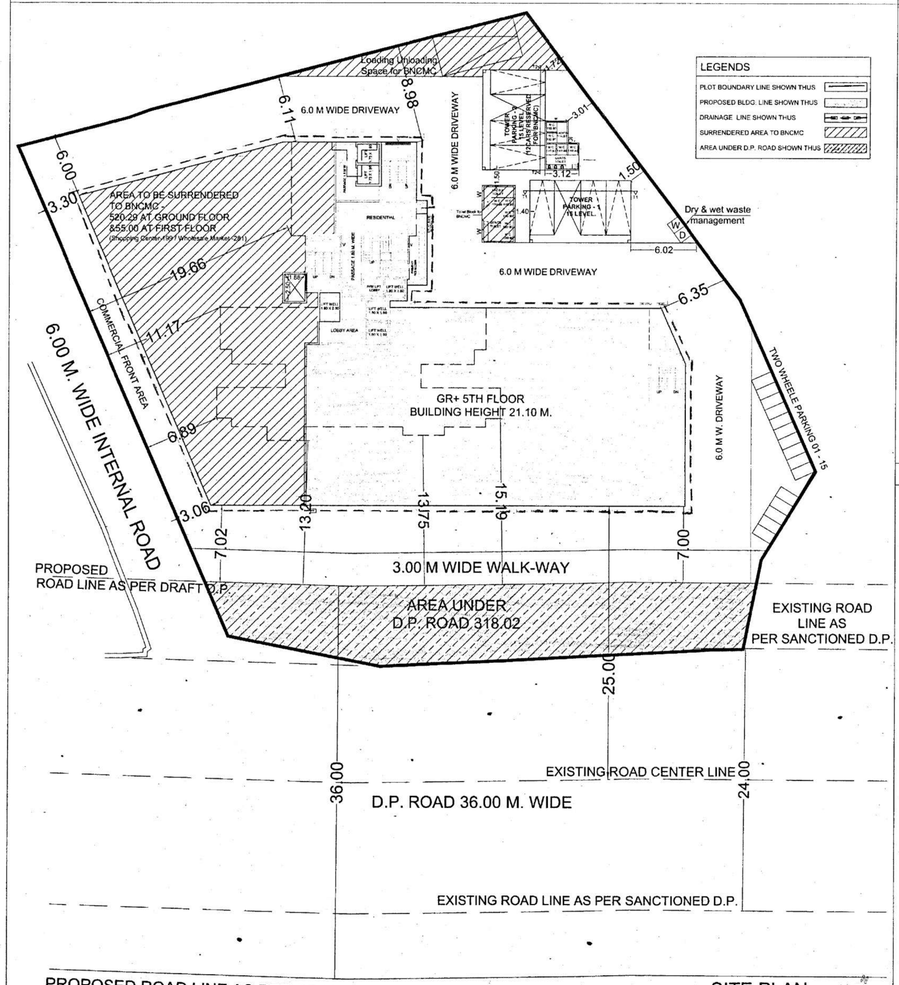
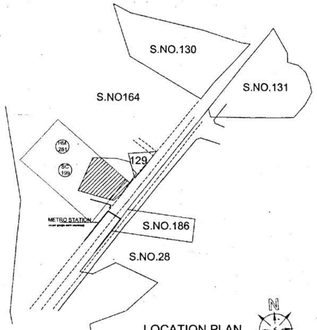
SITE PLAN



SITE PLAN
SCALE 1:200

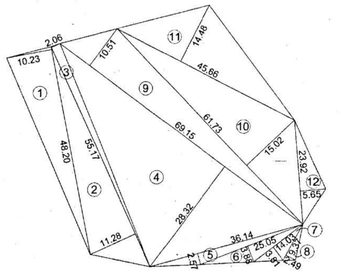
LOCATION PLAN



LOCATION PLAN
(NOT TO SCALE)

PLOT AREA AS PER TRIANGULATION

PLOT AREA CALCULATION AS PER TRIANGULATION METHOD								
SR. NO.	L	X	H	X	X	X	Nos.	AREA(SQ.MTR.)
1	48.20	X	10.23	X	0.50	X	1	246.54
2	55.17	X	11.28	X	0.50	X	1	311.16
3	55.17	X	2.06	X	0.50	X	1	56.83
4	69.15	X	28.32	X	0.50	X	1	979.16
5	36.14	X	2.57	X	0.50	X	1	46.44
6	25.05	X	3.88	X	0.50	X	1	48.60
7	14.03	X	3.81	X	0.50	X	1	26.73
8	9.37	X	2.49	X	0.50	X	1	11.67
9	69.15	X	10.51	X	0.50	X	1	363.38
10	61.73	X	15.02	X	0.50	X	1	463.59
11	45.66	X	14.48	X	0.50	X	1	330.58
12	23.92	X	5.65	X	0.50	X	1	67.57
						TOTAL AREA (A)		2952.25



PLOT AREA LINE DIAGRAM
SCALE 1:500

BNCMC SURRENDER AREA BLOCK DIAGRAM, PARKING, & WC

Occupant load Calculation for WC (B.N.C.M.C)

	Total Occupant load	Shop Owner Occupant load	Balance (1-2) Occupant load	Male occupant 2/3	Female occupant 1/3
Gr. FL. & 1ST	CA/10 = 524.59/10 ≅ 52	06 (Asper No. of Shops)	1-2 = 52-6 = 46	52 x 2/3 = 35	52 x 1/3 = 17

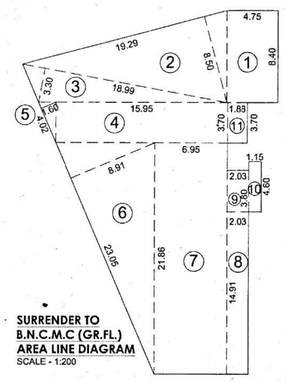
Occupant load Calculation for Urinals

	Total Occupant load	Male occupant
Gr. FL. & 1ST	CA/10 = 524.59/10 ≅ 52	52 x 2/3 = 35

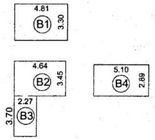
Table No. 12-O-Sanitation Requirements - Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & vegetable Markets

Sr.No	Fixtures	Shop Owners		Common Toilets in Market/ Mall Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
(i)	Water-Closets	1 per 8 Person or part thereof		2 for 15-35	2 for 13-25	1 per 50	1 per 50
Provided	Ground Floor	1/8 = 0.75 ≅ 1		For 35 Occupant 2 WC	For 17 Occupant 2 WC	NIL for 30	NIL for 15
(ii)	Urinals	---	---	2 for 21-45	---	1 UPTO 50	---
Provided	Ground Floor	---		For 35 Occupant 2 Urinals	---	For 35 Occupants 1 Urinals	---

TABLE NO . 8B PARKING AREA (B.N.C.M.C)							
SR.NO.	OCCUPANCY	SIZE OF TENEMENT	FLAT. NO.	PARKING SPACE REQUIRED			
				NON CONGESTED AREA		PROVIDE	
				CAR	SCOOTER	CAR	SCOOTER
6	Mercantile (markets departmental stores, shops and other Commercial user)	For every 100 sq.m. carpet area or fraction there of 524.55/ 100	----	2	6	10.48	31.44
	MULTIPLYING FACTOR					0.80	0.80
	TOTAL					8.38	25.15
	REQUIRED PARKING					8.00	25
25 NOS. TWO WHEELER PARKING CONVERT TO FOUR WHEELER PARKING 25/ 6 = 4.16 ≅ 4 NOS. FOUR WHEELER PARKING							
PARKING REQUIRED CAR (8 + 4 = 12) SCOOTER (25 - 25 = 00)						12.00	0.00
PROPOSED PARKING ---- [TOWER PARKING - 2: 12 CARS]						12.00	0.00



SURRENDER TO B.N.C.M.C (GR.FL.) AREA LINE DIAGRAM
SCALE - 1:200



SURRENDER TO B.N.C.M.C (1ST.FL.) AREA LINE DIAGRAM
SCALE - 1:200

BNCMC BUILT-UP AREA HANDOVER CAL. (1ST FLOOR)							
SR. NO.	L	X	B	X	NOS.	=	AREA(SQ.MTR.)
B1	4.81	X	3.30	X	1	=	15.87
B2	4.64	X	3.45	X	1	=	16.01
B3	2.27	X	3.7	X	1	=	8.40
B4	5.1	X	2.89	X	1	=	14.74
TOTAL BNCMC BUILT-UP AREA						=	55.00

BNCMC BUILT-UP AREA HANDOVER CALCULATION (GROUND FLOOR)							
SR. NO.	L	X	B	X	X	=	AREA(SQ.MTR.)
1	4.75	X	8.40	X	1	=	39.90
2	19.29	X	8.5	X	0.5	=	81.98
3	18.99	X	3.3	X	0.5	=	31.33
4	15.95	X	3.70	X	1	=	59.02
5	4.02	X	1.6	X	0.5	=	3.22
6	23.05	X	8.91	X	0.5	=	102.69
7	6.95	X	21.86	X	1	=	151.93
8	2.03	X	14.91	X	1	=	30.27
9	2.03	X	3.80	X	1	=	7.71
10	1.15	X	4.60	X	1	=	5.29
11	1.88	X	3.70	X	1	=	6.96
TOTAL BNCMC BUILT-UP AREA						=	520.29

Total Built-up Area to be Handed over to BNCMC	
Floor	Area (sq.mtr.)
Part Ground Floor	520.29
Part First Floor	55.00
TOTAL	**575.29**

FORMS OF STATEMENTS

From of Statement-1 (to be printed on plan) [SR.NO.8(a)(iii)] Existing Building to be retained				
Existing Building no.	FLOOR NO.	Plinth Area	Total Floor Area of Existing Building	Use/Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

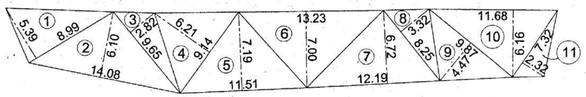
FORM OF STATEMENT-2
(TO BE PRINTED ON PLAN)
[SR.NO.9(a)]
PROPOSED BUILDING

Building No.	FLOOR NO.	Total Built-up Area of floor ,as per outer construction line.		
		COMMERCIAL	RESIDENTIAL	TOTAL
(1)	(2)		(3)	
	GROUND	657.14 SQ.MTR.	89.67 SQ.MTR.	746.81 SQ.MTR.
	1ST.	1045.63 SQ.MTR.	71.41 SQ.MTR.	1117.04 SQ.MTR.
	2ND.	1083.80 SQ.MTR.	86.05 SQ.MTR.	1169.85 SQ.MTR.
	3RD.	1083.80 SQ.MTR.	86.05 SQ.MTR.	1169.85 SQ.MTR.
	4TH.		383.35 SQ.MTR.	383.35 SQ.MTR.
	5TH.		383.35 SQ.MTR.	383.35 SQ.MTR.
	TOTAL	3870.37 SQ.MTR.	1099.88 SQ.MTR.	4970.25 SQ.MTR.

FORM OF STATEMENT-3
(TO BE PRINTED ON PLAN)
[SR.NO.9(g)]

BUILDING NO.	Floor No.	Apartment No.	RERA Carpet Area of Apartments	Area of balcony attached to Apartment	Area of double height terraces attached to flat
	GROUND	----	502.83 SQ.MTR.	----	----
	1ST. FL.		738.77 SQ.MTR.	----	----
	2ND. FL.		807.25 SQ.MTR.	----	----
	3RD. FL.		807.25 SQ.MTR.	----	----
	4TH. FL.		78.10 SQ.MTR.	----	----
	5TH. FL.		280.42 SQ.MTR.	----	----

AREA UNDER ROAD CALCULATON



D.P.ROAD AREA LINE DIAGRAM
SCALE 1:200

D.P. ROAD AREA CALCULATION AS PER TRIANGULATION METHOD								
SR. NO.	L	X	H	X	X	X	NOS.	AREA(SQ.MTR.)
1	8.99	X	5.39	X	0.50	X	1	24.23
2	14.08	X	6.10	X	0.50	X	1	42.94
3	9.65	X	2.82	X	0.50	X	1	13.61
4	9.14	X	6.21	X	0.50	X	1	28.38
5	11.51	X	7.19	X	0.50	X	1	41.38
6	13.23	X	7.00	X	0.50	X	1	46.31
7	12.19	X	6.72	X	0.50	X	1	40.96
8	8.25	X	3.32	X	0.50	X	1	13.70
9	9.87	X	4.47	X	0.50	X	1	22.06
10	11.68	X	6.16	X	0.50	X	1	35.97
11	7.32	X	2.32	X	0.50	X	1	8.49
						TOTAL AREA (A)		318.02

STAMP OF APPROVAL

SHEET : 1 OF 6

कार्यालयचे पत्र क्र. न.र.प्र.क्र./ ..... दिनांक: .....अन्वये

मा.अ.न.र.वि. ..... दिनांक: ..... यांच्या

शर्तीना अधिन राहून व दिल्या गेलेले दुरुस्ती सुचविल्या प्रमाणे

बांधकाम/विकास परवानगी मंजूर

सहायक संचालक नगररचना
पिंपरी चिंचवड शहर महानगरपालिका

PERFORMA			
SR. NO.	NET PLOT CALCULATION - EXAMPLE TITLE		SQ.MTR.
1)	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)		2952.25
(a)	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)		3499.20
(b)	AS PER OWNERSHIP DOCUMENT (CTS EXTRACT)		------
(c)	AS PER MEASUREMENT SHEET (AS PER TILR TRIANGULATION METHOD)		2952.25
	B.N.C.M.C SURRENDER AREA		575.29
2)	DEDUCTIONS FOR		------
(a)	PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING		318.02
(b)	ANY D.P. RESERVATION AREA		------
	(TOTAL A+B)		------
3)	BALANCE AREA OF PLOT (1-2)		2634.23
4)	AMENITY SPACE (IF APPLICABLE)		------
(a)	REQUIRED		------
(c)	ADJUSTMENT OF 2(B), IF ANY -		------
(c)	BALANCE PROPOSED -		------
5)	NET PLOT AREA (3-4 (C))		2634.23
6)	RECREATIONAL OPEN SPACE (IF APPLICABLE)		------
(a)	REQUIRED -		------
(b)	PROPOSED -		------
7)	INTERNAL ROAD AREA		------
8)	PLOTABLE AREA (IF APPLICABLE)		2634.23
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR. NO. 5XBASIC F.S.I) (2634.23 X 1.10) = 2897.65 SQ.MTR.		2897.65
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM		------
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE.		------
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.		------
11)	PERMISSIBLE TDR -		------
a)	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO.2 (A)]. IF ANY 318.02 X 2 = 636.04		------
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR. NO.4 (B) AND / OR (C)].		------
c)	TDR AREA		------
d)	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (A)+(B)+(C))		------
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7		------
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		2897.65
(a)	[9 +10(B)+11(D)] OR 12 WHICHEVER IS APPLICABLE.		2897.65
(b)	1. ANCILLARY (80% OF 2150.20 SQ.M. = 1720.16 SQ.M. (60% OF 747.45 SQ.M. = 448.47 SQ.M. TOTAL ANCILLARY AREA = 2168.63 SQ.M.		2168.63
(c)	TOTAL ENTITLEMENT (A+B)		5066.28
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		------
(b)	PROPOSED BUILT-UP AREA (AS PER "P-LINE")		4970.25
(c)	(TOTAL A+B)		4970.25
16)	F.S.I. CONSUMED (15(C)/13C) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)		1.71
17)	AREA FOR INCLUSIVE HOUSING, IF ANY		------
(a)	REQUIRED (20% OF SR.NO.5)		------
(b)	PROPOSED		------

CERTIFICATE OF AREA

CERTIFIED THAT, I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2952.25 SMT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLAN OF (GR + 5TH FL.) COMMERCIAL CUM RESIDENTIAL BUILDING UNDER ACCOMODATION RESERVATION OF WHOLESALE MARKET (281) AS PER SANCTIONED DP & SHOPPING CENTRE (199) AS PER DRAFT DP ON LAND BEARING S.NO. 211/2 (OLD S.NO. 164, H. NO. 20 & 21) AT VILLAGE KAMATGHAR, TALUKA :BHIWANDI,DIST.-THANE.

OWNERS NAME AND SIGNATURE

M/S. QUBA TRADE LINKS THROUGH PARTNERS':

1. MR. ADIL NASIR HUSAIN MOMIN
2. MR. RIZWAN IKRAMUDDIN SHAIKH
3. MR. NILESH KUMAR RAICHAND JAIN
4. MR. NARPATRAJ HASTIMALJI JAIN
5. MR. MUKESH MANCHALAL CHOUHAN

CONSULTING ENGINEER NAME AND SIGNATURE

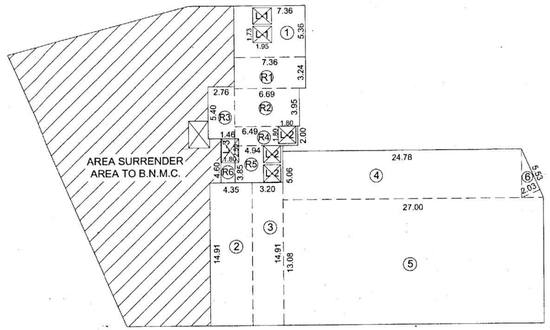
SIGNATURE OF LICENSED SURVEYOR/ ARCHITECT/ ENGINEER/ STRUCTURAL ER.

KAMATGHAR - S.NO.211/2			
			SQ.MTR
A	PLOT AREA AS PER 7/12		3499.2
	PLOT AREA AS PER CTS		0
B	PLOT AREA AS PER TILR		2952.25
C	PLOT AREA TO BE CONSIDERED		2952.25
D	AREA UNDER WHOLE SALE MARKET RESERVATION - 281		2295.90
E	LAND AREA TO BE SURRENDER AS PER AR POLICY (40% OF D)	40%	918.36
F	BUILT AMENITY TO BE SUURENDER AS PER AR POLICY (25% OF D)	25%	573.98
G	READY RECKONER RATE PER SQ.MTR	₹ 8,200	

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GROUND & FIRST FLOOR PLAN AND THEIR RESPECTIVE AREA CALCULATIONS

STAMP OF APPROVAL

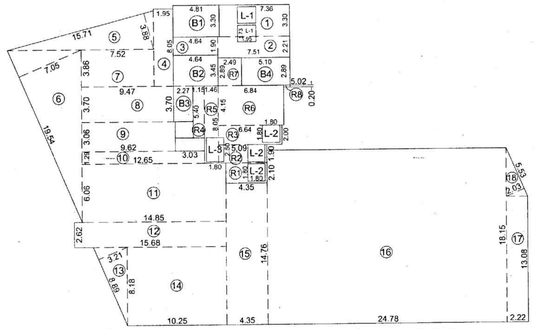


LINE DIAGRAM OF GROUND FLOOR PLAN
SCALE 1:200

BUILT-UP AREA CALCULATION OF GR. FLOOR (COMMERCIAL)								
SR. NO.	L	X	B/H	X	X	X	Nos.	AREA(SQ.MTR.)
1	7.36	X	5.36	X	1	X	1	39.45
2	4.35	X	14.91	X	1	X	2	64.86
3	3.20	X	14.91	X	1	X	1	47.71
4	24.78	X	5.06	X	1	X	1	125.39
5	27.00	X	13.08	X	1	X	1	353.16
6	5.53	X	2.03	X	0.5	X	1	5.61
TOTAL AREA (A)								636.18
DEDUCTION FOR LIFT & VOID DUCT								
L1	1.95	X	1.73	X	1	X	2	6.75
TOTAL AREA (B)								6.75
TOTAL COMMERCIAL BUILT UP AREA (A-B)								629.43

BUILT-UP AREA CALCULATION OF GR. FLOOR (RESIDENTIAL)								
SR. NO.	L	X	B/H	X	X	X	Nos.	AREA(SQ.MTR.)
R1	7.36	X	3.24	X	1	X	1	23.85
R2	6.69	X	3.95	X	1	X	1	26.43
R3	2.76	X	5.40	X	1	X	1	14.90
R4	6.49	X	2.00	X	1	X	1	12.98
R5	4.94	X	3.85	X	1	X	1	19.02
R6	1.46	X	4.60	X	1	X	1	6.72
TOTAL AREA (A)								103.89
DEDUCTION FOR LIFT								
L2	1.80	X	1.80	X	1	X	3	9.72
L3	1.80	X	2.50	X	1	X	1	4.50
TOTAL AREA (B)								14.22
TOTAL RESIDENTIOL BUILT UP AREA (A-B)								89.67

PROPOSED GROUND FLOOR P-LINE AREA	
GR. FLOOR COMMERCIAL P-LINE AREA	629.43
GR. FLOOR RESIDENTIAL P-LINE AREA	89.67
TOILET BLOCK	27.71
TOTAL AREA	746.81

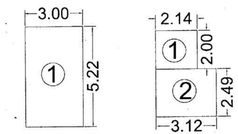


LINE DIAGRAM OF 1ST FLOOR PLAN
SCALE 1:200

BUILT-UP AREA CALCULATION OF 1ST. FLOOR (RESIDENTIOL)								
SR. NO.	L	X	B/H	X	X	X	Nos.	AREA(SQ.MTR.)
R1	4.35	X	2.10	X	1	X	1	9.14
R2	5.09	X	1.9	X	1	X	1	9.67
R3	6.64	X	2.00	X	1	X	1	13.28
R4	5.4	X	1.15	X	1	X	1	6.21
R5	1.46	X	8.05	X	1	X	1	11.75
R6	6.84	X	4.15	X	1	X	1	28.39
R7	2.49	X	2.89	X	1	X	1	7.20
R8	5.02	X	0.20	X	1	X	1	1.00
TOTAL AREA (A)								85.63
DEDUCTION FOR LIFT								
L2	1.80	X	1.80	X	1	X	3	9.72
L3	1.80	X	2.50	X	1	X	1	4.50
TOTAL AREA (B)								14.22
TOTAL RESIDENTIOL BUILT UP AREA (A-B)								71.41

BUILT-UP AREA CALCULATION OF 1ST. FLOOR (COMMERCIAL)								
SR. NO.	L	X	B/H	X	X	X	Nos.	AREA(SQ.MTR.)
1	7.36	X	3.30	X	1	X	1	24.29
2	7.51	X	2.21	X	1	X	1	16.60
3	4.64	X	1.90	X	1	X	1	8.82
4	1.95	X	8.05	X	1	X	1	15.70
5	15.71	X	3.88	X	1	X	0.50	30.48
6	19.54	X	7.05	X	1	X	0.50	68.88
7	7.52	X	3.86	X	1	X	1	29.03
8	9.47	X	3.70	X	1	X	1	35.04
9	5.62	X	3.06	X	1	X	1	29.44
10	12.65	X	1.29	X	1	X	1	16.32
11	14.85	X	6.06	X	1	X	1	89.99
12	15.68	X	2.62	X	1	X	1	41.08
13	8.89	X	3.21	X	1	X	0.50	14.27
14	10.25	X	8.18	X	1	X	1	83.85
15	4.35	X	14.76	X	1	X	1	64.21
16	24.78	X	18.15	X	1	X	1	449.76
17	2.22	X	13.08	X	1	X	1	29.04
18	5.53	X	2.03	X	1	X	0.50	5.61
TOTAL AREA (A)								1052.38
DEDUCTION FOR LIFT & VOID DUCT								
L1	1.95	X	1.73	X	1	X	2	6.75
TOTAL AREA (B)								6.75
TOTAL COMMERCIAL BUILT UP AREA (A-B)								1045.63

PROPOSED 1ST FLOOR P-LINE AREA	
1ST FLOOR COMMERCIAL P-LINE AREA	1045.63
1ST FLOOR RESIDENTIAL P-LINE AREA	71.41
TOTAL AREA	1117.04



TOILET BLOCK - 1

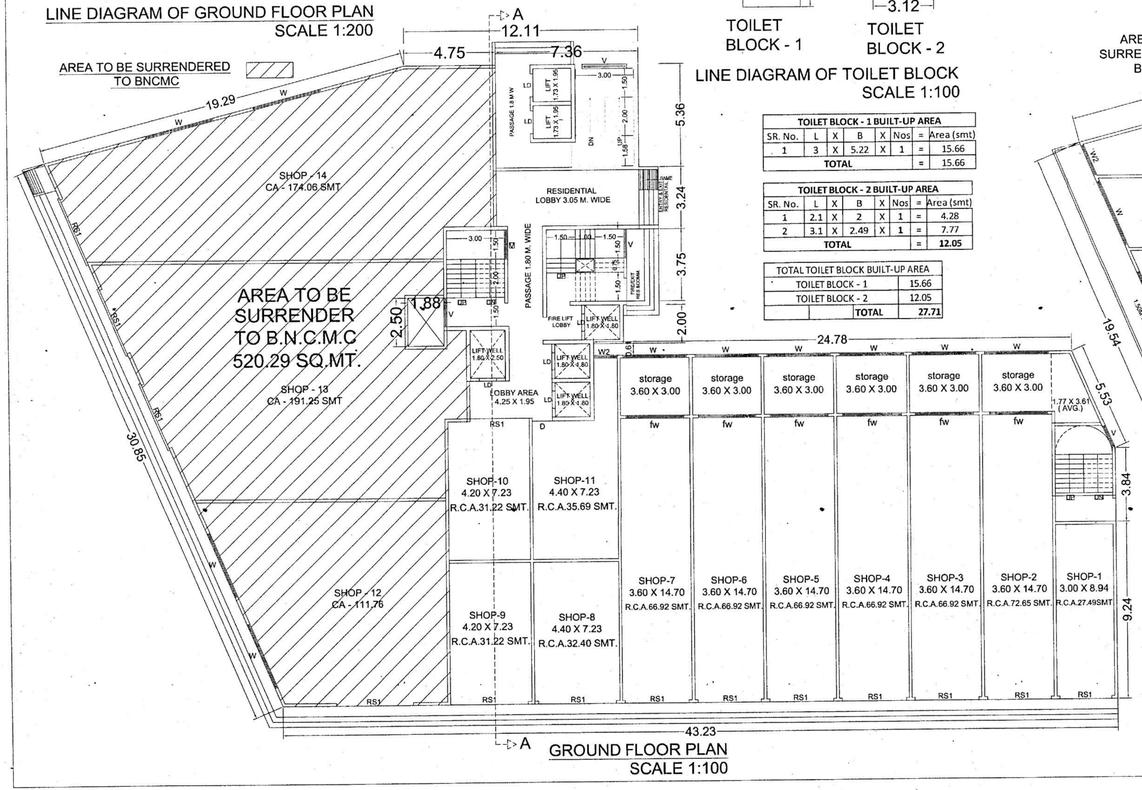
TOILET BLOCK - 2

LINE DIAGRAM OF TOILET BLOCK
SCALE 1:100

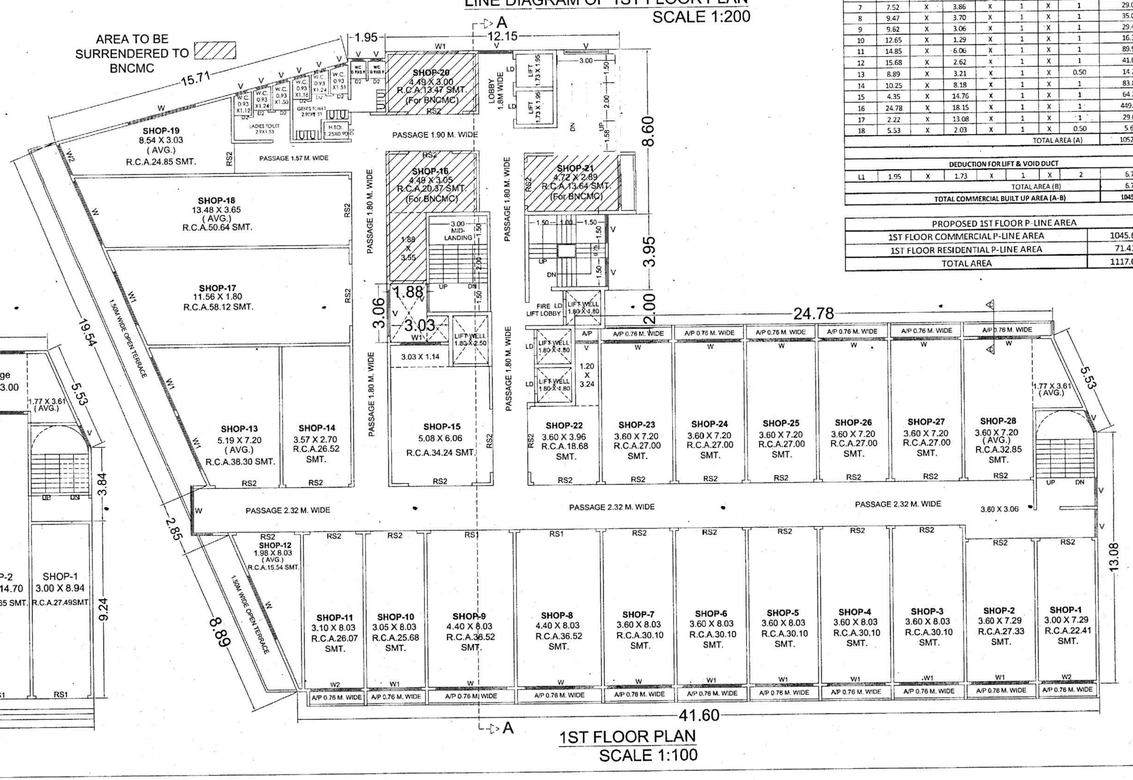
TOILET BLOCK - 1 BUILT-UP AREA							
SR. No.	L	X	B	X	Nos	=	Area (smt)
1	3	X	5.22	X	1	=	15.66
TOTAL						=	15.66

TOILET BLOCK - 2 BUILT-UP AREA							
SR. No.	L	X	B	X	Nos	=	Area (smt)
1	2.1	X	2	X	1	=	4.28
2	3.1	X	2.49	X	1	=	7.77
TOTAL						=	12.05

TOTAL TOILET BLOCK BUILT-UP AREA	
TOILET BLOCK - 1	15.66
TOILET BLOCK - 2	12.05
TOTAL	27.71



GROUND FLOOR PLAN
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100

CERTIFICATE OF AREA

CERTIFIED THAT, I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2952.25 SMT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PLAN OF (GR + 5TH FL.) COMMERCIAL CUM RESIDENTIAL BUILDING UNDER ACCOMODATION RESERVATION OF WHOLESALE MARKET (281) AS PER SANCTIONED DP & SHOPPING CENTRE (199) AS PER DRAFT DP ON LAND BEARING S.NO. 211/2 (OLD S.NO. 164, H. NO. 20 & 21) AT VILLAGE KAMATGHAR, TALUKA : BHIWANDI,DIST.-THANE.

OWNERS NAME AND SIGNATURE

M/S. QUBA TRADE LINKS THROUGH PARTNERS':

1. MR. ADIL NASIR HUSAIN MOMIN
2. MR. RIZWAN IKRAMUDDIN SHAIKH
3. MR. NILESH KUMAR RAICHAND JAIN
4. MR. NARPATRAJ HASTIMALJI JAIN
5. MR. MUKESH MANCHALAL CHOUHAN

CONSULTING ENGINEER NAME AND SIGNATURE

SIGNATURE OF LICENSED SURVEYOR/ ARCHITECT/ ENGINEER/ STRUCTURAL ER.

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