



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)

**REVISED 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,

Jay Ganesh Developers
Flat number 301 Butter Cup,
Hiranandani Meadows,
Thane-400607.

SUB: Proposed development for 1351 EWS Y/d (1143-PMAY & 208- Free sale) School Bldg & Club house on plot bearing on Land Bearing S. No. 7/1,7/2,7/3, 73/2/A,73/4/A,73/4/B, 73/4/C, 73/5A at Village Titwala, Tal.Kalyan, Dist. Thane under vertical AHP – PPP model under PMAY scheme.

REF: 1. Your proposal dtd.13/11/2025

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised building permissions submitted with letter dtd.13/11/2025 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of 1351 EWS Y/d (1143-PMAY & 208- Free sale) School Bldg & Club house on plot bearing on Land Bearing S. No. 7/1,7/2,7/3, 73/2/A,73/4/A,73/4/B, 73/4/C, 73/5A at Village Titwala, Tal.Kalyan, Dist. Thane under AHP model (PPP) under PMAY scheme. The details of the Bldgs & tenements are as follows

I have to inform you that I may approve the revised building plans 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/PMAY/MHADA/273/22 dt. 26/05/2022 treat as cancelled & consider this revised IOA.
2. That the commencement certificate U/s-45 of MRTP Act for newly proposed Bldg.No.8 of Gr. + 7th floors shall be obtained before starting the actual work of these Bldgs.

3. That the structural Engineer shall be appointed and supervision memo as per provisions of unified DCPR shall be submitted by Applicant. The registration certificate shall be submitted before asking for Plinth C C.
4. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed Civil Engineer. As per R.C.C. Consultant the structural Design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be get approved from reputed agency and one copy shall be submitted before further C C .
5. That the sanitary works, drainage works, Water supply completion & Electric Work shall be carried out as per Specifications. The completion certificate of drainage work / plumbing & water supply works shall be submitted through appointed consultant / licensed plumber & the completion certificate of electrical works shall be submitted through appointed consultant / licensed wireman / electrical supervisor asking O.C.
6. 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 as per sanctioned plans.
7. That the work should be carried out on the plot/ land proposed for above project as per approved revised layout vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/१५७/२०२५ दिनांक २९/०४/२०२५. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply.
8. It is to be understood that the foundations must be excavated down to hard soil and as per the soil testing report which is approved by R.C.C. consultant. 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 Hard strata shall be approved from appointed R.C.C. consultant before actual start of work.
9. That the you have to prepare complete structural design , drawings for the bldgs 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 got approved from institutions such as IIT Mumbai/VJTI Mumbai/VNIT Nagpur/COE Pune or any other Gov. reputed Institute before actual start of work & work should carried out under the supervision of R.C.C. Consultant.
10. 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.

11. 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 O.C.
12. 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.
13. 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.
14. 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.
15. 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.
16. That the road widening proposed in the layout will be binding on the applicant. The approach road & internal road of layout shall be handover to the Local Authority.
17. That the approach road should be constructed at your own cost before completion of work.
18. **The Road widening area proposed in the sanctioned layout should be handed over to the local authority.**
19. 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.
20. As per the Unified DCPR ,development / construction of building requiring clearance from the authorities like Railway, Directorate of Industries, 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 issue of Plinth C.C.
21. If applicable that the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before issue of Plinth C C., 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.
22. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should not be less than height mentioned in DCPR above the Red Flood Line level as per clause of Prevailing Development control Regulations of UDCPR. Normally the plinth height should not be less than 0.45 meter above ground level or road level whichever is maximum as per DCPR

23. That the qualified / Licensed registered site supervisor should be appointed.
24. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
25. This revised IOA is being issued subject to submission of the registered notarized comprehensive undertaking on Rs.500/- stamp paper in prescribed proforma.
26. 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 from Structural Engineer to that effect shall be submitted before issue of Plinth C.C./Further C C/ O.C.
27. 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.
28. That as per clause No.13.3 of UDCPR for Rain Water Harvesting & Clause No.13.2 of UDCPR for Solar Water heating System or RTPV as per adequate design should be provided.
29. **That the area of construction is more than 20,000m² then the NOC from Maharashtra Pollution Control Board should be submitted to this office before asking Further C C.**
30. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority. Also as per clause No13.5 of UDCPR if the BUA is more than 4000.00sq.mtr. the solid waste management shall be provided for the subjected project.
31. That is required, as per clause No.13.4 of UDCPR's Norms the Grey Water 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. **The amount of Rs.4,62,830/- is deposited to the Planning Authority as security deposit & the whole Scrutiny deposit of Rs.4,62,830/- shall be forfeited either in whole or in part at the absolute discretion of the Planning Authority for breach of any of the conditions stipulated in the I.O.A. as well as Commencement Certificate for Plinth. Such forfeiture shall be without prejudice to any other remedy or right of the Planning Authority.**
34. **That the final CFO NOC shall be submitted before asking for O.C of the building.**
35. **That the final charging permission from concerned authority shall be submitted before asking for O.C.**

36. **The consent to operate from MPCB for STP shall be submitted before asking for O.C.C.**
37. **That the NOC from concerned authority for Non-requirement of Amenity plot shall be submitted to this office before asking for C.C. of school building.**
38. **That the owner / developer will be responsible for any legal matters, actions, suits, proceeding, claims, demands etc. in regards with any construction activity of proposed on area under existing structure or removal / vacant existing structures. BP Cell/PMAY/MHADA will not be responsible for the same.**
39. That the permissible tenements for PMAY & Developer/ Owner should be as per GR issued vide no. शासन निर्णय क्रमांक : प्रआयो/२०१७/प्र. क्र. १२/ गृनिधो-२/शिकाना दि. ११ जानेवारी 2018.
40. **The terms and conditions in the NOC issued by Chief Electrical Officer, for HTL passing through the said layout shall be binding to the applicant.**
41. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
42. All terms and conditions of RERA Act 2016, UDCPR and D.P. Remarks will be binding to this project.
43. That the notice in the form of UDCPR shall be submitted on completion of plinth & after that, the plinth shall be got checked by this office staff before commencement of work above plinth/further super structural work. Further work of above plinth should not be started before verification of this office staff.
44. That the debris shall be disposed as per the norms of respective Local Authority.
45. 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.
46. That the MOU/Agreement must be executed with concerned nodal agency department and copy of the same should be submitted before asking further C.C. All terms & conditions of MOU are binding to this project. The tenements for PMAY should be constructed as prescribed in the MOU / Agreement executed.
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 m. above the surrounding ground level as per clause of UDCPR
50. That the proposed actual date of start of work of newly proposed EWS Bldg & society office should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done.
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 after IOA 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 required drainage connection charges, water supply connection charges, road cutting charges or any other charges regarding development of project if asked by Local Authority then the same shall be borne to Local Authority by developer.
55. The NOC from Airport Authority if necessary shall be submitted before Plinth C.C. All the terms and conditions of Airport Authority's NOC for subjected project should be adhered to and complied with.
56. 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.
57. **That the construction area of the whole project is more than 20,000.00m² then the Environment Clearance shall be mandatory.**
58. Area / Remaining Area (where structure of Club House is proposed as per UDCPR Clause 3.4.7) of the recreation open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
59. Recreational open space shall have on independent means of access.
60. 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 DCPR. The conditions of clause 3.4.2 (i) & 3.4.2 (ii) of UDCPR is binding on owner / applicant.

61. 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.
62. 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.
63. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site before asking of further C.C. To insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
64. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also at some places wherever necessary to avoid land slides it is the responsibility of the developer / applicant to construct R.C.C. Retaining wall whenever required & the same should be designed & approved by R.C.C.Consultant & same shall be constructed under the supervision of R.C.C. consultant.
65. 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.
66. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labor Department, GoM from time to time, for labours working on site.
67. That the structural stability certificate for building No 1 to 6 shall be submitted by R.C.C. Consultant before issue of Plinth C C/ Further C C for the same building.
68. **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.**
69. **It is the responsibility of the developer that the permission from Tahasildar Collector department for excavation of land shall be taken.**
70. **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.**
71. That the, it is necessary to construct compound wall periphery to the layout plot before asking the further C.C. / on completion of Plinth C.C. so as to check the marginal distance of building
72. 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.

73. **That the consent to operate certificate for sewage treatment plant from Maharashtra Pollution Control Board shall be obtained & submit to this office before asking for O.C**
74. That the revised CSMC sanction for 1143 EWS T/s for PMAY after curtailment shall be submitted to this office before asking for O.C.C.
75. That this revised I.O.A. is being issued subject to submission of NOC mentioned in this IOA. The receipts of No Due Certificate from Local Authority for N.A. Charges or any other charges related to land paid before asking O.C.
76. 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. Also the final NOC of tree Authority shall be taken & submit to this office & the Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.
77. That the final NOC for lift from Lift inspector for all individual lifts & also fire NOC for all lifts shall be taken before asking O.C.
78. 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.
79. 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
80. 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.
81. The conditions of this revised 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.
82. **That the 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 not for start of work of remaining Bldgs. for which PCC is not issued yet.**
83. **The Construction work for newly proposed bldg No.8 will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued for the remaining Bldgs.**
84. That, if you failed to fulfill the IOA conditions then the commencement certificate will be granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, to be withdrawn.

85. 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.
 86. 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.
 87. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
 88. All necessary precautionary measures as per guidelines for Air Pollution Mitigation during the building construction activities to be followed
- DA: - one set (22 nos of plans)

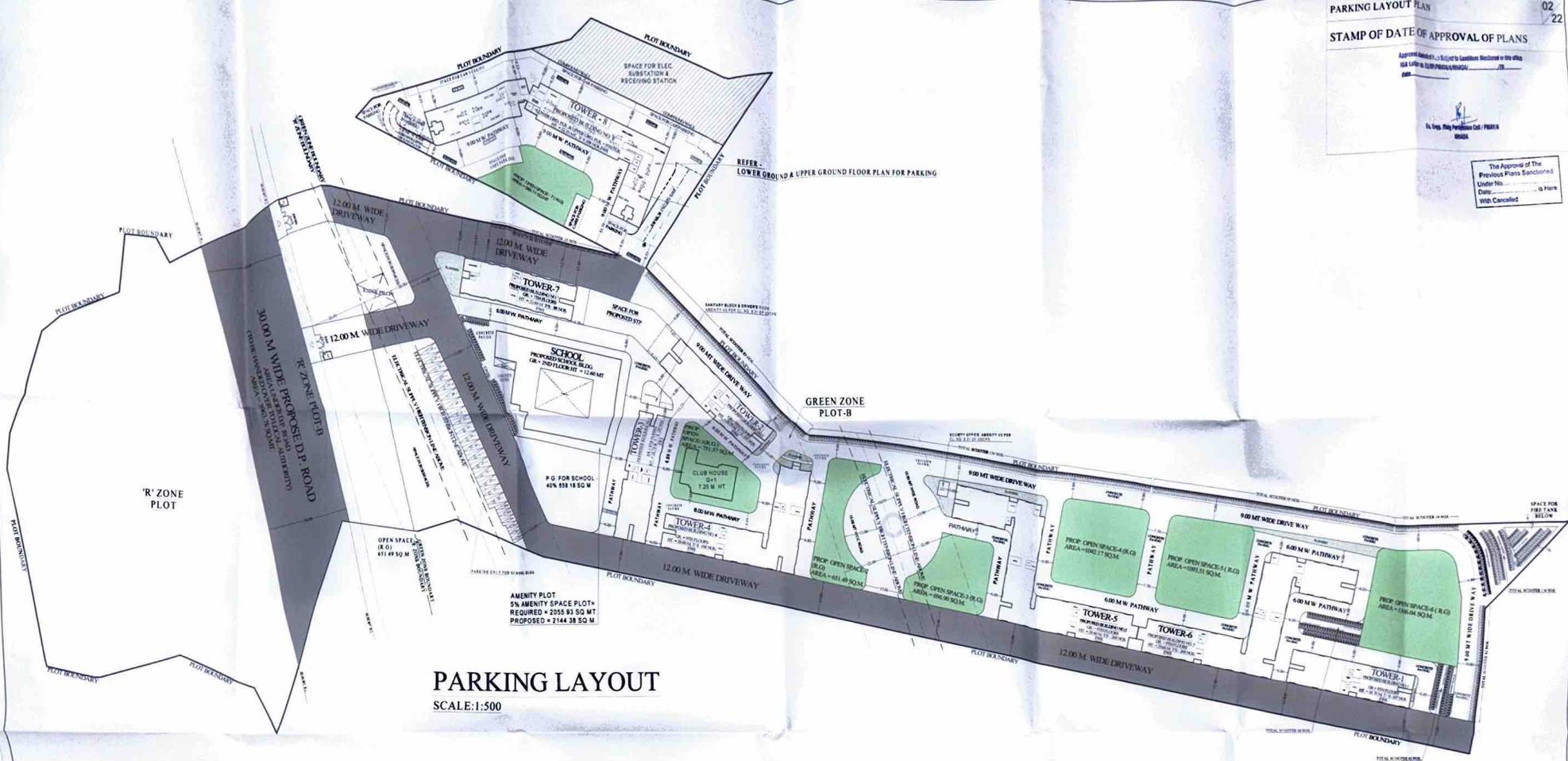
sd/-

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

Copy forwarded for favour of information :

1. Arch. Ub architects , 602-B Sarvoday 11.Kher Nagar, Bandra (East) Mumbai 400051, For Information
2. Chief Officer, Konkan Board, MHADA.
3. Commissioner, KDMC
4. Asst. Director of Town Planning, KDMC.
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**



PARKING LAYOUT
 SCALE:1:500

PARKING STATEMENT AS PER COMPOSITE PARKING RULE - ('G' - ZONE, BLDG NO 1 TO 8)

AS PER REVISED PARKING - 8 SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING THEREFORE SCOOTER PARKING REQUIRED AS UNDER REQUIRED CAR PARKING FOR ENTIRE LAYOUT = 88 NOS SCOOTER PARKING REQUIRED FOR ENTIRE LAYOUT = 747 NOS AS PER COMPOSITE PARKING - 1419 - 747 = 672 NOS SCOOTER TOTAL REQUIRED CAR = 112 NOS TOTAL PROVIDED CAR = 112 NOS

PARKING RATIO AT BLDG NO 1 - 8

BLDG NO	TOTAL CAR PARKING REQUIRED	SCOOTER PARKING REQUIRED
1	112 NOS	112 NOS
2	112 NOS	112 NOS
3	112 NOS	112 NOS
4	112 NOS	112 NOS
5	112 NOS	112 NOS
6	112 NOS	112 NOS
7	112 NOS	112 NOS
8	112 NOS	112 NOS

G' ZONE PLOT PARKING ARRANGEMENT STATEMENT FOR BLDG. (1 TO 8)

BLDG NO	TYPE	UPPER GROUND	LOWER GROUND	TOTAL PROPOSED PARKING
1	CAR	48 NOS	63 NOS	112 NOS
2	SCOOTER	112 NOS	148 NOS	260 NOS
3	CAR	48 NOS	63 NOS	112 NOS
4	SCOOTER	112 NOS	148 NOS	260 NOS
5	CAR	48 NOS	63 NOS	112 NOS
6	SCOOTER	112 NOS	148 NOS	260 NOS
7	CAR	48 NOS	63 NOS	112 NOS
8	SCOOTER	112 NOS	148 NOS	260 NOS

PROVIDED PARKING SUMMARY FOR SCHOOL

BLDG NO	CAR PARKING REQ	SCOOTER PARKING REQ	MINI BUS PARKING REQ
SCHOOL	530 NOS	630 NOS	41 NOS
TOTAL PARKING FOR SCHOOL BLDG	530 NOS	630 NOS	41 NOS

'G' ZONE PLOT PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG. NO. 1 TO 8)

SIZE OF TENEMENTS AS PER UDCPR	NO OF FLAT		AS PER TABLE NO. 8B		PERMISSIBLE PARKING		5% VISITORS PARKING		TOTAL PARKING PERMITTED		AS PER TABLE 8C		PROPOSED CAR	SCOOTER
	BLDG NO	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER		
FOR EVERY TENEMENT HAVING CARPET AREA OF 1050 SQ M AND ABOVE	2 NOS	1 NOS	---	---	---	---	---	---	---	---	---	---	---	---
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 48 SQ M BUT LESS THAN 1050 M	1 NOS	1 NOS	---	---	---	---	---	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH CARPET AREA EQUAL TO OR ABOVE 48 SQ M BUT LESS THAN 1050 M	---	---	---	---	---	---	---	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH CARPET AREA LESS THAN 48 SQ M BUT MORE THAN 38 SQ M	---	---	---	---	---	---	---	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH CARPET AREA LESS THAN 38 SQ M	1351 NOS	0 NOS	2 NOS	---	1351 NOS	---	6735 NOS	---	1418 NOS	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH CARPET AREA LESS THAN 38 SQ M FOR EVERY 100 SQ M CARPET AREA FOR TRACTION THEREOF	1351 NOS	---	---	---	1351 NOS	---	6735 NOS	---	1418 NOS	---	---	---	---	---
TOTAL	---	---	---	---	---	---	---	---	---	---	---	---	---	---

PERMISSIBLE/PROPOSED PARKING STATEMENT OF ENTIRE LAYOUT (BLDG WISE) AT 'G' ZONE PLOT

BLDG NO	CAR PARKING		SCOOTER PARKING	
	REQ	PROF	REQ	PROF
BLDG NO 1	---	---	112 NOS	---
BLDG NO 2	---	---	112 NOS	---
BLDG NO 3	---	---	112 NOS	---
BLDG NO 4	---	---	112 NOS	---
BLDG NO 5	---	---	112 NOS	---
BLDG NO 6	---	---	112 NOS	---
BLDG NO 7	---	---	112 NOS	---
BLDG NO 8	---	---	112 NOS	---
TOTAL AS PER CALC	---	---	112 NOS	---
TOTAL AS PER COMPOSITE PARKING RULE	---	---	112 NOS	---
SAY	---	---	112 NOS	---
TOTAL PARKING FOR ALL PLOTS	---	---	112 NOS	---

'G' ZONE PLOT AMENITY PLOT (SCHOOL BLDG.) PARKING STATEMENT

OCCUPANT	SIZE OF TENEMENTS	PARKING SPACE REQUIRED BY ALLES NON-RESIDENTIAL AREA		REQUIRED	
		CAR	SCOOTER	CAR	SCOOTER
31 CLASSROOMS	---	---	---	---	---
1 BUS FOR EVERY 40 STUDENTS FOR NON-RESIDENTIAL STUDENTS	---	---	---	---	---
MAY BE PROVIDED AT THE OPTION OF OWNER/DEVELOPER	---	---	---	---	---
TOTAL PARKING REQD	---	---	---	---	---

PROFORMA 'B'

CONTENTS OF SHEET
 PARKING LAYOUT 'G' ZONE PARKING STATEMENT AS PER TABLE NO. 8B & 8C UDCPR (BLDG. NO. 1 TO 8) PERMISSIBLE/PROPOSED PARKING STATEMENT OF ENTIRE LAYOUT (BLDG. WISE) AT 'G' ZONE PLOT PARKING REQUIREMENT STATEMENT-SCHOOL BUILDINGS

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWA YOGANA ON PRIVATE LAND BEARING GET NO. 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 AT TITWALA, MUMBAI, MAHARASHTRA.

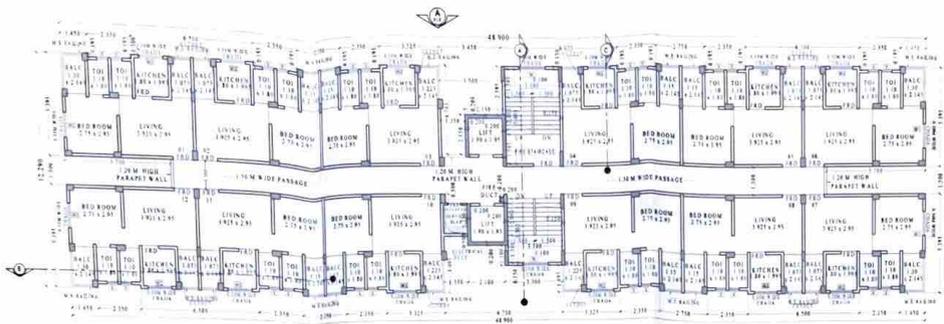
NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDEN
JAY GANESH DEVELOPERS

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDEN
ASHISH GANGADHAR R FADNAVIS

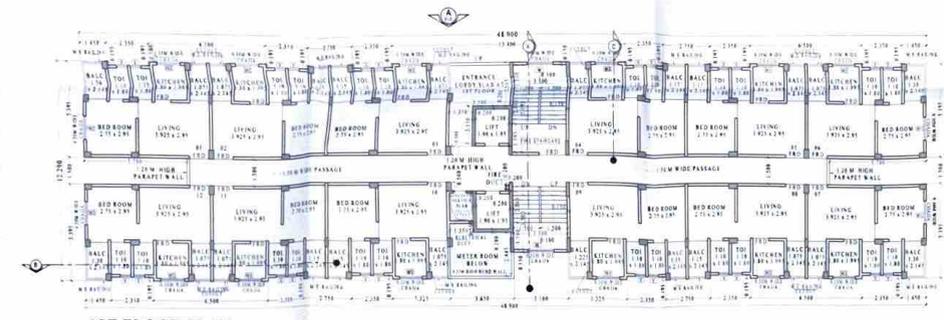
Digitally signed by ASHISH GANGADHAR R FADNAVIS Date: 2025.12.05 11:34:37 +05'30'

NAME OF ARCHITECT
UJWAL SATOHLE

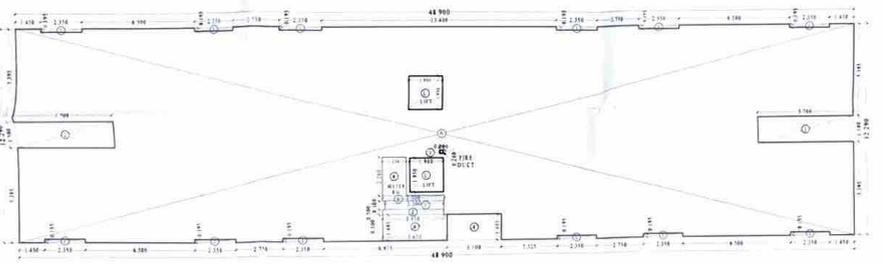
NAME OF ENGINEER ARCHITECT
KENZEN



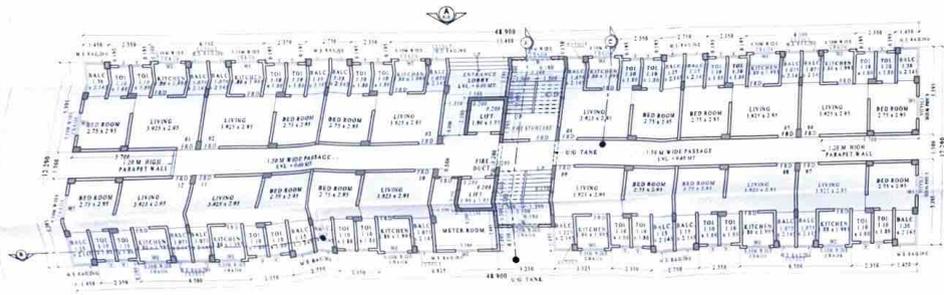
TYPICAL FLOOR PLAN (2ND TO 6TH & 8TH FLOOR)
SCALE: 1:100



1ST FLOOR PLAN
SCALE: 1:100



LINE DIAGRAM FOR BUILT UP AREA CALC OF GROUND FLOOR
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100

1BHK UNIT PLAN				1BHK UNIT PLAN			
CARPET AREA CALCULATION OF TYPICAL UNIT				CARPET AREA CALCULATION OF TYPICAL UNIT			
SR NO	TYPE	SIZE	TOTAL	SR NO	TYPE	SIZE	TOTAL
1	LIVING RM	13.02 X 12.91	168.14	1	LIVING RM	13.02 X 12.91	168.14
2	KITCHEN	8.01 X 10.57	84.57	2	KITCHEN	8.01 X 10.57	84.57
3	BEDROOM	11.82 X 12.91	152.51	3	BEDROOM	11.82 X 12.91	152.51
4	TOILET	1.82 X 1.80	3.28	4	TOILET	1.82 X 1.80	3.28
5	BATH	1.82 X 1.80	3.28	5	BATH	1.82 X 1.80	3.28
6	BALCONY	1.82 X 1.80	3.28	6	BALCONY	1.82 X 1.80	3.28
7	WALLS		24.96	7	WALLS		24.96
TOTAL AREA			348.74	TOTAL AREA			348.74

BLDG NO 1,2 & 3
BUILT UP AREA (FSI) STATEMENT IN SQ MT

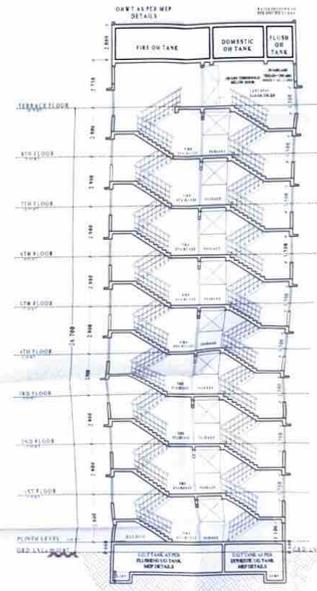
FLOOR	CONSTRUCTION AREA	LESS LOFT DIMENSIONED ROOM AREA	LESS METER ROOM AREA	NET BUILT UP AREA	NET BUILT UP AREA
GROUND FLOOR	571.71	7.41	12.16	552.14	552.14
1ST FLOOR	628.88	7.41	12.16	609.31	609.31
2ND TO 6TH & 8TH FLOOR	1841.18	31.87	57.64	1771.67	1771.67
TOTAL	3041.77	46.69	81.96	2913.12	2913.12

RERA CARPET AREA STATEMENT OF PROP BLDG NO 1,2 & 3

FLOOR	UNIT TYPE	PLAT NO	NO OF UNITS	NO OF FLOORS	RERA CARPET TOTAL NO. OF SQ FT
GROUND FLOOR	TYPE A	1/20/11	1	1	552.14
1ST FLOOR	TYPE A	1/20/11	1	1	609.31
2ND TO 6TH & 8TH FLOOR	TYPE A	1/20/11	1	1	1771.67
TOTAL					2913.12

NET BUILT UP AREA STATEMENT

LOCATION/FLOOR	AREA	REMARKS
A	552.14	NET BUILT UP AREA
B	609.31	NET BUILT UP AREA
C	1771.67	NET BUILT UP AREA
D	2913.12	TOTAL NET BUILT UP AREA



SECTION - A - A
SCALE: 1:100

BLDG.NO. 1, 2 & 3

TYPICAL FLOOR PLAN (2ND TO 6TH & 8TH FLOOR)
GROUND FLOOR & 1ST FLOOR
LINE DIAGRAM FOR BUILT UP AREA CALC OF GROUND FLOOR
BUILT UP AREA (FSI) STATEMENT IN SQ MT
RERA CARPET AREA STATEMENT OF PROP BLDG NO 1,2 & 3
PARKING STATEMENT AS PER TABLE NO 8B & 8C UDCPR
SECTION - A - A
CARPET AREA CALCULATION OF SINGLE UNIT/TENAMENT

Approved Architect - To be filled by Consultant mentioned in the plan
MUMBAI REG. NO. 1207/PUNJAB/2018

Dr. Eng. and Planning Cell / PUNJAB
MUMBAI

PROFORMA 'B'

CONTENTS OF SHEET
TYPICAL FLOOR PLAN (2ND TO 6TH & 8TH FLOOR)
GROUND FLOOR & 1ST FLOOR
LINE DIAGRAM FOR BUILT UP AREA CALC OF GROUND FLOOR
BUILT UP AREA (FSI) STATEMENT IN SQ MT
RERA CARPET AREA STATEMENT OF PROP BLDG NO 1,2 & 3
PARKING STATEMENT AS PER TABLE NO 8B & 8C UDCPR
SECTION - A - A
CARPET AREA CALCULATION OF SINGLE UNIT/TENAMENT
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA ON PRIVATE LAND BEARING GUT NO. 712/A, 714/A, 716/B, 718/C, 719/A AT TITWALA, MUMBAI, MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER
JAY GANESH DEVELOPERS

ASHISH GANGADHA R FADNAVIS
Digitally signed by ASHISH GANGADHA R FADNAVIS
Date: 2025.12.05 11:35:50 +05'30'

NO. MUTTER COPY FOR AN INSTANT READERS: TRANG, NARAYAN, SINDIA, 40007 M-9622335590, 9873499973 AUTHORIZED SIGNATURE

JOB NO. DRAWN BY: T.A. AKAL, DATE: 18-11-2024, CHECKED BY: DEEPAK A, SCALE: AS SHOWN, NORTH, NAME OF LICENSED ARCHITECT

UJWAL SATISH BHOLE
The Approval of The Previous Plans Sanctioned Under No. as Here With Cancelled

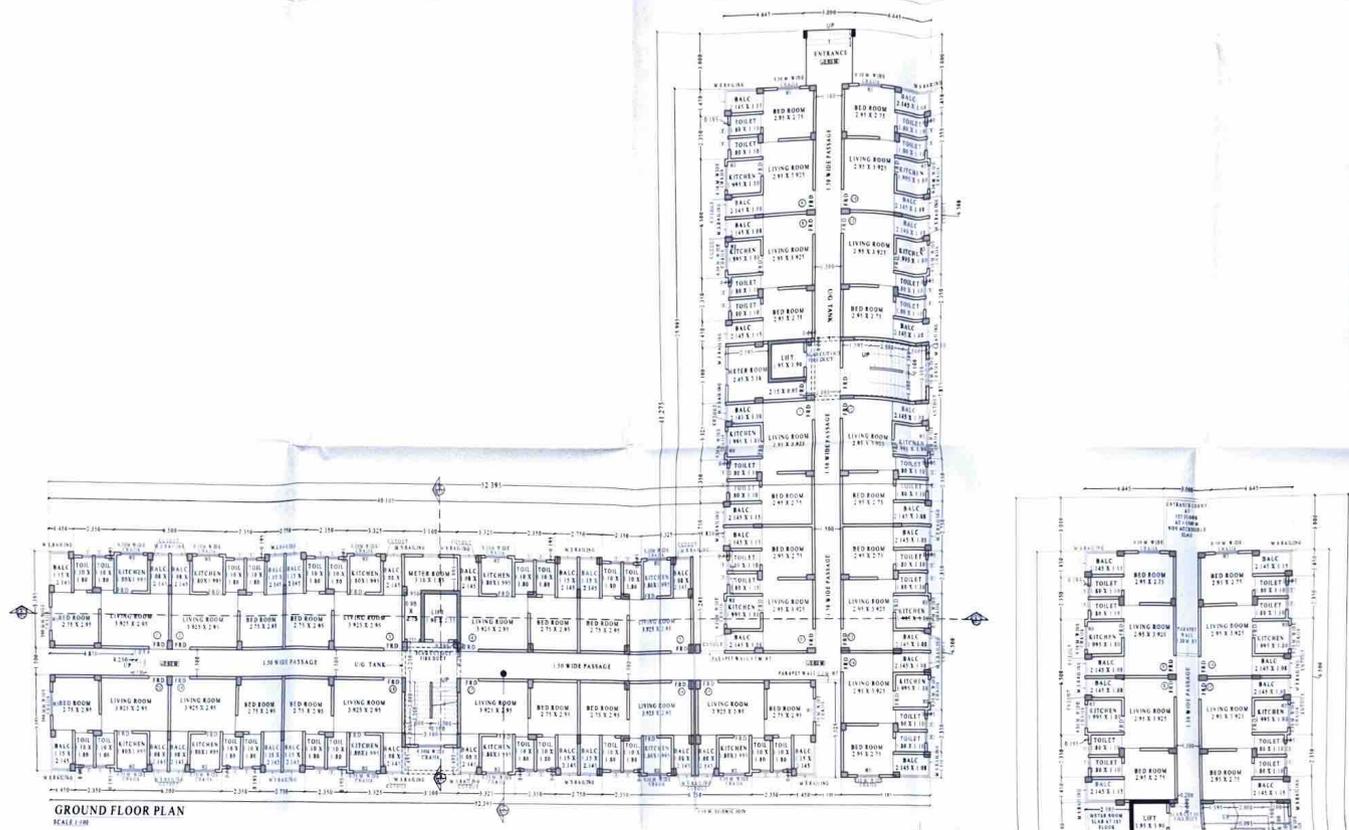
As per Approved / as Subject to Conditions mentioned in this office
Letter No. BLD/PRADH/2024/...

In Eng. Rajeshwar Datta / PRAJ. 4
MUM

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

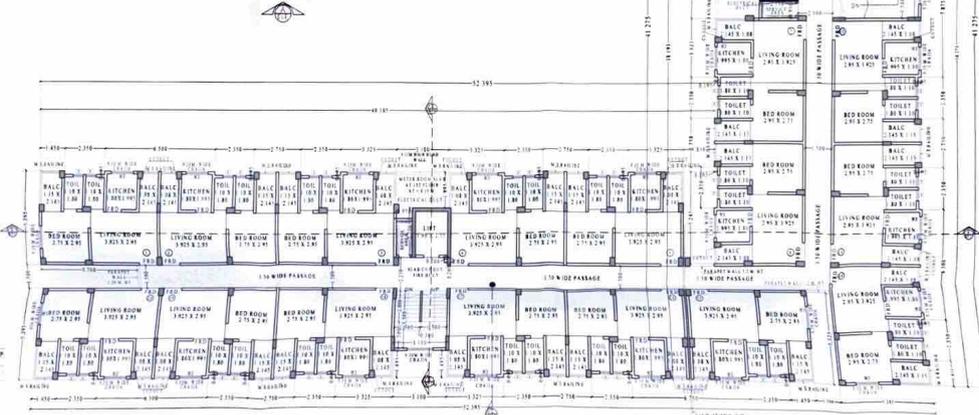
BLDG.NO. 4

GROUND FLOOR PLAN,
1ST TO 7TH & 9TH FLOOR PLAN,
BUILT UP AREA (F.S.I) STATEMENT,
RERA CARPET AREA STATEMENT,
CARPET AREA CALCULATION,



GROUND FLOOR PLAN
SCALE: 1:100

BBA TYPICAL UNIT PLAN		CARPET AREA CALCULATION TYPICAL UNIT	
		SR NO	TYPE
		1	LIVING ROOM 3.00 X 2.70
		2	KITCHEN 1.80 X 2.70
		3	BED ROOM 2.70 X 2.70
		4	TOILET 1.80 X 1.80
		5	BALCONY 1.80 X 1.80
		6	INTERNAL WALLS
			TOTAL AREA 17.94



TYPICAL FLOOR PLAN (1ST TO 7TH & 9TH FLOOR)
SCALE: 1:100

BLDG NO 4
BUILT UP AREA (F.S.I) STATEMENT IN SQ MT

FLOORS	CONSTRUCTION AREA	LESS OFF SETS	LESS SETBACKS	LESS COMMON AREAS	NET BUILT UP AREA	NET BUILT UP AREA
GROUND FLOOR	832.22	8.36	18.68	306.00	609.28	609.28
1ST TO 7TH & 9TH FLOOR	7147.49	54.49	1700.00	7100.00	7100.00	7100.00
TOTAL BUILT UP AREA	8000.00	62.85	1718.68	1016.00	6299.28	6299.28

RERA CARPET AREA STATEMENT OF PROOF BLDG. NO. 4

NO.	SR NO	TYPE	AREA	NO.	SR NO	TYPE	AREA
1	1	LIVING ROOM	17.94	1	1	LIVING ROOM	17.94
2	2	KITCHEN	4.95	2	2	KITCHEN	4.95
3	3	BED ROOM	7.29	3	3	BED ROOM	7.29
4	4	TOILET	3.24	4	4	TOILET	3.24
5	5	BALCONY	3.24	5	5	BALCONY	3.24
6	6	INTERNAL WALLS	1.32	6	6	INTERNAL WALLS	1.32
		TOTAL	38.98			TOTAL	38.98

PROFORMA 'B'

CONTENTS OF SHEET
GROUND FLOOR PLAN
1ST TO 7TH & 9TH FLOOR PLAN
BUILT UP AREA (F.S.I) STATEMENT
RERA CARPET AREA STATEMENT
CARPET AREA CALCULATION
PARKING STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI Awas Yojana ON PRIVATE LAND BEARING GUT NO. 102/A, THAK, THAK, THAK, THAK AT VETVAVA, MUMBAI MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER
JAY GANESH DEVELOPERS

Ashish Gangadhar Fadnavis
R FADNAVIS
Date: 2025.12.05
11:37:48 +05'30"

NO. WITHOUT COPY
PRANANANDJI MEADOWS
THAK, THAK, THAK, THAK
MUMBAI MAHARASHTRA

DATE 18.11.2024
SCALE AS SHOWN
NAME OF LEASED ARCHITECT



UJWAL SATISH BHOLE

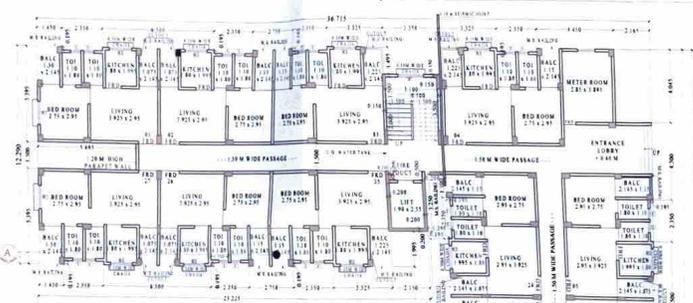
Approved Plans Subject to Condition, Workload at this office
 GA Letter no. 12/19/P/16/16/2024
 Date: 20/08/2024



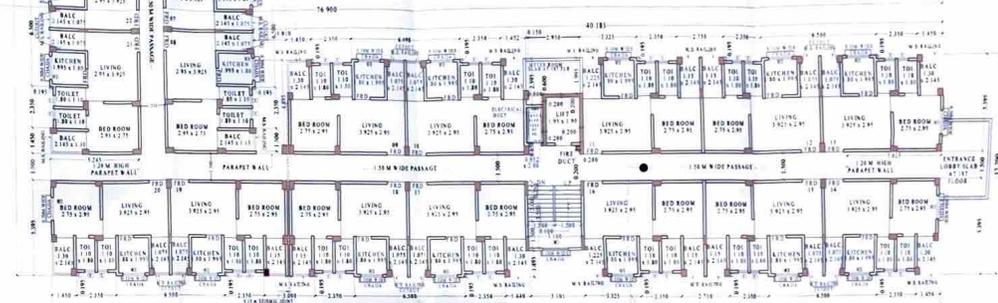
BLDG. NO. 5 & 6

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

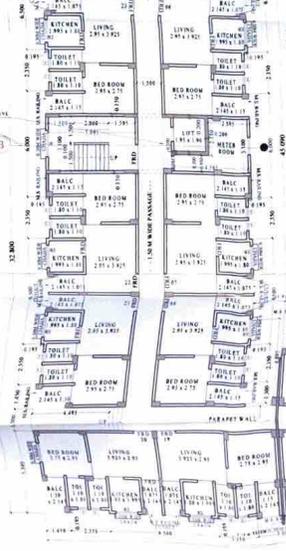
GROUND FLOOR, 1ST TO 7TH & 9TH FLOOR PLAN



GROUND FLOOR PLAN
 SCALE: 1:100



TYPICAL FLOOR PLAN. (1ST TO 7TH & 9TH)
 SCALE: 1:100



PROFORMA 'B'

CONTENTS OF SHEET
 GROUND FLOOR PLAN
 1ST TO 7TH & 9TH FLOOR PLAN.

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED AFFORDABLE HOUSING UNDER PRAJHAN MANTRI A WAS YOGANA ON
 PRIVATE LAND BEARING GUT NO. 7/12A, 7/12B, 7/12C, 7/12D, 7/12E, 7/12F, 7/12G, 7/12H, 7/12I, 7/12J, 7/12K, 7/12L, 7/12M, 7/12N, 7/12O, 7/12P, 7/12Q, 7/12R, 7/12S, 7/12T, 7/12U, 7/12V, 7/12W, 7/12X, 7/12Y, 7/12Z, 7/12AA, 7/12AB, 7/12AC, 7/12AD, 7/12AE, 7/12AF, 7/12AG, 7/12AH, 7/12AI, 7/12AJ, 7/12AK, 7/12AL, 7/12AM, 7/12AN, 7/12AO, 7/12AP, 7/12AQ, 7/12AR, 7/12AS, 7/12AT, 7/12AU, 7/12AV, 7/12AW, 7/12AX, 7/12AY, 7/12AZ, 7/12BA, 7/12BB, 7/12BC, 7/12BD, 7/12BE, 7/12BF, 7/12BG, 7/12BH, 7/12BI, 7/12BJ, 7/12BK, 7/12BL, 7/12BM, 7/12BN, 7/12BO, 7/12BP, 7/12BQ, 7/12BR, 7/12BS, 7/12BT, 7/12BU, 7/12BV, 7/12BW, 7/12BX, 7/12BY, 7/12BZ, 7/12CA, 7/12CB, 7/12CC, 7/12CD, 7/12CE, 7/12CF, 7/12CG, 7/12CH, 7/12CI, 7/12CJ, 7/12CK, 7/12CL, 7/12CM, 7/12CN, 7/12CO, 7/12CP, 7/12CQ, 7/12CR, 7/12CS, 7/12CT, 7/12CU, 7/12CV, 7/12CW, 7/12CX, 7/12CY, 7/12CZ, 7/12DA, 7/12DB, 7/12DC, 7/12DD, 7/12DE, 7/12DF, 7/12DG, 7/12DH, 7/12DI, 7/12DJ, 7/12DK, 7/12DL, 7/12DM, 7/12DN, 7/12DO, 7/12DP, 7/12DQ, 7/12DR, 7/12DS, 7/12DT, 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7/12SF, 7/12SG, 7/12SH, 7/12SI, 7/12SJ, 7/12SK, 7/12SL, 7/12SM, 7/12SN, 7/12SO, 7/12SP, 7/12SQ, 7/12SR, 7/12SS, 7/12ST, 7/12SU, 7/12SV, 7/12SW, 7/12SX, 7/12SY, 7/12SZ, 7/12TA, 7/12TB, 7/12TC, 7/12TD, 7/12TE, 7/12TF, 7/12TG, 7/12TH, 7/12TI, 7/12TJ, 7/12TK, 7/12TL, 7/12TM, 7/12TN, 7/12TO, 7/12TP, 7/12TQ, 7/12TR, 7/12TS, 7/12TT, 7/12TU, 7/12TV, 7/12TW, 7/12TX, 7/12TY, 7/12TZ, 7/12UA, 7/12UB, 7/12UC, 7/12UD, 7/12UE, 7/12UF, 7/12UG, 7/12UH, 7/12UI, 7/12UJ, 7/12UK, 7/12UL, 7/12UM, 7/12UN, 7/12UO, 7/12UP, 7/12UQ, 7/12UR, 7/12US, 7/12UT, 7/12UU, 7/12UV, 7/12UW, 7/12UX, 7/12UY, 7/12UZ, 7/12VA, 7/12VB, 7/12VC, 7/12VD, 7/12VE, 7/12VF, 7/12VG, 7/12VH, 7/12VI, 7/12VJ, 7/12VK, 7/12VL, 7/12VM, 7/12VN, 7/12VO, 7/12VP, 7/12VQ, 7/12VR, 7/12VS, 7/12VT, 7/12VU, 7/12VV, 7/12VW, 7/12VX, 7/12VY, 7/12VZ, 7/12WA, 7/12WB, 7/12WC, 7/12WD, 7/12WE, 7/12WF, 7/12WG, 7/12WH, 7/12WI, 7/12WJ, 7/12WK, 7/12WL, 7/12WM, 7/12WN, 7/12WO, 7/12WP, 7/12WQ, 7/12WR, 7/12WS, 7/12WT, 7/12WU, 7/12WV, 7/12WW, 7/12WX, 7/12WY, 7/12WZ, 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NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER

JAY GANESH
 DEVELOPERS

ASHISH GANGADHA R FADNAVIS
 Digitally signed by
 ASHISH GANGADHA R FADNAVIS
 Date: 2025.12.05
 17:09:53 +05:30

JOB NO.
 DRAWN BY
 CHECKED BY
 NORTH

DATE: 18-11-2024
 SCALE: AS SHOWN
 NAME OF LICENSED ARCHITECT



UJWAL SATISH BHOLE ARCHITECTS
 402, 4th Floor, 100, Nighat Road, Chhatrapati Shivaji Maharaj, Mumbai - 400001
 www.ubholes.com

For not exceeding 100 sq. meters to be kept in Compliance with the provisions of the Maharashtra Building Act, 1962.

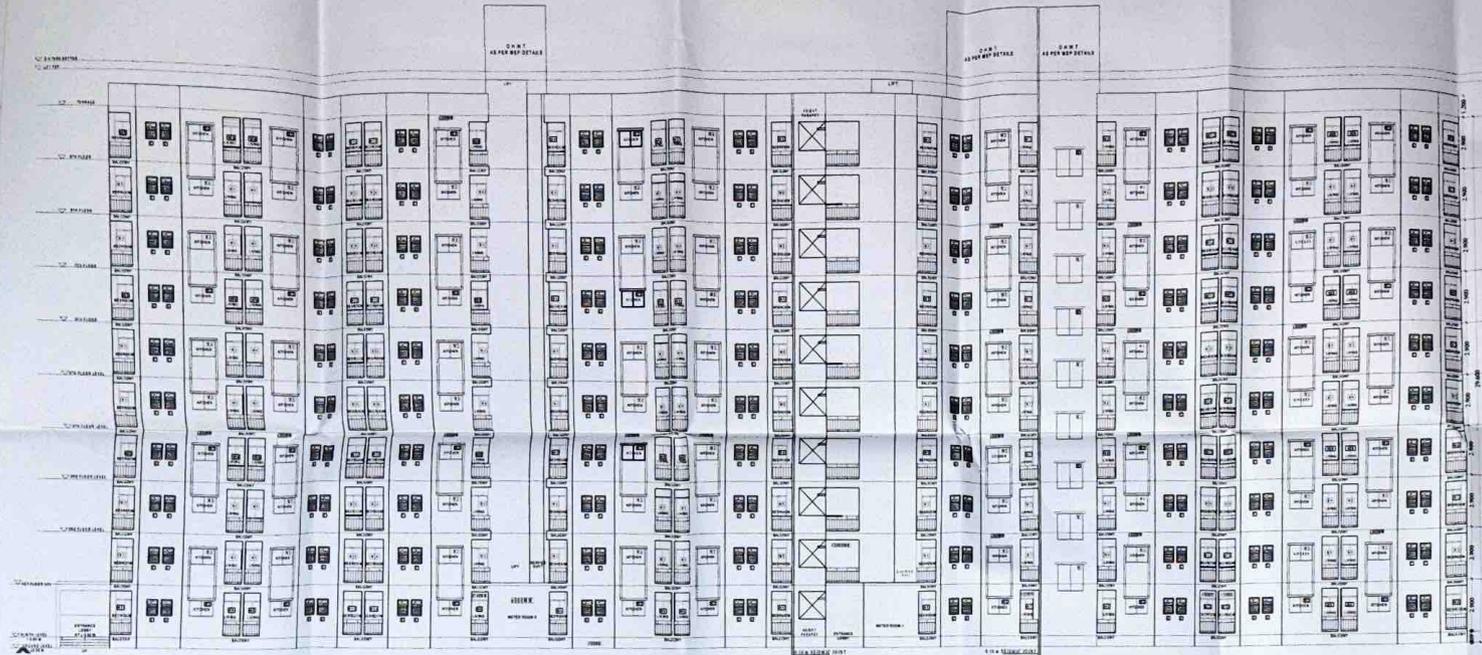


City Engineer, Maharashtra State Government, Mumbai

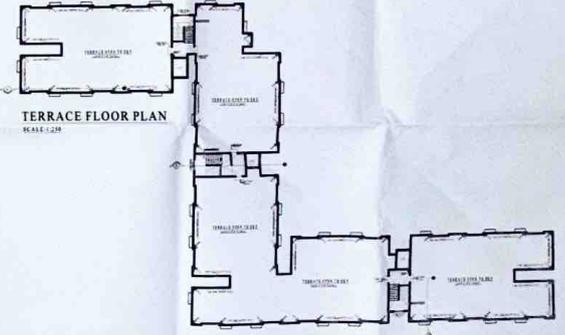
BLDG.NO. 5 & 6

This Approval of the Previous Plans Sanctioned Under No. _____ to Floor Visha Cancelled

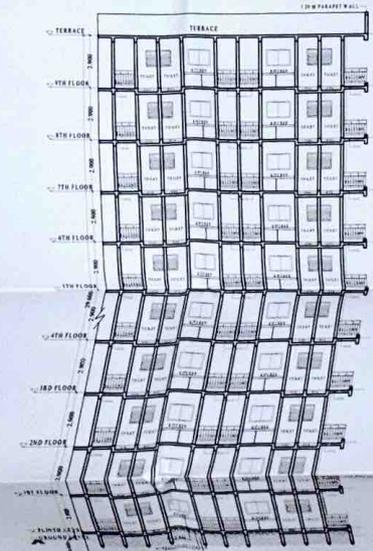
TERRACE FLOOR PLAN, SECTION - A-A, B-B & C-C, ELEVATION SIDE-3.



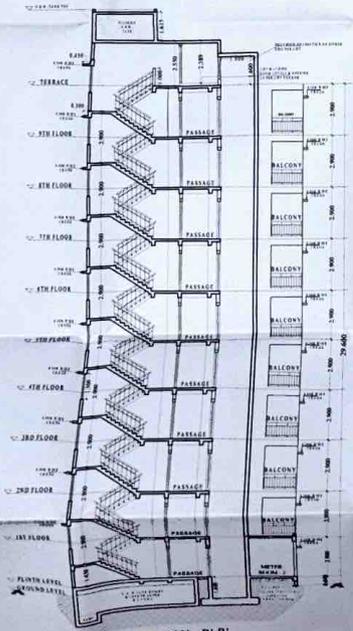
ELEVATION SIDE-3 SCALE: 1:100



TERRACE FLOOR PLAN SCALE: 1:200



SECTION - A-A' SCALE: 1:100



SECTION - B-B' SCALE: 1:100



SECTION - C-C' SCALE: 1:100

PROFORMA 'B'

CONTENTS OF SHEET
TERRACE FLOOR PLAN
SECTION - A-A, B-B & C-C,
ELEVATION SIDE - 3

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AAS Yojana ON PRIVATE LAND BEARING GUT NO. 73/21A, 73/24A, 73/48B, 73/48C, 73/50A AT TITWALA, MUMBAI MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER, OWNER, POWER OF ATTORNEY HOLDER

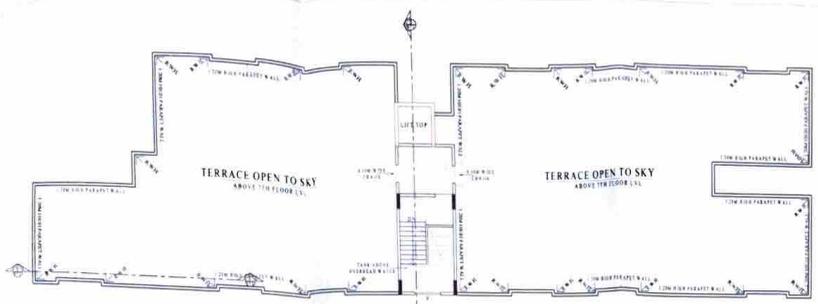
JAY GANESH DEVELOPERS

ASHISH GANGADHAR P FADNAVIS

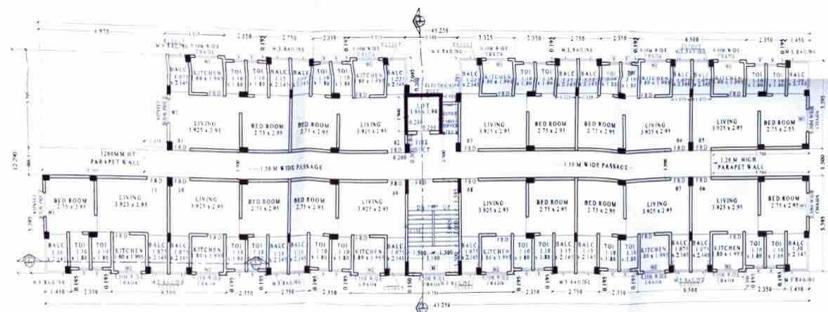
Digitally signed by ASHISH GANGADHAR FADNAVIS Date: 2025.12.05 11:42:23 +05'30'

DRAWN BY: TAWAKKAL, CHECKED BY: DEEPA A. KAMANI, NORTH

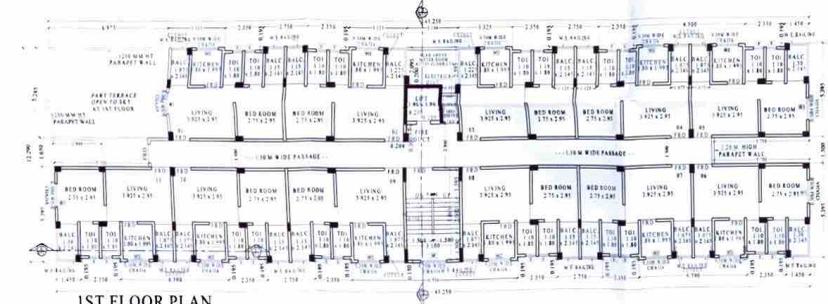
UJWAL SATISH BHOLE ARCHITECTS
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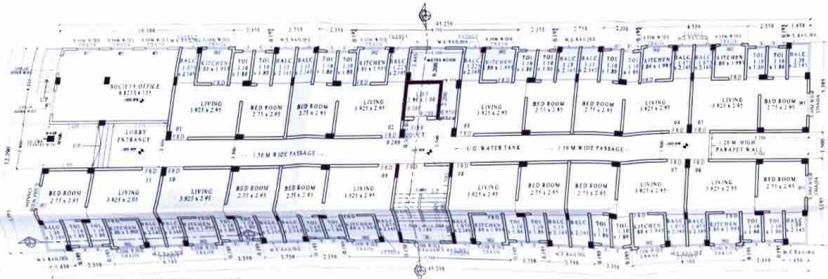
TERRACE FLOOR PLAN
SCALE: 1:100



TYPICAL FLOOR PLAN (2ND TO 7TH)
SCALE: 1:100



1ST FLOOR PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100

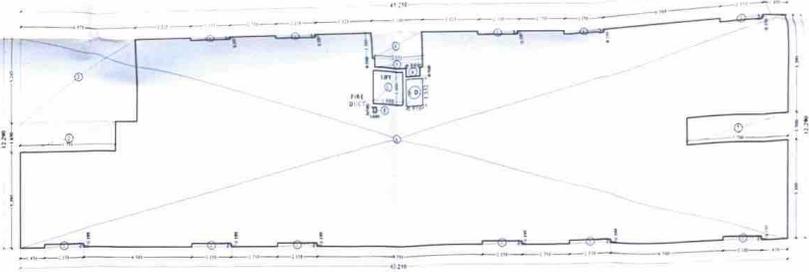
**BLDG. NO. 7
BUILT UP AREA (F.S.I) STATEMENT IN SQ. MT**

FLOOR	CONSTRUCTION AREA	LESS LIFT ROOM	LESS METER ROOM	BUILT UP AREA	LESS STAIRS AREA	NET BUILT UP AREA
GROUND FLOOR	333.48	3.81	8.43	321.24	—	321.24
1ST TO 7TH	488.19	3.81	—	484.38	—	484.38
	X 7 FLOORS	X 7 FLOORS	X 7 FLOORS	X 7 FLOORS	—	3390.66
	1417.53	25.27	—	1392.26	—	1392.26
TOTAL AREA	1952.79	28.88	8.43	1915.48	—	1915.48

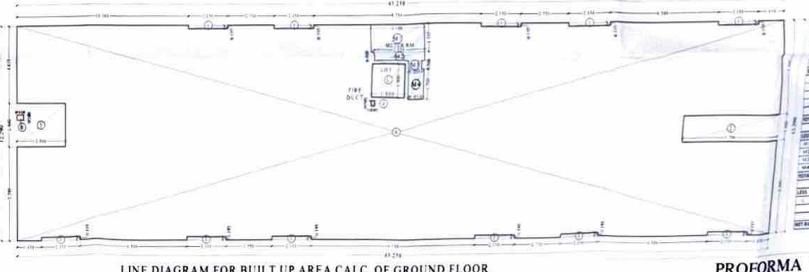
RESIDENTIAL CARPETS BUILT UP AREA: 3913.48

RERA CARPET AREA STATEMENT OF PROP. BLDG. NO. 7

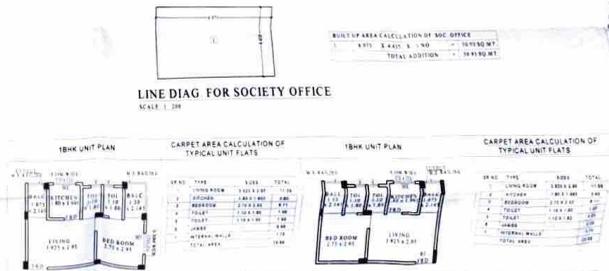
FLOOR	FLAT NO.	NO. OF WINGS	NO. OF FLOORS	RERA CARPET AREA	TOTAL NO. OF FLATS	NO. OF RERA CARPET AREA
GROUND FLOOR	TYPE A	1	1	321.24	1	321.24
				484.38	7	3390.66
				1417.53	8	3711.90



LINE DIAGRAM FOR BUILT UP AREA CALC. OF TYPICAL FLOOR (1ST TO 7TH FLOOR)
SCALE: 1:100



LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND FLOOR
SCALE: 1:100



LINE DIAG FOR SOCIETY OFFICE
SCALE: 1:200

APPROVED Master Plan Subject to Conditions mentioned in this office order under the provisions of the Maharashtra Building Regulation Act, 1962.

The Approval of the Previous Plans Sanctioned Under No. _____ is Hereby Cancelled.

BLDG. NO. 7

GROUND FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
FIRST FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
1ST TO 7TH FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
TERRACE FLOOR PLAN.
RERA CARPET AREA STATEMENT.
BUILT UP AREA (F.S.I) STATEMENT.
TOTAL TENEMENT STATEMENT.

STATE OF AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ. MT.)
1	GROUND FLOOR	321.24
2	FIRST FLOOR	484.38
3	2ND FLOOR	484.38
4	3RD FLOOR	484.38
5	4TH FLOOR	484.38
6	5TH FLOOR	484.38
7	6TH FLOOR	484.38
8	7TH FLOOR	484.38
9	TERRACE	3390.66
10	TOTAL	1915.48

STATE OF AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ. MT.)
1	GROUND FLOOR	321.24
2	FIRST FLOOR	484.38
3	2ND FLOOR	484.38
4	3RD FLOOR	484.38
5	4TH FLOOR	484.38
6	5TH FLOOR	484.38
7	6TH FLOOR	484.38
8	7TH FLOOR	484.38
9	TERRACE	3390.66
10	TOTAL	1915.48

PROFORMA 'B'

CONTENTS OF SHEET
GROUND FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
FIRST FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
1ST TO 7TH FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION.
TERRACE FLOOR PLAN.
RERA CARPET AREA STATEMENT.
BUILT UP AREA (F.S.I) STATEMENT.
TOTAL TENEMENT STATEMENT.

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS YODANA ON PRIVATE LAND BEARING OUT NO. 17/2/A, 33/A, 34/A, 35/A, 36/A, 37/A, 38/A AT TITWALA, MUNICIPAL MARKET AREA.

NAME, SIGNATURE OF DEVELOPER/OWNER/KNOWLEDGE OF ATTORNEY HOLDER
JAY GANESH DEVELOPERS
ASHISH GANGADHAR FADNAVIS
Date: 2025.12.05
Digitally signed by ASHISH GANGADHAR FADNAVIS

NO. BUTTER COPY
DRAWN BY DEEPA A NORTH
CHECKED BY DEEPA A NORTH
DATE 18-11-2024
SCALE AS SHOWN

UJWAL SATISH BHOLE ARCHITECTS

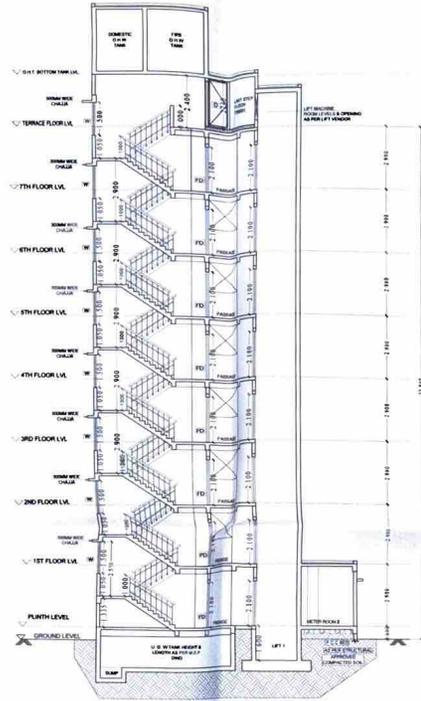
Approved Amended / Subject to Conditions: Mentioned in this office
IDA LETTER NO. 20/PP/PRAJAN/AMHADA / 20

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

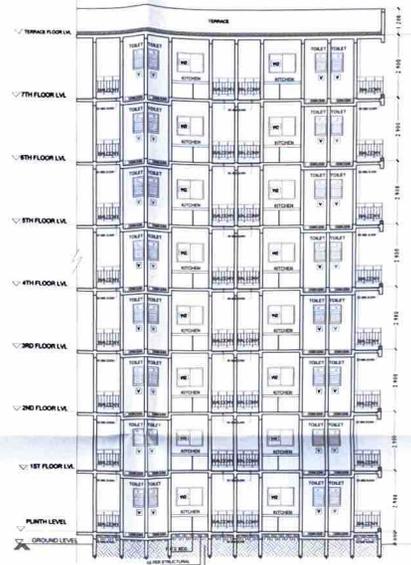
Dr. Eng. Hany Permalan ChD / PRAJAN
MHADA

BLDG. NO. 7

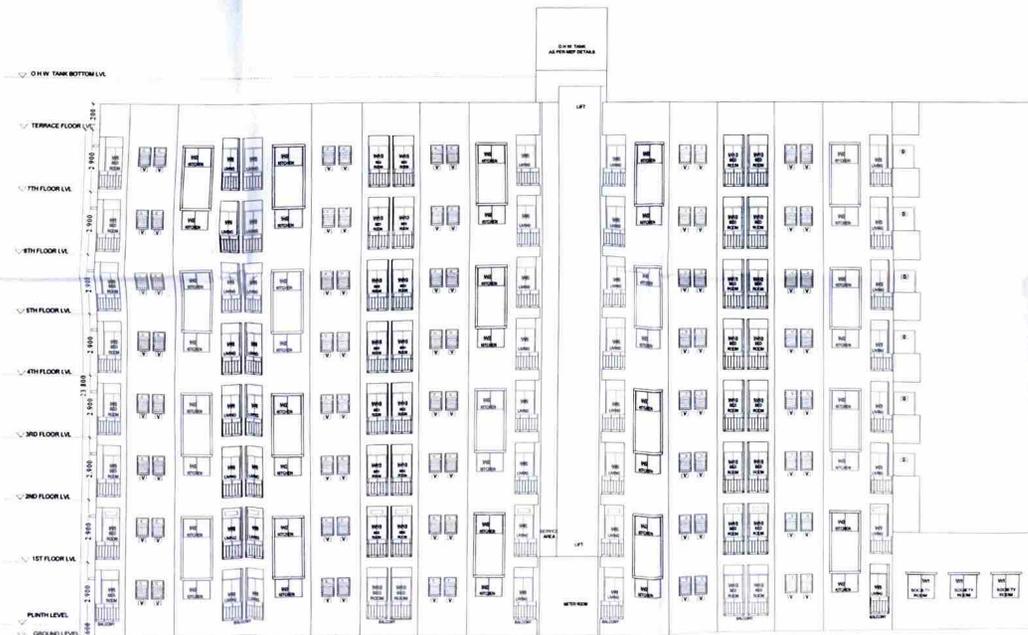
SECTION - A
SECTION - B
ELEVATION - 1



SECTION - A-A
SCALE-1:100



SECTION - B-B
SCALE-1:100



ELEVATION SIDE - 1
SCALE-1:100

PROFORMA 'B'

CONTENTS OF SHEET
SECTION - A
SECTION - B
ELEVATION - 1

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA ON
PRIVATE LAND BEARING GUT NO. 732/A, 734/A, 734/B, 734/C, 735/A AT TITWALA,
MUMBAI MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER

JAY GANESH
DEVELOPERS

ASHISH GANGADHA R FADNAVIS
Digitally signed by
ASHISH GANGADHAR FADNAVIS
Date: 2025.12.05
11:44:44 +05'30'

301, BUTTER CUP
HIRANANDANI MEADOWS,
THANE, MAHARASHTRA, 400607
M:9822515550, 9673459973

AUTHORIZED SIGNATURE

JOB NO.
DRAWN BY
CHECKED BY
NORTH

TAWAKKAL
DEEPAK A.
NAME OF LICENSED ARCHITECT

DATE 18-11-2024
SCALE AS SHOWN



UJWAL SATISH BHOLE



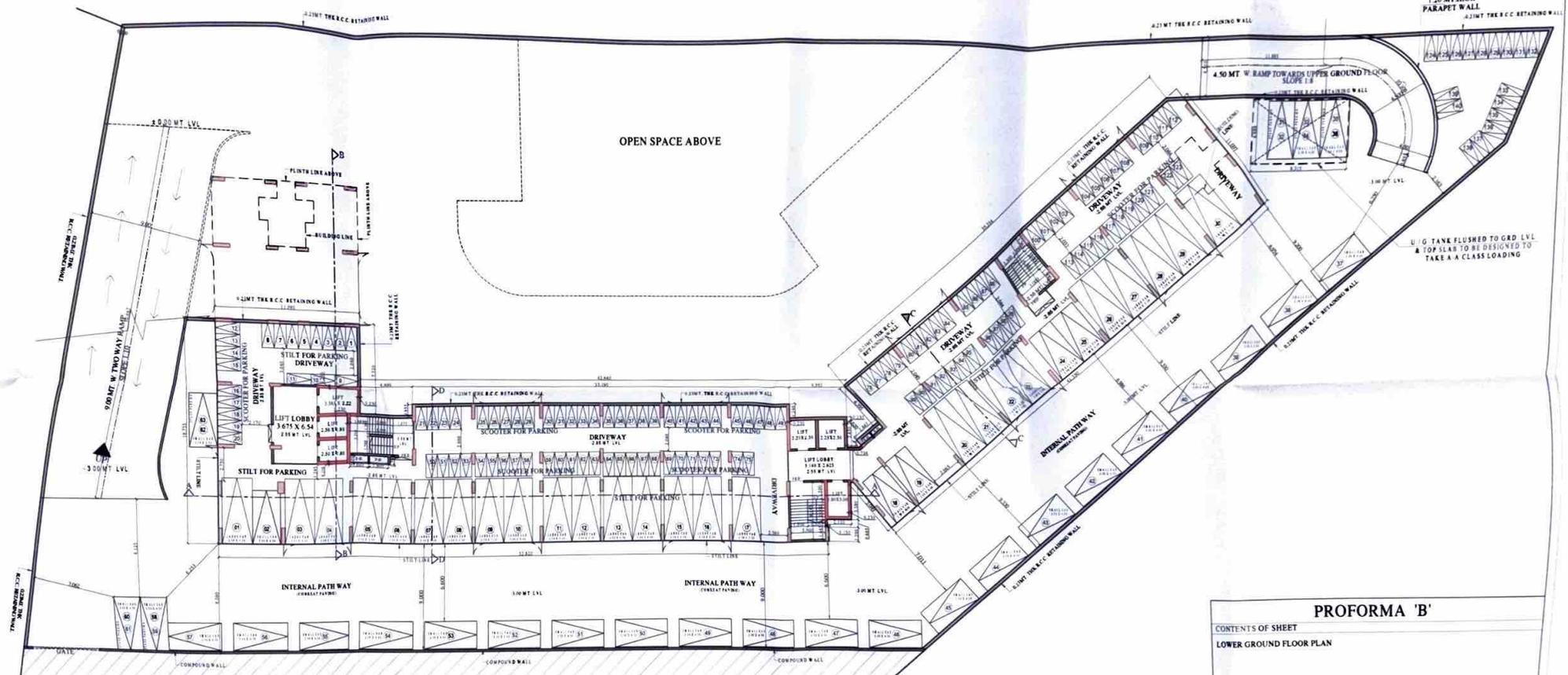
ub architects
602, B, Sarvodaya 11, Kher Nagar,
Bandra (East), Mumbai - 400034.
www.ubarchitects.in



STAMP OF DATE OF APPROVAL OF PLANS 14
 Approved Amended F-14 Subject to Conditions mentioned in this office
 RDA Letter No. EE/DP/PMAYA/MHADA/...../20
 Date:.....

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

Ex. Engr. /DAG/ Permission Cell / PMAYA/
 MHADA
BLDG.NO. 8
 LOWER GROUND FLOOR PLAN



U/G TANK FLUSHED TO GRD LVL & TOP SLAB TO BE DESIGNED TO TAKE A CLASS LOADING

PROFORMA 'B'

CONTENTS OF SHEET
 LOWER GROUND FLOOR PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA
 ON PRIVATE LAND BEARING GUT NO. 7/1, 7/2, 7/3, 7/3/2/A, 7/3/4/A, 7/3/4/B, 7/3/4/C,
 7/3/5/A AT TITWALA, MUMBAI, MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER/ARCHITECT/ENGINEER/PROF. A/ENGINEER/SCALE

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

Approved for Submission to the Officer in Charge of the Office of the Municipal Commissioner



BLDG.NO. 8

1ST TO 9TH FLOOR WITH TYPICAL FLOOR PLAN
LINE AREA DIAGRAM AND CALCULATION OF TYPICAL 1ST TO 9TH FLOOR
PLAN FOR RERA CARPET AREA CALC. OF FLAT
LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT
RERA CARPET AREA STATEMENT
WINDOW LIGHT VENTILATION STATEMENT OF TYPICAL FLATS

WINDOW LIGHT VENTILATION STATEMENT FOR FLAT 1ST TO 9TH FLOOR (TYPE - A)

NO.	TYPE	LOCATION ROOM	ROOM DIM.	PERMISSIBLE SIZE FLOOR AREA	PROPOSED
1	W	LIVING ROOM	3.70 X 2.90	10.73 SQ.MT	10.73 SQ.MT
2	W	BED ROOM	2.90 X 2.70	7.83 SQ.MT	7.83 SQ.MT
3	W	KITCHEN	2.70 X 2.70	7.29 SQ.MT	7.29 SQ.MT
4	W	STAIRCASE	1.80 X 1.80	3.24 SQ.MT	3.24 SQ.MT
5	W	TWOIL	1.80 X 1.80	3.24 SQ.MT	3.24 SQ.MT

RERA CARPET AREA STATEMENT OF PROP. BLDG. NO. 8

FLOOR	NO. OF FLATS	NO. OF WINDOWS	NO. OF TERRACES	RERA-CARPET TOTAL SQ. METERS
1ST TO 9TH FLOOR	108	108	108	108

PLAN FOR RERA CARPET AREA CALC. OF FLAT
SCALE: 1:100

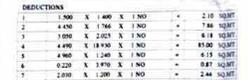


LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT
SCALE: 1:100



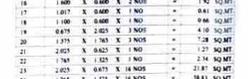
BUILT UP AREA DIAGRAM AND CALCULATION FOR TYPICAL FLOOR (1ST TO 9TH)

DESCRIPTION	AREA (SQ.MT)
1. 1.80 X 1.80 X 1 NO.	3.24
2. 2.70 X 2.70 X 1 NO.	7.29
3. 3.70 X 2.90 X 1 NO.	10.73
4. 2.90 X 2.70 X 1 NO.	7.83
5. 2.70 X 2.70 X 1 NO.	7.29
6. 1.80 X 1.80 X 1 NO.	3.24
7. 1.80 X 1.80 X 1 NO.	3.24
8. 1.80 X 1.80 X 1 NO.	3.24
9. 1.80 X 1.80 X 1 NO.	3.24
10. 1.80 X 1.80 X 1 NO.	3.24
11. 1.80 X 1.80 X 1 NO.	3.24
12. 1.80 X 1.80 X 1 NO.	3.24
13. 1.80 X 1.80 X 1 NO.	3.24
14. 1.80 X 1.80 X 1 NO.	3.24
15. 1.80 X 1.80 X 1 NO.	3.24
16. 1.80 X 1.80 X 1 NO.	3.24
17. 1.80 X 1.80 X 1 NO.	3.24
18. 1.80 X 1.80 X 1 NO.	3.24
19. 1.80 X 1.80 X 1 NO.	3.24
20. 1.80 X 1.80 X 1 NO.	3.24
21. 1.80 X 1.80 X 1 NO.	3.24
22. 1.80 X 1.80 X 1 NO.	3.24
23. 1.80 X 1.80 X 1 NO.	3.24
24. 1.80 X 1.80 X 1 NO.	3.24
TOTAL CONSTRUCTION AREA (11)	108.00



LINE AREA DIAGRAM FOR TYPICAL (1ST TO 9TH) FLOOR OF BLOCK - D

DESCRIPTION	AREA (SQ.MT)
1. 1.80 X 1.80 X 1 NO.	3.24
2. 2.70 X 2.70 X 1 NO.	7.29
3. 3.70 X 2.90 X 1 NO.	10.73
4. 2.90 X 2.70 X 1 NO.	7.83
5. 2.70 X 2.70 X 1 NO.	7.29
6. 1.80 X 1.80 X 1 NO.	3.24
7. 1.80 X 1.80 X 1 NO.	3.24
8. 1.80 X 1.80 X 1 NO.	3.24
9. 1.80 X 1.80 X 1 NO.	3.24
10. 1.80 X 1.80 X 1 NO.	3.24
11. 1.80 X 1.80 X 1 NO.	3.24
12. 1.80 X 1.80 X 1 NO.	3.24
13. 1.80 X 1.80 X 1 NO.	3.24
14. 1.80 X 1.80 X 1 NO.	3.24
15. 1.80 X 1.80 X 1 NO.	3.24
16. 1.80 X 1.80 X 1 NO.	3.24
17. 1.80 X 1.80 X 1 NO.	3.24
18. 1.80 X 1.80 X 1 NO.	3.24
19. 1.80 X 1.80 X 1 NO.	3.24
20. 1.80 X 1.80 X 1 NO.	3.24
21. 1.80 X 1.80 X 1 NO.	3.24
22. 1.80 X 1.80 X 1 NO.	3.24
23. 1.80 X 1.80 X 1 NO.	3.24
24. 1.80 X 1.80 X 1 NO.	3.24
TOTAL CONSTRUCTION AREA (11)	108.00



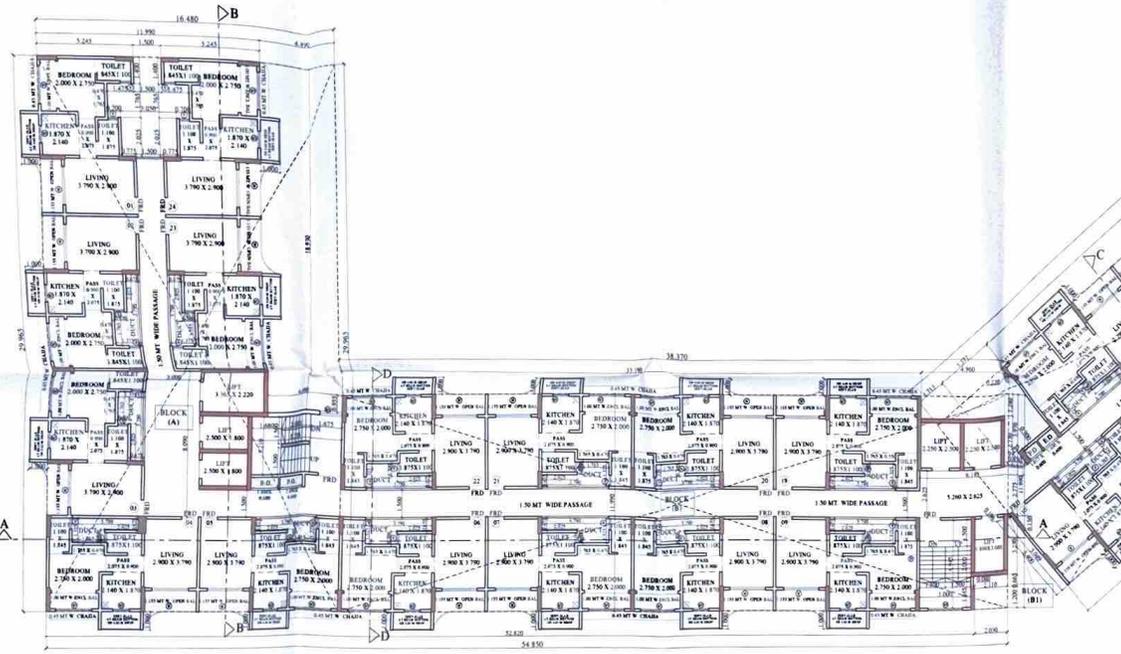
PROVIDED REFUGE AREA CALCULATION REFUGE AREA CALC. AT 7TH FLOOR

DESCRIPTION	AREA (SQ.MT)
1. 1.80 X 1.80 X 1 NO.	3.24
2. 2.70 X 2.70 X 1 NO.	7.29
3. 3.70 X 2.90 X 1 NO.	10.73
4. 2.90 X 2.70 X 1 NO.	7.83
5. 2.70 X 2.70 X 1 NO.	7.29
6. 1.80 X 1.80 X 1 NO.	3.24
7. 1.80 X 1.80 X 1 NO.	3.24
8. 1.80 X 1.80 X 1 NO.	3.24
9. 1.80 X 1.80 X 1 NO.	3.24
10. 1.80 X 1.80 X 1 NO.	3.24
11. 1.80 X 1.80 X 1 NO.	3.24
12. 1.80 X 1.80 X 1 NO.	3.24
13. 1.80 X 1.80 X 1 NO.	3.24
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15. 1.80 X 1.80 X 1 NO.	3.24
16. 1.80 X 1.80 X 1 NO.	3.24
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18. 1.80 X 1.80 X 1 NO.	3.24
19. 1.80 X 1.80 X 1 NO.	3.24
20. 1.80 X 1.80 X 1 NO.	3.24
21. 1.80 X 1.80 X 1 NO.	3.24
22. 1.80 X 1.80 X 1 NO.	3.24
23. 1.80 X 1.80 X 1 NO.	3.24
24. 1.80 X 1.80 X 1 NO.	3.24
TOTAL CONSTRUCTION AREA (11)	108.00

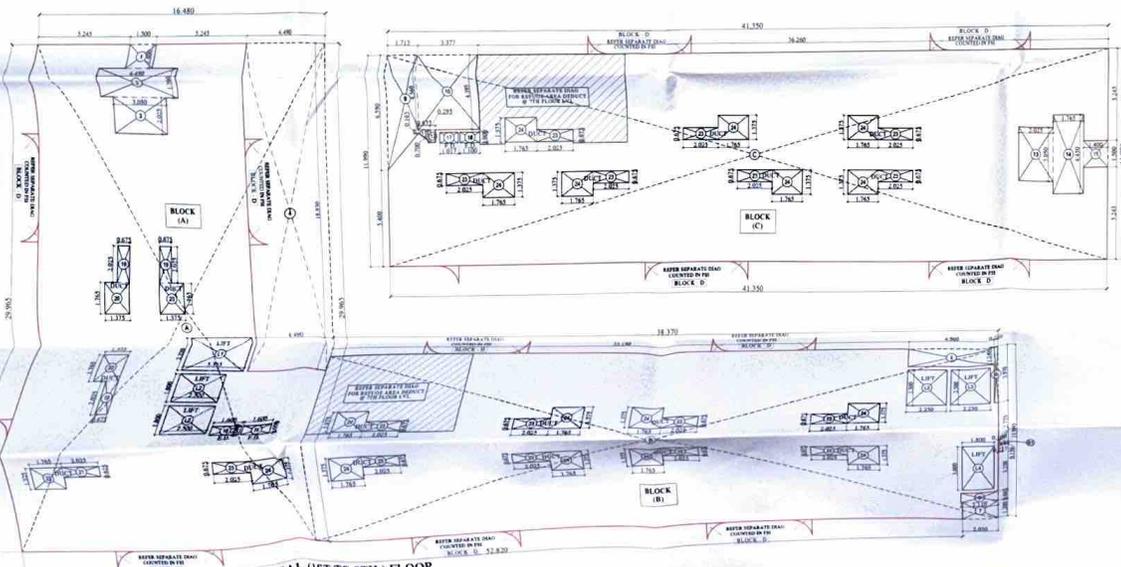


NET BUILT UP AREA TYPICAL (1ST TO 9TH) FLOOR

DESCRIPTION	AREA (SQ.MT)
1. 1.80 X 1.80 X 1 NO.	3.24
2. 2.70 X 2.70 X 1 NO.	7.29
3. 3.70 X 2.90 X 1 NO.	10.73
4. 2.90 X 2.70 X 1 NO.	7.83
5. 2.70 X 2.70 X 1 NO.	7.29
6. 1.80 X 1.80 X 1 NO.	3.24
7. 1.80 X 1.80 X 1 NO.	3.24
8. 1.80 X 1.80 X 1 NO.	3.24
9. 1.80 X 1.80 X 1 NO.	3.24
10. 1.80 X 1.80 X 1 NO.	3.24
11. 1.80 X 1.80 X 1 NO.	3.24
12. 1.80 X 1.80 X 1 NO.	3.24
13. 1.80 X 1.80 X 1 NO.	3.24
14. 1.80 X 1.80 X 1 NO.	3.24
15. 1.80 X 1.80 X 1 NO.	3.24
16. 1.80 X 1.80 X 1 NO.	3.24
17. 1.80 X 1.80 X 1 NO.	3.24
18. 1.80 X 1.80 X 1 NO.	3.24
19. 1.80 X 1.80 X 1 NO.	3.24
20. 1.80 X 1.80 X 1 NO.	3.24
21. 1.80 X 1.80 X 1 NO.	3.24
22. 1.80 X 1.80 X 1 NO.	3.24
23. 1.80 X 1.80 X 1 NO.	3.24
24. 1.80 X 1.80 X 1 NO.	3.24
TOTAL CONSTRUCTION AREA (11)	108.00



TYPICAL FLOOR PLAN (1ST TO 6TH, 8TH & 9TH FLOOR)
SCALE: 1:100



LINE AREA DIAGRAM FOR TYPICAL (1ST TO 9TH) FLOOR
SCALE: 1:100

PROFORMA 'B'

CONTENTS OF SHEET
1ST TO 9TH FLOOR WITH TYPICAL FLOOR PLAN
LINE AREA DIAGRAM AND CALCULATION OF TYPICAL 1ST TO 9TH FLOOR
PLAN FOR RERA CARPET AREA CALC. OF FLAT
LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT
RERA CARPET AREA STATEMENT
WINDOW LIGHT VENTILATION STATEMENT OF TYPICAL FLATS

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS Yojana ON PRIVATE LAND BEARING GUT NO. 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

NAME, SIGNATURE OF DEVELOPER OR HIS POWER ATTORNEY HOLDER
JAY GANESH DEVELOPERS
ASHISH GANGADHAR FADNIS
RANGADHAR FADNIS
Date: 2025-12-05
11:48:19 -05:30

NAME, SIGNATURE OF ARCHITECT
UJWAL SATISH BHOLE



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

Approved As Per the Subject Conditions Mentioned in the office of the City Engineer, Mumbai.



BLDG.NO. 8

7TH REFUGE FLOOR PLAN
TERRACE FLOOR PLAN
REFUGE AREA STATEMENT
LINE DIAG. FOR 7TH FLOOR REFUGE AREA
LINE DIAG. FOR 7TH FLOOR PLANTATION GARDEN

STATEMENT OF REFUGE AREA REQD BLDG. NO. 8 (AT 7TH FLR. LEVEL)

CONTRIBUTION
CONTRIBUTION AREA FOR REFUGES: AREA REMAINED IN EXISTING AND AREA OF PLANNING AREA NOT EXTENDING TO THE REFUGES AREA FOR REFUGES: AREA REMAINED IN EXISTING AND AREA OF PLANNING AREA NOT EXTENDING TO THE REFUGES AREA FOR REFUGES: AREA REMAINED IN EXISTING AND AREA OF PLANNING AREA NOT EXTENDING TO THE REFUGES AREA

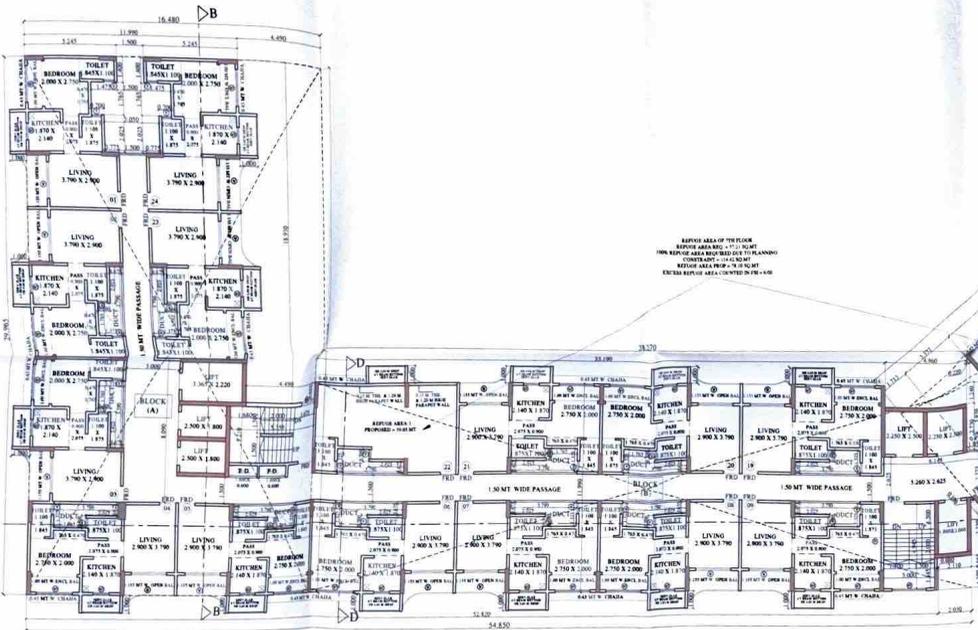
CONTRIBUTION AREA FOR REFUGES: 1171.31 SQ. MT. = TOTAL AREA OF 2 FLS. (1171.31 SQ. MT. + 2147.12 SQ. MT.) = 3318.43 SQ. MT.

CONTRIBUTION AREA FOR REFUGES: 1171.31 SQ. MT. = TOTAL AREA OF 2 FLS. (1171.31 SQ. MT. + 2147.12 SQ. MT.) = 3318.43 SQ. MT.

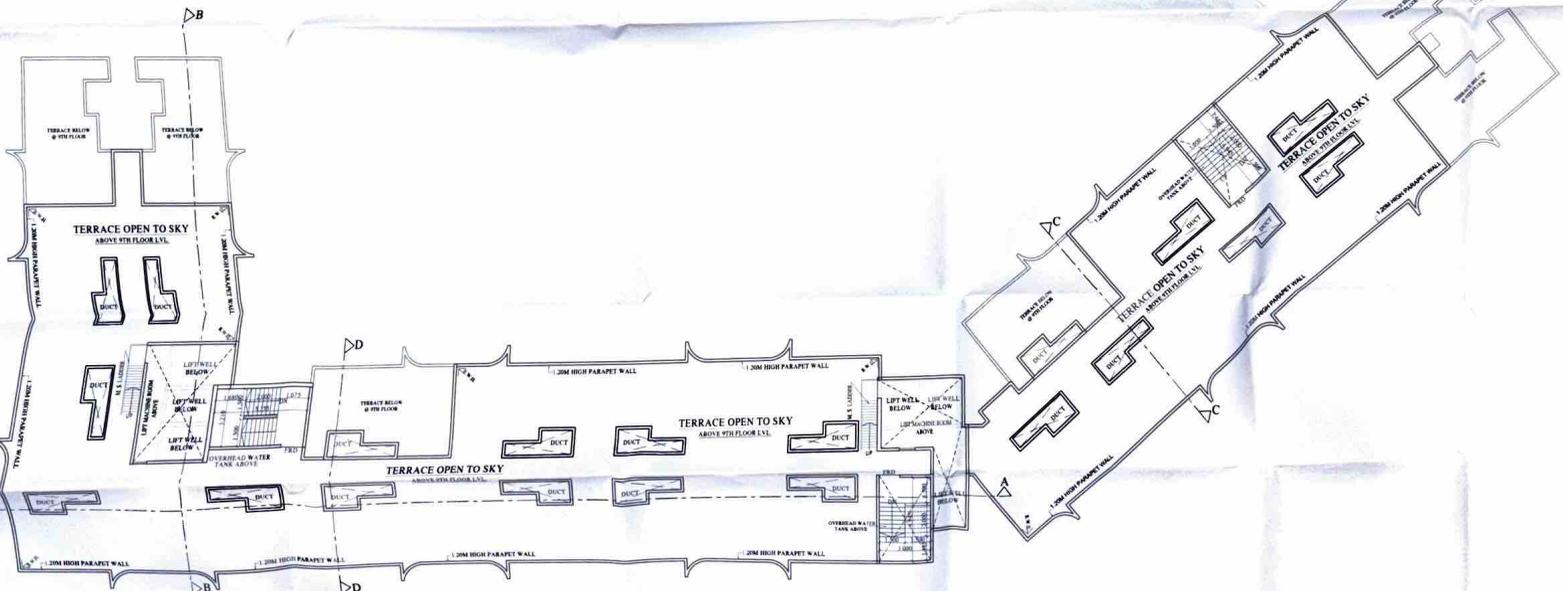
CONTRIBUTION AREA FOR REFUGES: 1171.31 SQ. MT. = TOTAL AREA OF 2 FLS. (1171.31 SQ. MT. + 2147.12 SQ. MT.) = 3318.43 SQ. MT.

CONTRIBUTION AREA FOR REFUGES: 1171.31 SQ. MT. = TOTAL AREA OF 2 FLS. (1171.31 SQ. MT. + 2147.12 SQ. MT.) = 3318.43 SQ. MT.

CONTRIBUTION AREA FOR REFUGES: 1171.31 SQ. MT. = TOTAL AREA OF 2 FLS. (1171.31 SQ. MT. + 2147.12 SQ. MT.) = 3318.43 SQ. MT.



7TH (REFUGE) FLOOR PLAN
SCALE: 1/80



TERRACE FLOOR PLAN
SCALE: 1/80

PROFORMA 'B'

CONTENTS OF SHEET
7TH (REFUGE) FLOOR PLAN
TERRACE FLOOR PLAN
REFUGE AREA STATEMENT
LINE DIAG. FOR 7TH FLOOR REFUGE AREA
LINE DIAG. FOR 7TH FLOOR PLANTATION GARDEN

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED APARTMENT BUILDING UNDER PRECAUTIONARY MASTRI A WAS YOGANA ON PRIVATE LAND BEARING GET NO. 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER
JAY GANESH
DEVELOPERS

ASHISH GANGADHAR R FADNAVIS
Digitally signed by ASHISH GANGADHAR R FADNAVIS
Date: 2025.12.05 11:49:40 +05'30'

JOB NO. AMUL/TAWAKAL
DATE 18-11-2025
DRAWN BY DEEPA A
SCALE AS SHOWN
CHECKED BY NAME OF DESIGN ARCHITECT

UJWAL SATISH BHOLE
NAME OF LICENSED ARCHITECT

KENZEN
111, Avenue 10ème, Gurgaon, India
Phone: 9810111111

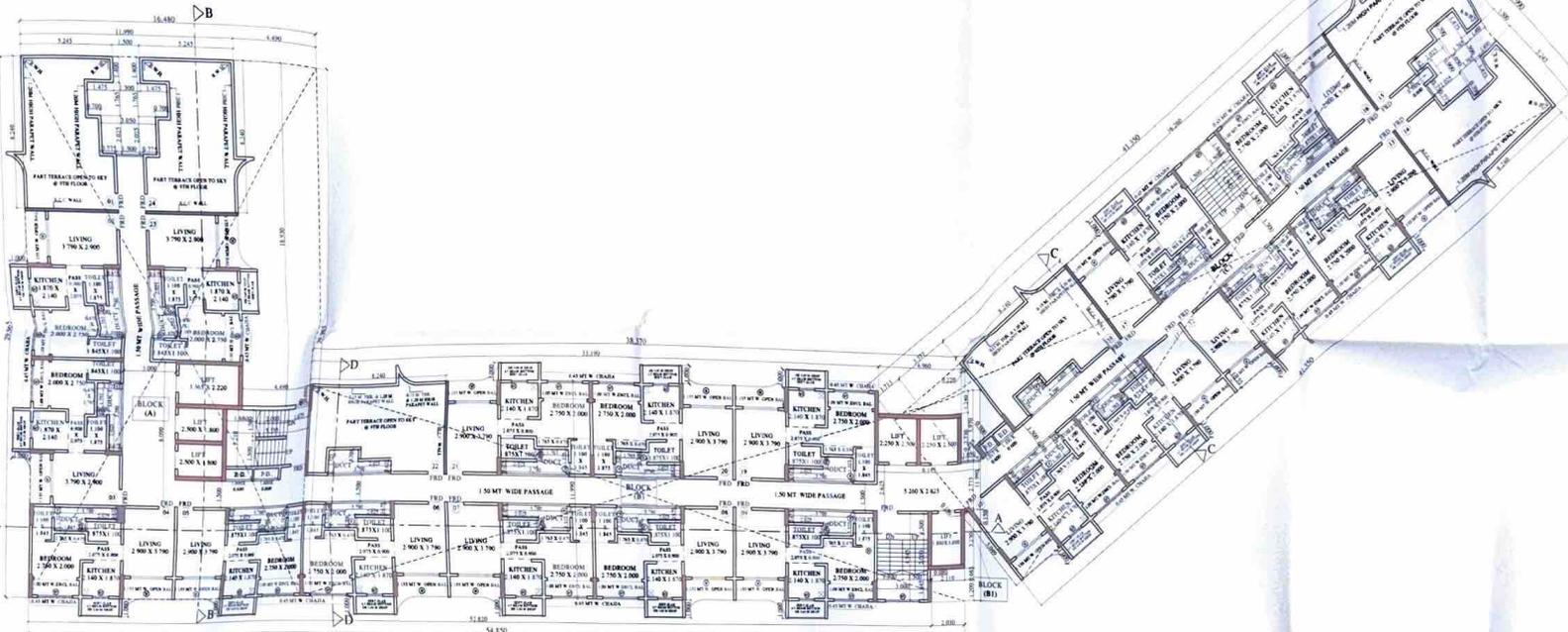
The Approval of The
Previous Plans Sanctioned
Under No. 16 F/89
Date 16/10/89
Is/Has Canceled

Approved As/Under Subject to Conditions Stipulated in this office
Order No. 16 F/89
Date 16/10/89

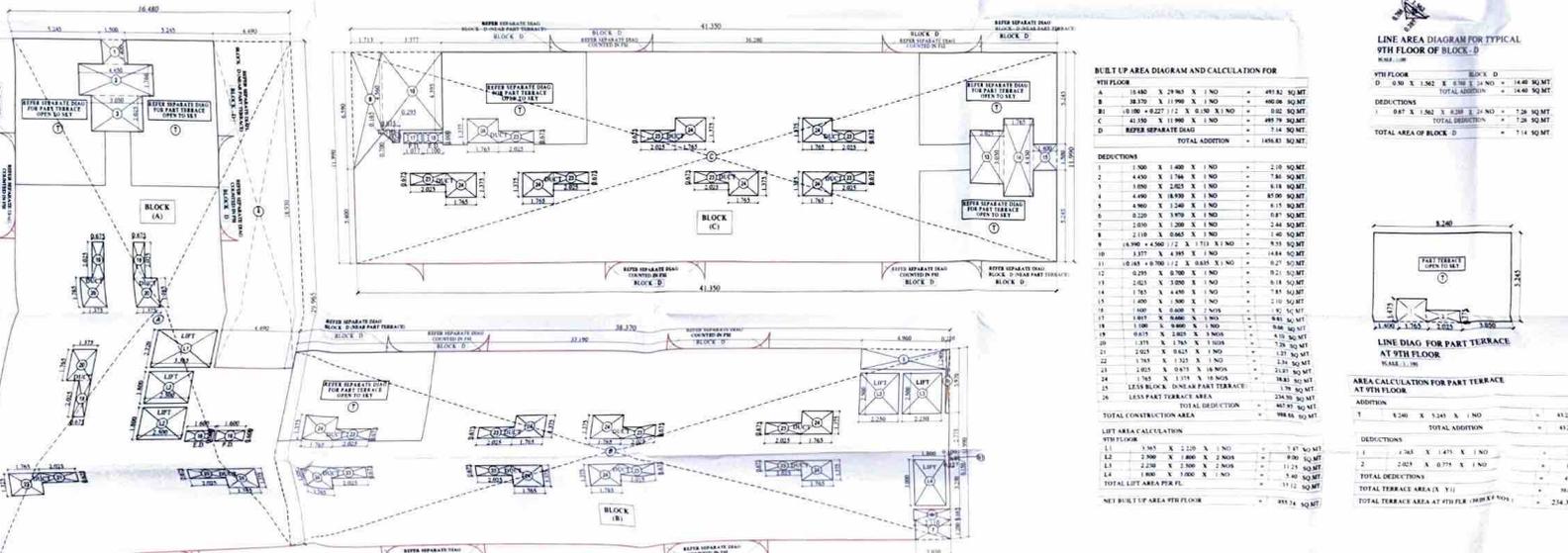
Dr. Datta Bhagya Prasad Desai, PRACTICE
ARCHITECTS

BLDG.NO. 8

1ST TO 4TH FTH & 9TH TYPICAL FLOOR PLAN
LINE AREA DIAGRAM AND CALCULATION OF TYPICAL 1ST TO 9TH FLOOR
PLAN FOR RERA CARPET AREA CALC. OF FLAT
LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT
RERA CARPET AREA STATEMENT
WINDOW LIGHT VENTILATION STATEMENT OF TYPICAL FLATS



9TH FLOOR PLAN (WITH PART TERRACE)



LINE AREA DIAGRAM FOR 9TH FLOOR

LINE AREA DIAGRAM FOR TYPICAL 9TH FLOOR OF BLOCK - D

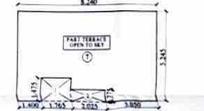
9TH FLOOR	BLOCK D	9TH FLOOR	BLOCK D
0. 6.90 X 3.362 X 6.91 X 1.00	= 14.40 SQ.MT	0. 6.90 X 3.362 X 6.91 X 1.00	= 14.40 SQ.MT
TOTAL ADDITION	= 14.40 SQ.MT	TOTAL ADDITION	= 14.40 SQ.MT
DEDUCTIONS		DEDUCTIONS	
1. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT	1. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
TOTAL DEDUCTION	= 0.42 SQ.MT	TOTAL DEDUCTION	= 0.42 SQ.MT
TOTAL AREA OF BLOCK - D	= 13.98 SQ.MT	TOTAL AREA OF BLOCK - D	= 13.98 SQ.MT

LINE AREA DIAGRAM FOR TYPICAL 9TH FLOOR OF BLOCK - D (NEAR PART TERRACE)

9TH FLOOR	BLOCK D	9TH FLOOR	BLOCK D
0. 6.90 X 3.362 X 6.91 X 1.00	= 14.40 SQ.MT	0. 6.90 X 3.362 X 6.91 X 1.00	= 14.40 SQ.MT
TOTAL ADDITION	= 14.40 SQ.MT	TOTAL ADDITION	= 14.40 SQ.MT
DEDUCTIONS		DEDUCTIONS	
1. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT	1. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
TOTAL DEDUCTION	= 0.42 SQ.MT	TOTAL DEDUCTION	= 0.42 SQ.MT
TOTAL AREA OF BLOCK - D	= 13.98 SQ.MT	TOTAL AREA OF BLOCK - D	= 13.98 SQ.MT

BUILT UP AREA DIAGRAM AND CALCULATION FOR 9TH FLOOR

A. 16.80 X 2.965 X 1.00	= 49.82 SQ.MT
B. 16.80 X 1.190 X 1.00	= 19.99 SQ.MT
C. 16.80 X 1.190 X 1.00	= 19.99 SQ.MT
D. 16.80 X 1.190 X 1.00	= 19.99 SQ.MT
TOTAL ADDITION	= 109.79 SQ.MT
DEDUCTIONS	
1. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
2. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
3. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
4. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
5. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
6. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
7. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
8. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
9. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
10. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
11. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
12. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
13. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
14. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
15. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
16. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
17. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
18. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
19. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
20. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
21. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
22. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
23. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
24. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
25. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
26. LESS PART TERRACE AREA	= 234.30 SQ.MT
TOTAL DEDUCTION	= 109.79 SQ.MT
TOTAL CONSTRUCTION AREA	= 109.79 SQ.MT
LIFT AREA CALCULATION	
1. 1.765 X 2.210 X 1.00	= 3.90 SQ.MT
2. 2.200 X 1.800 X 1.00	= 3.96 SQ.MT
3. 2.200 X 1.800 X 1.00	= 3.96 SQ.MT
4. 1.800 X 1.800 X 1.00	= 3.24 SQ.MT
TOTAL LIFT AREA FOR FLAT	= 15.06 SQ.MT
NET BUILT UP AREA 9TH FLOOR	= 95.74 SQ.MT



LINE DIAG FOR PART TERRACE AT 9TH FLOOR

AREA CALCULATION FOR PART TERRACE AT 9TH FLOOR

1. 8.240 X 3.343 X 1.00	= 27.54 SQ.MT
TOTAL ADDITION	= 27.54 SQ.MT
DEDUCTIONS	
1. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
2. 0.87 X 1.862 X 0.22 X 1.00	= 0.42 SQ.MT
TOTAL DEDUCTIONS	= 0.84 SQ.MT
TOTAL TERRACE AREA AT 9TH FLOOR (NET BUILT UP)	= 26.70 SQ.MT

PROFORMA 'B'

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1ST TO 4TH FTH & 9TH TYPICAL FLOOR PLAN
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LINE DIAG. FOR RERA CARPET AREA CALC. OF FLAT
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WINDOW LIGHT VENTILATION STATEMENT OF TYPICAL FLATS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSE AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA ON PRIVATE LAND BEARING GUT NO. 70, 72, 73, 73A/2, 73A/4, 73A/8, 73A/9, 73A, A AT FTH ALA, M. NEHAL MAHARASHTRA

NAME, SIGNATURE OF DEVELOPER/OWNER/ENGINEER/ ATTORNEY HOLDER

JAY GANESH DEVELOPERS

ASHISH GANGADHAR R FADNAVIS Digitally signed by ASHISH GANGADHAR R FADNAVIS Date: 2025.12.05 11:50:48 +05:30

30, BUTTERFLY BRANDBACH MEADOWS, MAHARASHTRA, INDIA
MUMBAI (INDIA)

NAME, SIGNATURE OF ARCHITECT

UJWAL SATISH BHOLE

DR. DATTABHAI DESAI & CO. ARCHITECTS

18/11/2025

SCALE: AS SHOWN

KENZEN

Agreement made/Plan Subject to Conditions mentioned in this plan
As per U.C. 150, PUNJAB/INDIA
Date: _____
By: _____

As per City Municipal Act / PART B
INDIA

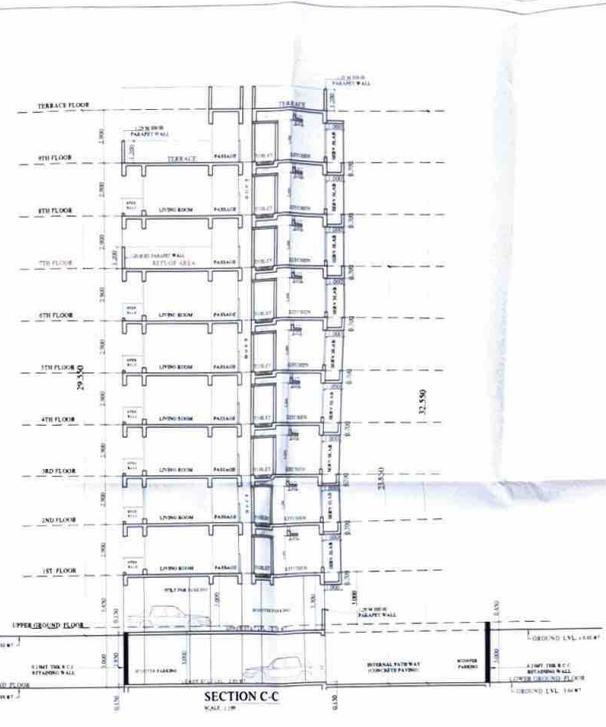
The Approval of the
Previous Plans Sanctioned
Under No. _____ is Here
Date: _____
Plan Cancelled

BLDG. NO. 8

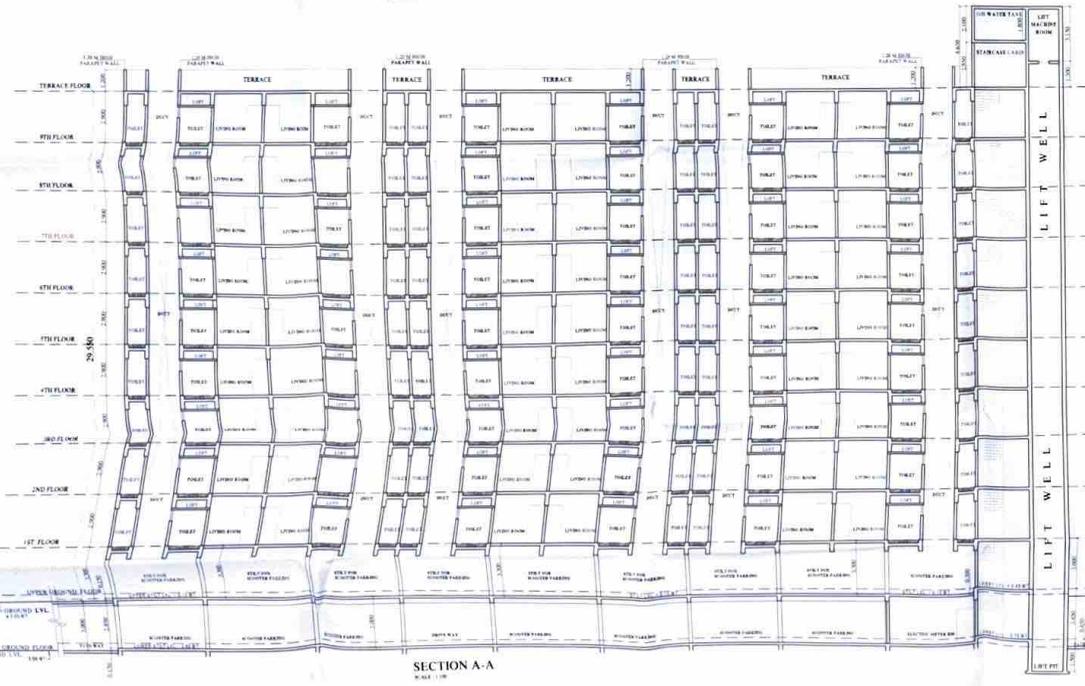
SECTION A, A-B, C, C-D, D
SECTION THROUGH STACK PARKING



SECTION B-B
SCALE: 1/8"



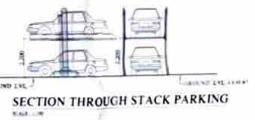
SECTION C-C
SCALE: 1/8"



SECTION A-A
SCALE: 1/8"



SECTION D-D
SCALE: 1/8"



SECTION THROUGH STACK PARKING
SCALE: 1/8"

PROFORMA 'B'
CONTENTS OF SHEET
SECTION A, A-B, B
SECTION C, C-D, D
SECTION THROUGH STACK PARKING

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS YOJANA
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NAME, SIGNATURE OF DEVELOPER/NERPOWER OF ATTORNEY HOLDER
JAY GANESH
DEVELOPERS

ASHISH GANGADHA R FADNAVIS
Digitally signed by
ASHISH GANGADHA R FADNAVIS
Date: 2025.12.05 11:51:54 +05'30'

JOB NO. _____
DRAWN BY: AMOLTA WARKAL
CHECKED BY: DEEPAK A
NAME OF DESIGN ARCHITECT

DATE: 18-11-2023
SCALE: AS SHOWN

KENZEN
111, Nehru Park, Gurgaon, Haryana, India
Member: 020761

NAME OF LICENSED ARCHITECT
UJWAL SATISH BHOLE

NORTH



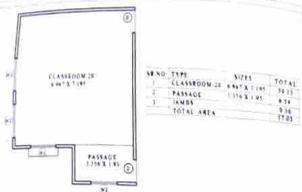
Approved As per ... of the Office of the Municipal Commissioner, Mumbai.



SCHOOL BLDG. (AMENITY PLOT)

The Approval of The Previous Plans is acknowledged Under No. ... to Here

CARPET AREA CALCULATION OF SINGLE UNIT TENEMENT
TERRACE FLOOR PLAN
RERA CARPET AREA STATEMENT
SECTION - A - A & B - B
ELEVATION



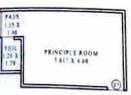
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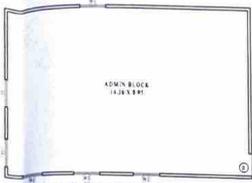
LIBRARY, CLASSROOM - 5 & 13
SCALE: 1:100



CLASSROOM 21
SCALE: 1:100



PRINCIPLE ROOM
SCALE: 1:100



ADMIN BLOCK / COMPUTE LAB / CLASSROOM-12
SCALE: 1:100



INFIRMARY
SCALE: 1:100



FEE DEPOSIT
SCALE: 1:100



STAFF ROOM, CLASSROOM - 10, 11, 18 & 19
SCALE: 1:100



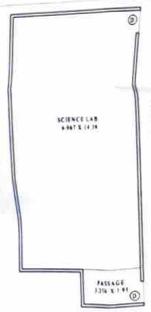
CLASSROOM - 1, 4, 6, 9, 14 & 17
SCALE: 1:100



CLASSROOM - 3, 8 & 16
SCALE: 1:100



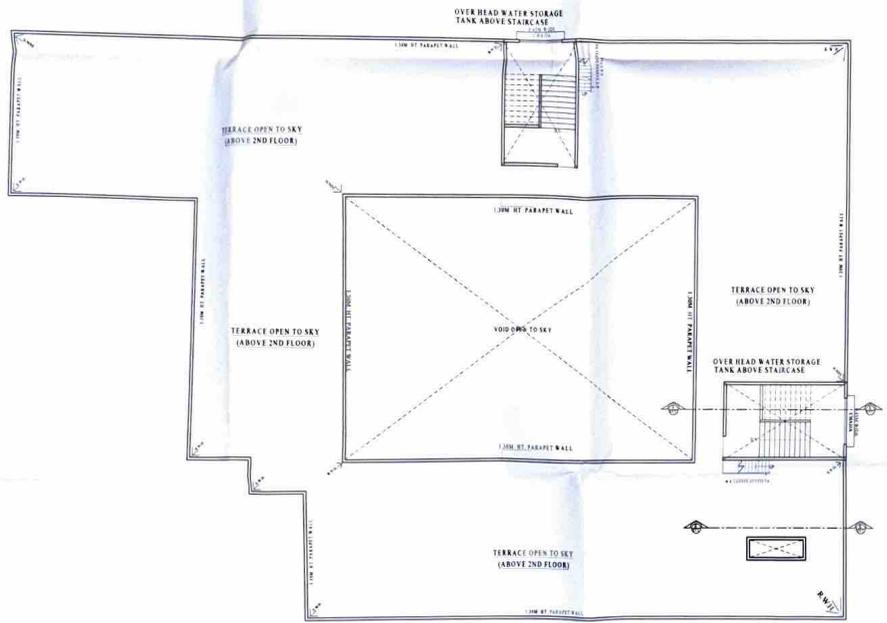
CLASSROOM - 7, 15, 2
SCALE: 1:100



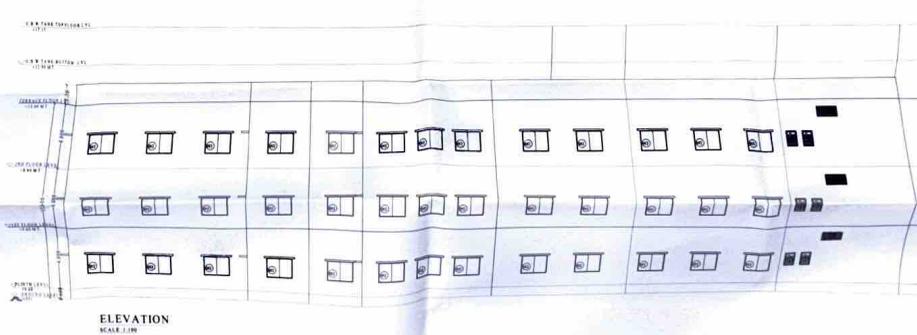
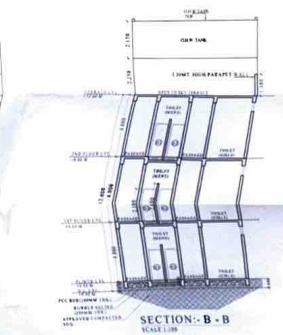
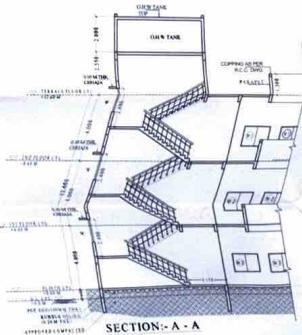
SCIENCE LAB
SCALE: 1:100



LIBRARY, CLASSROOM - 5 & 13
SCALE: 1:100



TERRACE FLOOR PLAN
SCALE: 1:100



PROFORMA 'B'

CONTENTS OF SHEET
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BUILT UP AREA STATEMENT IN SQ. MET.
LIGHT VENTILATION STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS YOJANA ON PRIVATE LAND BEARING GUT NO. 73/2A, 73/2A, 73/2A, 73/2A, 73/2A AT TITWALA, MUMBAI, MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER
ASHISH GANGADHAR
Developers
Digitally signed by
ASHISH GANGADHAR
FADNAVIS
R FADNAVIS Date: 2025.12.05 11:55:18 +05'30'

DRAWN BY: TADAKKIL DATE: 18/11/2025
CHECKED BY: DEEPA K SCALE: AS SHOWN
NAME OF LICENSED ARCHITECT



