



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/ /2026
Dated: -

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

SUB: Proposed development for 1659 EWS tenements, 1145 LIG tenements & 42 conv.Shops on Land Bearing survey No. 157/1, at Gothehar, Tal-Thane, Dist- Thane under vertical AHP model under PMAY scheme.

REF: 1. Ar. Anilkumar Sharma's letter dtd.04/11/2025

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised plan sanctions submitted with letter u/ref and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of building no. 1 to 10 for 1659 EWS tenements, 1145 LIG tenements & 42 conv.Shops on Land Bearing survey No. 157/1, at Gothehar, Tal-Thane, Dist- 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/369/24 dtd.30/05/2024 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/374/24 dtd.05/06/2024 & No.EE/BP/PMAY/A/MHADA/E-6741810/25 dtd.11/09/2025 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/ए-६५४१९५५/२०२५ दिनांक २२/०८/२०२५. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply.
9. 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.
10. As per revised drawings you have to prepare revised structural design , drawings for the bldg 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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
 24. That the qualified / Licensed registered site supervisor should be appointed.
 25. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
 26. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
 27. 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.
 28. 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.
 29. That as per clause No.13.3 of UDCPR for Rain Water Harvesting as per adequate design should be provided.
 30. 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.
 31. 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.
 32. 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.
 33. As per demand letter issued by this office vide letter dated _____ due labour cess as per revised proposal of Rs. _____/- 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 उद्योग, उर्जा व कामगार विभाग, महाराष्ट्र शासन then the full amount with interest @2% p.m. for delayed period should be paid this office.
 34. That the CFO NOC for newly proposed building shall be obtained & submitted to this office before applying for plinth cc.
 35. As per revised proposal, total height of building 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 within permissible limits as per Airport Authority Noc & accord revised approval for the same.

36. 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.
37. All terms and conditions of RERA Act 2016, Unified DCPR and D.P. Remarks will be binding to this project.
38. That the debris shall be disposed as per the norms of respective Local Authority.
39. 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.
40. That, as per revised drawings total construction area is 172013.41sq.m (161864.10 sqm FSI + 10149.31 sqm NON FSI) you have previously submitted Environmental Clearance certificate for 79684.17m² accordingly you have to obtain revised environmental clearance certificate & submit the same to this office asking before applying for plinth CC of remaining bldg.
41. 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.
42. That you have to submit agreement copy with MSEDCL for amenity plot before asking commencement certificate.
43. That you have to obtain Zone / RP remarks of concerned local authority before asking for commencement certificate.
44. That you have to obtain road status for existing 12.00m approach road for the proposed site from competent authority Viz. PWD,ZP etc.
45. 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.
46. 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.
47. 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
48. 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.
49. 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.
 50. 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.
 51. 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.
 52. 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.
 53. In sanctioned layout if there is existing well, then the same well shall be maintained & shall be protected.
 54. Recreational open space shall have an independent means of access.
 55. 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.
 56. 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.
 57. 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.
 58. 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.
 59. 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.
 60. 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.
 61. 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.

62. 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.
63. 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.
64. 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 2025 before asking Further C.C.
65. 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.
66. 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.
67. 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.
68. 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
69. 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.
70. 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.
71. **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.**
72. That the final NOC for lift from Lift Inspector for all individual lift shall be taken before asking O.C.
73. **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.

74. 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.
75. 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.
76. 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.
77. 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.
78. 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.
79. 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.
80. 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)

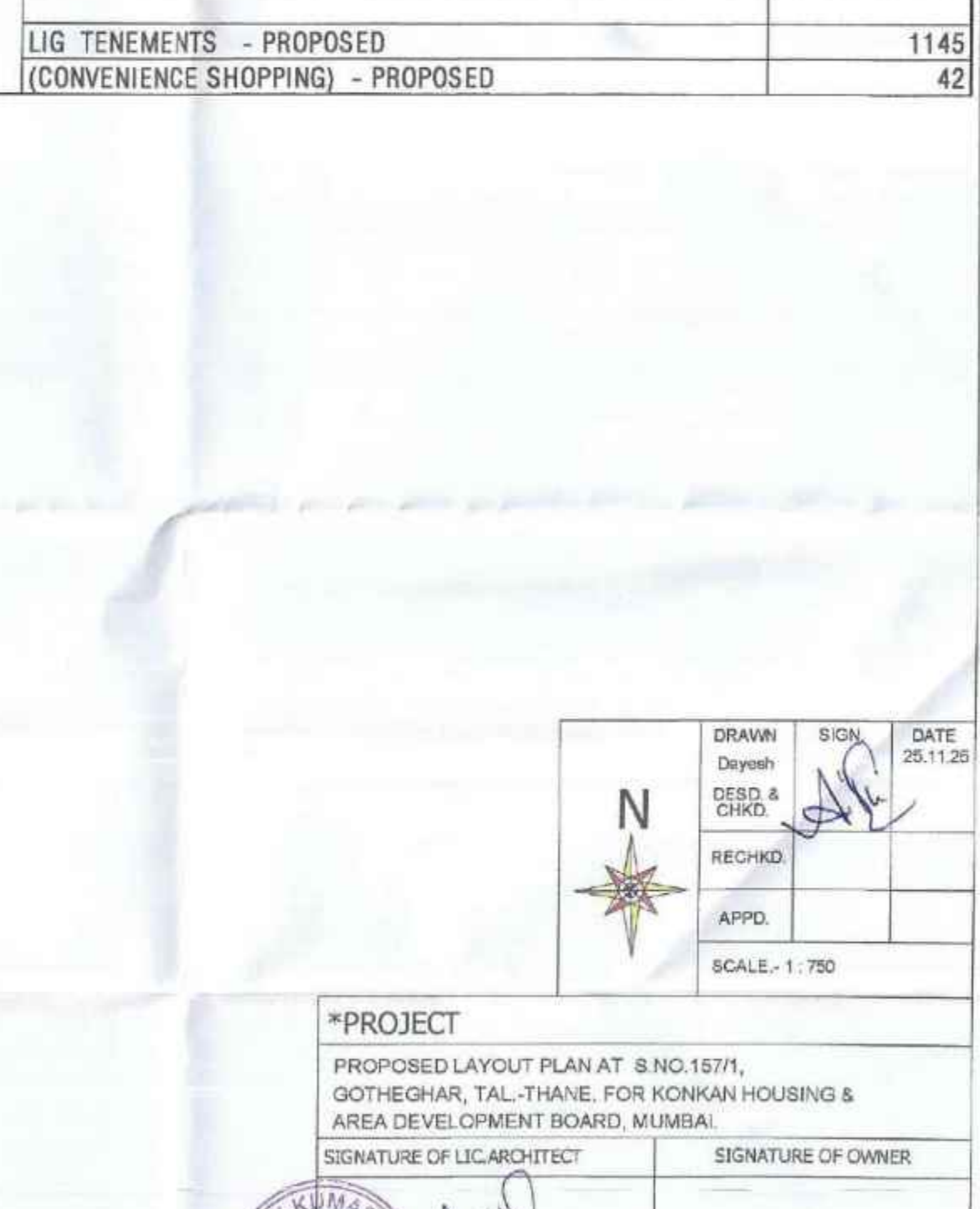
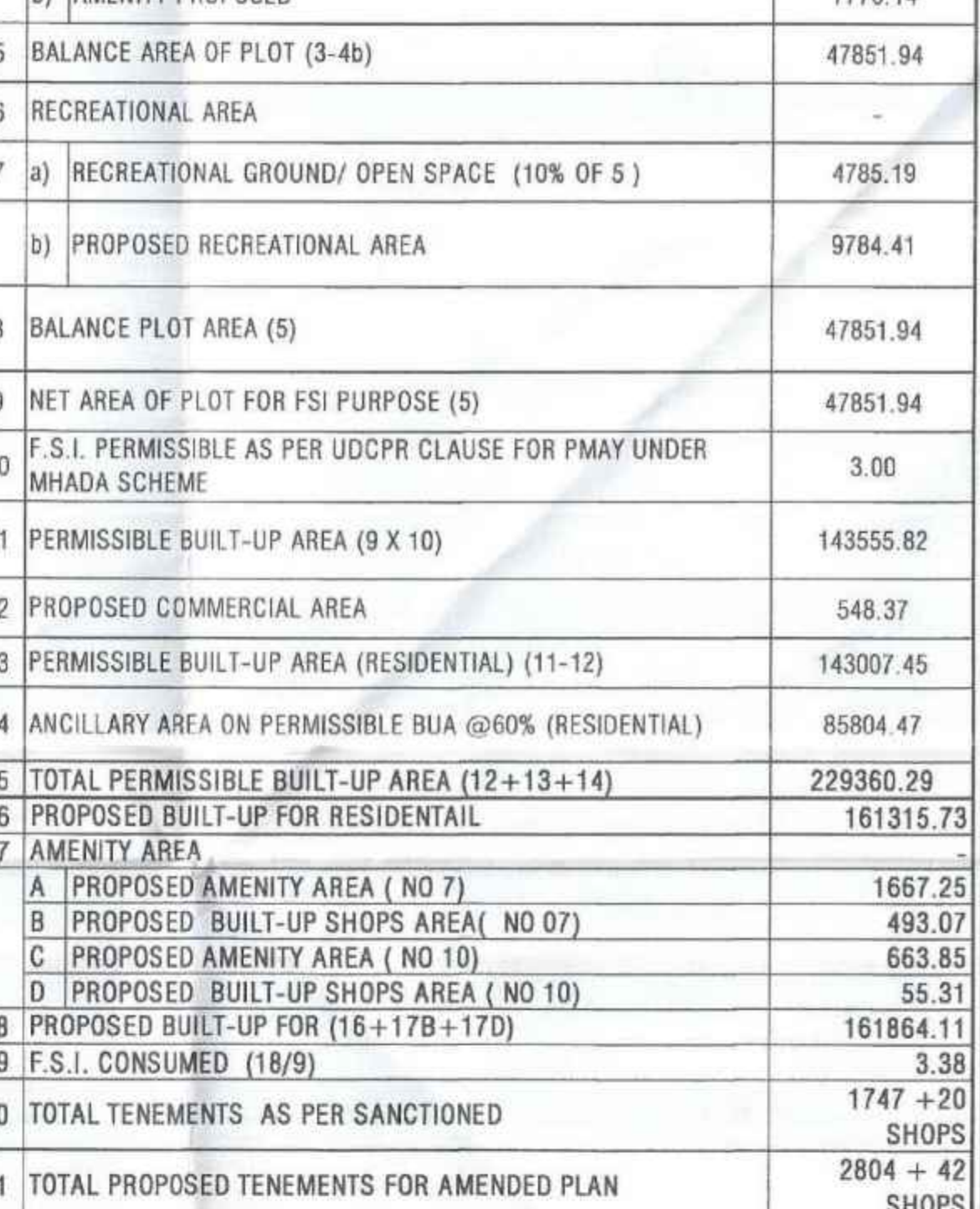
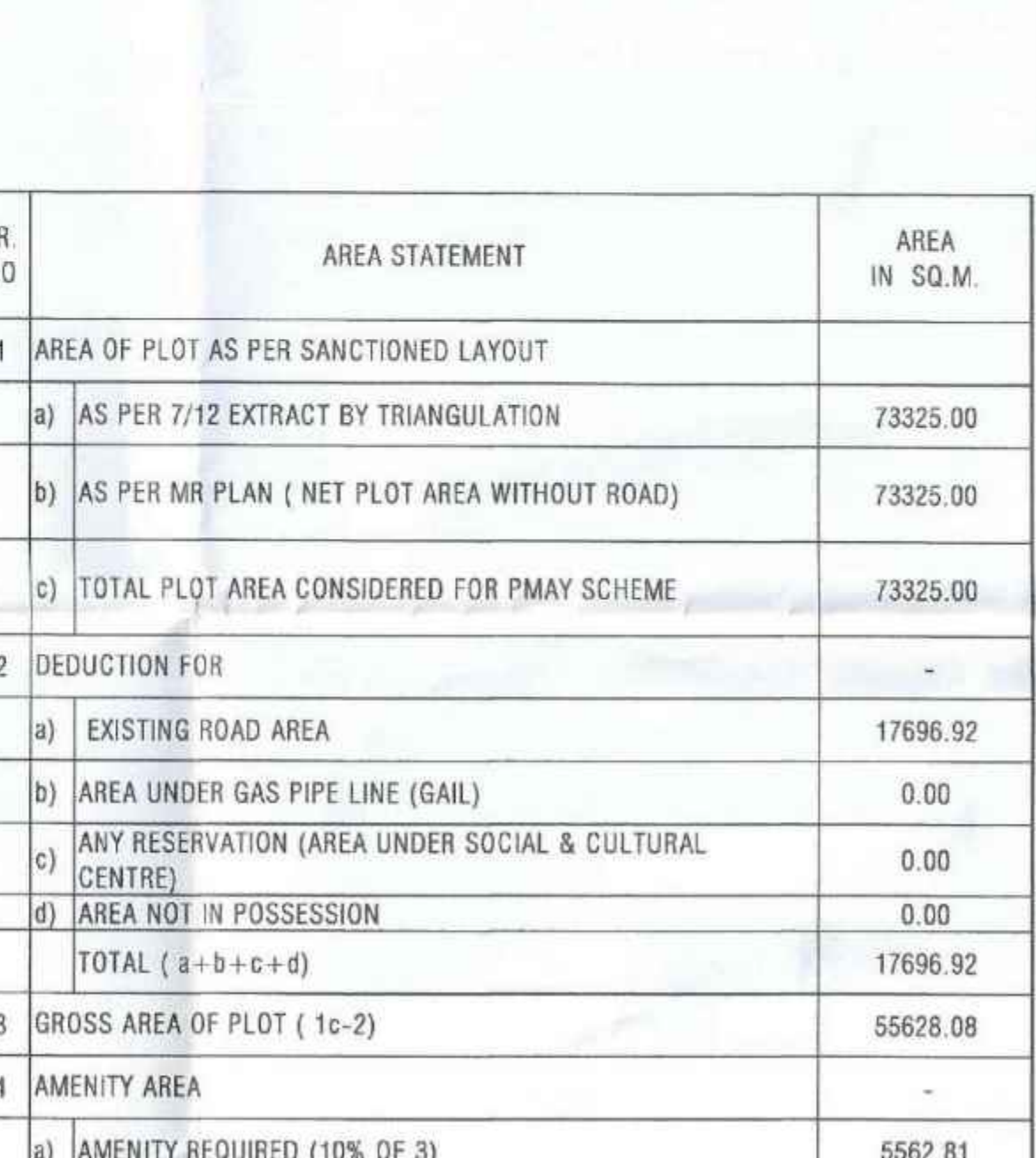
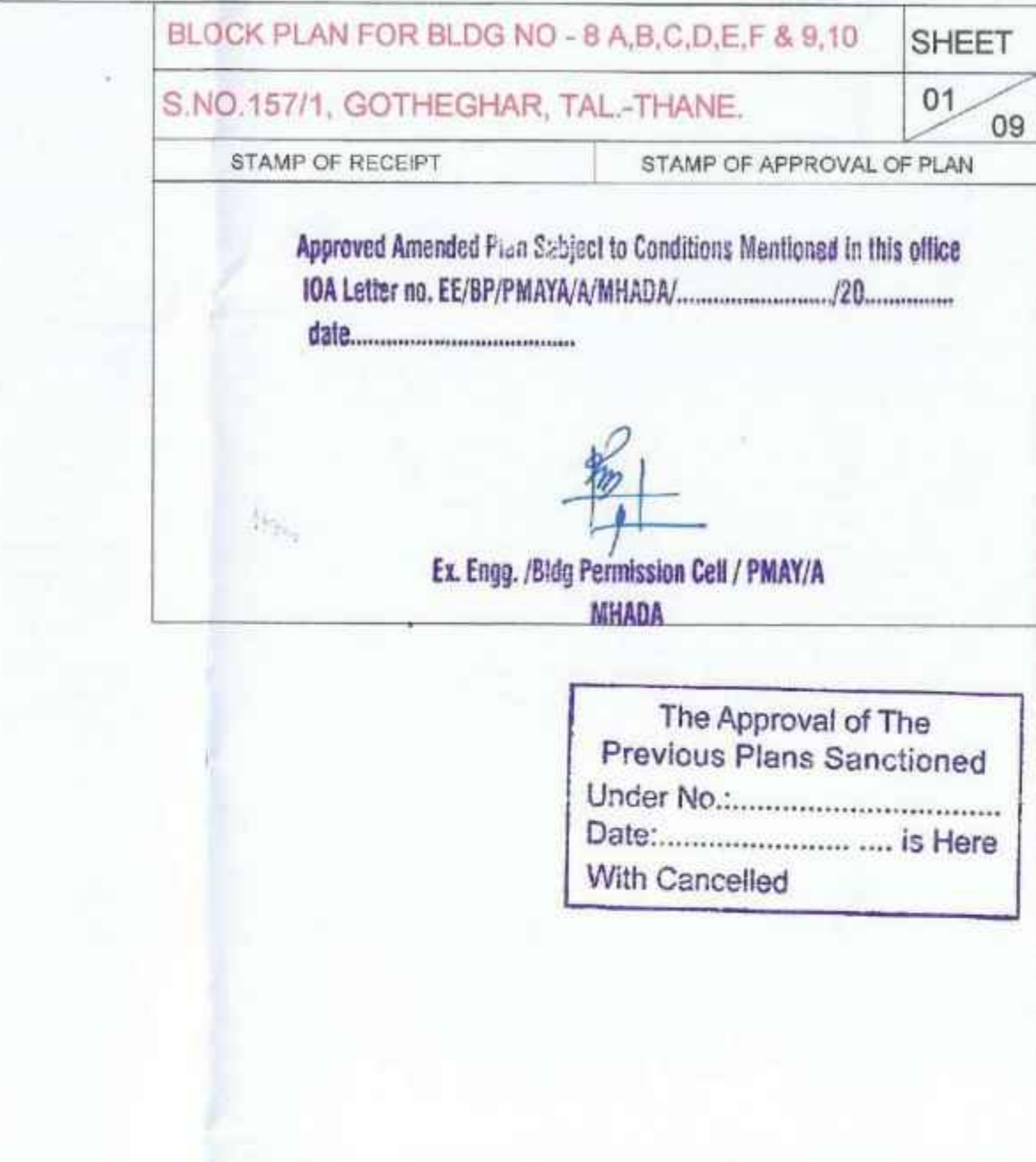
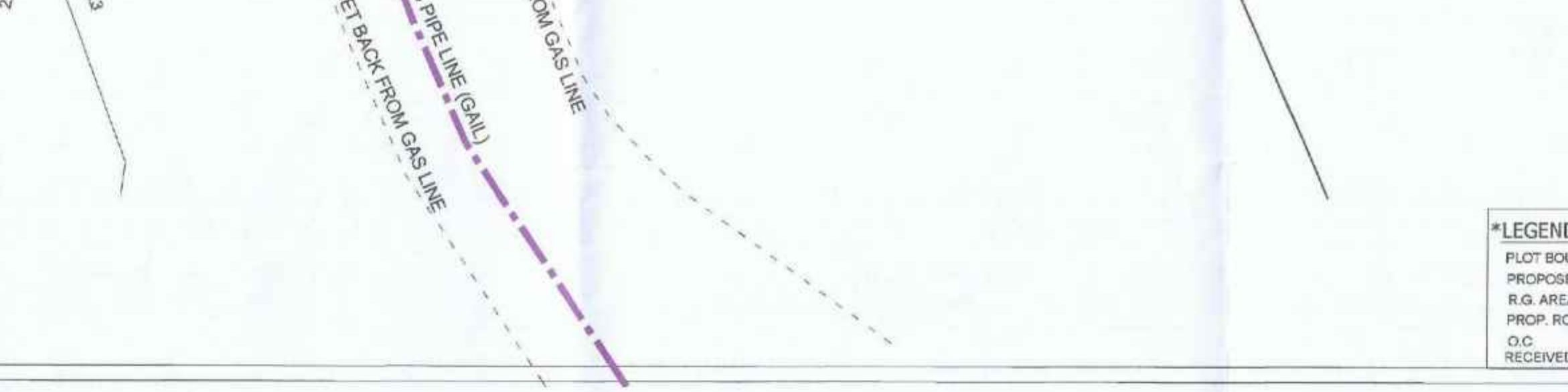
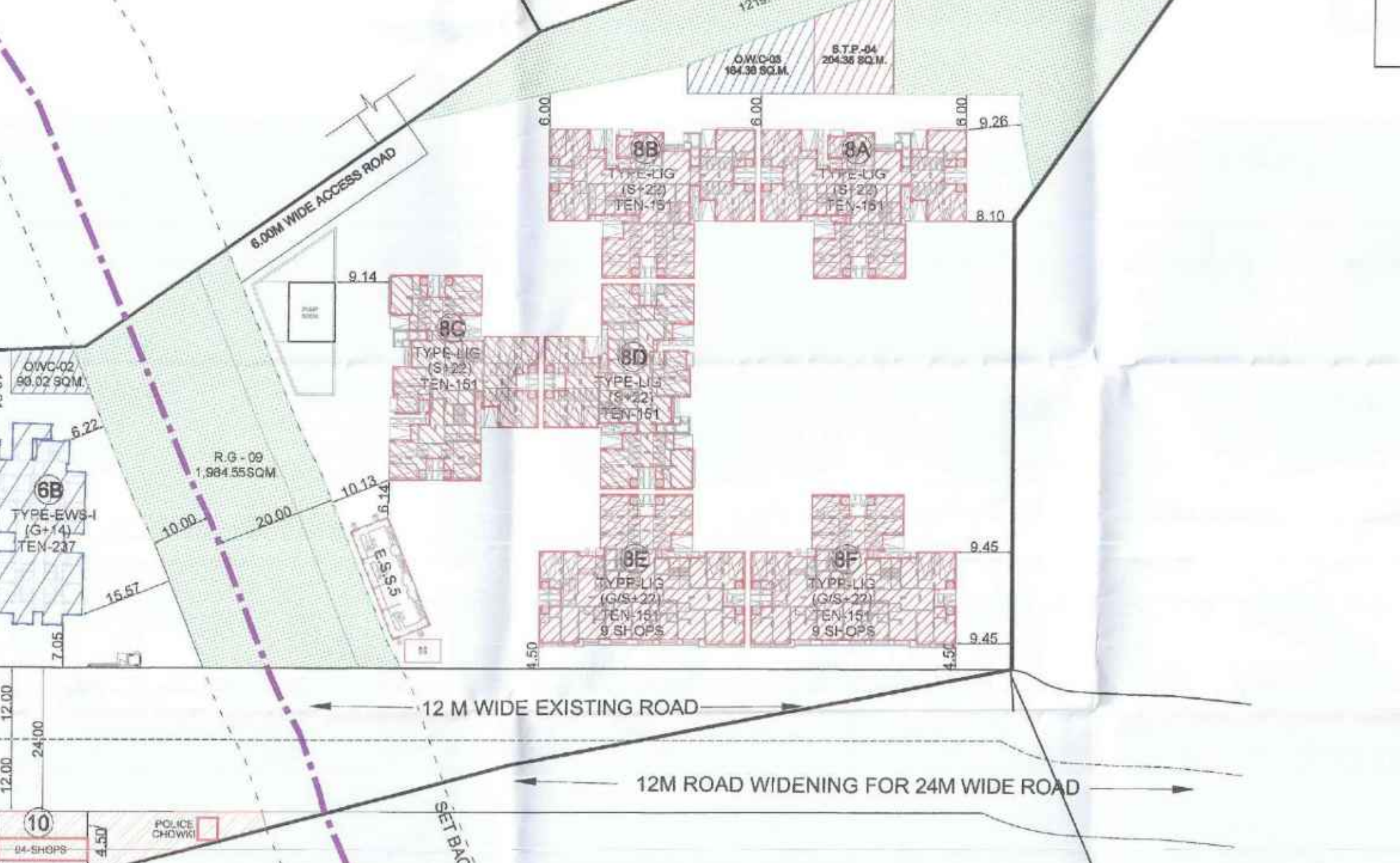
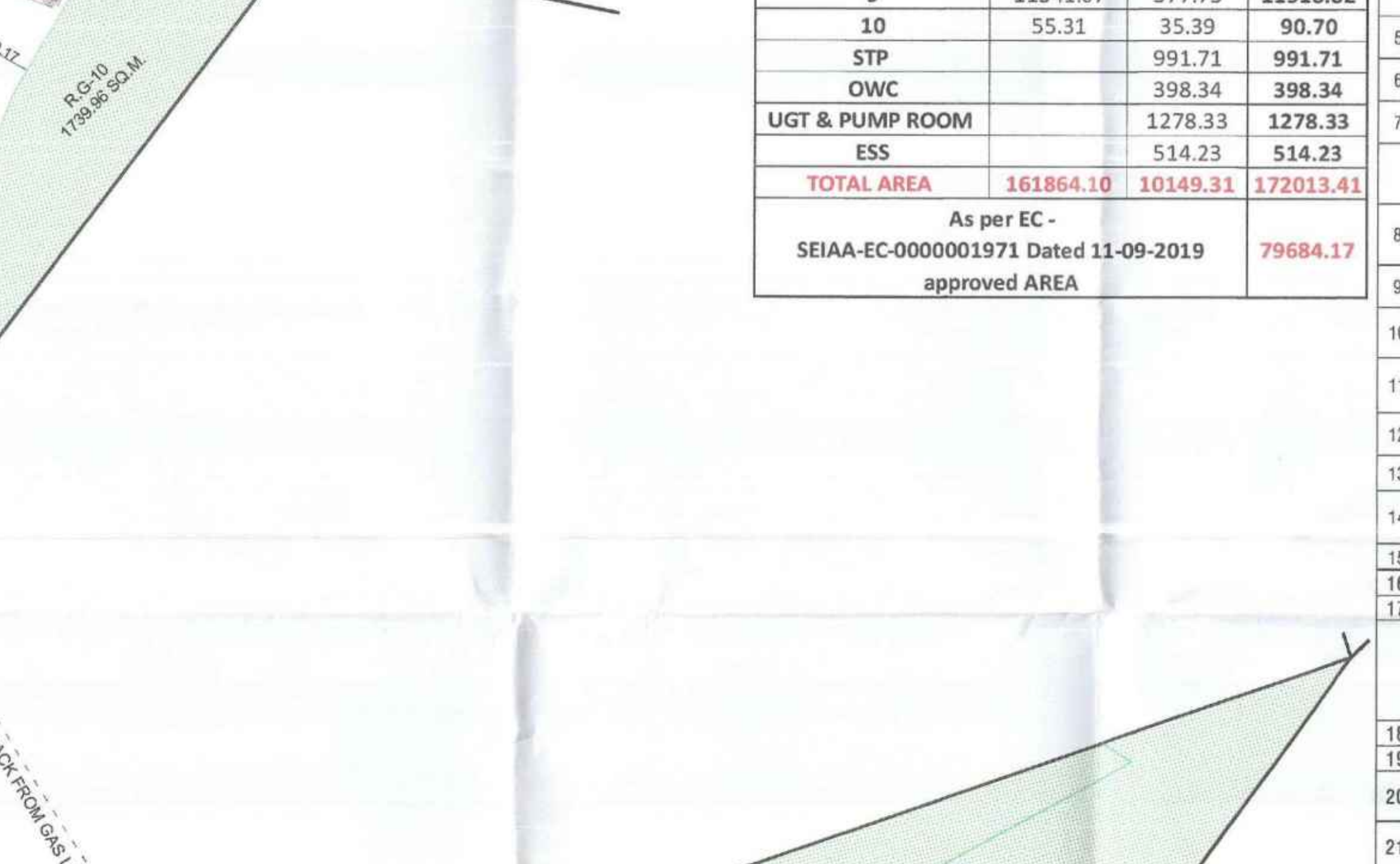
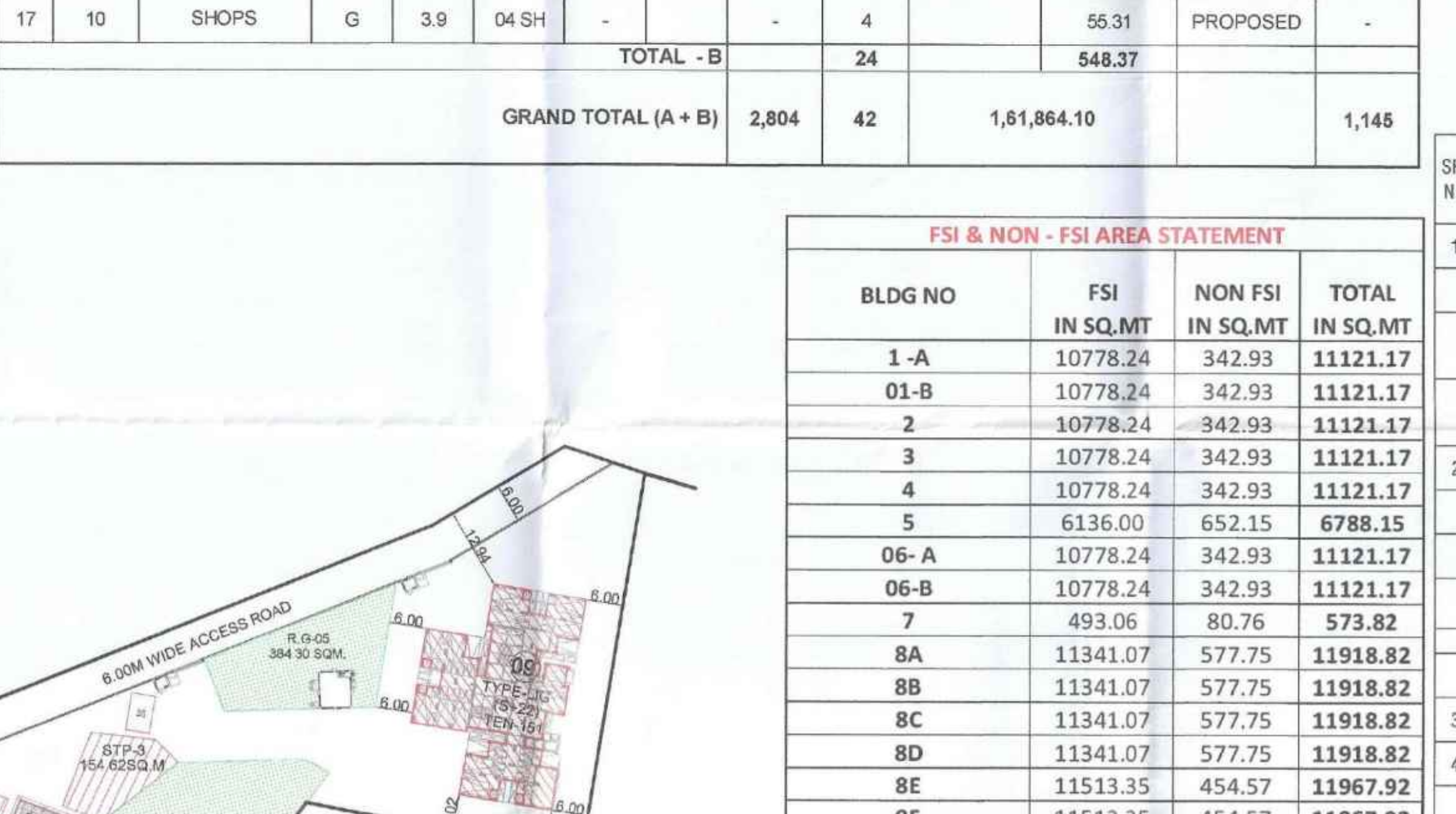
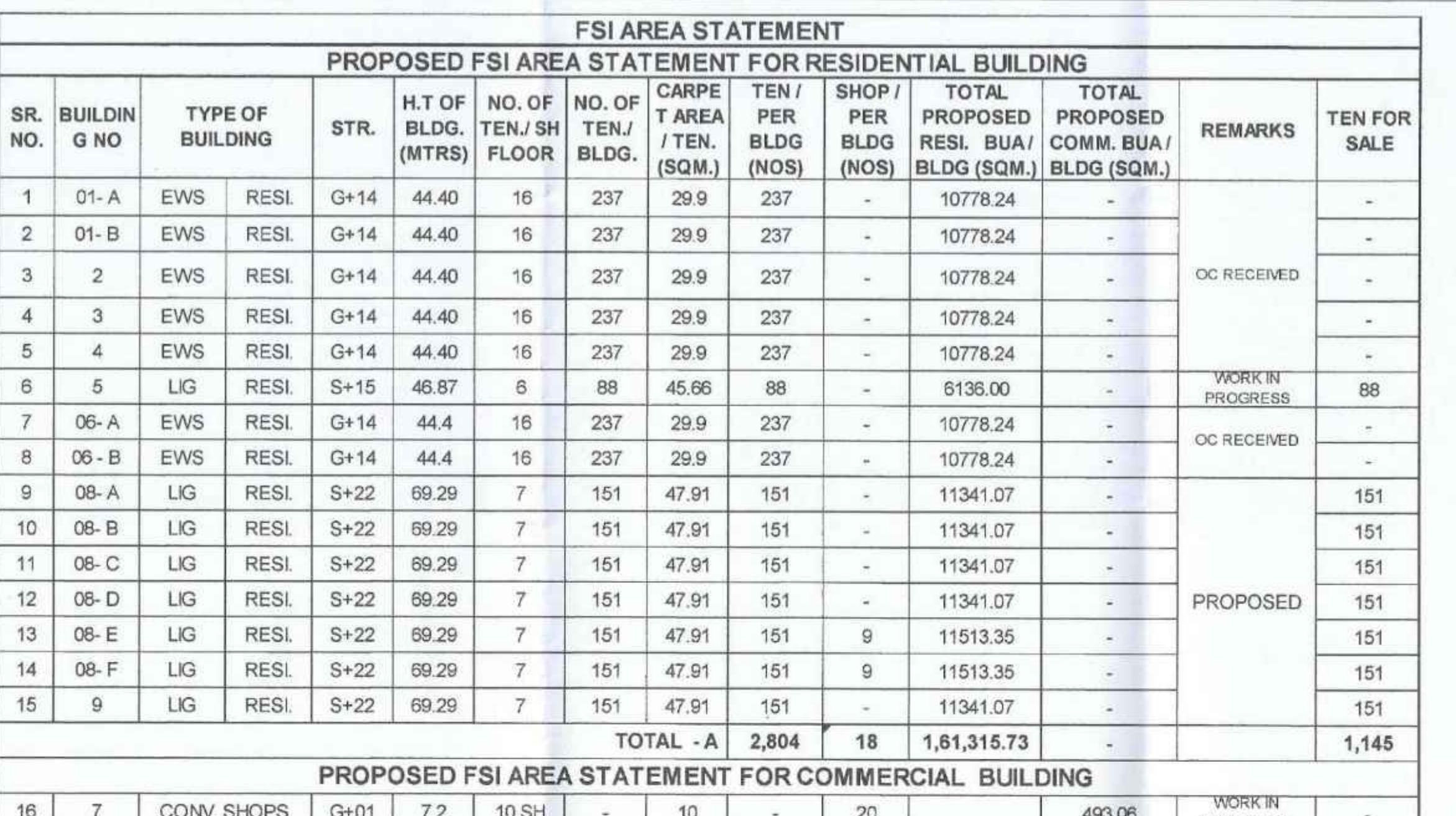
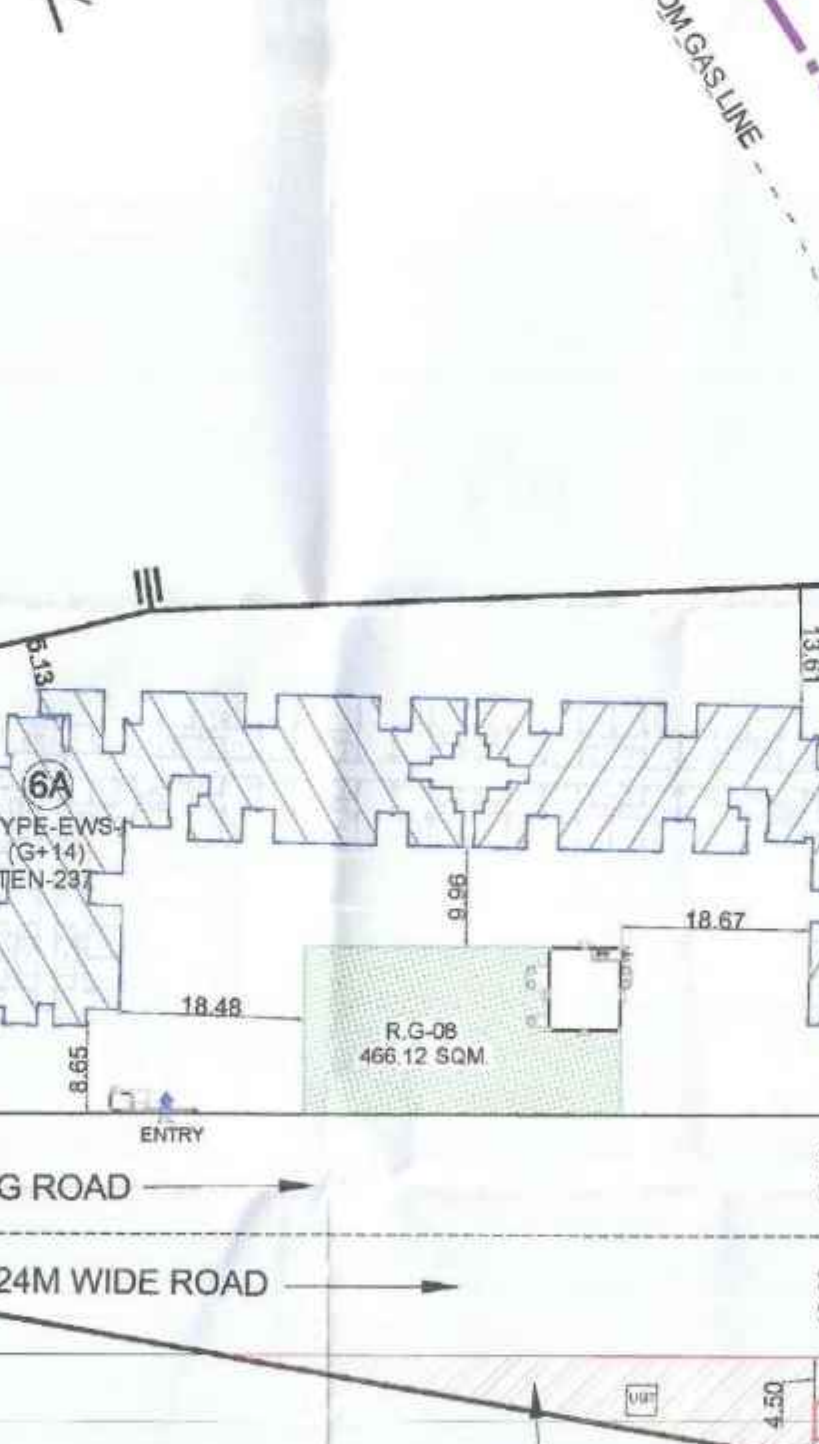
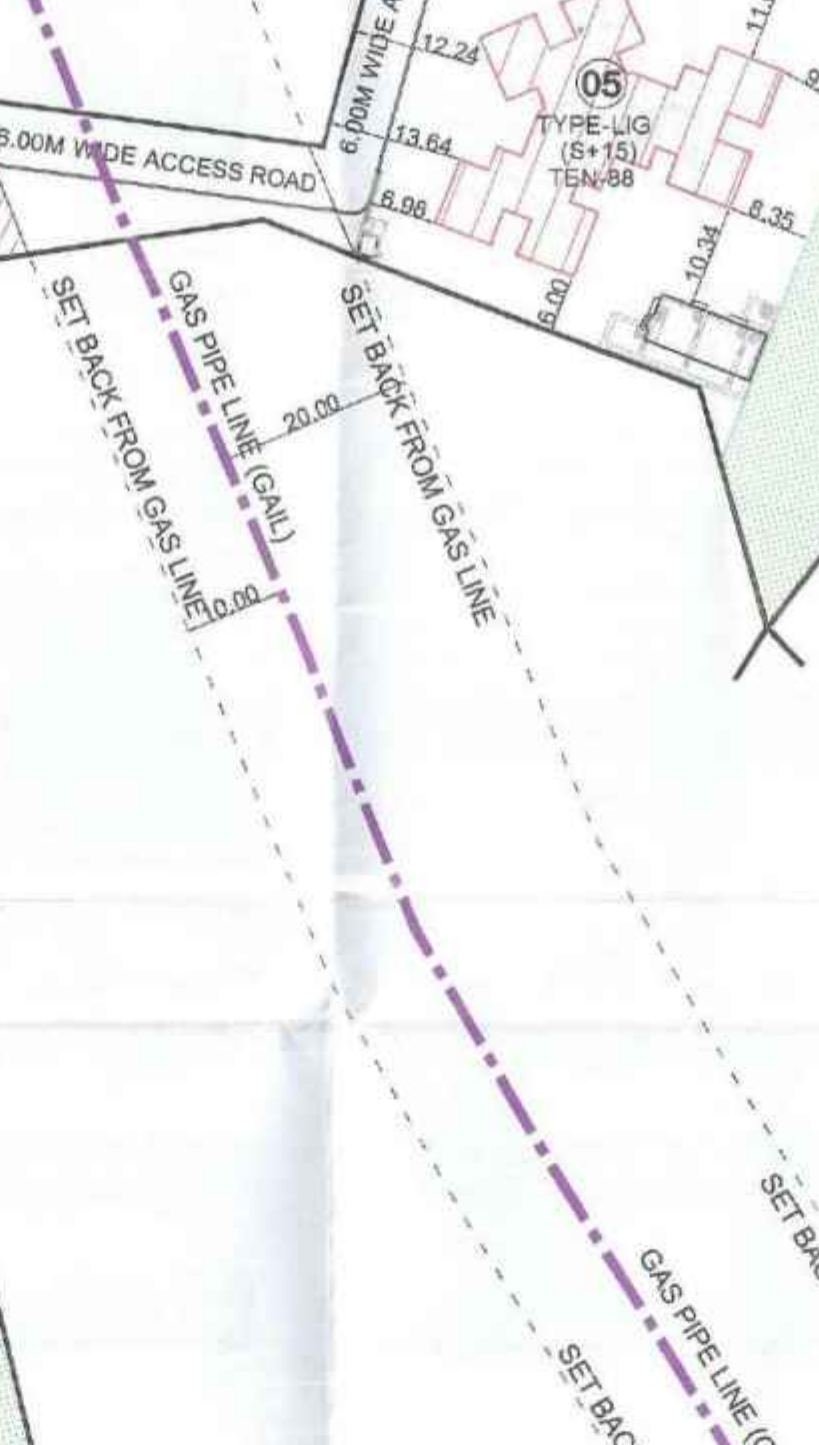
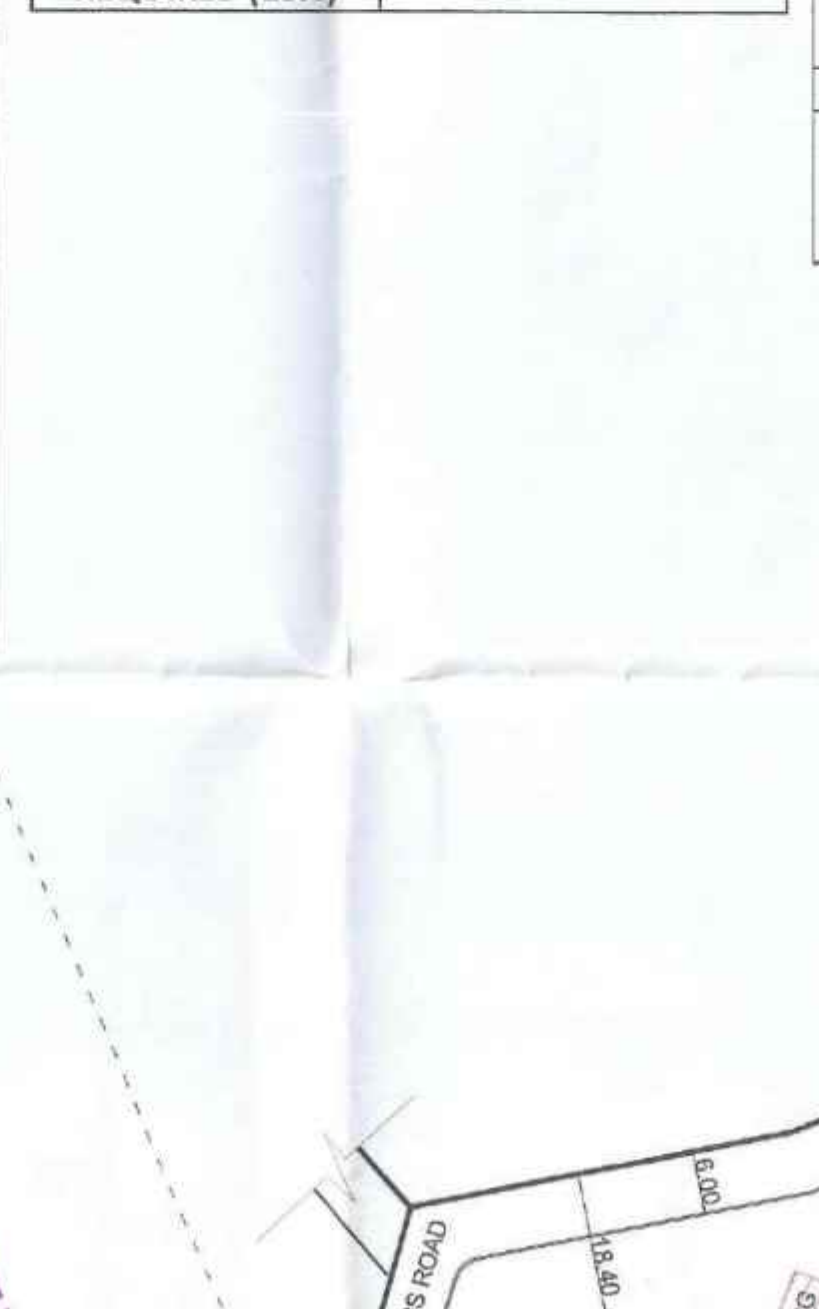
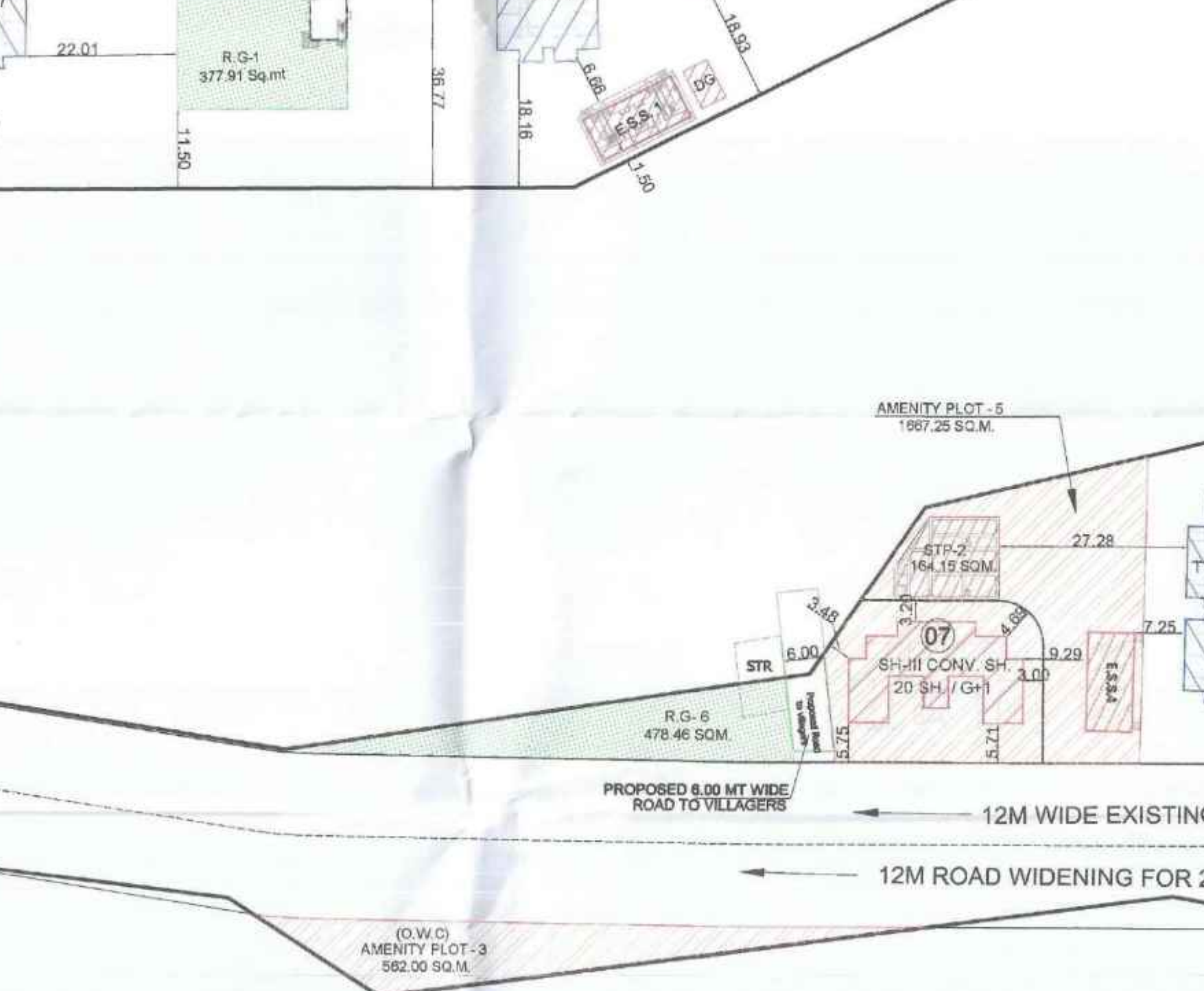
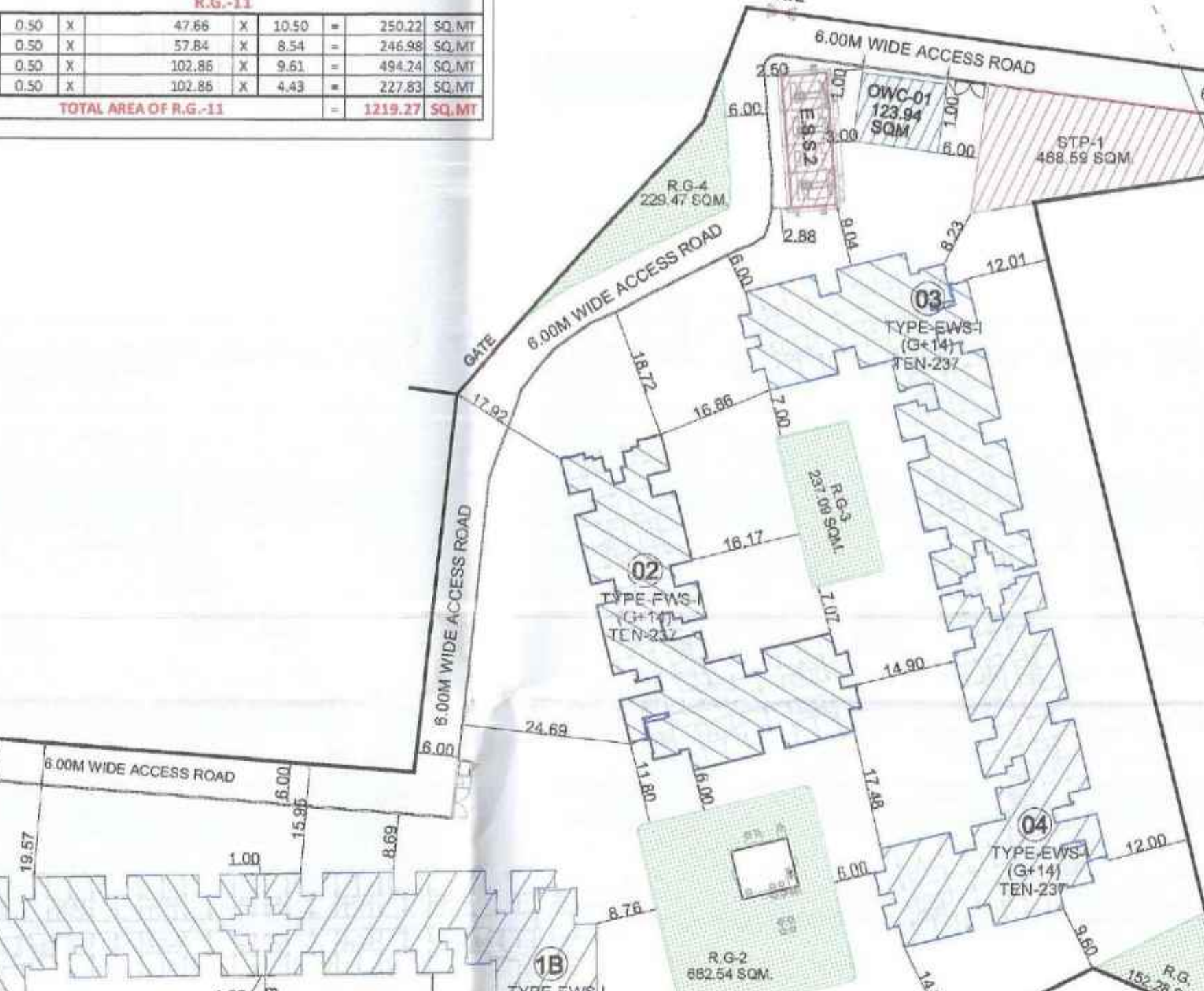
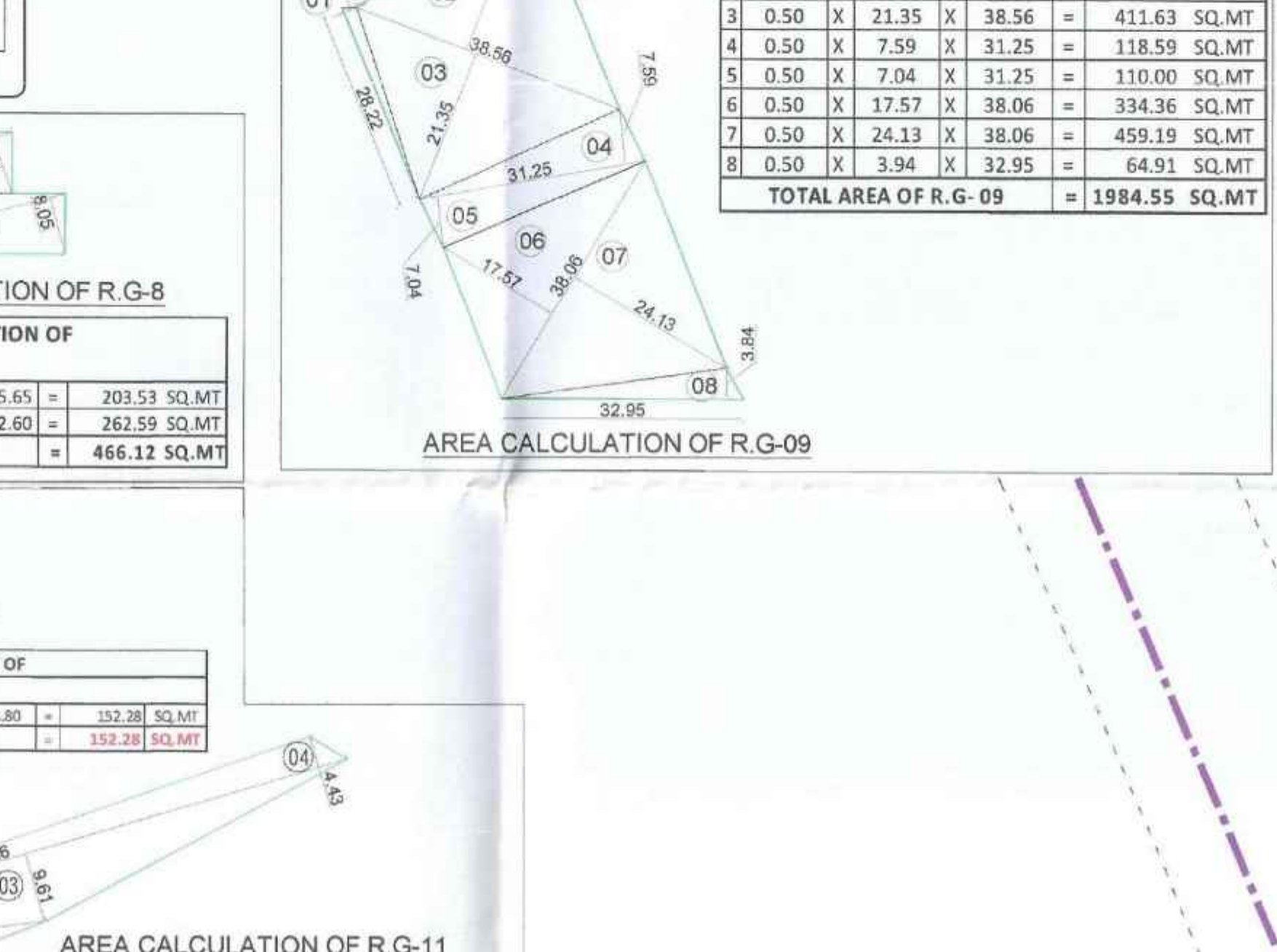
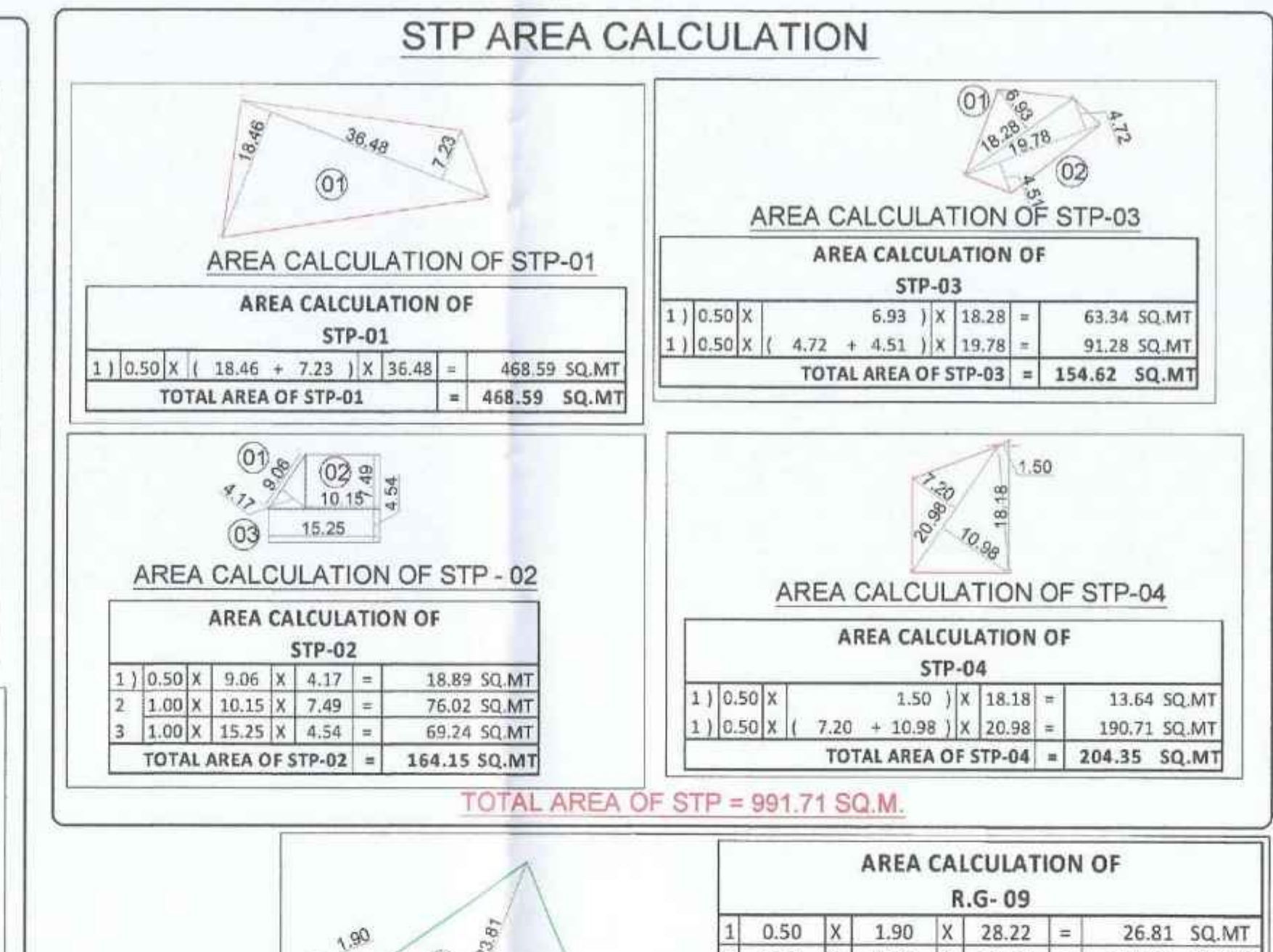
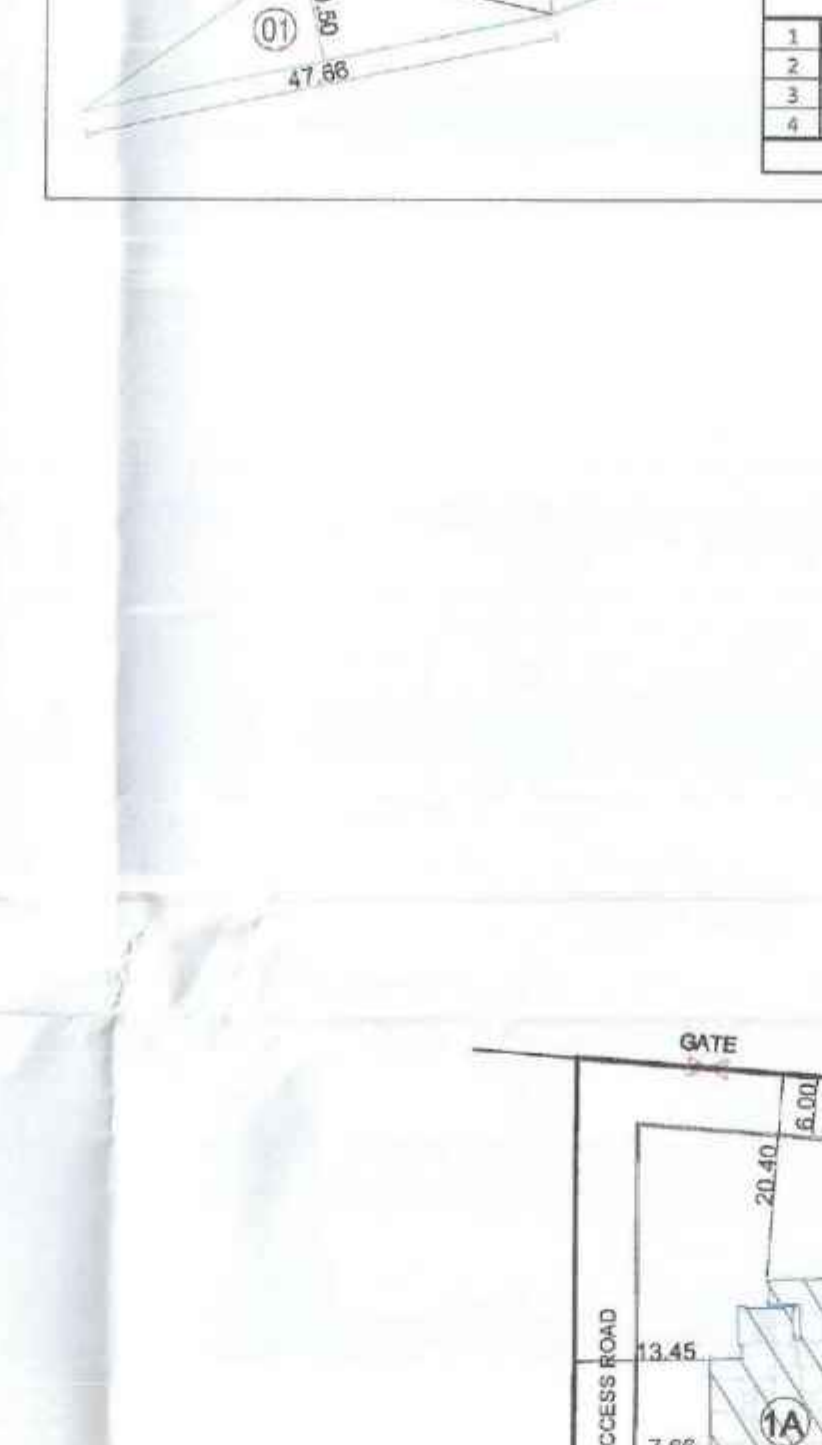
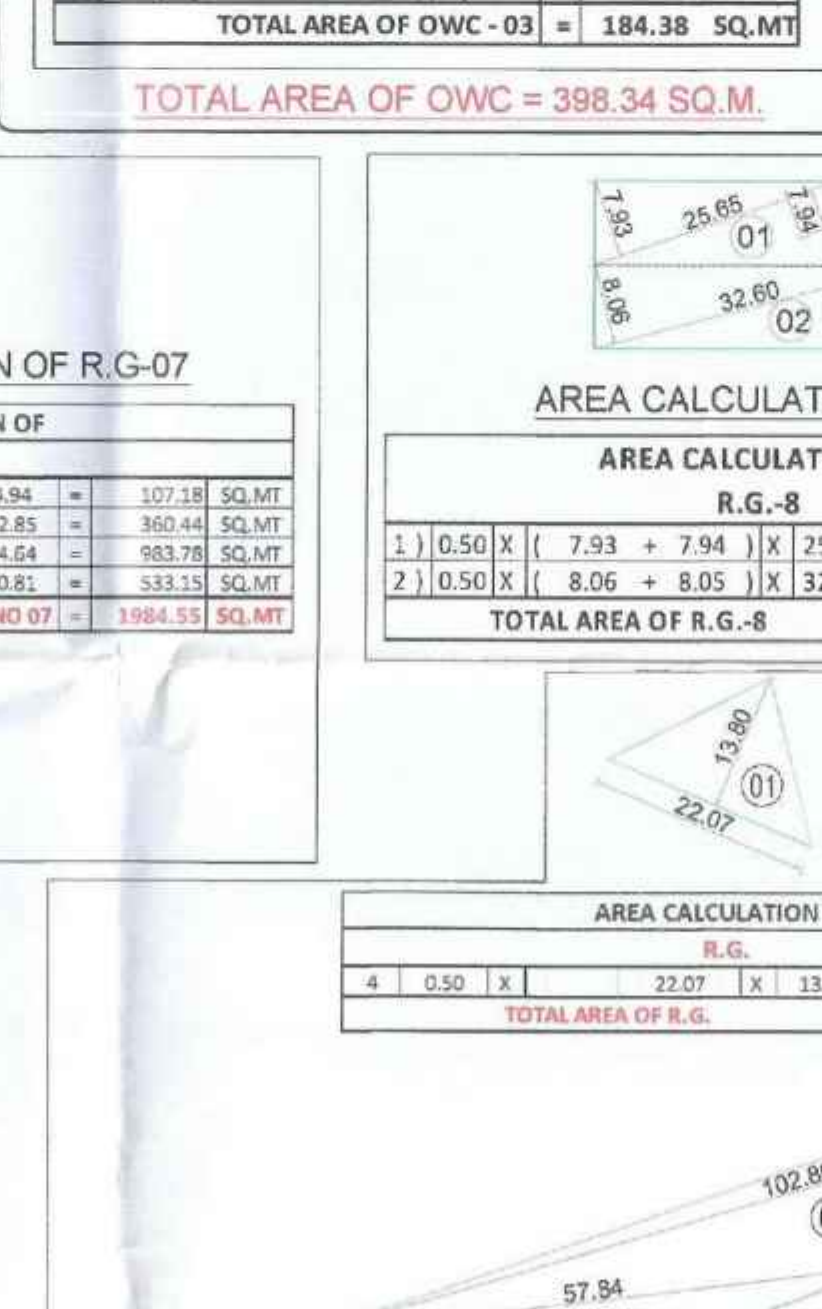
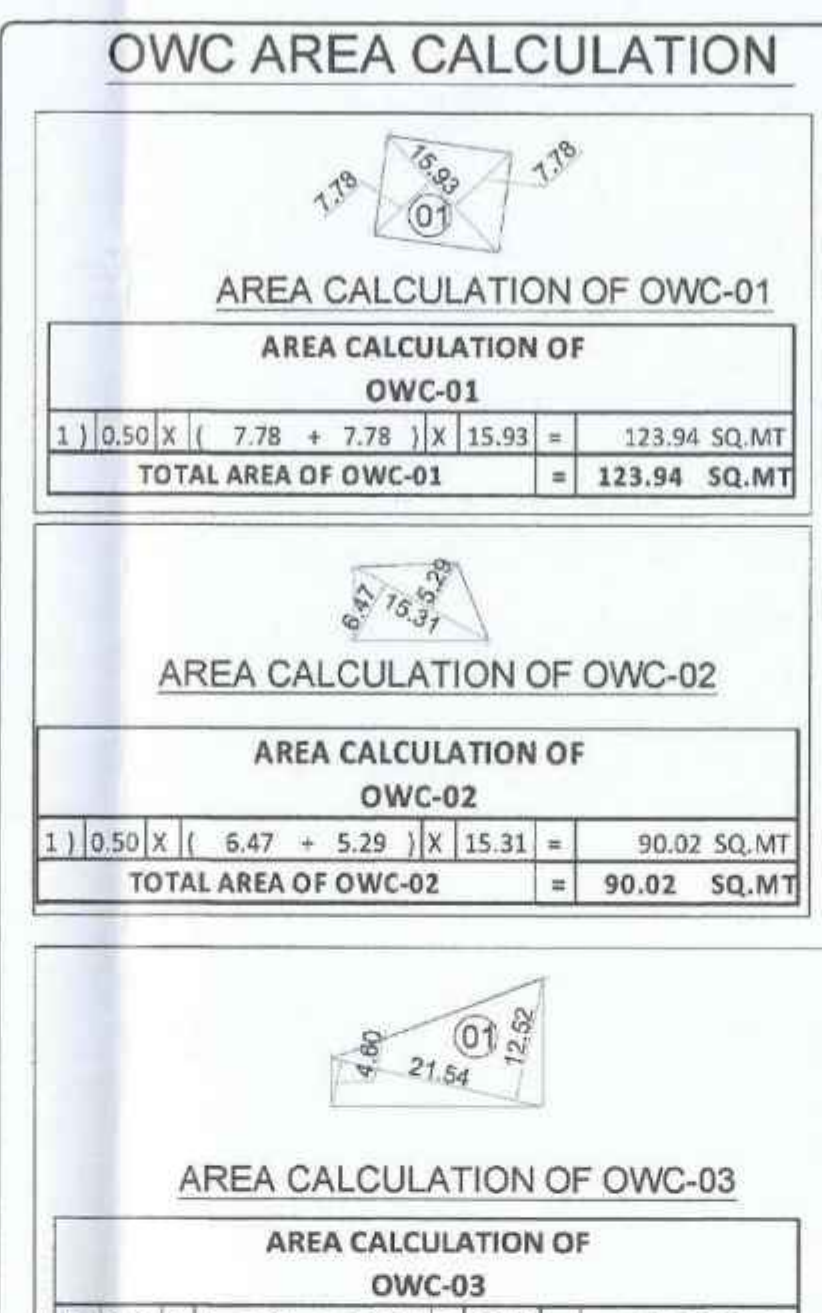
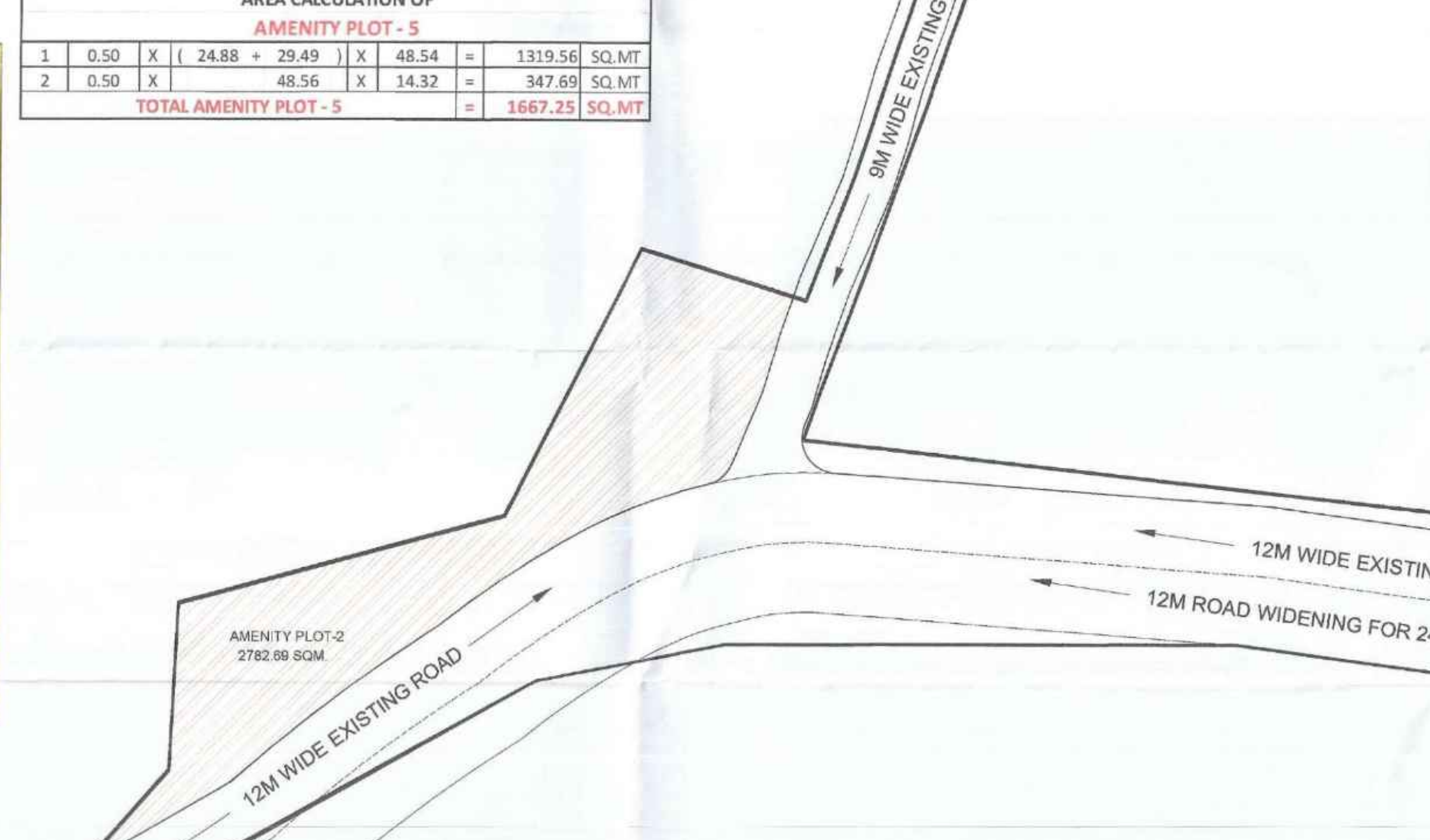
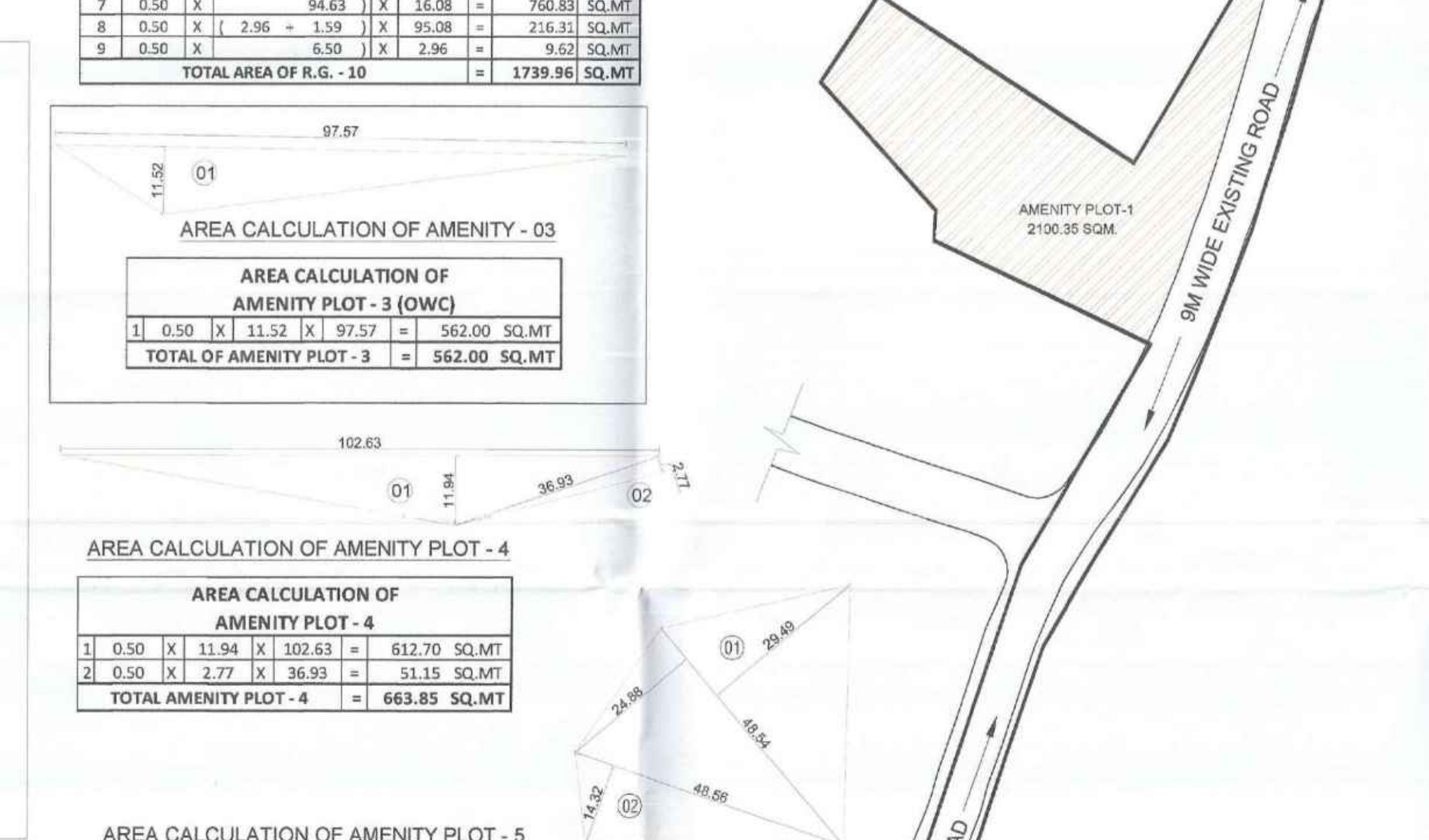
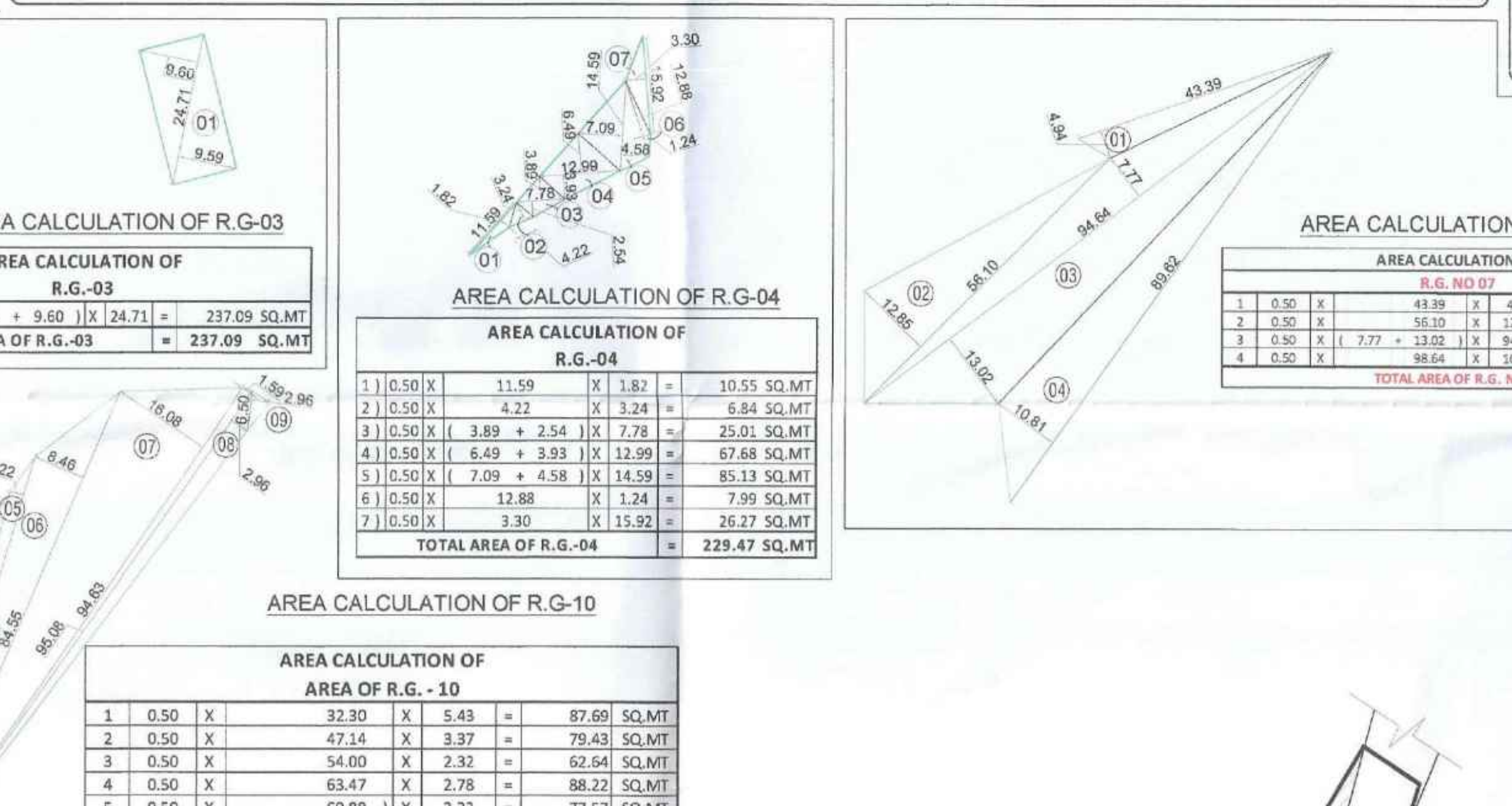
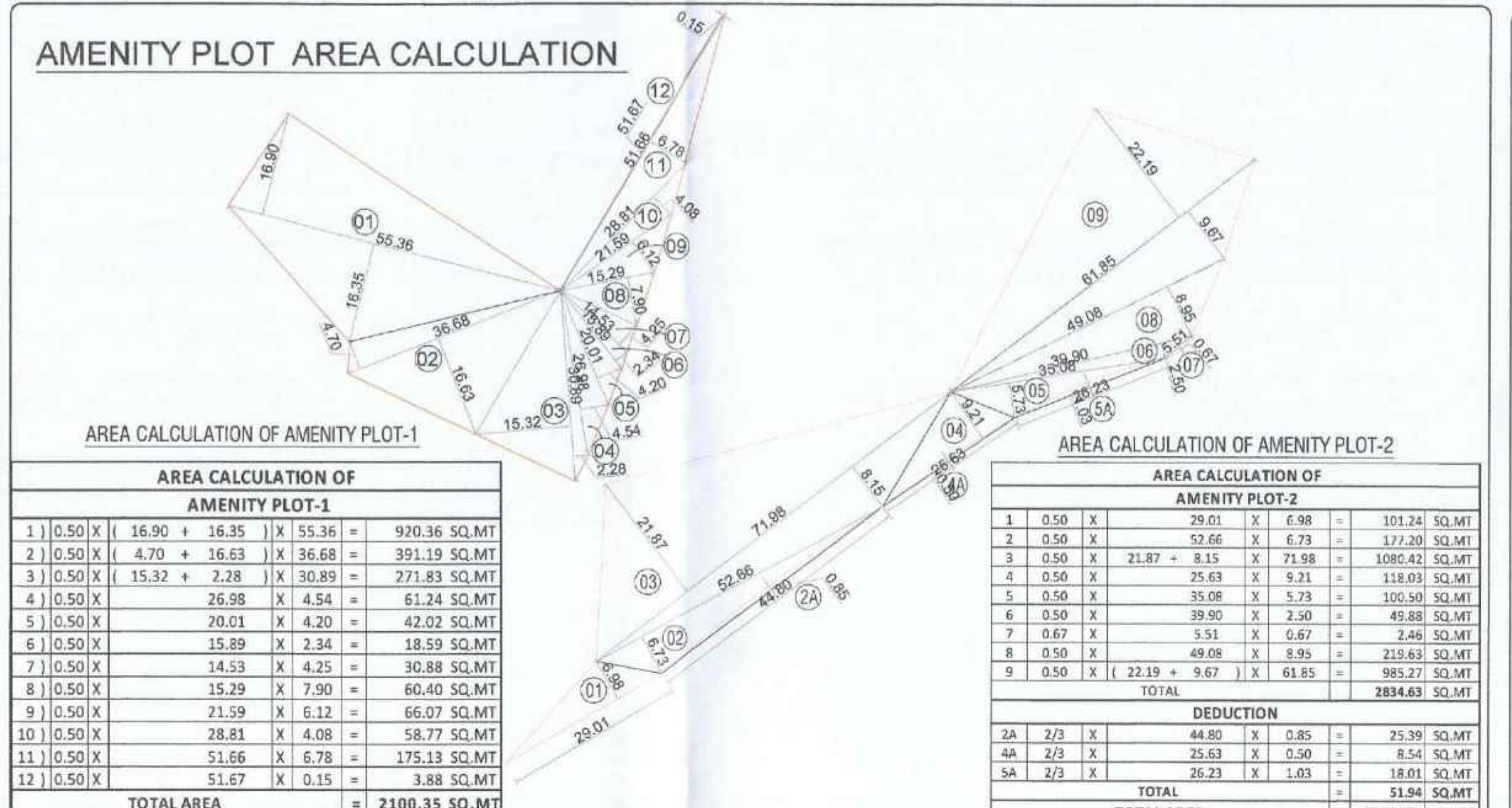
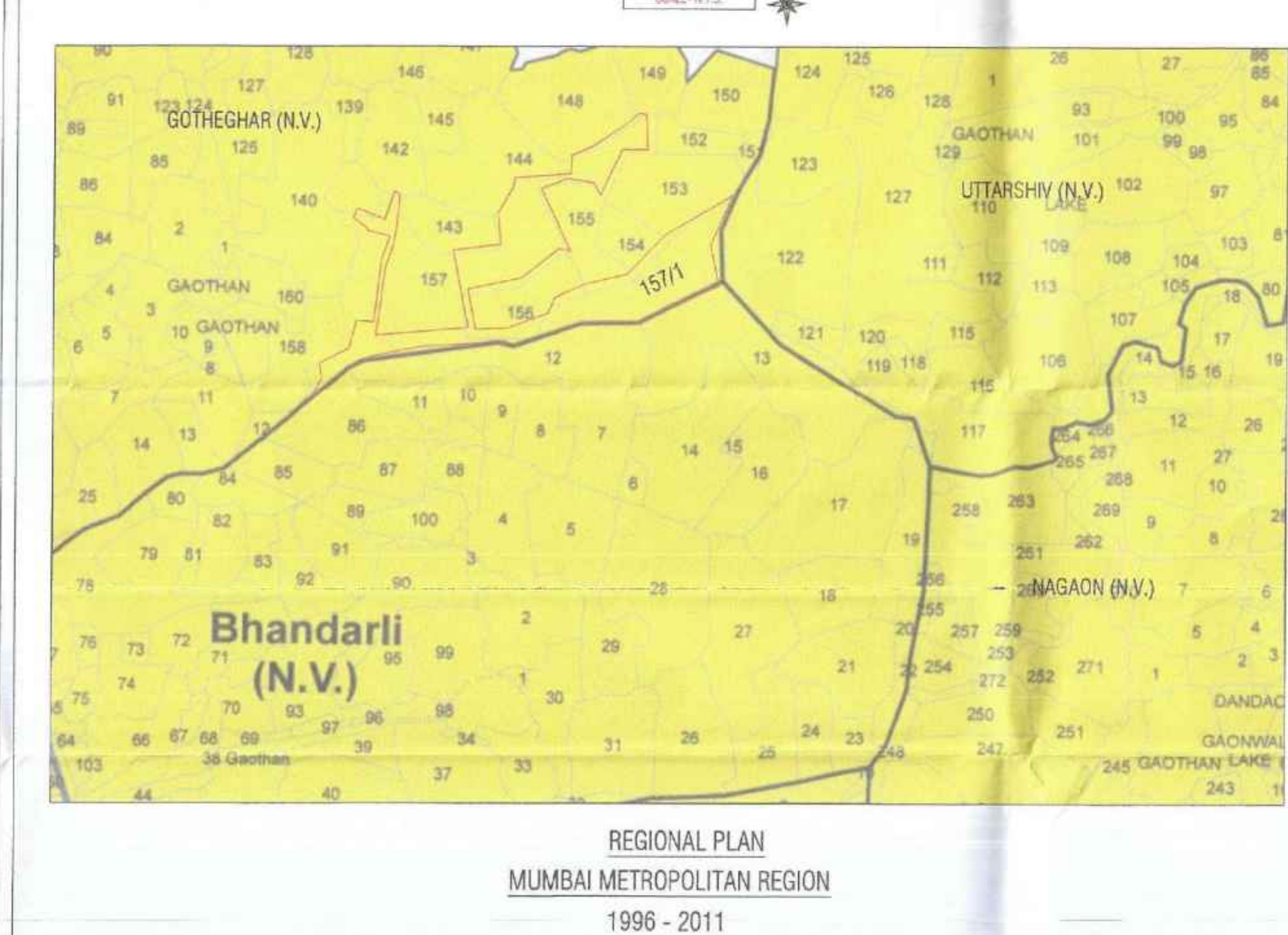
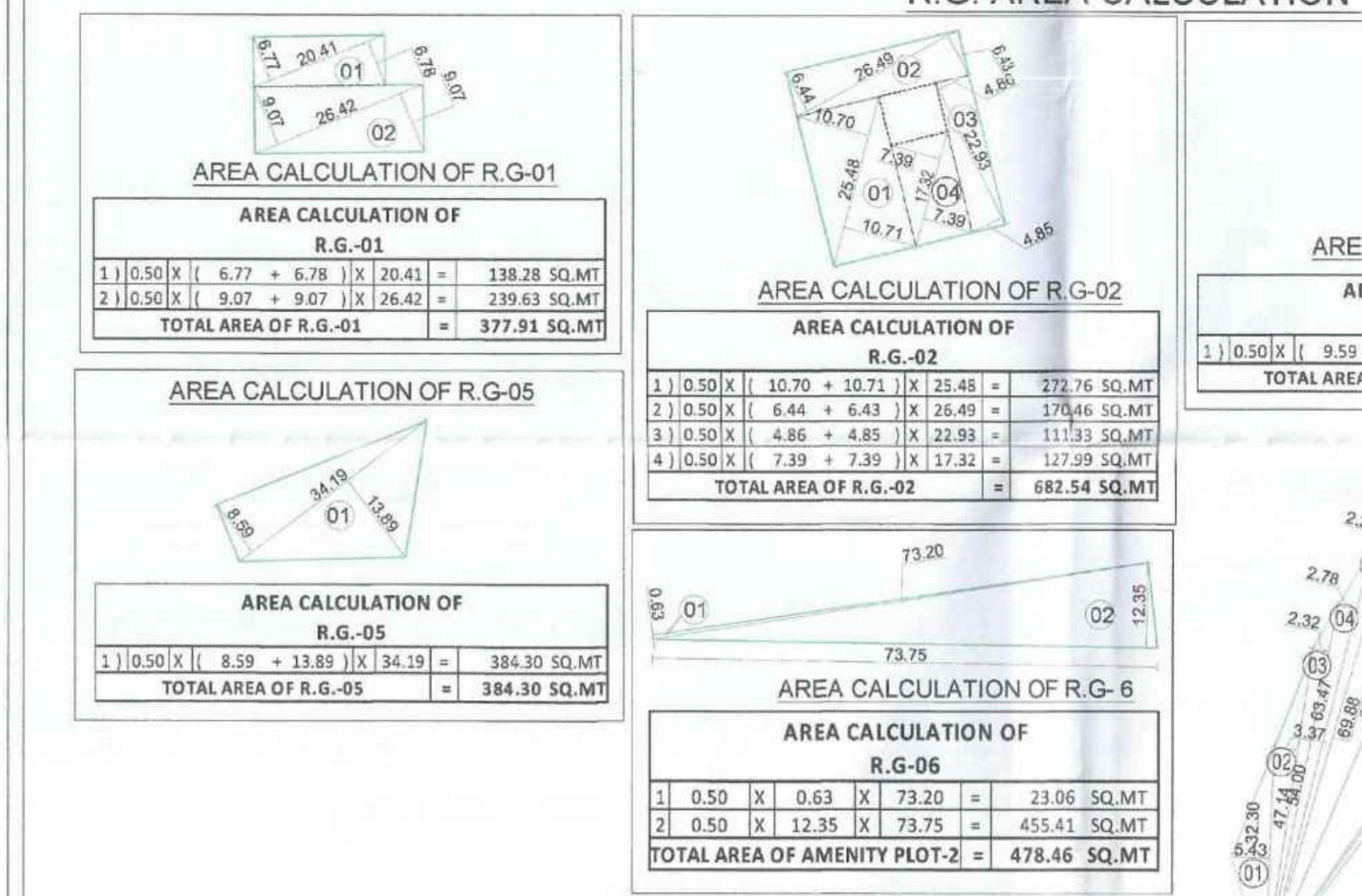
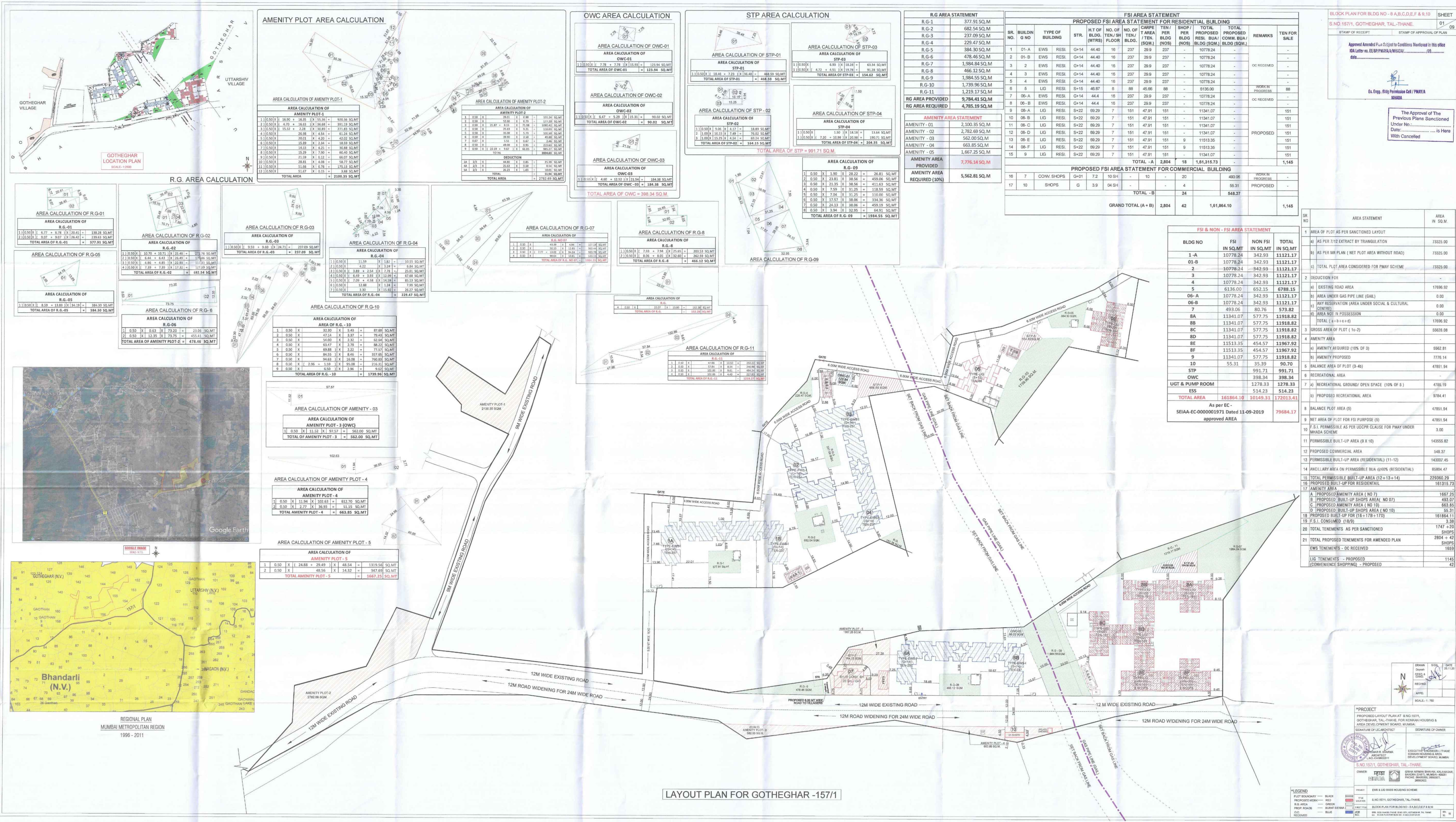
sd/-

**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. Commissioner, Navi Mumbai Municipal Corporation.
4. ADTP Navi Mumbai Municipal Corporation
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


**Executive Engineer/B.P.Cell
PMAY/ MHADA**

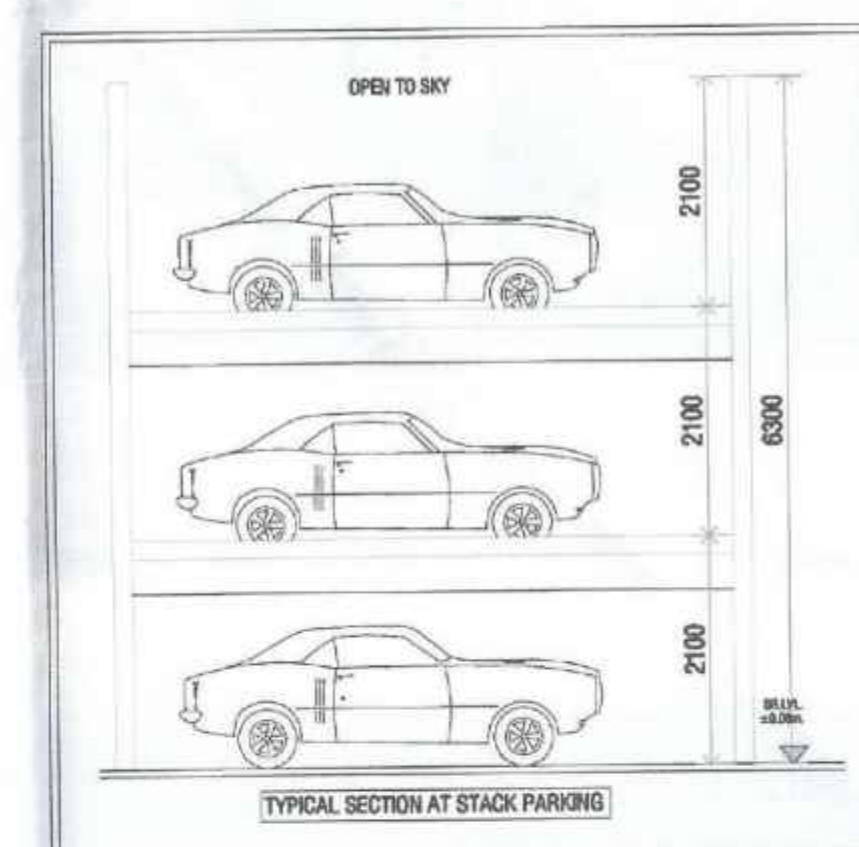


The Approval of The
Previous Plans Sanctioned
Under No. is Here
With Cancelled

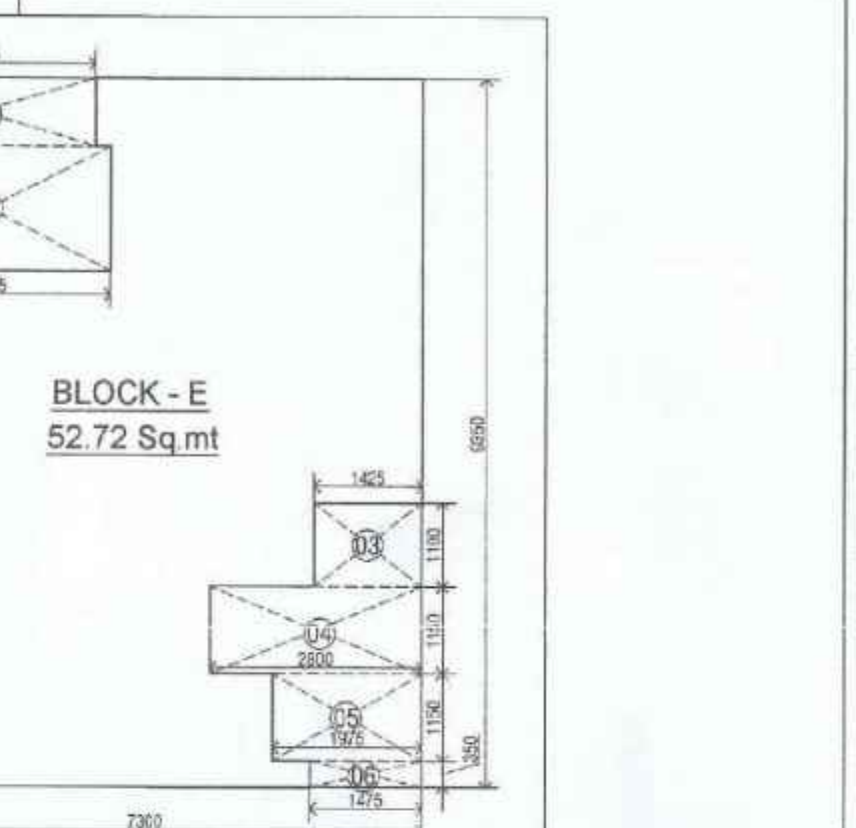
PARKING LAYOUT PLAN

PARKING STATEMENT S.NO.157/1, GOTHEGHAR, TAL.-THANE.											
BUILDING DETAILS			TWO WHEELER				FOUR WHEELER				PARKING PROPOSED (NOS.)
BLDG NO	TYPE	NOS. OF T/S / SH.	PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	0.7 Factor	
01-A	EWS	237	178 For 1 Nos	237	12	249	253				
01-B	EWS	237	178 For 1 Nos	237	12	249	252				
2	EWS	237	178 For 1 Nos	237	12	249	250				
3	EWS	237	178 For 1 Nos	237	12	249	255				
4	EWS	237	178 For 1 Nos	237	12	249	258				
5	LIG	88	178 For 1 Nos	88	4	92	92	278 For 1 Nos	44	2	46
05-A	EWS	237	178 For 1 Nos	237	12	249	249				32
06-B	EWS	237	178 For 1 Nos	237	12	249	249				32
7	Conv. Shop	20	100 Sqm Carpet Area For 6 Nos (Carpet Area 168.00 Sqm)	12	0	8	8	100 Sqm Carpet Area For 2 Nos (Carpet Area 168.00 Sqm)	4	0	4
08-A	LIG	151	278 For 1 Nos	151	8	159	159	278 For 1 Nos	75	4	79
08-B	LIG	151	278 For 1 Nos	151	8	159	159	278 For 1 Nos	75	4	79
08-C	LIG	151	278 For 1 Nos	151	8	159	159	278 For 1 Nos	75	4	79
08-D	LIG	151	278 For 1 Nos	151	8	159	159	278 For 1 Nos	75	4	79
08-E	LIG	151	278 For 1 Nos	151	8	159	159	278 For 1 Nos	75	4	79
08-F	LIG	151	278 For 1 Nos	151	8	159	159	278 For 1 Nos	75	4	79
9	SHOP	9	6 Nos upto 100 SQ.M.	10	0	10	10	2 Nos UPTO 100 SQ.M.	3	0	3
10	SHOP	4	6 Nos upto 100 SQ.M.	2	0	2	2	2 Nos upto 100 SQ.M.	0	0	0
TOTAL		2804 T/S + 42 SH.		2838	144	2978	3001		579	30	609

PARKING STATEMENT											
BLDG. NO	BLDG. TYPE	T/S	SH	TWO WHEELER PARKING REQUIRED	TWO WHEELER PARKING PROPOSED	FOUR WHEELER PARKING REQUIRED	FOUR WHEELER PARKING PROPOSED				
1A	EWS	237	0	249	253						
1B	EWS	237	0	249	252						
2	EWS	237	0	249	250			NOT APPLICABLE			
3	EWS	237	0	249	255						
4	EWS	237	0	249	258						
5	LIG	88	0	92	92	32	32				
6A	EWS	237	0	249	249			NOT APPLICABLE			
6A	EWS	237	0	249	249						
7	SHOP	0	20	8	8	3	3				
8A	LIG	151	-	159	159	55	55				
8B	LIG	151	-	159	159	55	55				
8C	LIG	151	-	159	159	55	55				
8D	LIG	151	-	159	159	55	55				
8E	LIG	151	9	169	169	57	57				
8F	LIG	151	9	169	169	57	57				
9	LIG	151	-	159	159	55	55				
10	SHOP	-	4	2	2	0	0				
TOTAL		2804	42	2978	3001	424	424				



*PROJECT
PROPOSED LAYOUT PLAN AT S.NO.157/1,
GOTHEGHAR, TAL.-THANE. FOR KONKAN HOUSING &
AREA DEVELOPMENT BOARD, MUMBAI.
SIGNATURE OF LIC/ARCHITECT SIGNATURE OF OWNER
ANILKUMAR S. SHARMA ARCHITECT LNO.-CA/5505811
GRISHA NIRMAN BHAVAN, KALANAGAR, BANGKOLA EAST, MUMBAI-400051
PHONE: 9640000, 2655287, 2655022
S.NO.157/1, GOTHEGHAR, TAL.-THANE.
OWNER: MHADA
PROJECT: EWS & LIG MASS HOUSING SCHEME
TITLE: S.NO.157/1, GOTHEGHAR, TAL.-THANE.
LOCATION: S.NO.157/1, GOTHEGHAR, TAL.-THANE.
JOB NO.: 015, 005, 000000 / THANE, BLNO.157/1, GOTHEGHAR, TAL.-THANE.
REV: 01
NO. 01



REFUGE FLOOR AREA KEY PLAN

REFUGE AREA @ 8TH & 12TH FLOOR			
AREA OF BLOCK - E			
S	1	2	3
1	2.475 X 1.000 X 1	= 2.48	SQ.MT
2	2.475 X 1.000 X 1	= 2.48	SQ.MT
3	2.475 X 1.000 X 1	= 2.48	SQ.MT
4	2.475 X 1.000 X 1	= 2.48	SQ.MT
5	2.475 X 1.000 X 1	= 2.48	SQ.MT
6	2.475 X 1.000 X 1	= 2.48	SQ.MT
AREA OF BLOCK - E			52.72 SQ.MT

SERVIENT TOILET			
AREA OF BLOCK - H			
S	1	2	3
1	1.625 X 1.450 X 1	= 2.36	SQ.MT
2	0.100 X 1.100 X 1	= 0.11	SQ.MT
3	0.725 X 0.200 X 1	= 0.15	SQ.MT
NET BUILT UP AREA OF BLOCK - H			2.62 SQ.MT

CARPET AREA CALCULATIONS - LIG			
SR NO	FLAT NO	ROOM	AREA
1	1 TO 06	43.45	1
2	1 TO 06	43.45	1
3	1 TO 06	43.45	1
4	1 TO 06	43.45	1
5	1 TO 06	43.45	1
6	1 TO 06	43.45	1
7	1 TO 06	43.45	1
8	1 TO 06	43.45	1
9	1 TO 06	43.45	1
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95	1 TO 06	43.45	1
96	1 TO 06	43.45	1
97	1 TO 06	43.45	1
98	1 TO 06	43.45	1
99	1 TO 06	43.45	1
100	1 TO 06	43.45	1

The Approval of The
Previous Plans Sanctioned
Under No..... Is Here
With Cancelled

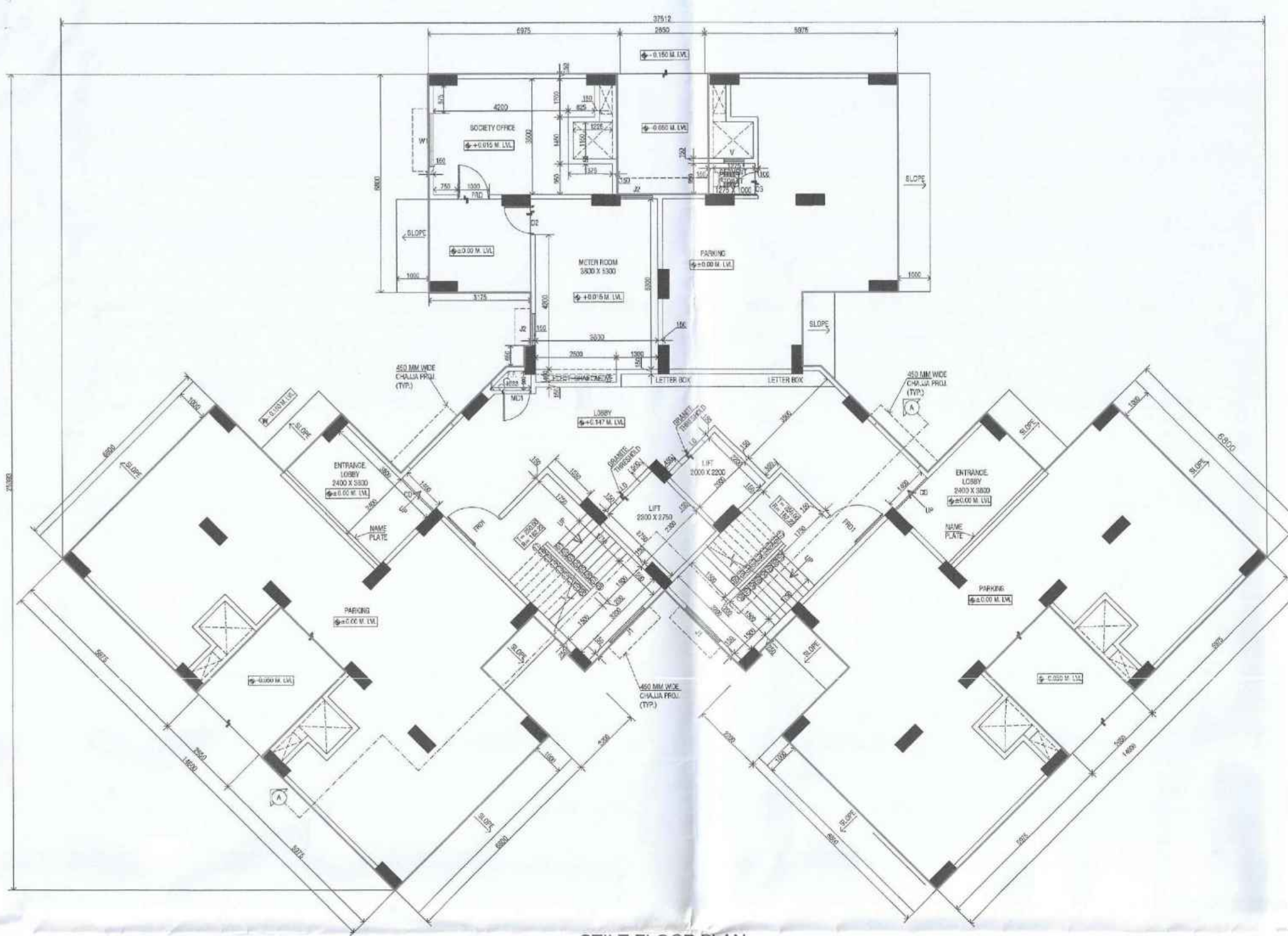
VENTILATION AREA OF FLAT IN FLOOR AREA (A)			
SR NO	WINDOW TYPE	OPENING SIZE OF	DESCRIPTION OF FINISH
1	W1	1.65 X 1.3	ALU. WINDOW
2	W2	1.5 X 1.3	ALU. WINDOW
3	W3	1.2 X 1.2	ALU. WINDOW
4	W4	1.25 X 1.2	ALU. WINDOW
5	W	0.6 X 0.7	ALU. WINDOW
TOTAL AREA IN SQ.M PER FLAT			43.45
REQUIRED TOTAL VENTILATION AREA OF ROOM			1.15
TOTAL VENTILATION AREA OF ROOM			2.15

SR NO	WINDOW TYPE	OPENING SIZE OF	DESCRIPTION OF FINISH	HABITABLE ROOM	AREA IN SQ.M	REQUIRED TOTAL VENTILATION AREA OF ROOM	TOTAL VENTILATION AREA OF ROOM
1	W1	1.65 X 1.3	ALU. WINDOW	LIVING	11.48	1.15	2.15
2	W2	1.5 X 1.3	ALU. WINDOW	BED ROOM	10.05	1.01	1.95
3	W3	1.2 X 1.2	ALU. WINDOW	BED ROOM	8.17	0.82	1.56
4	W4	1.25 X 1.2	ALU. WINDOW	KITCHEN	8.42	0.84	1.50
5	W	0.6 X 0.7	ALU. WINDOW	BATH & W.C.	5.34	0.53	1.26
TOTAL AREA IN SQ.M PER FLAT					43.45	4.35	8.42
REQUIRED REFUGEE AREA (087/5 X 2FL X 5 X 0.3)							26.08
VENTILATION AREA PROVIDED (8.42 X 6 FLATS)							50.49

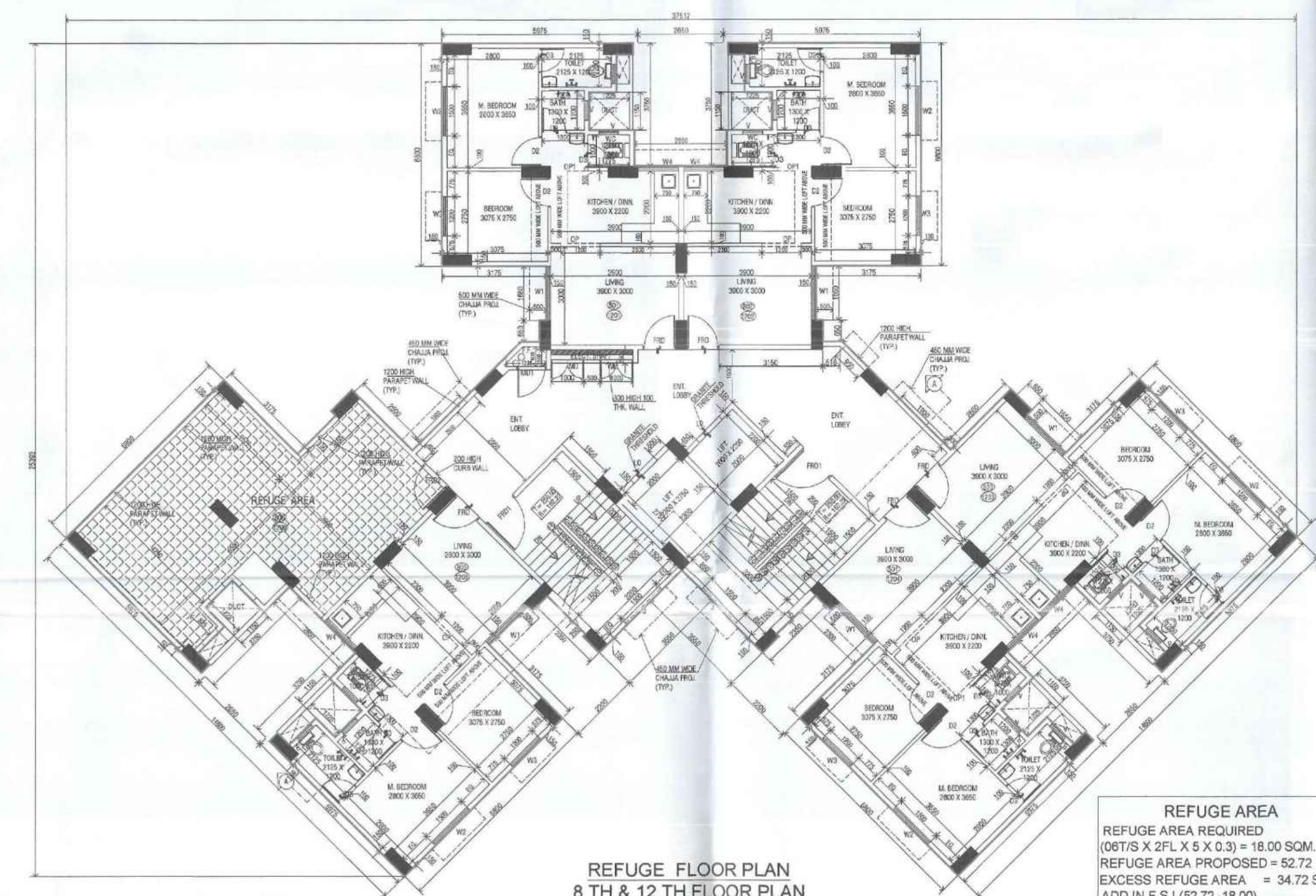
FSI & NON - FSI AREA STATEMENT			
SR NO	PARICULARS	TOTAL BUA IN SQ.M	IN SQ.M
1	LIG STILT P LINE AREA	405.64	
2	SOCIETY OFFICE AND METER ROOM = 46.18	96.75	
3	LIFT & LOBBY, STAIRCASE & LOBBY AREA = 50.57	96.75	
4	REAR AREA (405.64 - 96.75)	308.89	
5	LIFT AREA (10.00 X 1.00)	10.00	
6	REFUGEE AREA (52.72 X 5)	263.60	
7	STAIRCASE CAP	38.50	
8	OVER HEAD TANK	59.26	
9	LIFT MACHINE ROOM AREA	25.5	
10	PUMP ROOM	59.80	
11	UNDER GROUND TANK	100.89	
12	TOTAL NON FSI AREA - A	812.84	
13	TOTAL FSI AREA - B	618.00	
14	TOTAL FSI AREA (A+B)	698.84	

*SCHEDULE OF DOORS & WINDOWS			
SR NO	TYPE	SIZE	LOCATION
1	DO	1400 X 100	ENTRANCE
2	DO	1000 X 2000	ENTRANCE
3	DO	1000 X 2000	ENTRANCE
4	DO	1000 X 1800	ENTRANCE
5	DO	1000 X 1700	ENTRANCE
6	DO	1000 X 1700	ENTRANCE
7	DO	1000 X 1700	ENTRANCE
8	DO	1000 X 1700	ENTRANCE
9	DO	1000 X 1700	ENTRANCE
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100	DO	1000 X 1700	ENTRANCE

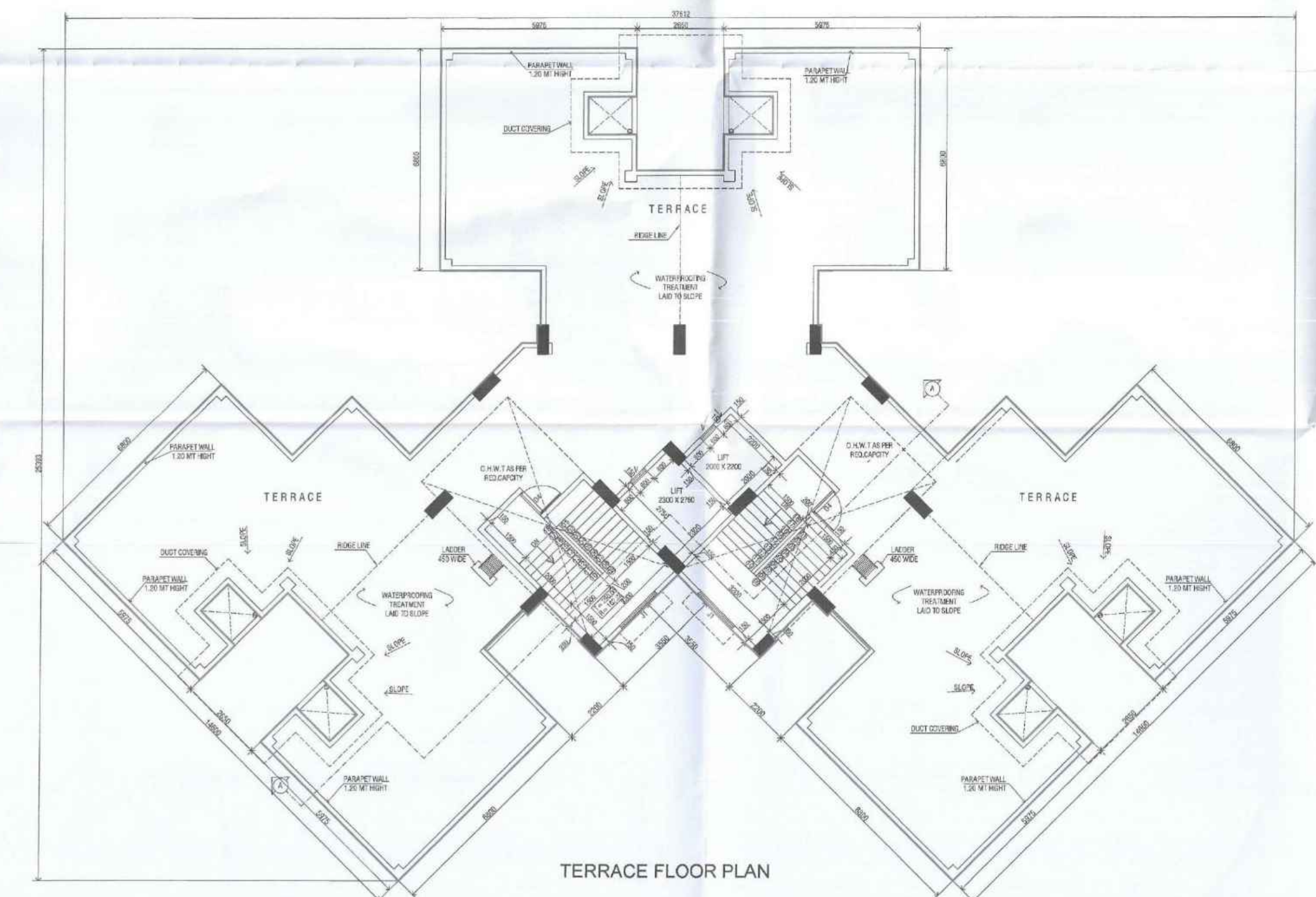
*PROJECT
PROPOSED AFFORDABLE HOUSING PROJECT
UNDER KARNATAKA HOUSING BOARD, BANGALORE
S.NO.157/1, GOTHIGHAR, TALUKA - THANE
SIGNATURE OF U.C. ARCHITECT
SIGNATURE OF OWNER
EXECUTIVE ENGINEER-I
KARNATAKA HOUSING BOARD, BANGALORE
L.NO.-CA/08/2011
TYPE:- LIG TEN - 88 T/S STR - S+15
S.NO.157/1, GOTHIGHAR, TAL.-THANE.



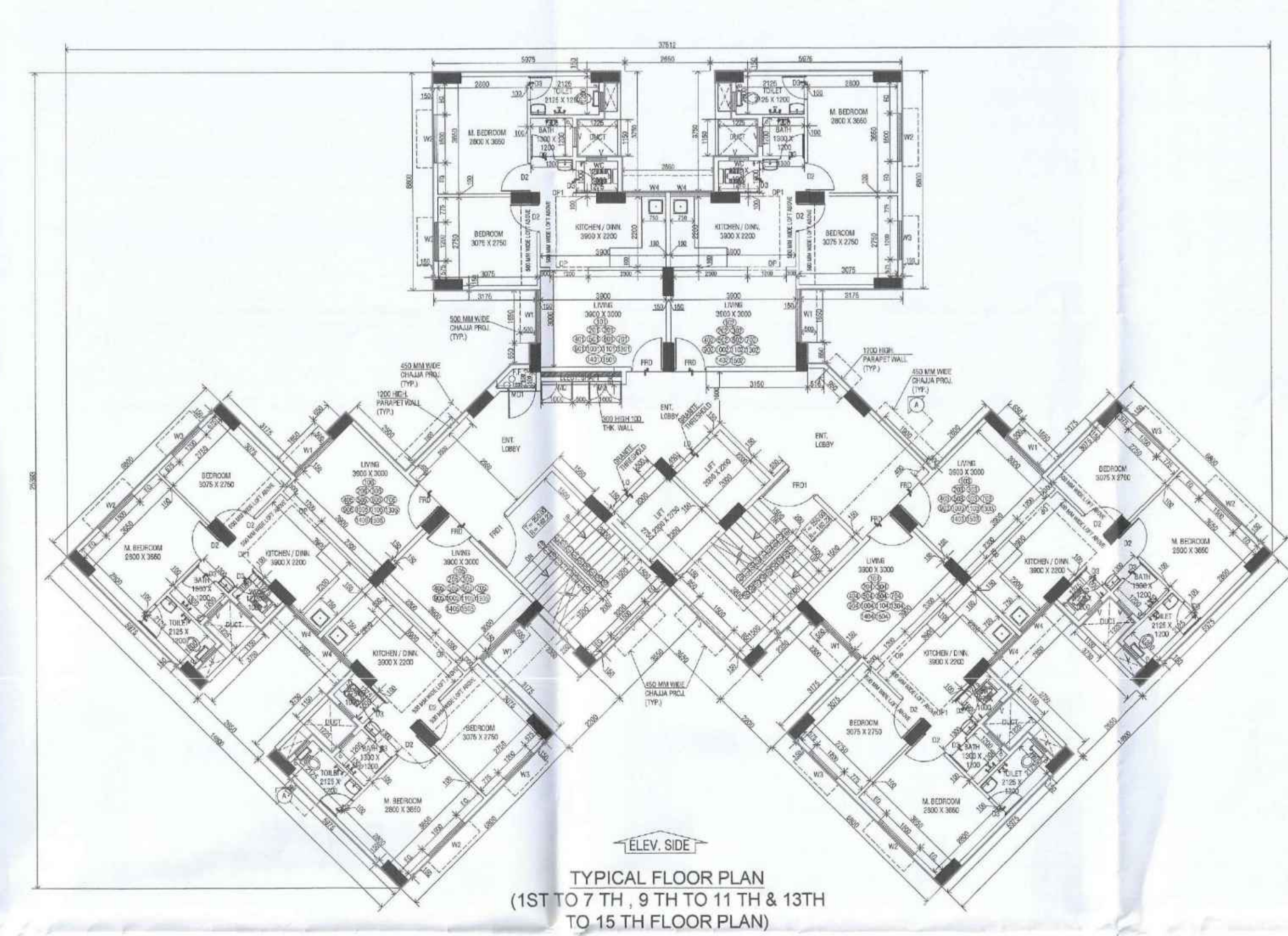
STILT FLOOR PLAN



REFUGE FLOOR PLAN
8 TH & 12 TH FLOOR PLAN



TERRACE FLOOR PLAN

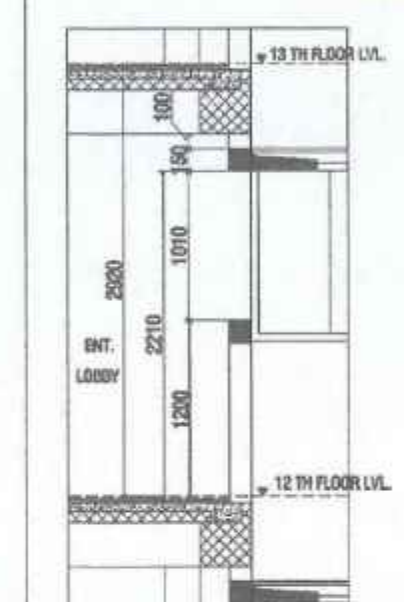


STAMP OF APPROVAL OF PLAN

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

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

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



SECTION-BB

TEN. STATEMENT (LIG-I)

STILT FLR	STILT FLOOR
1ST FLR - 06 T/S	TYPICAL FLOOR (FROM 1ST TO 7TH FLR.)
2ND FLR - 06 T/S	
3RD FLR - 06 T/S	
4TH FLR - 06 T/S	
5TH FLR - 06 T/S	
6TH FLR - 06 T/S	
7TH FLR - 06 T/S	REFUGE FLOOR(8TH FLR.)
8TH FLR - 05 T/S	
9TH FLR - 06 T/S	TYPICAL FLOOR (FROM 9TH TO 11TH FLR.)
10TH FLR - 06 T/S	
11TH FLR - 05 T/S	REFUGE FLOOR (12TH FLR.)
12TH FLR - 05 T/S	
13TH FLR - 06 T/S	TYPICAL FLOOR (FROM 13TH TO 15TH FLR.)
14TH FLR - 06 T/S	
15TH FLR - 05 T/S	
TOTAL - 85 T/S	

*SCHEDULE OF DOORS & WINDOWS

SR. NO.	TYPE	SIZE	SILL HT. (mm)	UNIT/HT. (mm)	LOCATION
1	CD	1400 X Up to beam bottom			ENTRANCE
2	FRD	1000 X 2000	2000		LIVING ROOM / SOC. OFFICE
3	FRD1	1200 X 2000	2000		STAIRCASE
4	FRD2	1000 X 1800	2000		REFUGE AREA
5	MD	1000 X 1700	2000		ELEC. SHAFT
6	MD1	1000 X 1700	2000		P.F. SHAFT
7	D2	0900 X 2000	2000		METER ROOM, BED ROOM
8	D3	0750 X 2000	2000		W.C. BATH
9	D4	1000 X 1800	2000		STAIRCASE CAP
10	W1	1950 X 1300	950	2250	M.P. ROOM, SOCIETY OFFICE
11	W2	1500 X 1300	950	2250	BED ROOM
12	W3	1200 X 1300	950	2250	BED ROOM
13	W4	1250 X 1200	1050	2250	KITCHEN
14	V	600 X 700	1425	2125	BEAM BOTTOM BATH & W.C.
15	V1	600 X 600	1100	1250	TOILET LIFT WELL, ATTERRAGE
16	J1	1500 X 1500	550	2450	STAIRCASE
17	J2	1000 X 450			BEAM BOTTOM METER ROOM
18	LD	1000 X 2200	2200		LIFT WELL OPENING

*PROJECT

PROPOSED AFFORDABLE HOUSING PROJECT
UNDER KONKAN BOARD MHADA FOR PMAY AT
S.NO.157/1, GOTHEGHAR, TALUKA - THANE

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

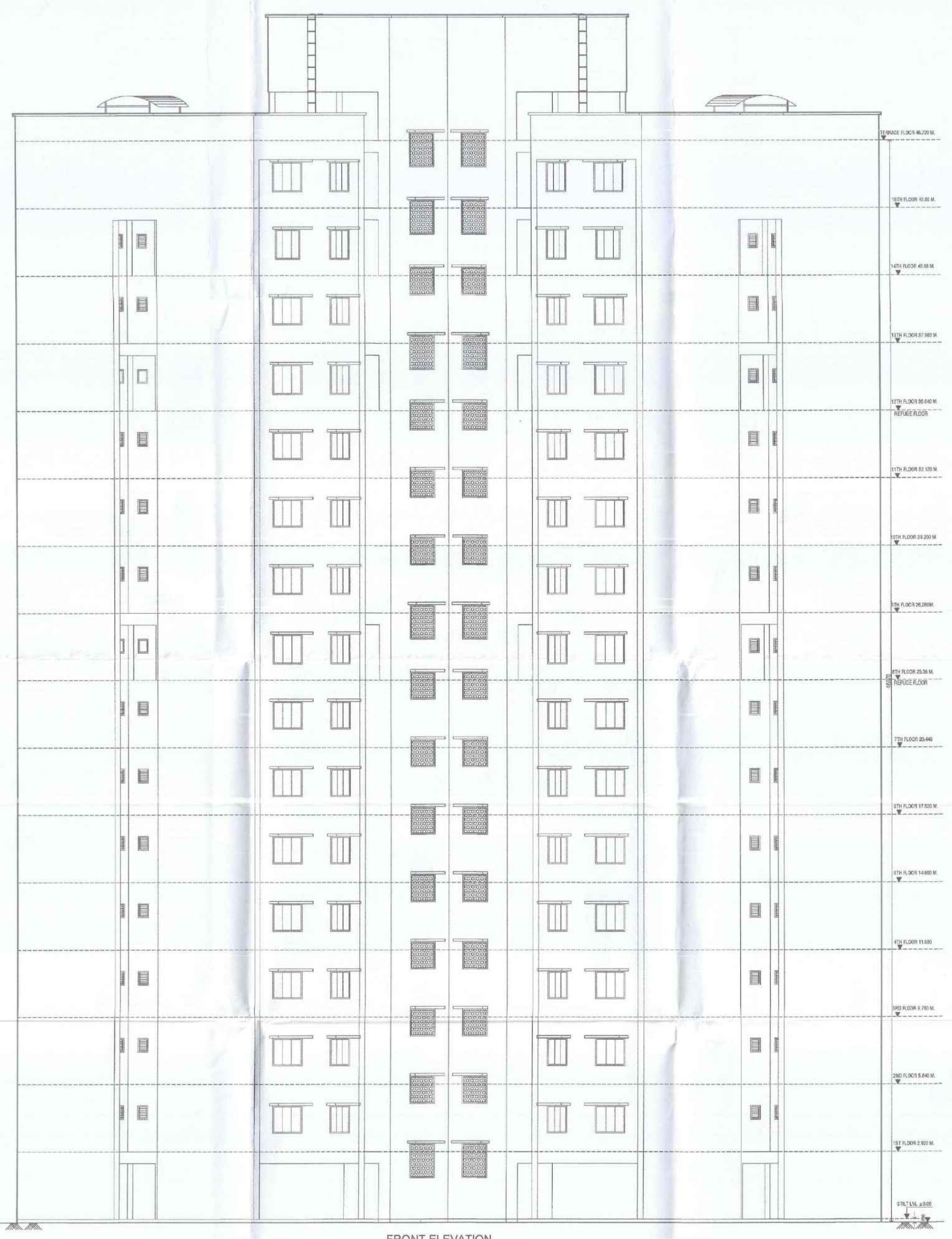
TYPE:- LIG TEN - 85 T/S STR - S+15
S.NO.157/1, GOTHEGHAR, TAL.-THANE.

DRAWN
Dayesh
CHKD
A.K.S.
DES'D &
CHKD
APPD
SCALE - 1:100

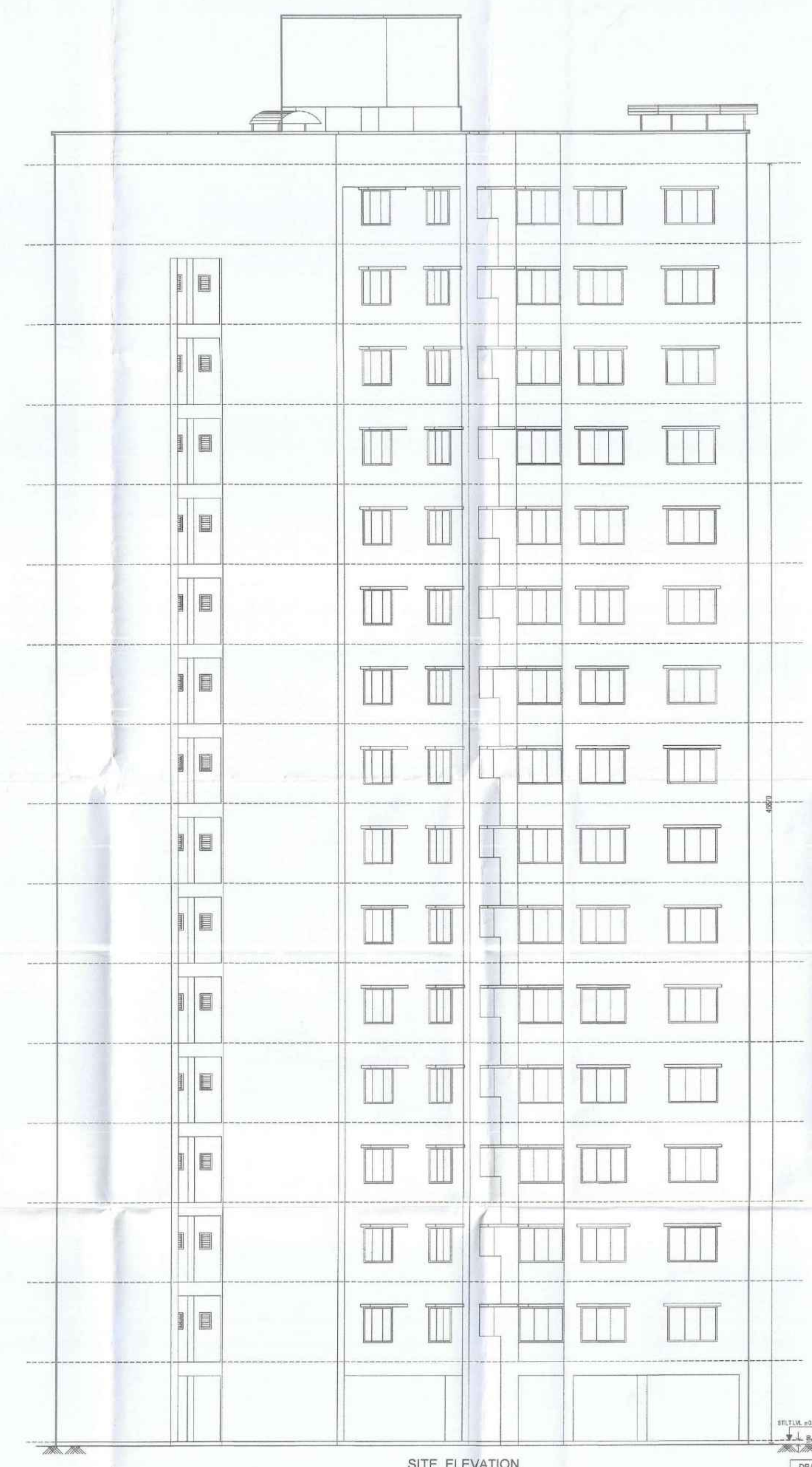
PROJECT
EWS MASS HOUSING SCHEME
LOCATION
S.NO.157/1, GOTHEGHAR, TAL.-THANE.
SHEET TITLE
ELEVATIONS & SECTION A-A
JOB NO.
REV. 0



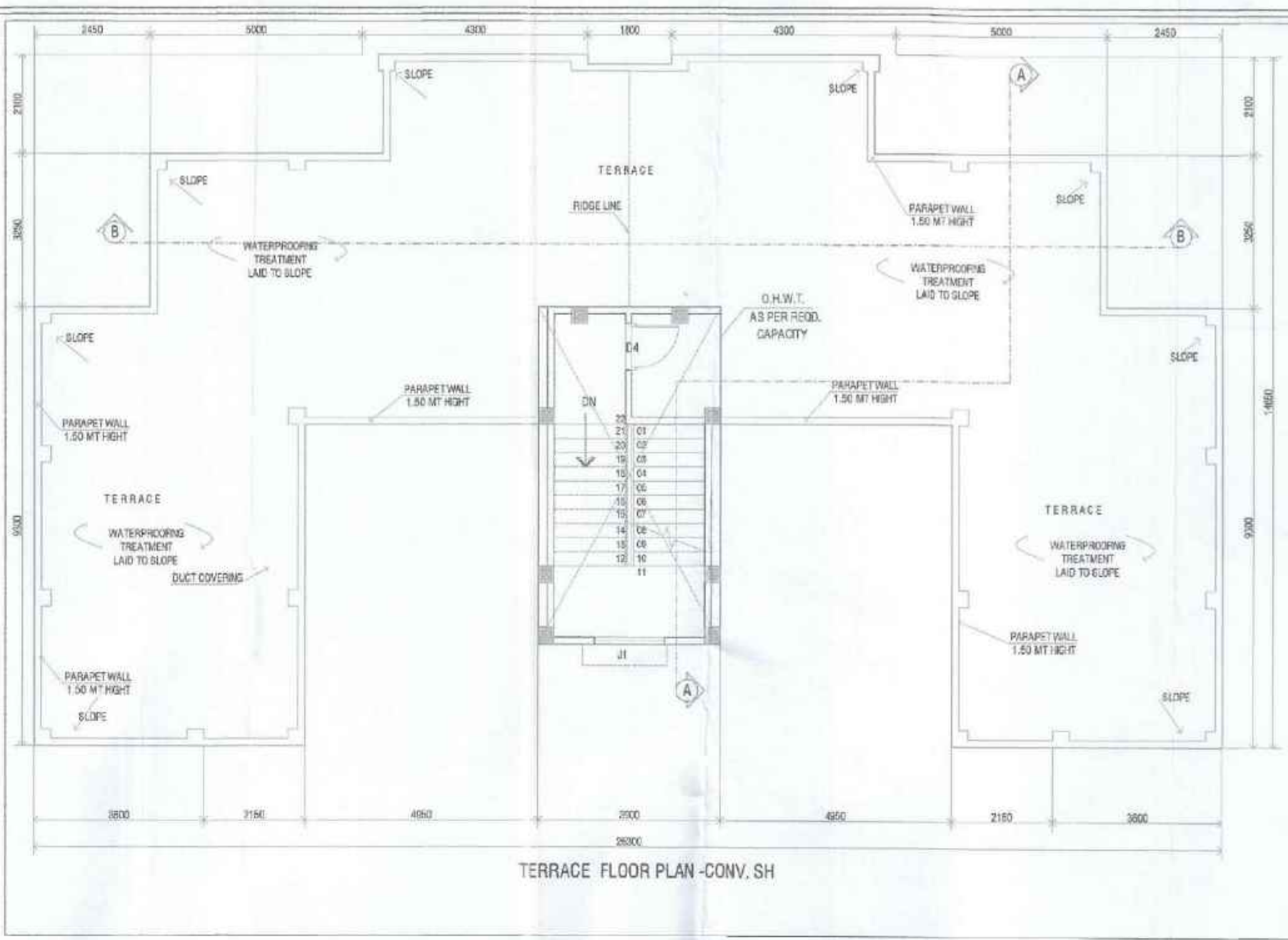
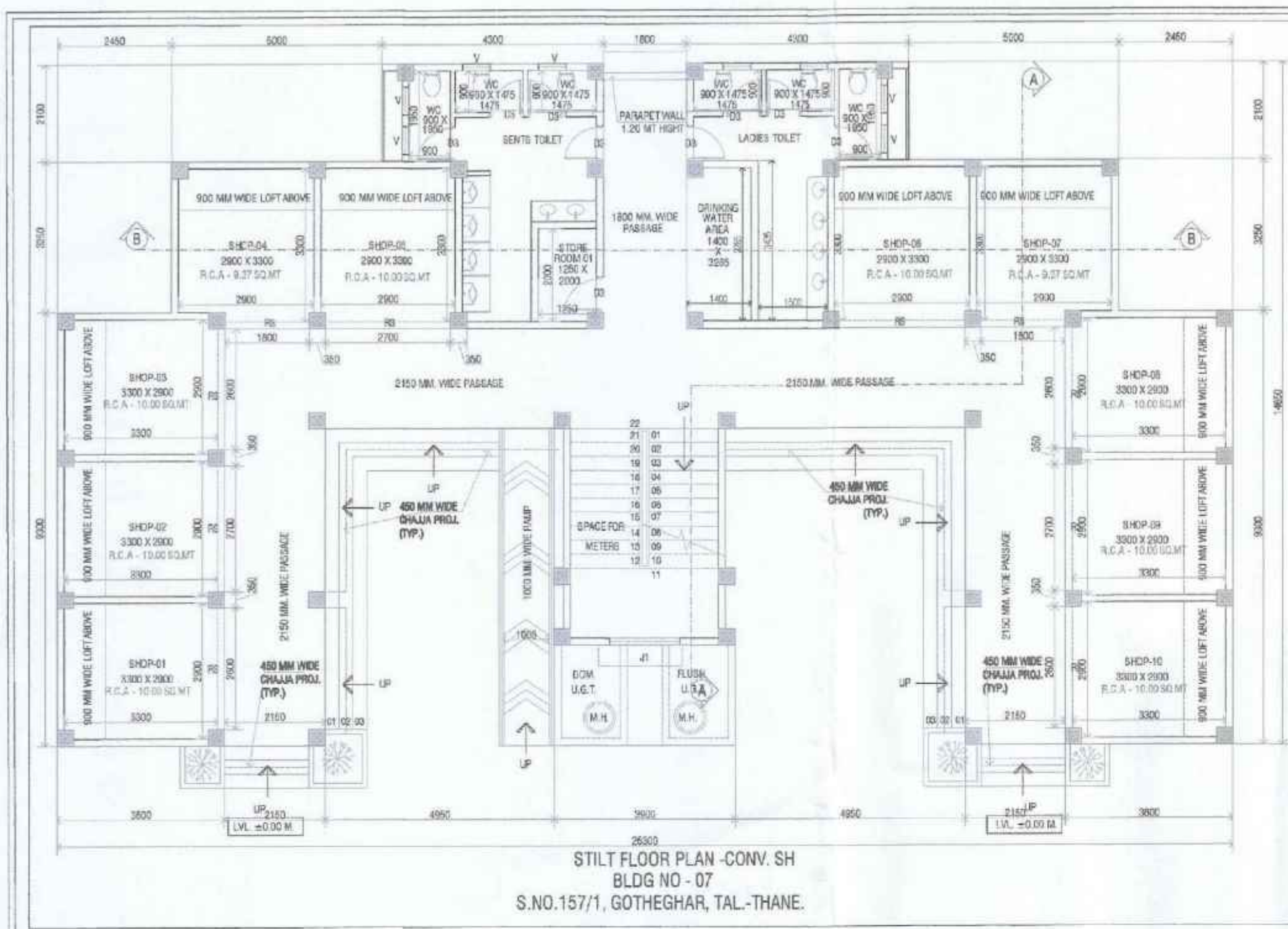
SECTION A-A



FRONT ELEVATION



SITE ELEVATION

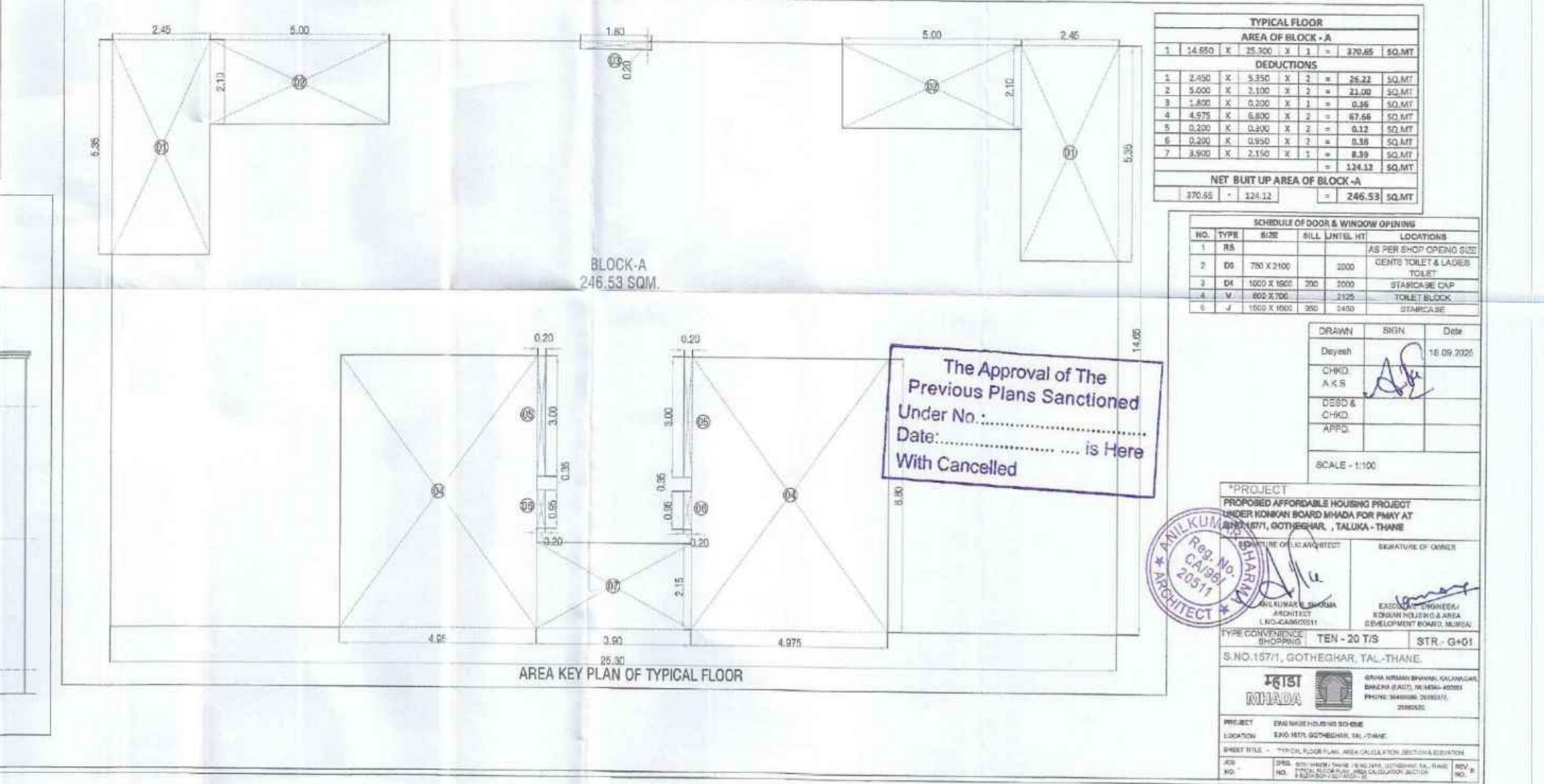
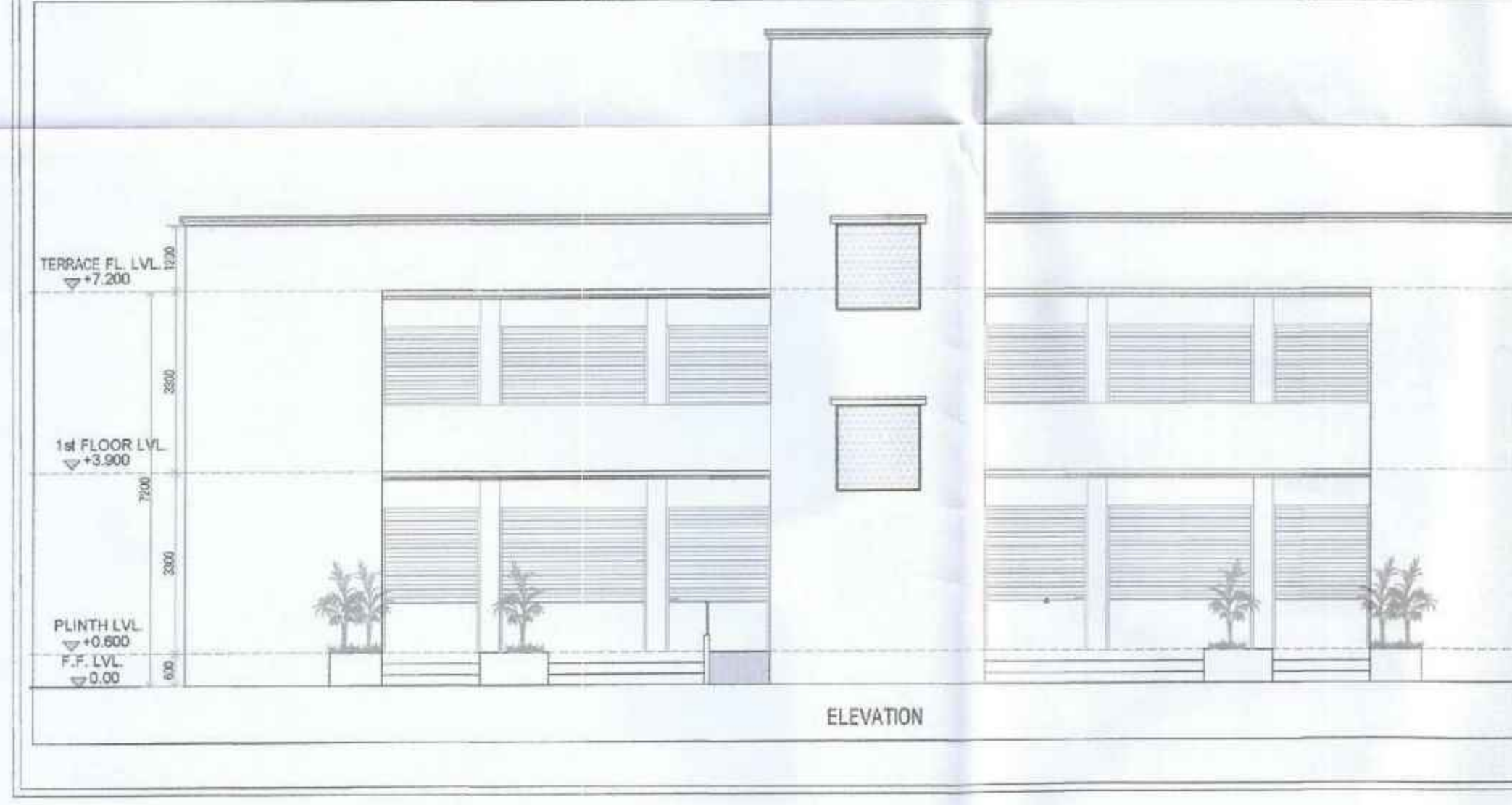
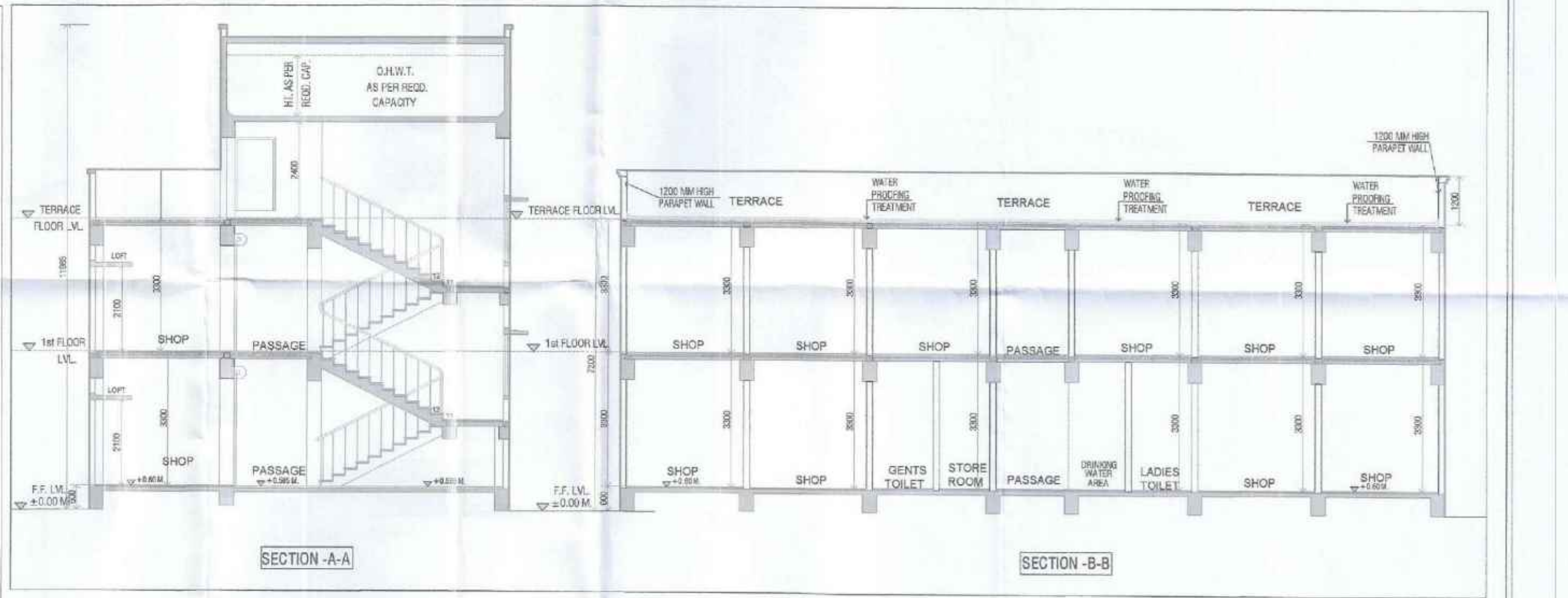
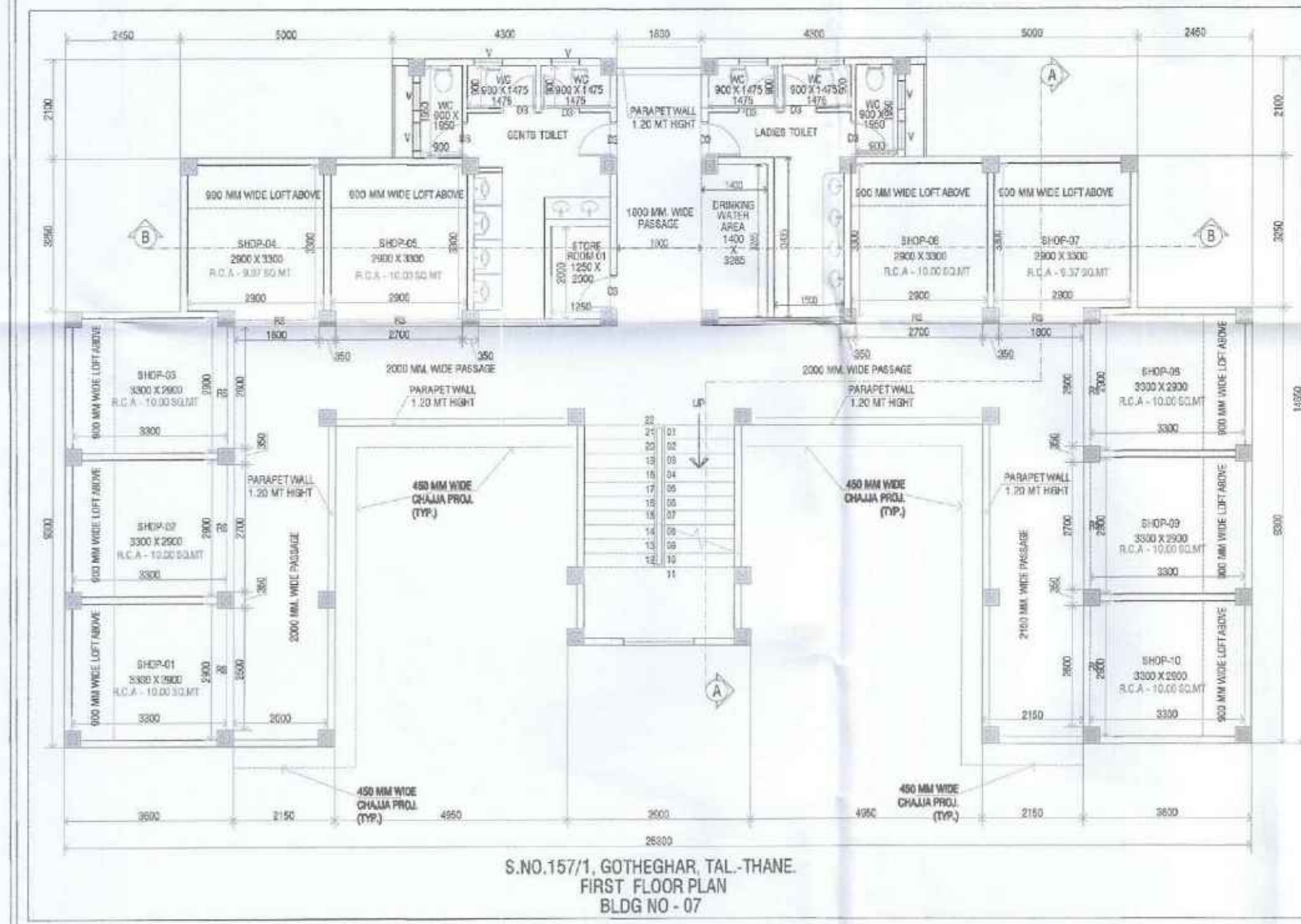


S.NO.157/1, GOTHEGHAR, TAL.-THANE SHEET
BLDG NO- 07 (CONVENIENCE SHOPPING)
(AMENDED PLAN)
FLOOR PLANS & AREA CALCULATIONS
C5
08
STAMP OF APPROVAL OF PLAN
Approved Amended Plan Subject to Conditions Mentioned in this office
IOA Letter no. EE/BP/PMAY/A/MHADA/...../20.....
date.....

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

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

NON - FSI AREA STATEMENT		
Sr	NO	PARICULARS
1		STAIRCASE CAP
2		OVER HEAD TANK
		TOTAL NON FSI AREA
		55.78



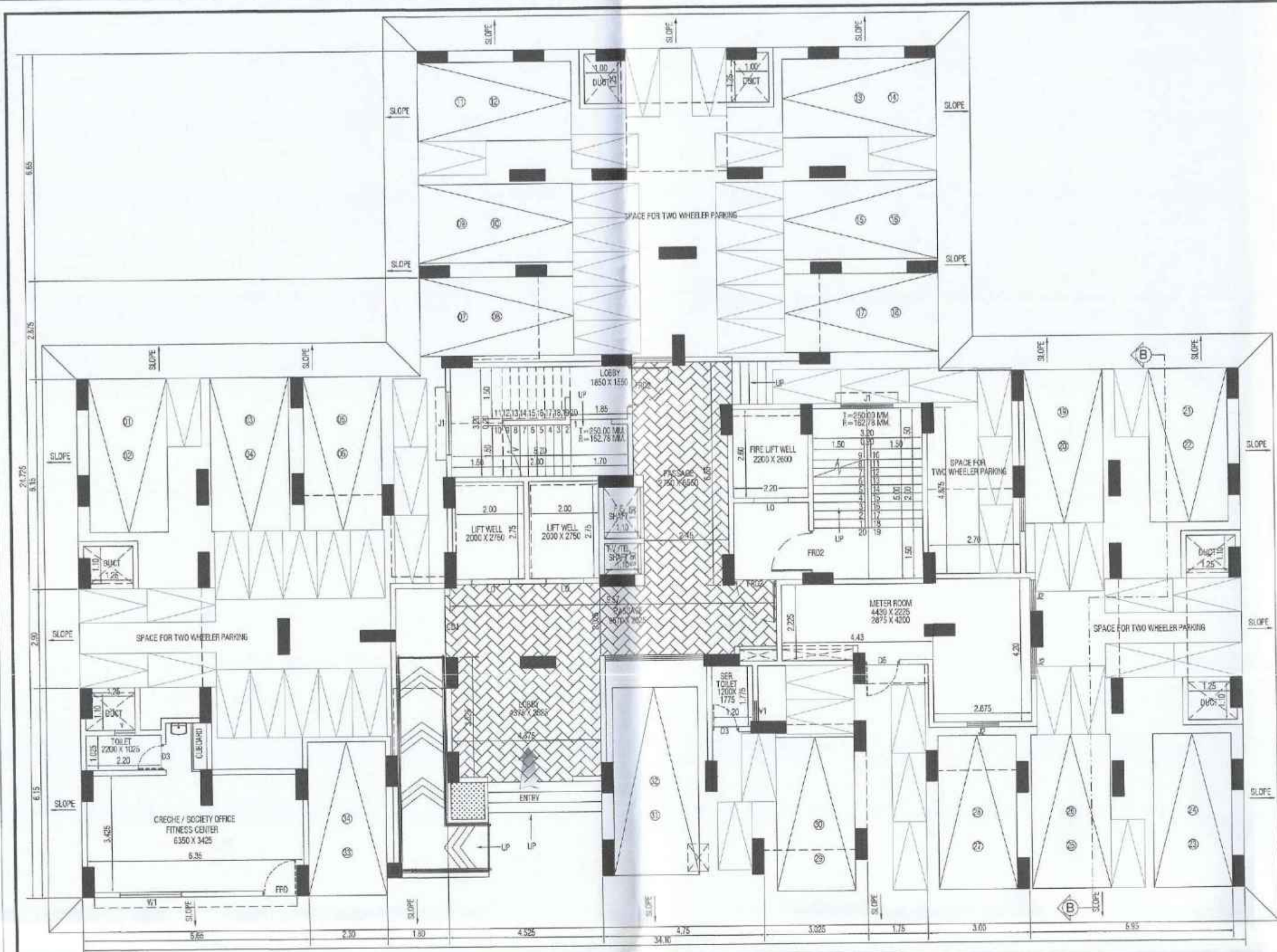
TYPICAL FLOOR	
AREA OF BLOCK - A	
1	14.850 X 15.300 X 1.1 = 370.66 SQ.MT
DEDUCTIONS	
1	2.450 X 5.350 X 2 = 26.22 SQ.MT
2	5.000 X 2.100 X 2 = 21.00 SQ.MT
3	1.800 X 0.250 X 1 = 0.45 SQ.MT
4	4.875 X 6.800 X 2 = 67.46 SQ.MT
5	0.300 X 0.300 X 2 = 0.12 SQ.MT
6	0.200 X 0.950 X 2 = 0.38 SQ.MT
7	3.900 X 2.150 X 1 = 8.39 SQ.MT
	NET BUILT UP AREA OF BLOCK - A
	370.66 - 324.12 = 246.53 SQ.MT

SCHEDULE OF DOOR & WINDOW OPENINGS	
NO.	TYPE
1	RA
2	DS
3	DX
4	M
5	J

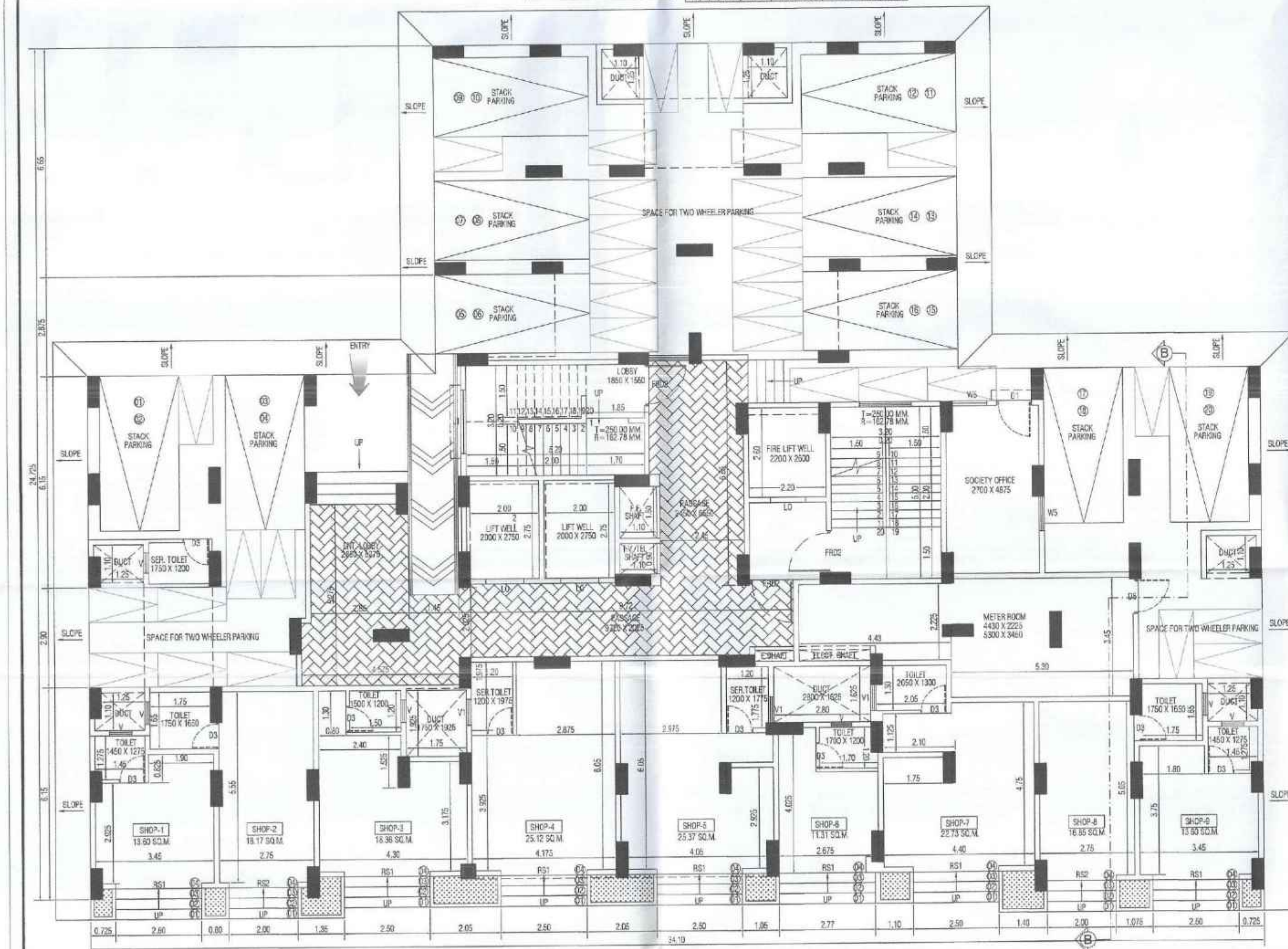
DRAWN	SIGN	Date
Devesh		16.09.2020
CHD		
AKS		
CHD		
CHD		
APD		
SCALE - 1:100		

PROJECT	
PROPOSED AFFORDABLE HOUSING PROJECT	
UNDER KONKON BOARD MHADA FOR PMAY AT	
S.NO.157/1, GOTHEGHAR, TAL.-THANE	
DRAWN BY: ARCHITECT	
SIGNATURE OF OWNER	
S.NO.157/1, GOTHEGHAR, TAL.-THANE	
STR - G+01	
SHEET TITLE - TYPICAL FLOOR PLAN AREA CALCULATION SECTION A-ELEVATION	
SHEET NO. - 08	
REV	
NO.	

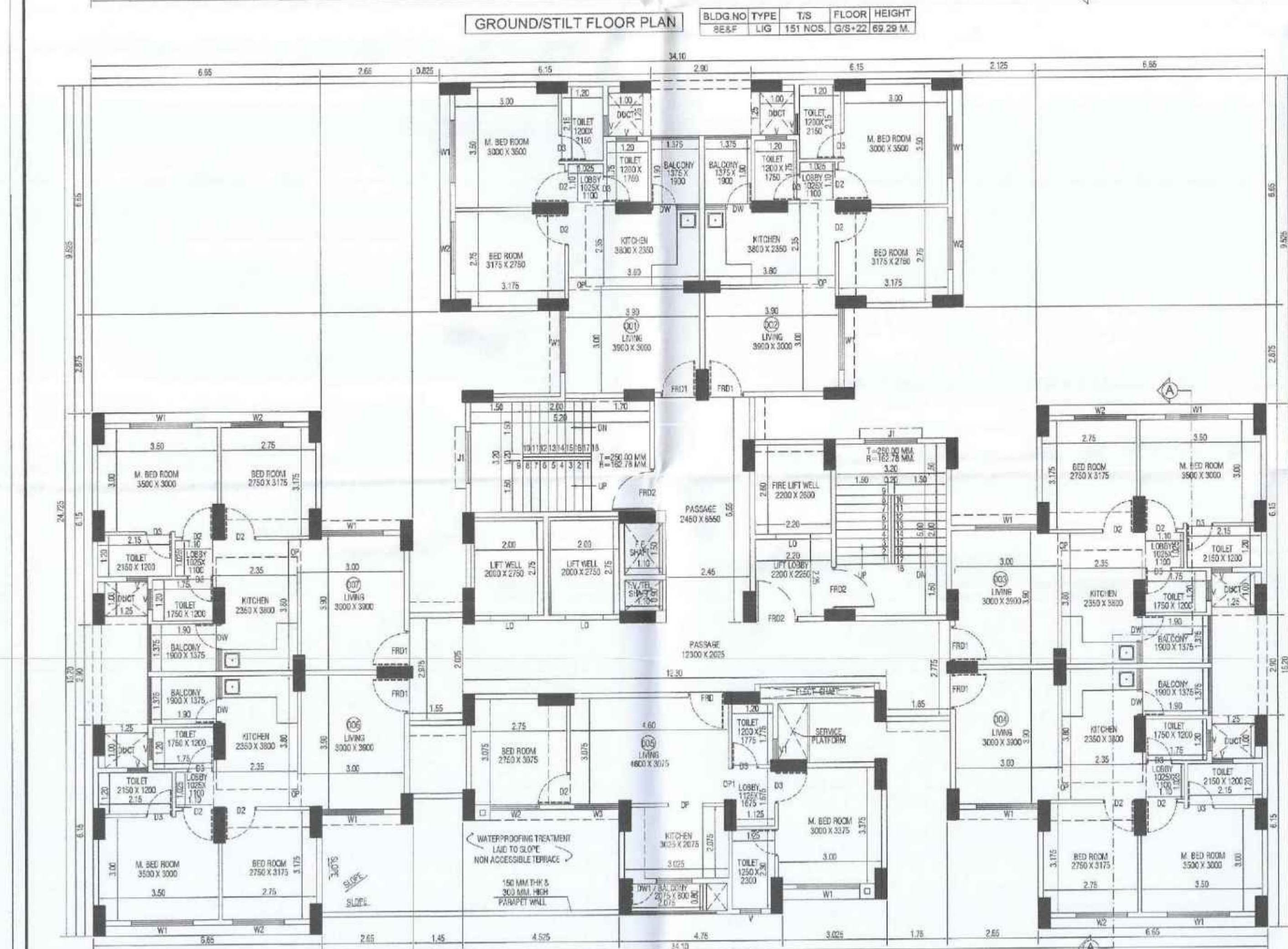
The Approval of The
Previous Plans Sanctioned
Under No. is Here
With Cancelled



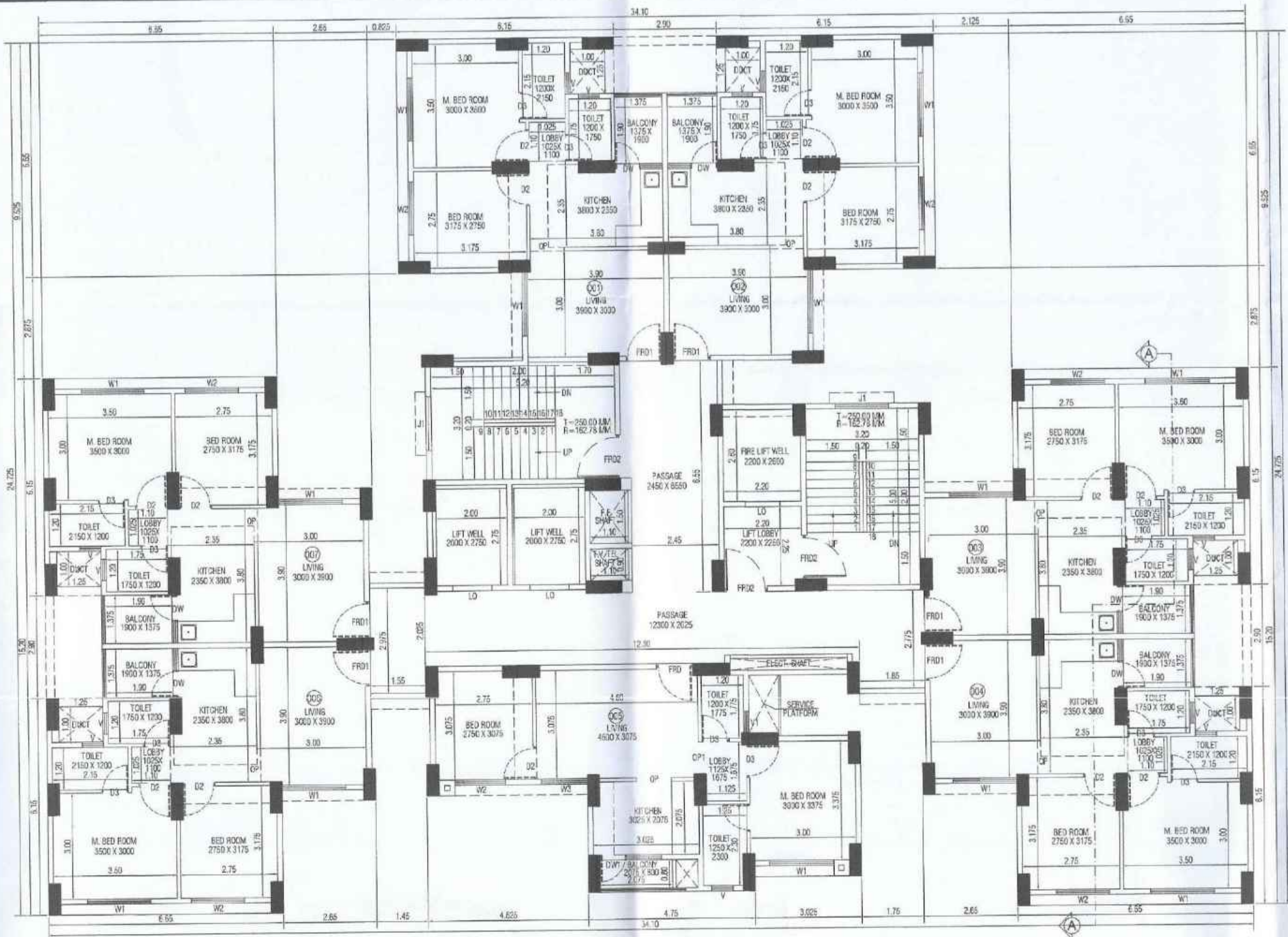
GROUND/STILT FLOOR PLAN
BLDG. NO. 8 WING A, B, C, D, E & F & 9
TYPE: LIG
FLOOR HEIGHT: 151 NOS. 0-22 (09.29 M.)



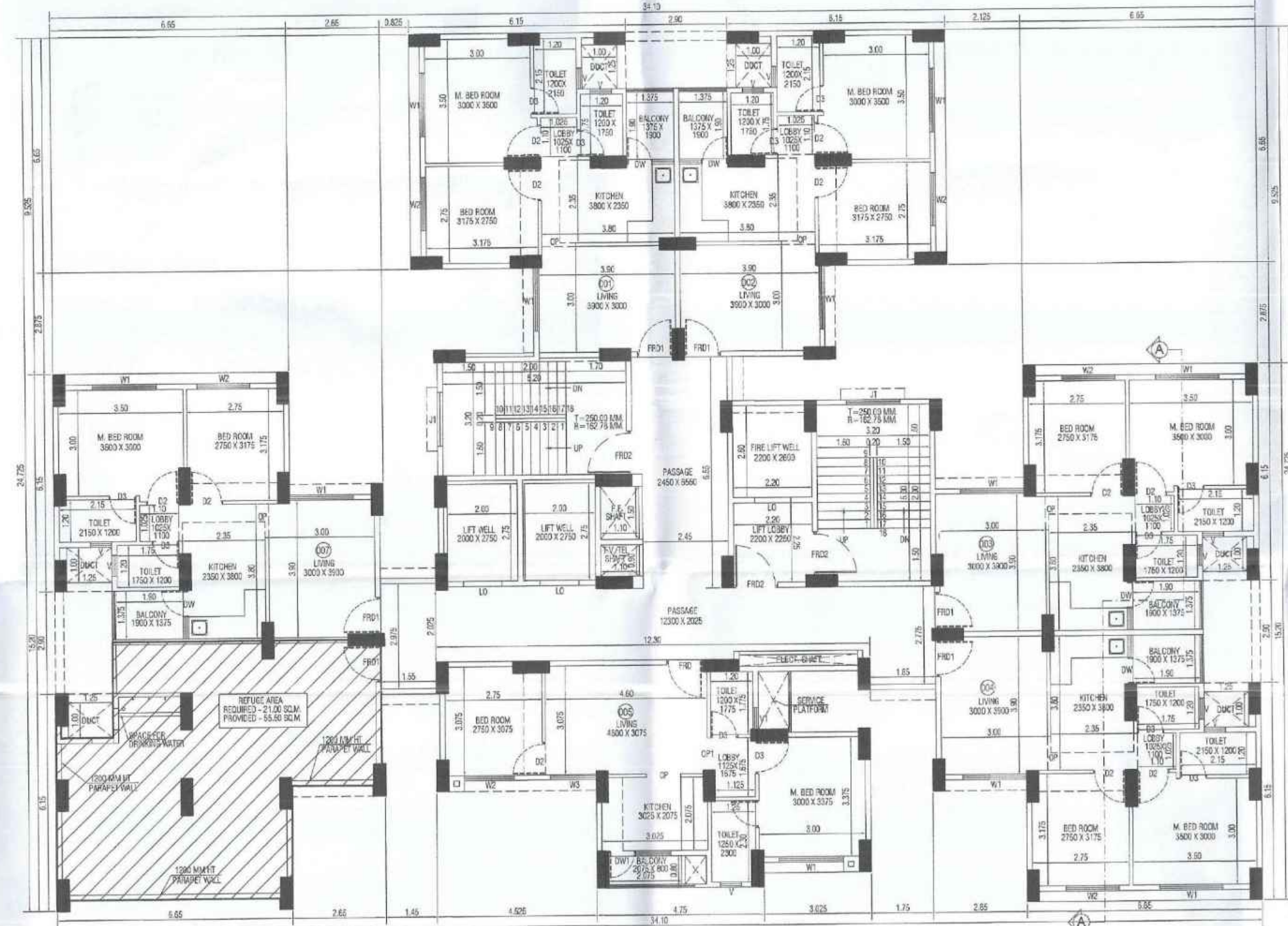
TYPICAL FLOOR PLAN
BLDG. NO. 8 WING A, B, C, D, E & F & 9
TYPE: LIG
FLOOR HEIGHT: 151 NOS. 0-22 (09.29 M.)



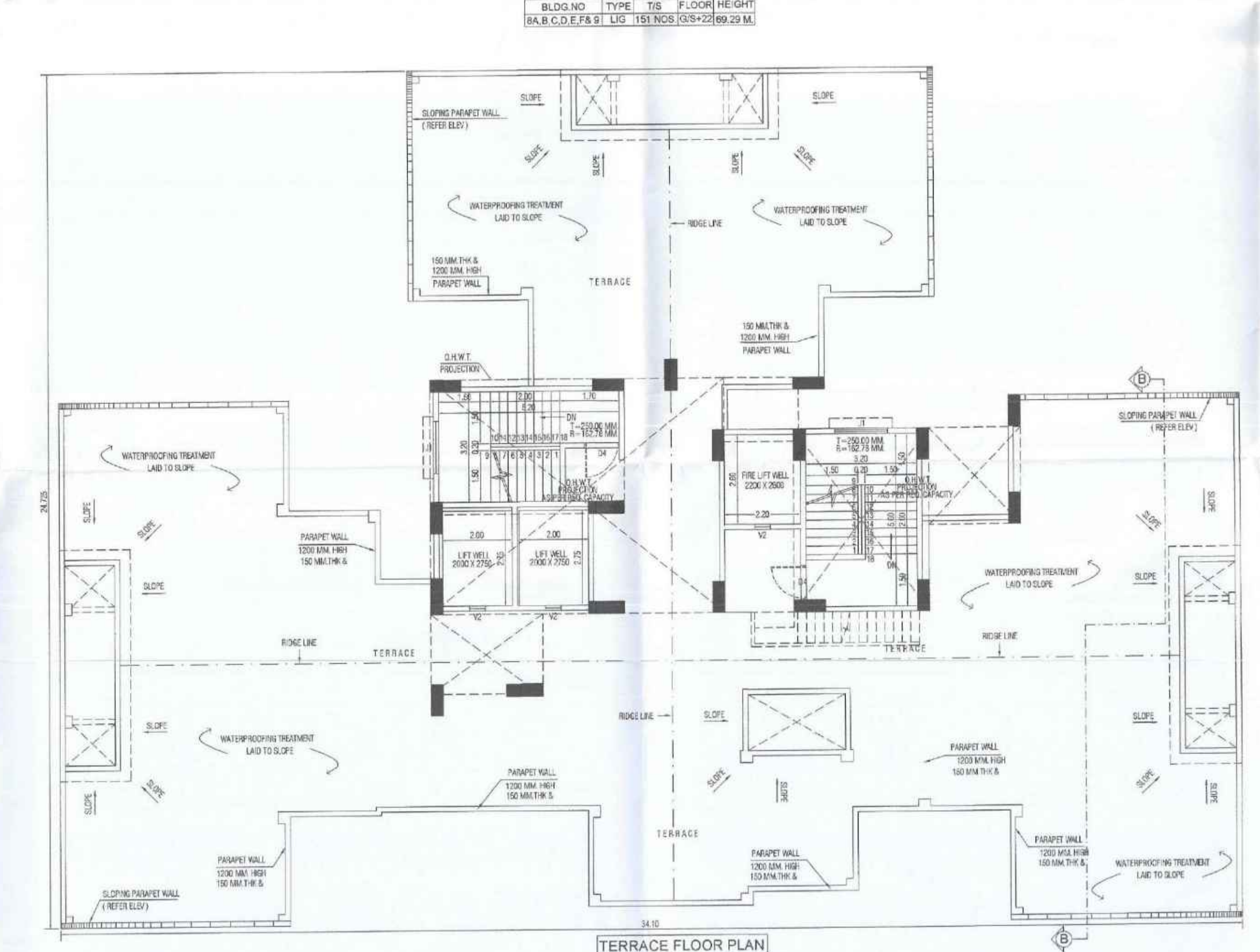
FIRST FLOOR PLAN
BLDG. NO. 8 WING A, B, C, D, E & F & 9
TYPE: LIG
FLOOR HEIGHT: 151 NOS. 0-22 (09.29 M.)



TYPICAL FLOOR PLAN
BLDG. NO. 8 WING A, B, C, D, E & F & 9
TYPE: LIG
FLOOR HEIGHT: 151 NOS. 0-22 (09.29 M.)



REFUSE FLOOR PLAN
BLDG. NO. 8 WING A, B, C, D, E & F & 9
TYPE: LIG
FLOOR HEIGHT: 151 NOS. 0-22 (09.29 M.)



TERRACE FLOOR PLAN
BLDG. NO. 8 WING A, B, C, D, E & F & 9
TYPE: LIG
FLOOR HEIGHT: 151 NOS. 0-22 (09.29 M.)

FILE NO. 01
BLDG. TYPE - LIG
BUILDING NO-8 WING A,B,C,D,E & F & 9
STAMP OF APPROVAL OF PLAN
STAMP OF RECEIPT

Approved Amended Plan Subject to Conditions Mentioned in this office
IOA Letter no. EE/07/PNAY/A/MHADA/20
date: 20/08/2025

Ex. Engr./Bldg. Permission Cell / PNAY/A
MHADA

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

Sl. No.	Type	Size	Location	Remarks
01	CD	2500 X 1200	ENTRANCE	
02	CD	2000 X 1200	LOBBY ENTRANCE	
03	FD	1000 X 2100	LOBBY & DOOR OFFICE	
04	FD	1200 X 2100	STAIRCASE	
05	FD	1200 X 2100	REFUSE FLOOR DOOR	
06	CD	2000 X 1200	REFUSE FLOOR DOOR	
07	CD	2000 X 1200	TOILET & TOILET	
08	CD	2000 X 1200	STAIRCASE DOOR	
09	CD	2000 X 1200	STAIRCASE DOOR	
10	CD	2000 X 1200	STAIRCASE DOOR	
11	CD	2000 X 1200	STAIRCASE DOOR	
12	CD	2000 X 1200	STAIRCASE DOOR	
13	CD	2000 X 1200	STAIRCASE DOOR	

Sl. No.	Type	Size	Location	Remarks
14	W1	1000 X 1500	LOBBY & DOOR OFFICE	
15	W2	1000 X 1500	LOBBY & DOOR OFFICE	
16	W3	1000 X 1500	LOBBY & DOOR OFFICE	
17	W4	1000 X 1500	LOBBY & DOOR OFFICE	
18	W5	1000 X 1500	LOBBY & DOOR OFFICE	
19	W6	1000 X 1500	LOBBY & DOOR OFFICE	
20	W7	1000 X 1500	LOBBY & DOOR OFFICE	
21	W8	1000 X 1500	LOBBY & DOOR OFFICE	
22	W9	1000 X 1500	LOBBY & DOOR OFFICE	
23	W10	1000 X 1500	LOBBY & DOOR OFFICE	

DRAWN: Dayesh
CHKD: CHKD
DESIGN: CHKD
APPRO: CHKD

*PROJECT
PROPOSED AFFORDABLE HOUSING PROJECT
UNDER KONKAN BOARD MHADA FOR PMAY AT
S.NO.157/1, GOTHEGHAR, TAL-THANE.

SIGNATURE OF LIC/ARCHITECT
SIGNATURE OF OWNER

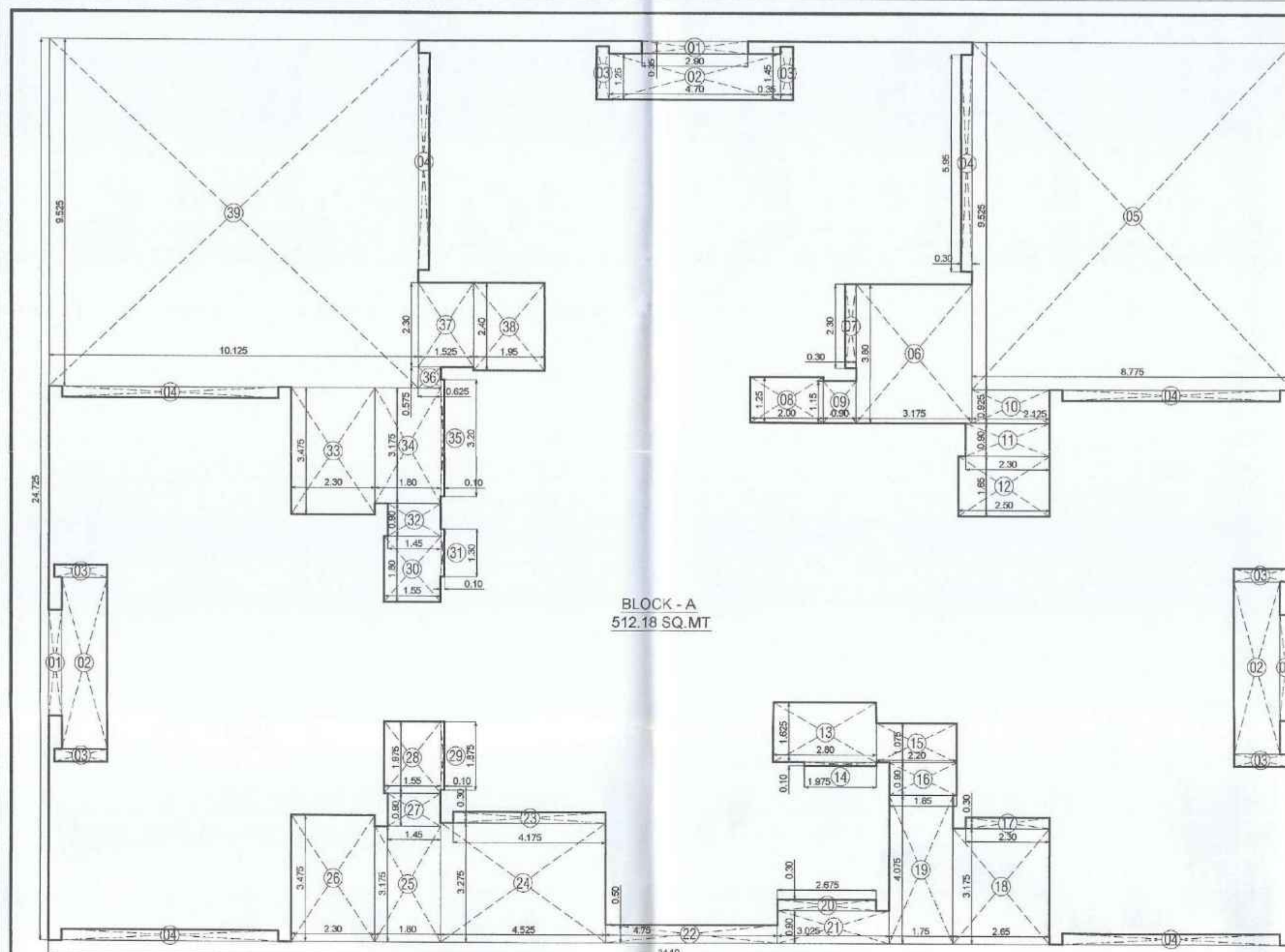
TYPE - LIG - T TEN - 151 NOS. STR - S+22
TYPE - LIG - T TEN - 151 NOS. +09 SH STR - GS+22

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

OWNER: GHRIHA NIRMAL BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI - 400051
PHONE: 26405000, 2652877, 2652822

PROJECT: RMV LIG FOR MASS HOUSING SCHEME UNDER PMAY
LOCATION: S.NO.157/1, GOTHEGHAR, TAL-THANE.

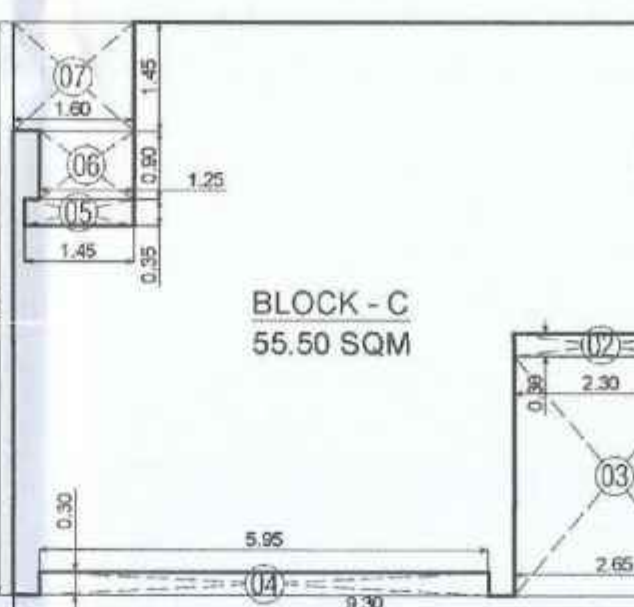
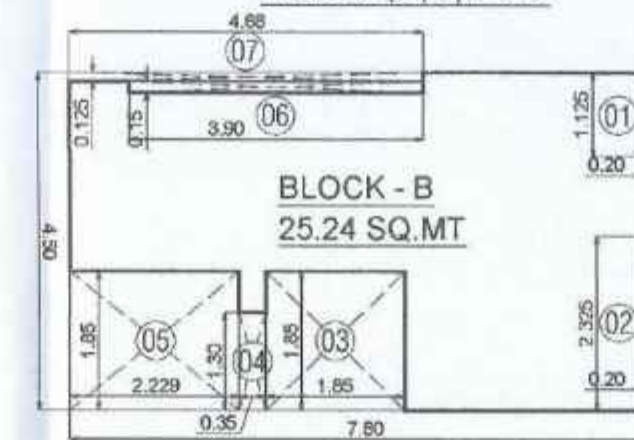
SHEET TITLE - FLOOR PLANS
JOB NO. 001
REV. 0



BLOCK - A
512.18 SQ.MT

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.	
NET BUILT UP AREA OF BLOCK - A									843.12 - 330.94 = 512.18 SQ.M.

AREA KEY PLAN OF METER ROOM
FOR 8A,B,C,D & 9



AREA KEY PLAN OF REFUGE
(8th, 13th & 18th FLOORS)

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	2.20	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.	
NET BUILT UP AREA OF BLOCK - D									16.96 - 2.62 = 14.34 SQ.M.

AREA KEY PLAN OF SERVANT TOILET
FOR 8A,B,C,D & 9

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	=	0.18	SQM.	
NET BUILT UP AREA OF BLOCK - E									5.58 - 1.98 = 3.60 SQ.M.

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.	
NET BUILT UP AREA OF BLOCK - F									38.08 - 1.63 = 36.45 SQ.M.

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.	
NET BUILT UP AREA OF BLOCK - G									33.13 - 7.15 = 25.98 SQ.M.

AREA KEY PLAN OF STAIRCASE & LIFT

AREA OF BLOCK - H FITNESS CENTRE / CRECHE									
1	6.55	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.	
NET BUILT UP AREA OF BLOCK - H									40.90 - 10.40 = 30.50 SQ.M.

AREA KEY PLAN OF STAIRCASE & LIFT

AREA OF BLOCK - I METER ROOM									
1	10.13	X	4.45	X	1	=	45.08	SQM.	
DEDUCTIONS									
1	0.78	X	0.975	X	1	=	0.76	SQM.	
2	3.90	X	1.125	X	1	=	4.39	SQM.	
3	5.10	X	0.85	X	1	=	4.34	SQM.	
4	0.10	X	3.40	X	1	=	0.34	SQM.	
5	0.25	X	0.50	X	1	=	0.13	SQM.	
6	2.00	X	0.70	X	1	=	1.40	SQM.	
7	2.229	X	0.70	X	1	=	1.56	SQM.	
8	4.58	X	0.40	X	1	=	1.83	SQM.	
NET BUILT UP AREA OF BLOCK - I									45.08 - 14.74 = 30.34 SQ.M.

AREA KEY PLAN OF STAIRCASE & LIFT

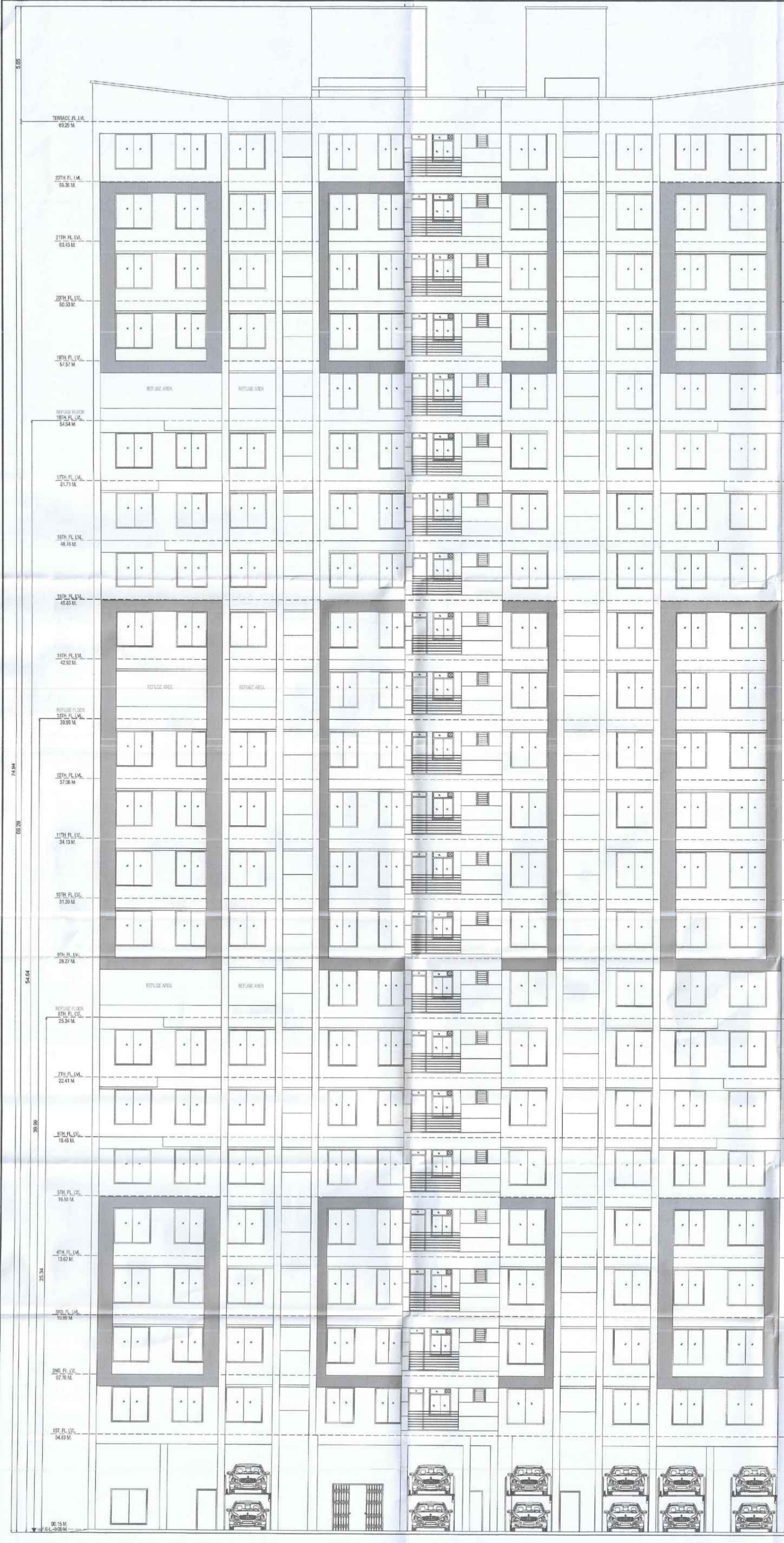
AREA OF BLOCK - J METER ROOM									
1	10.13	X	4.45	X	1	=	45.08	SQM.	
DEDUCTIONS									
1	0.78	X	0.975	X	1	=	0.76	SQM.	
2	3.90	X	1.125	X	1	=	4.39	SQM.	
3	5.10	X	0.85	X	1	=	4.34	SQM.	
4	0.10	X	3.40	X	1	=	0.34	SQM.	
5	0.25	X	0.50	X	1	=	0.13	SQM.	
6	2.00	X	0.70	X	1	=	1.40	SQM.	
7	2.229	X	0.70	X	1	=	1.56	SQM.	
8	4.58	X	0.40	X	1	=	1.83	SQM.	
NET BUILT UP AREA OF BLOCK - J									45.08 - 14.74 = 30.34 SQ.M.

AREA KEY PLAN OF STAIRCASE & LIFT

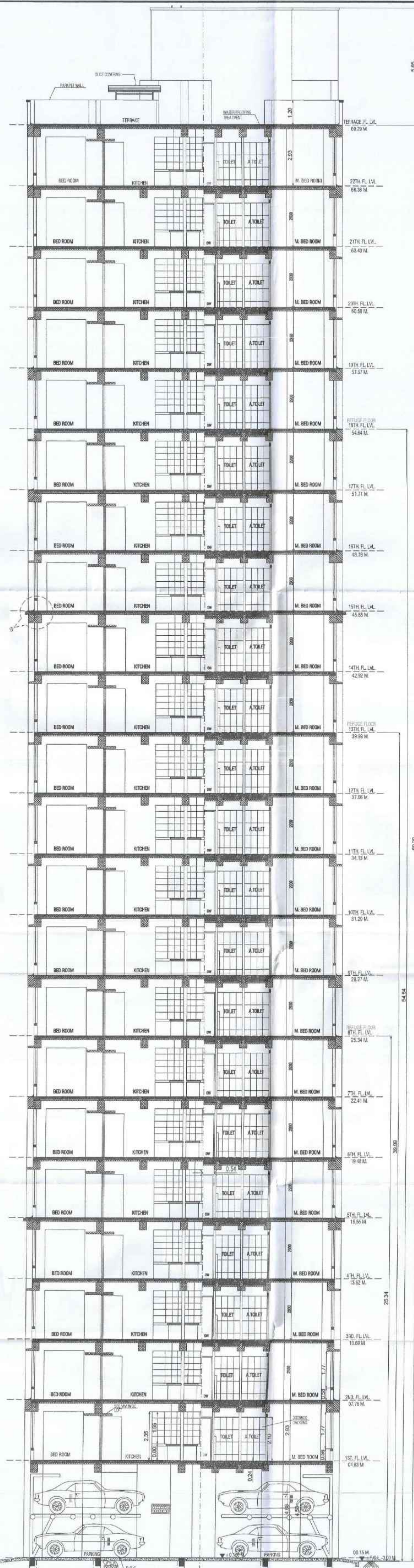
AREA OF BLOCK - K SHOPS NO 1 TO 9									
1	34.10	X	6.95	X	1	=	237.00	SQM.	
DEDUCTIONS									
1	1.45	X	0.35	X	2	=	1.02	SQM.	
2	1.25	X	0.90	X	2	=	2.25	SQM.	
3	10.75	X	0.80	X	1	=	8.60	SQM.	
4	5.675	X	0.20	X	1	=	1.14	SQM.	
5	5.20	X	1.30	X	1	=	6.76	SQM.	
6	3.85	X	0.80	X	1	=	3.08	SQM.	
7	5.95	X	0.30	X	2	=	3.57	SQM.	
8	7.425	X	0.60	X	1	=	4.46	SQM.	
9	0.35	X	0.50	X	2	=	0.35	SQM.	
10	4.05	X	0.60	X	1	=	2.43	SQM.	
11	4.075	X	0.60	X	1	=	2.45	SQM.	
12	0.45	X	0.50	X	1	=	0.23	SQM.	
13	4.10	X	0.60	X	1	=	2.46	SQM.	
NET BUILT UP AREA OF BLOCK - K									237.00 - 38.78 = 198.22 SQ.M.

AREA STATEMENTS OF Bldg no - 8A,B,C,D,E,F & 9
STILT +22 Floors

Sr No	Floors	FOR 8A,B,C,D & 9		FOR 8 E & F		Type	RESI.	Category
		RESI. BUA area (SQ.M.)	No of Tenements	RESI. BUA area (SQ.M.)	No of Tenements /shop			
1	STILT FLOOR	136.11	-----	308.39	9shops	SHOPS	-----	-----
2	1 st Floor	512.18	7	512.18	7	2 BHK	47.91	UG
3	2 nd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
4	3 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
5	4 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
6	5 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
7	6 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
8	7 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
9	8 rd Floor	491.18	6	491.18	6	2 BHK	47.91	UG
10	9 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
11	10 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
12	11 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
13	12 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
14	13 rd Floor	491.18	6	491.18	6	2 BHK	47.91	UG
15	14 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG
16	15 rd Floor	512.18	7	512.18	7	2 BHK	47.91	UG



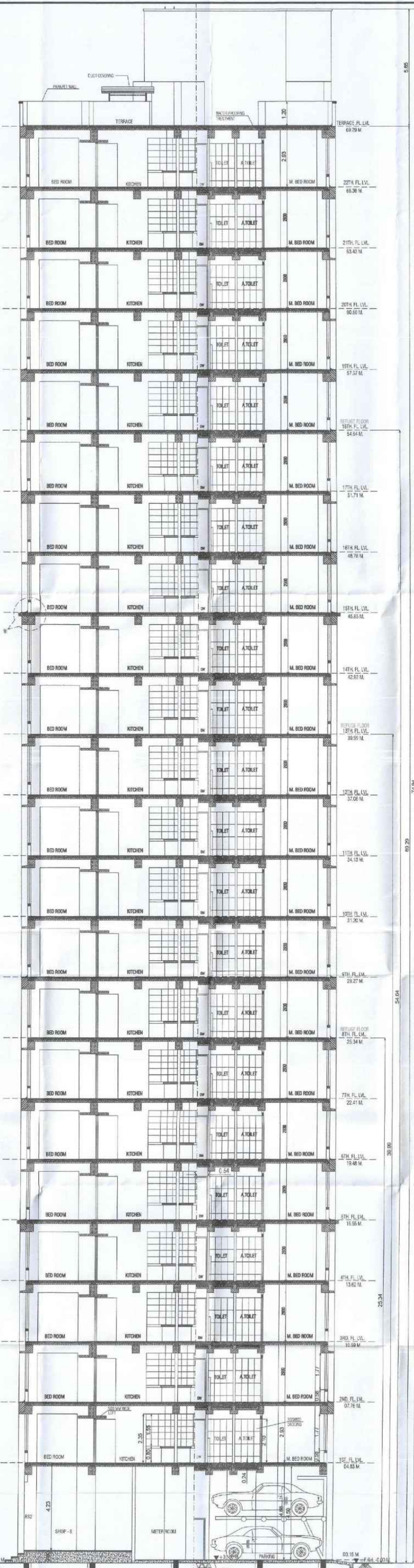
ELEVATION 8A,B,C,D & 9



SECTION A-A



ELEVATION 8E & F



SECTION B-B

FILE NO. 01
BLDG. TYPE - LIG
BUILDING NO-8 WING A,B,C,D,E & F & 9

STAMP OF APPROVAL OF PLAN
STAMP OF RECEIPT

Approved Amended Plan Subject to Conditions Mentioned in this office
RGA Letter no. EE/PP/MHADA/114/2011
date: 29/08/2011

Ex. Engr. /Bldg. Permission Cell / PMAYA
MHADA

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

DRAWN	SIGN	DATE
Deven		30.10.2025
CHKD.		
DES'D & CH'D.		
APPRO.		

SCALE - 1:100

*PROJECT
PROPOSED AFFORDABLE HOUSING PROJECT
UNDER KONKAN BOARD MHADA FOR PMAY AT
S.NO.157/1, GOTHAGHAR, TAL. THANE.

SIGNATURE OF LIC ARCHITECT
SIGNATURE OF OWNER

EXECUTIVE ENGINEER / THANE
KONKAN HOUSING & AREA
DEVELOPMENT BOARD, MHADA

TYPE- LIG - T TEN - 151 NOS. STR-S+22
TYPE- LIG - T TEN - 151 NOS+09 SH STR-G/S+22
S.NO.157/1, GOTHAGHAR, TAL. THANE.

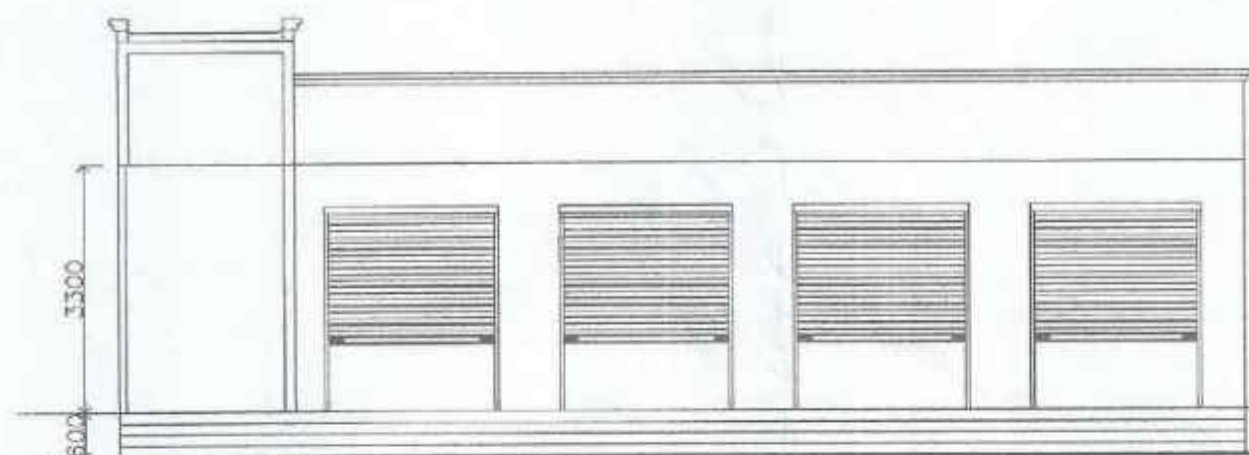
OWNER: GRIHA MITRA BHAVAN, KALANAGAR,
BANDRA (EAST), MUMBAI- 400051
PHONE: 26450000, 26592877,
26592822.

PROJECT: ENCL. LIG & CONV. SHOPPING FOR MASS HOUSING SCHEME UNDER P.M.A.Y.
LOCATION: S.NO.157/1, GOTHAGHAR, TAL. THANE.

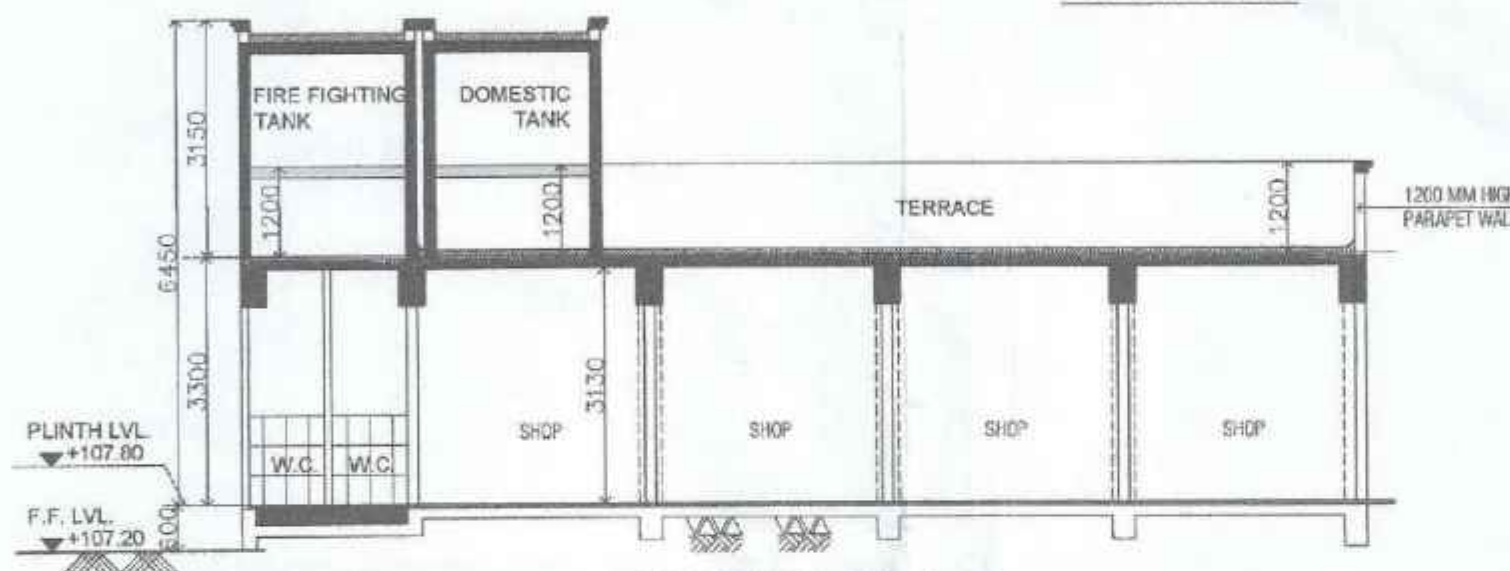
SHEET TITLE - ELEVATION & SECTION

DATE: 29/08/2011
NO. 157/1, GOTHAGHAR, TAL. THANE, MHADA

PARKING STATEMENT GOTHEGHAR, S.NO.- 157														
			TWO WHEELER					FOUR WHEELER						
POCKET / CLUSTER	TYPE	NOS. OF T/S	PARKING REQD.	PARKING REQD. (NOS.)	VISITOR PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	0.4 FACTOR FOR SHOP	PARKING PROP. (NOS.)	PARKING REQD. (NOS.)	PARKING REQD. (NOS.)	VISITOR PARKING REQD. (NOS.)	TOTAL PARKING REQD. (NOS.)	0.4 Factor	PARKING PROPOSED (NOS.)
Conv. Shop		4	100 Sqn. Carpet Area For 6 Nos (Carpet Area 34.84 Sqn)	2	0	2	0	2	100 Sqn. Carpet Area For 2 Nos (Carpet Area 34.84 Sqn)	0	0	0	0	0
TOTAL				2	0	2	0	2		0	0	0	0	0



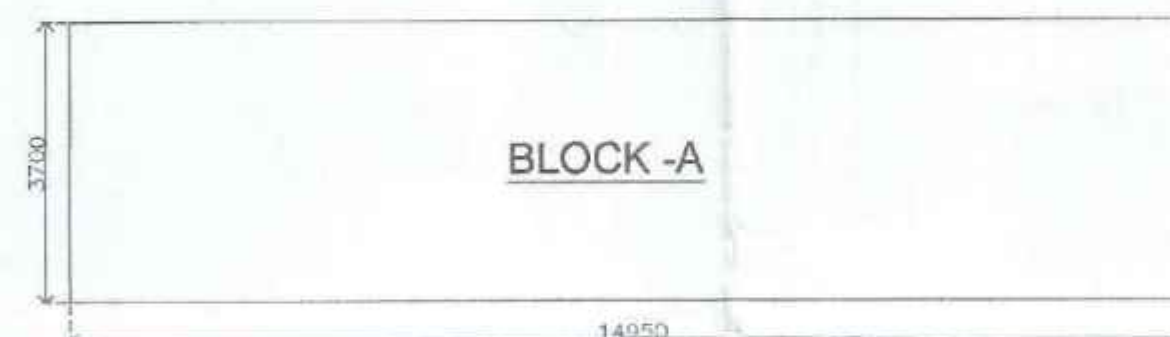
ELEVATION



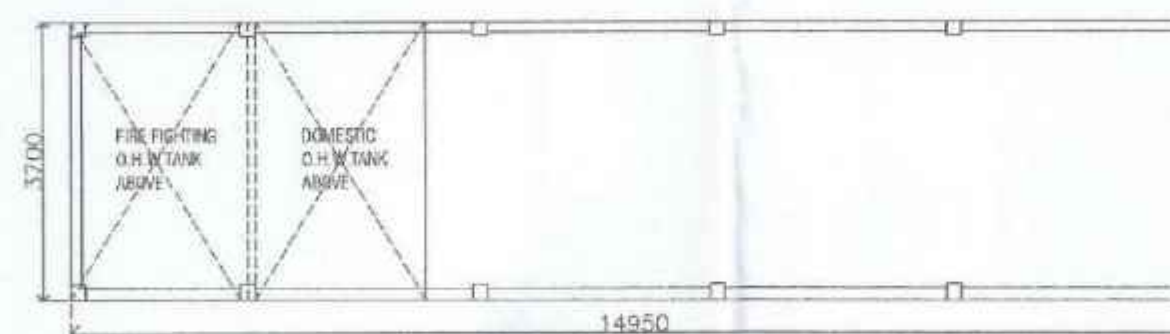
SECTION AT A - A

AREA OF BLOCK -A = 55.31 SQM.
(14.95 X 3.7M)

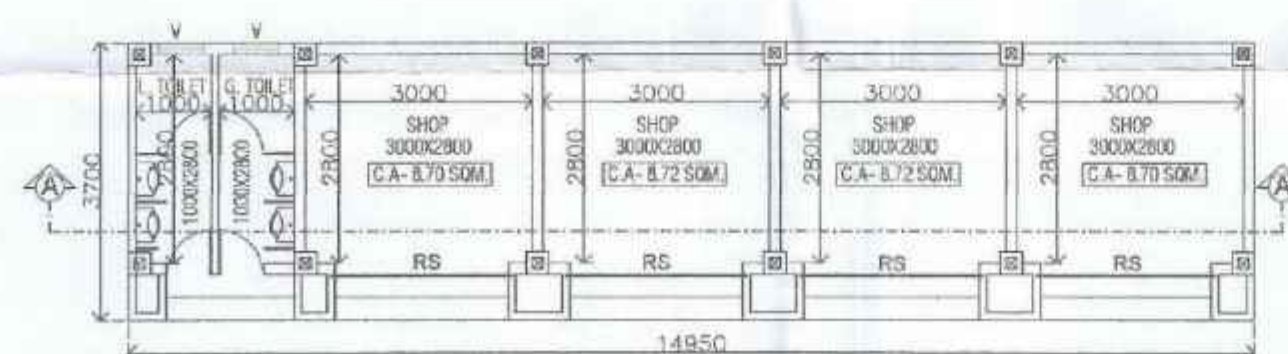
- F.S.I. AREA CALCULATIONS
- BUA OF TYP. FLOOR = 55.31 SQM.



AREA KEY PLAN OF TYP. FLOOR



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

FLOOR PLANS, SECTION, AREA CALCULATION
FOR BUILDING NO 10 (04 SHOPS) SHEET
S.NO.157/1, GOTHEGHAR, TAL.-THANE. 09 09

STAMP OF APPROVAL OF PLAN

Approved Amended Plan Subject to Conditions Mentioned in this office
IDA Letter no. EE/BP/PMAYA/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

SCHEDULE OF DOOR & WINDOW OPENING				
NO.	WIDTH	HEIGHT	SILL	LOCATIONS
DOOR				
RS	2500	2630		SHOP
V	600	700		TOILET BLOCK
J	900	600		SHOP

*PROJECT

PROPOSED LAYOUT PLAN AT S.NO.157/1,
GOTHEGHAR, 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 - THANE
KONKAN HOUSING & AREA
DEVELOPMENT BOARD, MUMBAI

TYPE:- SHOPS TEN - 4 SHOPS STR.- G

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

OWNER

ग्रीहा
MHADA



GRIHA NIRMAN BHAVAN, KALANAGAR,
BANDRA (EAST), MUMBAI- 400051
PHONE: 26405000, 26592877,
26592622.

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

LOCATION S.NO.157/1, GOTHEGHAR, TAL.-THANE.

SHEET TITLE - ALL FLOOR PLANS, ELEVATION, SECTION & AREA CALCULATIONS

JOB NO. - DRG. S.NO.157/1, GOTHEGHAR, TAL.-THANE. /ALL FLOOR PLANS, ELEVATION, SECTION & AREA CALCULATIONS / SD / ARCH -9

REV. NO.

DRAWN	SIGN.	DATE
Dyesh		29.10.2025
CHKD. Ar. AKS		
DESD & CHKD.		
APPD.		
SCALE - 1:100		