

PARKING AREA REQUIREMENT OF BUILDING - 1 AS PER UDCPR

SR. NO.	SIZE OF TENEMENT	PARKING SPACE REQUIRED (Non Congested Area)			
		REQUIRED		PROPOSED	
		Car	Scoter	Car	Scoter
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

PARKING AREA REQUIREMENT OF BUILDING - 2 AS PER UDCPR

SR. NO.	SIZE OF TENEMENT	PARKING SPACE REQUIRED (Non Congested Area)			
		REQUIRED		PROPOSED	
		Car	Scoter	Car	Scoter
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

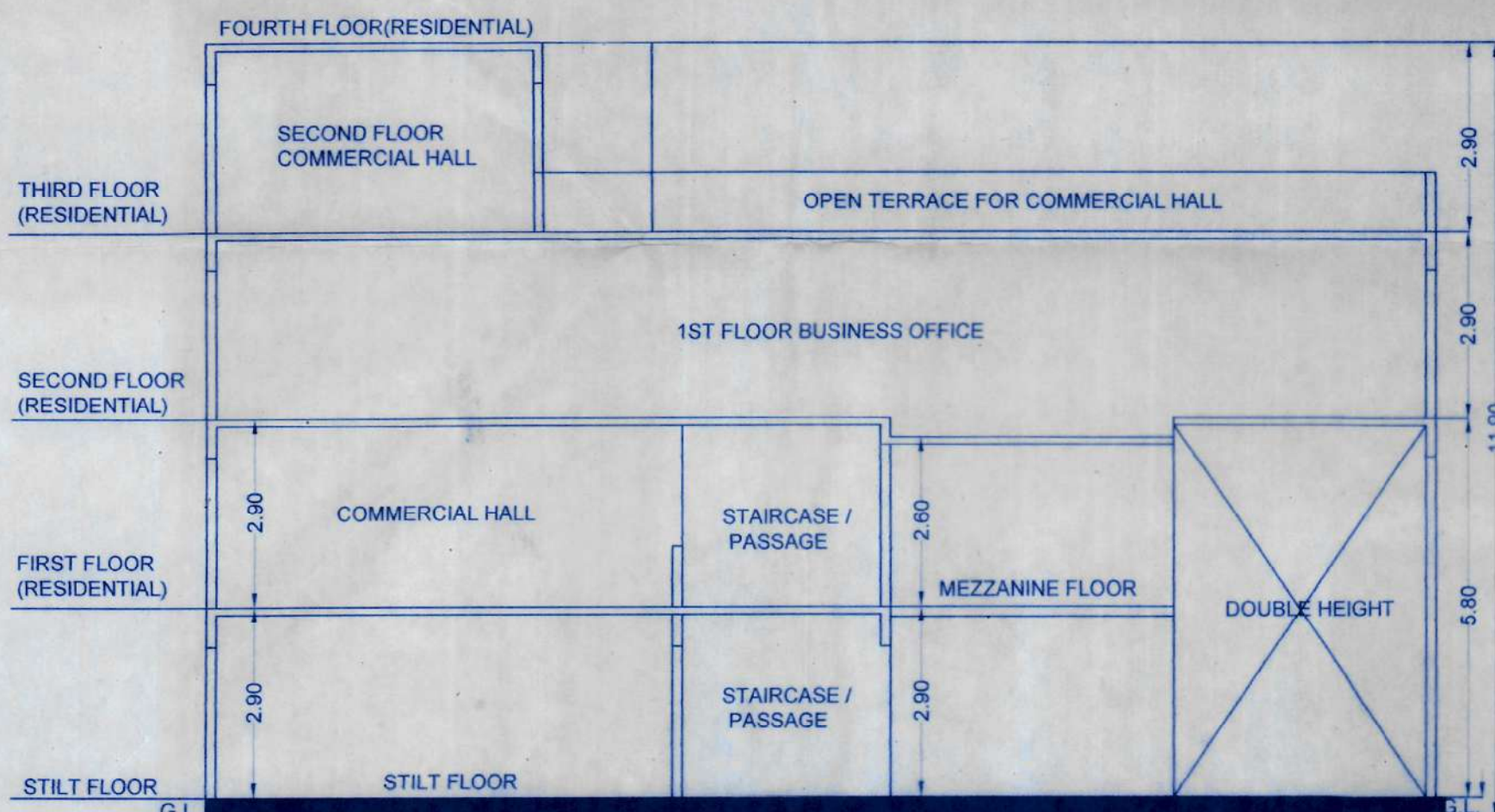
Total Scooter Parking Required Building Type - 1 & 2 = (126.00 + 236.00) = 362.00 Scooter
 Total Scooter Parking Proposed 102.00 (362.00 - 102.00) = 260.00 Balance Scooter
 Composite Parking: Six Scooter Parking is Converted in one Car Parking (260.00 / 6) = 43.33 Car
 Previous Sanctioned Parking of Building Type - 1 & 2 = (49.00 + 5.00) = 54.00 Car
 Net Car Parking Required of Building Type 1 & 2 = (43.33 + 29.00 + 56.00 + 54.00) = 182.33 No. of Car (Proposed Car = 182.00)

PROPOSED PARKING OF BUILDING 1 & 2

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

TDR AREA CALCULATION X= 80 RY

SR. NO.	Village	S.NO.	Generating Year	CERTIFICATE NO.	R-R RATE	PURCHASED TDR (Y)	PERMISSIBLE TDR	
1	Chavindra	9	2017		7300(Rg)			USED ON 13-03-2020
2	Nizampur	32,36,37, 38,74,124, 134 & 144	2017		7900(Rr)	1859.00 Sq.mtr.	1747.71 Sq.mtr.	
3	Pogaon	57 pt (New S.No 57/A/1)	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)			
6	Nizampur	32,36,37, 38,74,124, 134 & 144	2020		7200(Rr)	3711 Sq.mtr.	4432.58 Sq.mtr.	PROPOSED
						TOTAL 7897.25 Sq.mtr.		



Parking area requirement of building-1 As Per Previous Sanct.

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-49.00 No.	

Parking area requirement of building-2 As Per Previous Sanct.

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-05.00 No.	

Fire Staircase Area Calculation

Floor level	Building-1	Building-2
Ground floor	20.30	20.30
First floor	19.01	19.01
Second floor	19.01	12.00
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.	139.31 Sq.mtr.
Net Area	172.38+39.31=211.69 Sq.mtr.	

Schedule of doors and windows

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

EWS FLAT STATEMENT

As Per Previous Sanctioned		
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.

Staircase, Pass. & Balc. Area Calc. of Building-1 As Per Previous Sanctioned

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1ST FLOOR		516.60x10%	28.99 Sq.mtr.	
2ND FLOOR		516.60x10%	28.99 Sq.mtr.	
3RD FLOOR		516.60x10%	28.99 Sq.mtr.	
4TH FLOOR		516.60x10%	28.99 Sq.mtr.	
5TH FLOOR		516.60x10%	28.99 Sq.mtr.	
6TH FLOOR		516.60x10%	28.99 Sq.mtr.	
7TH FLOOR		516.60x10%	28.99 Sq.mtr.	
8TH FLOOR		405.16x10%	22.15 Sq.mtr.	
TOTAL		402.53 Sq.mtr.	225.08 Sq.mtr.	NIL

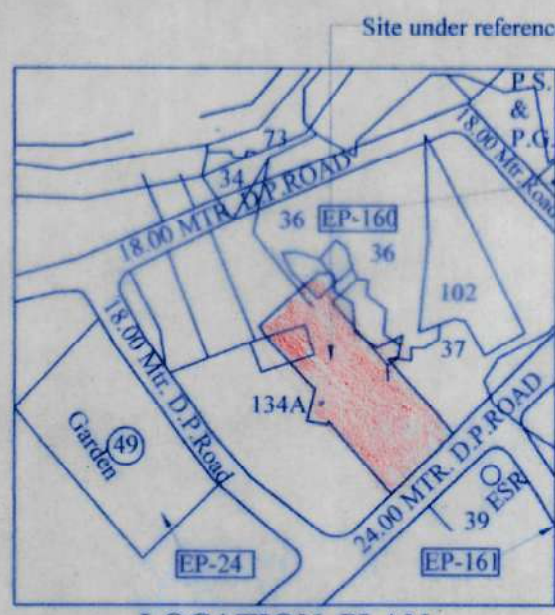
NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1ST FLOOR		516.60x10%	28.99 Sq.mtr.	
2ND FLOOR		516.60x10%	28.99 Sq.mtr.	
3RD FLOOR		516.60x10%	28.99 Sq.mtr.	
4TH FLOOR		516.60x10%	28.99 Sq.mtr.	
5TH FLOOR		516.60x10%	28.99 Sq.mtr.	
6TH FLOOR		516.60x10%	28.99 Sq.mtr.	
7TH FLOOR		516.60x10%	28.99 Sq.mtr.	
8TH FLOOR		405.16x10%	22.15 Sq.mtr.	
TOTAL		402.53 Sq.mtr.	225.08 Sq.mtr.	NIL

Staircase, Pass. & Balc. Area Calc. of Building -2 As Per Previous Sanctioned

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1ST FLOOR		516.60x10%	28.99 Sq.mtr.	
TOTAL		51.66 Sq.mtr.	28.99 Sq.mtr.	NIL

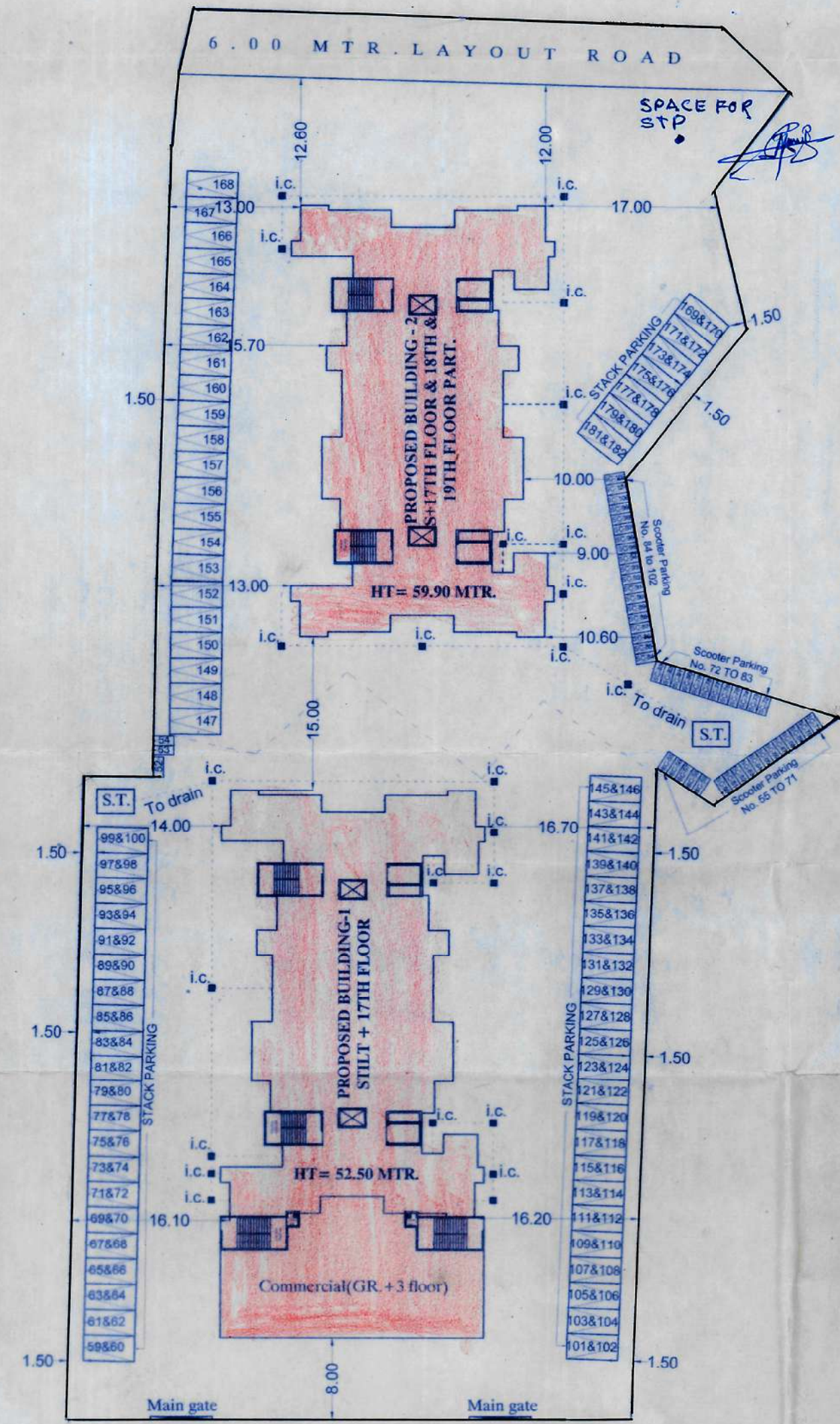
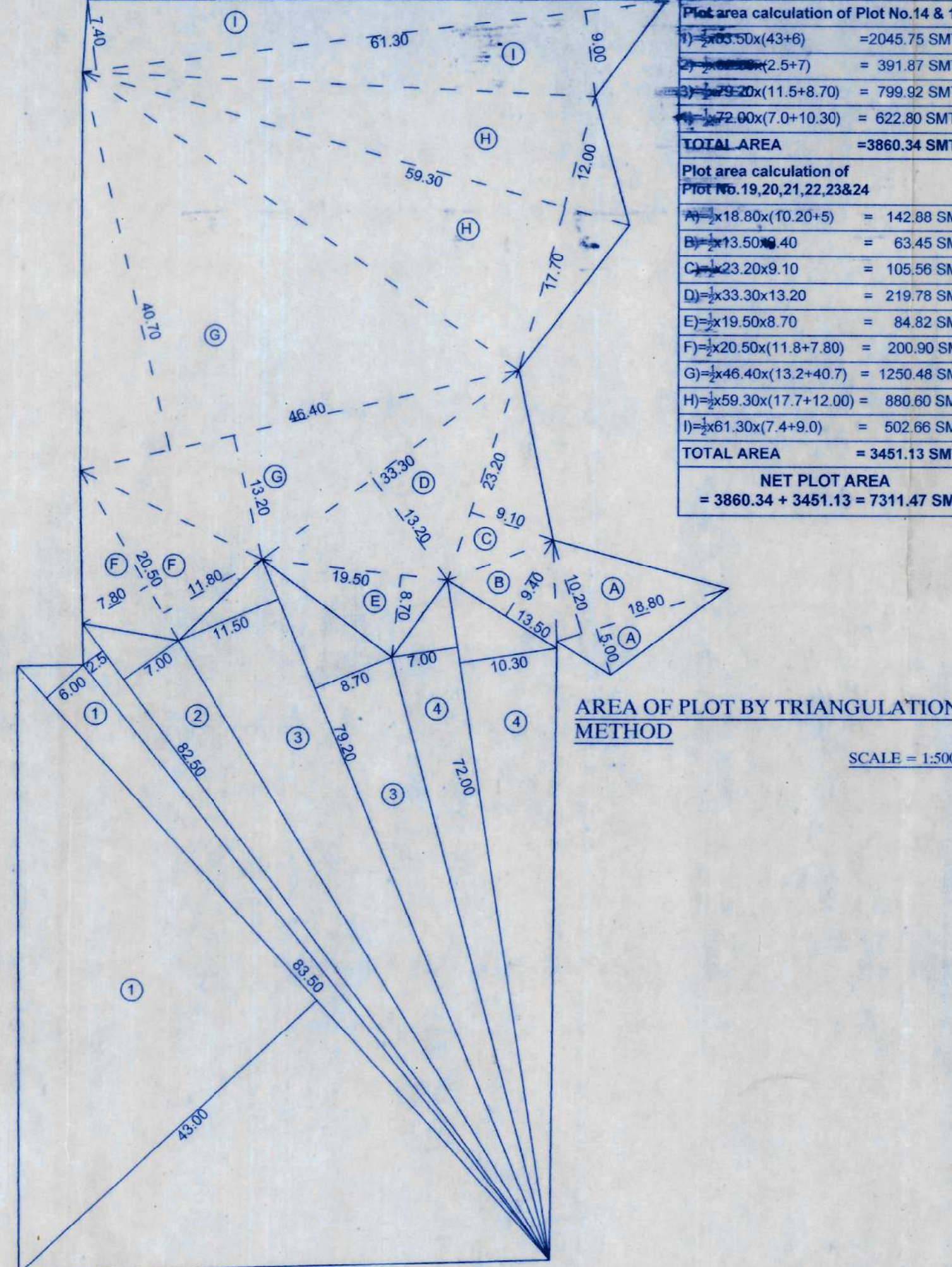
FLOOR AREA CALCULATION OF BUILDING TYPE - 01 & 02

FLOOR LEVEL	SANCTIONED AREA OF COMM.	PROPOSED AREA OF COMM.	SANCTIONED AREA OF RES.	PROPOSED AREA OF RES.	BUILDING TYPE - 01	BUILDING TYPE - 02
GR. FLOOR	397.67	397.67	159.25	159.25	159.25	159.25
1ST FLOOR	169.19	149.61	366.34	1.54	1.54	1.54
2ND FLOOR	430.42	366.34	1.54	1.54	1.54	1.54
3RD FLOOR	150.21	366.34	1.54	1.54	1.54	1.54
4TH FLOOR		516.60	1.54	1.54	1.54	1.54
5TH FLOOR		516.60	1.54	1.54	1.54	1.54
6TH FLOOR		516.60	1.54	1.54	1.54	1.54
7TH FLOOR		516.60	1.54	1.54	1.54	1.54
8TH FLOOR		516.60	1.54	1.54	1.54	1.54
9TH FLOOR		516.60	1.54	1.54	1.54	1.54
10TH FLOOR		516.60	1.54	1.54	1.54	1.54
11TH FLOOR		516.60	1.54	1.54	1.54	1.54
12TH FLOOR		516.60	1.54	1.54	1.54	1.54
13TH FLOOR		516.60	1.54	1.54	1.54	1.54
14TH FLOOR		516.60	1.54	1.54	1.54	1.54
15TH FLOOR		516.60	1.54	1.54	1.54	1.54
16TH FLOOR		516.60	1.54	1.54	1.54	1.54
17TH FLOOR		516.60	1.54	1.54	1.54	1.54
18TH FLOOR		516.60	1.54	1.54	1.54	1.54
19TH FLOOR		516.60	1.54	1.54	1.54	1.54
TOTAL AREA	1147.49	149.61	3574.58	7205.62	516.60	13922.51
TOTAL SANCTIONED AREA (1147.49 + 3574.58 + 516.60) = 5238.67 SMT.						
TOTAL PROPOSED AREA (149.61 + 7205.62 + 13922.51) = 21277.74 SMT.						
20% EXCESS AREA AS PER PREVIOUS SANCTIONED = 324.45 SMT.						
NET AREA OF BUILDING TYPE - 01 & 02 = 28840.86 SMT.						



LEGEND

- 1) PLOT BOUNDARY SHOWN THUS
- 2) PROPOSED BUILDING SHOWN THUS
- 3) DRAINAGE LINE SHOWN THUS
- 4) PROPOSED ROAD SHOWN THUS



CONTENTS OF SHEET

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

कार्यालय नं. ४०३ (१००) २०२२-२३

का. नं. ४०३, दिनांक २६.०२.२३

कर्तव्य अर्पित रहनु व विरवा रंगने दुस्ली सुचविषया मनाये २६/०२/२३

बोक्कम/विगत परवानी मंडुर

राशयक नगरपालिका

पर्वडी निजामपुर शहर महानगरपालिका

रजिस्ट्रार मा.आ.मु.य. याको स्वाम्य भस)

Sr. No.	Proforma - 1 : Area Statement	Area in sq.mtr.
A	AREA OF PLOT AS PER 7/12 ABSTRACT OF S.NO.370,380,74/3,134(A/P), 134/B, PLOT NO.14 & 15	3442.00
	AREA OF PLOT AS PER 7/12 ABSTRACT OF S.NO.322,36/2,36/3,124,134 & 144, PLOT NO.19,20,21,22,23 & 24	3423.13
B	AREA OF PLOT AS PER TRIANGULATION METHOD OF S.NO.370,380, 74/3,134(A/P),134/B, PLOT NO.14 & 15	3860.34
	AREA OF PLOT AS PER TRIANGULATION METHOD OF S.NO. 322,36/2, 36/3,124,134 & 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)	6865.13
3.	Balance area of plot (1-2)	
4.	Amenity Space (if applicable)	
	(a) Required	
	(b) Proposed	
	(c) Balance Proposed -	
5.	Net Plot Area (3-4 (c))	6865.13
6.	Recreational Open space (if applicable)	
	(a) Required	
	(b) Proposed	
7.	Internal Road area	
8.	Plotable area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, basic FSI) 6865.13 x 1.1	7551.64
10.	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. 6865.13 x 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 x Sr. No. 2 (a)], if any	
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)]	
	(c) TDR area on Sr. No. 5 6865.13 x 1.15 = 7894.89 (Permissible)	7894.89
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	18879.09
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	
	(b) Ancillary Area FSI upto 60% with payment of charges. (Sr. No. 13(a) - (18879.09 - 5563.12) x 70% = 7989.58 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	

CERTIFICATE OF AREA

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.

Signature (ALIM FOUZI)

OWNER'S DECLARATION

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. THROUGH DIRECTOR SOHAIL HANIF HINGORA(P.A. HOLDER)

PROPERTY DISCRIPTION

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.322, 36/2, 36/3, 380,124, 74/3,134(A/P),134/B,134 & 144 403(P) & 403(P), PLOT NO.14, 15, 19, 20, 21, 22, 23 & 24 AT: MILLAT NAGAR, VILLAGE- NIZAMPUR, TALUKA-BHIWANDI, DIST.-THANE

LICENSING ENGINEER NAME AND SIGNATURE

Fouzi & Associates

ARCHITECT & R.C.C. CONSULTANT

OFFICE NO.101/102, FIRST FLOOR, KONARK ARCADE, OPP. TAHSILDAR OFFICE, BESIDE NEW MUNICIPAL CORPORATION, BHIWANDI

E-mail: fouzindassociates@gmail.com

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