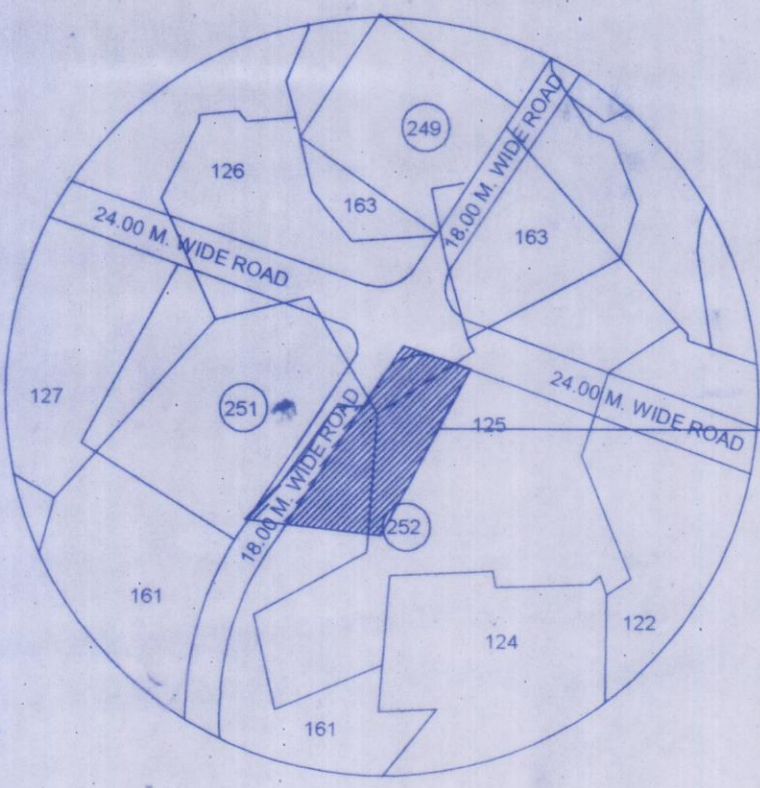


LOCATION PLAN

SCALE = 1:5000



SITE UNDER REFERENCE

CARPET AREA CHART

7TH FLOOR				
CLUBHOUSE & CHILDREN PLAY AREA	RERA CARPET AREA DETAIL OF APARTMENT			
RERA CARPET = 100.36 SQ.MT	FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. CARPET
	(1)	108.34 SQ.MT	8.01 SQ.MT	116.35 SQ.MT
	(2)	111.53 SQ.MT	4.82 SQ.MT	116.35 SQ.MT
	(3)	88.04 SQ.MT	4.89 SQ.MT	92.93 SQ.MT
	(4)	88.04 SQ.MT	4.89 SQ.MT	92.93 SQ.MT
	TOTAL	365.95 SQ.MT	22.61 SQ.MT	418.56 SQ.MT
	4 FLAT X 16 FLR 64 FLAT			

8TH TO 23RD FLOOR (MINI-B)				
RERA CARPET AREA DETAIL OF APARTMENT				NO. OF FLAT
FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. CARPET	
(1)	59.34 SQ.MT	8.01 SQ.MT	67.35 SQ.MT	
(2)	111.53 SQ.MT	4.82 SQ.MT	116.35 SQ.MT	
(3)	88.04 SQ.MT	4.89 SQ.MT	92.93 SQ.MT	
(4)	88.04 SQ.MT	4.89 SQ.MT	92.93 SQ.MT	
TOTAL	365.95 SQ.MT	22.61 SQ.MT	418.56 SQ.MT	
	4 FLAT X 16 FLR 64 FLAT			

24TH FLOOR (MINI-A)				
RERA CARPET AREA DETAIL OF APARTMENT				NO. OF FLAT
FLAT NO.	RERA CARPET AREA	BALCONY AREA	TOTAL BAL. CARPET	
(1)	108.34 SQ.MT	8.01 SQ.MT	116.35 SQ.MT	
(2)	111.53 SQ.MT	4.82 SQ.MT	116.35 SQ.MT	
(3)	88.04 SQ.MT	4.89 SQ.MT	92.93 SQ.MT	
(4)	88.04 SQ.MT	4.89 SQ.MT	92.93 SQ.MT	
TOTAL	365.95 SQ.MT	22.61 SQ.MT	418.56 SQ.MT	
	4 FLAT X 1 FLR 4 FLAT			

PARKING STATEMENT (NON CONGESTED AREA)

Sr. No.	Occupancy	One parking space for every	Parking required/Sooner	Total no. of Flat / Shop	Total parking space/Car / Scooter	Remarks	Total No. of parking
1	Residential	For every bedroom having covered area more than 80 Sq.Mt. 15 car. Min 10 Sq.Mt.	1	132 FLAT	132 X 1 = 132	In addition 06 water supply Car (10 X 15 = 150) Scooter (10 X 15 = 150)	132 + 150 + 150 = 432
2	Commercial	100 Sq.Mt. Carpet area or fraction thereof	2	115 SHOP	115 X 2 = 230	Commercial and Residential	230
Commercial and Residential				Total car parking = 138.00 + 23.84 = 161.84 X 1.00 = 161.84 CAR	Total scooter parking = 138.00 + 23.84 + 210.12 = 210.12 SCOOTER		

PROPOSED PARKING

CAR	SCOOTER
REQUIRED = 138	REQUIRED = 210
PROPOSED = 145	PROPOSED = 130
15 CAR CONVERTED TO SCOOTER 15 X 1 = 15	130 X 1 = 130

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, Food & Vegetable Markets

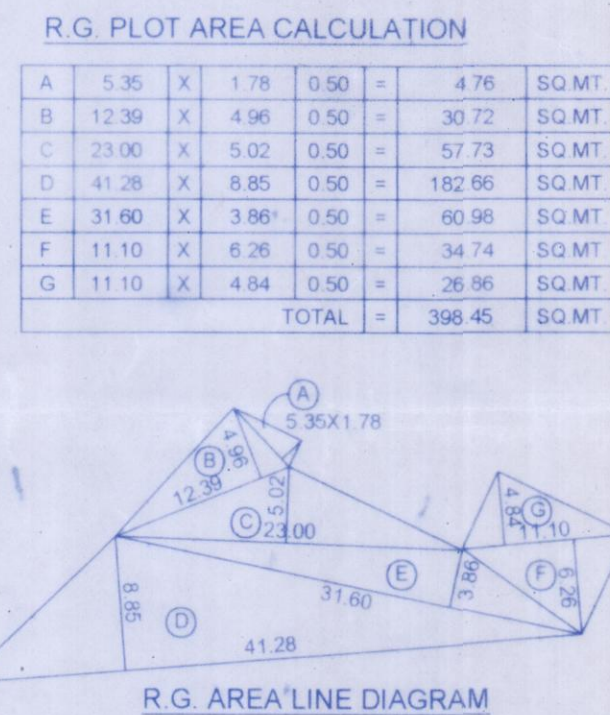
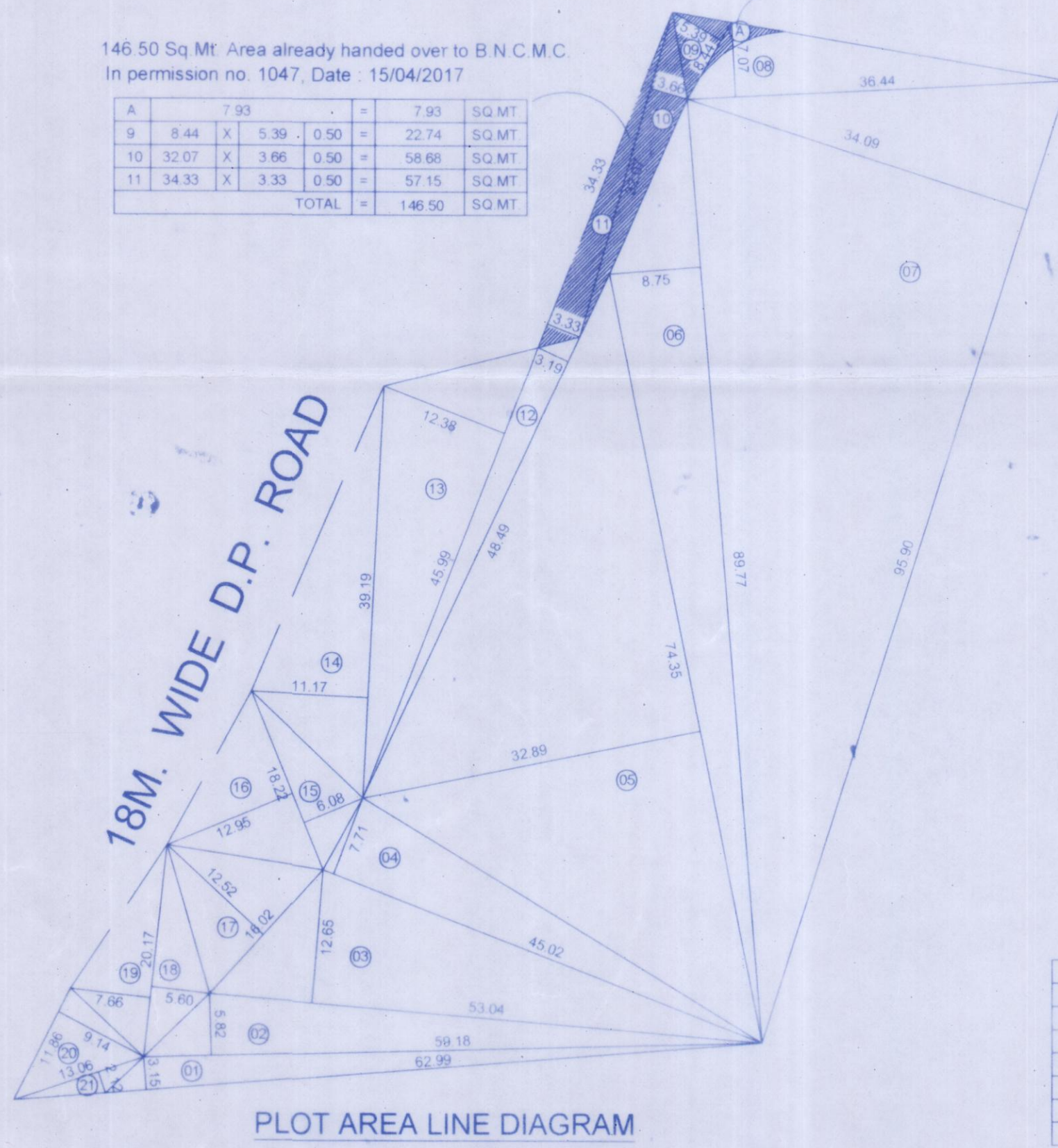
Sr. No.	Features	Common Toilet in Market Area Building	Male	Female
(1)	Water Closets	2 For 10-20, 2 For 20-50, 2 For 50-100, 2 For 100-150, 2 For 150-200		
(2)	Lifts	1 For 7-20, 1 For 20-50, 1 For 50-100, 1 For 100-150, 1 For 150-200		

PROPOSED BUILT - UP AREA

1	GROUND FLOOR (SHOP)	=	502.52 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	8TH TO 23RD FLOOR = 1066.80 X 16 FLOOR = 17068.80 SQ.MT.	=	17068.80 SQ.MT.
6	24TH (PART) FLOOR	=	534.98 SQ.MT.
TOTAL		=	20429.88 SQ.MT.

PLOT AREA LINE DIAGRAM & CALCULATION

SCALE = 1:500



LEGEND

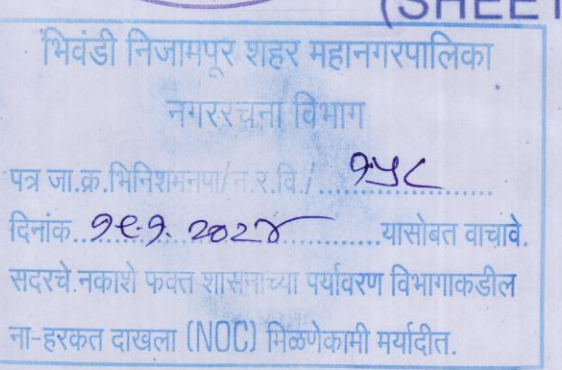
- BOUNDARY OF PLOT SHOWN
- COMPOUND WALL SHOWN
- PROPOSED BUILDING SHOWN
- DRAINAGE LINE SHOWN
- PARKING SPACE SHOWN
- AREA UNDER 18M D.P. ROAD SHOWN
- OPEN SPACE SHOWN

SITE PLAN



STAMP OF APPROVAL

(SHEET NO. 01 OF 07)



श्री. भावुकल सो. यांचे मंडळीकरण

श्री. भावुकल सो. यांचे मंडळीकरण

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	398.45
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 1.0)	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 1.00 = 4997.87)	2498.93
b	Proposed F.S.I. On payment of premium	2498.93
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. 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)	3635.01
d	Total in-situ / T.D.R. Loading proposed (a+b+c) (2112.54 + 3635.01)	5747.55
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 + 2498.93 = 6834.69
b	Ancillary area F.S.I. Upto 60% or 80% with payment of charges (Commercial = 298.25, 1659.73 (80% OF 1659.73 = 1327.78) Residential = 17282.24 - 1659.73 = 15622.51 + 60% = 9373.50)	7881.28
c	Total entitlement (a+b)	12716.24 + 7881.28 = 20429.88
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	20429.88
c	Total (a+b)	20429.88
16	F.S.I. Consumed (15/13)	(20429.88 / 20463.52) 0.99
17	Area for inclusive housing, if any	---
a	Required (20% of Sr. No. 5)	---
b	Proposed	---
18	Total Non F.S.I. Area	10360.70
19	Total F.S.I. & Non F.S.I. Area	(20429.88 + 10360.70) 30790.58

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

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLAN FOR LETTER OF APPROVABILITY (LOA) FOR RESIDENTIAL CUM COMMERCIAL BUILDING (GROUND + 24TH. PART) 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) & 161/3/1D(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.	<i>[Signature]</i>
(2) : SHRI PUNIT ATUL GOSRANI.	<i>[Signature]</i>
(3) : SHRI SAGAR ATUL GOSRANI.	<i>[Signature]</i>
(4) : SHRI JAYANTILAL KANJI JAKHARIYA.	<i>[Signature]</i>
(5) : SHRI NILESH JAYANTILAL JAKHARIYA.	<i>[Signature]</i>
(6) : SHRI PARAG JAYANTILAL JAKHARIYA.	<i>[Signature]</i>
(7) : SHRI PRAMIT JAYANTILAL JAKHARIYA.	<i>[Signature]</i>
(8) : SHRI CHETAN MANSUKHLAL SHAH.	<i>[Signature]</i>

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.