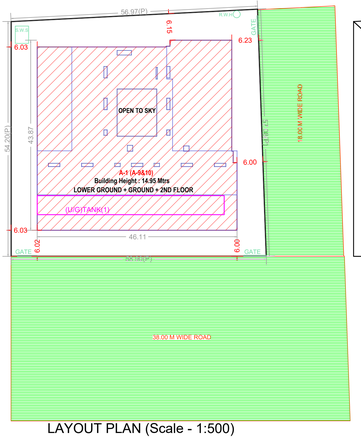
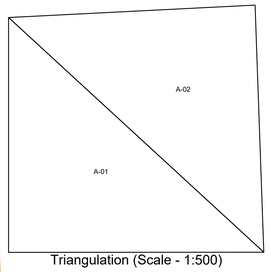
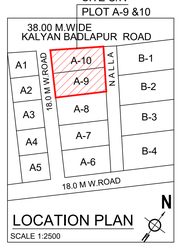


LAYOUT PLAN (Scale - 1:500)



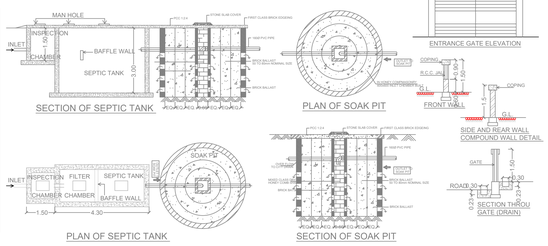
Triangulation (Scale - 1:500)

Triangle	Area
A-01	1595.00
A-02	1624.00
Total (PLOT)	3219.00



WATER REQUIREMENT

REQD CAPACITY(LIT)	PROP CAPACITY(LIT)
-NA-	664074.45



SANITARY REQUIREMENT (PERMITTED)

- 1 No. W.C. FOR EVERY 25 PERSONS
- 1 No. URINAL FOR EVERY 25 PERSONS
- 1 No. WASHBASIN FOR EVERY 25 PERSONS
- MALE-FEMALE RATIO 1:1
- OCCUPANT LOAD = 10 PERSONS PER 100 SQ.M. OF COVERED AREA

SANITARY REQUIREMENT (PROPOSED)

FLOOR	No. OF W.C.	No. OF URINAL	No. OF WASH BASINS
GR FL	31	-	31
1ST FL	31	-	31
2ND FL	16	-	16
TOTAL	78 Nos.	00 Nos.	78 Nos.

FSI DETAILS

2 - INDEX	BASIC FSI	PREMIUM FSI/ADDIT-IONAL FSI	TOTAL IN -SITU/TDR	INCENTIVE FSI	RESI ANCIL-LARY AREA	NON RESI ANCIL-LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.00	3.00	0.00	0.00	0.00	0.80	4.80	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	1.00	0.00	0.00	0.00	0.00	0.80	1.80	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	0.00	3.00	0.00	0.00	0.00	0.00	3.00	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	3219.00	9657.00	0.00	0.00	0.00	2571.42	15447.42	00.00	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.6 - INDEX CONSUMED	3214.28	0.00	0.00	0.00	0.00	2571.42	5785.70	00.00	1.80

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
A-1 (A-9&10)	0.00	5785.70	0.00	0.00	137.08	85.59	0
Total	0.00	5785.70	0.00	0.00	137.08	85.59	0

SCHEDULE OF OPENING: A (A-9&10)

NAME	LENGTH	HEIGHT	NOS.
RS	2.00	2.10	01
RS	2.11	2.10	08
RS	3.51	2.10	07
RS	3.68	2.10	12
RS	4.20	2.10	01
RS	4.76	2.10	01
D1	1.20	2.10	52
D3	0.80	2.10	75
D4	2.40	2.10	04

SCHEDULE OF OPENING: A (A-9&10)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	1.20	77
W1	1.50	1.50	12
W2	3.51	3.00	08
W3	3.68	3.00	10
W4	5.18	3.00	02
W4	5.19	3.00	02
W5	1.85	3.00	01
W5	2.11	3.00	07
W5	2.50	3.00	01
W5	2.50	4.00	01
W6	25.47	4.00	01
W7	5.18	4.60	02
W8	3.68	4.60	10
W9	2.11	4.60	01
W10	4.37	4.60	02
W11	5.19	4.60	01
W11	7.19	4.60	02

FLOOR WISE FSI STATEMENT: A (A-9&10)

BUILDING	FSI AREA		BALC	PASS	STAIR	LIFT	TENE
	RESI	NON RESI					
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	33.75	0
SECOND FLOOR	0.00	1990.25	0.00	0.00	46.26	25.92	0
FIRST FLOOR	0.00	1983.09	0.00	0.00	45.41	25.92	0
GROUND FLOOR	0.00	1812.36	0.00	0.00	45.41	0.00	0
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0
Total	0.00	5785.70	0.00	0.00	137.08	85.59	0

EXISTING APPROVED BUILT UP & CONSTRUCTION AREA STATEMENT

SR.NO.	FLOOR	BUILT UP AREA	CONSTRUCTION AREA	SQ.MT.
1	GR FLOOR	1812.36	1812.36	SQ.MT.
2	1ST FLOOR	1983.09	1983.09	SQ.MT.
3	2ND FLOOR	1990.25	1990.25	SQ.MT.
TOTAL AREA		5785.70	5785.70	SQ.MT.

PARKING CALCULATIONS

CAR		SCOOTER		CYCLE		VISIT. PARKING	
Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
NaN	61	NaN	41	0	0	0	0

PARKING STATEMENT

SR.NO.	FLOOR AREA IN SQ.MT.	NO. OF CARS REQUIRED	SAY REQUIRED	PROVIDED
1.	1 CAR PARKING FOR 100 SQ.MT. B.U.A.	5785.70/100 = 57.86 CARS	58 CARS	
2.	TWO WHEELER PARKING	5785.70/100 = 57.86 T.W.	41 T.W.	
3.	TWO WHEELER PARKING	= 41 T.W. 58 - 41 = 17 T.W.		
4.	COMPOSITE PARKING 1CAR FOR 6 TWO WHEELERS	17/6 = 2.83 CARS	03	
5.	TOTAL PARKING REQUIRED	(58 + 03 CARS)	61	61

PARKING PROVIDED

FLOOR	STACK PARKING	SURFACE PARKING	TWO WHEELER PARKING
LOWER GR. FLOOR	38	23	41 T.W.
TOTAL	61 CARS		41 T.W.

IT & I.T.S.S. (APPROVED)

TOTAL BUILT UP AREA	5785.70	100 %
IT SUPPORT SERVICE AREA	2310.44	39.93 %
IT BUILT UP AREA	3475.26	60.07 %

IT & I.T.S.S. (REVISED)

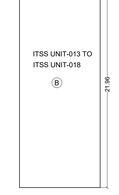
TOTAL BUILT UP AREA	5785.70	100 %
IT SUPPORT SERVICE AREA	2313.85	39.99 %
IT BUILT UP AREA	3471.85	60.01 %

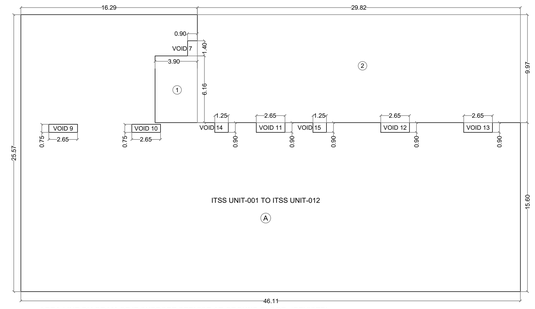
ITSS AREA STATEMENT

SR.NO.	FLOOR	APPROVED	REVISED	SQ.MT.
1	GR FLOOR	1069.05	1006.65	SQ.MT.
2	1ST FLOOR	438.03	0	SQ.MT.
3	2ND FLOOR	803.36	1307.20	SQ.MT.
TOTAL ITSS AREA		2310.44	2313.85	SQ.MT.

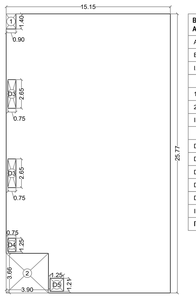
BUILT UP AREA CALCULATION OF IT SUPPORT SERVICE AT GROUND FLOOR (REVISED)

A	46.11	X	25.57	X 1 NO	=	1179.03 SQ.MT.
B	7.45	X	21.96	X 1 NO	=	163.60 SQ.MT.
I.	TOTAL ADDITION				=	1342.63 SQ.MT.
	DEDUCTIONS					
1.	3.90	X	6.16	X 1 NO	=	24.02 SQ.MT.
2.	29.82	X	9.97	X 1 NO	=	297.31 SQ.MT.
VOID 7	0.90	X	1.40	X 1 NO	=	1.26 SQ.MT.
VOID 9	2.65	X	0.75	X 1 NO	=	1.99 SQ.MT.
VOID 10	2.65	X	0.75	X 1 NO	=	1.99 SQ.MT.
VOID 14	1.25	X	0.90	X 1 NO	=	1.12 SQ.MT.
VOID 15	1.25	X	0.90	X 1 NO	=	1.12 SQ.MT.
VOID 11	2.65	X	0.90	X 1 NO	=	2.39 SQ.MT.
VOID 12	2.65	X	0.90	X 1 NO	=	2.39 SQ.MT.
VOID 13	2.65	X	0.90	X 1 NO	=	2.39 SQ.MT.
II.	TOTAL DEDUCTIONS				=	335.98 SQ.MT.
	TOTAL ITSS REVISED AT GR FLR. (I-II)				=	1006.65 SQ.MT.



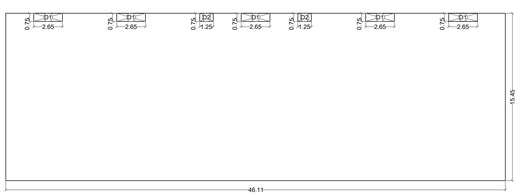


AREA LINE DIAGRAM OF IT SUPPORT SERVICE AT GROUND FLOOR (REVISED)
SCALE 1:200

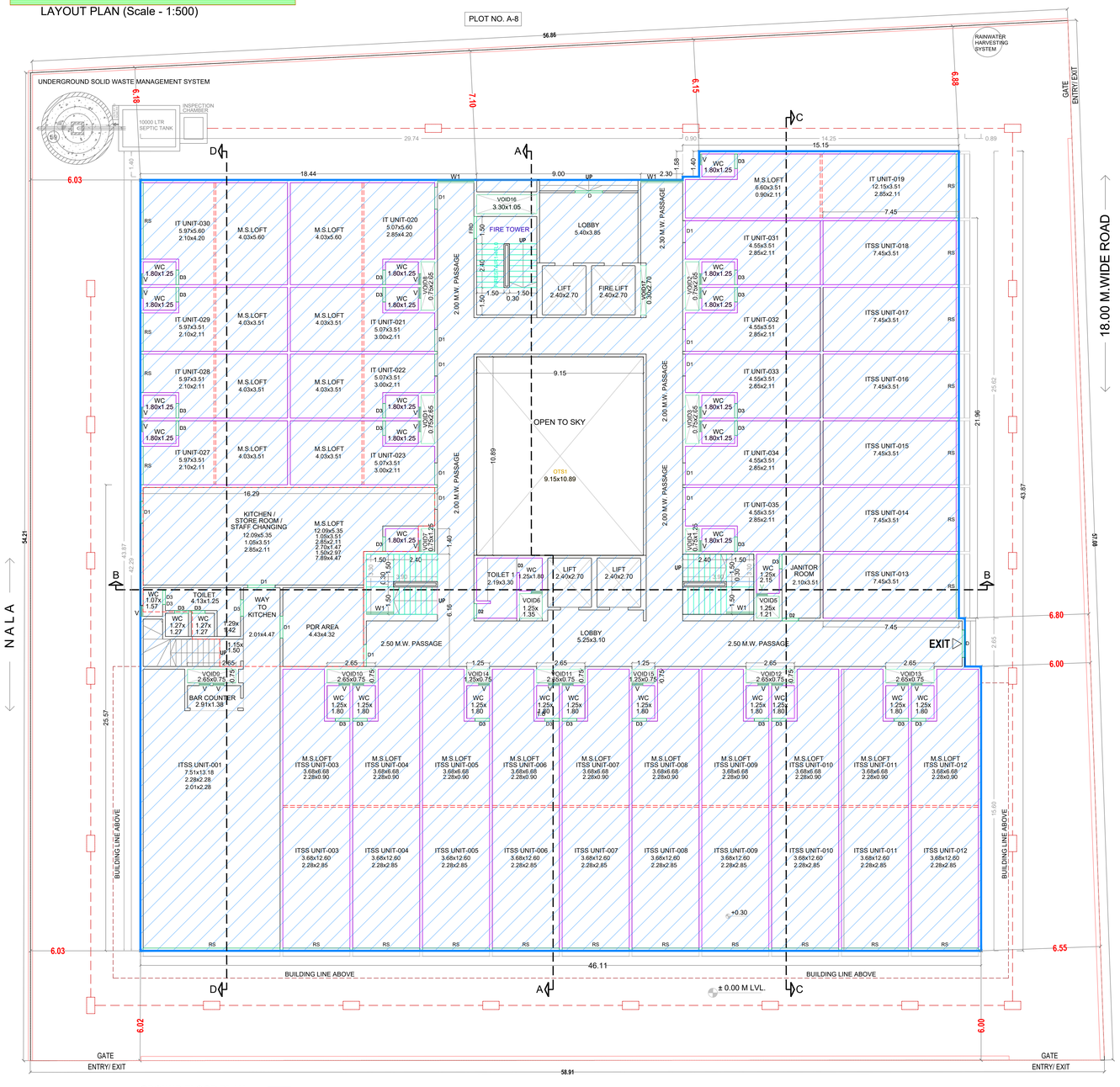


BUILT UP AREA CALCULATION OF IT SUPPORT SERVICE AT GROUND FLOOR (APPROVED)

A	46.11	X	15.45	X 1 NO	=	712.40 SQ.MT.
B	15.15	X	25.77	X 1 NO	=	390.42 SQ.MT.
I.	TOTAL ADDITION				=	1102.82 SQ.MT.
	DEDUCTION					
1.	0.90	X	1.40	X 1 NO	=	1.26 SQ.MT.
2.	3.90	X	3.66	X 1 NO	=	14.27 SQ.MT.
II.	TOTAL ADDITION				=	15.53 SQ.MT.
	DUCT AREA CALCULATION					
D1	2.65	X	0.75	X 5 NOS	=	9.94 SQ.MT. DUCT
D2	1.25	X	0.75	X 2 NOS	=	1.88 SQ.MT. DUCT
D3	0.75	X	2.65	X 2 NOS	=	3.97 SQ.MT. DUCT
D4	0.75	X	1.25	X 1 NO	=	0.94 SQ.MT. DUCT
D5	1.25	X	1.21	X 1 NO	=	1.51 SQ.MT. DUCT
III.	TOTAL DUCT AREA				=	18.24 SQ.MT.
	ITSS APPROVED AT GR FLR. (I-II-III)				=	1069.05 SQ.MT.



AREA LINE DIAGRAM OF IT SUPPORT SERVICE AT GROUND FLOOR (APPROVED)
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024. (GROUND+2ND FLOOR)

38.00 M. W I D E R O A D

PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAMESH PANDITRAO PATIL AO

Digitally signed by RAMESH PANDITRAO PATIL
Date: 2025.04.05 16:11:31 +05'30'

PROJECT INFORMATION

CASE TYPE	Addition or Extension
LOCATION	Non-Congested Area
PLOT USE	Industrial Buildings
PLOT SUB USE	IT / ITES

AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered excluding NIP)	3219.00
(a) As per ownership document (7/12, CTS extract)	0.00
(b) as per measurement sheet	3219.00
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. RW Area/Service Road /Highway	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
3. BALANCE PLOT AREA (1 - 2)	3219.00
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	3219.00
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD AREA	000.00
8. PLOTABLE AREA (if applicable)	000.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI)	3219.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	9657.00
(b) Proposed FSI on payment of premium.	0.00
11. IN-SITU AND TDR LOADING	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)]if any	0.00
(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or/(c)],	000.00
(c)TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	
13. TOTAL ENTITLEMENT OF FSI	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	12876.00
(b) Ancillary FSI (upto 60%or80% with payment of charges)	2571.42
(c) Total entitlement (a+b)	15447.42
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width ((Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8)	15447.42
15. TOTAL BUILT-UP AREA IN PROPOSAL. (excluding area at sr.no.17 b)	
(a) Demolished Area.	0.00
(b) Existing Built-up Area.	5785.70
(c) Proposed Built-up Area (as per 'P-line')	0.00
(c) Total (b+c)	5785.70
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.)	1.80
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	000.00
(b) Proposed	000.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.

LEGEND

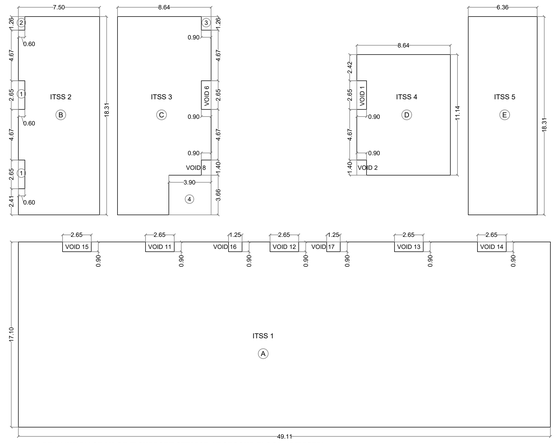
- PLOT BOUNDARY SHOWN THICK BLACK
- PROPOSED WORK SHOWN RED HATCHED
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN CYAN DOTTED
- EXISTING TO BE RETAINED HATCHED BLUE
- DEMOLISHION SHOWN HATCHED YELLOW

OWNERS NAME & SIGN	ARCH.NAME,SIGN & ADD
M/s Industrial Esters and Chemicals Private Limited	Apices Studio Pvt Ltd

PROJECT INFORMATION

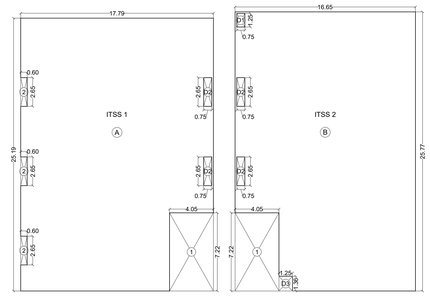
PLOT NO	:	KANSA-A-10,KANSA-A-9
USE	:	Industrial Buildings
SUBUSE	:	IT / ITES
NODE	:	CTS/CS
SECTOR NO	:	
PLOT ADDRESS	:	CTS/CS:,Block No:,,Plot No:KAN SA-A-10,KANSA-A-9,Road/Street:

PERMIT NO			
INWARD NO	SWC/6/521/2025 I3171/1040409		
KEY NO	0168	SCALE	1:100
DATE	17-03-2025	SHEET NO.	1 / 4



AREA LINE DIAGRAM OF IT SUPPORT SERVICE AT SECOND FLOOR (REVISED)
SCALE 1:200

BUILT UP AREA CALCULATION OF IT SUPPORT SERVICE AT SECOND FLOOR (REVISED)					
A	49.11 X 17.10 X 1 NO	=	839.78	SQ.MT.	
B	7.50 X 18.31 X 1 NO	=	137.33	SQ.MT.	
C	8.64 X 18.31 X 1 NO	=	158.20	SQ.MT.	
D	8.64 X 11.14 X 1 NO	=	96.25	SQ.MT.	
E	6.36 X 18.31 X 1 NO	=	116.45	SQ.MT.	
I.	TOTAL ADDITION	=	1348.01	SQ.MT.	
	DEDUCTIONS				
1.	0.60 X 2.65 X 2 NOS	=	3.18	SQ.MT.	
2.	0.60 X 1.26 X 1 NO	=	0.76	SQ.MT.	
3.	0.90 X 1.26 X 1 NO	=	1.13	SQ.MT.	
4.	3.90 X 3.66 X 1 NO	=	14.27	SQ.MT.	
VOID 6	0.90 X 2.65 X 1 NO	=	2.39	SQ.MT.	
VOID 8	0.90 X 1.40 X 1 NO	=	1.26	SQ.MT.	
VOID 1	0.90 X 2.65 X 1 NO	=	2.39	SQ.MT.	
VOID 2	0.90 X 1.40 X 1 NO	=	1.26	SQ.MT.	
VOID 15	2.65 X 0.90 X 1 NO	=	2.39	SQ.MT.	
VOID 11	2.65 X 0.90 X 1 NO	=	2.39	SQ.MT.	
VOID 16	1.25 X 0.90 X 1 NO	=	1.12	SQ.MT.	
VOID 12	2.65 X 0.90 X 1 NO	=	2.39	SQ.MT.	
VOID 17	1.25 X 0.90 X 1 NO	=	1.12	SQ.MT.	
VOID 13	2.65 X 0.90 X 1 NO	=	2.39	SQ.MT.	
VOID 14	2.65 X 0.90 X 1 NO	=	2.39	SQ.MT.	
II.	TOTAL DEDUCTIONS	=	40.81	SQ.MT.	
TOTAL ITSS REVISED AT 2ND FLR. (I-II)		=	1307.20	SQ.MT.	



AREA LINE DIAGRAM OF IT SUPPORT SERVICE AT SECOND FLOOR (APPROVED)
SCALE 1:200

BUILT UP AREA CALCULATION OF IT SUPPORT SERVICE AT SECOND FLOOR (APPROVED)					
A	17.79 X 25.19 X 1 NO	=	448.13	SQ.MT.	
B	16.65 X 25.77 X 1 NO	=	429.07	SQ.MT.	
I.	TOTAL ADDITION	=	877.20	SQ.MT.	
	DEDUCTION				
1.	4.05 X 7.22 X 2 NOS	=	58.48	SQ.MT.	
2.	0.60 X 2.65 X 3 NOS	=	4.77	SQ.MT.	
II.	TOTAL ADDITION	=	63.25	SQ.MT.	
	DUCT AREA CALCULATION				
D1	0.75 X 1.25 X 1 NO	=	0.94	SQ.MT.	DUCT
D2	0.75 X 2.65 X 4 NOS	=	7.95	SQ.MT.	DUCT
D3	1.25 X 1.36 X 1 NO	=	1.70	SQ.MT.	DUCT
III.	TOTAL DUCT AREA	=	10.59	SQ.MT.	
ITSS APPROVED AT 2ND FLR. (I-II-III)		=	803.36	SQ.MT.	

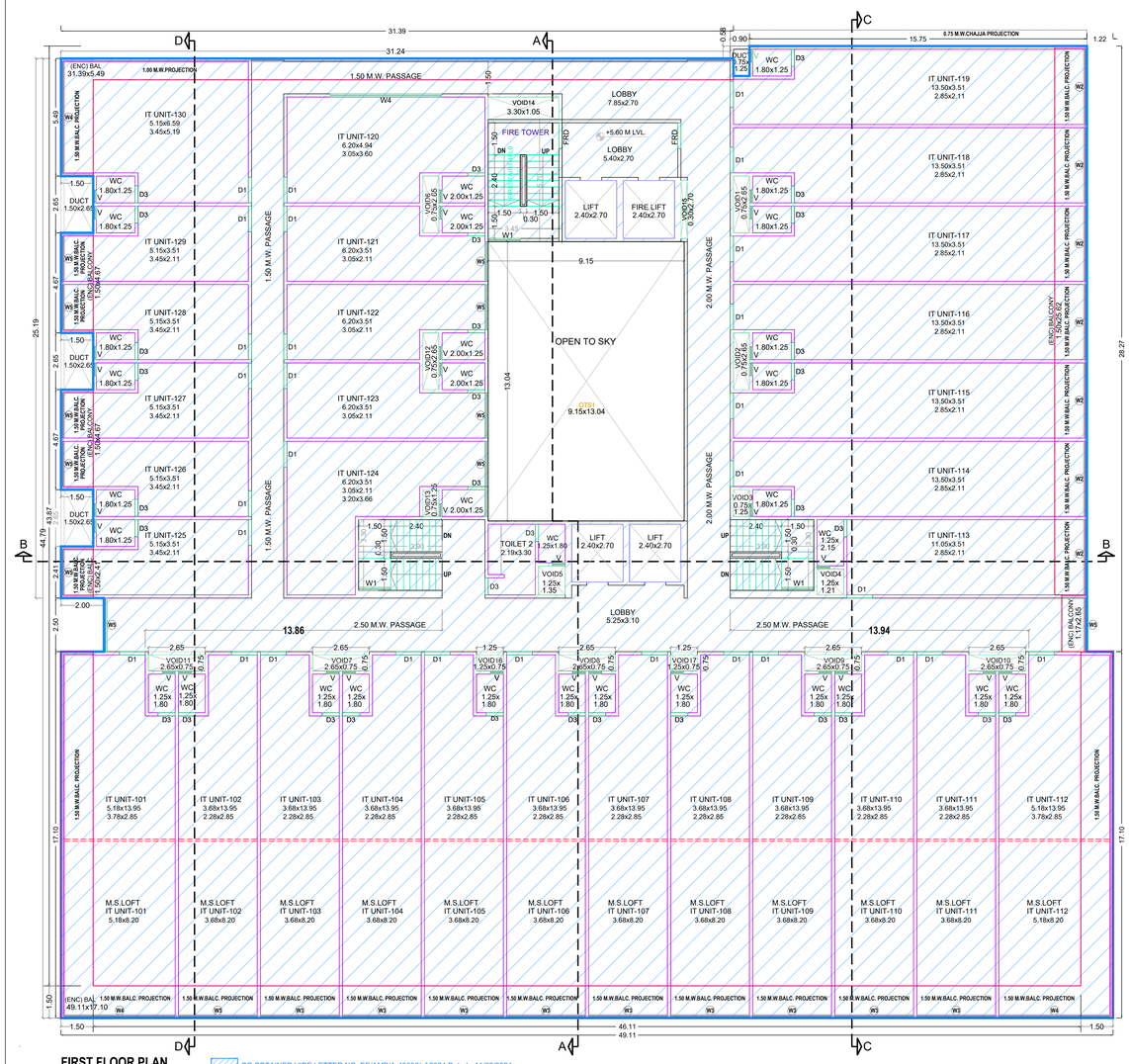
PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAMESH PANDITRAO PATIL AO PATIL

Digitally signed by RAMESH PANDITRAO PATIL
Date: 2025.04.05 16:11:50 +05'30'

BUILDING: A (A-9&10)



FIRST FLOOR PLAN
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)

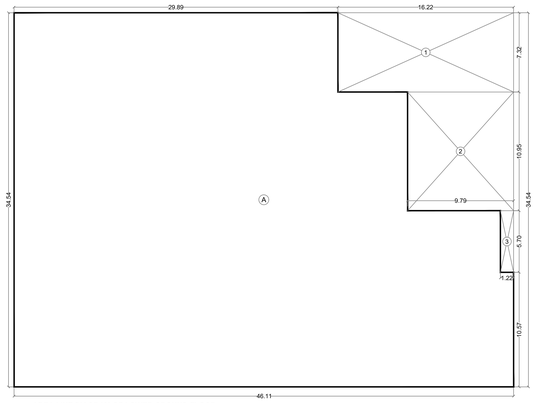
SECOND FLOOR PLAN
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)

OWNERS NAME & SIGN	ARCH.NAME,SIGN & ADD
M/s Industrial Esters and Chemicals Private Limited	Apices Studio Pvt Ltd

PROJECT INFORMATION	
PLOT NO	: KANSA-A-10,KANSA-A-9
USE	: Industrial Buildings
SUBUSE	: IT / ITES
NODE	: CTS/CS
SECTOR NO	:
PLOT ADDRESS	: CTS/CS ,Block No:-,Plot No:KAN SA-A-10,KANSA-A-9,Road/Street:

PERMIT NO			
INWARD NO	SWC/6/521/2025 0317/1040409		
KEY NO	0168	SCALE	1:100
DATE	17-03-2025	SHEET NO	2 / 4



AREA LINE DIAGRAM OF LOWER GROUND FLOOR

SCALE 1:200

BUILT UP AREA CALCULATION OF LOWER GROUND FLOOR					
A	46.11	X 34.54 X 1 NO	=	1592.64	SQ.MT.
I.	TOTAL ADDITION		=	1592.64	SQ.MT.
	DEDUCTION				
1.	16.22	X 7.32 X 1 NO	=	118.73	SQ.MT.
2.	9.79	X 10.95 X 1 NO	=	107.20	SQ.MT.
3.	1.22	X 5.70 X 1 NO	=	6.95	SQ.MT.
II.	TOTAL ADDITION		=	232.88	SQ.MT.
TOTAL BUA OF LOWER GR FLOOR (I-II)			=	1359.76	SQ.MT.



AREA LINE DIAGRAM OF U.G.TANK WITH PUMP ROOM

SCALE 1:200

AREA CALCULATION OF U.G.TANK WITH PUMP ROOM					
A	43.15	X 4.385 X 1 NO	=	189.21	SQ.MT.
I.	TOTAL ADDITION		=	189.21	SQ.MT.

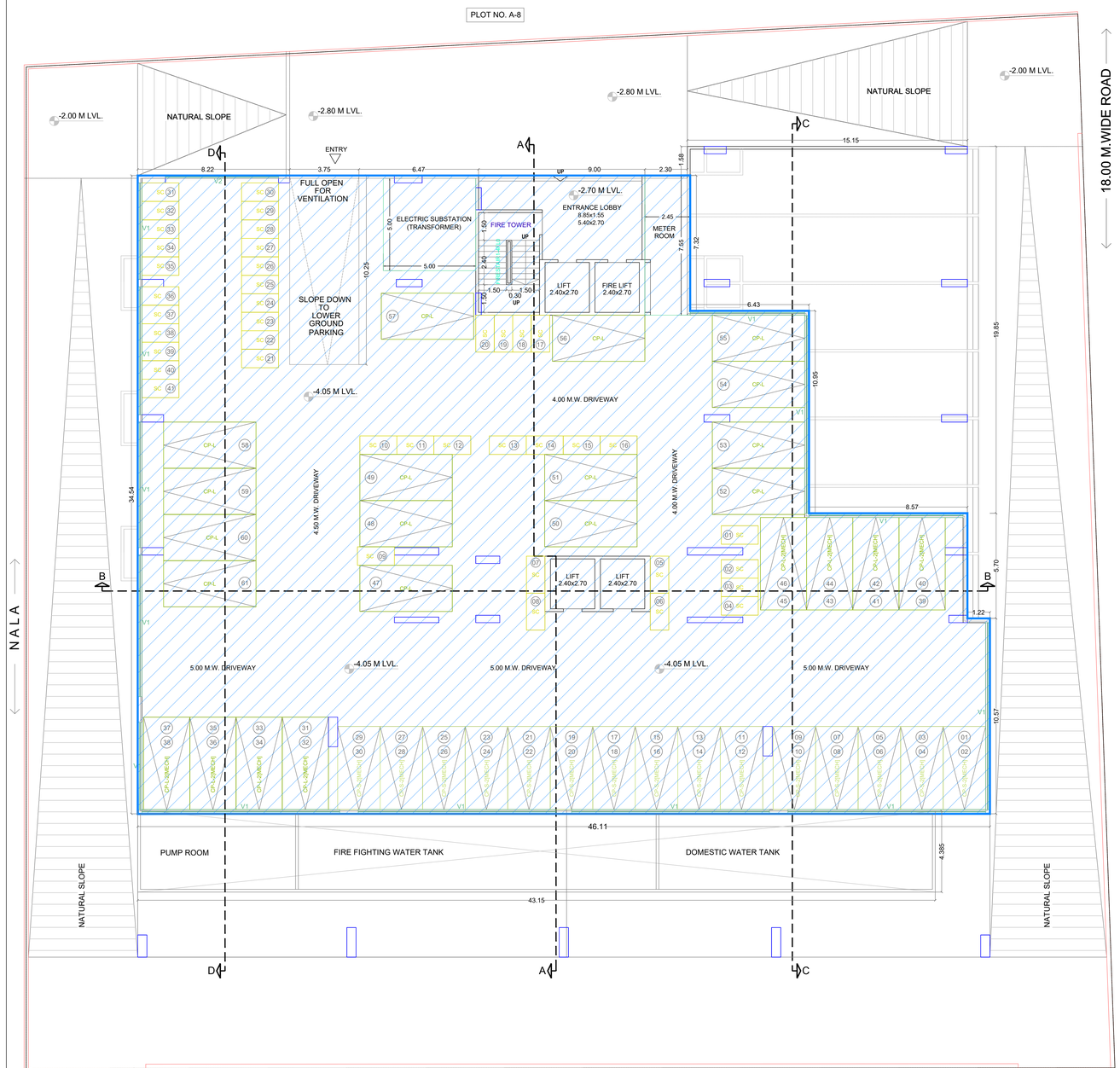
PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAMESH PANDITRAO PATIL

Digitally signed by RAMESH PANDITRAO PATIL
Date: 2025.04.05 16:12:08 +05'30'

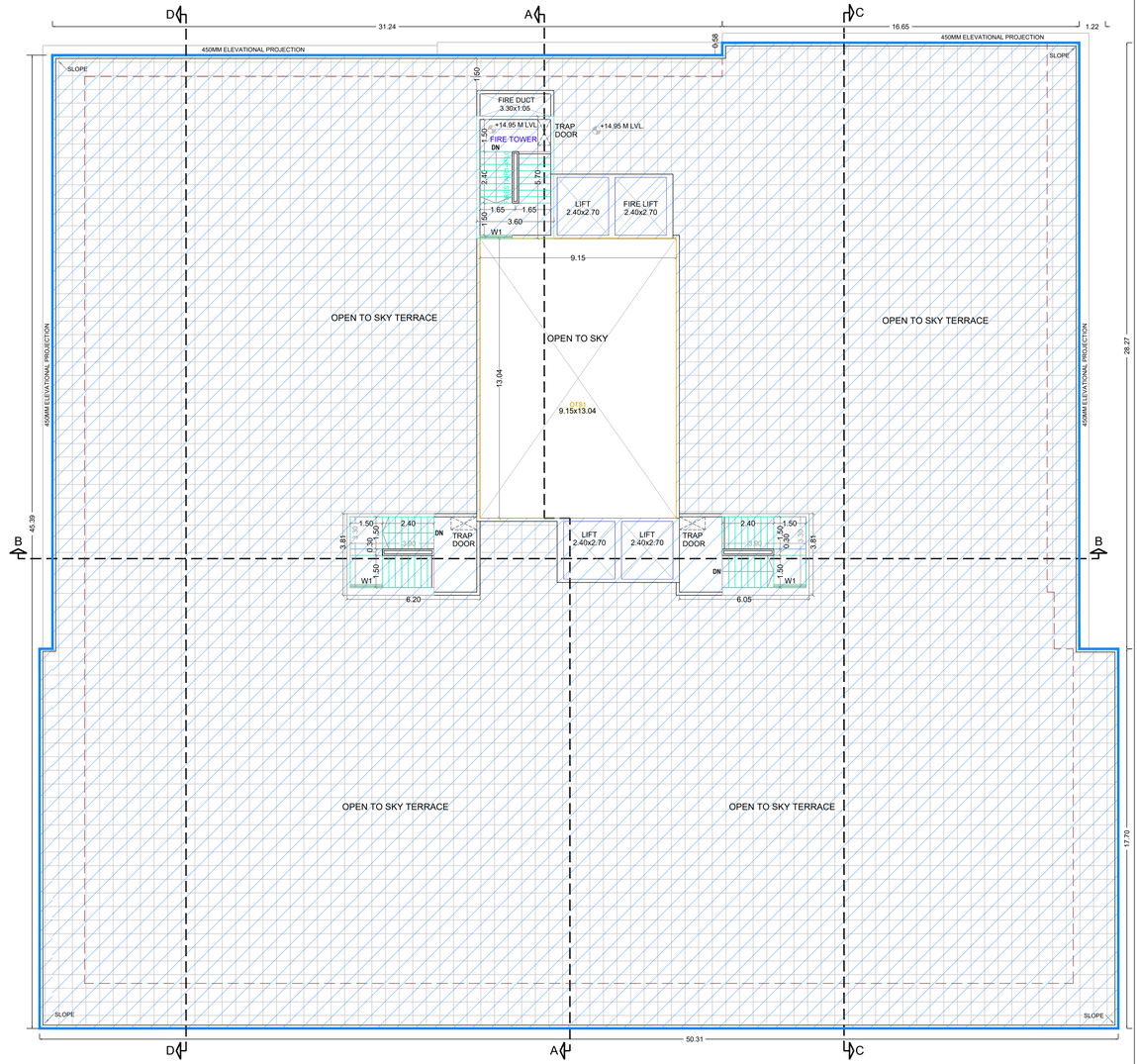
BUILDING: A (A-9&10)



LOWER GROUND FLOOR PLAN

SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024. (GROUND+2ND FLOOR)



TERRACE FLOOR PLAN

SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024. (GROUND+2ND FLOOR)

OWNERS NAME & SIGN	ARCH.NAME,SIGN & ADD
M/s Industrial Esters and Chemicals Private Limited	Apices Studio Pvt Ltd

PROJECT INFORMATION	
PLOT NO	: KANSA-A-10,KANSA-A-9
USE	: Industrial Buildings
SUBUSE	: IT / ITES
NODE	: CTS/CS
SECTOR NO.	:
PLOT ADDRESS	: CTS/CS ;Block No:-,Plot No:KAN SA-A-10,KANSA-A-9,Road/Street:

PERMIT NO				
INWARD NO	SWC/6/521/2025 0317/1040409			
KEY NO	0168	SCALE	1:100	
DATE	17-03-2025	SHEET NO	3 / 4	

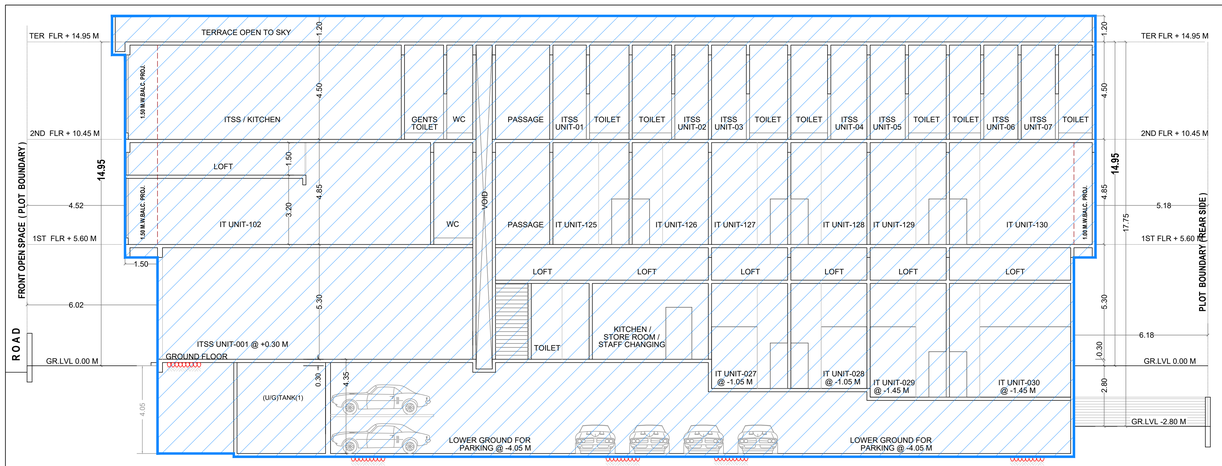
PROJECT TYPE - Building Development

SEAL OF APPROVAL

RAMESH PANDITRAO PATIL AO PATIL

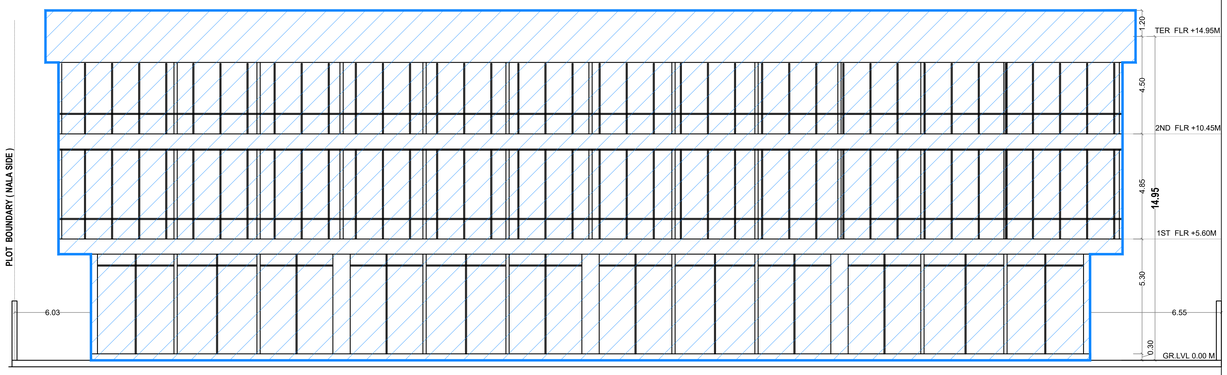
Digitally signed by RAMESH PANDITRAO PATIL
Date: 2025.04.05 16:12:28 +05'30'

BUILDING: A (A-9&10)



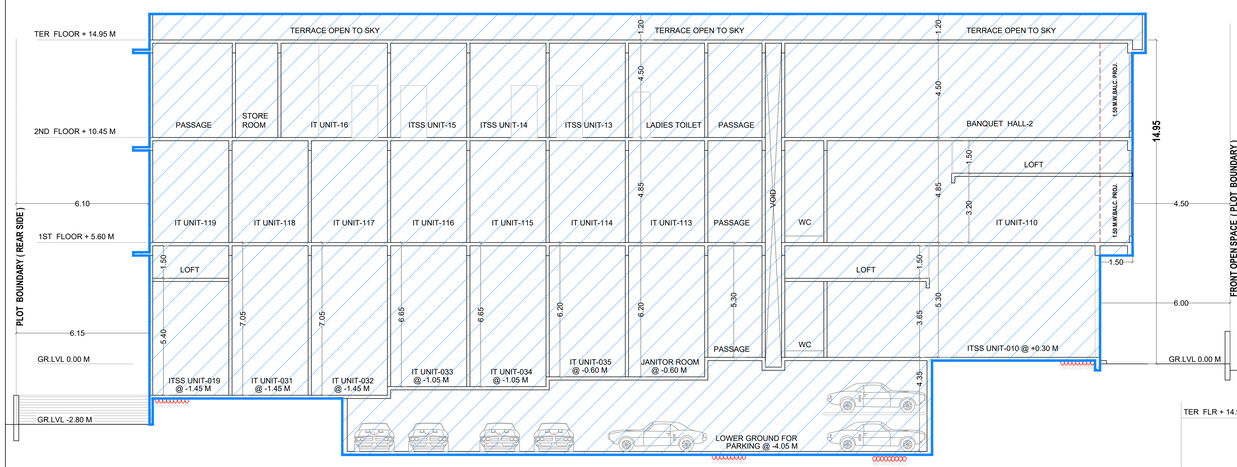
SECTION - DD
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)



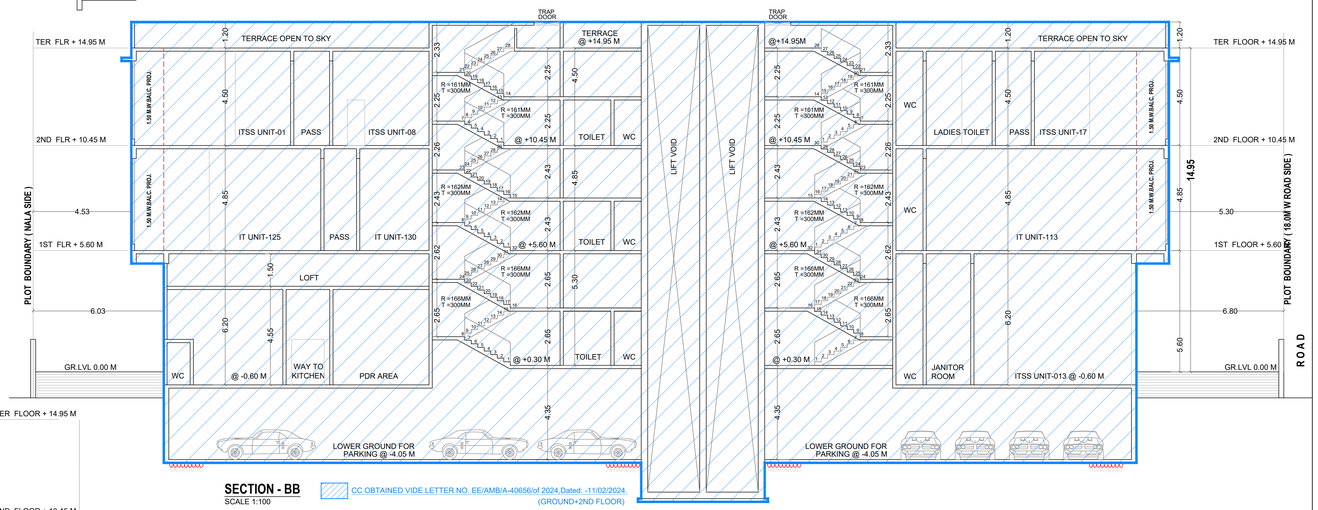
FRONT SIDE ELEVATION
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)



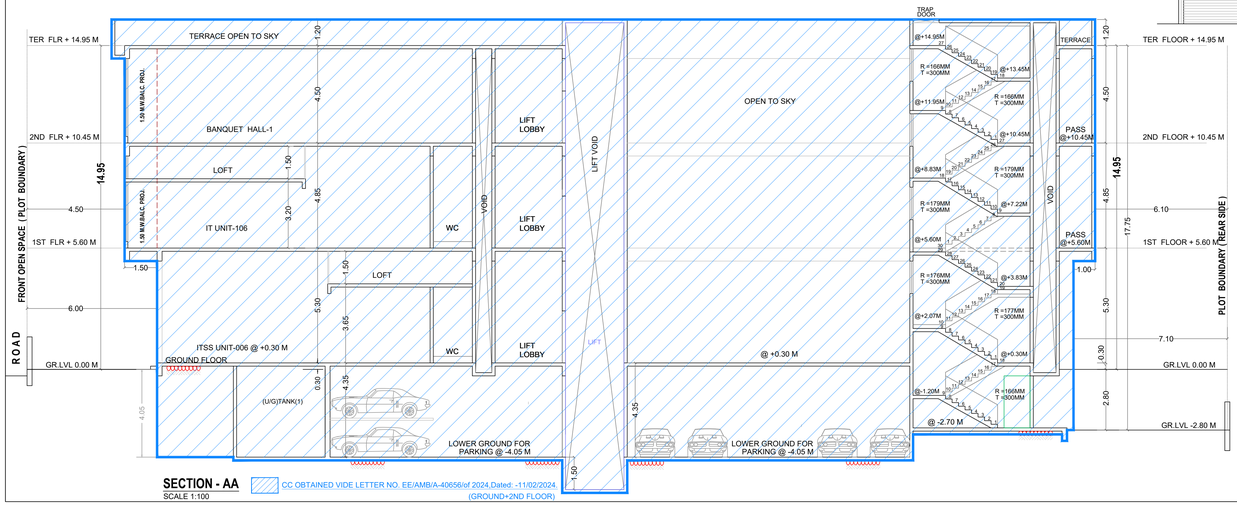
SECTION - CC
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)



SECTION - BB
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)



SECTION - AA
SCALE 1:100

CC OBTAINED VIDE LETTER NO. EE/AMB/A-40656/of 2024,Dated: -11/02/2024.
(GROUND+2ND FLOOR)

OWNERS NAME & SIGN	ARCH.NAME,SIGN & ADD
M/s Industrial Esters and Chemicals Private Limited	Apices Studio Pvt Ltd

PROJECT INFORMATION

PLOT NO	: KANSA-A-10,KANSA-A-9
USE	: Industrial Buildings
SUBUSE	: IT / ITES
NODE	: CTS/CS
SECTOR NO	:
PLOT ADDRESS	: CTS/CS:,Block No:,,Plot No:KAN SA-A-10,KANSA-A-9,Road/Street:

PERMIT NO			
INWARD NO	SWCIL/5212/2025 0317/1040409		
KEY NO	0168	SCALE	1:100
DATE	17-03-2025	SHEET NO	4 / 4