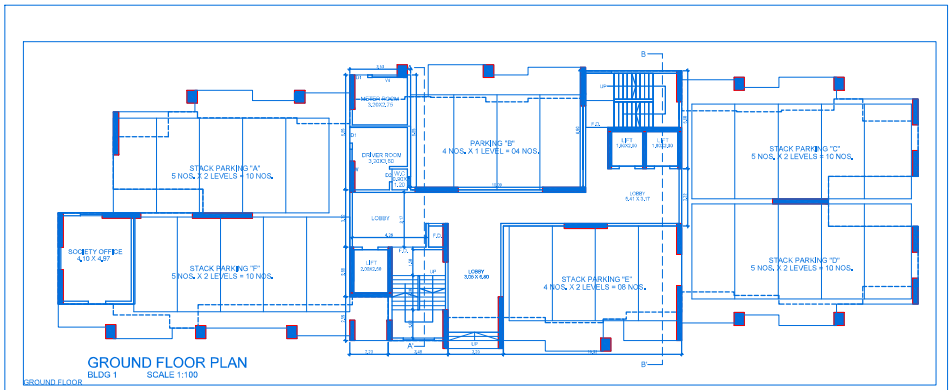
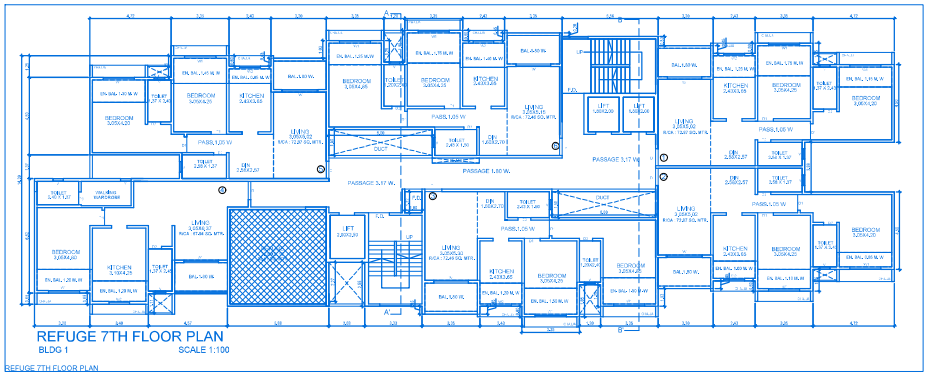
BUILDING

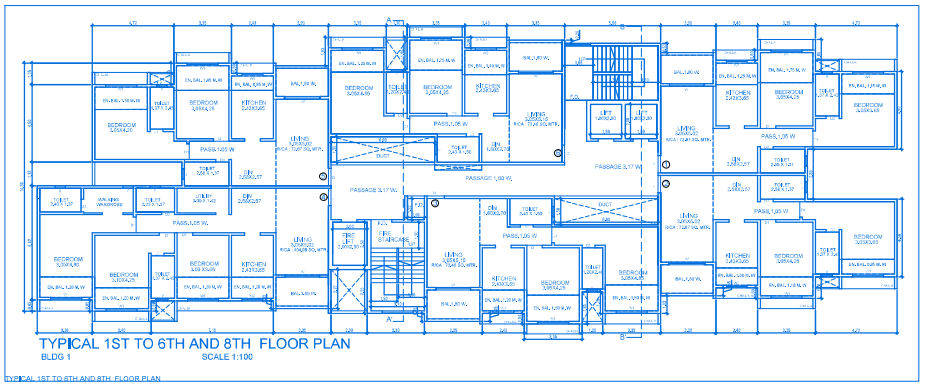
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSI AREA
BUILDING 1	GROUND FLOOR	0,00	167,92	0,00	0,00	0,00	0,00	0,00	0,00	12,20	12,20	1,22	0,00	0,00	154,50
BUILDING 1	REFUGE 7TH FLOOR PLAN	0,00	664,26	0,00	0,00	0,00	0,00	94,63	0,00	0,00	12,20	19,22	0,00	30,41	602,43
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	0,00	4630,36	0,00	0,00	0,00	0,00	707,98	0,00	0,00	85,40	134,54	0,00	0,00	4410,42
BUILDING 1	Total	0,00	5462,54	0,00	0,00	0,00	0,00	802,61	0,00	12,20	109,80	154,98	0,00	30,41	5167,35

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	102;202;302;402;502;602;802	7	64,28	8,37	5,33	72,65
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	103;203;303;403;503;603;803	7	60,21	12,05	5,33	72,26
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	104;204;304;404;504;604;804	7	89,55	13,89	5,33	103,44
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	105;205;305;405;505;605;805	7	62,26	10,44	5,33	72,70
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	101;201;301;401;501;601;801	7	60,63	11,86	5,33	72,49
BUILDING 1	TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN	106;206;306;406;506;606;806	7	59,68	9,15	5,33	68,83
BUILDING 1	REFUGE 7TH FLOOR PLAN	701	1	60,63	11,86	5,33	72,49
BUILDING 1	REFUGE 7TH FLOOR PLAN	102	1	64,21	8,37	5,33	72,58
BUILDING 1	REFUGE 7TH FLOOR PLAN	103	1	60,17	12,05	5,33	72,22
BUILDING 1	REFUGE 7TH FLOOR PLAN	104	1	60,28	7,38	5,33	67,66
BUILDING 1	REFUGE 7TH FLOOR PLAN	105	1	62,09	10,44	5,33	72,53
BUILDING 1	REFUGE 7TH FLOOR PLAN	106	1	59,68	12,55	5,33	72,23







BUILDING 1

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	5,27	4,40	23,18
BLOCK AREA TOTAL =25,18Sq.M			
TOTAL Deduction =0,00Sq.M			
Net BuiltUp Area =25,18 Sq.M			

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING 1

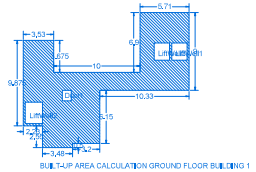
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	15,24	15,05	144,74
BLOCK AREA TOTAL =144,74Sq.M			
LIftWall3	-	-	3,60
LIftWall2	-	-	6,00
LIftWall1	-	-	3,60
Duct1	-	-	1,22
TOTAL Deduction =15,43Sq.M			
Net BuiltUp Area =137,32 Sq.M			

BUILT UP AREA CALCULATION FOR REFUGE 7TH FLOOR PLAN BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46,84	15,60	664,26
BLOCK AREA TOTAL =664,26Sq.M			
Refuse1	-	-	30,41
LIftWall6	-	-	3,60
LIftWall5	-	-	3,60
LIftWall4	-	-	5,00
Duct4	-	-	9,00
Duct3	-	-	9,00
Duct2	-	-	1,22
TOTAL Deduction =61,83Sq.M			
Net BuiltUp Area =602,43 Sq.M			

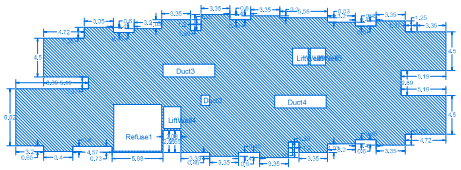
BUILT UP AREA CALCULATION FOR TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN BUILDING 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46,84	15,05	661,46
BLOCK AREA TOTAL =661,46Sq.M			
LIftWall9	-	-	3,60
LIftWall8	-	-	5,00
LIftWall7	-	-	3,60
Duct7	-	-	9,00
Duct6	-	-	1,22
Duct5	-	-	9,00
TOTAL Deduction =31,42Sq.M			
Net BuiltUp Area =630,26 Sq.M			

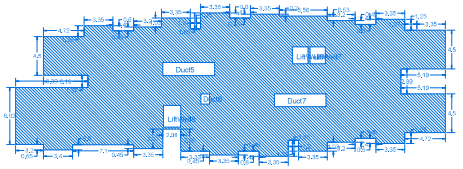


BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1

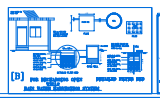
BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1

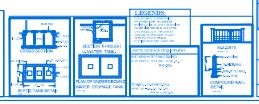


BUILT-UP AREA CALCULATION REFUGE 7TH FLOOR PLAN BUILDING 1



BUILT-UP AREA CALCULATION TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN BUILDING 1





LEGENDS

NOTES

ANNEXURE

Signature valid

Digitally signed by Anil Ramdas Kamble
Date: 2024.05.16 16:04:37 IST
Reason: Approved
Location: Office of the Municipal Corporation
Project Core : BNAGS/B/2024/MP/0097
Application Number : BNAGS/B/2300097
Proposal Number : 2240/23
Certificate Number : BNAGS/B/2024/MP/08189

Details

Building Type :- Building Development
Zone Type :- Residential Zone
Location :- Non-Designated
Ward No. :-
Plot No. :-
CTS No./Survey No. :- 156
Sheet No. :- 1
Zone Number :- BUILMUNCI
Ward Name :- KAMATGHAR
Proposal Value :- 0,00

Particulars	Area Statement
1) Area of plot (minimum area of a, b, c to be considered) on area of plot/plot with sanctioned layout No. and subdivision	4057,35
(a) As per ownership document (7/12, CTS extract)	4765,00
(b) as per T.I.R or City Survey measurement sheet	4765,00
(c) as per Demarcation drawing area	4057,35
LESS	
2) Area not in possession	624,00
3) Encumbrance	1532,35
4) Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road / highway widening	323,19
(b) Any R.P./Reservation area	0,00
(Total (a+b))	323,19
5) Balance area of plot (3-4)	3209,81
6) Amenity Space	0,00
(Applicable if (1) > 20000 sqmt -	-
(Required as (upto 20000 sqmt - Nil	-
(a) Above 20000 sqmt - (a) + 5% of Total area	0,00
7) Net Plot Area (5-6)	3209,81
8) Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required	0,00
Proposed	360,25
(b) If area is less than 4000 sqmt - Check	-
(c) If in full survey No / 7/12 extract etc. As per 7/12 obstacle City Survey Number - No Recreational open space is required	-
(d) If it is sub-division Sub No 1/2, 2/5 - 12/21 49/47 etc.then recreational open space is required.	-
(e) 10 % Subject to minimum 200 sqmt	0,00
Proposed	360,25
(f) Deficiency in open space subject to payment (a) - (e)	-
(g) Exemption to open space subject to payment (a) or 10 % (part value of (e) or (f) as per annual statement of rate.	-

Certificate of Area
Certified that the plot bounded/ reference was surveyed by me on 2023-04-21 and the dimensions of sides etc. of plot stated on/are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P./ Scheme Layout/Revised Records Deed/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 development work strictly as per the plans. I/We would ensure the work under execution of above said Proposal as so to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Owner details		
Owner Name	Postal Address	Contact Number
SHETH RAJAJI REALTY LLP	BUILDING (WARD NUMBER) 2,3,4,5,6 (BHIWANDI NIZAMPUR)	8652967785
JITEN NATHALAL SHAH	BHIWANDI, BHIWANDI, BHIWANDI, BHIWANDI, PHULBAGH, BHIWANDI	8652967785
SHAILESH NATHALAL SHAH	SHREE SHRIPALAJI DHAM, OFF ODWAL MAKAN, PHULBAGH, BHIWANDI	8286022131

LEGENDS

NOTES

ANNEXURE

NAVRACHANA
ARCHITECTS & INTERIOR DESIGNERS
SHOP NO.1, GROUND FLOOR, SAI BUSINESS HUB, CHINCHAN BANDAR, WADA (E) DIST.PALGHAR 401605

Project Address :- Mukund Mahesh Mumbai, Sub Urban ,Maharashtra-400606,SHREE SHETRUNJAY DHAAM, OFF ODWAL MAKAN,LANE PHATAK BHIWANDI,,SHREE SHETRUNJAY DHAAM OFF ODWAL MAKAN,LANE PHATAK BHIWANDI,

DESCRIPTION OF PROJECT :-
Type of Proposal :- RESIDENTIAL
BUILDING CTS NO./SURVEY NO.:- 156

SITE ADDRESS
S.NO. 156 / 2,3,4,5,11 AT VILLAGE-KAMATGHAR, TAL-BHIWANDI DIST-THANE

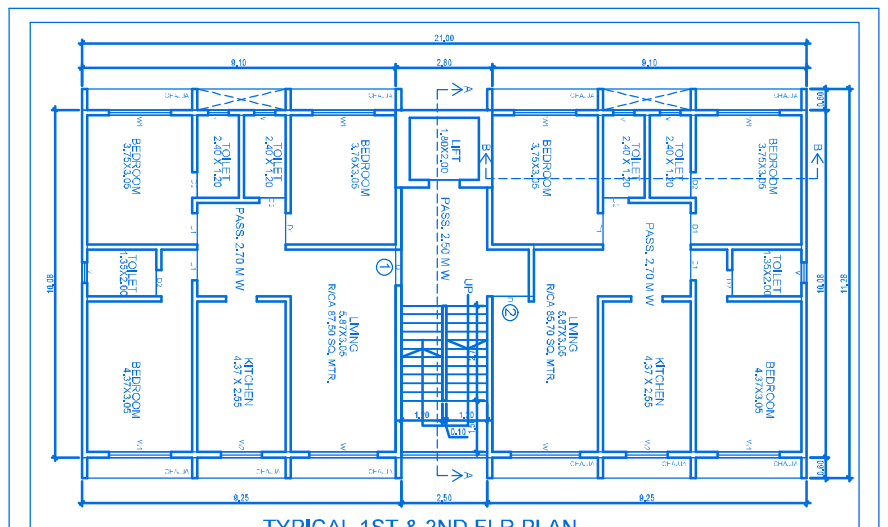
Name & Address of Owner / Developer / Power of Attorney holder	
NAME :-	
ADDRESS :-	1) Devkrupa SSO scheme Road No1 Mulund East, Mumbai 400081
OWNER'S SIGN :- (Verified by method)	Signature valid
SCALE :- 1:100	Date :- 25/05/25
ASR NO :- BNAGS/B/2300097	CHECKED BY :-

SUBMISSION DRAWING

						BUILDING								
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSI AREA
BUILDING 2	STILT FLOOR	0.00	28.21	0.00	0.00	0.00	0.00	0.00	0.00	3.60	0.00	0.00	0.00	24.61
BUILDING 2	FIRST AND SECOND FLOOR	0.00	423.24	0.00	0.00	0.00	0.00	0.00	0.00	7.20	0.00	0.00	0.00	416.04
BUILDING 2	Total	0.00	451.45	0.00	0.00	0.00	0.00	0.00	0.00	10.80	0.00	0.00	0.00	440.65

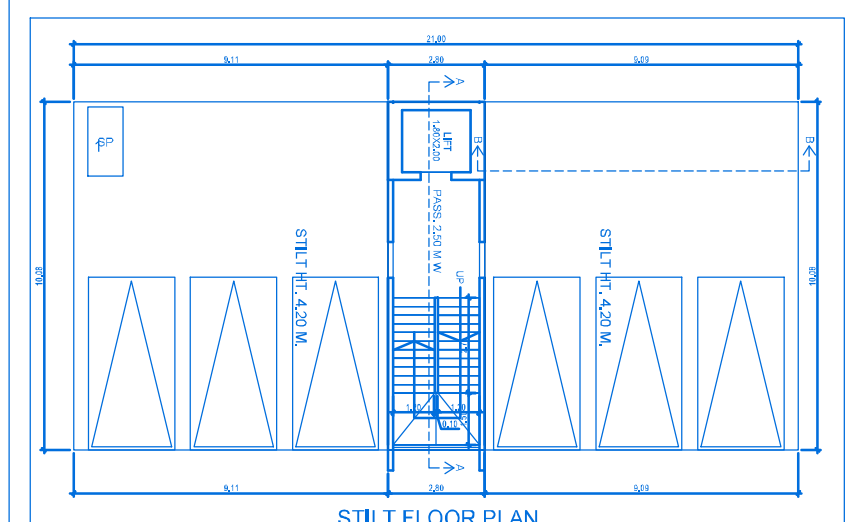
Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUILDING 2	FIRST AND SECOND FLOOR	102,202	2	85.70	0.00	0.00	85.70
BUILDING 2	FIRST AND SECOND FLOOR	101,201	2	87.50	0.00	0.00	87.50



TYPICAL 1ST & 2ND FLR PLAN

FIRST AND SECOND FLOOR



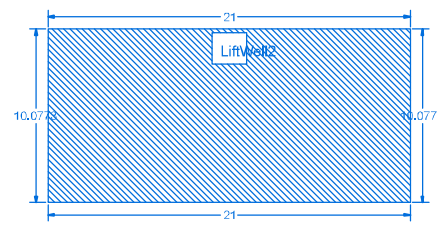
STILT FLOOR PLAN

STILT FLOOR

BUILDING 2

BUILT UP AREA CALCULATION FOR FIRST AND SECOND FLOOR BUILDING 2

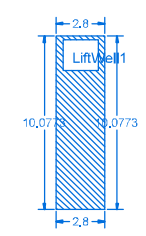
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.00	10.08	211.62
BLOCK AREA TOTAL =211.62Sq.M			
LiftWell2	-	-	3.60
TOTAL Deduction =3.60Sq.M			
Net BuiltUp Area =208.02 Sq.M			



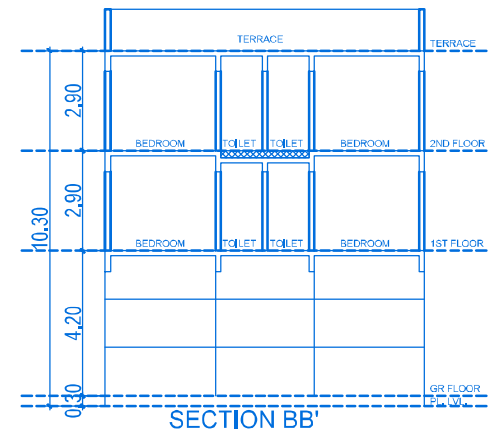
BUILT-UP AREA CALCULATION FIRST AND SECOND FLOOR BUILDING 2

BUILT UP AREA CALCULATION FOR STILT FLOOR BUILDING 2

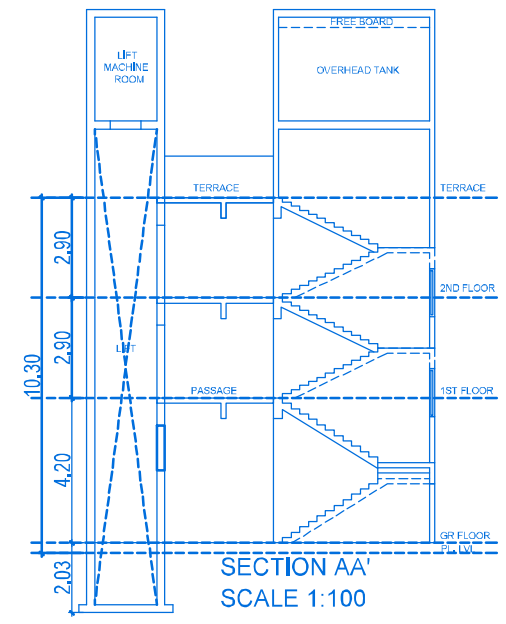
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.08	2.80	28.21
BLOCK AREA TOTAL =28.21Sq.M			
LiftWell1	-	-	3.60
TOTAL Deduction =3.60Sq.M			
Net BuiltUp Area =24.61 Sq.M			



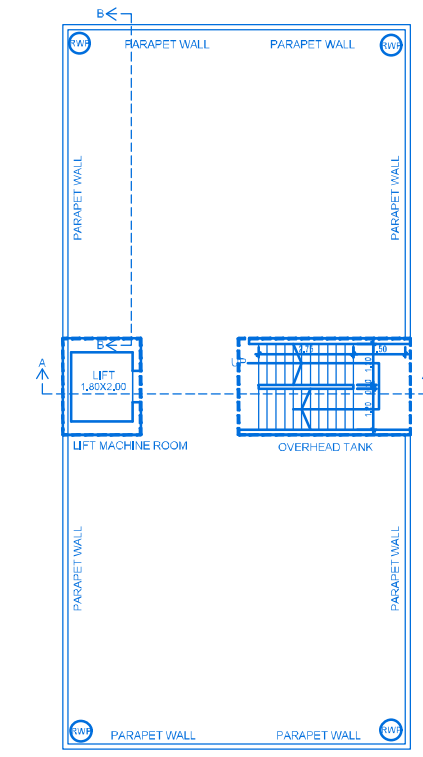
BUILT-UP AREA CALCULATION STILT FLOOR BUILDING 2



SECTION BB'
SCALE 1:100



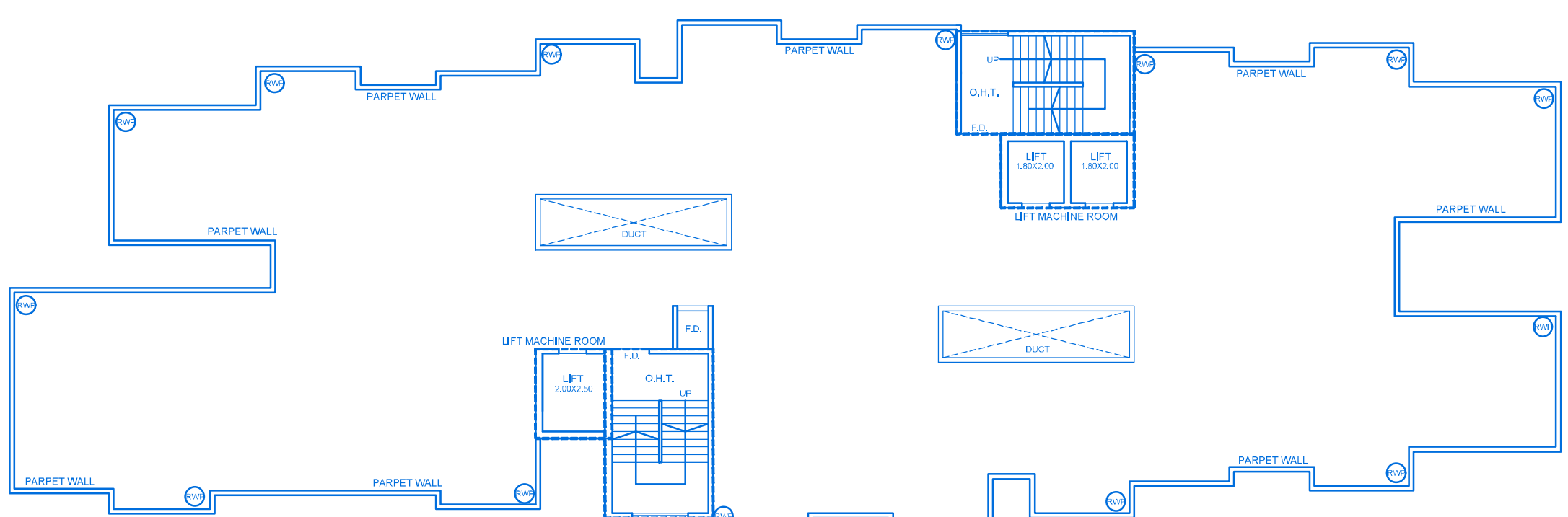
SECTION AA'
SCALE 1:100



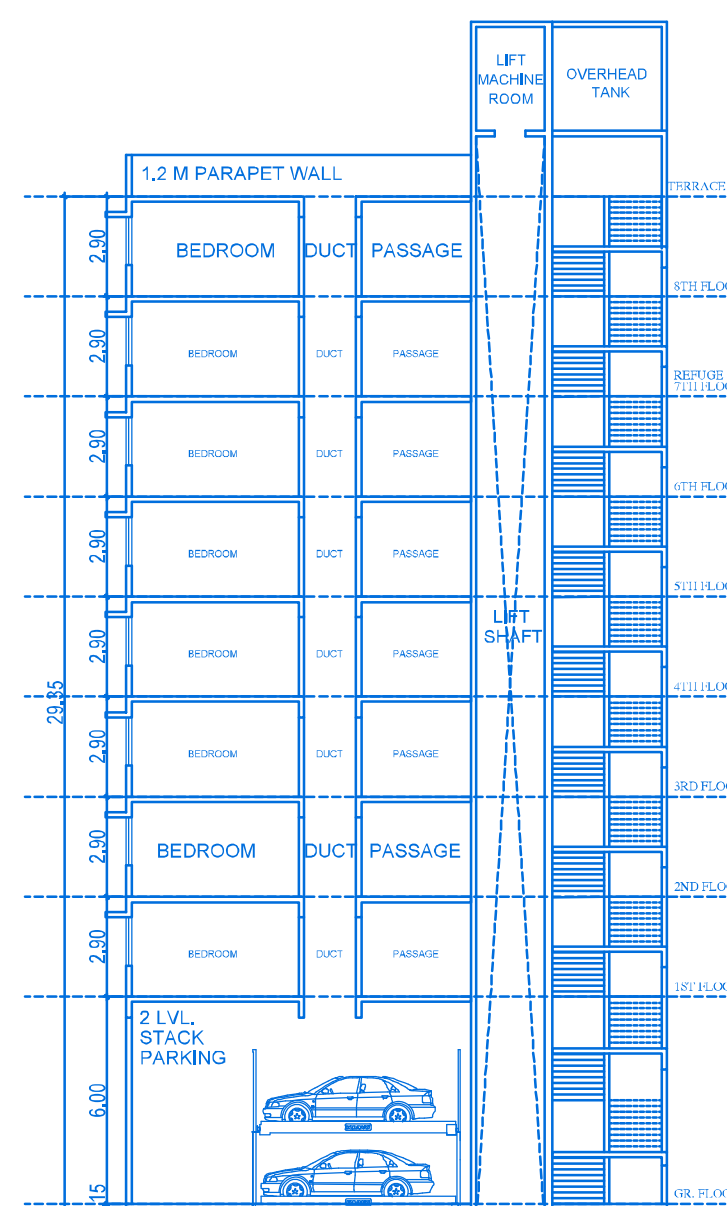
TERRACE FLOOR PLAN
BLDG 2 SCALE 1:100

SCHEDULE OF DOORS & WINDOWS

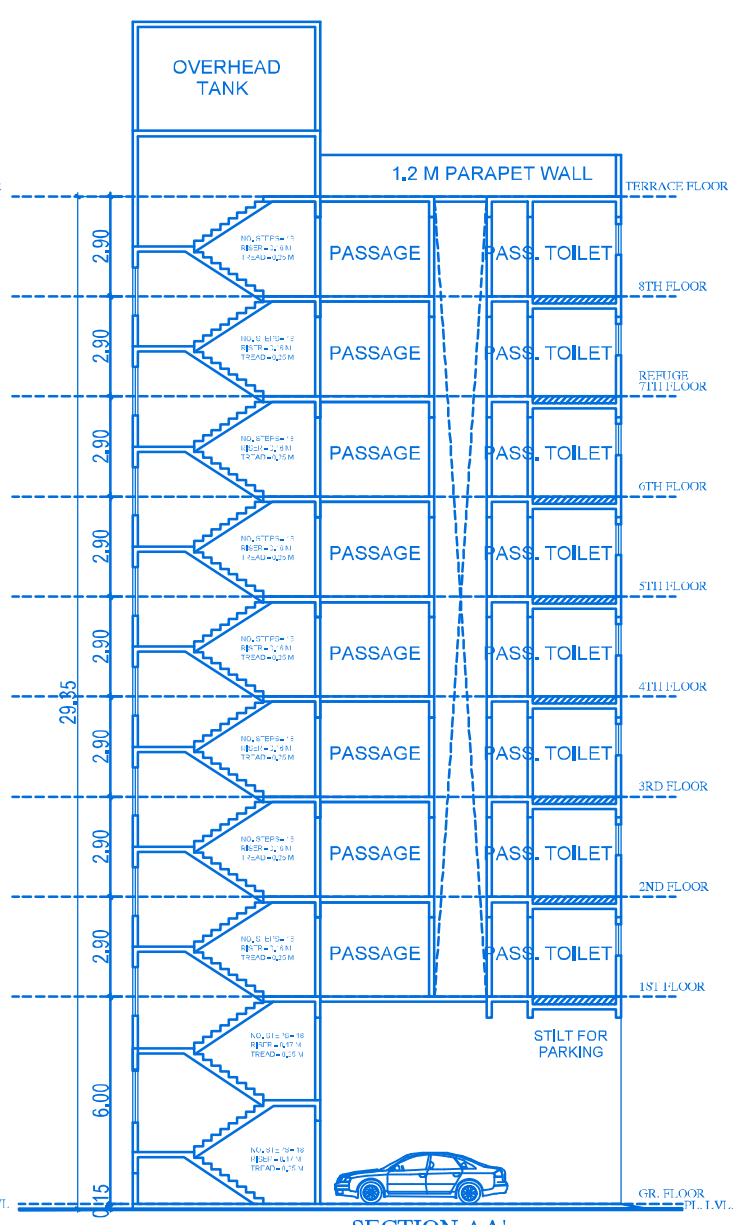
TYPE	OPENING SIZE OF	DESCREPTION OF FINISH
D	1.00 X 2.10	T.W. FRAMED PANNELED D.
D1	0.9 X 2.10	T.W. FRAMED PANNELED D.
D2	0.75 X 2.10	T.W. FRAMED PANNELED D.
W	2.00 X 1.35	ALU. GLAZED SLIDING W.
W1	1.80 X 1.35	ALU. GLAZED SLIDING W.
W2	1.20 X 1.35	ALU. GLAZED SLIDING W.
V	0.60 X 0.90	ALU. GLAZED LOUVERED W.



TERRACE FLOOR PLAN
BLDG 1 SCALE 1:100



SECTION BB'
BLDG 1 SCALE 1:200



SECTION AA'
BLDG 1 SCALE 1:200

Signature valid
Digitally signed by Anil Ramdas ...
Date: 2024.04.18 04:0?:57 PDT
Reason: Approved Drawing ...
Location: Bhiwandi-... Municipal Corporation
Project Code: BNMC-...
Application Number: BNMC...02300097
Proposal Number: 204096
Certificate Number: BNMC/B/2024/APL/00189

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.	4357.35
(a) As per ownership document (7/12, CTS extract)	4755.00
(b) as per TILR or City Survey measurement sheet	4755.00
(c) as per Demarcated drawing area	4357.35
LESS	
2.Area not in possession	824.80
3. Entire area (1-2)	3532.55
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	323.18
(b) Any D.P. Reservation area	0.00
(Total a+b)	323.18
5.Balance area of plot (3-4)	3209.37
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)	3209.37
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	390.05
(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 ____________	390.05
(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 2023-07-01 and the dimensions of sides etc. of plot stated onplan 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.

Owner details		
Owner Name	Postal Address	Contact Number
SHETRUNJAY REALTY LLP	,,Mulund (West),Mumbai(Sub Urban),Maharashtra-400080	9820677785
JITEN NATHALAL SHAH	SHREE SHETRUNJAY DHAAM , OPP OSWAL WAADI,ANJUR PHATA,BHIWANDI.	9820677785
SHAILESH NATHALAL SHAH	SHREE SHETRUNJAY DHAAM, OPP OSWAL WAADI, ANJUR PHATA,BHIWANDI.	8369022171

LEGENDS

NOTES

APPENDIX - C

PROPOSED RESIDENTIAL BUILDING
ON PLOT BEARING S.NO. 164 H.NO.11
AT VILLAGE:-KATAMTGHAR, TAL:-BHIWANDI DIST:-THANE.

NAME AND ADDRESS OF ARCHITECT

NAVRACHANA
ARCHITECT & INTERIOR DESIGNER
311,CHIRAG INFOTECH,
ROAD NO. 16, NEAR OMEGA BUISSINES PARK
AMBIKA NAGAR, WAGLE ESTATE,THANE 400601

Postal Address : ,,Mulund (West),Mumbai(Sub Urban),Maharashtra-400080,SHREE SHETRUNJAY DHAAM , OPP OSWAL WAADI,ANJUR PHATA,BHIWANDI.,SHREE SHETRUNJAY DHAAM, OPP OSWAL WAADI, ANJUR PHATA,BHIWANDI.

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 164

SITE ADDRESS :
S.NO. 164 H.NO.11 AT VILLAGE:-KATAMTGHAR, TAL:-BHIWANDI DIST:-THANE

Name Of Architect : shraddha aniruddha paranjpe

LOGO	ADDRESS OF OFFICE OFFICE - 6,Shreyas,G.V.scheme Road No1, Mulund East, Mumbai,400081
OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN
SCALE - 1:100	Date: 20/07/23
JOB NO.- BNMC-23-60176	CHECK BY —

SUBMISSION DRAWING