LAYOUT
SHEET-1/5

Signature valid
Digitally signed by PURUSHOTTAM MANOHARRAO SHINDE
Date: 2024.02.28 17:43:12 IST
Reason: Approved Drawing Plan
Location: Mira Bhayandar Municipal Corporation
Project Code : MBMC-24-08674
Application Number : MBMC2024/00013
Proposal Number : 241085
Certificate Number : MBMC/B/2024/APL/00183

WINGA

| BUILDING | FLOORS | FSI AREA COMM. | RESI. | IND. | EDU. | INS. | MEZZ. | BALCONY PROP. | TERRACE | LIFT | LIFTWELL | DUCT | VENT SHAFT | Other Deduction | TOTAL FSIAREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WING A | REFUGE FLOOR 13TH FLOOR | 0.00 | 443.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7.20 | 7.21 | 0.00 | 0.00 | 38.15 | 397.92 |
| WING A | REFUGE FLOOR 8TH FLOOR | 0.00 | 443.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7.20 | 7.21 | 0.00 | 0.00 | 38.15 | 397.92 |
| WING A | TYPICAL FLOOR 3RD TO 7TH 9TH TO 12TH 14TH TO 17TH | 0.00 | 5762.64 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 93.60 | 93.73 | 0.00 | 0.00 | 10.92 | 5657.99 |
| WING A | 2ND FLOOR | 0.00 | 443.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7.20 | 7.21 | 0.00 | 0.00 | 0.84 | 435.23 |
| WING A | 1ST FLOOR | 757.71 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7.20 | 7.21 | 31.84 | 0.00 | 0.00 | 718.66 |
| WING A | GROUND FLOOR | 340.55 | 103.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7.20 | 7.21 | 0.00 | 0.00 | 1.68 | 435.36 |
| WING A | BASEMENT FLOOR | 159.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.42 | 158.80 |
| WING A | Total | 1257.48 | 7196.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 129.60 | 129.78 | 31.84 | 0.00 | 90.16 | 8201.88 |

WINGB

| BUILDING | FLOORS | FSI AREA COMM. | RESI. | IND. | EDU. | INS. | MEZZ. | BALCONY PROP. | TERRACE | LIFT | LIFTWELL | DUCT | VENT SHAFT | Other Deduction | TOTAL FSIAREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WING B | TYPICAL FLOOR 1ST TO 7TH | 0.00 | 1319.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.63 | 14.63 | 0.00 | 0.00 | 0.00 | 1304.87 |
| WING B | GROUND FLOOR | 83.94 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 83.94 |
| WING B | Total | 83.94 | 1319.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.63 | 14.63 | 0.00 | 0.00 | 0.00 | 1388.81 |

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 | 0.90 | 0.00 | 0.00 | 0.00 | 2.50 | 0.00 | 0.00 |
| 9.2 Existing Comsumed 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 | 0.90 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible PLine Area() | 2675.76 | 1620.00 | 2916.00 | 0.00 | 3108.28 | 578.64 | 10898.68 | 0.00 | 0.00 |
| 9.5 Proposed P Line Area (Should not exceed 9.4 ) | 2675.76 | 1613.04 | 1614.98 | 0.00 | 3108.27 | 578.64 | 9590.69 | 0.00 | 9590.69 |
| 9.6 Index Consumed | 1.10 | 0.49 | 0.49 | 0.00 | 0.00 | 0.00 | 2.09 | 0.00 | 0.00 |

| Total Area Statement (F.S.I.+NON F.S.I.) | | | | | TOTAL GROSS AREA |
|---|---|---|---|---|---|
| WING NO. | F.S.I AREA (sq.mt.) | NON-F.S.I AREA (sq.mt.) Pass+Stilt | Refuge | TOTAL | (F.S.I.+NON F.S.I.) |
| WING A (B+GR+1ST TO 17TH) | 8201.88 | 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 |

Area utilisation of Roads and Reservations

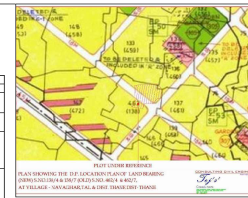
| Description of area utilisation | | | Area surrendered in SqM | Quatam of DR/TDR generation | Total Quatam of DR/TDR generation | Area considered for DR utilisation | Remaining area for DRC generation |
|---|---|---|---|---|---|---|---|
| Reservation type | reseravation no | Name | | | | | |
| - | - | 18.00.m DP Road Widening | 807.49 | 1614.98 | 1614.98 | 0.00 | 0.00 |
| - | - | Total | 807.49 | 1614.98 | 1614.98 | 1614.98 | 0.00 |

Parking Check (Table 8B)

| Building Name | USE | TENAMENT AREA | RATIO car | RATIO Scooter | NO.OF Tena/Area/Units | Required car | Required Scooter | Required Transport Vehicle/Ambulance Mini Bus |
|---|---|---|---|---|---|---|---|---|
| WING A | Commertial | For every 100 sq.m. carpet area or fraction thereof | 1 | 5 | 712.10 | 7.12 | 35.60 | - |
| WING A | Residential | For every two tenements with each tenement having carpet area less than 40 Sq.m. but 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 above 40 sq.m. but less than 80 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 | Commertial | For every 100 sq.m. carpet area or fraction thereof | 1 | 5 | 72.58 | 0.73 | 3.63 | - |
| WING B | Residential | For every two tenements with each tenement having carpet area less than 40 Sq.m. but 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 80 sq.m. | 1 | 2 | 7 | 3.50 | 7.00 | - |
| Total | - | - | - | - | - | 65.35 | 155.23 | - |
| Visitors parking(5%) | - | - | - | - | - | 2.88 | 5.80 | 0 |
| Total | - | - | - | - | - | 68.23 | 161.03 | 0.00 |

Parking Check As Per Multiplying Factor : 0.80
(Note-Parking calculate as per regulation 14.2.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

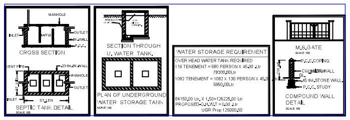
| Building Name | Required Car/Mini Bus | Required Scooter | Required Transport Vehicle/Ambulance/Mini bus | Proposed Car/Mini Bus | Proposed Scooter | Proposed Transport Vehicle/Ambulance/Mini bus | Status |
|---|---|---|---|---|---|---|---|
| Total | 83 | 0 | 0 | 87 | 0 | 0 | OK |



Project Details
Proposal code -MBMC-24-08674
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 138
Tahsil : Thane
Mouza : Navghar
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

| 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. |




| 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 |

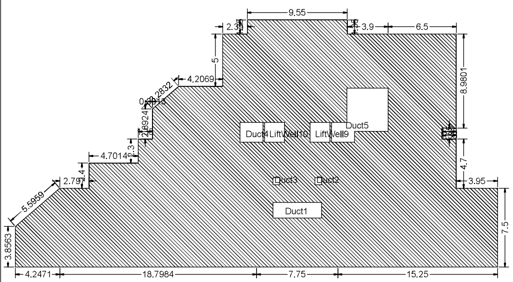
| TOTAL B.U.A. STATEMENT WING A RESIDENTIAL | |
|---|---|
| FLOOR | B.U.A. |
| BASEMENT | ----- |
| GR. FLOOR | 94.81 |
| 1ST FLOOR | ----- |
| 2ND FLOOR | 435.23 |
| 3RD FLOOR | 435.23 |
| 4TH FLOOR | 435.23 |
| 5TH FLOOR | 435.23 |
| 6TH FLOOR | 435.23 |
| 7TH FLOOR | 435.23 |
| 8TH FLOOR | 397.92 |
| 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 |

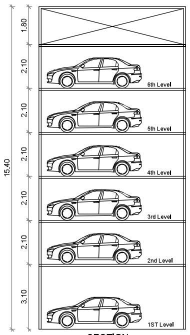
| TOTAL B.U.A. STATEMENT (WING A) | |
|---|---|
| COMMERCIAL | 1218.01 |
| RESIDENTIAL | 6983.87 |
| TOTAL B.U.A. | 8201.88 |

| TOTAL B.U.A. STATEMENT (WING B) | |
|---|---|
| COMMERCIAL | 83.94 |
| RESIDENTIAL | 1304.87 |
| TOTAL B.U.A. | 1388.81 |

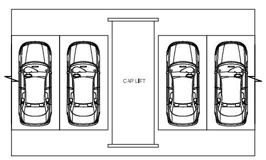


BUILT-UP AREA CALCULATION 1ST FLOOR WING A

| BUILT UP AREA CALCULATION FOR 1ST FLOOR WING A | | | |
|---|---|---|---|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 46.05 | 23.58 | 757.71 |
| BLOCK AREA TOTAL =757.71Sq.M | | | |
| LiftWell10 | - | - | 3.61 |
| LiftWell9 | - | - | 3.60 |
| Duct5 | - | - | 19.85 |
| Duct4 | - | - | 4.18 |
| Duct3 | - | - | 0.42 |
| Duct2 | - | - | 0.42 |
| Duct1 | - | - | 6.97 |
| TOTAL Deduction =39.05Sq.M | | | |
| Net BuiltUp Area =718.66 Sq.M | | | |

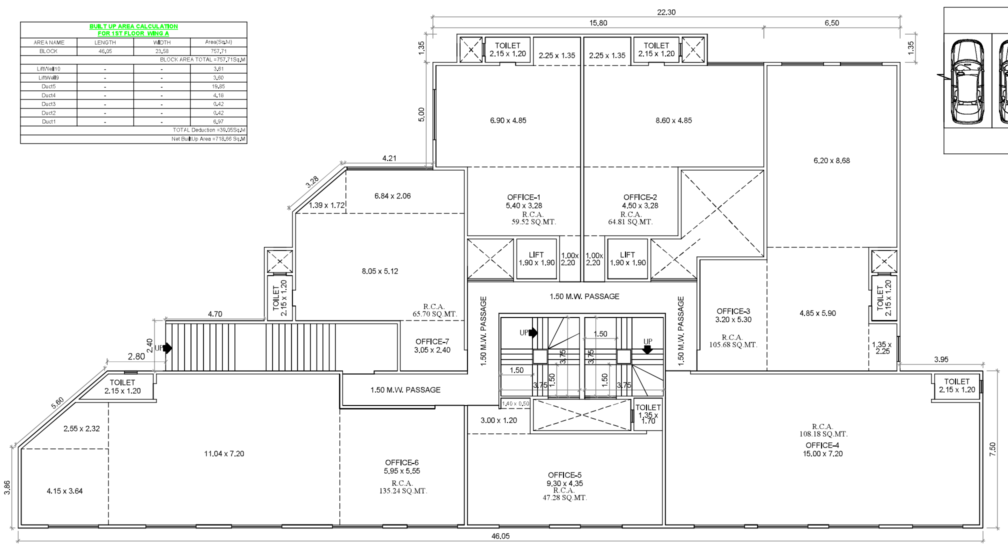


SECTION
SCALE 1:100
PUZZLE PARKING

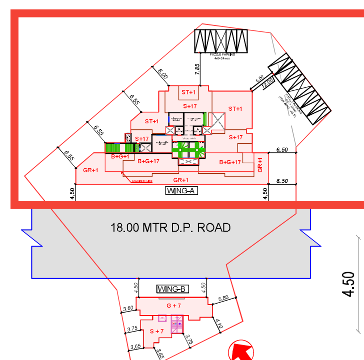


PLAN
SCALE 1:100
(PUZZLE PARKING)

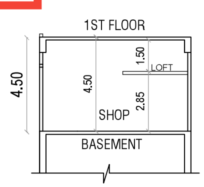
| | PROFORMA- A | |
|---|---|---|
| NOS. | AREA STATEMENT | AREA IN SQ.MT. |
| 1) | Area of plot (Minimum area of a, b, c to be considered) | |
| | (a) As per ownership document (7/12, CTS extract) - | 3240.00 |
| | (b) as per measurement sheet 3281.55 | |
| | (c) as per site | |
| 2) | DEDUCTIONS FOR | |
| | (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 (2-3) | 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% phy rg req as per reg.-3.4.1) — | |
| | (b) Proposed - — | |
| 8) | Internal Road area | N.A. |
| 9) | Plotable 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 (3240.00X0.90 = 2916.00) | |
| | (c)TDR area is to be loaded (2916.00-1614.98=1301.02) | |
| | (d) Total in-situ / TDR loading proposed [15 (a)+(b)+(c)] = 1614.98 | |
| 13) | Additional FSI area under Chapter No. 7 TABLE 7.1 D) pg 123 & 7.10 pg 136, 137 | |
| 14) | Total entitlement of FSI in the proposal | |
| | (a) [13 + 14(b)+15(d)] or 16 whichever is applicable. 5903.78 | |
| | (b) Ancillary Area FSI upto 80% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 723.31 X 0.80 = 577.85 — 578.64 | |
| | (c) Ancillary Area FSI upto 60% with payment of charges. TOTAL PERMISSIBLE ANCILLARY AREA ON 5180.47X 0.60 = 3108.28 — 3108.27 | |
| | (c) Total entitlement (a+b) 9590.69 | |
| 15) | MAX. UTILIZATION OF F.S.I. (BLDG POTENTIAL) PERMISSIBLE AS PER Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 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.18 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. ancillry area | 0.00 |



FIRST FLOOR PLAN
WING A SCALE- 1:100

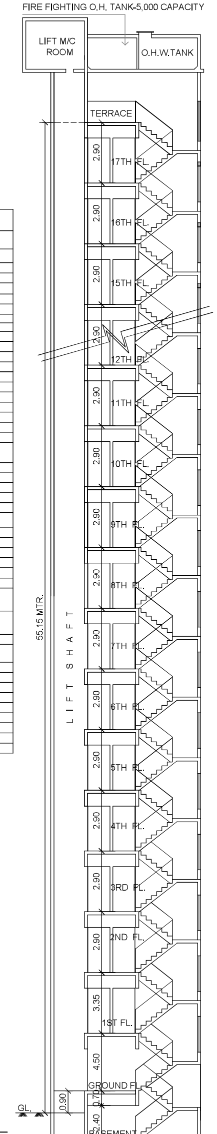



BLOCK PLAN
SCALE 1:500




LOFT SECTION
WING-A SCALE 1 : 100

FIRE FIGHTING O.H. TANK-5,000 CAPACITY




SECTION
SCALE 1:100
WING-A

| 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 TILR 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 2024-01-27 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.


Name Of : Owner Niket Khushal Rambhia

Postal Address : 2504 ICC TOWER TWO,G D AMBEKAR MARG, NEAR WADAL,TELEPHONE 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: Tej's' CONSULTANTS
ADDRESS OF OFFICE
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

| 01 | SCALE - 1:100 | Date: 27/01/24 |
|---|---|---|
| | JOB NO - MBMC-24-08674 | CHECK BY -- |

SUBMISSION DRAWING