PARKING AREA REQUIREMENT OF BUILDING - 1 AS PER UDCPR

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

PARKING AREA REQUIREMENT OF BUILDING - 2 AS PER UDCPR

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

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= ⅔ xY

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	2017		7900(Rr)			
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)	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.	

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 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 No.		

Fire Staircase Area Calculation As Per Last Sanctioned

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.		

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
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	406.16x10% 40.91 Sq.mtr.	22.15 Sq.mtr.	———
	TOTAL	402.53 Sq.mtr.	225.08 Sq.mtr.	NIL
STAIRCASE , PASSAGE AND LIFT				
2	Stilt 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.

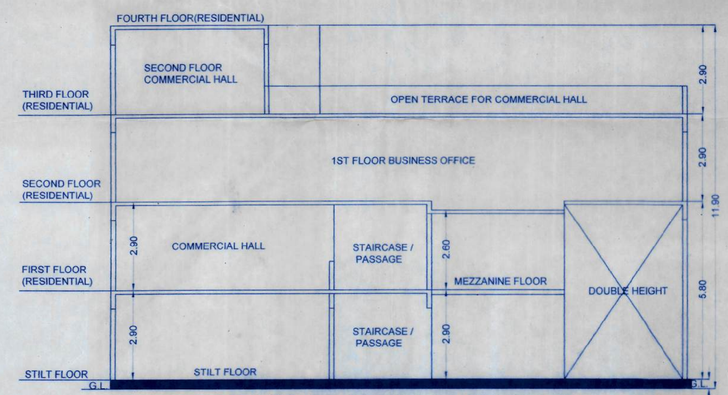
Staircase, Pass. & Balc. Area Calc. of Building -2 As Per Previous Sanctioned

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
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	Stilt 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.	186.93>103.32	83.61 Sq.mtr.
	EXCESS AREA			NIL
	Total excess area			83.61 Sq.mtr.

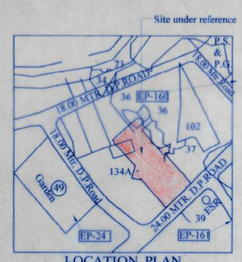
FLOOR AREA CALCULATION OF BUILDING TYPE - 01 & 02

FLOOR LEVEL	BUILDING TYPE - 01				BUILDING TYPE - 02	
	SANCTIONED AREA OF COMM.	PROPOSED AREA OF COMM.	SANCTIONED AREA OF RESI.	PROPOSED AREA OF RESI.	SANCTIONED AREA OF RESI.	PROPOSED AREA OF RESI.
GR. FLOOR	397.67	------	------	159.26	------	196.13
1ST FLOOR	169.19	149.61	366.34	1.54	516.60	------
2ND FLOOR	430.42	------	366.34	1.54	------	812.32
3RD FLOOR	150.21	------	366.34	1.54	------	812.32
4TH FLOOR	------	------	516.60	1.54	------	812.32
5TH FLOOR	------	------	516.60	1.54	------	812.32
6TH FLOOR	------	------	516.60	1.54	------	812.32
7TH FLOOR	------	------	516.60	1.54	------	812.32
8TH FLOOR	------	------	409.16	1.54	------	676.44
9TH FLOOR	------	------	------	813.82	------	812.32
10TH FLOOR	------	------	------	813.82	------	812.32
11TH FLOOR	------	------	------	813.82	------	812.32
12TH FLOOR	------	------	------	813.82	------	812.32
13TH FLOOR	------	------	------	677.94	------	676.44
14TH FLOOR	------	------	------	813.82	------	812.32
15TH FLOOR	------	------	------	813.82	------	812.32
16TH FLOOR	------	------	------	813.82	------	812.32
17TH FLOOR	------	------	------	659.36	------	812.32
18TH FLOOR	------	------	------	------	------	586.13
19TH FLOOR	------	------	------	------	------	414.89
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 = 26840.86 SMT.

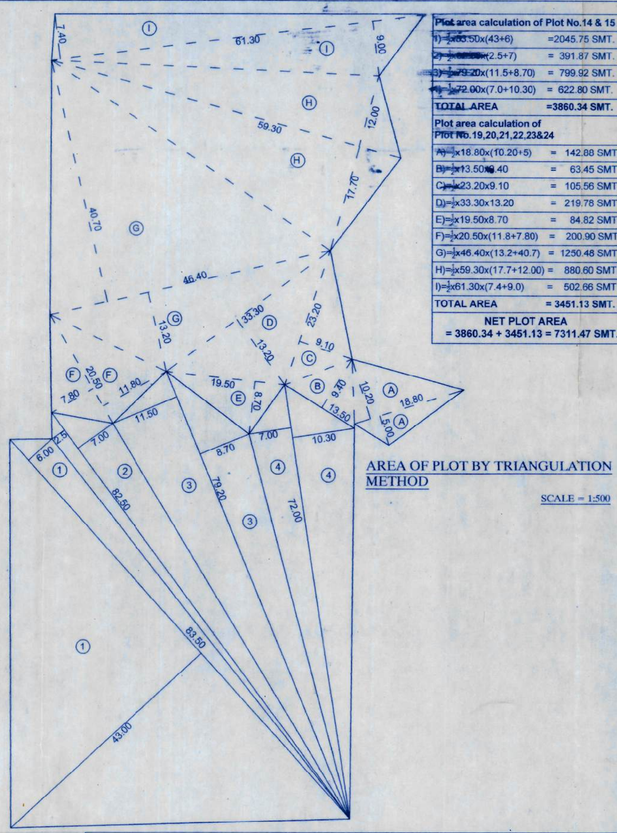


CROSS SECTION ALONG C-D SCALE 1:100
BUILDING TYPE - 1



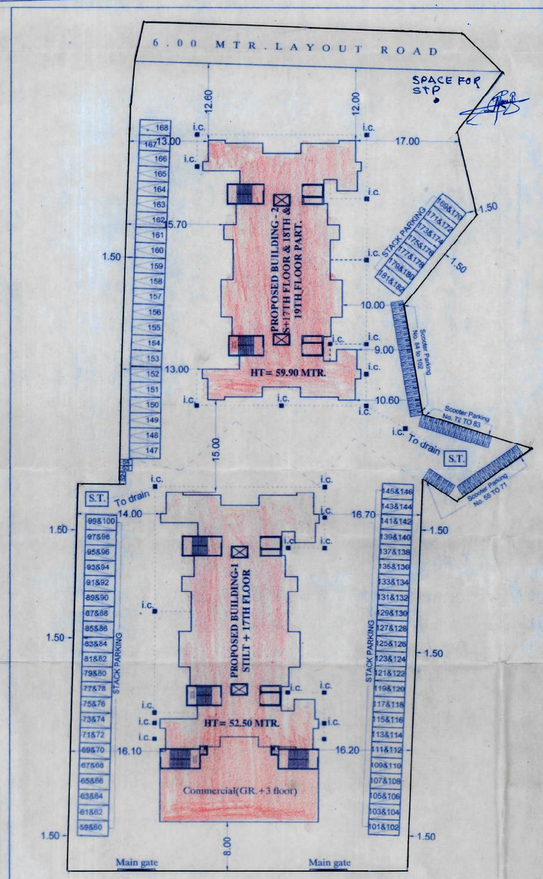
LOCATION PLAN
SCALE 1:5000

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



Plot area calculation of Plot No.14 & 15	
1) ½x65.50x(43+6)	=2045.75 SMT.
2) ½x[illegible](2.5+7)	= 391.87 SMT.
3) ½x79.20x(11.5+8.70)	= 799.92 SMT.
4) ½x72.00x(7.0+10.30)	= 622.80 SMT.
TOTAL AREA	**=3860.34 SMT.**
Plot area calculation of Plot No.19,20,21,22,23&24	
A) ½x16.80x(10.20+5)	= 142.88 SMT.
B) ½x13.50x9.40	= 63.45 SMT.
C) ½x23.20x9.10	= 105.56 SMT.
D) ½x33.30x13.20	= 219.78 SMT.
E) ½x19.50x8.70	= 84.82 SMT.
F) ½x20.50x(11.8+7.80)	= 200.90 SMT.
G) ½x46.40x(13.2+40.7)	= 1250.48 SMT.
H) ½x59.30x(17.7+12.00)	= 880.60 SMT.
I) ½x61.30x(7.4+9.0)	= 502.66 SMT.
TOTAL AREA	**= 3451.13 SMT.**
NET PLOT AREA = 3860.34 + 3451.13 = 7311.47 SMT.	

AREA OF PLOT BY TRIANGULATION METHOD
SCALE = 1:500



SITE PLAN
SCALE 1:500

APPROVAL STAMP 01/10

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

भिवंडी निजामपूर शहर महानगरपालिका भिवंडी (ठाणे)

कार्यालयाचे पत्र क्र. भा.म.न.र.प्र.(UD) 2022-23
मा.उ.न.र.वि. 462 दिनांक 26.2.23 अन्वये
प्रतीना अधिन राहुन व दिलेल्या रंगाने दुरुस्ती सुचविल्या प्रमाणे सदिस्थिती
बांधकाम/विकास परवानगी मंजुर

सहाय्यक संचालक नगररचना
भिवंडी निजामपूर शहर महानगरपालिका
(स्वाक्षरीवर मा.आयुक्त यांचा स्वाक्षरी अस)

Sr. No.	Proforma - 1 : Area Statement	Area in sq.mtr.
A	AREA OF PLOT AS PER 7/12 ABSTRACT OF S.NO.37/0,38/0,74/3,134/A(P), 134/B, PLOT NO.14 & 15	3442.00
	AREA OF PLOT AS PER 7/12 ABSTRACT OF S.NO.32/2,36/2,36/3,124,134 & 144, PLOT NO.19,20,21,22,23 & 24	3423.13
B	AREA OF PLOT AS PER TRIANGULATION METHOD OF S.NO.37/0,38/0, 74/3,134/A(P),134/B, PLOT NO.14 & 15	3860.34
	AREA OF PLOT AS PER TRIANGULATION METHOD OF S.NO. 32/2,36/2, 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)	———
3.	Balance area of plot (1-2)	6865.13
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. 5xbasic 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 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 or1.85 x Sr. No. 4 (b)and /or(c)].*	———
	(c) TDR area on Sr. No. 6865.13 x 1.15 = 7894.89 (Permissible)	———
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	7894.89
12.	Additional FSI area under Chapter No. 7	———
13.	Total entitlement of FSI in the proposal	18879.09
	(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 60% = 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.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-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 : fouziandassociates@gmail.com

Fouzi & Associates Licensing & R.C.C. Consultants

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