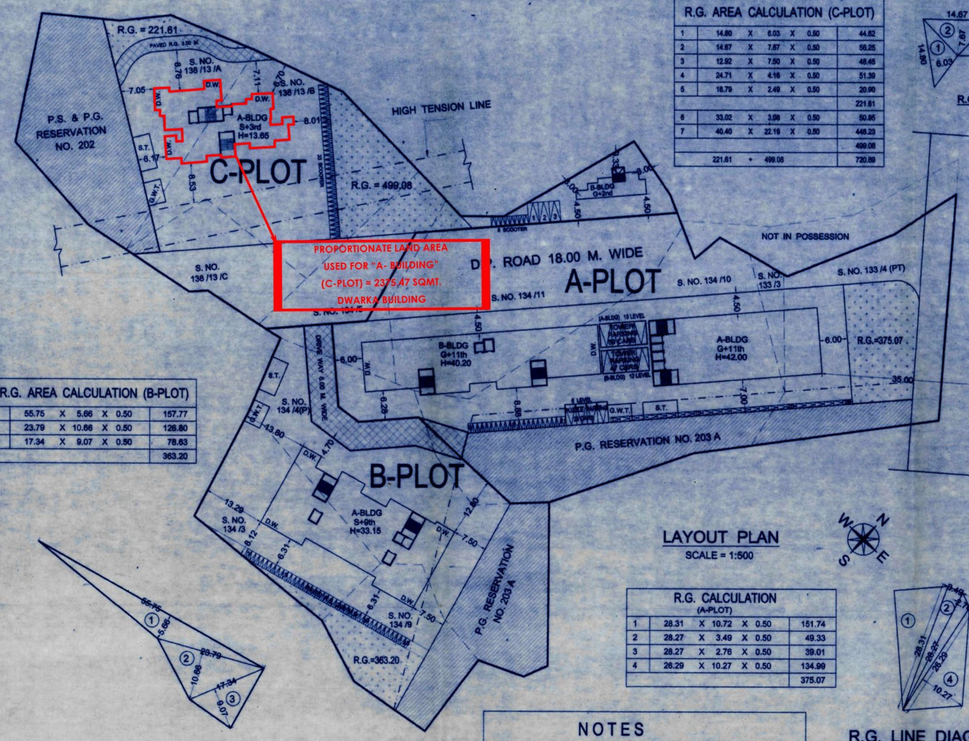
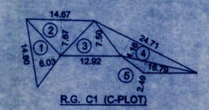


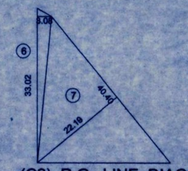
R.G. AREA LINE DIAGRAM
SCALE = 1:500 (B-PLOT)

R.G. AREA CALCULATION (B-PLOT)					
1	55.75	X	5.66	X 0.50	157.77
2	23.79	X	10.66	X 0.50	126.80
3	17.34	X	9.07	X 0.50	78.63
					363.20

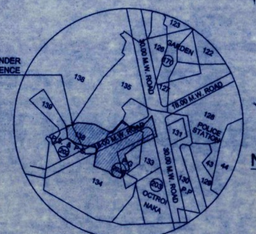
R.G. AREA CALCULATION (C-PLOT)					
1	14.80	X	6.03	X 0.50	44.62
2	14.67	X	7.87	X 0.50	56.25
3	12.92	X	7.50	X 0.50	48.45
4	24.71	X	4.16	X 0.50	51.39
5	16.79	X	2.49	X 0.50	20.90
					221.61
6	33.02	X	3.06	X 0.50	50.85
7	40.40	X	22.18	X 0.50	448.23
					499.08
221.61	+	499.08			720.69



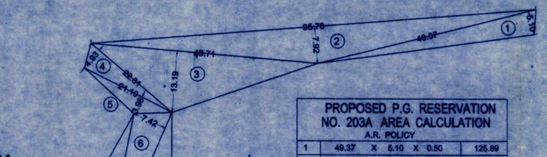
R.G. C1 (C-PLOT)



(C2) R.G. LINE DIAGRAM
SCALE = 1:500 (C-PLOT)



LOCATION PLAN
SCALE = 1:500

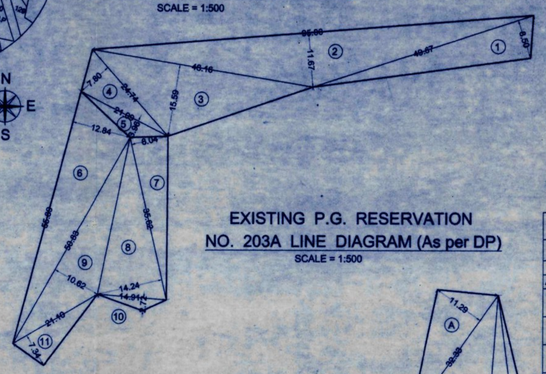


PROPOSED P.G. RESERVATION NO. 203A LINE DIAGRAM (AR Policy)
SCALE = 1:500

PROPOSED P.G. RESERVATION NO. 203A AREA CALCULATION A.R. POLICY					
1	49.37	X	5.10	X 0.50	125.89
2	95.78	X	7.92	X 0.50	379.26
3	48.71	X	13.19	X 0.50	321.24
4	22.81	X	4.93	X 0.50	56.22
5	21.10	X	3.98	X 0.50	41.98
					924.61
6	37.10	X	7.42	X 0.50	137.64
7	37.10	X	14.05	X 0.50	260.62
8	50.82	X	10.42	X 0.50	264.77
9	20.95	X	7.07	X 0.50	74.05
10	14.91	X	2.72	X 0.50	20.27
					757.35
	924.61	+	757.35		1681.96
	70% OF 2390.79 = 1673.55				

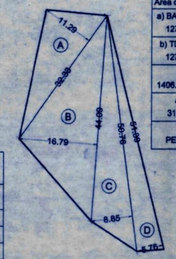
7/12 SUMMARY		
SR.N.	7/12 LIST	AREA
1	133/3	50.00
2	133/4 (P)	1581.00
3	134/3	850.00
4	134/4-A	2030.00
5	134/5	750.00
6	134/9	710.00
7	134/10	2680.00
8	134/11	1950.00
9	138/13-A	1400.00
10	138/13-B	1300.00
11	138/13-C	700.00
		14001.00

EXISTING P.G. RESERVATION NO. 203A AREA CALCULATION					
1	49.67	X	8.50	X 0.50	211.09
2	95.00	X	11.67	X 0.50	554.32
3	48.16	X	15.59	X 0.50	375.40
4	24.74	X	7.80	X 0.50	96.48
5	21.09	X	3.95	X 0.50	41.75
					1279.04
6	55.89	X	12.84	X 0.50	358.81
7	35.62	X	8.04	X 0.50	143.19
8	35.62	X	14.24	X 0.50	253.61
9	50.83	X	10.62	X 0.50	269.90
10	14.91	X	2.72	X 0.50	8.81
11	21.10	X	7.34	X 0.50	77.43
					1111.75
	1279.04	+	1111.75		2390.79



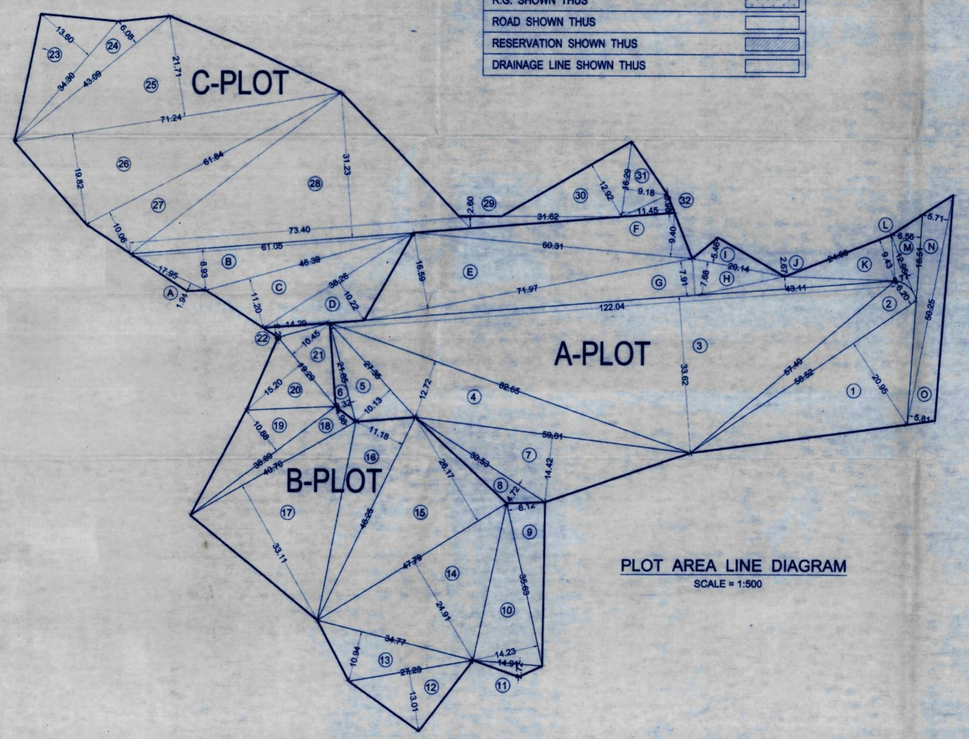
EXISTING P.G. RESERVATION NO. 203A LINE DIAGRAM (As per DP)
SCALE = 1:500

PERMISSIBLE INSITU TDR AS PER AR POLICY			
RESERVATION - 203 (A)			
PLOT - A		PLOT - B	
Area of Reservation	1279.04	Area of Reservation	1111.75
a) BASIC FSI 1279.04 x 1.1	1406.94	a) BASIC FSI 1111.75 x 1.1	1222.92
b) TDR Potential 1279.04 x 1.4	1790.65	b) TDR Potential 1111.75 x 1.4	1556.45
a + b 1406.94 + 1790.65	3197.59	a + b 1222.92 + 1556.45	2779.37
Ancillary 3197.59 x 60%	1918.55	Ancillary 2779.37 x 60%	1667.62
TOTAL PERMISSIBLE	5116.14	TOTAL PERMISSIBLE	4446.99



P.S. & P.G. RESERVATION NO 202
SCALE = 1:500

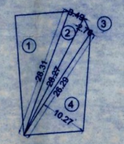
P.S. & P.G. RESERVATION NO 202 (S.NO. 138/13/A , 138/13/B , 138/13/C)					
A	11.29	X	32.33	X 0.50	182.50
B	44.09	X	16.79	X 0.50	370.13
C	50.76	X	8.85	X 0.50	224.51
D	51.39	X	5.76	X 0.50	148.00
					925.24



PLOT AREA LINE DIAGRAM
SCALE = 1:500

LAYOUT PLAN
SCALE = 1:500

R.G. CALCULATION (A-PLOT)					
1	28.31	X	10.72	X 0.50	151.74
2	28.27	X	3.49	X 0.50	49.33
3	28.27	X	2.76	X 0.50	39.01
4	28.29	X	10.27	X 0.50	134.99
					375.07



R.G. LINE DIAGRAM
SCALE = 1:500 (A-PLOT)

A-PLOT AREA CALCULATION 133/3 , 133/4(P) ,134/4 (P) , 134/5 (P) , 134/10 , 134/11					
1	56.52	X	20.95	X 0.50	612.99
2	57.40	X	6.20	X 0.50	177.94
3	122.04	X	33.62	X 0.50	2051.49
4	82.65	X	12.72	X 0.50	525.65
5	27.35	X	10.13	X 0.50	138.52
6	21.86	X	3.32	X 0.50	36.27
7	59.81	X	14.42	X 0.50	431.23
8	33.53	X	4.72	X 0.50	79.13
					4053.22
AREA UNDER 18.00 M.W. ROAD					
E	71.97	X	16.59	X 0.50	596.99
F	60.31	X	9.40	X 0.50	283.46
G	71.97	X	7.91	X 0.50	284.04
H	20.14	X	7.88	X 0.50	77.33
I	20.14	X	5.46	X 0.50	54.98
J	43.11	X	2.67	X 0.50	57.55
K	24.60	X	9.43	X 0.50	116.58
L	12.95	X	2.77	X 0.50	17.93
M	18.51	X	6.56	X 0.50	60.71
					1549.58
AREA UNDER 30.00 M.W. ROAD					
N	50.25	X	5.71	X 0.50	143.46
O	50.25	X	5.81	X 0.50	145.97
					289.43
	1549.58	+	289.43		1838.99
	4053.22	+	1838.99		5892.21

B-PLOT AREA CALCULATION					
9	35.63	X	8.12	X 0.50	144.65
10	35.63	X	14.23	X 0.50	253.50
11	14.91	X	2.72	X 0.50	20.27
12	27.23	X	13.01	X 0.50	187.75
13	34.77	X	10.94	X 0.50	190.19
14	47.79	X	24.91	X 0.50	595.22
15	47.79	X	26.17	X 0.50	625.33
16	48.25	X	11.18	X 0.50	269.71
17	40.70	X	33.11	X 0.50	673.78
18	40.70	X	4.98	X 0.50	101.34
19	38.89	X	10.88	X 0.50	211.56
20	19.29	X	15.20	X 0.50	146.60
21	19.29	X	10.45	X 0.50	100.79
22	14.29	X	2.23	X 0.50	15.93
					3536.62

C-PLOT AREA CALCULATION					
23	34.30	X	13.60	X 0.50	233.24
24	43.09	X	6.08	X 0.50	130.99
25	71.24	X	21.71	X 0.50	773.31
26	71.24	X	19.82	X 0.50	705.98
27	61.84	X	10.06	X 0.50	311.05
28	73.40	X	31.23	X 0.50	1146.14
29	31.62	X	2.60	X 0.50	41.10
30	32.24	X	12.92	X 0.50	208.27
31	16.29	X	9.18	X 0.50	74.77
32	11.45	X	3.98	X 0.50	22.78
					3647.63
AREA UNDER ROAD					
A	17.95	X	1.94	X 0.50	17.41
B	61.05	X	8.93	X 0.50	272.58
C	46.39	X	11.20	X 0.50	259.78
D	38.26	X	10.22	X 0.50	195.50
					745.27
	3647.63	+	745.27		4392.90

NOTES

PLOT BOUNDARY SHOWN THUS	
PROPOSED BUILDING SHOWN THUS	
R.G. SHOWN THUS	
ROAD SHOWN THUS	
RESERVATION SHOWN THUS	
DRAINAGE LINE SHOWN THUS	

A-BLDG SUMMARY (A-PLOT) G+11th FLOOR		
FLOOR	OCCUPANCY	P.LINE B/U AREA
GR	COMMERCIAL	510.66
1st	COMMERCIAL	589.78
2nd	COMMERCIAL	556.78
3rd	COMMERCIAL	556.78
4th	COMMERCIAL	556.78
		2770.78
5th	RESIDENTIAL	480.50
6th	RESI / REFUGE	454.12
7th	RESIDENTIAL	480.50
8th	RESIDENTIAL	480.50
9th	RESIDENTIAL	480.50
10th	RESIDENTIAL	480.50
11th	RESI / REFUGE	454.12
12th	SOCIETY OFFICE DRIVER RM	60.49
		3371.23
2770.78	+ 3371.23	6142.01

B-BLDG SUMMARY (A-PLOT) G+11th FLOOR		
FLOOR	OCCUPANCY	P.LINE B/U AREA
GR	COMMERCIAL	452.64
1st	COMMERCIAL	667.61
		1120.25
2nd	RESIDENTIAL	612.47
3rd	RESIDENTIAL	612.47
4th	RESIDENTIAL	590.54
5th	RESIDENTIAL	590.54
6th	RESI / REFUGE	590.54
7th	RESIDENTIAL	590.54
8th	RESIDENTIAL	590.54
9th	RESIDENTIAL	590.54
10th	RESIDENTIAL	590.54
11th	RESI / REFUGE	590.54
		5949.26
1120.25	+ 5949.26	7069.51

A-BLDG SUMMARY (B-PLOT) S+9th FLOOR		
FLOOR	OCCUPANCY	P.LINE B/U AREA
GR	LOBBY	132.29
Upper GR	Society off & Driver rm	56.86
1st	RESIDENTIAL	541.89
2nd	RESIDENTIAL	541.89
3rd	RESIDENTIAL	541.89
4th	RESIDENTIAL	541.89
5th	RESIDENTIAL	541.89
6th	RESI / REFUGE	531.71
7th	RESIDENTIAL	541.89
8th	RESIDENTIAL	541.89
9th	RESIDENTIAL	541.89
		5055.98

A-BLDG SUMMARY (C-PLOT) S+3rd FLOOR		
FLOOR	OCCUPANCY	P.LINE B/U AREA
GR	Lobby, Soc off, Drv rm	104.90
1st	RESIDENTIAL	371.58
2nd	RESIDENTIAL	371.58
3rd	RESIDENTIAL	371.58
		1219.64

B-BLDG SUMMARY (C-PLOT) G+2nd FLOOR		
FLOOR	OCCUPANCY	P.LINE B/U AREA
GR	COMMERCIAL	60.61
1st	COMMERCIAL	95.17
2nd	COMMERCIAL	95.17
		250.95

OWNER & P.A. HOLDER SIGNATURE

1) Mr. NARAYAN R. CHOUDHARY
2) Mr. SAGAR N. MACHHA
3) Mr. NADEEM AHMAD N. KHAN
4) Mr. LALITKUMAR H. JAIN
5) Mr. VIKRAM G. SHRISHRIMAL
6) Mr. MAHAVIRCHAND H. JAIN
7) Mrs. BABITA C. GUPTA
8) Mrs. MEENA A. SHAH
9) Mr. VIJAY B. JAIN
10) Mr. RAJENDRA B. JAIN
11) Mr. BHARAT B. JAIN
12) Mr. SAJID M. KHARBE
13) Mrs. BHAMINI R. BHOI
14) Mr. CHAITANYA R. BHOI

STAMP OF APPROVAL

1 / 10

मालमत्तेचे पत्र क्र. भा.ज.क्र.( ) 2022-2023
भा.ज.न.र.नि. 92040 दिनांक 23-2-2023 अन्वये
शर्तीना अधिन राहुन व हिरव्या रंगाने, दुरुस्ती सुचविल्या प्रमाणे
बांधकाम/विकास परवानगी मंजुर

सहायक संचालक नगररचना
भिवंडी निजामपुर_डवर महानगरपालिका

(स्वाक्षरीवर भा.क्रमांक यांची स्वाक्षरी असते)

AREA STATEMENT		SQM		
1.	AREA OF PLOT (minimum area of a,b,c to be considered)			
	(a) As per ownership document (7/12 , CTS extract)		14001.00	
	(b) As per measurement sheet		13821.73	
	(c) As per site	A-PLOT	B-PLOT	C-PLOT
		5892.21	3536.62	4392.90
2.	DEDUCTIONS FOR			
	(a) Proposed DP / DP Road widening Area/Service Road	1838.99	-----	745.27
	(b) Any DP Reservation Area PS & PG NO 203A (A & B PLOT)	1279.04	1111.75	
	PS & PG NO.202 (C PLOT)			925.24
	Total (a+b)	3118.03	1111.75	1670.51
3.	BALANCE AREA OF PLOT (1-2)	2774.18	2424.87	2722.39
4.	AMENITY SPACE (if applicable)			
	(a) Required			
	(b) Adjustment of 2(b), if any			
	(c) Balance Proposed			
5.	NET PLOT AREA (3-4 (c))	2774.18	2424.87	2722.39
6.	RECRETIONAL OPEN SPACE (if applicable)			
	(a) Required	277.41	242.48	272.23
	(b) Proposed	375.07	383.20	720.69
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 x basic FSI)			
	As per A.R. Policy for A & B PLOT (2774.18+1279.04=4053.22)x1.1	4458.54		2994.62
	(2424.87+1111.75=3536.62)x1.1		3890.28	
10.	ADDITIONAL FSI ON PAYMENT PREMIUM			
	(a) Max permissible premium FSI - based on road width/TOD zone			
	(b) Proposed FSI on payment of premium A)5892.21 x 0.5 = 2946.10	-----		
	B)3536.62 x 0.5 = 1768.31		-----	
	C)4392.90 x 0.5 = 2196.45			-----
11.	IN-SITU FSI / TDR LOADING			
	(a) In-situ area against DP Road [2.0 x Sr.No. 2(a)] A)1838.99 x 2 C)745.27 x 2	3677.98	-----	1490.54
	(b) In-situ area against Amenity space handed over [2.00 or 1.85 x Sr.No. 4 (b) and / or (c)] A)1279.04 x 1.40 B)1111.75 x 0.90	1790.65	1000.57	-----
	(c) TDR area A) 5892.21 x 1.40 - (3677.98 + 1790.65) = 2780.13 B) 3536.62 x 0.90 - (1000.57) = 2182.36 C) 4392.90 x 0.90 - (1490.54) = 2463.07	-----	-----	-----
	(d) Total in-situ / TDR loading proposed (11 a+b+c)	5468.63	1000.57	1490.54
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 Comm=2161.68 Resid=7765.49	9927.17	4890.85	4485.16
	(b) Ancillary Area FSI upto 60% or 80% 80%=1729.34 60%=4659.29	3292.83	170.00	-----
	(c) Total entitlement (a+b)	13220.00	5060.85	4485.16
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH			
15.	TOTAL BUILT-UP AREA IN PROPOSAL A-BLDG	6142.01	5055.98	1219.64
	B-BLDG	7069.51	-----	250.95
		13211.52	5055.98	1470.59

DESCRIPTION

PROPOSED SUBDIVISION & REVISED PLAN OF RES. & COMM. A-PLOT (A-BLDG G+12th Partly) (B-BLDG G+11th) & RESI. B-PLOT (A-BLDG S+9th) & RESI. & COMM. C-PLOT (A-BLDG S+3rd) & (B-BLDG G+2nd) ON LAND BEARING S. NO. 133/3 , 133/4 , 134/3, 134/4-A , 134/5 , 134/9 , 134/10 , 134/11 , 138/13-A , 138/13-B , 138/13-C, AT : TEMGHAR ,TALUKA : BHIWANDI , DISTRICT : THANE.

ARCHITECT / ENGINEER SIGNATURE

R.K. Associates
ARCHITECT & CONSULTING ENGINEER
345/A, Mahipatraj chambers, 303, 3rdflr
Above Vijay Sales, Kaiyan Road,
Bhiwandi, 421308, ph-02522-258243
Email - rajesh.associates@gmail.com

DRAWN BY	MOMIN HAMMAD	DATE	06 / 03 / 2023
CHECKED BY	ABUTALHA	DWG NO	2nd REV.