A-16	216.89
A-17	53.01
A-18	906.92
A-19	258.83
A-20	634.12
A-21	163.97
A-22	245.90
A-23	265.02
A-24	97.64
A-25	720.34
A-26	697.17
A-27	2508.05
A-28	7.01
A-29	97.16
A-30	179.02
A-31	759.30
A-32	290.17
A-33	45.91
A-34	550.99
A-35	416.77
A-36	103.27
A-37	28.79
A-38	71.72
A-39	294.65
A-40	29.45
A-41	60.27
A-42	43.39
A-43	0.00
A-44	214.65
A-45	295.37
A-46	99.98
A-47	1.98
Total (A1;PLOT)	17020.35