MULTANI RESIDENCY

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		CONN.	RESI.	IND.	SPECIAL	HEBZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
MULTANI RESIDENCY	TYPICAL FLOOR PLAN 1st 2nd 3rd 4th	0.00	1477.34	0.00	0.00	0.00	166.64	0.00	0.00	0.00	0.00	0.00	66.67	0.00	1388.32
MULTANI RESIDENCY	PARKING FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MULTANI RESIDENCY	Total	0.00	1477.34	0.00	0.00	0.00	166.64	0.00	0.00	0.00	0.00	0.00	66.67	0.00	1388.32

FSI DETAILS

Sr.No.	Basic FSI (as per sr.no.1)	Premium FSI (on sr.no.1)	TDR (on sr.no.1)	Incentive FSI for green building & Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) & Applicable	Drawing Value
1	1.10	0.00	0.40	0.00	0.00	0.00	2.20	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	1.10	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00
4	875.65	386.75	319.00	0.00	527.07	0.00	2126.07	0.00	0.00
5	875.65	0.00	0.00	0.00	599.07	0.00	1399.00	0.00	1388.32
6	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
MULTANI RESIDENCY	TYPICAL FLOOR PLAN 1st 2nd 3rd 4th	101,201,301,401	4	66.22	3.45	6.31	83.67
MULTANI RESIDENCY	TYPICAL FLOOR PLAN 1st 2nd 3rd 4th	102,202,302,402	4	61.73	0.00	12.98	61.73
MULTANI RESIDENCY	TYPICAL FLOOR PLAN 1st 2nd 3rd 4th	103,203,303,403	4	59.69	0.00	4.95	59.69
MULTANI RESIDENCY	TYPICAL FLOOR PLAN 1st 2nd 3rd 4th	104,204,304,404	4	66.03	0.00	11.97	66.03

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenements/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambuda nce/Mini Bus
MULTANI RESIDENCY	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	12	6.00	12.00	-
MULTANI RESIDENCY	Residential	For every tenement having carpet area equal to or above 60 sq.m. but less than 100 sq.m.	1	1	4	4.00	4.00	-
Total	-	-	-	-	-	10.00	16.00	-
Visitors parking(5%)	-	-	-	-	-	0.50	0.00	0
Total	-	-	-	-	-	10.50	16.00	0.00

Parking Check As Per Multiplying Factor (5.8)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambuda nce/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambuda nce/Mini bus	
Total	8	17	0	8	17	0	Ok

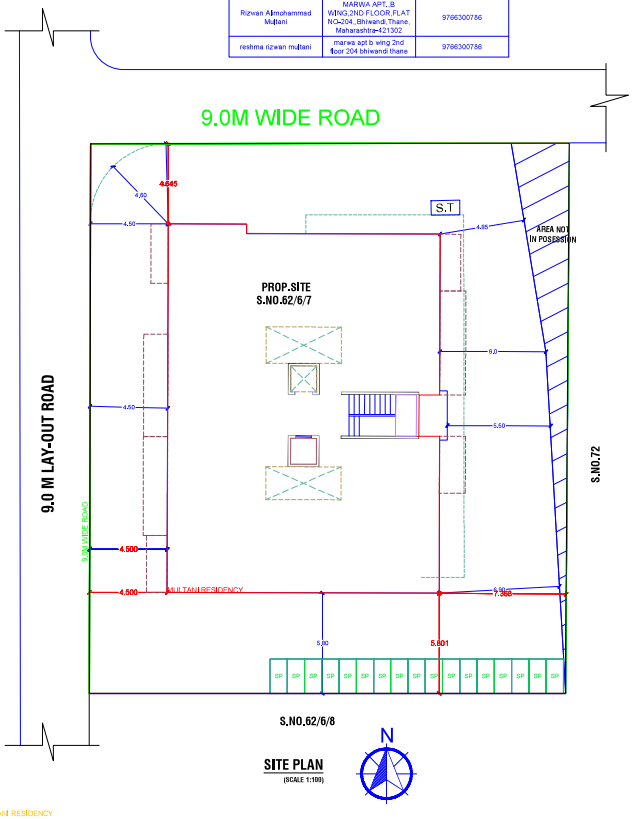
SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MULTANI RESIDENCY	V	0.90	0.90	10
MULTANI RESIDENCY	VH	1.20	1.20	10
MULTANI RESIDENCY	WD	1.20	1.20	1

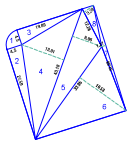
SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MULTANI RESIDENCY	D2	0.80	2.10	9
MULTANI RESIDENCY	D1	1.20	2.10	3
MULTANI RESIDENCY	D3	0.75	2.10	6
MULTANI RESIDENCY	FW	1.80	2.10	4
MULTANI RESIDENCY	FW1	1.05	2.10	2
MULTANI RESIDENCY	FW2	1.20	2.10	3

Owner details		
Owner Name	Postal Address	Contact Number
Rizwan Alimohammad Multani	MARWA APT, B WING,2ND FLOOR,FLAT NO-204, Bhiwandi, Thane, Maharashtra-421302	9766300786
reshma rizwan multani	marwa apt b wing 2nd floor 204 bhiwandi thane	9766300786



SITE PLAN
(SCALE 1:100)

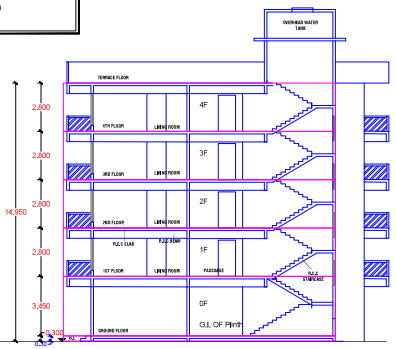


TRIANGULATION
(SCALE 1:1000)

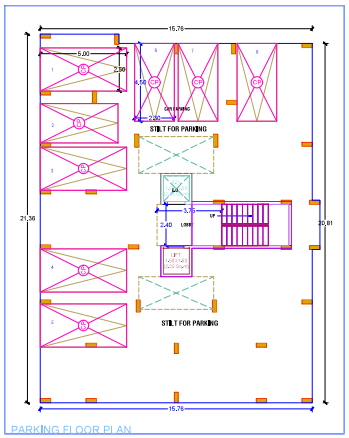
AREA NOT IN POSSESSION
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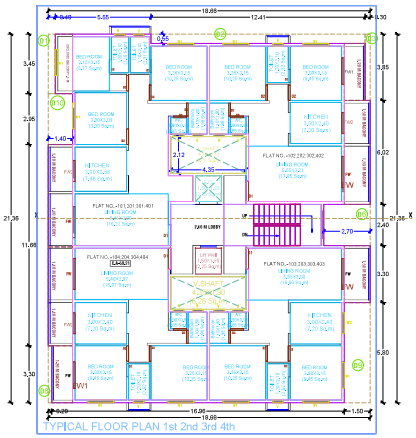
FRONT ELEVATION
(SCALE 1:100)



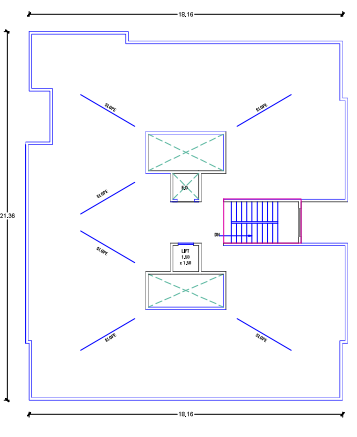
SECTION X-X
SECTION VIEW- MULTANI
(SCALE 1:100)



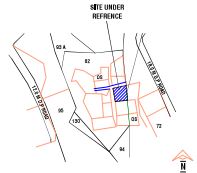
PARKING FLOOR PLAN
(SCALE 1:100)



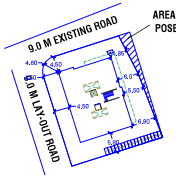
1ST TO 4TH FLOOR PLAN
(SCALE 1:100)



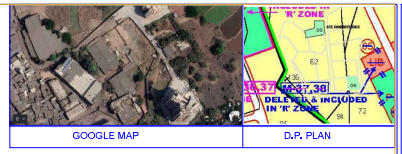
TERRACE FLOOR PLAN
(SCALE 1:100)



LOCATION PLAN
(SCALE N.T.S)



SITE PLAN
(SCALE 1:500)



Project Details

Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No -
Plot No. - -
Cts No./Servey No. - 62
Sheet No. - 1
Zone Number: BHIWANDI
Ward Name : CHAVINDRA
Prorata Value : 0.00

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Signature Not Verified

Digitally signed by Architect Vishwas Vishwas Date: 2023.01.06 00:30:40 IST
Reason: Approved Drawing
Location: Bhiwandi Nizampur Municipal Corporation
Project Code: BNMC/P/2022/00131
Application Number : BNMC/P/2022/00131
Proposal Number : 21-05-2022
Certificate Number: BNMC/BS/2023/APL/02144

Proposed Area Statement

1) Area under reservation (minimum area of a.b. can be considered in area of subdivision with sanctioned layout, this land is not to be considered for FSI)	TWLDD
(a) As per ownership document (7/12, CTS extract)	TWLDD
(b) as per T.P. or City Survey measurement sheet	TWLDD
(c) as per Demarcation drawing area	RECLAIM
LESS	
2) Area not in possession	0.00
3) Entire area (1-2)	TWLDD
4) Deductions for	-
(a) Proposed D.P. / D.P. Road widening Area (Service Road / Highway widening	0.00
(b) Any D.P. Reservation shall	0.00
(Total Less)	0.00
5) Balance area shall (3-4)	TWLDD
6) Amenity Space	0.00
Deductions (if (1) > 20000 sqmt -	-
(Required as per (a)(b) 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7) Net Plot Area (5-6)	TWLDD
8) Recreational Open Space -	-
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - (Check) -	-
(c) If 5-8 Number (No.1,2,12&13 Nos), As per 3.22 abstract of City Survey Number - No Recreational open space is required	-
(d) If it is subdivision (as per 10, 26 - 12&14 Nos) then recreational open space is required.	-
(e) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(9) Deduction to leave open space subject to existing ratio 7.21 of 10 %	-
(C) Deduction to leave open space subject to payment of 10 % land value of land of (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-12-02 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 rules approved by Authority / Collector. I/We would re-route the structure as per approved plans. I/We hereby execute the work under supervision of proper technical person so as to ensure the safety and safety of the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job no. -

Postal Address: MARWA APT, B WING,2ND FLOOR,FLAT NO-204, Bhiwandi,Thane,Maharashtra-421302 marwa apt b wing 2nd floor 204 bhiwandi thane

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS / HOUSE/SURVEY NO.- 62

SITE ADDRESS
S.NO.62/6/7 OF VILLAGE -CHAVINDRE
TALUKA-BHIWANDI DIST.-THANE

Name of Architect / Supervisor with seal & CA

ARCHITECTS
OF OFFICE NO.01,FLOOR,KASHAV ARCADE DEWAN ROAD BHIWANDI

CONSENTS / REFS :-
Vide No. xyz/abc dtd

Signature of Owner
Name of Owner
Vide No. xyz/abc dtd

SCALE :- 1:00 | Date: 03/11/23

NOB NO.:- BNMC/NOB/2022/28 | CHECKED BY :-

SUBMISSION DRAWING

PROPOSED STILT+4 RESIDENTIAL BUILDING ON S. NO.-62/6/7 OF VILLAGE -CHAVINDRE TALUKA-BHIWANDI DIST.-THANE FOR : MR. RIZWAN ALI MOHAMMAD MULTANI AND MRS RESHMA RIZWAN MULTANI