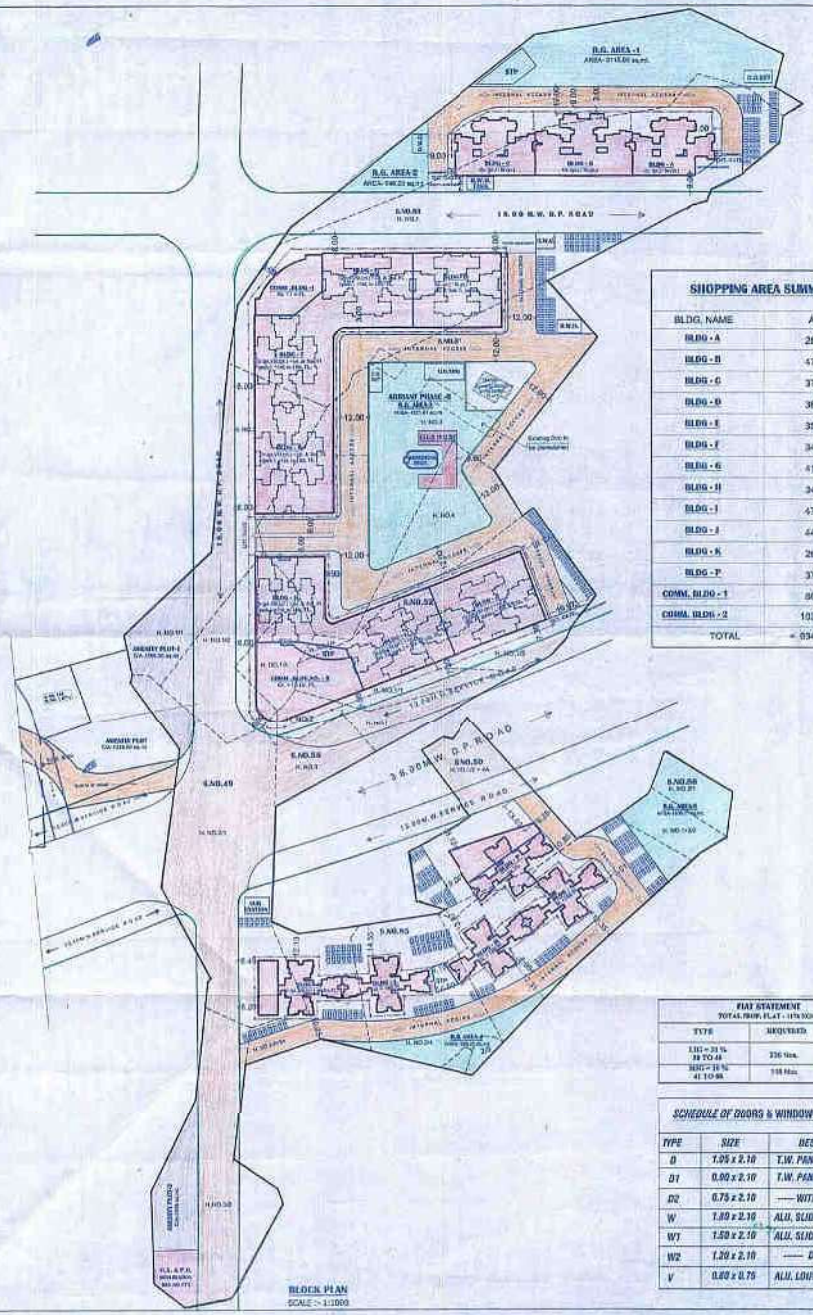


SHOPPING AREA SUMMARY

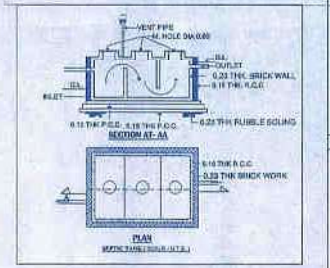
BLDG. NAME	AREA
BLDG - A	287.83
BLDG - B	470.27
BLDG - C	379.18
BLDG - D	361.11
BLDG - E	354.56
BLDG - F	341.00
BLDG - G	418.07
BLDG - H	341.71
BLDG - I	470.31
BLDG - J	440.46
BLDG - K	265.01
BLDG - P	374.55
COMM. BLDG - 1	801.45
COMM. BLDG - 2	1039.80
TOTAL	= 6345.31 sq.mt.

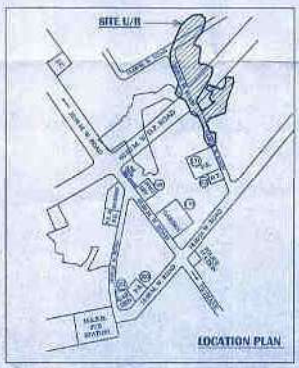
PARKING AREA STATEMENT

BLDG. NAME	PROPOSED TENEMENT	REQUIRED PARKING	PROPOSED PARKING
BLDG - A Gr. only (Comm. Bldg.)	—	06	11
BLDG - B Gr. only (Comm. Bldg.)	—	08	14
BLDG - C Gr. only (Comm. Bldg.)	—	07	11
BLDG - D Gr.(pt.)(Shop.) + 1st. & 2nd. Fl. (part.) (Comm. + Resi. Bldg.)	—	06	09
BLDG - E Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	102	48	63
BLDG - F Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	102	48	75
BLDG - G Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	102	48	62
BLDG - H Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	102	48	48
BLDG - I Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	102	64	89
BLDG - J Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	102	64	74
BLDG - K Gr.(pt.)(Sh.pt.) + 15th Fl. (Resi. Bldg.)	141	44	49
BLDG - L Gr. + 15th Fl. (Resi. Bldg.)	141	40	55
BLDG - M Gr. + 15th Fl. (Resi. Bldg.)	141	40	55
BLDG - N Gr. + 15th Fl. (Resi. Bldg.)	141	40	55
BLDG - P Gr. Fl. (Resi. Bldg.)	—	08	48
COMM. BLDG - 1 Gr. + 1 st Fl. (Comm. Bldg.)	—	13	13
COMM. BLDG - 2 Gr. + 1 st Fl. (Comm. Bldg.)	—	15	15
TOTAL PROP. AREA	1179	540	754
PROPOSED DU'S PARKING			100
TOTAL PROP. PARKING			854

B/U AREA STATEMENT

BLDG. NAME	AREA STATEMENT (COMM.)	AREA STATEMENT (RESI.)	TOTAL (S.B.U.P.)
BLDG - A Gr. only (Comm. Bldg.)	287.83	—	287.83
BLDG - B Gr. only (Comm. Bldg.)	470.27	—	470.27
BLDG - C Gr. only (Comm. Bldg.)	379.18	—	379.18
BLDG - D Gr.(pt.)(Shop.) + 1st. & 2nd. Fl. (part.) (Comm. + Resi. Bldg.)	361.11	—	361.11
BLDG - E Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	354.56	6548.34	6902.90
BLDG - F Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	341.00	6548.34	6889.34
BLDG - G Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	418.07	6906.42	7324.49
BLDG - H Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	341.71	6548.34	6890.05
BLDG - I Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	470.31	6906.42	7376.73
BLDG - J Gr.(pt.)(Sh.pt.) +1st. (part.) & 2nd. Fl. (part.) +2nd. to 15th. Fl. (Comm. + Resi. Bldg.)	440.46	6906.42	7346.88
BLDG - K Gr.(pt.)(Sh.pt.) + 15th Fl. (Comm. + Resi. Bldg.)	265.01	6506.01	6771.02
BLDG - L Gr. + 15th Fl. (Resi. Bldg.)	—	6506.01	6506.01
BLDG - M Gr. + 15th Fl. (Resi. Bldg.)	—	6506.01	6506.01
BLDG - N Gr. + 15th Fl. (Resi. Bldg.)	—	6506.01	6506.01
BLDG - P Gr. Fl. (Comm. Bldg.)	374.55	—	374.55
COMM. BLDG - 1 Gr. + 1 st Fl. (Comm. Bldg.)	801.45	—	801.45
COMM. BLDG - 2 Gr. + 1 st Fl. (Comm. Bldg.)	1039.80	—	1039.80
TOTAL PROP. AREA	6345.31	83008.32	88733.83





FSI STATEMENT

TOTAL PLOT AREA - 11176.00 sq.mt.

TYPE	REQUIRED	PROP.
LIG = 33 % 30 TO 40	336 Nos.	372 Nos.
MIG = 16 % 41 TO 55	118 Nos.	204 Nos.

SCHEDULE OF DOORS & WINDOWS (RESI. BLDG.)

TYPE	SIZE	DESCRIPTION
D	1.05 x 2.10	T.W. PANELLED DOOR
D1	0.90 x 2.10	T.W. PANELLED DOOR
D2	0.75 x 2.10	---- WITH VENTILATOR
W	1.80 x 2.10	ALU. SLIDING WINDOWS
W1	1.50 x 2.10	ALU. SLIDING WINDOWS
W2	1.20 x 2.10	---- DO ----
V	0.60 x 0.75	ALU. LOUVERED VENTILATOR

SIGNATURE & ADDRESS OF OWNERS

M/s. ARIHANT ENTERPRISES
Shop No.1 Gala No.4 Ramdhi Tarvyaha Kalyan Bhiwandi Road Thane

7 Jai Bharat C.H.S. Ltd. Bal Pathe Ganpati Road Near Shanti Nivas Mulund (W.)

1) Shri. Parasmalji Jain

2) Shri. D. S. Mawri

For - M/s. Arihant Enterprises (Towards)

1) Shri. Sanjay, Vijay Patni

For - M/s. Dimpy Infra Ventures P.V.T.LTD. (Towards)

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR U/S/I AND THE BOUNDARIES OF BOKS, ETC. OF PLOT STATED ON PLAN AREA AS 83400 sq.mt. MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS

SIGNATURE OF LICENSED ARCHITECT

- GENERAL NOTES :-
- ALL DIMENSIONS ARE IN METRIC.
- BOUNDARY OF PLOT AS PER T.J.L.R. SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED FILLED.
- DRAINAGE/SEWERAGE LINES KNOWN IN RED DOTTED.
- ROAD LINE SHOWN IN GREEN
- R.G. AREA SHOWN IN GREEN
- EXIST. STRU. TO BE DEMOLISHED
- EXIST. STRU. TO BE RETAIN

CONTENT OF ERASE AMENDED-2 1/29

BLOCK PLAN,PLOT AREA,SHOWING ROAD WIDTH,R.G.C.SCHEDULE OF DOOR & WINDOW, BUA AREA, LOCATION PLAN, B/U AREA STATEMENT, COMPOUND WALL SECTION.

STAMP OF APPROVAL BY M.C.G.M.C. BHIWANDI

मनपासमाये पत्र क्र. भ.म.म.प.(बां) २०२१-२२ दि. २९/३/२०२१ रिमार्क्स : ३०% बांधकाम करण्यापूर्वी सर्वांना अलिन राहून व शिस्त राखले पुरेशी सुरक्षितता बाळगणे बंधनकारक राहील.
सांगण्यात/लिखाण पत्रव्यवहारी मंजूर

सहायक संचालक नगररचना
भिवंडी निजामपूर महानगरपालिका

उप आयुक्त यांचे मंजूर दुपार

PROFORMA-I

1	AREA STATEMENT	sq.mt.
	1 AREA OF PLOT (7 TO EXTRACT)	83400.00
	AREA OF PLOT (P.O.R.)	52132.00
	2 DEDUCTION FOR	
	a ROAD SET BACK AREA (18.00 M.W. D.P. ROAD)	14586.00
	b PROPOSED ROAD (9/12.00 M.W. D.P. ROAD)	3426.00
	c ANY RESERVATION	220.74
	d TOTAL (a+b+c)	14547.10
	e Balance Area of Plot (1 - 2d)	67343.90
	ANY RESERVATION (5% AMENITIES OPEN SPACE)	3369.14
	BALANCE PLOT (e-f)	64037.76
	4 DEDUCTION FOR	
	RECREATIONAL GROUND (AS PER REG. 32 A (i)) 10%	1140.00
	5 NET AREA OF THE PLOT (3 - 4)	52187.10
	6 ADDITIONS FOR FLOOR SPACE INDEX	2369.14
	2 (a) 100% (18.00 M.W. & 30 M.W. D.P. ROAD) + Amenity)	14218.00
	2 (b) H.B. & P.O. RESERVATION	205.74
	7 TOTAL AREA (5 + 6)	55469.34
	8 FLOOR SPACE INDEX PERMISSIBLE	0.80
	9 FLOOR SPACE INDEX CREDIT AVAILABLE BY	----
	TRANSFER OF DEVELOPMENT RIGHTS (T.D.R.) PLINTH AREA	18705.91
	10 PERMISSIBLE FLOOR AREA (7 x 8) + 9 ABOVE	73114.00
	11 EXISTING FLOOR AREA	350.00
	12 PROPOSED AREA	
	COMMERCIAL -	6345.31
	RESIDENTIAL -	83988.32
	13 BALCONY AREA TAKEN IN BUILT-UP AREA	----
	14 ADD-IN BUA AREA	1068.97
	15 TOTAL BUILT-UP AREA PROPOSED (11 +12 + 13 + 14)	71389.60
	16 BALCONIES AREA (15 - 15)	358.30

B BALCONY AREA STATEMENT

i)	PERMISSIBLE BALCONY AREA PER FLOOR	
ii)	PROPOSED BALCONY AREA PER FLOOR	
iii)	EXCESS BALCONY PER FLOOR	As Balcony Is Enclosed
iv)	TOTAL EXCESS BALCONY AREA PER FOR ALL FLRS.	

C TENEMENT STATEMENT

i)	PROPOSED AREA (TTBA A-12 ABOVE)	71068.60
ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	6345.31
iii)	AREA AVAILABLE FOR TENEMENT (ii) - iii))	64911.19
iv)	TENEMENT PERMISSIBLE	
v)	DENSITY OF TENAMENT/HECTARE/ISSION	1000 Nos
vi)	TENEMENT PROPOSED	1179 Nos
vii)	TENEMENT EXISTING	1 Nos
	TOTAL TENEMENTS ON THE PLOT	1177 Nos

PARKING STATEMENT

i)	PARKING REQUIRED BY REGULATION FOR : CAR	540 Nos
	SCOOTER/MOTER CYCLE OUTSIDERS (VISITORS)	----
ii)	COVERED GARAGES PERMISSIBLE	----
iii)	COVERED GARAGES PROPOSED CAR	----
	SCOOTER / MOTER CYCLE OUTSIDERS (VISITORS)	----
iv)	TOTAL PARKING REQUIRED	----
v)	TOTAL PARKING PROVIDED	573 Nos

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S. NO. 49/1, 49/2, 49/3 (pt.), 50/1(pt.), 52/1(pt.), 52/1(pt.), 53/1(pt.), 53/1(pt.), 53/1(pt.), 53/2(pt.), 55(pt.), 55(pt.) , 56(pt.) , 57(pt.), 56(pt.), 57(pt.), 57/4 (pt.) , 57/6(pt.) , 81 / 1(pt.) , 82/1(pt.) ,85/2, 86/2/AT BHADVAD, BHIWANDI THANE

FOR - M/s. ARIHANT ENTERPRISES & DIMPY INFRA VENTURE P.V.T.LTD

NORTH LINE

SIGNATURE OF ARCHITECT

A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. NO. CA/96/17022

JOB No.	DWG.No.	SCALE	DATE	DRW.BY	CHK.BY	APP.BY
324	AD/BUNGS	AS SHOWN	23-04-19	MOHSIN	ASHA	DESAI

A. V. DESAI
Tel.(off.) : 25021058
(Fax) : 25022197
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JVDER BHAVAN, PLOT No. A-9, OPP. No. 101, M.I.D.C. ROAD, NEAR D.N.D. OVER BRIDGE, MULUND (W), MUMBAI-400 080.
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