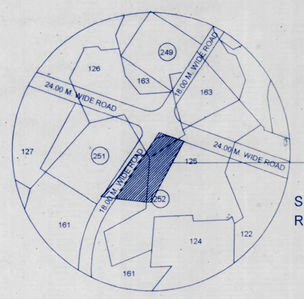
LOCATION PLAN

SCALE = 1: 5000



SITE UNDER REFERENCE

CARPET AREA CHART

7TH. FLOOR
CLUB HOUSE & CHILDREN PLAY AREA
RERA CARPET = 1030.38 SQ.MT.

1ST. FLOOR COMMERCIAL	
OFFICE NO.	RERA CARPET AREA
(1)	382.24 SQ.MT.
(2)	328.85 SQ.MT.
TOTAL	711.09 SQ.MT.

GROUND FLOOR COMMERCIAL	
SHOP NO.	RERA CARPET AREA
(1)	481.01 SQ.MT.
VEG. MARKET	935.12 SQ.MT.
TOTAL	1416.13 SQ.MT.

12TH. & 14TH. (WING - A)
RERA CARPET AREA DETAIL OF APARTMENT

FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. + CARPET	NO. OF FLAT
(1)	108.34 SQ.MT.	15.58 SQ.MT.	123.92 SQ.MT.	4 FLAT X 2 FLR. 8 FLAT
(2)	111.53 SQ.MT.	12.39 SQ.MT.	123.92 SQ.MT.	
(3)	88.04 SQ.MT.	12.58 SQ.MT.	100.62 SQ.MT.	
(4)	88.04 SQ.MT.	12.58 SQ.MT.	100.62 SQ.MT.	
TOTAL	395.95 SQ.MT.	53.13 SQ.MT.	449.08 SQ.MT.	

12TH. & 14TH. (WING - B)
RERA CARPET AREA DETAIL OF APARTMENT

FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. + CARPET	NO. OF FLAT
(1)	111.53 SQ.MT.	12.39 SQ.MT.	123.92 SQ.MT.	4 FLAT X 2 FLR. 8 FLAT
(2)	111.53 SQ.MT.	12.39 SQ.MT.	123.92 SQ.MT.	
(3)	88.04 SQ.MT.	12.58 SQ.MT.	100.62 SQ.MT.	
(4)	88.04 SQ.MT.	12.58 SQ.MT.	100.62 SQ.MT.	
TOTAL	399.14 SQ.MT.	49.94 SQ.MT.	449.08 SQ.MT.	

8TH. 9TH. 10TH. 11TH. 13TH. 15TH. (WING - A)
RERA CARPET AREA DETAIL OF APARTMENT

FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. + CARPET	NO. OF FLAT
(1)	108.34 SQ.MT.	7.65 SQ.MT.	115.99 SQ.MT.	4 FLAT X 6 FLR. 24 FLAT
(2)	111.53 SQ.MT.	4.46 SQ.MT.	115.99 SQ.MT.	
(3)	88.04 SQ.MT.	4.52 SQ.MT.	92.56 SQ.MT.	
(4)	88.04 SQ.MT.	4.52 SQ.MT.	92.56 SQ.MT.	
TOTAL	395.95 SQ.MT.	21.15 SQ.MT.	417.10 SQ.MT.	

8TH. 9TH. 10TH. 11TH. 13TH. 15TH. (WING - B)
RERA CARPET AREA DETAIL OF APARTMENT

FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. + CARPET	NO. OF FLAT
(1)	111.53 SQ.MT.	4.46 SQ.MT.	115.99 SQ.MT.	4 FLAT X 6 FLR. 24 FLAT
(2)	111.53 SQ.MT.	4.46 SQ.MT.	115.99 SQ.MT.	
(3)	88.04 SQ.MT.	4.52 SQ.MT.	92.56 SQ.MT.	
(4)	88.04 SQ.MT.	4.52 SQ.MT.	92.56 SQ.MT.	
TOTAL	399.14 SQ.MT.	17.96 SQ.MT.	417.10 SQ.MT.	

PARKING STATEMENT (NON CONGESTED AREA)

Sr. NO.	Occupancy	One parking space for every	Parking required Car	Parking required Scooter	Total no. of flat / shop	Total parking provide Car	Total parking provide Scooter	Remarks	Total No. Of parking
1	Residential i) Multi family residential	For every tenement having carpet area equal to or above 80 Sq.Mt. but less than 150 Sq.Mt.	1	1	64 FLAT	(64 x 1) 64	(64 x 1) 64	In addition 5% visitor parking Car = 64 x 5% = 3.20 Scooter = 64 x 5% = 3.20	Car = 64 + 3.20 = 67.20 Scooter = 64 + 3.20 = 67.20
3	Commercial	100 Sq.mt. Carpet area or fraction thereof	2	6	1192.10 / 100 = 11.92	(11.92x2) 23.84	(11.92x6) 71.52		Car = 23.84 Scooter = 71.52
						Commercial and Residential: Total car parking = 67.20 + 23.84 = 91.04 X 0.80 = 72.83 = 73 CAR; Total scooter parking = 67.20 + 71.52 = 138.72 = 139 SCOOTER		

CAR
REQUIRED = 73
PROPOSED = 80

SCOOTER
REQUIRED = 139
PROPOSED = 145

PROPOSED PARKING

	CAR	SCOOTER
OPEN	00	53
1ST	00	32
PODIUM	80	60
	80	145

NON F.S.I. AREA CALCULATION

1	PODIUM BUILT - UP AREA	=	9854.70 SQ.MT.
2	O/H. TANK AREA	=	81.00 SQ.MT.
3	STILT AREA	=	425.00 SQ.MT.
	TOTAL	=	10360.70 SQ.MT.

Sanitation Requirements Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets.

Sr. No.	Fixtures	Common Toilets in Market / Mall Building Male	Female
(1)	(2)	(3)	(4)
i)	Water Closets	2 For 16-35 4 For 66-100 10 Nos.	2 For Up to 12 6 For 78-100 7 Nos.
ii)	Urinals	1 For 7-20 4 For 71-100 9 Nos.	2 For Up to 12 6 For 78-100 7 Nos.

PROPOSED BUILT - UP AREA

1	GROUND FLOOR (SHOP)	=	663.95 SQ.MT.
2	1ST. FLOOR (COMMERCIAL)	=	1053.45 SQ.MT.
3	2ND. TO 6TH. FLOOR (PODIUM PARKING)	=	----------
4	7TH. FLOOR (CLUB HOUSE) (COMMERCIAL)	=	1270.13 SQ.MT.
5	12TH. & 14TH. 1132.94 X 2 FLOOR = 2265.88 SQ.MT.	=	2265.88 SQ.MT.
6	8TH. 9TH. 10TH. 11TH. 13TH. 15TH. 1063.62 X 6 FLOOR = 6381.72 SQ.MT.	=	6381.72 SQ.MT.
	TOTAL	=	11635.13 SQ.MT.

STAMP OF APPROVAL

(SHEET NO. 01 OF 08)

कार्यालयाचे पत्र क्र. भा.म.न.म.(बां.प्र.)/2023-2024
भा.क.न.र.वि.....दिनांक 5/2/2024 अन्वये
शर्तीना अधिन राहुन व दिल्या रंगाने दुरुस्ती सुचविल्या प्रमाणे सहित बांधकाम
परवानगी मंजुर
(संजय) उपअभियंता
उप. सहाय्यक संचालक नगररचना
भिवंडी निजामपुर शहर महानगरपालिका

मा. आयुक्त सो. यांचे मंजुरीनुसार

AREA STATEMENT

SR. NO.		TITLE	IN SQ.MT.
1		Area of plot (Minimum area of a, to be considered) (As per 7/12 Extract)	4997.87
	a	As per ownership document (7/12 Extract)	4997.87
	b	As per measurement sheet (T.I.L.R.)	5206.82
	c	As per private survey	
2		Deductions for	
	a	Area under 18M. Wide road	1056.27
	b	Any D.P. Reservation area	
		Total (a+b)	1056.27
3		Balance area of plot (1-2) (4997.87 - 1056.27)	3941.60
4		Amenity space	
	a	Required	
	b	Adjustment of 2(b)	
	c	Balance proposed	
5		Net area of plot (3-4(c))	3941.60
6		Recreational open space	
	a	Required open space (10%) of net area of plot (10% OF 3941.60)	394.16
	b	Proposed open space	381.02
7		Internal road area	
8		Plotable area	
9		Built - up area with reference to basic F.S.I. as per front road width (3 x 1.10) (3941.60 x 1.10)	4335.76
10		Addition of F.S.I. On payment of premium (Road as per 36.00M.)	
	a	Maximum permissible premium F.S.I. Based on road width/ TOD Zone (4997.87 x 0.50 = 2498.93 X 36.75% = 918.35)	620.00
	b	Proposed F.S.I. On payment of premium	620.00
11		In-situ F.S.I. / T.D.R. Loading (As per 36.00M. Wide road = 1.40 x 1a)	
	a	In-situ area against 18m. & 24m. Wide Road (1056.27 x 2)	2112.54
	b	In-situ area against Amenity space if handed over	
	c	T.D.R. Area as per 24m. wide road (4997.87 x 1.15 = 5747.55 - 2112.54 = 3635.01) (T.D.R. 36.75%)	
	d	Total In-situ / T.D.R. Loading proposed (9(a)+(b)+(c)	2112.54
12		Additional F.S.I. Area under chapter No. 7	
13		Total entitlement of F.S.I. In proposal	
	a	[9+10(b) + 11(d) or 12] (4335.76 + 620.00 + 2112.54)	7068.30
	b	Ancillary area F.S.I. Upto 60% or 80% with payment of charges Commercial = 2987.53 / 1.80 = 1659.73 (80% OF 1659.73 = 1327.78) Residential = (7068.30 - 1659.73 = 5408.57 x 60% = 3245.14)	4572.92
	c	Total entitlement (a+b) (7068.30 + 4572.92)	11641.22
14		Maximum utilization limit of F.S.I. (Building potential) Permissible as per road width {(as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	
15		Total built - up in proposal	
	a	Existing built - up area	
	b	Proposed built - up area	11635.13
	c	Total (a+b)	11635.13
16		F.S.I. Consumed (15/13) (11635.13 / 11641.22)	0.99
17		Area for inclusive housing, if any	
	a	Required (20% of Sr. No. 5)	
	b	Proposed	

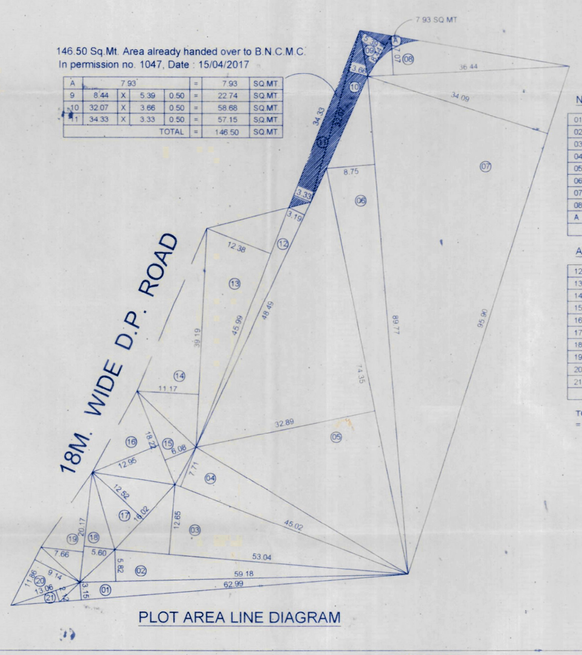
SCALE = 1:100, 1:200, 1:500, 1:5000

PLOT AREA LINE DIAGRAM & CALCULATION

SCALE = 1: 500

146.50 Sq.Mt. Area already handed over to B.N.C.M.C. In permission no. 1047, Date : 15/04/2017

A	7.93				=	7.93	SQ.MT.
9	8.44	X	5.39	0.50	=	22.74	SQ.MT.
10	32.07	X	3.66	0.50	=	58.68	SQ.MT.
11	34.33	X	3.33	0.50	=	57.15	SQ.MT.
				TOTAL	=	146.50	SQ.MT.



PLOT AREA LINE DIAGRAM

NET PLOT AREA CALCULATION

01	62.99	X	3.15	0.50	=	99.20	SQ.MT.
02	59.18	X	5.82	0.50	=	172.21	SQ.MT.
03	53.04	X	12.62	0.50	=	334.68	SQ.MT.
04	45.02	X	7.71	0.50	=	173.55	SQ.MT.
05	74.35	X	32.89	0.50	=	1222.68	SQ.MT.
06	89.77	X	8.75	0.50	=	392.74	SQ.MT.
07	95.90	X	34.09	0.50	=	1634.61	SQ.MT.
08	36.44	X	7.07	0.50	=	128.81	SQ.MT.
A	7.93				=	7.93	SQ.MT.
				TOTAL	=	4150.55	SQ.MT.

AREA UNDER 18M. WIDE ROAD

12	48.49	X	3.19	0.50	=	77.34	SQ.MT.
13	45.99	X	12.38	0.50	=	284.67	SQ.MT.
14	39.19	X	11.17	0.50	=	218.87	SQ.MT.
15	18.22	X	6.08	0.50	=	55.38	SQ.MT.
16	18.22	X	12.95	0.50	=	117.97	SQ.MT.
17	16.02	X	12.52	0.50	=	100.28	SQ.MT.
18	20.17	X	5.60	0.50	=	56.47	SQ.MT.
19	20.17	X	7.66	0.50	=	77.25	SQ.MT.
20	11.86	X	9.14	0.50	=	54.20	SQ.MT.
21	13.06	X	2.12	0.50	=	13.84	SQ.MT.
				TOTAL	=	1056.27	SQ.MT.

TOTAL PLOT AREA AS PER TRIANGULATION
= 4150.55 + 1056.27 = 5206.82 SQ.MT.

R.G. PLOT AREA CALCULATION

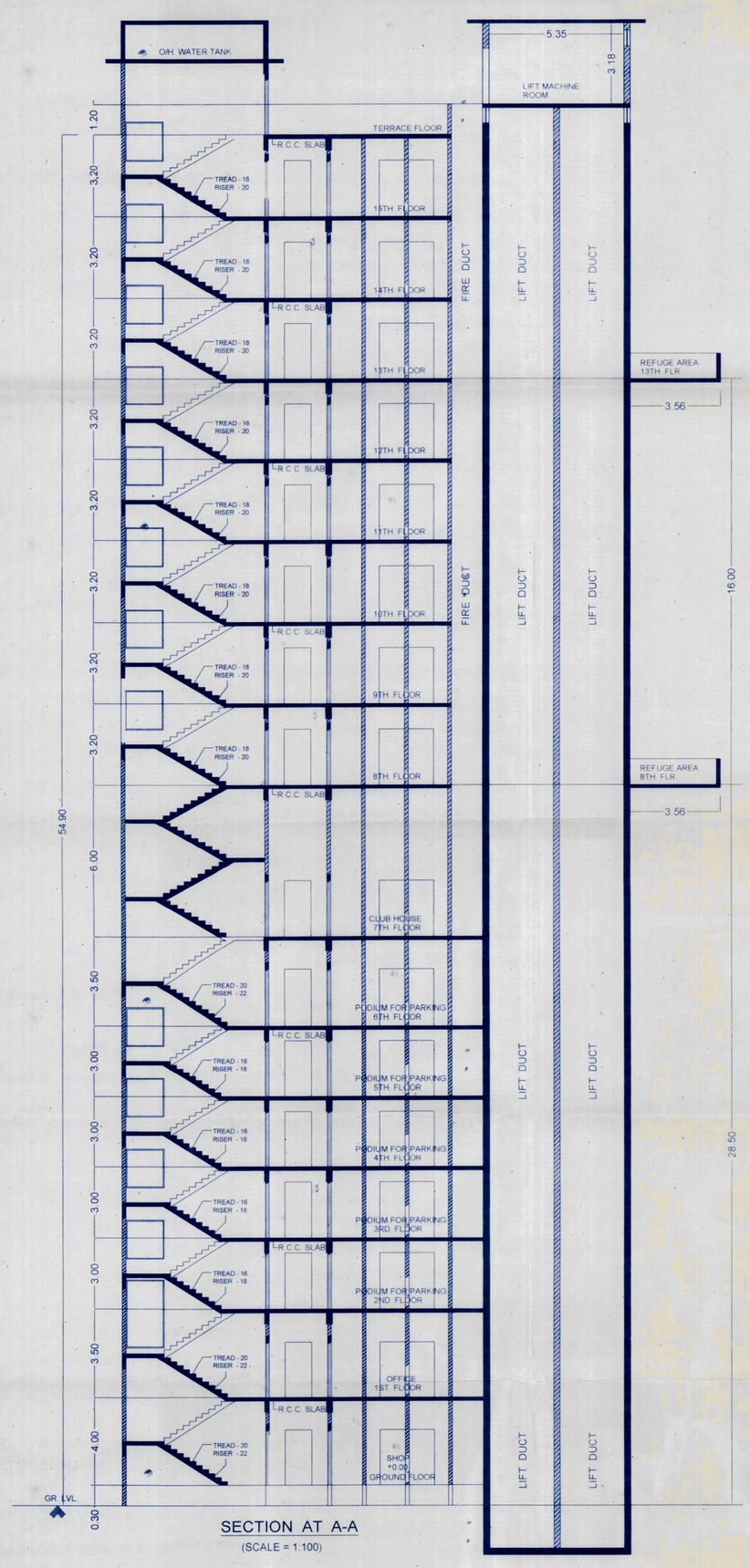
48.43	X	8.85	0.50	=	214.30	SQ.MT.
38.52	X	9.55	0.50	=	183.93	SQ.MT.
			TOTAL	=	398.23	SQ.MT.

R.G. AREA LINE DIAGRAM

LEGEND

- BOUNDARY OF PLOT SHOWN
- COMPOUND WALL SHOWN
- PROPOSED BUILDING SHOWN
- DRAINAGE LINE SHOWN
- PARKING SPACE SHOWN
- AREA UNDER 18M. D.P. ROAD SHOWN
- OPEN SPACE SHOWN

SITE PLAN



SECTION AT A-A
(SCALE = 1:100)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING (GROUND + 15TH.) UNDER ACCOMMODATION RESERVATION OF VEGETABLE MARKET AS PER SANCTION D.P. RESERVATION NO.(252) & AS PER DRAFT D.P. RESERVATION NO.(202) ON LAND BEARING S.NO. 124/125/159/161(PT), 125/5/125/7/125/9(PT), 126/3/2(PT), 161/3/2(PT) & 161/3/1/D(PT).
AT VILLAGE KAMATGHAR, TALUKA BHIWANDI
DIST. THANE.

FOR : SHREE MUNISUVRAT REALTOR LLP.

Partners
(1) : SHRI ATUL KAPURCHAND GOSRANI.
(2) : SHRI PUNIT ATUL GOSRANI.
(3) : SHRI SAGAR ATUL GOSRANI.
(4) : SHRI JAYANTILAL KANJI JAKHARIYA.
(5) : SHRI NILESH JAYANTILAL JAKHARIYA.
(6) : SHRI PARAG JAYANTILAL JAKHARIYA.
(7) : SHRI PRAMIT JAYANTILAL JAKHARIYA.
(8) : SHRI CHETAN MANSUKHLAL SHAH.

OWNER'S NAME	SIGNATURE
SHREE MUNISUVRAT REALTORS LLP. Partners	
(1) : SHRI ATUL KAPURCHAND GOSRANI.	
(2) : SHRI PUNIT ATUL GOSRANI.	
(3) : SHRI SAGAR ATUL GOSRANI.	
(4) : SHRI JAYANTILAL KANJI JAKHARIYA.	
(5) : SHRI NILESH JAYANTILAL JAKHARIYA.	
(6) : SHRI PARAG JAYANTILAL JAKHARIYA.	
(7) : SHRI PRAMIT JAYANTILAL JAKHARIYA.	
(8) : SHRI CHETAN MANSUKHLAL SHAH.	

ENGINEERS:

R. R. CONSULTING ENGINEERS
ENGINEERS AND SURVEYORS
MR. RAVISH AB. REHMAN DHURU
LICENCE. NO. STATE/R/2023/APL/07290
17 / 1 - A KAP - ISLAMPURA BHIWANDI.