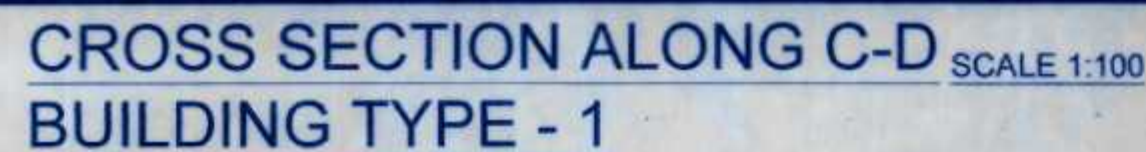


SR. NO.	SIZE OF TENEMENT	PARKING SPACE REQUIRED (Non Congested Area)			
		REQUIRED		PROPOSED	
		Car	Scooter	Car	Scooter
1)	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	53/2x1= 26.50	53/2x5= 132.50		
2)	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	17/2x1= 8.50	17/2x2= 17.00		
3)	TOTAL (1 + 2) =	35.00	149.50		
4)	In addition 5% visitor parking	1.75	7.47		
	TOTAL (3 + 4) =	36.75	156.97		
	Using multiplying factor (0.8) for M.C. in MMR area	29.40	125.57	29.00	126.00

SR. NO.	SIZE OF TENEMENT	PARKING SPACE REQUIRED (Non Congested Area)			
		REQUIRED		PROPOSED	
		Car	Scooter	Car	Scooter
1)	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	4/1x1= 4.00	4/1x3= 12.00		
2)	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	95/2x1= 47.50	95/2x5= 237.50		
3)	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	31/2x1= 15.50	31/2x2= 31.00		
4)	TOTAL (1 + 2 + 3) =	67.00	280.50		
5)	In addition 5% visitor parking	3.35	14.02		
	TOTAL (4 + 5) =	70.35	294.52		
	Using multiplying factor (0.8) for M.C. in MMR area	56.28	235.61	56.00	236.00

TYPE & SIZE	STILT PARKING	OPEN PARKING	TOTAL
SCOOTER = (1.00x2.00)	51.00	51.00	102.00
CAR = (2.50x5.00)	58.00	124.00	182.00

SR. NO.	Village	S.NO.	Generating Year	CERTIFICATE NO.	R-R RATE	PURCHASED TDR (Y)	PERMISSIBLE TDR	
1	Chavindra	9	2017	_____	7300(Rg)	1859.00 Sq.mtr.	1717.71 Sq.mtr.	USED ON 13-03-2020
2	Nizampur	32,36,37, 38,74,124, 134 & 144 57 pt. (New S.No 57/A/1)	2017	_____	7900(Rr)			
3	Pogaon		2019	213	6600(Rg)	2091.07 Sq.mtr.	1746.96 Sq.mtr.	PROPOSED
4	Nizampur	32,36,37, 38,74,124, 134 & 144	2019	_____	7900(Rr)			
5	Kamatghar	60/2	2022	228	8600(Rg)	3711 Sq.mtr.	4432.58 Sq.mtr.	PROPOSED
6	Nizampur	32,36,37, 38,74,124, 134 & 144	2020	_____	7200(Rr)			
TOTAL							7897.25 Sq.mtr.	



SR. No.	CASE	No. of Flats	REQ.	PROP.
1)	35 Sq.mtr. to 45 Sq.mtr.	15/4	3.75	04
2)	45 Sq.mtr. to 70 Sq.mtr.	30/2	15.00	15
3)	Above 70 Sq.mtr.	15/1	15.00	15
4)	Commercial(1147.49/80)	00	14.34	15
Net parking required-49.00 No		Net parking proposed-49 No		

SR. NO.	CASE	No of Flats	REQ.	PROP.
1)	35 Sq.mtr. to 45 Sq.mtr.	2/4	0.5	01
2)	45 Sq.mtr. to 70 Sq.mtr.	4/2	2.00	02
3)	Above 70 Sq.mtr.	2/1	2.00	02
Net parking required-05.00 No.		Net parking proposed-05 No.		

Floor level	Building-1	Building-2
Ground floor	20.30	20.30
First floor	19.01	19.01
Second floor	19.01	_____
Third floor	19.01	_____
Fourth floor	19.01	_____
Fifth floor	19.01	_____
Sixth floor	19.01	_____
Seventh floor	19.01	_____
Eighth floor	19.01	_____
Total Area	172.38 Sq.mtr.	39.31 Sq.mtr.
Net Area	(172.38 + 39.31) = 211.69 Sq.mtr.	

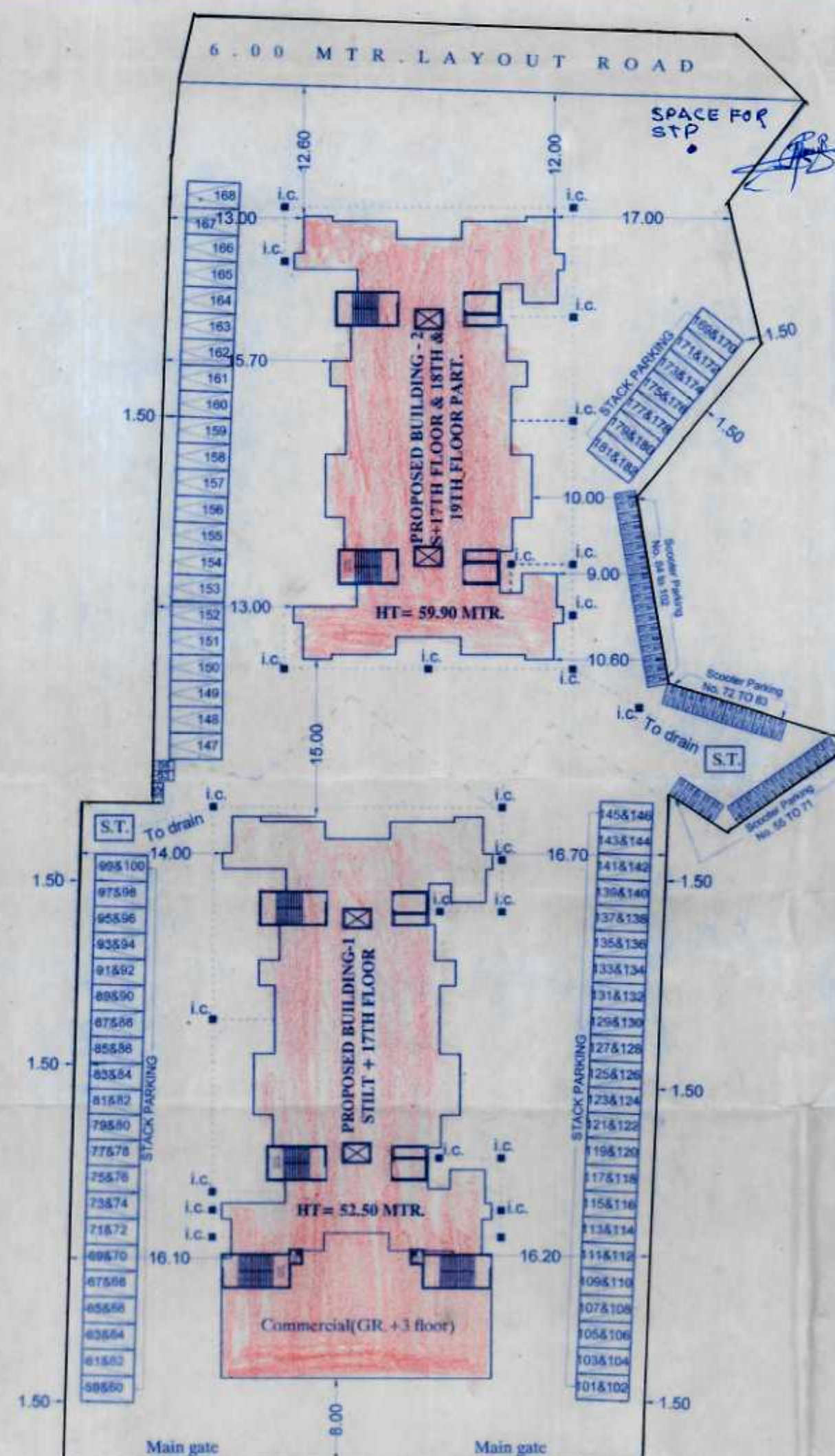
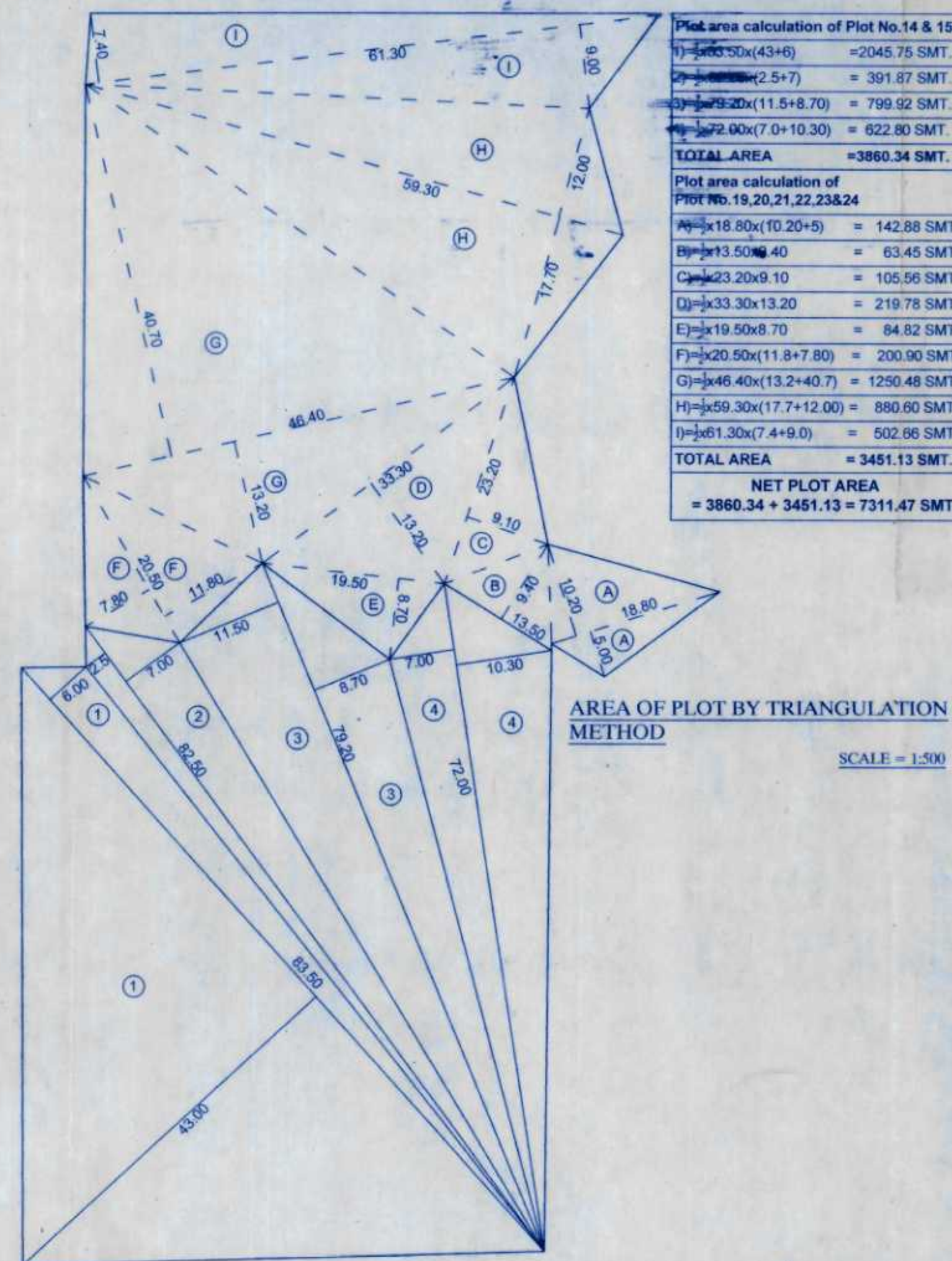
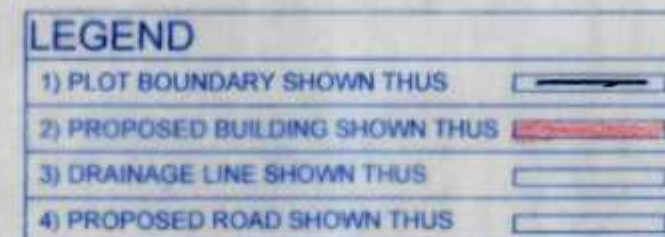
SYMBOL	SIZE	REMARKS
D1	1.07x2.13	DOOR
D2	0.91x2.13	DOOR
D3	0.76x1.83	DOOR
W1	2.13x1.83	WINDOW
W2	1.83x1.83	WINDOW
W3	0.61x0.76	VENTILATOR

NO. OF PROPOSED FLAT		
(30.00 Sq.mtr. to 40.00 Sq.mtr.)	=	17 NO.
(41.00 Sq.mtr. to 60.00 Sq.mtr.)	=	34 NO.
ABOVE 60.00 Sq.mtr.	=	17 NO.
TOTAL NO. OF PROPOSED FLAT = 68 NO.		
TYPE	REQUIRED	PROPOSED
LIG-20% 30 TO 40	13.60 NO.	17 NO.
MIG=10% 41 TO 60	6.80 NO.	34 NO.

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1	1ST FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	2ND FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	3RD FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	4TH FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	5TH FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	6TH FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	7TH FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	_____
	8TH FLOOR	409.16x10% 40.91 Sq.mtr.	22.15 Sq.mtr.	_____
	TOTAL	402.53 Sq.mtr.	225.08 Sq.mtr.	NIL

2	Split FLOOR		87.88 Sq.mtr	
	1ST FLOOR		154.92 Sq.mtr.	
	2ND FLOOR		154.92 Sq.mtr.	
	3RD FLOOR		112.49 Sq.mtr.	
	4TH FLOOR		112.49 Sq.mtr.	
	5TH FLOOR		112.49 Sq.mtr.	
	6TH FLOOR		112.49 Sq.mtr.	
	7TH FLOOR		112.49 Sq.mtr.	
	8TH FLOOR		114.79 Sq.mtr.	
	TOTAL		960.17 Sq.mtr.	
BAL. PROP.		225.08 Sq.mtr.		
Total prop. area Bld 1		1185.25 Sq.mtr.		
STAIRCASE, COMMON PASS. AND BALCONY	FSI PERMISSIBLE 20% OF FL. AREA 4722.07x20% 944.41 Sq.mtr.	1185.25+944.41	240.84 Sq.mtr.	
EXCESS AREA			NIL	
Total excess area			240.84 Sq.mtr.	

NUMBERS	BALCONY	PERMISSIBLE BAL 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1	1ST FLOOR	516.60x10% 51.66 Sq.mtr.	28.99 Sq.mtr.	-----
	TOTAL	51.66 Sq.mtr.	28.99 Sq.mtr.	NIL
	STAIRCASE, PASSAGE AND LIFT			
2	5TH FLOOR		45.45 Sq.mtr.	
	1ST FLOOR		112.49 Sq.mtr.	
	TOTAL		157.94 Sq.mtr.	
	BAL. PROP.		28.99 Sq.mtr.	
	Total prop.area Bld.2		186.93 Sq.mtr.	
	STAIRCASE, COMMON PASS. AND BALCONY	FSI PERMISSIBLE 20% OF FL. AREA 516.60x20% 103.32 Sq.mtr.	166.93x103.32	83.61 Sq.mtr.
	EXCESS AREA			NIL
Total excess area			83.61 Sq.mtr.	

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PLOT AREA CALCULATION, FLOOR AREA CALC., FIRE STAIRCASE AREA CALCULATION, SCHEDULE OF DOORS & WINDOWS, STAIRCASE, PASSAGE & BALCONY AREA CALCULATION, PARKING AREA CALCULATION, EWS FLAT STATEMENT, SITE PLAN, LOCATION PLAN & CROSS SECTION OF BUILDING - 1

कर्त्तव्यं जपिन राहुन व हिरव्या रंगाने दुस्तुती सुचवित्या ग्रन्थाणे २६
व वाणिज्य वापरा २५

सांख्यिक विकास परवानगी मंजूर
संसाधक  नगररचना
पध्दती निजामपूर शहर महानगरपालिका

No.	Area Statement	sq. mtr.
A	AREA OF PLOT AS PER 7/12 ABSTRACT OF S.NO.370,380,743,134(A/P), 134/B, PLOT No.14 & 15	3442.00
	AREA OF PLOT AS PER 7/12 ABSTRACT OF S.NO.370,382,363,124,134 & 144, PLOT No.19,20,21,22,23 & 24	3423.13
B	AREA OF PLOT AS PER TRIANGULATION METHOD OF S.NO.370,380, 743,134(A/P), 134/B, PLOT No.14 & 15	3860.34
	AREA OF PLOT AS PER TRIANGULATION METHOD OF S.NO. 332,362, 363,124,134 & 144, PLOT No.19,20,21,22,23 & 24	3451.13
	NET AREA OF PLOT BY TRIANGULATION METHOD (3860.34+3451.13)	7311.47
1.	Area of plot (Minimum area of a, b, c to be considered)	6865.13
	(a) As per ownership document (7/12, CTS extract)	7311.47
	(b) As per measurement sheet	6865.13
	(c) As per site	—
2.	Deductions for	—
	(a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	—
	(b) Any D.P. Reservation area	—
	(Total a+b)	—
3.	Balance area of plot (1-2)	6865.13
	Amenity Space (if applicable)	—
	(a) Required	—
	(b) Proposed	—
	(c) Balance Proposed -	—
5.	Net Plot Area (3-4 (c))	6865.13
	Recreational Open space (if applicable)	—
	(a) Required	—
	(b) Proposed	—
7.	Internal Road area	—
	Plottable area (if applicable)	—
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 56abc5 FSI) 6865.13 x 1.1	7551.64
10.	Addition of FSI on payment of premium	—
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. $6865.13 \times 0.5 = 3432.56$ (Permissible)	—
	(b) Proposed FSI on payment of premium. on Sr. No. 3	3432.56
11.	In-situ FSI / TDR loading	—
	(a) In-situ area against D.P. road $[2.0 \times \text{Sr. No. 2 (a)}]$, if any	—
	(b) In-situ area against Amenity Space if handed over $[2.00 \text{ or } 0.85 \times \text{Sr. No. 4 (b) and (c)}]$	—
	(c) TDR area on Sr. No. 6865.13 x 1.15 = 7994.89 (Permissible)	—
	(d) Total in-situ / TDR loading proposed $(11 \text{ (a)} + \text{(b)} + \text{(c)})$	7994.89
12.	Additional FSI under Chapter No. 7	—
13.	Total entitlement of FSI in the proposal	16879.09
	$[a] + [10(b)] + [11(d)]$ or 12 whichever is applicable.	—
	(a) Ancillary Area FSI upto 60% with payment of charges. (Sr. No. 13(a) - $16879.09 - 5563.12 \times 60\% = 7967.00$ Permissible	7967.00
	(c) Total entitlement (a+b)	26846.09
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 Area in proposal (excluding area at Sr.No.17 b)	—
	(a) Existing Built-up Area	5563.12
	(b) Proposed Built-up Area (as per 'P-line')	21277.74
	(c) Total (a+b)	26840.86
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	—
17.	Area for Inclusive Housing, if any	—
	(a) Required (20% of Sr.No.5)	—
	(b) Proposed	—

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

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

- 1) HASEEB SHARIF HASAN MOMIN (OWNER)
- 2) MUSAB SHARIF HASAN MOMIN
- 3) TALHA SHARIF HASAN MOMIN
- 4) M/S. MOONSHINE REALTORS PVT.LTD. THRU DIRECTOR SOHAIL HANIF HINGORA/P.A HO

REVISED PLAN OF PROPOSED BUILDING - 01 (G+2 COMMERCIAL + UPPER 3RD TO 17TH RESIDENTIAL FLOORS) & BUILDING - 02 (STILT + UPPER 19 RESIDENTIAL FLOORS) ON LAND BEARING S NO 32/2, 36/2, 36/3, 37/0, 38/0, 124, 74/3, 134/A(P), 134/B, 134 & 144 4037(P) & 4039(P), PLOT NO. 14, 15, 19, 20, 21, 22, 23 & 24 AT- MILLAT NAGAR, VILLAGE- NIZAMPUR, TALUKA-BHIWADI, DIST.-THANE

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DRN	CKD	SCALE	DATE	JOB NO	DRG NO
SHOEB A.	FAHAD P.	1:100	07/01/2023	J-205	4TH REVISION