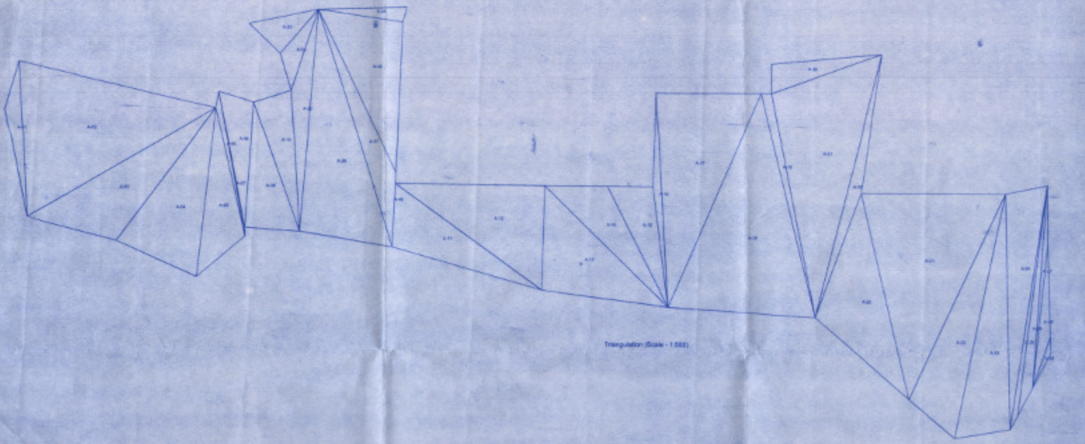
–सावधान–
"मंजूर बांधकाम नकाशे व
परवान्यातील [illegible] अटी व शर्ती
[illegible] बांधकाम [illegible]
विकासनियंत्रण नियमावलीनुसार, आवश्यक असलेल्या
परवानग्या न घेता बांधकाम वापर करणे
[illegible] असून [illegible]
[illegible]
महाराष्ट्र प्रादेशिक व
नगररचना अधिनियम १९६६ च्या
तरतुदीनुसार दखलपात्र गुन्हा
[illegible]."

STAMP OF APPROVAL

बांधकाम परवानगी पत्र क्र. मिभा/मनपा/नर/ ३६३२/२०१८-१९
दि. ०३/१२/२०१८ मधील अटी शर्तीस
[illegible]
[illegible]

सहाय्यक संचालक नगररचना
मिरा - भाईंदर महानगरपालिका

आयुक्त
मिरा-भाईंदर महानगरपालिका



Triangulation (Scale - 1:500)

AREA STATEMENT NMPLOT-2147	SQ.M.
1. AREA OF PLOT	12720.18
2. DEDUTIONS (From Gross Plot Area)	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD (DP)	316.15
(c) RESERVE AREA	478.
(d) NDZ AREA	0.00
(e) OTHER (ENCROACHED, NALA ETC.)	27.32
Total (a+b+c+d+e)	564.71
3. BALANCE AREA OF PLOT (1-2)	12155.47
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	1823.32
Physical RG provided = 3613.30	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	10332.15
6. ADDITIONS FOR	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	5125.97
(c) AMENITY SPACE	0.00
(d) RESERVE AREA	478.44
Total (a+b+c+d)	5602.41
7. NET PLOT AREA	15934.58
8. PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	15934.58
9. TDR AREA	4790.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA	20724.56
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	19641.89
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	19641.89
13. SUB STRUCTURE AREA ADDITION	27.83
14. SUB STRUCTURE AREA DEDUCTION	14.72
15. EXCESS BALCONY AREA	631.50
16. EXCESS STAIR+PASSAGE AREA	1.77
17. EXISTING BUILT UP AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)	20256.19
19. CONSUMED FSI	2.1584

20. PROPOSED PARKING	CAR	SCOOTER	VISITOR
	6272.83	0.00	113.85

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	———	▨

AREA STATEMENT SUB PLOT B	SQ.M.
1. AREA OF PLOT	4195.98
2. DEDUTIONS (From Gross Plot Area)	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD (DP)	2068.08
(c) RESERVE AREA	0.00
(d) NDZ AREA	0.00
(e) OTHER (ENCROACHED, NALA ETC.)	0.00
Total (a+b+c+d+e)	2068.08
3. BALANCE AREA OF PLOT (1-2)	2127.90
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
Physical RG provided = 380.26	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	2127.90
6. ADDITIONS FOR	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	0.00
(c) AMENITY SPACE	0.00
(d) RESERVE AREA	0.00
Total (a+b+c+d)	0.00
7. NET PLOT AREA	2127.90
8. PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	2127.90
9. TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA	2127.90
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1452.93
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	1452.93
13. SUB STRUCTURE AREA ADDITION	0.00
14. SUB STRUCTURE AREA DEDUCTION	0.00
15. EXCESS BALCONY AREA	63.39
16. EXCESS STAIR+PASSAGE AREA	0.00
17. EXISTING BUILT UP AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)	1516.32
19. CONSUMED FSI	0.7129

20. PROPOSED PARKING	CAR	SCOOTER	VISITOR
	93.15	0.00	0.00

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	———	▨

AREA STATEMENT SUB PLOT D	SQ.M.
1. AREA OF PLOT	71.37
2. DEDUTIONS (From Gross Plot Area)	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVE AREA	0.00
(d) NDZ AREA	0.00
(e) OTHER (ENCROACHED, NALA ETC.)	0.00
Total (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	71.37
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
Physical RG provided = 0.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	71.37
6. ADDITIONS FOR	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	0.00
(c) AMENITY SPACE	0.00
(d) RESERVE AREA	0.00
Total (a+b+c+d)	0.00
7. NET PLOT AREA	71.37
8. PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	71.37
9. TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA	71.37
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	0.00
13. SUB STRUCTURE AREA ADDITION	0.00
14. SUB STRUCTURE AREA DEDUCTION	0.00
15. EXCESS BALCONY AREA	0.00
16. EXCESS STAIR+PASSAGE AREA	0.00
17. EXISTING BUILT UP AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)	0.00
19. CONSUMED FSI	0.0000

20. PROPOSED PARKING	CAR	SCOOTER	VISITOR
	0.00	0.00	0.00

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	———	▨

AREA STATEMENT SUB PLOT C	SQ.M.
1. AREA OF PLOT	112.47
2. DEDUTIONS (From Gross Plot Area)	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVE AREA	0.00
(d) NDZ AREA	0.00
(e) OTHER (ENCROACHED, NALA ETC.)	0.00
Total (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	112.47
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
Physical RG provided = 0.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	112.47
6. ADDITIONS FOR	
(a) ROAD SETBACK AREA (RW)	0.00
(b) PROPOSED ROAD AREA (DP)	0.00
(c) AMENITY SPACE	0.00
(d) RESERVE AREA	0.00
Total (a+b+c+d)	0.00
7. NET PLOT AREA	112.47
8. PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	112.47
9. TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA	112.47
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	0.00
13. SUB STRUCTURE AREA ADDITION	0.00
14. SUB STRUCTURE AREA DEDUCTION	0.00
15. EXCESS BALCONY AREA	0.00
16. EXCESS STAIR+PASSAGE AREA	0.00
17. EXISTING BUILT UP AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED (12 To 17)	0.00
19. CONSUMED FSI	0.0000

20. PROPOSED PARKING	CAR	SCOOTER	VISITOR
	0.00	0.00	0.00

CERTIFICATE OF AREA

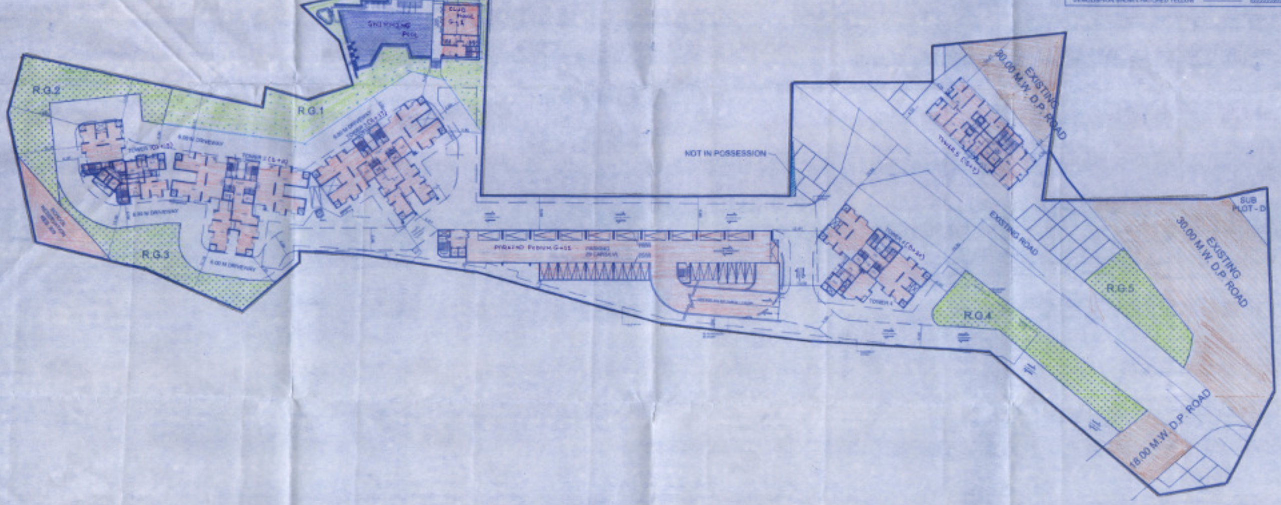
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

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	———	▨

TOTAL PERMSSIBLE AND PROPOSED B/UP AREA	
PERMISSIBLE FSI FACTOR	1.0000
PERMISSIBLE BUILT UP AREA	16486.38
ADD: SPECIAL CASE AREA	0.00
TOTAL PERMISSIBLE BUILT UP AREA	22852.56
EXISTING BUILT UP AREA	0.00
TOTAL PROPOSED BUILT UP AREA	21773.11
CONSUMED FSI FACTOR	1.6615



LAYOUT PLAN (Scale - 1:500)

Triangle	Area
A-01	126.36
A-02	1528.18
A-03	716.88
A-04	719.68
A-05	371.55
A-06	43.46
A-07	9.83
A-08	224.73
A-09	346.39
A-10	270.76
A-11	485.15
A-12	785.04
A-13	866.65
A-14	361.53
A-15	275.27
A-16	91.30
A-17	1141.33
A-18	1941.40
A-19	118.87
A-20	773.82
A-21	1406.60
A-22	662.63
A-23	658.21
A-24	407.26
A-25	67.35
A-26	133.66
A-27	48.38
A-28	88.94
A-29	15.51
A-30	164.61
A-31	1333.29
A-32	165.21
A-33	126.71
A-34	95.64
A-35	229.06
A-36	1556.75
A-37	321.40
A-38	653.33
A-39	68.77
A-40	0.00
Total (PLOT)	18525.18

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
	COMM.	RES.	IND.	SPEC.						
K-1 (BUILDING)	0.00	0.00	0.00	0.00	0.00	0.00	38.22	19.87	8	0.00
A-1 (BUILDING)	0.00	3384.38	0.00	0.00	382.20	306.18	255.94	158.40	147	3384.38 + 58.88
B-1 (BUILDING)	0.00	5753.36	0.00	0.00	595.83	935.85	258.27	106.88	94	5753.36
C-1 (BUILDING)	0.00	5947.41	0.00	0.00	520.80	933.94	273.74	112.71	130	5947.41
D-1 (BUILDING)	0.00	4655.83	0.00	0.00	1006.60	558.91	384.29	133.35	117	4655.83 + 543.31
E-1 (BUILDING)	0.00	1452.93	0.00	0.00	209.29	256.94	105.11	52.50	49	1452.93 + 63.98
Total	0.00	21094.01	0.00	0.00	2677.90	2183.82	1212.97	571.81	537	21394.01 + 666.59

OWNER'S NAME

M/S. Solitaire Mahavir Associates Developers Pvt.Ltd
Address : 412, Floor 4, 17G Vardhaman Chamber, Cawasji Patel Road, Fort Mumbai-01

PROJECT INFORMATION

PLOT NO :
SURVEY NO : [illegible]
VILLAGE : Ghodbunder

ARCHITECT NAME

PRADEEP MANIPAT KAMBLE
Regd. No. : [illegible]
Address : H.D. 9/131 1st, Floor, Jain Bauken complex, pandit Malviya path, Ram Nagar, Dombivli (E) 421201

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

DRAWING NO.	001	DATE	26-12-2018
KEY NO.	6	SHEET NO.	1/1

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer