BUILDING	FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA EDU.	FSI AREA INS.	FSI AREA MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA
WING A	REFUGE FLOOR 12TH FLOOR	0.00	464.28	0.00	0.00	0.00	0.00	0.00	0.00	7.20	7.21	0.00	0.00	36.15	397.92
WING A	REFUGE FLOOR 6TH FLOOR	0.00	464.28	0.00	0.00	0.00	0.00	0.00	0.00	7.20	7.21	0.00	0.00	36.15	397.92
WING A	TYPICAL FLOOR 3RD TO 11TH 13TH 14TH TO 17TH	0.00	1170.54	0.00	0.00	0.00	0.00	0.00	0.00	19.40	19.41	0.00	0.00	97.02	1191.92
WING A	2ND FLOOR	0.00	464.28	0.00	0.00	0.00	0.00	0.00	0.00	7.20	7.21	0.00	0.00	36.15	397.92
WING A	1ST FLOOR	315.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.20	7.21	31.04	0.00	0.00	319.65
WING A	GROUND FLOOR	345.23	170.39	0.00	0.00	0.00	0.00	0.00	0.00	7.20	7.21	0.00	0.00	1.00	439.23
WING A	BASEMENT FLOOR	119.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	119.62
WING A	Total	1275.69	2769.18	0.00	0.00	0.00	0.00	0.00	0.00	175.60	175.79	31.04	0.00	205.15	3781.98

BUILDING	FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA EDU.	FSI AREA INS.	FSI AREA MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA
WING B	TYPICAL FLOOR 1ST TO 7TH	0.00	1170.54	0.00	0.00	0.00	0.00	0.00	0.00	14.40	14.41	0.00	0.00	0.00	1184.95
WING B	GROUND FLOOR	83.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.54
WING B	Total	83.54	1170.54	0.00	0.00	0.00	0.00	0.00	0.00	14.40	14.41	0.00	0.00	0.00	1268.49

FSI DETAILS	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if applicable (on serial no 1)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) if Applicable	Drawing Value
(a) Permissible Index (c) Existing Consumed	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(b) Additional Index to be consumed	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
(c) Total Permissible Plot Area	3570.75	1530.20	3916.30	0.00	3109.29	5709.24	10618.49	0.00	0.00
(d) Proposed Plot Area (include set back land)	3570.75	1613.24	1614.88	0.00	3109.29	5709.24	9509.29	0.00	9509.29
(e) Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

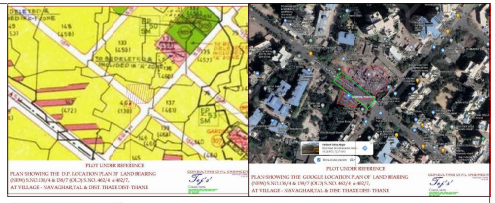
Total Area Statement (F.S.I.+NON F.S.I.)	WING NO.	F.S.I AREA (sq.mt.)	NON-F.S.I AREA (sq.mt.) Pass+SHF	Refuge	TOTAL	TOTAL GROSS AREA (F.S.I.+NON F.S.I.)
	WING A (B+GR+1ST TO 17TH)	8201.86	300.34	74.62	374.96	8576.84
	WING B (GR+1ST TO 7TH)	1388.81	49.32	—	49.32	1438.13
Total Area		9590.69	349.66	74.62	424.28	10014.97

Description of area utilisation	reservation no	Name	Area surrendered in Sqm	Quotas of DR/TDR generation	Total Quotas of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type							
-	-	Nil (R2,Zn 1,DP Road Widening	667.49	1614.88	1614.88	0.00	0.00
-	-	Total	667.49	1614.88	1614.88	1614.88	0.00

Building Name	USE	TEN-MENT AREA	car	Scooter	No.of Tenements/Units	car	Scooter	Handicap Vehicle(Area 4.5Mx 3.6m)
			Provided			Required		
WING A	Commercial	For every 100 sq.m. carpet area or fraction thereof	1	5	713.10	7.12	35.60	-
WING A	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. and more than 30 sq.m.	1	2	32	16.00	32.00	-
WING A	Residential	For every two tenements with each tenement having carpet area equal to or more than 40 sq.m.	1	2	62	31.00	62.00	-
WING A	Residential	For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	2	1	0.00	1.00	-
WING B	Commercial	For every 100 sq.m. carpet area or fraction thereof	1	5	72.60	0.73	3.63	-
WING B	Residential	For every two tenements with each tenement having carpet area less than 40 sq.m. and more than 30 sq.m.	1	2	14	7.00	14.00	-
WING B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.	1	2	7	3.50	7.00	-
Total	-	-	-	-	-	65.35	155.23	-
Visitor's parking(10%)		-	-	-	-	2.88	5.80	0
Total	-	-	-	-	-	68.23	161.03	0.00

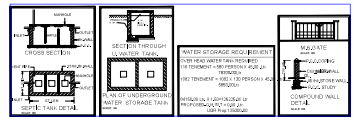
Building Name	Cars/Van Bus	Scooter	Handicap Vehicle(Area4.5m x 3.6m)	Cars/Van Bus	Scooter	Handicap Vehicle(Area4.5m x 3.6m)	Status
	Required			Provided			
Total	83	0	0	87	0	0	OK

PLOT AREA STATEMENT (NEW) S.NO. / (OLD) S.NO.	AREA AS PER 7/12
138/4 : 462/4	3110.00 SQ.MT.
138/7 : 462/7	130.00 SQ.MT.
TOTAL	3240.00 SQ.MT.



Project Details
Proposed in the JURISDICTION OF
Zone Type :- Residential Zone
Location :- Within Proposed
Development Plan of the :- Bhiwandi Development
Plot No. :-
Old Survey No. :- 138
Village :- Tisara
Mouza :- Nagaher
Pincode :- 421201

LEGENDS:
PLOT BOUNDARY DIMENSIONS
BUILDING LINE DIMENSIONS
DIMENSIONS OF ADJACENT PLOT
ROAD WIDTH
PROPOSED BUILDING
EXISTING BUILDING TO BE RETAINED
EXISTING BUILDING TO BE DEMOLISHED
DIMENSIONS FROM BUILDING TO PLOT BOUNDARY



WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED IN TENEMENT = 150 LITRES/DAY X 4[NR OF TENEMENTS]X 1.5[FOR 1 DAY STORAGE]
= 900 LITRES
RECTANGLE = 1.0M X 1.0M X 0.9M = 0.9M3 (900 LITRES)
UNDER FLOOR WATER STORAGE TANK = 0.9M3 X 2 = 1.8M3
PROPOSED = 2.0M X 1.0M X 1.0M = 2.0M3

TOTAL B.U.A. STATEMENT WING A COMMERCIAL FLOOR	B.U.A.
BASEMENT	158,80
GR. FLOOR	340,55
1ST FLOOR	718,66
TOTAL B.U.A.	1218,01

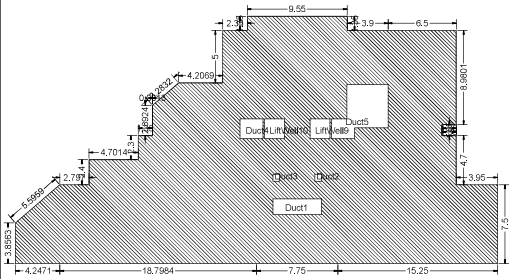
TOTAL B.U.A. STATEMENT WING A RESIDENTIAL FLOOR	B.U.A.
BASEMENT	-----
GR. FLOOR	94,81
1ST FLOOR	-----
2ND FLOOR	435,23
3RD FLOOR	435,23
4TH FLOOR	435,23
5TH FLOOR	435,23
6TH FLOOR	435,23
7TH FLOOR	435,23
8TH FLOOR	397,92
9TH FLOOR	435,23
10TH FLOOR	435,23
11TH FLOOR	435,23
12TH FLOOR	435,23
13TH FLOOR	397,92
14TH FLOOR	435,23
15TH FLOOR	435,23
16TH FLOOR	435,23
17TH FLOOR	435,23
TOTAL B.U.A.	6983,87

TOTAL B.U.A. STATEMENT WING B COMMERCIAL FLOOR	B.U.A.
GR. FLOOR	83.94
TOTAL B.U.A.	83,94

TOTAL B.U.A. STATEMENT WING B RESIDENTIAL FLOOR	B.U.A.
GR. FLOOR	—
1ST FLOOR	186,41
2ND FLOOR	186,41
3RD FLOOR	186,41
4TH FLOOR	186,41
5TH FLOOR	186,41
6TH FLOOR	186,41
7TH FLOOR	186,41
TOTAL B.U.A.	1304,87

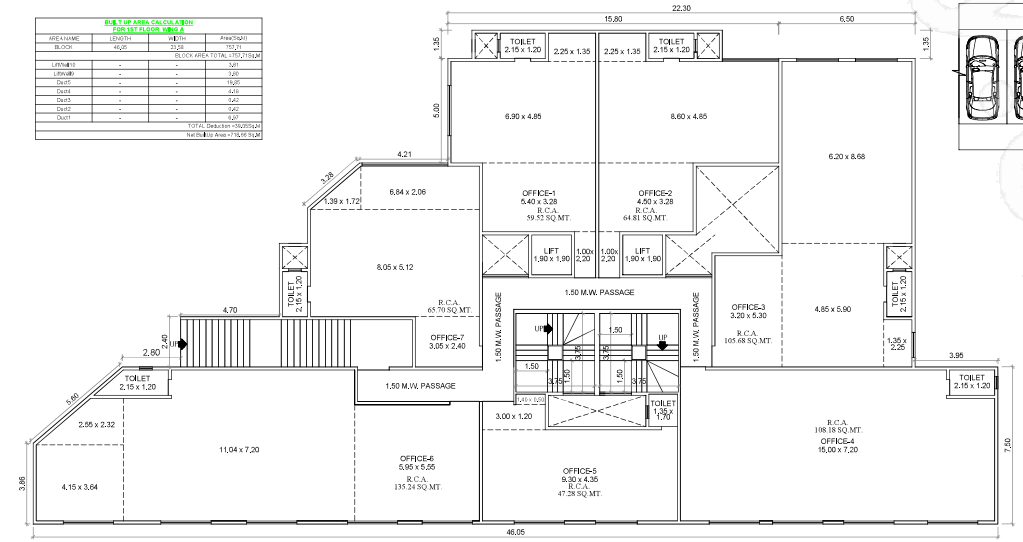
TOTAL B.U.A. STATEMENT (WING A)	
COMMERCIAL	1218,01
RESIDENTIAL	6983,87
TOTAL B.U.A.	8201,88

TOTAL B.U.A. STATEMENT (WING B)	
COMMERCIAL	83,94
RESIDENTIAL	1304,87
TOTAL B.U.A.	1388,81

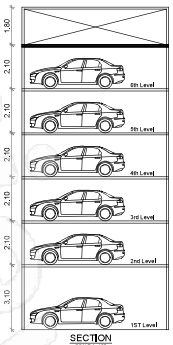


BUILT-UP AREA CALCULATION 1ST FLOOR WING A

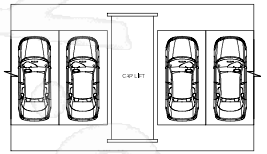
BUILT UP AREA CALCULATION FOR 1ST FLOOR WING A			
AREA NAME	LENGTH	HEIGTH	Area(SQM)
BLOCK	46.05	23.28	1072.11
		BLOCK AREA TOTAL =	1072.11SQM
Lift Wall3	-	-	3.21
Lift Wall5	-	-	3.20
Duct2	-	-	15.21
Duct4	-	-	4.21
Duct3	-	-	5.42
Duct2	-	-	5.42
Duct1	-	-	6.27
		TOTAL Deduction =	42.93SQM
		Net Built Up Area =	1029.18SQM



FIRST FLOOR PLAN
WING A SCALE- 1:100

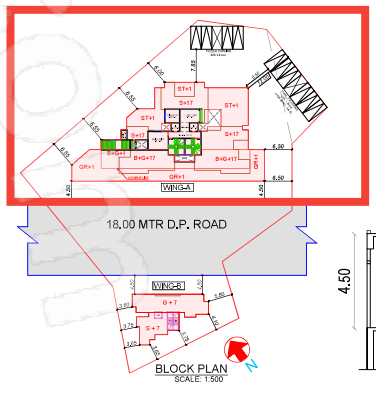


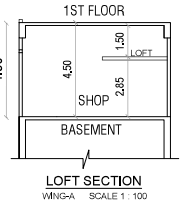
SECTION
SCALE 1 : 100
PUZZLE PARKING



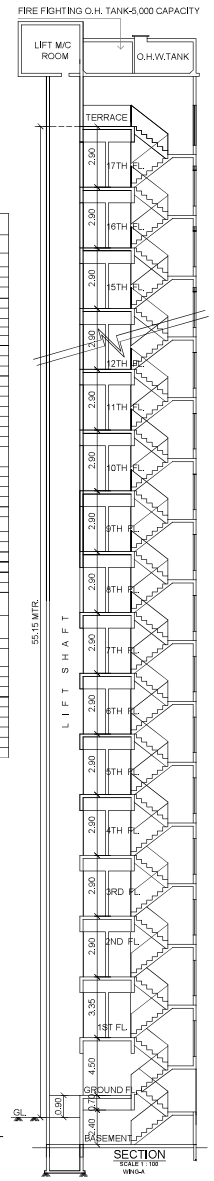
PLAN
SCALE 1 : 100
(PUZZLE PARKING)

PROFORMA - A			
NOS.	AREA STATEMENT		AREA IN SQ.MT.
1)	Area of plot (Minimum area of a, b, c to be considered)		
	(a) As per ownership document (7/12, CTS extract) -		3240.00
	(b) as per measurement sheet	3281.55	
	(c) as per site		
2)	DEDUCTIONS FOR		
	(a) Proposed D.P./ D.P. Rd W. Area/Service Rd / N.H. W.		807.49
	(b) Encroachment Area		—
3)	DEDUCTION AREA (TOTAL a+b)		807.49
4)	BALANCE PLOT AREA (3-2)		2432.51
5)	Amenity Space (if applicable)		—
	(a) Required -		
	(b) Adjustment of 2(b), if any -		
	(c) Balance Proposed -		
6)	Net Plot Area (4+5 (c))		2432.51
7)	Recreational Open space (if applicable)		
	(a) Required - 10% pfig rg req as per reg-3.4-1)	—	
	(b) Proposed -	—	
8)	Internal Road area		N.A.
9)	Plinth area (if applicable)		2432.51
10)	Built up area with reference to Basic F.S.I., as per front road width (Sr.No.9 x basic FSI)(1.1 X 9) (2432.51X1.10 = 2675.76)		2675.76
11)	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width / TOD Zone,		—
	(b) Permissible FSI on payment of premium, (3240.00X0.50 = 1620.00)		
	(c) Proposed FSI on payment of premium,		1613.04
12)	In-situ FSI / TDR loading		
	(a)In-situ area against D.P. road [2.05 x Sr.No. 2 (a)] if any 807.49 X 2.00= 1614.98 (SQ.MT.)		1614.98
	(b)TDR area (3240.00X0.30 = 2916.00)		
	(c)TDR area is to be loaded (2916.00-1614.98=1301.02)		
	(d) Total(i-situ / TDR loading proposed) [15 (a)+(b)+(c)] = 1614.98		
13)	Additional FSI area under Chapter No. 7 Table 7.a (Reg 13 & 14) (Reg 18, 19)		
14)	Total entitlement of FSI in the proposal		
	(a) [13 + 14(b)+15(b)] or 16 whichever is applicable.	5903.78	
	(b) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 7212.31 X 0.60 = 577.85	576.64	
	(c) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 5100.47X 0.60 = 3108.28	3108.27	
	(d) Total entitlement (a+b)	9590.69	
15)	MAXIMUM LIMIT OF FAR (BUILDOUT WITH ALL PERMISSIBLE AS PER Road width (Jas per Regulation No.6,7 or 8.2 or 8.2 or 8.2 or 8.2 as applicable)		9590.69
16)	Total Built-up Area in proposal,(excluding area at Sr.No.21 b)		
	(a) Existing Built-up Area.		—
	(b) Proposed Built-up Area (as per 'P-line')		9590.69
	(c) Total (a+b)		9590.69
17)	F.S.I. Consumed (15/13)(should not be more than serial No.15 above.)		
18)	Area for Inclusive Housing, if any		
	(a) Required(20% of Sr.No.5)		
	(b) Proposed Certificate of Area		
19)	Balance b/u area incl. ancillary area		0.00





LOFT SECTION
WING-A SCALE 1 : 100



LAYOUT SHEET-1/5

Signature valid
Digitally signed by PURUSHOTTAM MOHARRAO SHINDE
Date: 2024.02.28 17:43:12 IST
Reason: Approved Document
Location: Mira Bhayandar Municipal Corporation
Project Code : MBMC-24-08074
Application Number : MBMC/000013
Proposal Number : 24/1586
Certificate Number : MBMC/BP/2024/APL/00183

Jointed Director Town Planning
Date: 15/02/2024

Proforma I Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3240.00
(a) As per ownership document (7/12, CTS extract)	3240.00
(b) as per TLR or City Survey measurement sheet	3281.55
(c) as per Demarcated drawing area	3281.55
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3240.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	807.49
(b) Any D.P. Reservation area	0.00
Total a+b)	807.49
5.Balance area of plot (3-4)	2432.51
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	
(Required (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2432.51
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-2-1-27 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
(Name of Architect/ Licensed Engineer/ Supervisor.)
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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.:

Name Of : Owner Niket Khushal Rambhia

Postal Address : 2504 ICC TOWER TWO,G D AMBEKAR MARG, NEAR WADALTELEPHONE EXCHANGE,Dadar,Mumbai,Mumbai City-400014,Maharashtra
Phone No.:9821615128

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.- 138

SITE ADDRESS :
(OLD) SURVEY NO. 462/4, 7, (NEW) SURVEY NO. 138/4, 7, VILLAGE NAVGHAR, TAL. AND DIST- THANE.

Name Of Engineer : BASAVARAJ GADEKAR

LOGO:	ADDRESS OF OFFICE
Gefs Consultants	OFFICE - 1002,NAKSHATRA TOWER, 10TH FLR , BEHIND, BALAJI HOSP. GOLDEN NEST CIRCLE, MIRA ROAD (EAST),DIST- THA
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature valid Digitally signed by BASAVARAJ GADEKAR Date: 2024.02.27 17:43:12 IST Reason: Approved Document

01	SCALE - 1:100	Date: 27/01/24
	JOB NO - MBMC-24-08074	CHECK BY —

SUBMISSION DRAWING