

*Signature*

SHOFT NO-182, GRD FLR BHARAV SHUBH  
UNESCO DE SIGNERS OF THE CONSULTANTS  
ARCHITECTS & STRUCTURAL ENGINEERS  
105 FLOOR ROAD BHANDER M.

TEL & FAX : 2819842  
105 FLOOR ROAD BHANDER M.  
TELEPHONE NO. 030-22411011 DT: 03/07/10 STANDS CANCEL.

NOTE:- 2.5% AMENITY OPEN SPACE WILL BE LEFT INDEPENDENTLY BY THE OWNERS IN THEIR PLOTS. (AS PER Attachment A - m.G.M.)

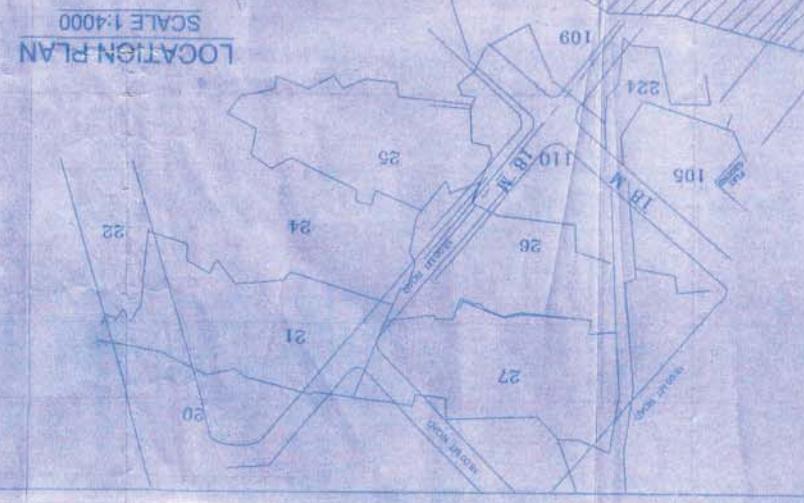
I - JK DEVELOPERS  
II - VIJAY JAIN/S.M.PUNNIMA  
III - S.P.H AGRO FARMS & ESTATE PVT LTD  
IV - RNA BUILDERS

MR. NO. 6382/2012, 6480/2012, 6485/2012, 6701/2013

SUMMARY OF TOTAL AREA AS PER CALCULATION

TOTAL	Plot No.	Area in Sq. Mtr.	Plot No.	Area in Sq. Mtr.
17	224	1101	III	1240.00
16	225	1102	IV	1100.00
15	226	1103	V	1000.00
14	227	1104	VI	1000.00
13	228	1105	VII	1000.00
12	229	1106	VIII	1000.00
11	230	1107	IX	1000.00
10	231	1108	X	1000.00
9	232	1109	XI	1000.00
8	233	1110	XII	1000.00
7	234	1111	XIII	1000.00
6	235	1112	XIV	1000.00
5	236	1113	XV	1000.00
4	237	1114	XVI	1000.00
3	238	1115	XVII	1000.00
2	239	1116	XVIII	1000.00
1	240	1117	XIX	1000.00

### LOCATION PLAN



### FORM I

A	AREA STATEMENT	SQUARE METRES
1	AREA OF PLOT AS PER CALCULATION	84583.00
2	AREA OF PLOT CONSIDERED BY TRIANGULATION METHOD	84583.00
3	DEDUCTIONS FOR AREA OF PLOT (MINUS2)	-
4	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	-
5	NET AREA OF PLOT (MINUS2)	-
6	ADDITIONS FOR FLOOR SPACE INDEX	-
7	TOTAL AREA (GPUSL)	84583.00
8	FLOOR SPACE INDEX PERMISSIBLE	9.00
9	FLOOR SPACE INDEX CERTIFICATE AVAILABLE BY DEVELOPMENT RIGHTS	9.00
10	PERMISSIBLE FLOOR AREA	84583.00
11	EXISTING FLOOR AREA	-
12	PROMISED FLOOR AREA TAKEN IN FLOOR SPACE INDEX	-
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-
14	TOTAL BUILT UP AREA PROPOSED 11+13	-
BLOCK PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, RADAR AREA CALCULATION, LOCATION PLAN AND TOTAL BUILT UP AREA STATEMENT		
CONTENTS OF SHEET		
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS
REVISION DESCRIPTION DATE SIGNATURE		
CERTIFICATE OF AREA		
DIMENSIONS OF THE SIDES ETC OF THE PLOT UNDER REFERENCED ON AND THAT THE AREA SO WORKED OUT IS SOURCE MEASURE		
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गोपनीय राज्यपाल - २५-३-१९८६ २५३१९८६/२६०४७५५५ १९९८

# गोपनीय राज्यपाल का अधिकारीकरण

भारत गवर्नर गेंडर एवं वित्त विभाग

मुख्यमन्त्री के द्वारा दिलचस्पी के लिए वित्त विभाग

मनपा। नं। ४६९५।२०९३।७४

दिनांक : २०।०३।२०१८

प्रति,

१) मे. जे.के. डेहलपर्स चे श्री. रविकुमार

उक्त श्री. जितेंद्र कपूर व श्रीमती शोभा रविकुमार कपूर (विकासक)

कृष्णा बंगलो, प्लॉट नं. २६, गुलमोहर क्रॉस रोड नं. ५

जे.डी.पी.डी. स्किम, जुहू, मुंबई ४०० ०४९

२) श्री. विजय जैन (विकासक)

२०३, दुसरा मजला, मोरया लॅडमार्क-२, लिंक रोड, अंधेरी (प.), मुंबई ४०० ०५३ व

श्री. संजय पुनमिया (विकासक)

१०८, रिझर्वी चैंबर्स, हिल रोड, बांद्रा (प.), मुंबई ४०० ०५०

३) मे. एस.पी.एच. ऑग्रो फार्मस अॅन्ड इस्टेट प्रा.लि. चे श्री. सदानंद पी. हजारे (विकासक)

३०१, अरविंद चैंबर्स, साई सर्किंस कम्पाऊऱ्ड, डल्ल्यु.ई.एच. अंधेरी (प.), मुंबई ४०० ०६९

४) मे. आर.ए.ए. बिल्डर्स चे श्री. अनिल कुमार अग्रवाल (विकासक)

आर.एन.ए. कॉर्पोरेट पार्क, कलेक्टर ऑफिसच्या बाजूला, कलानगर, बांद्रा (प.), मुंबई ४०० ०५१

५) मे. अनिष अॅन्ड असो. (वास्तुविशारद)

१.२, भैरव सूष्टी, तळ मजला, अपो. धनलक्ष्मी बँक

१५० फुटी रोड, भाईदर (प.)

विषय - मौजे घोडबंदर, स.क्र. २१/१, २४/१.२, २५/१.३, २६/१.८.९, ११०/१.२.३.४,

११२/२.३.४, २२४/१अे पै., २२४/१ब पै., या जागेच्या विभागाणीसह रेखांकन

नकाशा मंजूर करून मिळणे बाबत.

संदर्भ - १) वास्तुविशारद मे.अनिष अॅन्ड असो यांचे दि. १३/०१/२०१४ व दि. १२/०३/२०१४

रोजीचे अर्ज.

२) विकासक / अधिकारपत्रधारक यांचे दि. १२/०३/२०१४ रोजीचे संयुक्त शपथपत्र.

महोदय,

विषयांकित प्रकरणी संदर्भिय प्रस्तावाच्या अनुषंगाने विषयांकित जागेचे भूखंड प्रकार, हड्डी, क्षेत्र व विकास योजना रस्त्याची आखणी दर्शविणारा रेखांकन नकाशा खालील अटीशर्तीस अधिन राहुन मंजूर करणेत येत आहे.

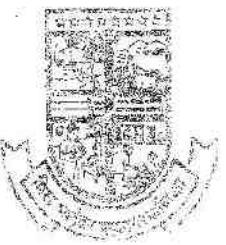
१) मौजे घोडबंदर, स.क्र. २१/१, २४/१.२, २५/१, २६/१.८.९, ११०/२ व ११२/२.३ या जागेसाठी

महानगरपालिकेचे पत्र क्र. मनपा/नर/११७४/२०१०-११, दि. ०३/०७/२०१० अन्वये रेखांकन नकाशा

मंजूरीसह अकृषिक परवानगी प्राप्त करण्यासाठी देख्यात आलेला नाहरकत दाखला रद्द ठरणार आहे.

तसेच विकास योजना रस्त्याची आखणी इतर रेखांकनातील / जागेतील विकास योजना रस्त्याच्या

आखणीच्या सुसंगत ठेवणे बंधनकारक राहिल.



संसदीय नियमांकन विभाग / राज्यपाल कामठा / दिनांक १३ ऑगस्ट २०१० / श्रीमती अमिता बोर्डे  
लेखक राज्यपालका

## महानगरपालिका आवश्यक नियमांकनाची घोषणा

संसदीय नियमांकन

### महानगरपालिका आवश्यक नियमांकनाची घोषणा

संसदीय नियमांकनाची घोषणा याची घोषणा आवश्यक नियमांकनाची घोषणा आवश्यक नियमांकनाची घोषणा

मानवांना | ४६९५ | २०१३ ओ

२०१० | ४०२४

- २) सदरचे रेखांकनात भूखंडाचे हृदी व रस्ते प्रस्तावित केले आहेत. भूखंडाचे क्षेत्र, विकास योजना रस्त्याचे क्षेत्र याप्रमाणे तपशील आहे. त्याप्रमाणे प्रत्येक प्रस्तावित भूखंडाचे स्वतंत्र रेखांकन / बांधकाम नकाशे महानगरपालिकेकडून मंजूर करून घेणे आवश्यक आहे.
- ३) यापूर्वीचे दि.०३/०७/२०१० रोजीचे मंजूरीनुसार रेखांकनाचे क्षेत्र २००००.०० चौ.मी. पेक्षा जास्त असल्याने अमिनीटी क्षेत्र प्रस्तावित करण्यात आले होते. तथापी सध्या एकूण क्षेत्र विभाजीत होत असून भूखंडाचे क्षेत्र २००००.०० चौ.मी. पेक्षा कमी येत असले तरीही अमिनीटी ओपन रेपेसचे क्षेत्र प्रत्येक रेखांकनामध्ये त्या भूखंडाच्या क्षेत्राच्या ५% प्रमाणे प्रस्तावित करणे बंधनकारक राहिल.
- ४) विभाजीत होत असलेल्या भूखंड निहाय स्वतंत्र विस्तृत रेखांकन / बांधकाम नकाशे मंजूर करून घेवून बांधकाम परवानगी घेतल्याशिवाय जागेवर कोणत्याही स्वरूपाचे बांधकाम करता येणार नाही.
- ५) सदरच्या भूखंड विभाजनानुसार पोट हिस्सा कायम स्वरूपाची मोजणी करण्यास हरकत नाही.
- ६) बांधकामास प्रारंभ करण्यापूर्वी पर्यावरण विभागाची मंजूरी प्राप्त करणे बंधनकारक राहिल.
- ७) सदरच्या रेखांकन मंजूरीनुसार लगतव्या अन्य जमीनधारक / भूखंडधारक यांची जागा Land lock होत असल्यास संबंधित विकासकाने / अधिकारपत्रधारकांनी विनाट पोहोच रस्ता उपलब्ध करून देणे बंधनकारक राहिल.
- ८) दि.०१/०४/२००८ चे निर्णयानुसार सदरचे प्रकरणात मोकळ्या जागेचा कर भरणा करणे बंधनकारक राहिल.
- ९) सदर प्रस्तावातील भूखंडाच्या हृदी ह्या तालुका निरीक्षक भूमि अभिलेख, ठाणे यांचेकडील मोजणी नकाशा (स.क्र. ११२ वगळता) व सर्व विकासकाने स्वाक्षरीत कैलेला नकाशा या आधारे विचारात घेतलेल्या आहेत. त्याप्रमाणे पोटहिस्सा कायम करणारा मोजणी नकाशा सादर करणे बंधनकारक राहिल.
- १०) बांधकाम प्रारंभपत्रापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ११) विकास योजना रस्त्याखालील क्षेत्र प्रथमतः महानगरपालिकेस हस्तांतरीत करणे व सार्वजनिक वापरासाठी विनाटकार निरंतरपणे खुले ठेवणे बंधनकारक राहिल.
- १२) जागेच्या मालकीबाबत, क्षेत्राबाबत व हृदीबाबतची सर्वस्वी जबाबदारी विकासक / जागामालक व वास्तुविशारद यांची संयुक्तरित्या राहिल. तसेच याबाबत वाद निर्माण झाल्यास सदरची परवानगी रद्द करणेत येईल.
- १३) आपण सादर केलेल्या शापथपत्राचे पालन करणे बंधनकारक राहिल.

आयुक्त  
मिरा भाईदर महानगरपालिका