Building Permission Cell, PMAY cell/A
(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)
AMENDED INTIMATION OF APPROVAL (IOA)
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/ /2025
Dated: -

To,
Executive Engineer-1,
K.H & A.D Board,
MHADA, Mumbai.

SUB: Proposed development for 1771 EWS tenements, 239 LIG tenements & 20 conv.Shops on Land Bearing S.No.13 at Bhandarli, Tal & Dis.Thane under vertical AHP model under PMAY scheme.

REF: 1. Proposal for Amended plan vide letter no.5232861 dtd.27/05/2025.
2. Ar. Anilkumar Sharma's letter dtd.01/09/2025

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised plan sanctions submitted with letter dated 27/05/2025 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of building no. 1 to 8 for 1771 EWS tenements, 239 LIG tenements & 20 conv.Shops on Land Bearing S.No.13 at Bhandarli, Tal & Dis.Thane under vertical AHP model under PMAY scheme

I have to inform you that I may approve the revised building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(i)(ii) of the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under

CONDITIONS TO BE COMPILED WITH BEFORE APPLYING FOR Plinth C.C./FURTHER C.C. / O.C.

1. That the previous sanctioned IOA & plans issued vide no EE/BP/MPAY/MHADA/322/24 dtd.02/05/2024 is treated as cancelled and consider this revised IOA.

2. That the commencement certificate U/s-45 of MRTP Act shall be obtained before starting the proposed work.
3. That the structural Engineer shall be appointed and supervision memo as per provisions of unified DCPR shall be submitted by Applicant.
4. That the Part OC plans issued vide letter No.EE/BP/PMAY/A/MHADA/327/24 dtd.06/05/2024 remains unchanged.
5. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed Civil Engineer. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be get approved from reputed agency and one copy shall be submitted before start of work.
6. That the sanitary arrangement and drainage works shall be carried out as per Local Authority's Specifications and approved copy should be submitted before asking O.C.
7. The work should be carried out as per sanctioned plans & no additional F.S.I. should be utilized other than as per sanctioned plans. If construction has been done beyond sanctioned or other than sanctioned plan then necessary action should be done as per clause no.52 of MRTP ACT 1966 & also it is your responsibility to remove the additional construction at your own cost. The proposed construction should be restricted for RESIDENTIAL purpose only.
8. That the work should be carried out on the plot/ land proposed for above project as per approved layout vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/E-५६७६५६० /२०२५ दिनांक १२/०६/२०२५. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply.
9. **That the as you have changed area of RG open space & Amenity plot in the revised drawings submitted you have to obtain revised layout before applying for commencement certificate of building no.7 & 8.**
10. It is to be understood that the foundations must be excavated down to hard soil and as per the soil testing report. For this, Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. The copy of soil test report approved by competent authority should be submitted to this office before actual start of work.
11. As per revised drawings you have to prepare revised structural design , drawings for the bldg No.7 & 8 to be constructed. The R.C.C. design shall be confirming to IS 456 of 2000 and relevant IS amended time to time. The RCC design shall be prepared taking into consideration the protection against seismic forces required for earthquake resistance structures and shall be based on appropriate seismic coefficient as per prevailing relevant IS. The RCC Design of buildings shall be got approved from reputed Institute/ Eng. Collage and submitted to this office before O.C.

12. That the work should be carried out entirely at applicant's own risk and cost and the Planning Authority/PMAY/MHADA will not be responsible for any mishap or irregularity at any time.
13. That the 7/12 extract of land should be free hold, if loading is on the 7/12 then, the same should be make free hold & the fresh free hold 7/12 should be submitted before further C.C.
14. If you have submitted the notrised Development Agreement/ notarized partnership deed on stamp paper, then the same should be registered from concern department before issue of further C.C.
15. That the responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and Planning Authority/PMAY/MHADA will not be responsible in any matter whatsoever.
16. All the terms and conditions mentioned in this IOA & Plinth C.C. to be issued will be applicable to the applicant and the Indemnity bond in prescribed Performa agreeing the terms and conditions in IOA & Plinth C.C. to be issued shall be submitted by the applicant at the time of issue of I.O.A.
17. If any dues are pending with Local Authority, N.A. Charges, Agriculture Tax or any other charges to be pending with concerned Authorities then the same should be cleared by Applicant and NO- Due Certificate with effect that should be submitted to this office before asking for O.C.
18. That the concerned Architect/Licensed Surveyor & Applicant/ Developer/Owner should give certificate that, the newly constructed building is in accordance with the plans approved by Planning Authority/PMAY/MHADA.
19. That the approach road of 24.0 m wide as per norms should be constructed at your own cost before completion if not constructed by concern local Authority.
20. That the approach road/existing road should be get approved by concerned local authority before applying for Plinth C C or Road status from concerned dept viz PWD / Zilla Parishad for existing road should be obtained before applying for Plinth C C of remaining Bldgs.
21. Requisitions of clause as per the Prevailing Development control Regulations of unified DCPR shall be complied with & Records of good quality of work, verification report, material test reports etc. shall be maintained on site till completion of the entire work.
22. As per the Unified DCPR ,development / construction of building requiring clearance from the authorities like Railway, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defense Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc, the relevant no objection certificates from these authorities, if applicable shall be submitted before C.C.
23. That the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before start of work., if necessary (iii) Water Supply Department before completion of work. (iv) Health Department before

O.C. (v) NOC from concern Authority for parking etc's shall be obtained before completion of work. (vi)Drainage NOC from concern Authority before completion of work. (vii) To concern Local Tree Authority department and obtain NOC from them before start of work (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken.

24. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should be kept as per UDCPR norms. Normally the plinth height should not be less than 0.30 meter above ground level or road level whichever is maximum as per UDCPR
25. That the qualified / Licensed registered site supervisor should be appointed.
26. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
27. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
28. That all the buildings are required to be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design (as per Earthquake Zone), the stability certificate as per UDCPR clause No.2.2.15 from Structural Engineer to that effect shall be submitted before issue of Plinth C.C.
29. That the owner / developer shall display a board at site before starting the work giving the details such as name and address of the owner / developer, Architect and structural engineer. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
30. That as per clause No.13.3 of UDCPR for Rain Water Harvesting as per adequate design should be provided.
31. That the Soil investigation will be done before start of work and the report there of shall be checked and approved from R.C.C. consultant.
32. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority & also if the plot is more than 4000.00 sq. m. then, Sewage Water Treatment recycling plant shall be provided for subjected project.
33. That the MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.
34. As per demand letter issued by this office vide leter dated 03/06/2025 due labour cess as per revised proposal of Rs.47,20,905/- shall be paid from contractors running account bill as per guidelines. If the same amount is not paid in stipulated time period as per G.R. dated 17/06/2010 of उदयोग, उर्जा व कामगार विभाग, महाराष्ट्र शासन then the full amount with interest @2% p.m. for delayed period should be paid this office.

35. **As per revised drawings, height of newly proposed building no.7 is 67.54 m and for commercial bldg you have to obtain CFO Noc before obtaining plinth cc for the same building.**
36. **As per revised proposal, total height of building no.7 is 73.19m (Upto Overhead water tank top) and you have previously submitted Airport Authority Noc with permissible height of 67.66m therefore accordingly you have to obtain revised NOC of airport authority and submit the same to this office before obtaining Plinth CC. If you fail to submit the same you have to restrict the height of bldg no.07 within permissible limits as per Airport Authority Noc & accord revised approval for the same.**
37. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure, as per plans sanctioned & as per norms.
38. All terms and conditions of RERA Act 2016, Unified DCPR and D.P. Remarks will be binding to this project.
39. That the debris shall be disposed as per the norms of respective Local Authority.
40. That the payments intimated by Executive Engineer, BP/ PMAY/ A /MHADA shall be paid before issue of IOA / Plinth C.C. & if any other outstanding that may be asked by any other Govt. Dept./ planning authority, MHADA or Local Authority, the same shall be borne by the Owner/Developer/Applicant.
41. **That, as per revised drawings total construction area is 104431.86 sq.m (98504.29 sqm FSI + 5927.57 sqm NON FSI) you have previously submitted Environmental Clearance certificate for FSI 84028.29m^2 + Non FSI 8247.80m2 = 92276.29m^2 accordingly you have to obtain revised environmental clearance certificate & submit the same to this office asking before applying for plinth CC of bldg no.7.**
42. That the MOA/Agreement must be executed with concerned nodal agency department and copy of the same should be submitted before asking for C.C. All terms & conditions of MOA are binding to this project.
43. That you have to submit agreement copy with MSEDCL for amenity plot before asking commencement certificate.
44. **That you have to obtain Zone / RP remarks of concerned local authority before asking for commencement certificate.**
45. **That as you have shown different plot boundry i.e. existing plot under possession as per drawings submitted differing from plot boundry as per ownership therefore you have to revise plot boundry as per existing under possession and you have to submit joint measurement plan certified by land records department and "7/12" extract of the said land on your name before asking for Full O.C.**
46. **That you have to obtain road status for exising 12.00m approach road for the proposed site from competent authority Viz. PWD,ZP etc.**

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47. That the amended remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted from respective Authorities.
48. That the work should be carried out and the Material testing should be done of all required material as per IS code, Red Book & N.B.C's Specifications & the report for construction materials used at site shall be obtained from Govt. Approved Laboratory as per required frequency.
49. That every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.30 cm. above the surrounding ground level as per clause of UDCPR
50. That the proposed actual date of start of work should be communicated to this office also the quality control for building work/for structural work/supervision of the work shall be done. The monthly progress report of the work will be submitted through the Architect.
51. That all the terms and condition of Central and State govt. G.R.'s/ notification issued time to time which are related to AHP (PPP) under PMAY are binding to this scheme.
52. That the Water connection for constructional purpose from concern authority shall be taken with prior approval from concern authority and if bore water shall be used for construction purpose then the same water shall be tested from reputed laboratories.
53. That to safeguard the plot is owner's/applicant's responsibility. The plot should be encroachment free. If any type of encroachment/unauthorized construction to be done on the plot area of layout before or after bldg permission issued then the same shall be removed by the applicant/owner at his own risk and cost, Planning Authority/PMAY/MHADA is not responsible for the same.
54. That the Provisions of the notifications of of dated 14/09/2006, 9/12/2016 & circular of dtd 27/12/2018 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.
55. In sanctioned layout if there is existing well, then the same well shall be maintained & shall be protected.
56. Recreational open space shall have an independent means of access.
57. The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit as per clause 3.4.2 of UDCPR & agree the conditions of clause 3.4.2 (i)(ii) of UDCPR.
58. If, any amendment is required in sanctioned plan then the approval for revised amendment plan is required to be taken by Planning Authority / PMAY/MHADA.

59. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout & also shall provided access to recreational Open space & Amenity.
60. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site before asking of C.C. To insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
61. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also to avoid land slides R.C.C. retaining wall should be proposed if necessary, the same should be designed by R.C.C. Consultant.
62. That the 1.50m above G.L R.C.C. Retaining wall designed by R.C.C. Consultant beside the nallah / towers shall be constructed before asking O.C.
63. That the applicant shall provide Over-Head water tank and Under Ground water tank to the bldg as per standard design and satisfaction of concern authority.
64. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
65. That the applicant shall provide at his own cost, the infrastructural facilities (such as internal Access, approach road, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangements of collection of solid waste ect) within the plot, of such standards (i.e. standards relating to design, material or specification) as stipulated by the corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Planning Authority as well as Local Authority.
66. That this I.O.A. is being issued subject to submission of under taking / indemnity bond for NOC of civil aviation if necessary, NoC of CFO, NOC of environmental clearance before issue of Plinth C.C.. Final NOC for water supply, electrical & drainage before completion & receipts of No Due Certificate from Local Authority for N.A. Charges or any other charges related to land paid upto March 2024 before asking Further C.C.
67. If Trees are affected to the project then the NOC from concerned Authority is mandatory. The NOC should be taken from concern authority before actual start of work. The Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.

68. if any other departments NOC is required other than mentioned in this I.O.A., the same shall required to be obtained and copy to be submitted to this office.
69. That the, if there is a nallah existing near by or on subjected project's land then the NoC or remarks from concern Irrigation Department is required & the terms and conditions are binding to the project & to be complied with.
70. That the approach road should be provided for electric substation / transformer also amenity space & R.G.. Also, the adequate space should be provided for waste water treatment & recycling plant
71. The plot boundary should be confirmed from TILR before actual start of work and fencing / barricade should be provided to whole plot as a boundary before actual start of work.
72. The conditions of I.O.A. shall be binding not only on the applicant but also on his successors and every person deriving title through or under them.
73. **That this revised Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities wherever required.**
74. That the final NOC for lift from Lift Inspector for all individual lift shall be taken before asking O.C.
75. **That the owner / developer will solely be responsible for any legal matters, action, suits, proceeding, claims, demands & losses, damages, etc. as regards with the above subjected project, BP Cell/PMAY/MHADA will not be responsible for the same.**
76. **It is the responsibility of the developer that the permission from Tahasildar Collector department for excavation of land shall be taken before issue of Plinth C C.**
77. **That the EE/BP Cell/PMAY/A/MHADA will not be responsible in regards of the fund release from Central & State government as per guidelines issued from time to time.**
78. **That the sanctioned houses under PMAY scheme have been granted extension up to 31/12/2025 only for fully completion vide GR dtd.20/12/2024. The same shall be adhered to the applicant & accordingly the work of project shall be completed before 31/12/2025 by the applicant.**
79. That, if you failed to fulfill the IOA conditions then the commencement certificate granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, shall be withdrawn.

80. That the Planning Authority / PMAY / MHADA reserve its right to withdraw, change, alter amend their IOA/Plinth C.C. letter and conditions mentioned herein in future at any point of time without giving any reason to do so.
81. That this IOA is issued based on available/submitted document. If it is subsequently found that the document/information submitted with your application for building permission are incorrect or forged, misleading then this IOA/Plinth C.C. will be cancelled and applicant will be held responsible for the consequences/losses, if any thereof arises in future.
82. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.

DA: - one set (8 nos of plans)

Executive Engineer/B.P.Cell
PMAY/ MHADA

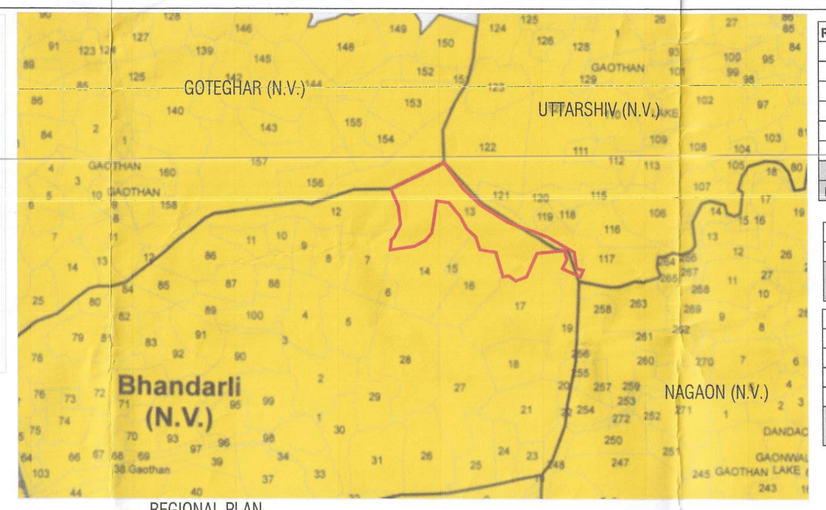
Copy forwarded for favour of information :

1. Architect:- Arch. Anilkumar Sharma,601/24-A, Maitri CHS, Bimbisar Nagar, Goregaon (E), Mumbai-65,
2. Chief Officer, Konkan Housing & Area Development Board, MHADA.
3. ADTP, MMRDA, Bandra Kurla Complex, Mumbai-400 051.
4. ADTP, Navi Mumbai Municipal Corporation, 15A, Plot, Sector,1, 2, Palm Beach Road, CBD Belapur, Navi Mumbai, Maharashtra-400 614
5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information

sd/-
Executive Engineer/B.P.Cell
PMAY/ MHADA

BHANDARLI -13 - SITE PLAN
SCALE- 1:2500

GOOGLE IMAGE
SCALE- N.T.S.



REGIONAL PLAN
MUMBAI METROPOLITAN REGION
1996 - 2011

R.G AREA STATEMENT	
R.G-1	572.96 SQ.M
R.G-2	435.73 SQ.M
R.G-3A	516.58 SQ.M
R.G-3B	1,526.16 SQ.M
R.G-4	2,785.36 SQ.M
R.G-5	6,128.54 SQ.M
TOTAL	11,965.33 SQ.M
RG AREA REQUIRED	4,475.63 SQ.M

O.W.C STATEMENT	
O.W.C-1	152.92 SQ.M
TOTAL O.W.C AREA PROVIDED	152.92 SQ.M

S.T.P AREA STATEMENT	
STP- 1	82.93 SQ.M
STP- 2	317.40 SQ.M
STP- 3	357.99 SQ.M
STP- 4	90.97 SQ.M
TOTAL STP AREA PROVIDED	849.29 SQ.M

FSI & NON - FSI AREA STATEMENT			
BLDG NO	FSI	NON FSI	TOTAL
1	6136	812.84	6948.84
2	11,501.73	342.93	11844.66
3	11,501.73	342.93	11844.66
4	11,501.73	342.93	11844.66
5	11,501.73	342.93	11844.66
6A	11,501.73	342.93	11844.66
6B	11,501.73	342.93	11844.66
6C	11,501.73	342.93	11844.66
7	11,363.12	500.00	11863.12
8	493.06	80.76	573.82
STP		980.54	980.54
OWC		152.92	152.92
UGT & PUMP ROOM		1000	1000.00
TOTAL AREA	98504.29	5927.57	104431.86

AMENITY STATEMENT	
AMENITY-1	2,531.81 SQ.M
AMENITY-2	799.07 SQ.M
AMENITY-3	1,184.32 SQ.M
AMENITY-4	492.54 SQ.M
TOTAL AMENITY AREA PROVIDED	5,007.74 SQ.M

FSI AREA STATEMENT
OC & PROPOSED FSI AREA STATEMENT FOR RESIDENTIAL BUILDING

SR. NO.	BUILDING NO	TYPE OF BUILDING		FLOOR AS PER SANCTIONED	H.T OF BLDG. AS PER SANCTIONED (MTR.)	NO. OF TEN. PER FLOOR	CARPET AREA / TEN. (SQM.)	TEN. PER BLDG (NOS) AS PER SANCTIONED.	TEN. PER BLDG (NOS) AS PER PART OC RECEIVED	TOTAL PROPOSED RESI. BUA AS PER SANCTIONED UDCPR	TOTAL PROPOSED RESI. BUA / AS PER PART OC RECEIVED (SQM.)	REMARKS
1	2	3	4	5	6	7	9	8	8	11	11	13
1	1	LIG	RESI.	S+15	46.87	6	44.95	88	88	6136.00	6136.00	PART OC RECEIVED FOR TOTAL 1755 (EWS) +88 (LIG) T/S EE/BP/PMAY/A/MHADA327/2024 DATED 06 MAY 2024
2	2	EWS	RESI.	G+15	47.32	16	29.9	253	253	11501.73	11501.73	
3	3	EWS	RESI.	G+15	47.32	16	29.9	253	253	11501.73	11501.73	
4	4	EWS	RESI.	G+15	47.32	16	29.9	253	253	11501.73	11501.73	
5	5	EWS	RESI.	G+15	47.32	16	29.9	253	253	11501.73	11501.73	
6	6A	EWS	RESI.	G+15	47.32	16	29.9	253	253	11501.73	11501.73	
7	6B	EWS	RESI.	G+15	47.32	16	29.9	253	253	11501.73	11501.73	
8	6C	EWS	RESI.	G+15	47.32	16	29.9	253	237	11501.73	10778.24	
9	7	LIG	RESI.	S+22	67.54	7	47.91	151		11363.12		PROPOSED BLDG
10	8	CONV. SHOPS	COMM.	G+1	7.20	10SH	10.00	20		493.06		PROPOSED SHOPS
GRAND TOTAL								2,030	1,843	98,504.29	85,924.62	

PARKING STATEMENT BHANDARLI S.NO.13, TAL.-THANE. . TAL.-THANE.													
BUILDING DETAILS			TWO WHEELER					FOUR WHEELER					
BLDG NO	TYPE	NOS. OF T/S	PARKING REQD.	PARKING REQD. (NOS.)	VISITOR PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	PARKING PROP. (NOS.)	PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	VISITOR PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	0.7 Factor	PARKING PROPOSED (NOS.)
1	LIG	88	1Nos For 1 T/s	88	4	92	92	1Nos For 2 T/s	44	2	46	32	32
2	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
3	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
4	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
5	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
06 - A	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
06 - B	EWS	253	1Nos For 1 T/s	253	13	266	274	NOT APPLICABLE					
06 - C	EWS	237	1Nos For 1 T/s	237	12	249	268	NOT APPLICABLE					
7	LIG	151	1Nos For 1 T/s	151	8	159	159	1Nos For 2 T/s	76	4	79	55	55
8	SHOPS	20 SH	6NOS UPTO 100 SQ.M.	12	0	12	16	2NOS UPTO 100 SQ.M.	4	0	4	3	4
TOTAL				2006	100	2106	2139		124	6	129	90	91

BLOCK PLAN FOR BLDG NO 07 & 08
BHANDARLI, S.No.13, THANE
SHEET 01 OF 05
STAMP OF RECEIPT | STAMP OF APPROVAL OF PLAN

Approved Amended Plan Subject to Conditions Mentioned in this office 10A Letter no. EE/BP/PMAYA/A/MHADA/...../20.....
date.....

Ex. Engg. /BP Permission Cell / PMAY/A MHADA

The Approval of The Previous Plans Sanctioned
Under No.:.....
Date:..... is Here
With Cancelled

PERFORMA - I

SR. NO	AREA STATEMENT		PLOT (AREA IN SQ.M.)
1	AREA OF PLOT AS PER SANCTIONED LAYOUT		
	a)	AS PER 7/12 EXTRACT BY TRIANGULATION	52000.00
	b)	AS PER MR PLAN (NET PLOT AREA WITHOUT ROAD)	50042.55
	c)	AREA CONSIDERED FOR SANCTIONED LAYOUT	50042.55
2	DEDUCTION FOR		-
	d)	AREA NOT IN POSSESSION	278.52
3	GROSS AREA OF PLOT		49764.03
4	AMENITY AREA		-
	A	PERMISSIBLE AMENITY (10% OF 3) AS PER UDCPR CLAUSE NO 5.1.8)	4976.40
	B	AMENITY AREA PROPOSED	5007.74
5	BALANCE AREA OF PLOT (3-4b)		44756.29
6	RECREATIONAL AREA		-
	a)	RECREATIONAL GROUND/ OPEN SPACE (10% OF 5) NON DEDUCTABLE	4475.63
	b)	PROPOSED R.G.	11965.33
7	PLOT AREA CONSIDERED FOR F.S.I. PURPOSE		44756.29
8	F.S.I. PERMISSIBLE AS PER UDCPR CLAUSE UNDER MHADA SCHEME		3.00
9	PERMISSIBLE BUILT-UP AREA (7 x 8) (44756.29 X 3)		134268.87
10	GAIL LINE AREA		8913.90
11	ANCILLARY AREA ON PERMISSIBLE BUA @60% (RESIDIENTIAL)(134268.87 X 60%)		80561.32
12	TOTAL PERMISSIBLE BUILT-UP AREA (RESIDIENTIAL) (134268.87 + 80561.32) (9+11)		214830.19
13	PROPOSED BUILT-UP AREA FOR RESIDENTIAL		98011.23
14	PROPOSED BUILT-UP AREA FOR COMMERCIAL ON AMENITY PLOT (INCLUDING AMENITY)		493.06
15	TOTAL PROPOSED BUA (13 + 14) (98011.23 + 493.06)		98504.29
16	F.S.I. CONSUMED (13/7)		2.19
17	TOTAL TENEMENTS AS PER SANCTIONED		1,859 (1771 + 88)
18	TOTAL PROPOSED TENEMENTS FOR AMENDED PLAN BLDG.,NO.1,2,3,4,5,6A,6B, 6C, 07 & 08		2010 + 20 SHOPS
	EWS		1771
	LIG		239
	SHOPS		20

PERFROMA - II

1	AMENITY AREA		
	A	GROSS PLOT AREA	49764.03
	B	AMENITY AREA REQUIRED(10% OF 3) AS PER UDCPR CLAUSE NO 5.1.8)(1A X 10%)	4976.40
	C	AMENITY AREA PROPOSED	5007.74
	D	F.S.I. PERMISSIBLE AS PER UDCPR CLAUSE (TABLE NO 6G)	1.10
	E	F.S.I. PERMISSIBLE (C X D)	5508.51
	F	PROPOSED BUILT-UP SHOPS AREA IN AMINITY	493.06
	G	FSI CONSUMED--(F/A)	0.01

CERTIFICATE OF AREA BY EXECUTIVE ENGINEER :-

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY LAYOUT SANCTIONED BY EX. ENGINEER / BUILDING PERMISSION / PMAY / MHADA. I/ WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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 .

EXECUTIVE ENGINEER-I
KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

CERTIFICATE OF AREA BY ARCHITECT :-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SIDES ETC. OF PLOT STATE 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/ LANDS RECORDS DEPARTMENT / CITY SURVEY RECORDS

SIGNATURE OF ARCHITECT
L.NO.-CA/96/20511

*PROJECT

PROPOSED LAYOUT PLAN AT S.NO.13, BHANDARLI, TAL.-THANE. FOR KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

SIGNATURE OF LIC.ARCHITECT | SIGNATURE OF OWNER

ANIL KUMAR R. SHARMA
ARCHITECT
L.NO.-CA/96/20511

EXECUTIVE ENGINEER-I
KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

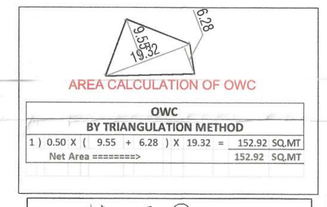
BHANDARLI S.NO.13, TAL.-THANE.

म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051
PHONE: 26409020, 26592877, 26592622.

DRAWN	SIGN	DATE 12.09.2025	PROJECT: EWS & LIG MASS HOUSING SCHEME
DESIG. & CHECKED A.E.E			TITLE LOCATION: BHANDARLI S.NO.13, TAL.-THANE.
RECHKD.			
APPD.			SHEET TITLE: BLOCK PLAN (AMENDED)
SCALE- 1 : 750			JOB NO.: DRG. BOS / KHADB / THANE / BHANDARLI S.NO.13 / NO. BLOCK PLAN (AMENDED) / 50 / ARCH - 01 — REV. NO.

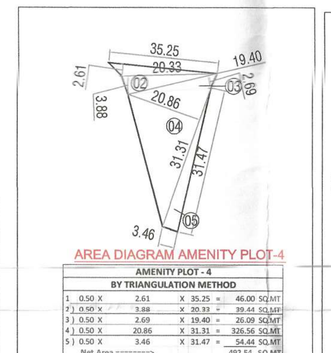
NATURAL STREAM AREA

TOTAL AREA OF NATURAL STREAM
(150.57 + 568.88 = 719.45)



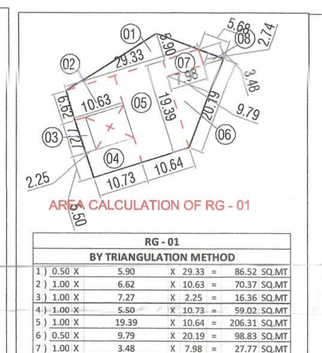
AREA CALCULATION OF OWC

OWC				
BY TRIANGULATION METHOD				
1) 0.50 X (9.55 + 6.28) X 19.32	=	152.92	SQ.MT	
Net Area ========>		152.92	SQ.MT	



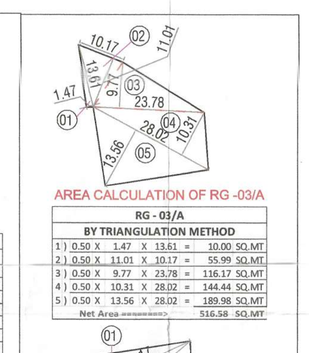
AREA DIAGRAM AMENITY PLOT-4

AMENITY PLOT - 4				
BY TRIANGULATION METHOD				
1) 0.50 X 2.61 X 35.35	=	46.00	SQ.MT	
2) 0.50 X 3.88 X 20.53	=	39.64	SQ.MT	
3) 0.50 X 3.69 X 19.40	=	35.68	SQ.MT	
4) 0.50 X 20.86 X 31.31	=	326.56	SQ.MT	
5) 0.50 X 3.46 X 31.47	=	54.44	SQ.MT	
Net Area ========>		492.34	SQ.MT	



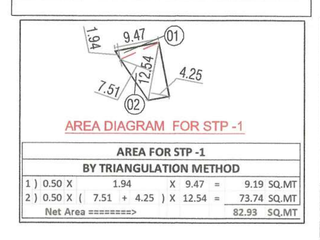
AREA CALCULATION OF RG - 01

RG - 01				
BY TRIANGULATION METHOD				
1) 0.50 X 5.90 X 29.33	=	86.52	SQ.MT	
2) 3.00 X 6.62 X 10.63	=	70.37	SQ.MT	
3) 3.00 X 7.27 X 2.25	=	16.36	SQ.MT	
4) 3.00 X 5.60 X 10.73	=	59.02	SQ.MT	
5) 1.00 X 19.39 X 10.64	=	206.31	SQ.MT	
6) 0.50 X 9.79 X 20.19	=	98.83	SQ.MT	
7) 1.00 X 3.48 X 7.98	=	27.77	SQ.MT	
8) 0.50 X 2.74 X 5.68	=	7.78	SQ.MT	
Net Area ========>		572.96	SQ.MT	



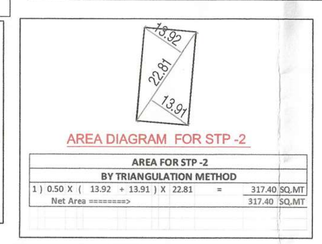
AREA CALCULATION OF RG -03/A

RG - 03/A				
BY TRIANGULATION METHOD				
1) 0.50 X 1.47 X 13.61	=	10.00	SQ.MT	
2) 0.50 X 11.01 X 10.17	=	55.99	SQ.MT	
3) 0.50 X 9.77 X 23.78	=	116.17	SQ.MT	
4) 0.50 X 10.31 X 28.02	=	144.44	SQ.MT	
5) 0.50 X 13.56 X 28.02	=	189.98	SQ.MT	
Net Area ========>		516.58	SQ.MT	



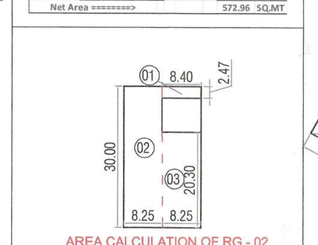
AREA DIAGRAM FOR STP -1

AREA FOR STP -1				
BY TRIANGULATION METHOD				
1) 0.50 X 1.94 X 9.47	=	9.19	SQ.MT	
2) 0.50 X (7.51 + 4.25) X 12.54	=	73.74	SQ.MT	
Net Area ========>		82.93	SQ.MT	



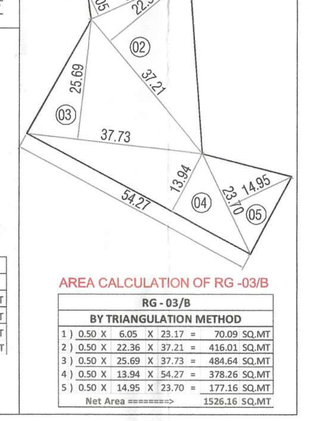
AREA DIAGRAM FOR STP -2

AREA FOR STP -2				
BY TRIANGULATION METHOD				
1) 0.50 X (13.92 + 13.91) X 22.81	=	317.40	SQ.MT	
Net Area ========>		317.40	SQ.MT	



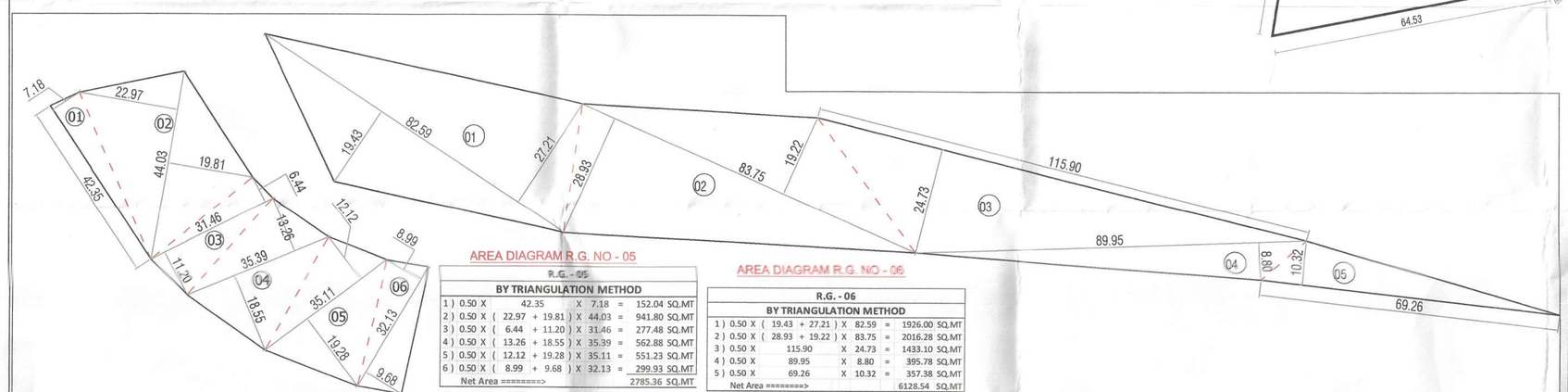
AREA CALCULATION OF RG - 02

RG - 02				
BY TRIANGULATION METHOD				
1) 1.00 X 2.47 X 8.40	=	20.75	SQ.MT	
2) 1.00 X 30.00 X 8.25	=	247.50	SQ.MT	
3) 1.00 X 20.30 X 8.25	=	167.48	SQ.MT	
Net Area ========>		435.73	SQ.MT	



AREA CALCULATION OF RG -03/B

RG - 03/B				
BY TRIANGULATION METHOD				
1) 0.50 X 6.05 X 25.17	=	76.09	SQ.MT	
2) 0.50 X 22.36 X 37.21	=	416.01	SQ.MT	
3) 0.50 X 25.69 X 37.73	=	484.64	SQ.MT	
4) 0.50 X 13.94 X 54.27	=	378.26	SQ.MT	
5) 0.50 X 14.95 X 23.70	=	177.16	SQ.MT	
Net Area ========>		1526.16	SQ.MT	

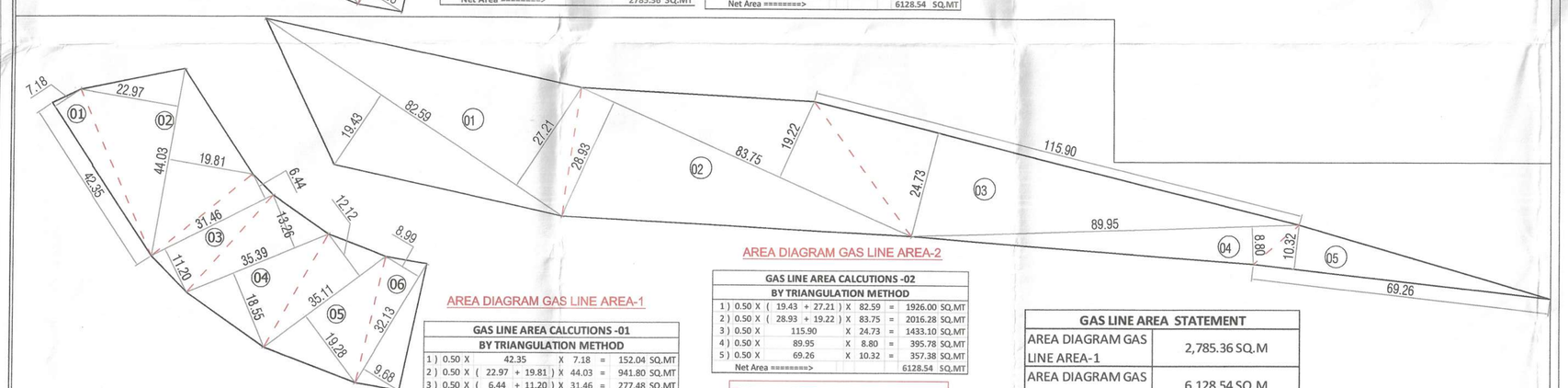


AREA DIAGRAM R.G. NO - 05

R.G. - 05				
BY TRIANGULATION METHOD				
1) 0.50 X 43.35 X 7.18	=	152.04	SQ.MT	
2) 0.50 X (22.97 + 19.81) X 44.03	=	941.80	SQ.MT	
3) 0.50 X (6.44 + 11.20) X 31.46	=	277.48	SQ.MT	
4) 0.50 X (13.26 + 18.55) X 35.39	=	562.88	SQ.MT	
5) 0.50 X (12.12 + 19.28) X 35.11	=	551.23	SQ.MT	
6) 0.50 X (8.99 + 9.68) X 32.13	=	299.93	SQ.MT	
Net Area ========>		2785.36	SQ.MT	

AREA DIAGRAM R.G. NO - 06

R.G. - 06				
BY TRIANGULATION METHOD				
1) 0.50 X (19.43 + 27.21) X 82.59	=	1926.00	SQ.MT	
2) 0.50 X (28.93 + 19.22) X 83.75	=	2016.28	SQ.MT	
3) 0.50 X 115.90 X 24.73	=	1433.10	SQ.MT	
4) 0.50 X 89.95 X 8.80	=	395.78	SQ.MT	
5) 0.50 X 69.26 X 10.32	=	357.38	SQ.MT	
Net Area ========>		6128.54	SQ.MT	



AREA DIAGRAM GAS LINE AREA-1

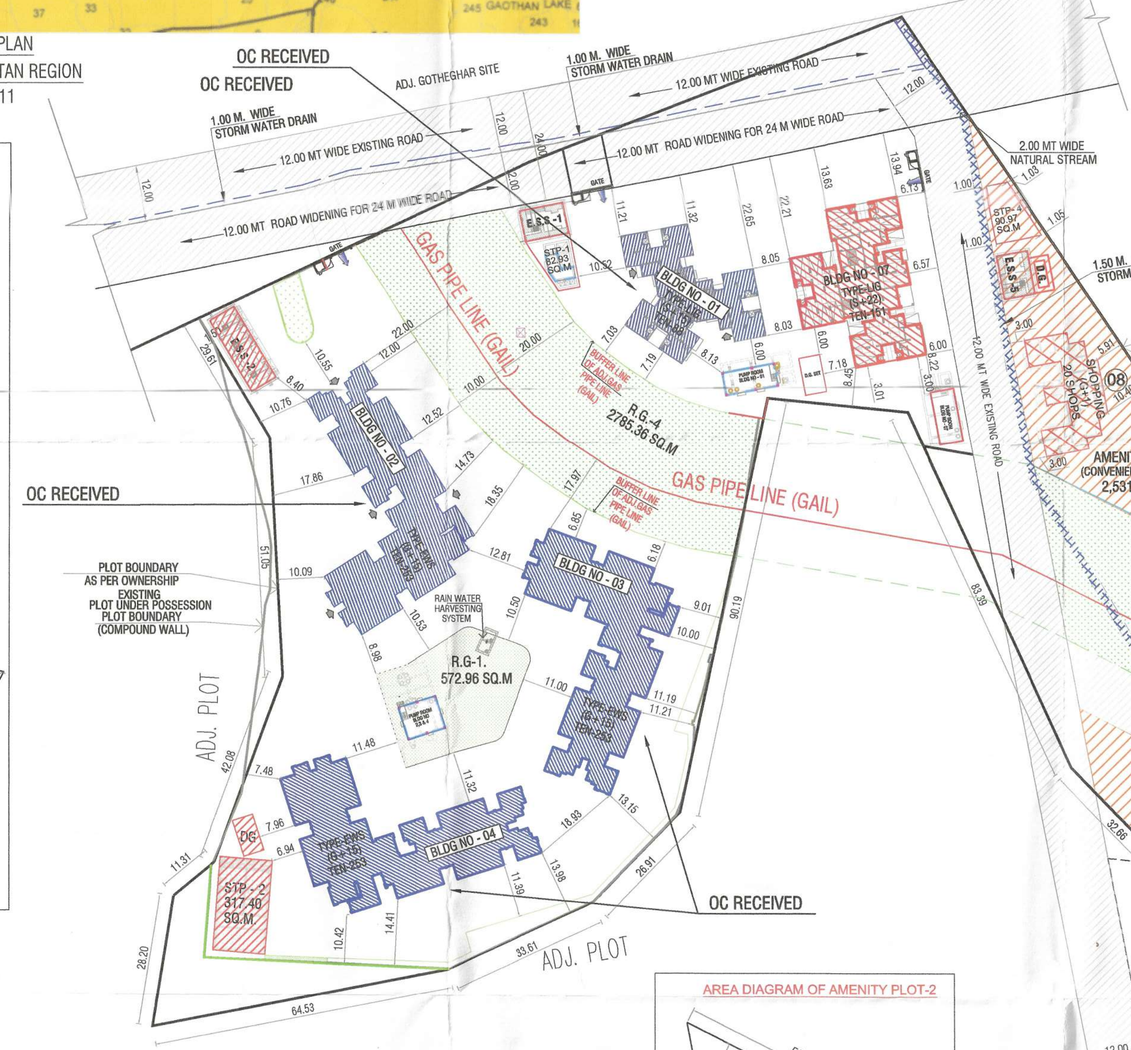
GAS LINE AREA CALCUTIONS -01				
BY TRIANGULATION METHOD				
1) 0.50 X 43.35 X 7.18	=	152.04	SQ.MT	
2) 0.50 X (22.97 + 19.81) X 44.03	=	941.80	SQ.MT	
3) 0.50 X (6.44 + 11.20) X 31.46	=	277.48	SQ.MT	
4) 0.50 X (13.26 + 18.55) X 35.39	=	562.88	SQ.MT	
5) 0.50 X (12.12 + 19.28) X 35.11	=	551.23	SQ.MT	
6) 0.50 X (8.99 + 9.68) X 32.13	=	299.93	SQ.MT	
Net Area ========>		2785.36	SQ.MT	

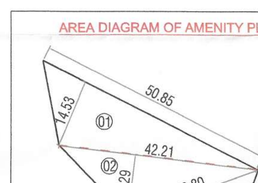
AREA DIAGRAM GAS LINE AREA-2

GAS LINE AREA CALCUTIONS -02				
BY TRIANGULATION METHOD				
1) 0.50 X (19.43 + 27.21) X 82.59	=	1926.00	SQ.MT	
2) 0.50 X (28.93 + 19.22) X 83.75	=	2016.28	SQ.MT	
3) 0.50 X 115.90 X 24.73	=	1433.10	SQ.MT	
4) 0.50 X 89.95 X 8.80	=	395.78	SQ.MT	
5) 0.50 X 69.26 X 10.32	=	357.38	SQ.MT	
Net Area ========>		6128.54	SQ.MT	

TOTAL AREA OF GAS LINE-1+2
(2785.36+6128.54) = 8913.90 SQM.

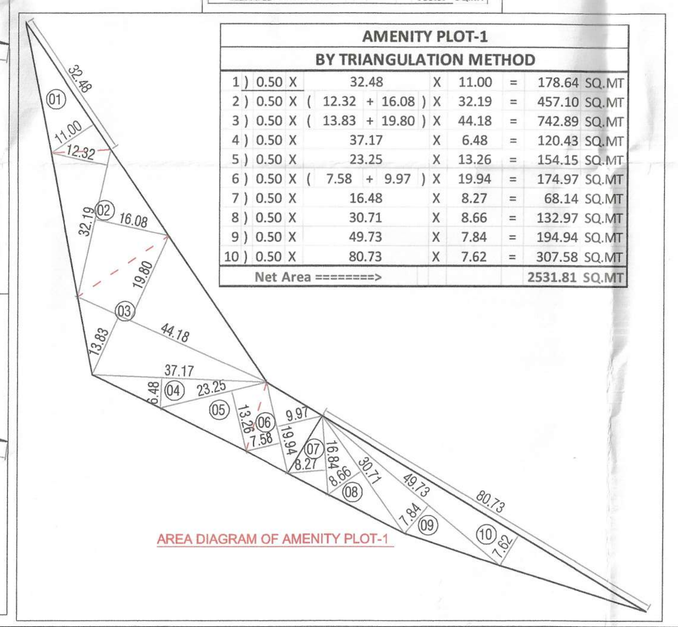
GAS LINE AREA STATEMENT	
AREA DIAGRAM GAS LINE AREA-1	2,785.36 SQ.M
AREA DIAGRAM GAS LINE AREA-2	6,128.54 SQ.M
TOTAL DIAGRAM GAS LINE AREA	8,913.90 SQ.M





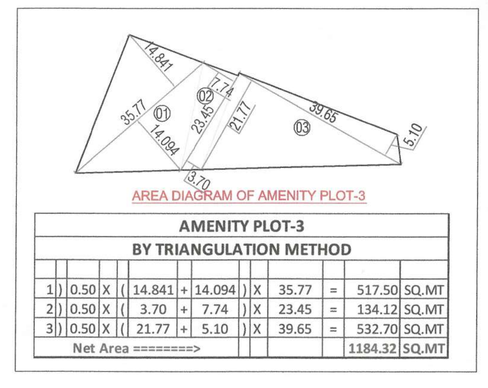
AREA DIAGRAM OF AMENITY PLOT-2

AREA FOR MSEDCL				
BY TRIANGULATION METHOD				
1) 0.50 X 14.53 X 50.85	=	369.43	SQ.MT	
2) 0.50 X 13.29 X 42.21	=	280.49	SQ.MT	
3) 0.50 X 10.01 X 29.80	=	149.15	SQ.MT	
Net Area ========>		799.07	SQ.MT	



AREA DIAGRAM OF AMENITY PLOT-1

AMENITY PLOT-1					
BY TRIANGULATION METHOD					
1)	0.50 X	32.48	X 11.00	=	178.64 SQ.MT
2)	0.50 X (12.32 + 16.08)		X 32.19	=	457.10 SQ.MT
3)	0.50 X (13.83 + 19.80)		X 44.18	=	742.89 SQ.MT
4)	0.50 X	37.17	X 6.48	=	120.43 SQ.MT
5)	0.50 X	23.25	X 13.26	=	154.15 SQ.MT
6)	0.50 X (7.58 + 9.97)		X 19.94	=	174.97 SQ.MT
7)	0.50 X	16.48	X 8.27	=	68.14 SQ.MT
8)	0.50 X	30.71	X 8.66	=	132.97 SQ.MT
9)	0.50 X	49.73	X 7.84	=	194.94 SQ.MT
10)	0.50 X	80.73	X 7.62	=	307.58 SQ.MT
Net Area ========>					2531.81 SQ.MT



AREA DIAGRAM OF AMENITY PLOT-3

AMENITY PLOT-3							
BY TRIANGULATION METHOD							
1)	0.50 X	(14.841 + 14.094)	X	35.77	=	517.50	SQ.MT
2)	0.50 X	(3.70 + 7.74)	X	23.45	=	134.12	SQ.MT
3)	0.50 X	(21.77 + 5.10)	X	39.65	=	532.70	SQ.MT
Net Area ========>						1184.32	SQ.MT

LAYOUT PLAN FOR BHANDARLI - 13

PROPOSED AFFORDABLE HOUSING PROJECT UNDER A.H.P. OF P.M.A.Y., KONKAN BOARD/MHADA ON LAND BEARING S.NO.13, BHANDARLI, TAL.-THANE.

LEGENDS

1) PLOT BOUNDARY AS PER CTS PLAN
2) EXISTING PLOT BOUNDARY (COMPOUND WALL)

LEGENDS:
BIODEGRADABLE WASTE COLLECTION BIN (1.50 X 1.00) M
NON-BIODEGRADABLE WASTE COLLECTION BIN (1.50 X 1.00) M

O/C

PARKING PLAN FOR BHANDARLI - 13

STACK PARKING FOR BUILDING NO - 07

PARKING STATEMENT					
BLDG. NO	BLDG. TYPE	T/S	TWO WHEELERS PARKING REQUIRED	TWO WHEELERS PARKING PROPOSED	FOUR WHEELERS PARKING PROPOSED
1	LIG	88	92	92	32
2	EWS	253	266	266	CAR PARKING NOT APPLICABLE FOR EWS
3	EWS	253	266	266	
4	EWS	253	266	266	
5	EWS	253	266	266	
6A	EWS	253	266	266	
6B	EWS	253	266	266	
6C	EWS	253	266	266	
7	LIG	151	159	159	55
8	SHOP	12	12	16	4
TOTAL		2022	2125	2129	91

PARKING STATEMENT BHANDARLI S.NO.13, TAL.-THANE. . TAL.-THANE.													
BUILDING DETAILS			TWO WHEELER					FOUR WHEELER					
BLDG NO	TYPE	NOS. OF T/S	PARKING REQD.	PARKING REQD. (NOS.)	VISITOR PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	PARKING PROP. (NOS.)	PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	VISITOR PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	0.7 Factor	PARKING PROPOSED (NOS.)
1	LIG	88	1Nos For 1 T/s	88	4	92	92	1Nos For 2 T/s	44	2	46	32	32
2	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
3	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
4	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
5	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
06 - A	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
06 - B	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
06 - C	EWS	253	1Nos For 1 T/s	253	13	266	266	NOT APPLICABLE					
7	LIG	151	1Nos For 1 T/s	151	8	159	159	1Nos For 2 T/s	76	4	79	55	55
8	SHOPS	20 SH	6NOS UPTO 100 SQ.M.	12	0	12	16	2NOS UPTO 100 SQ.M.	4	0	4	3	4
TOTAL				2022	102	2125	2129		124	6	129	90	91

SCOOTER MOTOR CYCLE SIZE = 1.00 MT X 2.00 MT
VEHICLE MOTOR SIZE (BIG) = 2.50 MT X 5.00 MT
(SMALL) = 2.30 MT X 4.50 MT

LEGENDS

1) OC RECEIVED	BLDG NO 1 TO 6	
2) PROPOSED	BLDG NO 7 & 8	

PARKING PLAN (BLDG NO 1 TO 8) | SHEET 02/08
BHANDARLI, S.No.13, THANE
STAMP OF RECEIPT | STAMP OF APPROVAL OF PLAN

Approved Amended Plan Subject to Conditions Mentioned in this office
IOA Letter no. EE/BP/PMAYA/A/MHADA/...../20.....
date.....

Ex. Engg. /Bldg Permission Cell / PMAY/A
MHADA

The Approval of The Previous Plans Sanctioned Under No.:..... Date:..... .... is Here With Cancelled

DRAWN Dayesh	SIGN.	DATE 12.09.2025
DESD. & CHKD. A.K.S		
RECHKD.		
APPD.		
SCALE.- 1 : 500		

*PROJECT
PROPOSED LAYOUT PLAN AT S.NO.13, BHANDARLI, TAL.-THANE. FOR KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

SIGNATURE OF LIC.ARCHITECT
SUNILKUMAR R. SHARMA ARCHITECT L.NO.-CA/96/20511
Reg. No. CA/96/20511 SUNILKUMAR SHARMA ARCHITECT

SIGNATURE OF OWNER
EXECUTIVE ENGINEER-I KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

BHANDARLI S.NO.13, TAL.-THANE.

म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051 PHONE: 56405000, 26592877, 26592622.

PROJECT	EWS MASS HOUSING SCHEME
TITLE LOCATION	BHANDARLI S.NO.13, TAL.-THANE.
SHEET TITLE	PARKING PLAN (BUILDING NO 1 TO 8)
JOB NO.	ORG. BGS / KHADB / THANE / BHANDARLI S.NO.13 / NO. PARKING PLAN (BUILDING NO 1 TO 8) / SD / ARCH - 02
REV. NO.	R0

01C

The Approval of The Previous Plans Sanctioned Under No.:..... Date:..... .... is Here With Cancelled

Approved Amended Plan Subject to Conditions Mentioned in this office NOC Letter no. EE/BP/PMAY/A/MHADA/...../20..... date.....

Ex. Engg. /Bldg Permission Cell / PMAY/A MHADA

BHANDARLI S.NO.13, TAL.-THANE.	SHEET
AMENDED PLAN BLDG.NO.- 07 (LIG)	03 / 08
STILT FLOOR PLAN (PARKING DETAILS)	

STAMP OF APPROVAL OF PLAN

PARKING STATEMENT					
BLDG. NO	BLDG. TYPE	T/S	TWO WHEELERS PARKING REQUIRED	TWO WHEELERS PARKING PROPOSED	FOUR WHEELERS PARKING PROPOSED
7	LIG	151	159	159	55

DRAWN	SIGN.	Date
Dayesh		12.09.2015
CHKD. A.K.S		
DESD & CHKD.		
APPD.		

SCALE - 1:125

*PROJECT

PROPOSED AFFORDABLE HOUSING PROJECT UNDER KONKAN BOARD MHADA FOR PMAY AT S.NO. 13 BHANDARLI TALUKA - THANE

SIGNATURE OF LIC.ARCHITECT

ANIL KUMAR R. SHARMA
ARCHITECT
L.NO.-CA/89/20511

SIGNATURE OF OWNER

EXECUTIVE ENGINEER-I
KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

ANIL KUMAR SHARMA ARCHITECT Reg. No. CA/89/20511

TYPE:- LIG	TEN - 151 T/S	STR.- S+22

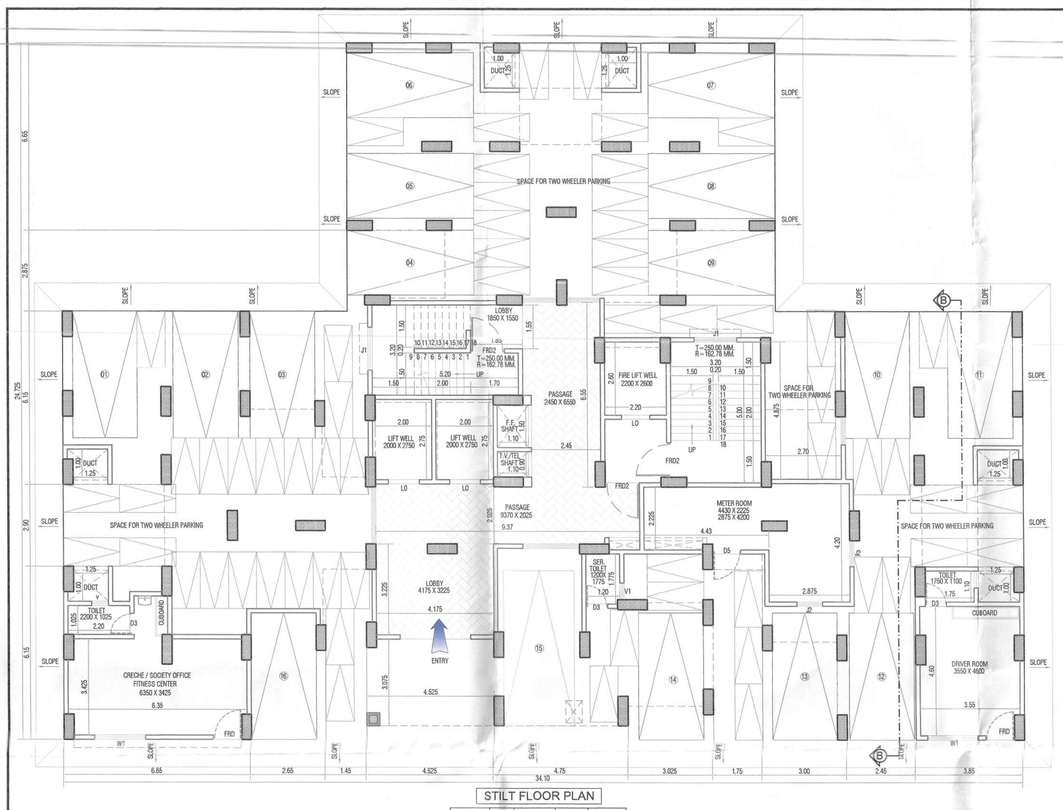
BHANDARLI S.NO.13, TAL.-THANE.

म्हाडा MHADA

GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051
PHONE: 26408000, 26592877, 26592822.

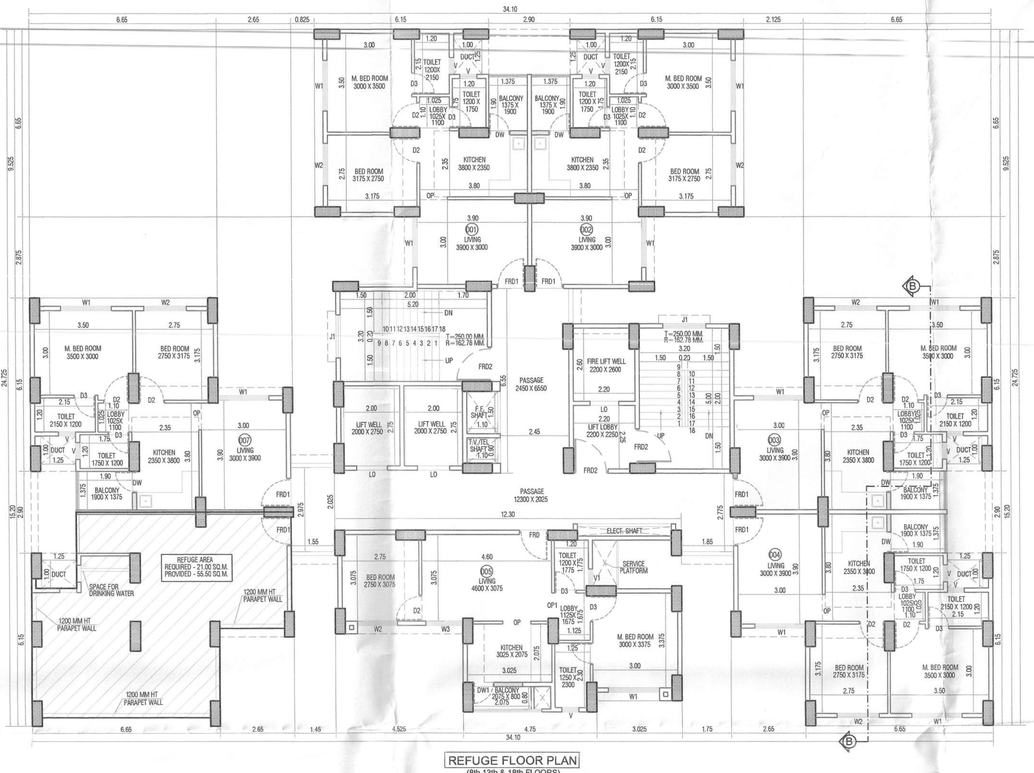
PROJECT	EWS MASS HOUSING SCHEME
LOCATION	BHANDARLI S.NO.13, TAL.-THANE.
SHEET TITLE -	STILT FLOOR PLAN (BLDG NO.07)
JOB NO. -	DRG. NO. BGS / KHADI / THANE / BHANDARLI S.NO.13 / STILT FLOOR PLAN (BLDG NO.07) / SD / ARCH-19
	REV. NO. 0

01C



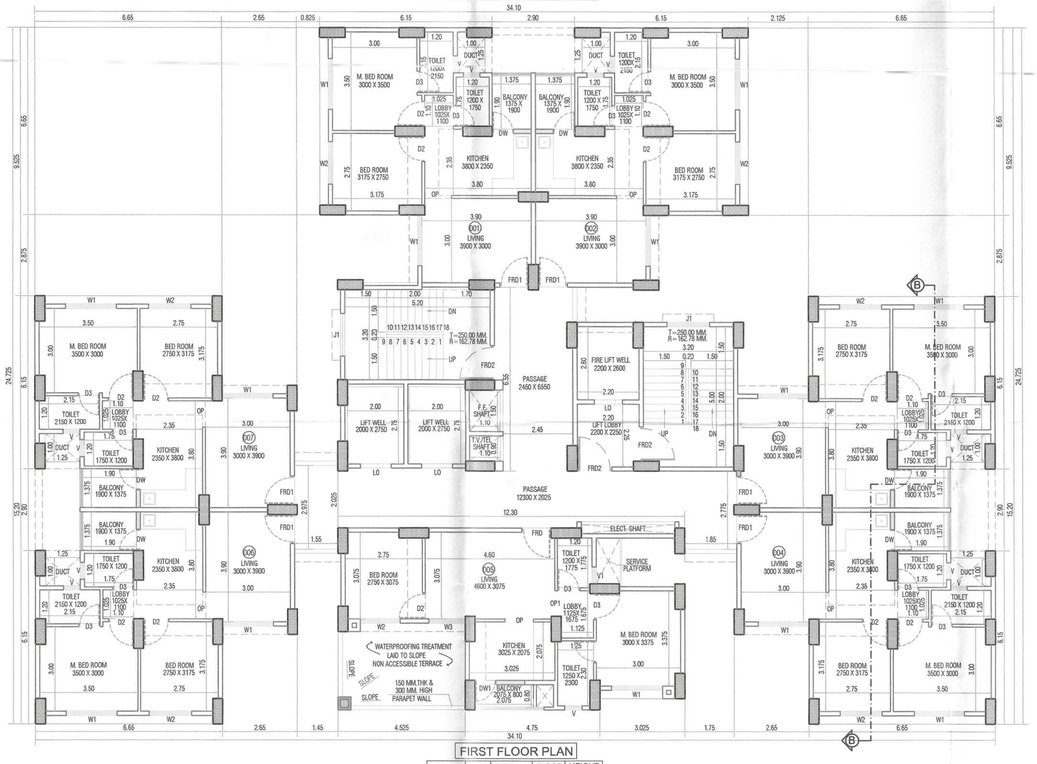
STILT FLOOR PLAN

BLDG.NO	TYPE	T/S	FLOOR	HEIGHT
07	LIG	151 NOS.	S+22	67.54 M.



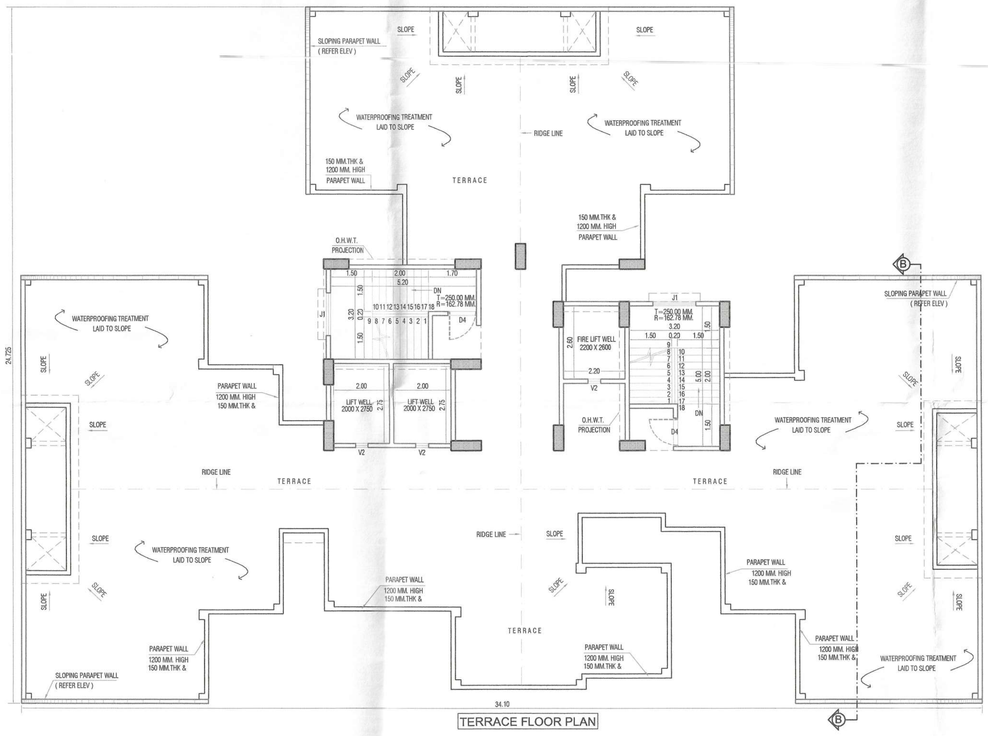
REFUGE FLOOR PLAN
(8th,13th & 18th FLOORS)

BLDG.NO	TYPE	T/S	FLOOR	HEIGHT
07	LIG	151 NOS.	S+22	67.54 M.



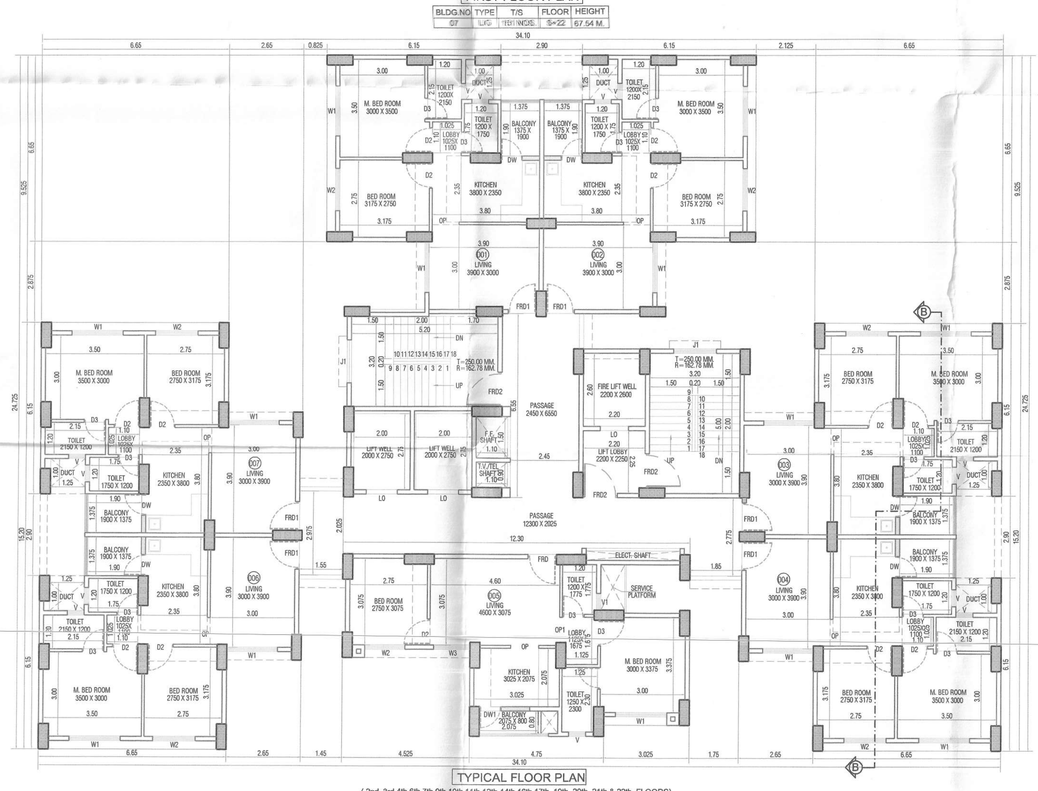
FIRST FLOOR PLAN

BLDG.NO	TYPE	T/S	FLOOR	HEIGHT
07	LIG	151 NOS.	S+22	67.54 M.



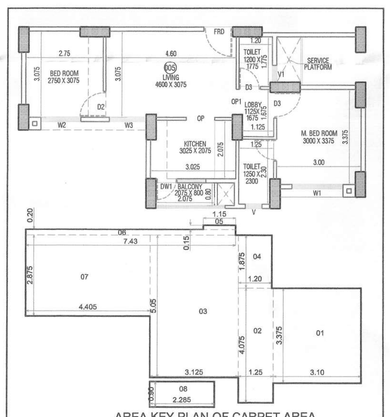
TERRACE FLOOR PLAN

BLDG.NO	TYPE	T/S	FLOOR	HEIGHT
07	LIG	151 NOS.	S+22	67.54 M.



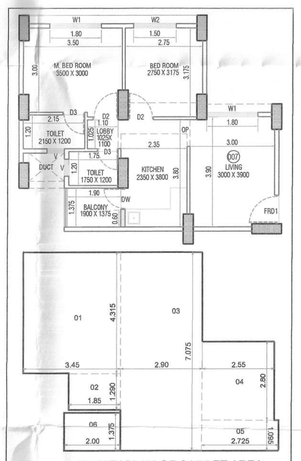
TYPICAL FLOOR PLAN
(2nd, 3rd,4th,6th,7th 9th,10th,11th,12th,14th,16th,17th, 19th, 20th, 21th & 22th FLOORS)

BLDG.NO	TYPE	T/S	FLOOR	HEIGHT
07	LIG	151 NOS.	S+22	67.54 M.



AREA KEY PLAN OF CARPET AREA
AS PER RERA

RERA CARPET AREA CALCULATIONS FOR- LIG							
FOR FLAT NO - 005							
1	3.10	X	3.375	X	1	=	10.46 SQM.
2	1.25	X	4.075	X	1	=	5.09 SQM.
3	3.125	X	5.05	X	1	=	15.78 SQM.
4	1.20	X	1.875	X	1	=	2.25 SQM.
5	1.15	X	0.15	X	1	=	0.17 SQM.
6	7.43	X	0.20	X	1	=	1.49 SQM.
7	4.405	X	2.875	X	1	=	12.66 SQM.
TOTAL RERA CARPET AREA						=	47.91 SQM.
BALCONY							
8	2.285	X	0.90	X	1	=	2.06 SQM.
TOTAL BALCONY AREA						=	2.06 SQM.



AREA KEY PLAN OF CARPET AREA
AS PER RERA
FOR FLAT NO 001,002,003,004,006 & 007

RERA CARPET AREA CALCULATIONS FOR- LIG							
FOR FLAT NO 001,002,003,004,006 & 007							
1	4.315	X	3.45	X	1	=	14.89 SQM.
2	1.290	X	1.85	X	1	=	2.39 SQM.
3	7.075	X	2.900	X	1	=	20.52 SQM.
4	2.80	X	2.55	X	1	=	7.14 SQM.
5	1.10	X	2.725	X	1	=	2.98 SQM.
TOTAL RERA CARPET AREA						=	47.91 SQM.
BALCONY							
8	1.38	X	2.000	X	1	=	2.75 SQM.
TOTAL BALCONY AREA						=	2.75 SQM.

SCHEDULE OF DOORS

SR.NO.	TYPE	SIZE	SILL HT.	LINTEL HT.	LOCATION		
01.	CD	2500X UP TO BEAM BOTTOM			ENTRANCE	-	-
02.	CD1	2075X UP TO BEAM BOTTOM			LOBBY ENTRANCE		
03	FRD	1000X2100	--	2100	LIVING & SOC.OFFICE FITNESS CENTRE AND CRECHE	-	-
04	FRD1	1200X2100	--	2100	STAIRCASE	-	-
05	FRD2	1200X1900	200	2100	REFUGE FLOOR DOOR	-	-
06	D2	0900X2100	--	2100	BED ROOM	-	-
07	D3	0750X2100	--	2100	TOILET, A.TOILET SERV.TOILET	-	-
08	D4	1000X1900	200	2100	STAIRCASE CAP	-	-
09	D5	1000X2100	--	2100	METER ROOM	-	-
10	D6	0750X1900	200	2100	KITCHEN		
11	DW	1375X1900	200	2100	KITCHEN BALCONY	-	-
12	OP	950X2100	--	2100	KITCHEN & LIVING		
13	LO	1000X2200	--	2200	LIFT OPENING		

SCHEDULE OF WINDOWS

						VENTILATION AREA REQUIRED 1/10 OF CARPET AREA	PROVIDED VENTILATION AREA
14	W1	1800X1750	600	2350	LIVING & M.BEDROOM FITNESS CENTRE AND CRECHE	2.18 SQM	3.15 SQM.
15	W2	1500X1750	600	2350	BEDROOM	0.84 SQM.	2.45 SQM.
16	W3	1300X1750	600	2350	LIVING	1.42 SQM.	2.49 SQM.
17	W4	1020X1150	1200	2350	KITCHEN	0.60 SQM.	1.29 SQM.
18	W5	1200X1200	900	2100	SOC.OFFICE	1.30 SQM.	1.44 SQM.
19	V	600X700	-	BEAM BOTTOM	TOILET & SER.TOILET	0.25 SQM.	0.42 SQM.
20	V1	700X1300	-		TOILET	0.21 SQM.	0.91 SQM.
21	V2	450X450	--		LIFT WELL	0.58 SQM.	0.20 SQM.
22	J1	1500X1500	950	2450	STAIRCASE	-	-
23	J2	900 X 0450	BEAM BOTTOM		METER ROOM	-	-

FILE NO. 01
BLDG. TYPE - LIG
BUILDING NO -07

SHEET 01/08

STAMP OF APPROVAL OF PLAN | STAMP OF RECEIPT

Approved Amended Plan Subject to Conditions Mentioned in this office IOA Letter no. EE/BP/PMAYA/A/MHADA/...../20..... date.....

Ex. Engg. /Bldg Permission Cell / PMAY/A
MHADA

The Approval of The Previous Plans Sanctioned Under No.:..... Date:..... .... is Here With Cancelled

*PROJECT
PROPOSED AFFORDABLE HOUSING PROJECT UNDER KONKAN BOARD MHADA FOR PMAY AT BHANDARLI S.NO.13, TAL.-THANE.

SIGNATURE OF LIC.ARCHITECT | SIGNATURE OF OWNER

ANIL KUMAR R. SHARMA
ARCHITECT
REG.NO.-CA/96/20511

EXECUTIVE ENGINEER-I / THANE
KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

TYPE:- LIG - T | TEN - 151 NOS. | STR.-S+22

BHANDARLI S.NO.13, TAL.-THANE.

OWNER: म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051
PHONE: 56405000, 26592877, 26592622.

DRAWN	SIGN.	DATE
Dayesh		11.07.2025
CHKD.		
DESD & CHKD.		
APPD.		

SCALE -1:100

PROJECT: EWS, LIG FOR MASS HOUSING SCHEME UNDER P.M.A.Y.
LOCATION: BHANDARLI S.NO.13, TAL.-THANE.
SHEET TITLE - FLOOR PLANS
JOB NO. -
ORIG. NO. BGS / KHADB / THANE / BHANDARLI S.NO.13, TAL.-THANE. / LIG / FLOOR PLANS
REV. NO. 0

FILE NO. 01 | SHEET 05/08

BLDG. TYPE - LIG

BUILDING NO -07

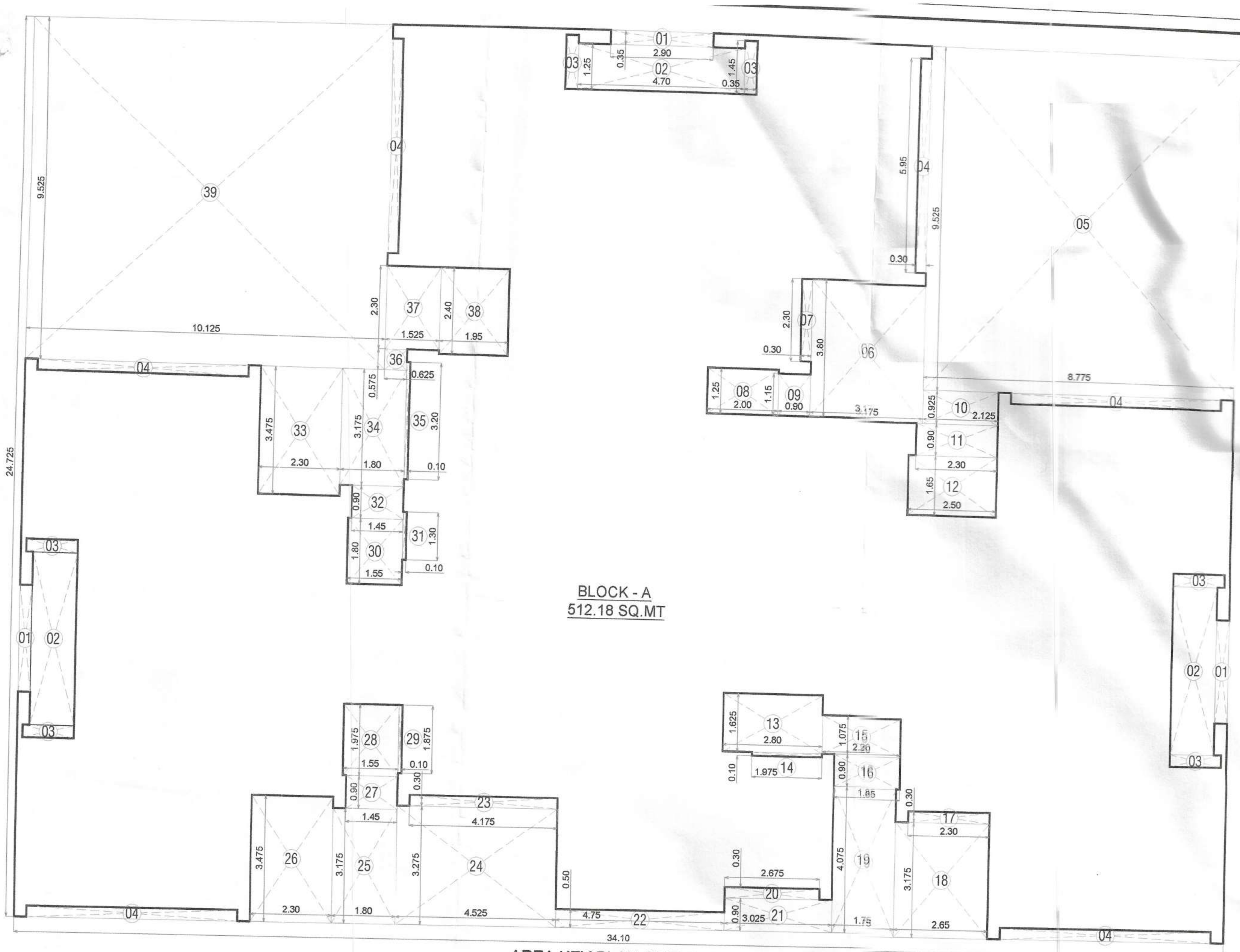
STAMP OF APPROVAL OF PLAN | STAMP OF RECEIPT

Approved Amended Plan Subject to Conditions Mentioned in this office IOA Letter no. EE/BP/PMAYA/A/MHADA/......................../20............. date...................................

Ex. Engg. /Bldg Permission Cell / PMAY/A MHADA

AB JE

The Approval of The Previous Plans Sanctioned Under No.:................................ Date:......................... .... is Here With Cancelled

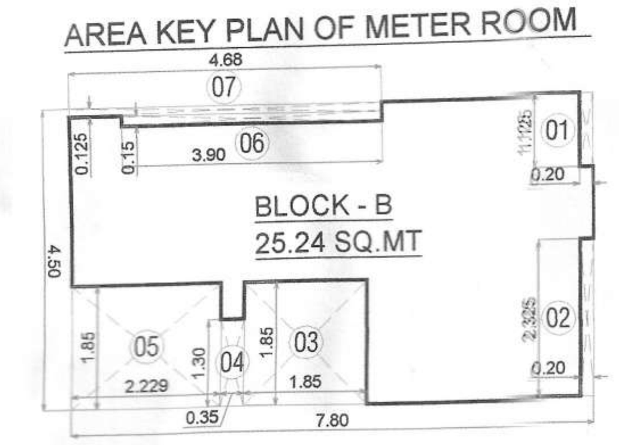


AREA KEY PLAN OF TYPICAL FLOOR PLAN

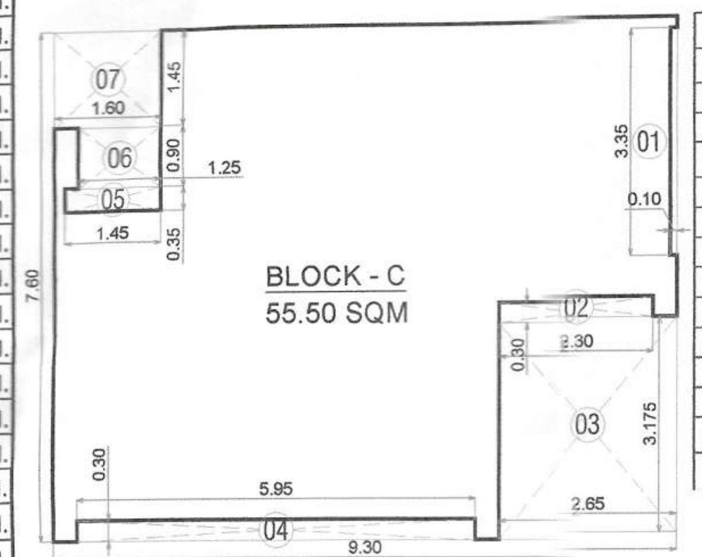
(1st to 7th, 9th to 12th,14th to 16th,17th, 19th to 22th FLOORS)

AREA OF BLOCK - A						
TYPICAL FLOOR						
1	34.10	X	24.725	X	1	= 843.12 SQM.
DEDUCTIONS						
1	2.90	X	0.35	X	3	= 3.05 SQM.
2	4.70	X	1.25	X	3	= 17.63 SQM.
3	0.35	X	1.45	X	6	= 3.05 SQM.
4	0.30	X	5.95	X	6	= 10.71 SQM.
5	8.775	X	9.525	X	1	= 83.58 SQM.
6	3.175	X	3.80	X	1	= 12.07 SQM.
7	0.30	X	2.30	X	1	= 0.69 SQM.
8	2.00	X	1.25	X	1	= 2.50 SQM.
9	0.90	X	1.15	X	1	= 1.04 SQM.
10	2.125	X	0.925	X	1	= 1.97 SQM.
11	2.30	X	0.90	X	1	= 2.07 SQM.
12	2.50	X	1.65	X	1	= 4.13 SQM.
13	2.80	X	1.625	X	1	= 4.55 SQM.
14	1.975	X	0.10	X	1	= 0.20 SQM.
15	2.20	X	1.075	X	1	= 2.37 SQM.
16	1.85	X	0.90	X	1	= 1.67 SQM.
17	2.30	X	0.30	X	1	= 0.69 SQM.
18	2.65	X	3.175	X	1	= 8.41 SQM.
19	1.75	X	4.075	X	1	= 7.13 SQM.
20	2.675	X	0.30	X	1	= 0.80 SQM.
21	3.025	X	0.90	X	1	= 2.72 SQM.
22	4.75	X	0.50	X	1	= 2.38 SQM.
23	4.175	X	0.30	X	1	= 1.25 SQM.
24	4.525	X	3.275	X	1	= 14.82 SQM.
25	1.80	X	3.175	X	1	= 5.72 SQM.
26	2.30	X	3.475	X	1	= 7.99 SQM.
27	1.45	X	0.90	X	1	= 1.31 SQM.
28	1.55	X	1.975	X	1	= 3.06 SQM.
29	0.10	X	1.875	X	1	= 0.19 SQM.
30	1.55	X	1.80	X	1	= 2.79 SQM.
31	0.10	X	1.30	X	1	= 0.13 SQM.
32	1.45	X	0.90	X	1	= 1.31 SQM.
33	2.30	X	3.475	X	1	= 7.99 SQM.
34	1.80	X	3.175	X	1	= 5.72 SQM.
35	0.10	X	3.20	X	1	= 0.32 SQM.
36	0.625	X	0.575	X	1	= 0.36 SQM.
37	1.525	X	2.30	X	1	= 3.51 SQM.
38	1.95	X	2.40	X	1	= 4.68 SQM.
39	10.125	X	9.525	X	1	= 96.44 SQM.
						= 330.94 SQM.
NET BUILT UP AREA OF BLOCK - A						
	843.12	-	330.94			= 512.18 SQM.

AREA KEY PLAN OF METER ROOM



AREA OF BLOCK - B						
METER ROOM						
1	7.80	X	4.50	X	1	= 35.10 SQM.
DEDUCTIONS						
1	0.20	X	1.125	X	1	= 0.23 SQM.
2	0.20	X	2.325	X	1	= 0.47 SQM.
3	1.85	X	1.85	X	1	= 3.42 SQM.
4	0.35	X	1.30	X	1	= 0.46 SQM.
5	2.229	X	1.85	X	1	= 4.12 SQM.
6	3.90	X	0.15	X	1	= 0.59 SQM.
7	4.68	X	0.13	X	1	= 0.59 SQM.
						= 9.86 SQM.
NET BUILT UP AREA OF BLOCK - B						
	35.10	-	9.86			= 25.24 SQM.



AREA KEY PLAN OF REFUGE

(8th,13th & 18th FLOORS)

AREA OF BLOCK - C						
REFUGE AREA						
1	9.30	X	7.60	X	1	= 70.68 SQM.
DEDUCTIONS						
1	0.10	X	3.35	X	1	= 0.34 SQM.
2	2.30	X	0.30	X	1	= 0.69 SQM.
3	2.65	X	3.18	X	1	= 8.41 SQM.
4	5.95	X	0.30	X	1	= 1.79 SQM.
5	1.45	X	0.35	X	1	= 0.51 SQM.
6	1.25	X	0.90	X	1	= 1.13 SQM.
7	1.60	X	1.45	X	1	= 2.32 SQM.
						= 15.18 SQM.
NET BUILT UP AREA OF BLOCK - C						
	70.68	-	15.18			= 55.50 SQM.

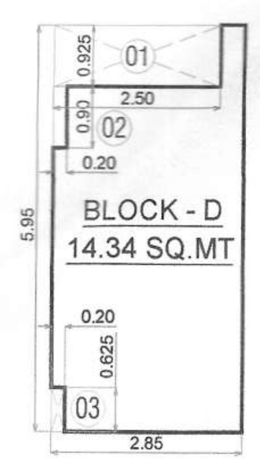
REFUGE AREA

REFUGE AREA REQUIRED

(07T/S X 2FL X 5 X 0.3) = 21.00 SQM.

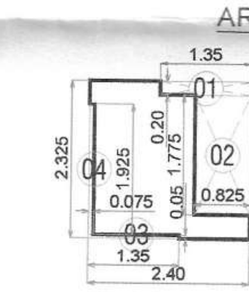
REFUGE AREA PROPOSED = 55.50 SQM.

EXCESS REFUGE AREA = 34.50 SQM.



AREA KEY PLAN OF SOCIETY OFFICE

AREA OF BLOCK - D						
SOCIETY OFFICE						
1	2.85	X	5.95	X	1	= 16.96 SQM.
DEDUCTIONS						
1	2.50	X	0.925	X	1	= 2.31 SQM.
2	0.20	X	0.90	X	1	= 0.18 SQM.
3	0.20	X	0.625	X	1	= 0.13 SQM.
						= 2.62 SQM.
NET BUILT UP AREA OF BLOCK - D						
	16.96	-	2.62			= 14.34 SQM.



AREA KEY PLAN OF SERVANT TOILET

AREA OF BLOCK - E						
SERVANT TOILET						
1	2.40	X	2.325	X	1	= 5.58 SQM.
DEDUCTIONS						
1	1.35	X	0.20	X	1	= 0.27 SQM.
2	0.825	X	1.775	X	1	= 1.46 SQM.
3	1.35	X	0.05	X	1	= 0.07 SQM.
4	0.075	X	2.325	X	1	= 0.17 SQM.
						= 1.98 SQM.
NET BUILT UP AREA OF BLOCK - E						
	5.58	-	1.98			= 3.60 SQM.

AREA STATEMENTS Of Bldg no - 02 & 03

STILT +22 Floors

Sr .No	Floors	RESI. BUA area (SQM.)	No of Tenaments	Type	RESI.	Category
1	STILT FLOOR	158.16	-----	SHOPS	-----	-----
2	1 st Floor	512.18	7	2 BHK	47.91	LIG
3	2 nd Floor	512.18	7	2 BHK	47.91	LIG
4	3 rd Floor	512.18	7	2 BHK	47.91	LIG
5	4 rd Floor	512.18	7	2 BHK	47.91	LIG
6	5 rd Floor	512.18	7	2 BHK	47.91	LIG
7	6 rd Floor	512.18	7	2 BHK	47.91	LIG
8	7 rd Floor	512.18	7	2 BHK	47.91	LIG
9	8 rd Floor	491.18	6	2 BHK	47.91	LIG
10	9 rd Floor	512.18	7	2 BHK	47.91	LIG
11	10 rd Floor	512.18	7	2 BHK	47.91	LIG
12	11 rd Floor	512.18	7	2 BHK	47.91	LIG
13	12 rd Floor	512.18	7	2 BHK	47.91	LIG
14	13 rd Floor	491.18	6	2 BHK	47.91	LIG
15	14 rd Floor	512.18	7	2 BHK	47.91	LIG
16	15 rd Floor	512.18	7	2 BHK	47.91	LIG
17	16 rd Floor	512.18	7	2 BHK	47.91	LIG
18	17 rd Floor	512.18	7	2 BHK	47.91	LIG
19	18 rd Floor	491.18	6	2 BHK	47.91	LIG
20	19 rd Floor	512.18	7	2 BHK	47.91	LIG
21	20 rd Floor	512.18	7	2 BHK	47.91	LIG
22	21 rd Floor	512.18	7	2 BHK	47.91	LIG
23	22 rd Floor	512.18	7	2 BHK	47.91	LIG
	TOTAL	11363.12	151			

CARPET AREA OF PER FLOOR AREA							
AS PER RERA							
CARPET AREA OF FLAT IN FLOOR AREA (A)							
SR NO	FLAT NO	CAREPET AREA OF ONE FLAT		NO OF FLATS		TOTAL CARPET AREA OF FLAT	
1	1 TO 7	47.91	X	7	=	335.37	SQ.M
				(A) TOTAL	=	335.37	SQ.M

VENTILATION AREA OF FLAT IN FLOOR AREA (A)									
SR NO	WINDOW TYPE	OPENING SIZE OF			DESCRIPTION OF FINISH	HABITABLE ROOM	AREA IN SQ.M	REQUIRED TOTAL VENTILATION 1/10 AREA OF ROOM	TOTAL VENTILATION AREA OF ROOM
1	W1	1.8	X	1.75	ALU .WINDOW	LIVING	11.7	1.17	3.15
2	W2	1.5	X	1.75	ALU .WINDOW	BED ROOM	8.73	0.87	2.63
3	W1	1.8	X	1.75	ALU .WINDOW	M.BED ROOM	10.5	1.05	3.15
4	DW	0.6	X	1.00	ALU .WINDOW	KITCHEN	8.93	0.89	0.60
5	V	0.6	X	0.7	ALU .WINDOW	BATH & W.C.	4.68	0.47	0.84
						TOTAL		4.45	10.37
	VENTILATION AREA REQUIRED 1/10 OF TOTAL CARPET AREA (47.91 x 7 FLAT) = 335.37						=		33.54
	VENTILATION AREA PROVIDED						=		72.56

FSI AREA CALCULATIONS

151 T/S,(S+22)

(INCLUDING STAIRCASE, LIFT & LIFT LOBBY)

BUA OF STILT FLOOR = 158.16 SQM.

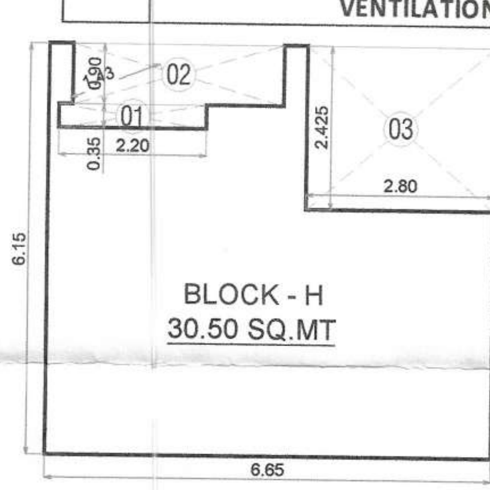
(STAIRCASE AND LIFT-1 + STAIRCASE AND LIFT-2 + SOC. OFFICE + CRECHE/ FIT. CENTRE + MET.ER RM + DRI.RM + SER. TOILET)
36.45 + 25.98 + 14.34 + 30.50 + 25.24 + 22.05 + 3.60

BUA OF TYPICAL FLOOR
AREA OF BLOCK - A = 512.18 SQM.
BUA OF TYPICAL FLOOR = 512.18 SQM.

BUA OF REFUGE FL. (8TH & 13TH & 18TH FLOOR)
AREA OF BLOCK-A = 512.18 SQM.
LESS REFUGE AREA = 21.00 SQM.
(07T/S X 2FL X 5 X 0.3)

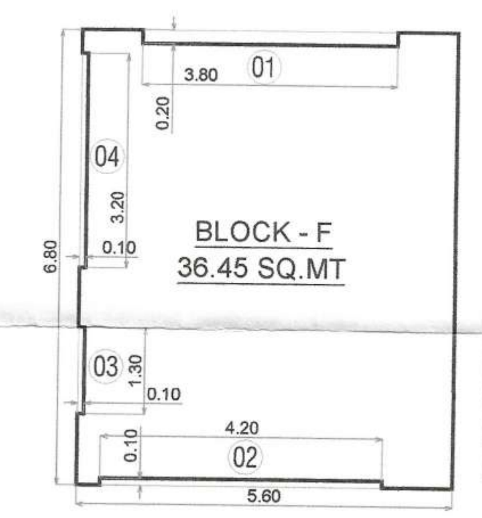
REFUGE FLOOR
BUA OF 8TH, 13TH & 18TH FL. = 491.18 SQM.

F.S.I. BUA OF BUILDING = 11363.12 SQM.
[(158.16)+(512.18 X 19)+(491.18 X 03)]



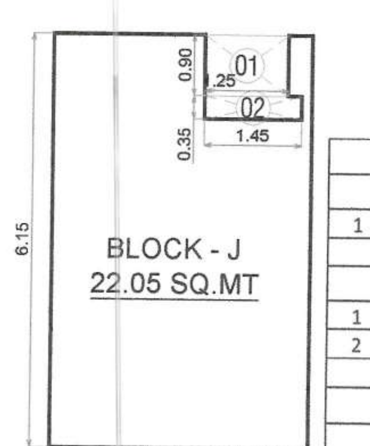
AREA KEY PLAN OF FIT. CENTRE / CRECHE

AREA OF BLOCK - H						
FITNESS CENTRE / CRECHE						
1	6.65	X	6.15	X	1	= 40.90 SQM.
DEDUCTIONS						
1	2.20	X	0.35	X	1	= 0.77 SQM.
2	3.15	X	0.90	X	1	= 2.84 SQM.
3	2.80	X	2.425	X	1	= 6.79 SQM.
						= 10.40 SQM.
NET BUILT UP AREA OF BLOCK - H						
	40.90	-	10.40			= 30.50 SQM.



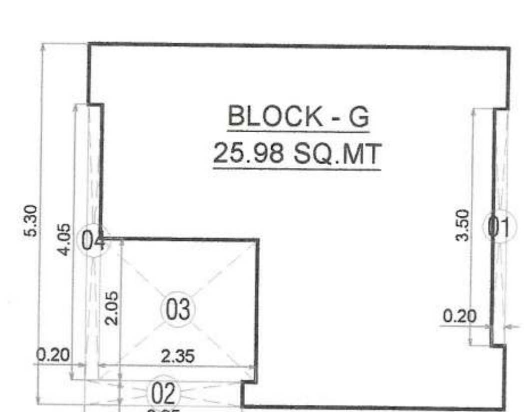
AREA KEY PLAN OF STAIRCASE

AREA OF BLOCK - F						
STAIRCASE AND LIFT - 1						
1	5.60	X	6.80	X	1	= 38.08 SQM.
DEDUCTIONS						
1	3.80	X	0.20	X	1	= 0.76 SQM.
2	4.20	X	0.10	X	1	= 0.42 SQM.
3	0.10	X	1.30	X	1	= 0.13 SQM.
4	0.10	X	3.20	X	1	= 0.32 SQM.
						= 1.63 SQM.
NET BUILT UP AREA OF BLOCK - F						
	38.08	-	1.63			= 36.45 SQM.



AREA KEY PLAN OF DRIVER ROOM

AREA OF BLOCK - J						
DRIVER ROOM						
1	3.85	X	6.15	X	1	= 23.68 SQM.
DEDUCTIONS						
1	1.25	X	0.90	X	1	= 1.13 SQM.
2	1.45	X	0.35	X	1	= 0.51 SQM.
						= 1.63 SQM.
NET BUILT UP AREA OF BLOCK - J						
	23.68	-	1.63			= 22.05 SQM.



AREA KEY PLAN OF STAIRCASE & LIFT

AREA OF BLOCK - G						
STAIRCASE & LIFT - 2						
1	6.25	X	5.30	X	1	= 33.13 SQM.
DEDUCTIONS						
1	0.20	X	3.50	X	1	= 0.70 SQM.
2	2.35	X	0.35	X	1	= 0.82 SQM.
3	2.35	X	2.05	X	1	= 4.82 SQM.
4	0.20	X	4.05	X	1	= 0.81 SQM.
						= 7.15 SQM.
NET BUILT UP AREA OF BLOCK - G						
	33.13	-	7.15			= 25.98 SQM.

DRAWN	SIGN.	DATE
Dayesh		11.07.2025
CHKD.		
DESD & CHKD.		
APPD.		
SCALE - 1:100		

*PROJECT

PROPOSED AFFORDABLE HOUSING PROJECT UNDER KONKAN BOARD MHADA FOR PMAY AT BHANDARLI S.NO.13, TAL.-THANE.

SIGNATURE OF LIC ARCHITECT: ANILKUMAR R. SHARMA, ARCHITECT, L.NO.-CA/96/20511 (Stamp: ANILKUMAR SHARMA ★ ARCHITECT ★ Reg. No. CA/96/ 20511)

SIGNATURE OF OWNER: EXECUTIVE ENGINEER-I / THANE, KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

TYPE:- LIG - T | TEN - 151 NOS. | STR.-S+22

BHANDARLI S.NO.13, TAL.-THANE.

OWNER: म्हाडा MHADA — GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051 PHONE: 56405000, 26592877, 26592622.

PROJECT: EWS, LIG & CONV. SHOPPING FOR MASS HOUSING SCHEME UNDER P.M.A.Y.

LOCATION: BHANDARLI S.NO.13, TAL.-THANE.

SHEET TITLE - AREA CALCULATION

JOB NO. - | DRG. NO. BGS / KHADB / THANE / BHANDARLI S.NO.13, TAL.-THANE. / LIG / AREA CALCULATION | REV. NO. 0

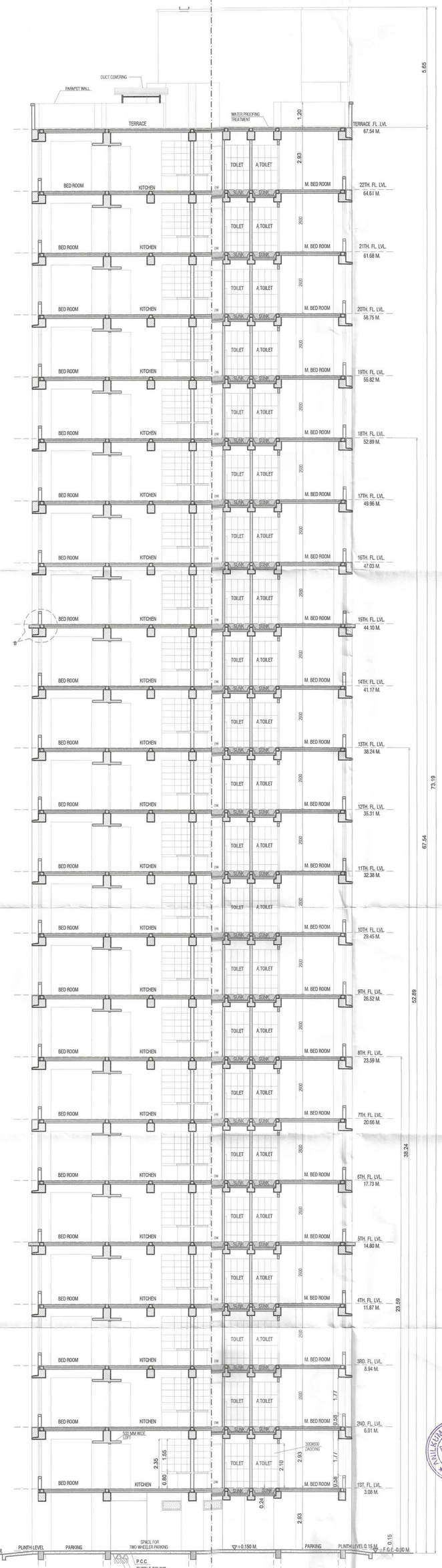
FILE NO. 01	SHEET
BLDG. TYPE - LIG	06/08
BUILDING NO -07	
STAMP OF APPROVAL OF PLAN	STAMP OF RECEIPT

Approved Amended Plan Subject to Conditions Mentioned in this office IOA Letter no. EE/BP/PMAYA/A/MHADA/...../20..... date.....

Ex. Engg. /Bldg Permission Cell / PMAY/A
MHADA

The Approval of The Previous Plans Sanctioned Under No.:..... Date:..... .... is Here With Cancelled

FRONT SIDE ELEVATION



SECTION-BB

SCHEDULE OF DOORS

SR.NO.	TYPE	SIZE	SILL HT.	LINTEL HT.	LOCATION		
01.	CD	2500X UP TO BEAM BOTTOM			ENTRANCE	-	-
02.	CD1	2075X UP TO BEAM BOTTOM			LOBBY ENTRANCE		
03	FRD	1000X2100	--	2100	LIVING & SOC.OFFICE FITNESS CENTRE AND CRECHE	-	-
04	FRD1	1200X2100	--	2100	STAIRCASE	-	-
05	FRD2	1200X1900	200	2100	REFUGE FLOOR DOOR	-	-
06	D2	0900X2100	--	2100	BED ROOM	-	-
07	D3	0750X2100	--	2100	TOILET, A.TOILET SERV.TOILET	-	-
08	D4	1000X1900	200	2100	STAIRCASE CAP	-	-
09	D5	1000X2100	--	2100	METER ROOM	-	-
10	D6	0750X1900	200	2100	KITCHEN		
11	DW	1375X1900	200	2100	KITCHEN BALCONY	-	-
12	OP	950X2100	--	2100	KITCHEN & LIVING		
13	LO	1000X2200	--	2200	LIFT OPENING		

SCHEDULE OF WINDOWS

						VENTILATION AREA REQUIRED 1/10 OF CARPET AREA	PROVIDED VENTILATION AREA
14	W1	1800X1750	600	2350	LIVING & M.BEDROOM FITNESS CENTRE AND CRECHE	2.18 SQM	3.15 SQM.
15	W2	1400X1750	600	2350	BEDROOM	0.84 SQM.	2.45 SQM.
16	W3	1425X1750	600	2350	LIVING	1.42 SQM.	2.49 SQM.
17	W4	1125X1150	1200	2350	KITCHEN	0.60 SQM.	1.29 SQM.
18	W5	1200X1200	900	2100	SOC.OFFICE	1.30 SQM.	1.44 SQM.
19	V	600X700	-	BEAM BOTTOM	TOILET & SER.TOILET	0.25 SQM.	0.42 SQM.
20	V1	700X1300	-		TOILET	0.21 SQM.	0.91 SQM.
21	V2	450X450	--		LIFT WELL	0.58 SQM.	0.20 SQM.
22	J1	1500X1500	950	2450	STAIRCASE	-	-
23	J2	900 X 0450	BEAM BOTTOM		METER ROOM	-	-

DRAWN	SIGN.	DATE
Dayesh		11.07.2025
CHKD.		
DESD & CHKD.		
APPD.		
SCALE -1:100		

*PROJECT

PROPOSED AFFORDABLE HOUSING PROJECT UNDER KONKAN BOARD MHADA FOR PMAY AT BHANDARLI S.NO.13, TAL.-THANE.

SIGNATURE OF LIC.ARCHITECT

ANIL KUMAR R. SHARMA
ARCHITECT
LIC.NO.-CA/96/20511

ANIL KUMAR SHARMA Reg. No. CA/96/20511 ARCHITECT

SIGNATURE OF OWNER

EXECUTIVE ENGINEER-I / THANE
KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

TYPE:- LIG - T | TEN - 151 NOS. | STR.-S+22

BHANDARLI S.NO.13, TAL.-THANE.

OWNER: म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051
PHONE: 56405000, 26592877, 26592622.

PROJECT: EWS, LIG & CONV. SHOPPING FOR MASS HOUSING SCHEME UNDER P.M.A.Y.
LOCATION: BHANDARLI S.NO.13, TAL.-THANE.

SHEET TITLE - ELEVATION & SECTION

JOB NO. | DRG. NO. BGS / KHADB / THANE / BHANDARLI S.NO.13, TAL.-THANE / LIG / ELEVATION & SECTION | REV. NO. 0

0/C

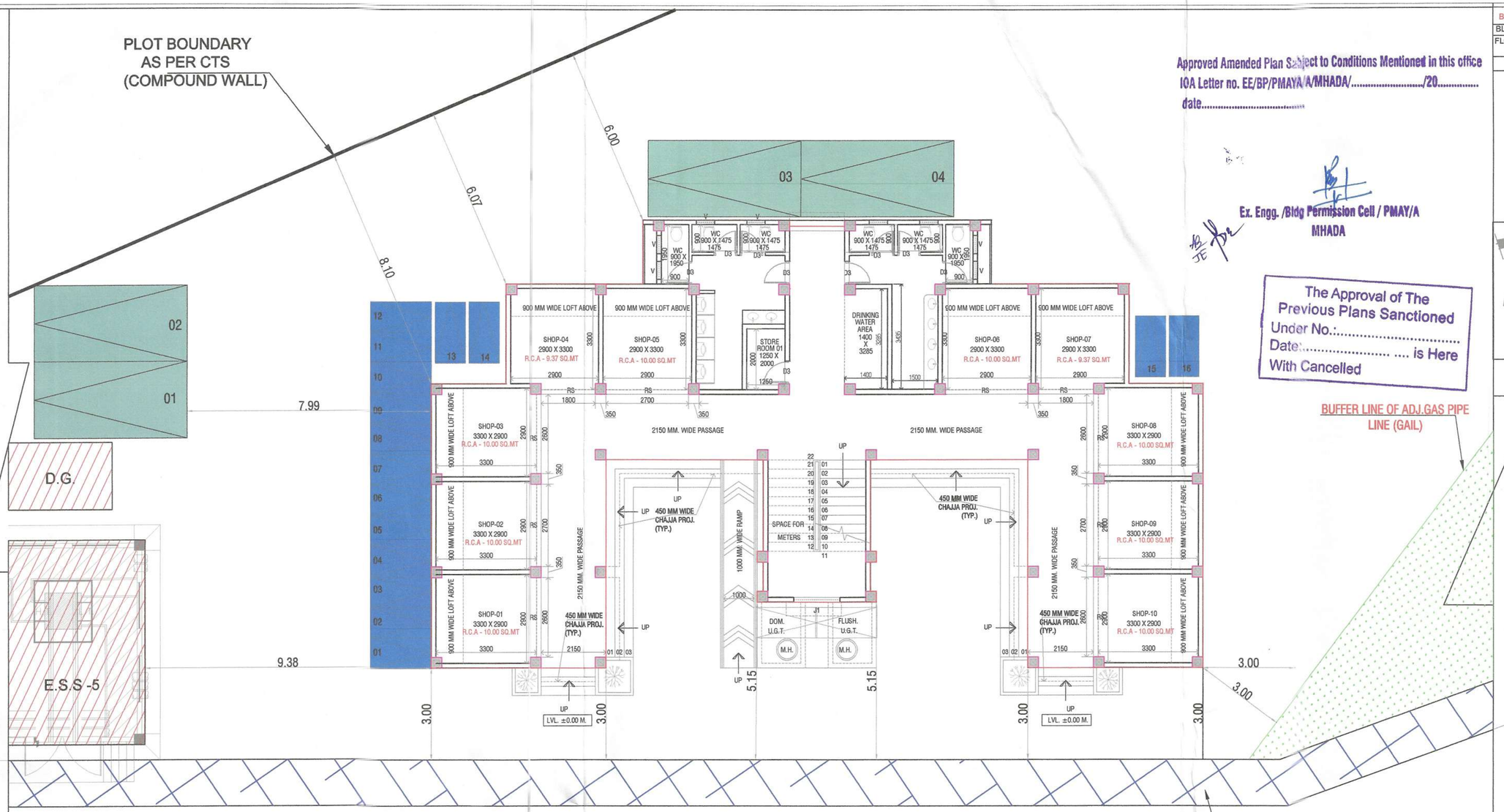
BHANDARLI S.NO.13, TAL.-THANE.
BLDG.NO.- 08 (CONVENIENCE SHOPPING)
FLOOR PLANS & AREA CALCULATIONS
SHEET 07/08

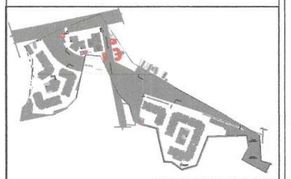
STAMP OF APPROVAL OF PLAN

Approved Amended Plan Subject to Conditions Mentioned in this office IOA Letter no. EE/BP/PMAYA/A/MHADA/...../20..... date.....

Ex. Engg. /Bldg Permission Cell / PMAY/A
MHADA

The Approval of The Previous Plans Sanctioned Under No.:..... Date:..... .... is Here With Cancelled





AMENITY PLOT
(CONVENIENCE SHOPPING)

STILT FLOOR PLAN - (CONVENIENCE SHOPPING)
BLDG NO - 08
BHANDARLI S.NO.13, TAL.-THANE.

PARKING STATEMENT S.NO.157/1, GOTHEGHAR, TAL.-THANE.

BLDG NO	TYPE	NOS. OF T/S	TWO WHEELER: PARKING REQD.	TWO WHEELER: PARKING REQD. (NOS.)	TWO WHEELER: VISITOR PARKING REQD. (NOS.)	TWO WHEELER: TOTAL PARKING REQD. (NOS.)	TWO WHEELER: 0.4 FACTOR FOR SHOP	TWO WHEELER: PARKING PROP. (NOS.)	FOUR WHEELER: PARKING REQD. (NOS.)	FOUR WHEELER: PARKING REQD. (NOS.)	FOUR WHEELER: VISITOR PARKING REQD. (NOS.)	FOUR WHEELER: TOTAL PARKING REQD. (NOS.)	FOUR WHEELER: 0.7 Factor	FOUR WHEELER: PARKING PROPOSED (NOS.)
8	Conv. Shop	20	100 Sqm. Carpet Area For 6 Nos (Carpet Area 200.00 Sqm.)	12	0	12	-	16	100 Sqm. Carpet Area For 2 Nos (Carpet Area 200.00 Sqm.)	4	0	4	3	4
TOTAL				12	0	12	-	16		4	0	4	3	4

PARKING STATEMENT

BLDG. NO	BLDG. TYPE	T/S	TWO WHEELERS PARKING REQUIRED	TWO WHEELERS PARKING PROPOSED	FOUR WHEELERS PARKING PROPOSED
8	SHOP	12	12	16	4
TOTAL		12	12	16	4

* LEGEND (PARKING OF BLDG NO 08)

CAR PARKING -

TWO WHEELER PARKING -

DRAWN	SIGN.	Date
Dayesh		12.09.2025
CHKD. A.K.S		
DESD & CHKD.		
APPD.		

SCALE - 1:100

*PROJECT
PROPOSED AFFORDABLE HOUSING PROJECT UNDER KONKAN BOARD MHADA FOR PMAY AT BHANDARLI S.NO.13, TAL.-THANE.

SIGNATURE OF LIC.ARCHITECT: ANILKUMAR R. SHARMA, ARCHITECT, L.NO.-CA/99/20511

SIGNATURE OF OWNER: EXECUTIVE ENGINEER-I, KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

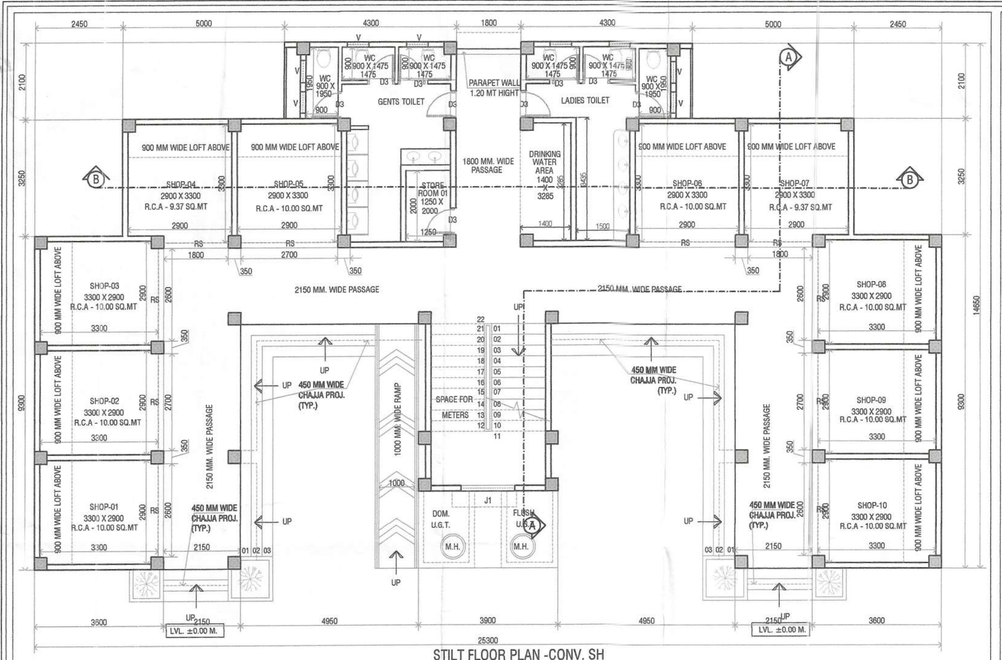
ANILKUMAR SHARMA ARCHITECT Reg. No. CA/99/20511

TYPE: CONVENIENCE SHOPPING | TEN - 20 T/S | STR - G+01

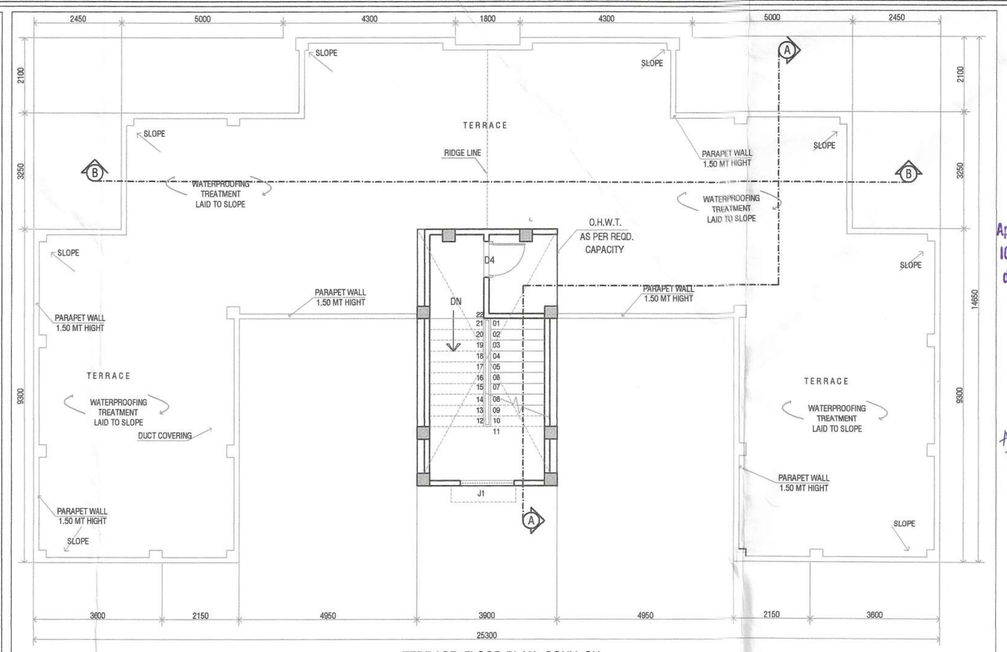
BHANDARLI S.NO.13, TAL.-THANE.

म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051
PHONE: 56405000, 26592877, 26592622.

PROJECT: EWS MASS HOUSING SCHEME
LOCATION: BHANDARLI S.NO.13, TAL.-THANE.
SHEET TITLE - GROUND FLOOR PLAN
JOB NO. -
DRG. NO. B09 / KHADB / THANE / BHANDARLI S.NO.13, TAL.-THANE. GROUND FLOOR PLAN
REV. NO. 0



STILT FLOOR PLAN -CONV. SH
BLDG NO - 08
S.NO.157/1, GOTHEGHAR, TAL.-THANE.



TERRACE FLOOR PLAN -CONV. SH

BHANDARLI S.NO.13, TAL.-THANE.
BLDG.NO.- 08 (CONVENIENCE SHOPPING)
FLOOR PLANS & AREA CALCULATIONS
SHEET 08 OF 08

STAMP OF APPROVAL OF PLAN

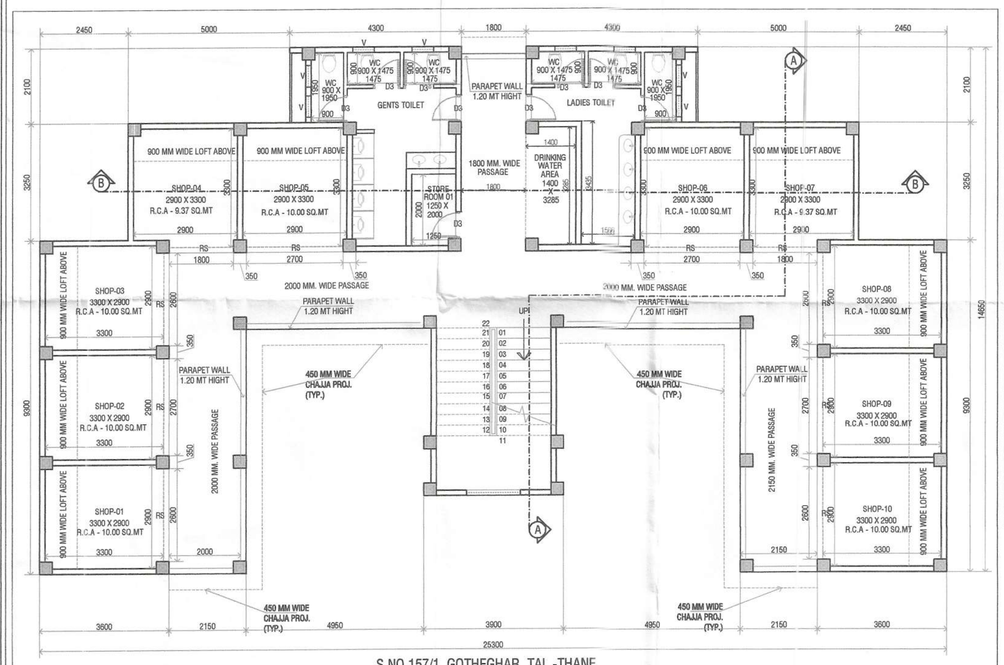
The Approval of The Previous Plans Sanctioned Under No.:..... Date:..... .... is Here With Cancelled

Approved Amended Plan Subject to Conditions Mentioned in this office IOA Letter no. EE/BP/PMAYA/A/MHADA/...../20..... date.....

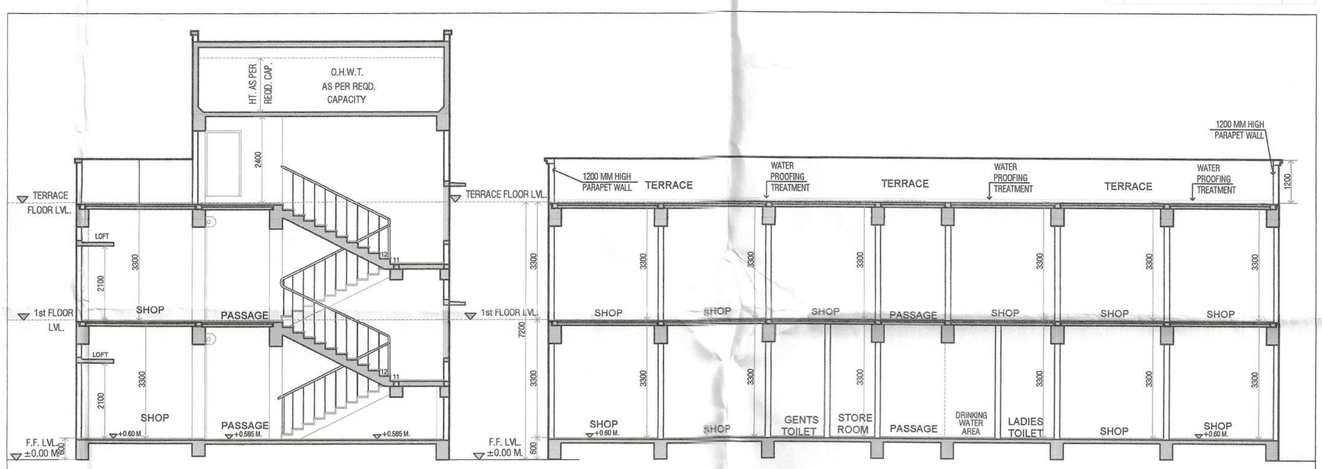
Ex. Engg. /Bldg Permission Cell / PMAY/A
MHADA

FSI AREA CALCULATIONS	
AREA CALCULATIONS (INCLUDING STAIRCASE & LOBBY)	
BUA OF TYPICAL FLOOR :- AREA OF BLOCK - A	= 246.53 SQM.
BUA OF TYPICAL FLOOR	= 246.53 SQM.
F.S.I. BUA OF BUIDING (246.53 X 02)	=493.06 SQM.

NON - FSI AREA STATEMENT		
Sr NO	PARICULARS	TOTAL BUA IN SQM.
1	STAIRCASE CAP	27.88
2	OVER HEAD TANK	27.88
	TOTAL NON FSI AREA	55.76



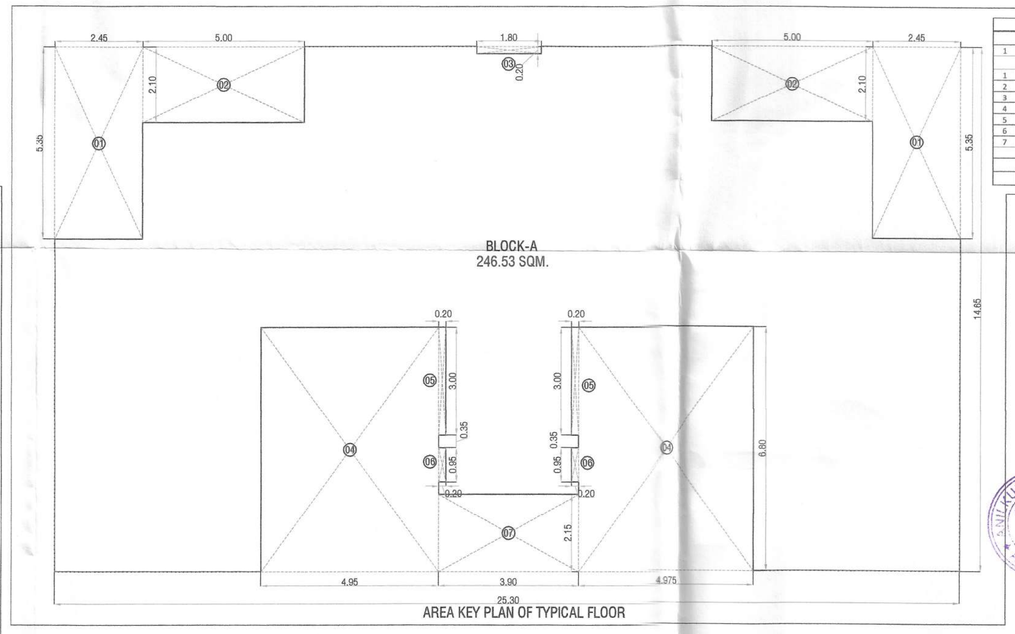
S.NO.157/1, GOTHEGHAR, TAL.-THANE.
FIRST FLOOR PLAN
BLDG NO - 08



SECTION -A-A

SECTION -B-B

ELEVATION



AREA KEY PLAN OF TYPICAL FLOOR

TYPICAL FLOOR								
AREA OF BLOCK - A								
1	14.650	X	25.300	X	1	=	370.65	SQ.MT
DEDUCTIONS								
1	2.450	X	5.350	X	2	=	26.22	SQ.MT
2	5.000	X	2.100	X	2	=	21.00	SQ.MT
3	1.800	X	0.200	X	1	=	0.36	SQ.MT
4	4.975	X	6.800	X	2	=	67.66	SQ.MT
5	0.200	X	0.300	X	2	=	0.12	SQ.MT
6	0.200	X	0.950	X	2	=	0.38	SQ.MT
7	3.900	X	2.150	X	1	=	8.39	SQ.MT
						=	124.12	SQ.MT
NET BUIT UP AREA OF BLOCK -A								
	370.65	-	124.12			=	246.53	SQ.MT

SCHEDULE OF DOOR & WINDOW OPENING					
NO.	TYPE	SIZE	SILL	LINTEL HT	LOCATIONS
1	RS				AS PER SHOP OPEING SIZE
2	D3	750 X 2100		2000	GENTS TOILET & LADIES TOILET
3	D4	1000 X 1900	200	2000	STAIRCASE CAP
4	V	600 X 700		2125	TOILET BLOCK
5	J	1500 X 1500	950	2450	STAIRCASE

DRAWN	SIGN.	Date
		11.07.2025
CHKD. A.K.S.		
DESD & CHKD.		
APPD.		
SCALE - 1:100		

*PROJECT
PROPOSED AFFORDABLE HOUSING PROJECT UNDER KONKAN BOARD MHADA FOR PMAY AT BHANDARLI S.NO.13, TAL.-THANE.

SIGNATURE OF LICARCHITECT: ANILKUMAR R. SHARMA, ARCHITECT, L.NO.-CA/98/20511 (Reg. No. CA/98/20511)

SIGNATURE OF OWNER: EXECUTIVE ENGINEER-I, KONKAN HOUSING & AREA DEVELOPMENT BOARD, MUMBAI.

TYPE:CONVENIENCE SHOPPING | TEN - 20 T/S | STR.- G+01

BHANDARLI S.NO.13, TAL.-THANE.

म्हाडा MHADA
GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI- 400051
PHONE: 26409000, 26592077, 26592922.

PROJECT	EWS MASS HOUSING SCHEME
LOCATION	BHANDARLI S.NO.13, TAL.-THANE.
SHEET TITLE -	TYPICAL FLOOR PLAN , AREA CALCULATION ,SECTION & ELEVATION
JOB NO. -	
DRG. NO.	BGS/KHADI/THANE /BHANDARLI S.NO.13, TAL.-THANE TYPICAL FLOOR PLAN ,AREA CALCULATION ,SECTION & ELEVATION
REV.- 0 NO.	