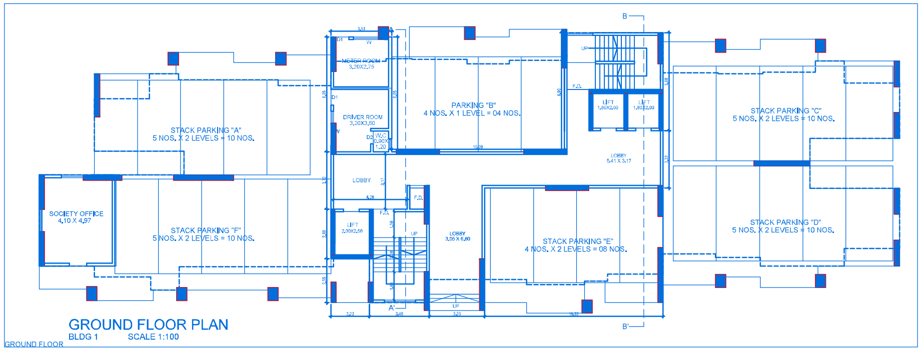
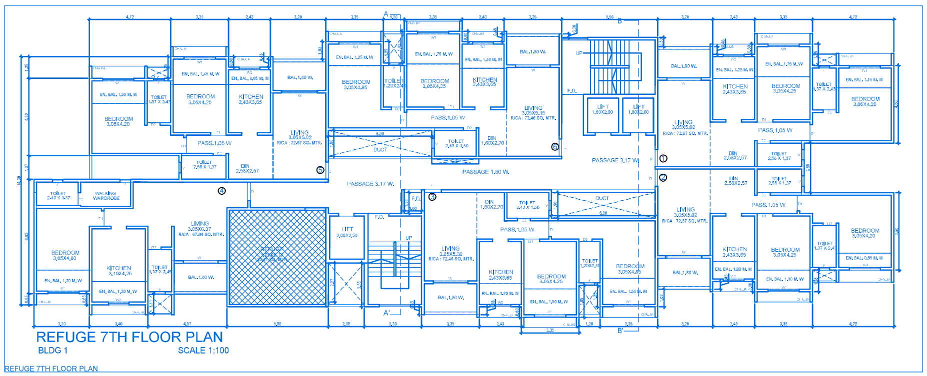
| BUILDING | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING | FLOORS | FSI AREA | | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | VENT | Other | TOTAL |
| | | COMM. | RESI. | IND. | EDU. | INS. | MEZZ. | PROP. | | | | | SHAFT | Deduction | 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

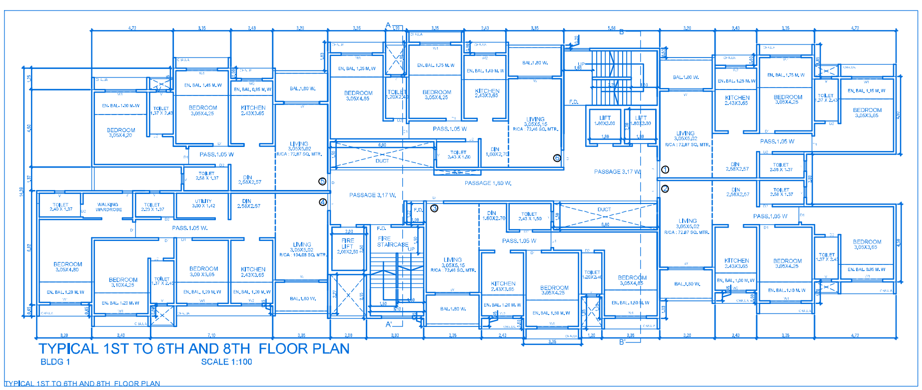
| Building Name | Floor Name | Carpet name | Tenement No | Carpet Area | Enclosed Balcony Area | Normal Balcony Area | Total Carpet Area |
|---|---|---|---|---|---|---|---|
| BUILDING 1 | TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN | 102;202;302;402;502;602;802 | 7 | 64.28 | 8.37 | 5.33 | 72.65 |
| BUILDING 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 |



GROUND FLOOR PLAN
BLDG 1 SCALE 1:100
GROUND FLOOR



REFUGE 7TH FLOOR PLAN
BLDG 1 SCALE 1:100
REFUGE 7TH FLOOR PLAN



TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN
BLDG 1 SCALE 1:100
TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN

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 =23.18Sq.M | | | |
| TOTAL Deduction =0.00Sq.M | | | |
| Net BuiltUp Area =23.18 Sq.M | | | |

### BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING 1

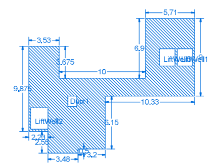
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 19.24 | 15.65 | 144.74 |
| BLOCK AREA TOTAL =144.74Sq.M | | | |
| LiftWell3 | - | - | 3.60 |
| LiftWell2 | - | - | 5.00 |
| LiftWell1 | - | - | 3.60 |
| Duct1 | - | - | 1.22 |
| TOTAL Deduction =13.42Sq.M | | | |
| Net BuiltUp Area =131.32 Sq.M | | | |

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

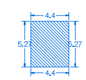
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 49.84 | 16.60 | 664.26 |
| BLOCK AREA TOTAL =664.26Sq.M | | | |
| Refuse1 | - | - | 30.41 |
| LiftWell6 | - | - | 3.60 |
| LiftWell5 | - | - | 3.60 |
| LiftWell4 | - | - | 5.00 |
| Duct4 | - | - | 9.00 |
| Duct3 | - | - | 9.00 |
| 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

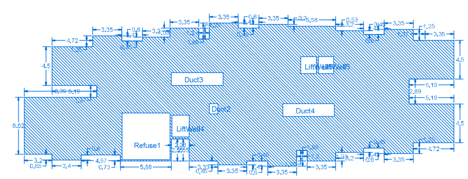
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 49.84 | 16.60 | 661.48 |
| BLOCK AREA TOTAL =661.48Sq.M | | | |
| LiftWell9 | - | - | 3.60 |
| LiftWell8 | - | - | 5.00 |
| LiftWell7 | - | - | 3.60 |
| Duct7 | - | - | 9.00 |
| Duct6 | - | - | 1.22 |
| Duct5 | - | - | 9.00 |
| TOTAL Deduction =31.42Sq.M | | | |
| Net BuiltUp Area =630.06 Sq.M | | | |



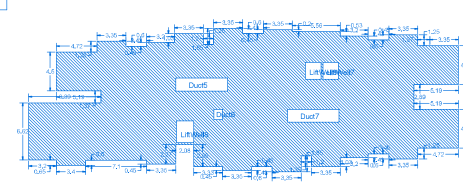
BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1



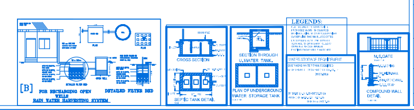
BUILT-UP AREA CALCULATION GROUND FLOOR BUILDING 1



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



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



Signature valid
Digitally signed by Anil Ramdas Yelname
Date: 2024.04.18 04:04:57 PDT
Reason: Approved Drawing Plan
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-60176
Application Number : BNMC-02300097
Proposal Number : 204096
Certificate Number : BNMC/B/2024/APL/00189

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
AMBIKAKA 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
Signature valid

| | | |
|---|---|---|
| | SCALE - 1:100 | Date: 20/07/23 |
| | JOB NO - BNMC-23-60176 | CHECK BY -- |

SUBMISSION DRAWING

## FSI DETAILS

| 9 Index | 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 basic FSI) | Ancillary Area 60% of (2+3+4+5) | Ancillary Area 80% of (2+3+4+5) | Total | Inclusive Housing (20%) If Applicable | Drawing Value |
|---|---|---|---|---|---|---|---|---|---|
| 9.1 Permissible Index | 1.10 | 0.50 | 1.15 | 0.00 | 0.00 | 0.00 | 2.75 | 0.00 | 0.00 |
| 9.2 Existing Consumed Index | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.3 Balance Index to be Consume | 1.10 | 0.50 | 1.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible PLine Area() | 3530.30 | 1766.27 | 4062.43 | 0.00 | 2352.73 | 0.00 | 11711.73 | 0.00 | 0.00 |
| 9.5 Proposed P Line Area (Should not exceed 9.4 ) | 3530.30 | 0.00 | 390.92 | 0.00 | 1686.78 | 0.00 | 5608.00 | 0.00 | 5608.00 |
| 9.6 Index Consumed | 1.00 | 0.00 | 0.11 | 0.00 | 0.00 | 0.00 | 1.21 | 0.00 | 0.00 |

## Area utilisation of Roads and Reservations

| Description of area utilisation | | | Area surrendered in SqM | Quatam of DR/TDR generation | Total Quatam of DR/TDR generation | Area considered for DR utilisation | Remaining area for DRC generation |
|---|---|---|---|---|---|---|---|
| Reservation type | reseravation no | Name | | | | | |
| - | - | 24.00m DP Road Widening | 323.18 | 646.36 | 646.36 | 0.00 | 0.00 |
| - | - | Total | 323.18 | 646.36 | 646.36 | 390.92 | 255.44 |

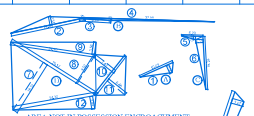
## Parking Check (Table 8B)

| Building Name | USE | TENAMENT AREA | RATIO car | RATIO Scooter | NO.OF Tenat/Area/Units | Required car | Required Scooter | Required Transport Vehicle/Ambula nce/Mini Bus |
|---|---|---|---|---|---|---|---|---|
| BUILDING 1 | Residential | For every two flats/units with each tenament having carpet area equal to or above 40 sq.m. but less than 60 sq.m. | 1 | 2 | 41 | 39.00 | 41.00 | - |
| BUILDING 1 | Residential | For every tenament having carpet area equal to or above 60 sq.m. but less than 150 sq.m. | 1 | 1 | 7 | 7.00 | 7.00 | - |
| BUILDING 2 | Residential | For every tenament having carpet area equal to or above 60 sq.m. but less than 150 sq.m. | 1 | 1 | 4 | 4.00 | 4.00 | - |
| Total | - | - | - | - | - | 51.00 | 52.00 | - |
| Visitors parking(5%) | - | - | - | - | - | 1.28 | 2.60 | 0 |
| Total | - | - | - | - | - | 53.00 | 54.60 | 0.00 |

## Parking Check As Per Multiplying Factor - Q20

(Note=Parking calculate as per regulation no.Q.20 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

| Building Name | Required Car/Mini Bus | Required Scooter | Required Transport Vehicle/Ambula nce/Mini bus | Proposed Car/Mini Bus | Proposed Scooter | Proposed Transport Vehicle/Ambula nce/Mini bus | Status |
|---|---|---|---|---|---|---|---|
| Total | 26 | 1 | 0 | 53 | 1 | 0 | OK |



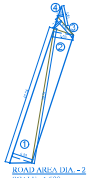
AREA NOT IN POSSESSION ENCROACHMENT
SCALE 1:500

ROAD AREA DIA.
SCALE 1:500

| BUILT UP AREA CALCULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| PLOT AREA CALCULATION | | | | | | | |
| NOS. | L | | H | | | | |
| 1 | 28.46 | X | 13.54 | X | 0.50 | = | 192.67 |
| 2 | 72.90 | X | 21.09 | X | 0.50 | = | 768.73 |
| 3 | 57.79 | X | 14.41 | X | 0.50 | = | 416.37 |
| 4 | 77.79 | X | 5.58 | X | 0.50 | = | 217.03 |
| 5 | 77.79 | X | 34.19 | X | 0.50 | = | 1329.82 |
| 6 | 71.72 | X | 34.37 | X | 0.50 | = | 1232.50 |
| 7 | 35.57 | X | 4.71 | X | 0.50 | = | 83.76 |
| 8 | 29.31 | X | 7.94 | X | 0.50 | = | 116.36 |
| TOTAL X = | | | | | | | 4357.24 |

| 24.00 METER WIDE D.P.ROAD ROAD AREA CALCULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| NOS. | L | | H | | | | |
| 1 | 39.85 | X | 3.47 | X | 0.50 | = | 67.70 |
| TOTAL | | | | | | | 67.70 |

| ACCESS ROAD TO ENCROACHMENT STRUCTURE | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 27.35 | X | 3.78 | X | 0.50 | = | 51.48 |
| 2 | 27.58 | X | 1.55 | X | 0.50 | = | 21.31 |
| 3 | 19.18 | X | 2.51 | X | 0.50 | = | 32.15 |
| 4 | 17.26 | X | 6.08 | X | 0.50 | = | 52.50 |
| 5 | 11.86 | X | 3.33 | X | 0.50 | = | 19.51 |
| 6 | 9.96 | X | 2.08 | X | 0.50 | = | 10.35 |
| TOTAL = | | | | | | | 188.89 |

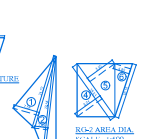


ROAD AREA DIA. - 2
SCALE 1:500

ACCESS ROAD TO ENCROACHMENT STRUCTURE
SCALE 1:500

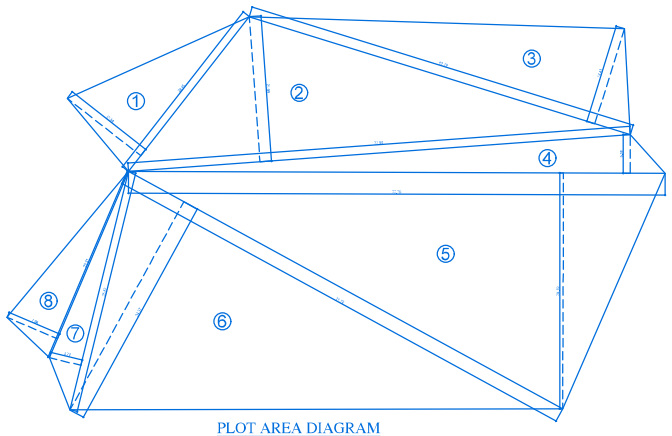
| PLOT AREA NOT IN POSSESSION | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-1 | 10.42 | X | 3.31 | X | 0.50 | = | 15.31 |
| B-2 | 15.90 | X | 2.39 | X | 0.50 | = | 37.91 |
| B-3 | 6.90 | X | 0.60 | X | 0.50 | = | 1.73 |
| B-4 | 37.38 | X | 0.60 | X | 0.50 | = | 11.21 |
| C-5 | 15.90 | X | 2.39 | X | 0.50 | = | 37.91 |
| C-6 | 6.78 | X | 0.51 | X | 0.50 | = | 2.59 |
| D-7 | 29.17 | X | 16.52 | X | 0.50 | = | 299.60 |
| D-8 | 29.17 | X | 9.97 | X | 0.50 | = | 145.41 |
| D-9 | 24.90 | X | 3.56 | X | 0.50 | = | 44.14 |
| D-10 | 14.51 | X | 7.42 | X | 0.50 | = | 53.80 |
| D-11 | 14.01 | X | 9.49 | X | 0.50 | = | 90.29 |
| D-12 | 24.90 | X | 3.63 | X | 0.50 | = | 44.78 |
| TOTAL = | | | | | | | 866.56 |

| 36.0 METER WIDE ROAD ROAD AREA CALCULATION - 2 | | | | | | | |
|---|---|---|---|---|---|---|---|
| NOS. | L | | H | | | | |
| 1 | 41.04 | X | 6.00 | X | 0.50 | = | 123.12 |
| 2 | 39.51 | X | 5.93 | X | 0.50 | = | 117.14 |
| 3 | 6.90 | X | 2.96 | X | 0.50 | = | 10.21 |
| 4 | 5.83 | X | 1.70 | X | 0.50 | = | 4.95 |
| TOTAL | | | | | | | 255.42 |

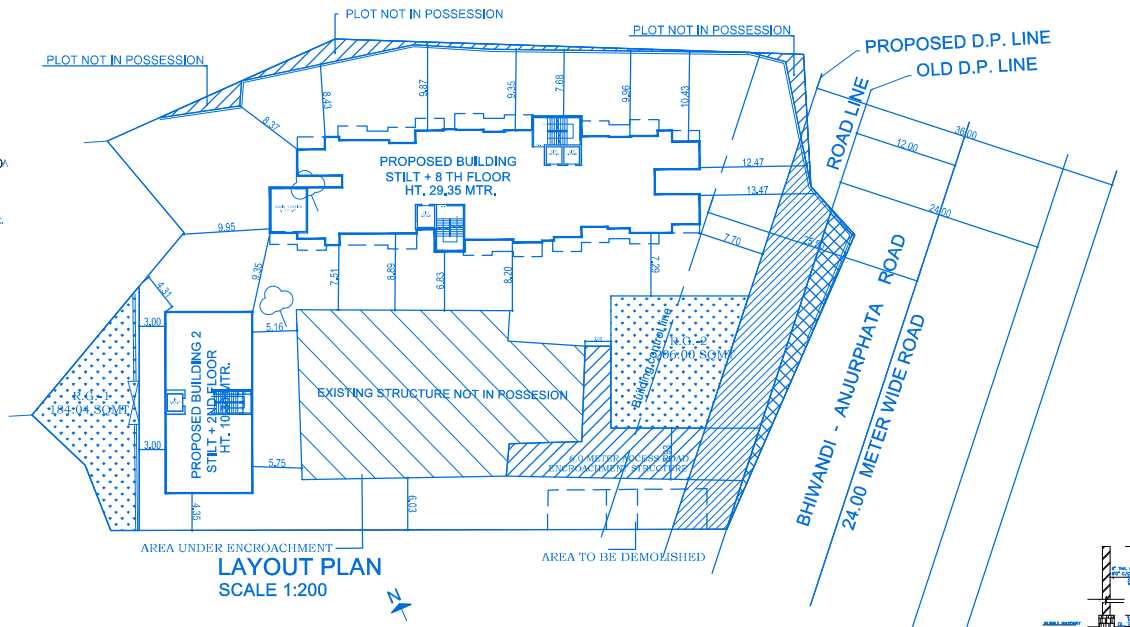


RG-1 AREA DIA.
SCALE 1:500

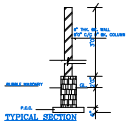
RG-2 AREA DIA.
SCALE 1:500



PLOT AREA DIAGRAM
SCALE 1:500




LAYOUT PLAN
SCALE 1:200



TYPICAL SECTION
COMPOUND WALL.

Signature valid

Digitally signed by Anil Ramdas Ghare
Date: 2025.09.18 09:47:07 IST
Reason: Approved
Location: Bhiwandi Nizampur City Municipal Corporation
Project Code : BNMC0000097
Application Number : BNMC/0000097
Proposal Number : BNMC/0000097
Certificate Number : BNMC/S/2024/NPL/00189

| Proforma I Area Statement | |
|---|---|
| 1) Area of plot (minimum area of a, b, c to be considered) or area of set-back with sanctioned layout no. and subdivision. | 4357.25 |
| (a) As per ownership document (712, CTS extract) | 4356.00 |
| (b) as per T.P. or City Survey measurement sheet | 4356.00 |
| (c) as per Demarcated drawing area | 4357.24 |
| 1.Less | |
| 2.Area not in possession | 818.00 |
| 3. Entire area (1-2) | 3538.25 |
| 4.Deductions for | - |
| (a) Proposed R.P./R.P. Road widening Area Revised / highway widening | 323.18 |
| (b) Any R.P. Reservation area | 0.00 |
| (Total Ha=H) | 323.18 |
| 5.Balance area of plot (3-4) | 3215.07 |
| 6. Amenity Space | 0.00 |
| (Applicable if (1) > 20000 sqmt) | - |
| (Required =4 or Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6) | 3215.07 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. | 0.00 |
| Proposed | 390.25 |
| (b) If area is less than 4000 sqmt - Check | - |
| (If 1 to 8 all numbers like 1,2,3,5,6,7,8 etc. As per 7/12 abstract or City Survey Number - Nil Recreational open space is required | - |
| (c)If it is subdivision like 1/2, 2/5 , 12/21 then equivalent recreational open space is required. | |
| (d) 10 % (subject to minimum 200 sqmt | 0.00 |
| Proposed | 390.25 |
| (e) Description of below open space as (land or existing road, CAT, or TP) | - |
| (f) Exemption to below open space subject to payment of 10 % land value of land at (1) as per annual statement of rate. | |

Certificate of Area :
Certified that the plot under reference was surveyed by me on 2025-04-21 and the dimensions of sides etc. of plot stated on site are measured on site and the area so worked out tallies with the area stated in document of Ownership of 7/12, Scheme Record/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. I/We fully undertake the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Owner (s) name and signature

Architect / Licensed Engineer/ Supervisor name and signature

LAB No.

Name| Address :- Mukund Mahesh Mamtani, Sub Urban Maharashtra-400061,9 WEST SETTELMENT, SHANK , OPP.ODWAL NAKA,ANJURPHATA, BHIWANDI,,SHREE SHATRUNJAY DHAM, OPP.ODWAL NAKA, ANJUR PHATA,,BHIWANDI.

DESCRIPTION OF PROJECT :-
Type of Proposal : residential
BUILDING ON CTS, NO.SURVEY NO.- 164

SITE ADDRESS
S.NO. 164 (NEW) AT VILLAGE-KAMATGHAR, TAL-BHIWANDI DIST-THANE

| OWNER'S DETAILS | ARCHITECT DETAILS |
|---|---|
| NAME :- | NAME :- Shri Anil Ramdas Ghare |
| ADDRESS :- 9 Shreeji SSV,Kshetra Road No1,Mulund East, Mumbai,400081 | ADDRESS :- Flat No. 101, Building No. 1, Shree Ganesh Complex, Near Bandra Talao, Road No. 2, Kalyan (West) - 421301 |
| OWNERS SIGN :- | Signature valid |

SCALE :- 1:100 | Date :- 25/09/25
CHECKED BY :-
SUBMISSION DRAWING