



**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. अ.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 20,000m<sup>2</sup> 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 २०१८.
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 20,000.00m<sup>2</sup> 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**



SCALE 1:500



INPA AREA														NON INPA AREA																
PROJ	TOTAL AC	NO OF	NO OF	ENS	RAI	NO OF FLOORS	BUILDING	ROCKERS	REINFORCED	EDGELANDS	CURB	TOTAL NET	CURB	TOTAL NET	CLUBHOUSE	DET. AREA	DET. AREA	DET. AREA	LAKE	STADIUM	SPORT	REFUG. AREA	GRASSY	UNGRADED	POSSIBLE	SHORELINE	STP	PAV	TOTAL NON	TOTAL AC
BUILDING	OF BLOCK	FIR					(ACRFT)	AREA	CONCRETE		AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
GREEN ZONE AREA														GREEN ZONE AREA																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
1	2	3	4	5	6	7	8	9	10																					

SHOWN IN YELLOW DOTTED COLOUR  
PROP. PHY. R. O. SHOWN IN GREEN WASH COLOUR.



Es. Engr. Raju Perumal Pillai / PMS

The Approval of The  
Previous Plans Sanctioned  
Under No. \_\_\_\_\_  
Date \_\_\_\_\_ is H



PARKING RATIO AT BLDG NO 2-			
TOTAL CAR PARKING REQUIRED			112 NOS
PARKING RATIO 1:10% LARGE CAR & 10% SMALL CAR			
LARGE PARKING 10% RATIO 1:10			56 NOS
SMALL PARKING 10% RATIO 1:10			56 NOS
TOTAL NOS OF CAR PARKING PROVIDED IN RATIO			112 NOS
FLOOR	NO OF CARS		TOTAL
	SMALL (500 Ltrs & b/w)	LARGE (1100 Ltrs & b/w)	
OFFICE GROUND	47 CARS	42 CARS	89 CARS
LOWER GROUND	10 CARS	12 CARS	22 CARS
TOTAL	57 CARS	54 CARS	112 CARS

BLDG NO	CAR PARKING		SCOOTER PARKING		MINI BUS PARKING	
	REQ	PROP	REQ	PROP	REQ	PROP
SCHOOL	7.00 NOS	6.00 NOS	45.00 NOS	47.00 NOS	18.00 NOS	18.00 NOS
TOTAL PARKING FOR SCHOOL BLDG	85 NOS	84 NOS	45 NOS	45 NOS	18 NOS	18 NOS

[illegible]

BLDG NO	COST PARKING		RECYCLER PARKING	
	ALQD	PROP	REQD	PROP
BLDG NO 1	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 2	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 3	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 4	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 5	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 6	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 7	112 NOS	112 NOS	112 NOS	112 NOS
BLDG NO 8	112 NOS	112 NOS	112 NOS	112 NOS
TOTAL ASPER CALC FOR ALL COMPOSITE PARKING REQD	112 NOS	112 NOS	112 NOS	112 NOS
SAF	112 NOS	112 NOS	112 NOS	112 NOS
TOTAL PARKING FOR ALL BLDG	112 NOS	112 NOS	112 NOS	112 NOS

NOTE: REFER BUILDING W/ PARKING STATEMENT FOR CALC OF REQUIREMENT.

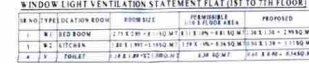
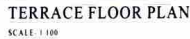
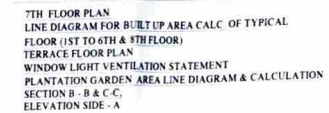
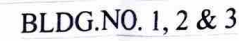
OCCUPANCY	SIZE OF TENEMENTS	PARKING SPACE REQUIRED BY RULES NON-GARAGED AREA
SCHOOL AND THE ADMINISTRATIVE OFFICES OF THE DISTRICT HEALTH DEPARTMENT	FOR OVER 1000 PERSONS, GARAGE SPACE FOR EACH PERSON, PLUS ONE CAR AND BUS AREA OF 10' x 10' PER BUS	3 PER BUS CAR SCOUTER
TOTAL PARKING REQ'D		
ACTIVITY AREA		
Other Massed and Corporation in MMS are excepted From M.C.		MULTIPLYING FACTOR 0.90
TOTAL PARKING REQ'D		CAR
TOTAL PRIVATE REQ'D		
2) PUBLIC BUILDING FOR EVERY FLOOR 100 SQ. FT. PER FLOOR		
1 BUS FOR EVERY 40 VEHICLES OR 10 VEHICLES FOR EVERY TENEMENT OF TWENTY OR MORE PERSONS 400 SQ. FT. PER GARAGE AREA OF 10' x 10' AND 800 SQ. FT. STUDENT AREA BEING IN MT 100 SQ. FT. PER BUS		MINIMUM 10' x 10' BUS 20' x 20' CAR
TOTAL PARKING REQ'D		
ACTIVITY AREA		
Other Massed and Corporation in MMS are excepted From M.C.		MINIMUM 10' x 10' BUS 20' x 20' CAR
TOTAL PARKING REQ'D		
TOTAL PARKING REQUIRED BY		
TOTAL PRIVATE		

[illegible]









**CONTENTS OF SHEET**  
 TYPICAL FLOOR PLAN  
 LINE DIAGRAM FOR BUILT UP AREA CALC. OF TYPICAL FLOOR (1ST TO 8TH & 8TH FLOOR)  
 TERRACE FLOOR PLAN  
 WINDOW LIGHT VENTILATION STATEMENT PLAN  
 PLANTATION GARDEN AREA LINE DIAGRAM & CALCULATION  
 SECTION B - B  
 ELEVATION SIDE - A  
**DESCRIPTION OF PROPOSAL & PROPERTY**  
 PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS YOGI  
 PRIVATE LAND AREA: 100.00 SQ. M. 73/2A, 73/4A, 73/4B, 73/4C, 73/5A AT T  
 100.00 SQ. M. 73/2A, 73/4A, 73/4B, 73/4C, 73/5A AT T

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

JAY GANESH  
DEVELOPERS

ASHISH

Digitally signed

ASHISH GANGADHAR FADNAVIS  
Digitally signed by ASHISH GANGADHAR FADNAVIS  
Date: 2025.12.05 11:36:55 +05'30'

Digitally signed by  
ASHISH GANGADHAR

A FADNAVIS  
Date: 2025.12.05

11:36:55 +05'30'

AUTHORIZED SIGNATURE

18-11-2024  
A. C. CHOWAN



402 8 10/10/00 11 11/10/00  
8/10/00 11/10/00 11/10/00  
11/10/00 11/10/00 11/10/00

**UJWAL  
SATISH  
BHOLE**



As per Approved / As Subject to Conditions mentioned in this office  
No. Letter No. 112/20/2019/MH/04/01/2022

En. Engg. Dayanandeshwar D. / P/001/4  
MUMBAI

The Approval of the  
Previous Plans Sanctioned  
Under No. \_\_\_\_\_ Is 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,



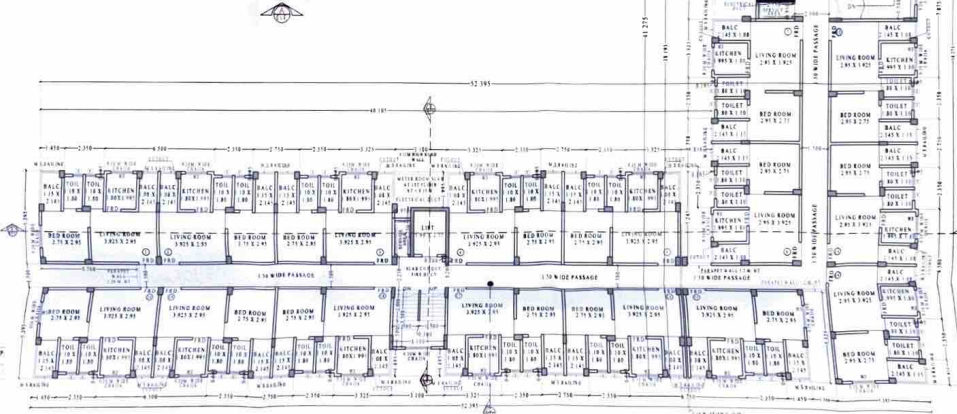
GROUND FLOOR PLAN

BLDG. TYPICAL UNIT PLAN		CARPET AREA CALCULATION	
W/AREA	NO. OF UNITS	BLDG. TYPE	TOTAL
1. LIVING ROOM	1	1. LIVING ROOM	11.79
2. BED ROOM	1	2. BED ROOM	11.79
3. KITCHEN	1	3. KITCHEN	11.79
4. TOILET	1	4. TOILET	11.79
5. BALCONY	1	5. BALCONY	11.79
6. INTERNAL	1	6. INTERNAL	11.79
7. TOTAL AREA	1	7. TOTAL AREA	11.79

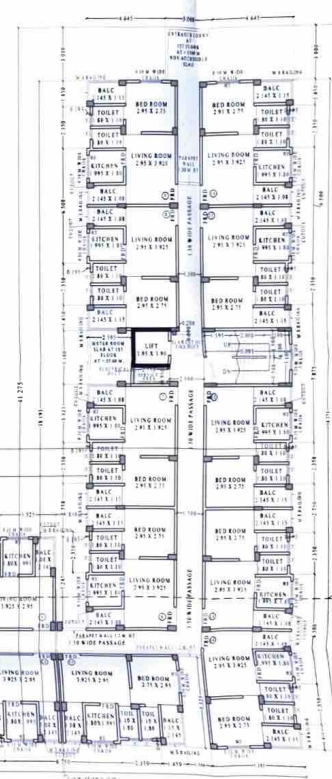
BLDG. NO. 4							
BUILT UP AREA (F.S.I) STATEMENT IN SQ. MT.							
FLOORS	CONSTRUCTION AREA	LESS LEFT SIDE AREA	LESS RIGHT SIDE AREA	LESS CENTER ROOM AREA	NET BUILT UP AREA	LESS 10% REPOSED AREA	NET BUILT UP AREA
GROUND FLOOR	852.22	8.36		18.00	825.86		825.86
1ST TO 7TH & 9TH	710.00	8.36			701.64		701.64
TOTAL	1562.22	16.72		18.00	1527.50		1527.50

RERA CARPET AREA STATEMENT OF PROOF BLDG. NO. 4

BUILDINGS	FLOOR TYPE	FLOOR NO	NO OF FLOORS	NO OF FLOORS	PLANNED AREA (SQ. MT)	ACTUAL AREA (SQ. MT)
GROUND FLOOR	TYPE A	1 TO 10	10	10	20.00	20.00
1ST TO 7TH & 9TH	TYPE A	1 TO 10	10	10	20.00	20.00
PERMITTED FLOOR	TYPE A	1 TO 10	10	10	20.00	20.00
TOTAL NO OF FLOORS						



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



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 AWA YOSANA ON  
PRIVATE LAND BEARING LOT NO. 102A, 102B, 102C, 102D, 102E, 102F, 102G, 102H, 102I, 102J, 102K, 102L, 102M, 102N, 102O, 102P, 102Q, 102R, 102S, 102T, 102U, 102V, 102W, 102X, 102Y, 102Z, 103A, 103B, 103C, 103D, 103E, 103F, 103G, 103H, 103I, 103J, 103K, 103L, 103M, 103N, 103O, 103P, 103Q, 103R, 103S, 103T, 103U, 103V, 103W, 103X, 103Y, 103Z, 104A, 104B, 104C, 104D, 104E, 104F, 104G, 104H, 104I, 104J, 104K, 104L, 104M, 104N, 104O, 104P, 104Q, 104R, 104S, 104T, 104U, 104V, 104W, 104X, 104Y, 104Z, 105A, 105B, 105C, 105D, 105E, 105F, 105G, 105H, 105I, 105J, 105K, 105L, 105M, 105N, 105O, 105P, 105Q, 105R, 105S, 105T, 105U, 105V, 105W, 105X, 105Y, 105Z, 106A, 106B, 106C, 106D, 106E, 106F, 106G, 106H, 106I, 106J, 106K, 106L, 106M, 106N, 106O, 106P, 106Q, 106R, 106S, 106T, 106U, 106V, 106W, 106X, 106Y, 106Z, 107A, 107B, 107C, 107D, 107E, 107F, 107G, 107H, 107I, 107J, 107K, 107L, 107M, 107N, 107O, 107P, 107Q, 107R, 107S, 107T, 107U, 107V, 107W, 107X, 107Y, 107Z, 108A, 108B, 108C, 108D, 108E, 108F, 108G, 108H, 108I, 108J, 108K, 108L, 108M, 108N, 108O, 108P, 108Q, 108R, 108S, 108T, 108U, 108V, 108W, 108X, 108Y, 108Z, 109A, 109B, 109C, 109D, 109E, 109F, 109G, 109H, 109I, 109J, 109K, 109L, 109M, 109N, 109O, 109P, 109Q, 109R, 109S, 109T, 109U, 109V, 109W, 109X, 109Y, 109Z, 110A, 110B, 110C, 110D, 110E, 110F, 110G, 110H, 110I, 110J, 110K, 110L, 110M, 110N, 110O, 110P, 110Q, 110R, 110S, 110T, 110U, 110V, 110W, 110X, 110Y, 110Z, 111A, 111B, 111C, 111D, 111E, 111F, 111G, 111H, 111I, 111J, 111K, 111L, 111M, 111N, 111O, 111P, 111Q, 111R, 111S, 111T, 111U, 111V, 111W, 111X, 111Y, 111Z, 112A, 112B, 112C, 112D, 112E, 112F, 112G, 112H, 112I, 112J, 112K, 112L, 112M, 112N, 112O, 112P, 112Q, 112R, 112S, 112T, 112U, 112V, 112W, 112X, 112Y, 112Z, 113A, 113B, 113C, 113D, 113E, 113F, 113G, 113H, 113I, 113J, 113K, 113L, 113M, 113N, 113O, 113P, 113Q, 113R, 113S, 113T, 113U, 113V, 113W, 113X, 113Y, 113Z, 114A, 114B, 114C, 114D, 114E, 114F, 114G, 114H, 114I, 114J, 114K, 114L, 114M, 114N, 114O, 114P, 114Q, 114R, 114S, 114T, 114U, 114V, 114W, 114X, 114Y, 114Z, 115A, 115B, 115C, 115D, 115E, 115F, 115G, 115H, 115I, 115J, 115K, 115L, 115M, 115N, 115O, 115P, 115Q, 115R, 115S, 115T, 115U, 115V, 115W, 115X, 115Y, 115Z, 116A, 116B, 116C, 116D, 116E, 116F, 116G, 116H, 116I, 116J, 116K, 116L, 116M, 116N, 116O, 116P, 116Q, 116R, 116S, 116T, 116U, 116V, 116W, 116X, 116Y, 116Z, 117A, 117B, 117C, 117D, 117E, 117F, 117G, 117H, 117I, 117J, 117K, 117L, 117M, 117N, 117O, 117P, 117Q, 117R, 117S, 117T, 117U, 117V, 117W, 117X, 117Y, 117Z, 118A, 118B, 118C, 118D, 118E, 118F, 118G, 118H, 118I, 118J, 118K, 118L, 118M, 118N, 118O, 118P, 118Q, 118R, 118S, 118T, 118U, 118V, 118W, 118X, 118Y, 118Z, 119A, 119B, 119C, 119D, 119E, 119F, 119G, 119H, 119I, 119J, 119K, 119L, 119M, 119N, 119O, 119P, 119Q, 119R, 119S, 119T, 119U, 119V, 119W, 119X, 119Y, 119Z, 120A, 120B, 120C, 120D, 120E, 120F, 120G, 120H, 120I, 120J, 120K, 120L, 120M, 120N, 120O, 120P, 120Q, 120R, 120S, 120T, 120U, 120V, 120W, 120X, 120Y, 120Z, 121A, 121B, 121C, 121D, 121E, 121F, 121G, 121H, 121I, 121J, 121K, 121L, 121M, 121N, 121O, 121P, 121Q, 121R, 121S, 121T, 121U, 121V, 121W, 121X, 121Y, 121Z, 122A, 122B, 122C, 122D, 122E, 122F, 122G, 122H, 122I, 122J, 122K, 122L, 122M, 122N, 122O, 122P, 122Q, 122R, 122S, 122T, 122U, 122V, 122W, 122X, 122Y, 122Z, 123A, 123B, 123C, 123D, 123E, 123F, 123G, 123H, 123I, 123J, 123K, 123L, 123M, 123N, 123O, 123P, 123Q, 123R, 123S, 123T, 123U, 123V, 123W, 123X, 123Y, 123Z, 124A, 124B, 124C, 124D, 124E, 124F, 124G, 124H, 124I, 124J, 124K, 124L, 124M, 124N, 124O, 124P, 124Q, 124R, 124S, 124T, 124U, 124V, 124W, 124X, 124Y, 124Z, 125A, 125B, 125C, 125D, 125E, 125F, 125G, 125H, 125I, 125J, 125K, 125L, 125M, 125N, 125O, 125P, 125Q, 125R, 125S, 125T, 125U, 125V, 125W, 125X, 125Y, 125Z, 126A, 126B, 126C, 126D, 126E, 126F, 126G, 126H, 126I, 126J, 126K, 126L, 126M, 126N, 126O, 126P, 126Q, 126R, 126S, 126T, 126U, 126V, 126W, 126X, 126Y, 126Z, 127A, 127B, 127C, 127D, 127E, 127F, 127G, 127H, 127I, 127J, 127K, 127L, 127M, 127N, 127O, 127P, 127Q, 127R, 127S, 127T, 127U, 127V, 127W, 127X, 127Y, 127Z, 128A, 128B, 128C, 128D, 128E, 128F, 128G, 128H, 128I, 128J, 128K, 128L, 128M, 128N, 128O, 128P, 128Q, 128R, 128S, 128T, 128U, 128V, 128W, 128X, 128Y, 128Z, 129A, 129B, 129C, 129D, 129E, 129F, 129G, 129H, 129I, 129J, 129K, 129L, 129M, 129N, 129O, 129P, 129Q, 129R, 129S, 129T, 129U, 129V, 129W, 129X, 129Y, 129Z, 130A, 130B, 130C, 130D, 130E, 130F, 130G, 130H, 130I, 130J, 130K, 130L, 130M, 130N, 130O, 130P, 130Q, 130R, 130S, 130T, 130U, 130V, 130W, 130X, 130Y, 130Z, 131A, 131B, 131C, 131D, 131E, 131F, 131G, 131H, 131I, 131J, 131K, 131L, 131M, 131N, 131O, 131P, 131Q, 131R, 131S, 131T, 131U, 131V, 131W, 131X, 131Y, 131Z, 132A, 132B, 132C, 132D, 132E, 132F, 132G, 132H, 132I, 132J, 132K, 132L, 132M, 132N, 132O, 132P, 132Q, 132R, 132S, 132T, 132U, 132V, 132W, 132X, 132Y, 132Z, 133A, 133B, 133C, 133D, 133E, 133F, 133G, 133H, 133I, 133J, 133K, 133L, 133M, 133N, 133O, 133P, 133Q, 133R, 133S, 133T, 133U, 133V, 133W, 133X, 133Y, 133Z, 134A, 134B, 134C, 134D, 134E, 134F, 134G, 134H, 134I, 134J, 134K, 134L, 134M, 134N, 134O, 134P, 134Q, 134R, 134S, 134T, 134U, 134V, 134W, 134X, 134Y, 134Z, 135A, 135B, 135C, 135D, 135E, 135F, 135G, 135H, 135I, 135J, 135K, 135L, 135M, 135N, 135O, 135P, 135Q, 135R, 135S, 135T, 135U, 135V, 135W, 135X, 135Y, 135Z, 136A, 136B, 136C, 136D, 136E, 136F, 136G, 136H, 136I, 136J, 136K, 136L, 136M, 136N, 136O, 136P, 136Q, 136R, 136S, 136T, 136U, 136V, 136W, 136X, 136Y, 136Z, 137A, 137B, 137C, 137D, 137E, 137F, 137G, 137H, 137I, 137J, 137K, 137L, 137M, 137N, 137O, 137P, 137Q, 137R, 137S, 137T, 137U, 137V, 137W, 137X, 137Y, 137Z, 138A, 138B, 138C, 138D, 138E, 138F, 138G, 138H, 138I, 138J, 138K, 138L, 138M, 138N, 138O, 138P, 138Q, 138R, 138S, 138T, 138U, 138V, 138W, 138X, 138Y, 138Z, 139A, 139B, 139C, 139D, 139E, 139F, 139G, 139H, 139I, 139J, 139K, 139L, 139M, 139N, 139O, 139P, 139Q, 139R, 139S, 139T, 139U, 139V, 139W, 139X, 139Y, 139Z, 140A, 140B, 140C, 140D, 140E, 140F, 140G, 140H, 140I, 140J, 140K, 140L, 140M, 140N, 140O, 140P, 140Q, 140R, 140S, 140T, 140U, 140V, 140W, 140X, 140Y, 140Z, 141A, 141B, 141C, 141D, 141E, 141F, 141G, 141H, 141I, 141J, 141K, 141L, 141M, 141N, 141O, 141P, 141Q, 141R, 141S, 141T, 141U, 141V, 141W, 141X, 141Y, 141Z, 142A, 142B, 142C, 142D, 142E, 142F, 142G, 142H, 142I, 142J, 142K, 142L, 142M, 142N, 142O, 142P, 142Q, 142R, 142S, 142T, 142U, 142V, 142W, 142X, 142Y, 142Z, 143A, 143B, 143C, 143D, 143E, 143F, 143G, 143H, 143I, 143J, 143K, 143L, 143M, 143N, 143O, 143P, 143Q, 143R, 143S, 143T, 143U, 143V, 143W, 143X, 143Y, 143Z, 144A, 144B, 144C, 144D, 144E, 144F, 144G, 144H, 144I, 144J, 144K, 144L, 144M, 144N, 144O, 144P, 144Q, 144R, 144S, 144T, 144U, 144V, 144W, 144X, 144Y, 144Z, 145A, 145B, 145C, 145D, 145E, 145F, 145G, 145H, 145I, 145J, 145K, 145L, 145M, 145N, 145O, 145P, 145Q, 145R, 145S, 145T, 145U, 145V, 145W, 145X, 145Y, 145Z, 146A, 146B, 146C, 146D, 146E, 146F, 146G, 146H, 146I, 146J, 146K, 146L, 146M, 146N, 146O, 146P, 146Q, 146R, 146S, 146T, 146U, 146V, 146W, 146X, 146Y, 146Z, 147A, 147B, 147C, 147D, 147E, 147F, 147G, 147H, 147I, 147J, 147K, 147L, 147M, 147N, 147O, 147P, 147Q, 147R, 147S, 147T, 147U, 147V, 147W, 147X, 147Y, 147Z, 148A, 148B, 148C, 148D, 148E, 148F, 148G, 148H, 148I, 148J, 148K, 148L, 148M, 148N, 148O, 148P, 148Q, 148R, 148S, 148T, 148U, 148V, 148W, 148X, 148Y, 148Z, 149A, 149B, 149C, 149D, 149E, 149F, 149G, 149H, 149I, 149J, 149K, 149L, 149M, 149N, 149O, 149P, 149Q, 149R, 149S, 149T, 149U, 149V, 149W, 149X, 149Y, 149Z, 150A, 150B, 150C, 150D, 150E, 150F, 150G, 150H, 150I, 150J, 150K, 150L, 150M, 150N, 150O, 150P, 150Q, 150R, 150S, 150T, 150U, 150V, 150W, 150X, 150Y, 150Z, 151A, 151B, 151C, 151D, 151E, 151F, 151G, 151H, 151I, 151J, 151K, 151L, 151M, 151N, 151O, 151P, 151Q, 151R, 151S, 151T, 151U, 151V, 151W, 151X, 151Y, 151Z, 152A, 152B, 152C, 152D, 152E, 152F, 152G, 152H, 152I, 152J, 152K, 152L, 152M, 152N, 152O, 152P, 152Q, 152R, 152S, 152T, 152U, 152V, 152W, 152X, 152Y, 152Z, 153A, 153B, 153C, 153D, 153E, 153F, 153G, 153H, 153I, 153J, 153K, 153L, 153M, 153N, 153O, 153P, 153Q, 153R, 153S, 153T, 153U, 153V, 153W, 153X, 153Y, 153Z, 154A, 154B, 154C, 154D, 154E, 154F, 154G, 154H, 154I, 154J, 154K, 154L, 154M, 154N, 154O, 154P, 154Q, 154R, 154S, 154T, 154U, 154V, 154W, 154X, 154Y, 154Z, 155A, 155B, 155C, 155D, 155E, 155F, 155G, 155H, 155I, 155J, 155K, 155L, 155M, 155N, 155O, 155P, 155Q, 155R, 155S, 155T, 155U, 155V, 155W, 155X, 155Y, 155Z, 156A, 156B, 156C, 156D, 156E, 156F, 156G, 156H, 156I, 156J, 156K, 156L, 156M, 156N, 156O, 156P, 156Q, 156R, 156S, 156T, 156U, 156V, 156W, 156X, 156Y, 156Z, 157A, 157B, 157C, 157D, 157E, 157F, 157G, 157H, 157I, 157J, 157K, 157L, 157M, 157N, 157O, 157P, 157Q, 157R, 157S, 157T, 157U, 157V, 157W, 157X, 157Y, 157Z, 158A, 158B, 158C, 158D, 158E, 158F, 158G, 158H, 158I, 158J, 158K, 158L, 158M, 158N, 158O, 158P, 158Q, 158R, 158S, 158T, 158U, 158V, 158W, 158X, 158Y, 158Z, 159A, 159B, 159C, 159D, 159E, 159F, 159G, 159H, 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165S, 165T, 165U, 165V, 165W, 165X, 165Y, 165Z, 166A, 166B, 166C, 166D, 166E, 166F, 166G, 166H, 166I, 166J, 166K, 166L, 166M, 166N, 166O, 166P, 166Q, 166R, 166S, 166T, 166U, 166V, 166W, 166X, 166Y, 166Z, 167A, 167B, 167C, 167D



Ex. Engrs. Only Permission Cell / PMU/II  
BWA/DA

8TH REFUGE FLOOR PLAN,  
PLANTATION & REFUGE LINE DIAG FOR AREA CALCULATION,  
STATEMENT OF REFUGE AREA REQUIREMENT,  
TERRACE FLOOR PLAN,

**TERRACE FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

8TH (REFUGE) FLOOR PLAN  
SCALE: 1/100

UJWAL SATISH BHOLE



SECTION:- A - A  
SCALE 1:100

SECTION:- C - C

ELEVATION:- 'A'

SECTION:- B - B  
SCALE: 1:100



**UJWAL SATISH BHOLE**





Approved As per Subject to Conditions Mentioned in this sheet  
MCA Limited, LEOPARDIA, MUMBAI

Dr. Eng. Rajeshwar D. Phadnis  
MUMBAI

The Approval of the  
Previous Plans Sanctioned  
Under No. \_\_\_\_\_  
Date \_\_\_\_\_  
With Cancelled

# BLDG.NO. 5 & 6

8TH REFUGE FLOOR PLAN  
LINE DIAGRAM FOR BUILT UP AREA CALC.  
LINE DIAG FOR BUILT UP AREA CALC 8TH FLOOR (REFUGE AREA)  
WINDOW LIGHT VENTILATION SCHEDULE  
KERA CARPET AREA STATEMENT

## 8TH REFUGE FLOOR PLAN SCALE: 1:100

TYPICAL UNIT PLAN			
BALC	TOILET	BALC	
1.30 x 2.10	1.00 x 1.00	1.30 x 2.10	
KITCHEN			
BED ROOM			
LIVING ROOM			
BED ROOM			
LIVING ROOM			
BED ROOM			
LIVING ROOM			
BED ROOM			
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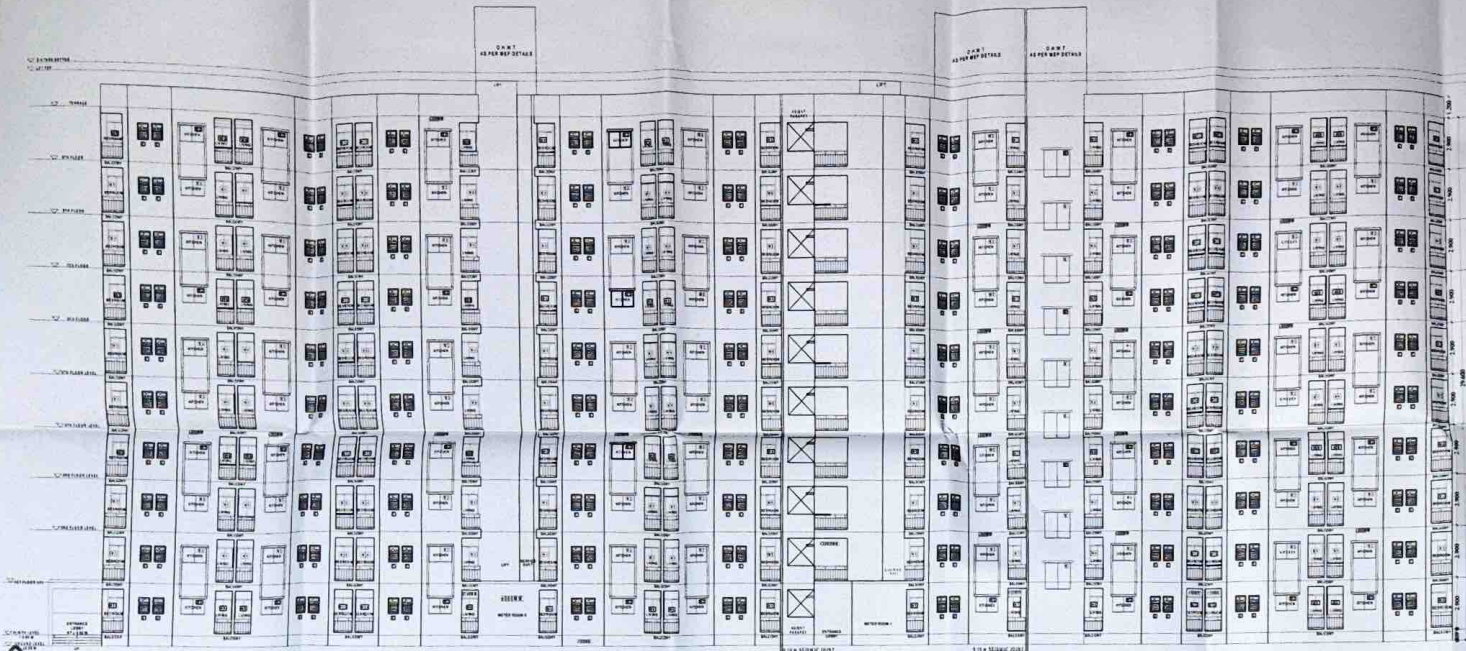
For not associated with any other project in this office  
RECEIVED BY THE ARCHITECT

Dr. G. S. Bhat  
MUMBAI

BLDG.NO. 5 & 6

The Approval of the  
Previous Plans Sanctioned  
Under No. \_\_\_\_\_  
Date: \_\_\_\_\_ is Here  
Vish Cancelled

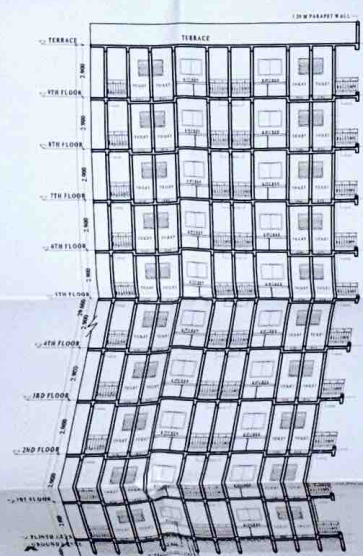
TERRACE FLOOR PLAN.  
SECTION - A-A, B-B & C-C.  
ELEVATION SIDE-3.



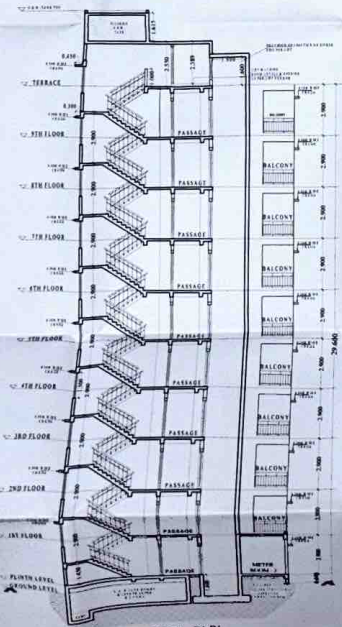
ELEVATION SIDE-3  
SCALE: 1:100



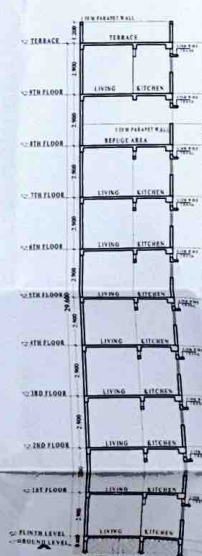
TERRACE FLOOR PLAN  
SCALE: 1:200



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 Awas Yojana ON  
PRIVATE LAND BEARING GUT NO. 12/2/1A, 12/2/1A, 12/2/1A, 12/2/1A, 12/2/1A AT TITWALA,  
MUMBAI MAHARASHTRA.

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

JAY GANESH  
DEVELOPERS

ASHISH  
GANGADHAR  
R. FADNAVIS

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

JOB NO. \_\_\_\_\_ DATE 18-11-2024  
DRAWN BY DEEPA A. SCALE AS SHOWN  
CHECKED BY NAME OF LICENSED ARCHITECT



UJWAL  
SATISH  
BHOLE









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

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

SECTION - A  
SECTION - B  
ELEVATION - 1

**SECTION - A-A**  
**SCALE- 1:100**

CONTENTS OF SHEET

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA ON  
PRIVATE LAND BEARING GUT NO. 73/2/A, 73/4/A, 73/4/B, 73/4/C, 73/5/A AT TITWALA,  
MUMBAI, MAHARASHTRA.

ASHISH  
GANGADHAR  
R FADNAVIS

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

AUTHORIZED SIGNATURE \_\_\_\_\_

TAWAKKAL	DATE
DEEPAK A.	SCALE
NAME OF LICENSED ARCHITECT	

UJWAL  
SATISH  
BHOLE

**ub architects**  
602 - B, Sarvodaya II, Kher Nagar  
Bandra (East) Mumbai-400051  
[www.ubarchitects.in](http://www.ubarchitects.in)

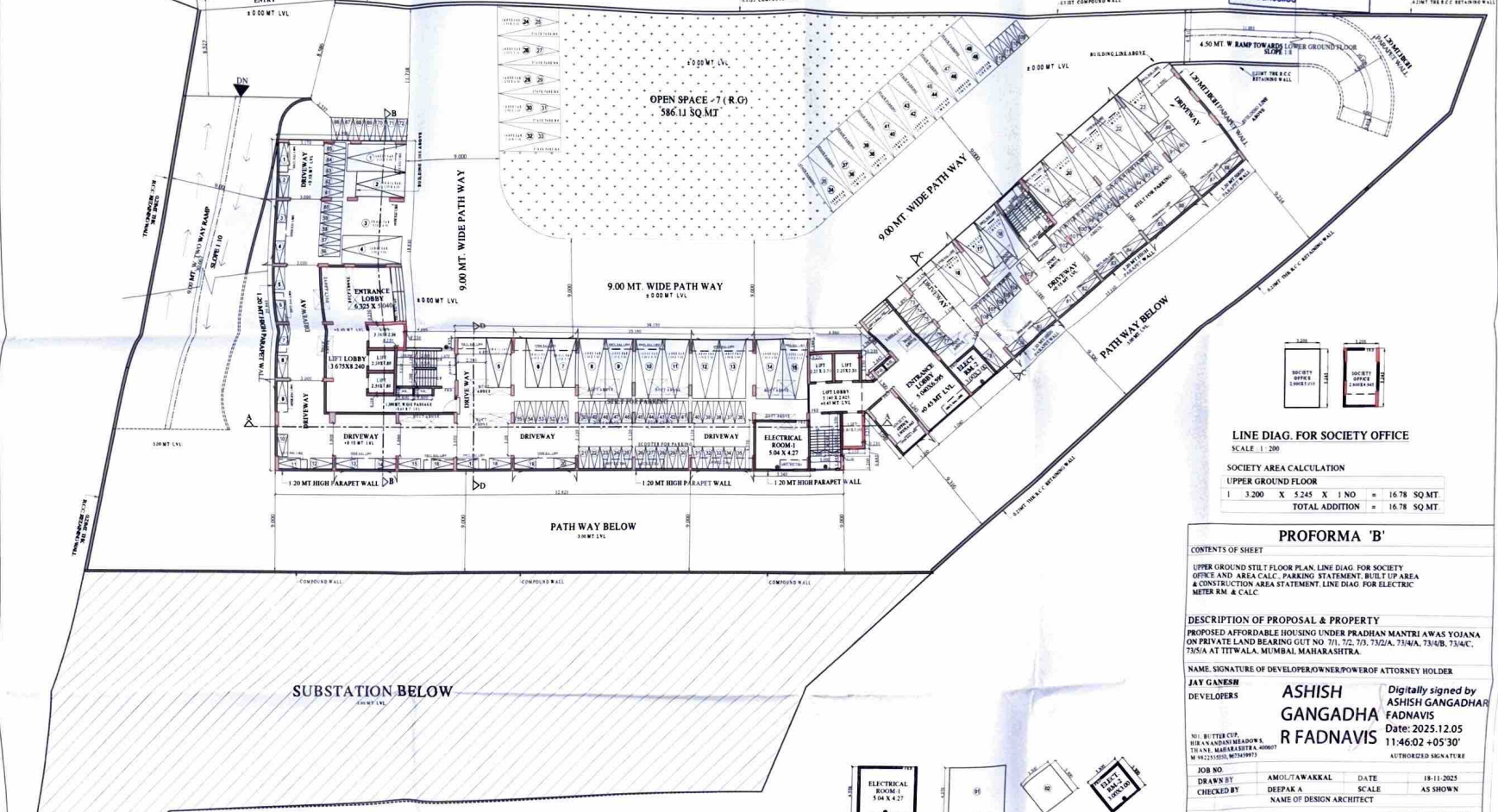
ELEVATION SIDE - 1  
SCALE- 1:100



# PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG. NO. 8)

NO. OF FLOORS	NO. OF FLAT	AS PER TABLE NO. 8B	PERMISSIBLE PARKING	14 VISITORS PARKING	TOTAL PARKING REQUIRED	AS PER TABLE NO. 8C	PROPOSED
FLOOR		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
UPPER GROUND FLOOR		2 NOS	1 NOS				
1ST FLOOR		1 NOS	1 NOS				
2ND FLOOR		1 NOS	2 NOS				
3RD FLOOR		1 NOS	2 NOS				
4TH FLOOR		2 NOS	1 NOS	2 NOS	10 NOS	2 NOS	10 NOS
5TH FLOOR		2 NOS	6 NOS			2 NOS	6 NOS
TOTAL		2 NOS	6 NOS	2 NOS	10 NOS	2 NOS	10 NOS

FLOOR	CONSTRUCTION AREA (SQ. MT.)	TOTAL B.U.P. AREA (SQ. MT.)
UPPER GROUND FLOOR	1724.95	1724.95
1ST FLOOR	1724.95	3449.90
2ND FLOOR	1724.95	5174.85
3RD FLOOR	1724.95	6899.80
4TH FLOOR	1724.95	8624.75
5TH FLOOR	1724.95	10349.70
TOTAL	8624.75	10349.70



UPPER GROUND FLOOR PLAN  
SCALE: 1:200

AS PER COMPOSITE PARKING BILL:
AT PERMITTED PARKING - A SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED INTO CAR PARKING.
PARKING SCOOTER PARKING REQUIRED AS A SCOOTER REQUIRED CAR PARKING FOR EXTRA LAYOUT - 1 NOS.
SCOOTER PARKING REQUIRED FOR EXTRA LAYOUT - 1 NOS.
SCOOTER PARKING REQUIRED FOR EXTRA LAYOUT - 1 NOS.
AT PERMITTED PARKING:
1ST FLOOR - 1 NOS SCOOTER
2ND FLOOR - 1 NOS SCOOTER
3RD FLOOR - 1 NOS SCOOTER
4TH FLOOR - 1 NOS SCOOTER
5TH FLOOR - 1 NOS SCOOTER
TOTAL REQUIRED CAR - 1 NOS
TOTAL PROVIDED CAR - 1 NOS

PARKING RATIO AT BLDG. NO. 8:
TOTAL CAR PARKING REQUIRED - 1 NOS
TOTAL SCOOTER PARKING REQUIRED - 1 NOS
TOTAL CAR PARKING PROVIDED - 1 NOS
TOTAL SCOOTER PARKING PROVIDED - 1 NOS
TOTAL CAR PARKING PROVIDED - 1 NOS
TOTAL SCOOTER PARKING PROVIDED - 1 NOS
TOTAL CAR PARKING PROVIDED - 1 NOS
TOTAL SCOOTER PARKING PROVIDED - 1 NOS
TOTAL CAR PARKING PROVIDED - 1 NOS
TOTAL SCOOTER PARKING PROVIDED - 1 NOS

Q. ZONE PLOT:
PROVIDING PARKING ARRANGEMENT FOR BLDG. (1 TO 8):
BLDG. NO. 1 - 1 NOS SCOOTER
BLDG. NO. 2 - 1 NOS SCOOTER
BLDG. NO. 3 - 1 NOS SCOOTER
BLDG. NO. 4 - 1 NOS SCOOTER
BLDG. NO. 5 - 1 NOS SCOOTER
BLDG. NO. 6 - 1 NOS SCOOTER
BLDG. NO. 7 - 1 NOS SCOOTER
BLDG. NO. 8 - 1 NOS SCOOTER
TOTAL CAR & SCOOTER PARKING PROVIDED - 1 NOS

BLDG NO. 1						
BUILT UP AREA (F.S.I) STATEMENT IN SQ. MT.						
FLOORS	CONSTRUCTION AREA	LESS LIFT	LESS EXCESS AREA BEYOND 100% FLOOR LIFT UP	NET BUILT UP AREA	ADD EXCESS OFFICE AREA	ADD AREA JOINT OFFICE
UPPER GROUND FLOOR					16.78	
1ST FLOOR	1224.95	33.12		1191.83		
2ND FLOOR	1224.95	33.12		1191.83		
3RD FLOOR	1224.95	33.12		1191.83		
4TH FLOOR	1224.95	33.12		1191.83		
5TH FLOOR	1224.95	33.12		1191.83		
TOTAL BUILT UP AREA	10789.46	298.08	78.10	10412.28		
RESIDENTIAL NET GROSS BUILT AREA					16.78	
						10429.06

STAMP OF DATE OF APPROVAL OF PLANS  
Approved Amended Plan Subject to Conditions 11-12-2022  
ICA Letter no. EEP/PM/MA/1/AH/AD/1/20  
DATE

Stamp of the Engineer/Body Permission Cell / PM/MA/1/AH/AD/1/20  
BLDG. NO. 8

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

LINE DIAG. FOR SOCIETY OFFICE  
SCALE: 1:200

SOCIETY AREA CALCULATION  
UPPER GROUND FLOOR  
1 3.200 X 5.245 X 1 NOS = 16.78 SQ.MT.  
TOTAL ADDITION = 16.78 SQ.MT.

**PROFORMA 'B'**

CONTENTS OF SHEET  
UPPER GROUND FLOOR PLAN, LINE DIAG. FOR SOCIETY OFFICE AND AREA CALC. PARKING STATEMENT, BUILT UP AREA & CONSTRUCTION AREA STATEMENT, LINE DIAG. FOR ELECTRIC METER RM. & CALC.

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA ON PRIVATE LAND BEARING GUT NO. 7/1, 7/2, 7/3, 7/3A, 7/3B, 7/3C, 7/3D, 7/3E, 7/3F, 7/3G, 7/3H, 7/3I, 7/3J, 7/3K, 7/3L, 7/3M, 7/3N, 7/3O, 7/3P, 7/3Q, 7/3R, 7/3S, 7/3T, 7/3U, 7/3V, 7/3W, 7/3X, 7/3Y, 7/3Z, 7/3AA, 7/3AB, 7/3AC, 7/3AD, 7/3AE, 7/3AF, 7/3AG, 7/3AH, 7/3AI, 7/3AJ, 7/3AK, 7/3AL, 7/3AM, 7/3AN, 7/3AO, 7/3AP, 7/3AQ, 7/3AR, 7/3AS, 7/3AT, 7/3AU, 7/3AV, 7/3AW, 7/3AX, 7/3AY, 7/3AZ, 7/3BA, 7/3BB, 7/3BC, 7/3BD, 7/3BE, 7/3BF, 7/3BG, 7/3BH, 7/3BI, 7/3BJ, 7/3BK, 7/3BL, 7/3BM, 7/3BN, 7/3BO, 7/3BP, 7/3BQ, 7/3BR, 7/3BS, 7/3BT, 7/3BU, 7/3BV, 7/3BW, 7/3BX, 7/3BY, 7/3BZ, 7/3CA, 7/3CB, 7/3CC, 7/3CD, 7/3CE, 7/3CF, 7/3CG, 7/3CH, 7/3CI, 7/3CJ, 7/3CK, 7/3CL, 7/3CM, 7/3CN, 7/3CO, 7/3CP, 7/3CQ, 7/3CR, 7/3CS, 7/3CT, 7/3CU, 7/3CV, 7/3CW, 7/3CX, 7/3CY, 7/3CZ, 7/3DA, 7/3DB, 7/3DC, 7/3DD, 7/3DE, 7/3DF, 7/3DG, 7/3DH, 7/3DI, 7/3DJ, 7/3DK, 7/3DL, 7/3DM, 7/3DN, 7/3DO, 7/3DP, 7/3DQ, 7/3DR, 7/3DS, 7/3DT, 7/3DU, 7/3DV, 7/3DW, 7/3DX, 7/3DY, 7/3DZ, 7/3EA, 7/3EB, 7/3EC, 7/3ED, 7/3EE, 7/3EF, 7/3EG, 7/3EH, 7/3EI, 7/3EJ, 7/3EK, 7/3EL, 7/3EM, 7/3EN, 7/3EO, 7/3EP, 7/3EQ, 7/3ER, 7/3ES, 7/3ET, 7/3EU, 7/3EV, 7/3EW, 7/3EX, 7/3EY, 7/3EZ, 7/3FA, 7/3FB, 7/3FC, 7/3FD, 7/3FE, 7/3FF, 7/3FG, 7/3FH, 7/3FI, 7/3FJ, 7/3FK, 7/3FL, 7/3FM, 7/3FN, 7/3FO, 7/3FP, 7/3FQ, 7/3FR, 7/3FS, 7/3FT, 7/3FU, 7/3FV, 7/3FW, 7/3FX, 7/3FY, 7/3FZ, 7/3GA, 7/3GB, 7/3GC, 7/3GD, 7/3GE, 7/3GF, 7/3GG, 7/3GH, 7/3GI, 7/3GJ, 7/3GK, 7/3GL, 7/3GM, 7/3GN, 7/3GO, 7/3GP, 7/3GQ, 7/3GR, 7/3GS, 7/3GT, 7/3GU, 7/3GV, 7/3GW, 7/3GX, 7/3GY, 7/3GZ, 7/3HA, 7/3HB, 7/3HC, 7/3HD, 7/3HE, 7/3HF, 7/3HG, 7/3HI, 7/3HJ, 7/3HK, 7/3HL, 7/3HM, 7/3HN, 7/3HO, 7/3HP, 7/3HQ, 7/3HR, 7/3HS, 7/3HT, 7/3HU, 7/3HV, 7/3HW, 7/3HX, 7/3HY, 7/3HZ, 7/3IA, 7/3IB, 7/3IC, 7/3ID, 7/3IE, 7/3IF, 7/3IG, 7/3IH, 7/3II, 7/3IJ, 7/3IK, 7/3IL, 7/3IM, 7/3IN, 7/3IO, 7/3IP, 7/3IQ, 7/3IR, 7/3IS, 7/3IT, 7/3IU, 7/3IV, 7/3IW, 7/3IX, 7/3IY, 7/3IZ, 7/3JA, 7/3JB, 7/3JC, 7/3JD, 7/3JE, 7/3JF, 7/3JG, 7/3JH, 7/3JI, 7/3JJ, 7/3JK, 7/3JL, 7/3JM, 7/3JN, 7/3JO, 7/3JP, 7/3JQ, 7/3JR, 7/3JS, 7/3JT, 7/3JU, 7/3JV, 7/3JW, 7/3JX, 7/3JY, 7/3JZ, 7/3KA, 7/3KB, 7/3KC, 7/3KD, 7/3KE, 7/3KF, 7/3KG, 7/3KH, 7/3KI, 7/3KJ, 7/3KK, 7/3KL, 7/3KM, 7/3KN, 7/3KO, 7/3KP, 7/3KQ, 7/3KR, 7/3KS, 7/3KT, 7/3KU, 7/3KV, 7/3KW, 7/3KX, 7/3KY, 7/3KZ, 7/3LA, 7/3LB, 7/3LC, 7/3LD, 7/3LE, 7/3LF, 7/3LG, 7/3LH, 7/3LI, 7/3LJ, 7/3LK, 7/3LL, 7/3LM, 7/3LN, 7/3LO, 7/3LP, 7/3LQ, 7/3LR, 7/3LS, 7/3LT, 7/3LU, 7/3LV, 7/3LW, 7/3LX, 7/3LY, 7/3LZ, 7/3MA, 7/3MB, 7/3MC, 7/3MD, 7/3ME, 7/3MF, 7/3MG, 7/3MH, 7/3MI, 7/3MJ, 7/3MK, 7/3ML, 7/3MM, 7/3MN, 7/3MO, 7/3MP, 7/3MQ, 7/3MR, 7/3MS, 7/3MT, 7/3MU, 7/3MV, 7/3MW, 7/3MX, 7/3MY, 7/3MZ, 7/3NA, 7/3NB, 7/3NC, 7/3ND, 7/3NE, 7/3NF, 7/3NG, 7/3NH, 7/3NI, 7/3NJ, 7/3NK, 7/3NL, 7/3NM, 7/3NN, 7/3NO, 7/3NP, 7/3NQ, 7/3NR, 7/3NS, 7/3NT, 7/3NU, 7/3NV, 7/3NW, 7/3NX, 7/3NY, 7/3NZ, 7/3OA, 7/3OB, 7/3OC, 7/3OD, 7/3OE, 7/3OF, 7/3OG, 7/3OH, 7/3OI, 7/3OJ, 7/3OK, 7/3OL, 7/3OM, 7/3ON, 7/3OO, 7/3OP, 7/3OQ, 7/3OR, 7/3OS, 7/3OT, 7/3OU, 7/3OV, 7/3OW, 7/3OX, 7/3OY, 7/3OZ, 7/3PA, 7/3PB, 7/3PC, 7/3PD, 7/3PE, 7/3PF, 7/3PG, 7/3PH, 7/3PI, 7/3PJ, 7/3PK, 7/3PL, 7/3PM, 7/3PN, 7/3PO, 7/3PP, 7/3PQ, 7/3PR, 7/3PS, 7/3PT, 7/3PU, 7/3PV, 7/3PW, 7/3PX, 7/3PY, 7/3PZ, 7/3QA, 7/3QB, 7/3QC, 7/3QD, 7/3QE, 7/3QF, 7/3QG, 7/3QH, 7/3QI, 7/3QJ, 7/3QK, 7/3QL, 7/3QM, 7/3QN, 7/3QO, 7/3QP, 7/3QQ, 7/3QR, 7/3QS, 7/3QT, 7/3QU, 7/3QV, 7/3QW, 7/3QX, 7/3QY, 7/3QZ, 7/3RA, 7/3RB, 7/3RC, 7/3RD, 7/3RE, 7/3RF, 7/3RG, 7/3RH, 7/3RI, 7/3RJ, 7/3RK, 7/3RL, 7/3RM, 7/3RN, 7/3RO, 7/3RP, 7/3RQ, 7/3RR, 7/3RS, 7/3RT, 7/3RU, 7/3RV, 7/3RW, 7/3RX, 7/3RY, 7/3RZ, 7/3SA, 7/3SB, 7/3SC, 7/3SD, 7/3SE, 7/3SF, 7/3SG, 7/3SH, 7/3SI, 7/3SJ, 7/3SK, 7/3SL, 7/3SM, 7/3SN, 7/3SO, 7/3SP, 7/3SQ, 7/3SR, 7/3SS, 7/3ST, 7/3SU, 7/3SV, 7/3SW, 7/3SX, 7/3SY, 7/3SZ, 7/3TA, 7/3TB, 7/3TC, 7/3TD, 7/3TE, 7/3TF, 7/3TG, 7/3TH, 7/3TI, 7/3TJ, 7/3TK, 7/3TL, 7/3TM, 7/3TN, 7/3TO, 7/3TP, 7/3TQ, 7/3TR, 7/3TS, 7/3TT, 7/3TU, 7/3TV, 7/3TW, 7/3TX, 7/3TY, 7/3TZ, 7/3UA, 7/3UB, 7/3UC, 7/3UD, 7/3UE, 7/3UF, 7/3UG, 7/3UH, 7/3UI, 7/3UJ, 7/3UK, 7/3UL, 7/3UM, 7/3UN, 7/3UO, 7/3UP, 7/3UQ, 7/3UR, 7/3US, 7/3UT, 7/3UU, 7/3UV, 7/3UW, 7/3UX, 7/3UY, 7/3UZ, 7/3VA, 7/3VB, 7/3VC, 7/3VD, 7/3VE, 7/3VF, 7/3VG, 7/3VH, 7/3VI, 7/3VJ, 7/3VK, 7/3VL, 7/3VM, 7/3VN, 7/3VO, 7/3VP, 7/3VQ, 7/3VR, 7/3VS, 7/3VT, 7/3VU, 7/3VV, 7/3VW, 7/3VX, 7/3VY, 7/3VZ, 7/3WA, 7/3WB, 7/3WC, 7/3WD, 7/3WE, 7/3WF, 7/3WG, 7/3WH, 7/3WI, 7/3WJ, 7/3WK, 7/3WL, 7/3WM, 7/3WN, 7/3WO, 7/3WP, 7/3WQ, 7/3WR, 7/3WS, 7/3WT, 7/3WU, 7/3WV, 7/3WW, 7/3WX, 7/3WY, 7/3WZ, 7/3XA, 7/3XB, 7/3XC, 7/3XD, 7/3XE, 7/3XF, 7/3XG, 7/3XH, 7/3XI, 7/3XJ, 7/3XK, 7/3XL, 7/3XM, 7/3XN, 7/3XO, 7/3XP, 7/3XQ, 7/3XR, 7/3XS, 7/3XT, 7/3XU, 7/3XV, 7/3XW, 7/3XX, 7/3XY, 7/3XZ, 7/3YA, 7/3YB, 7/3YC, 7/3YD, 7/3YE, 7/3YF, 7/3YG, 7/3YH, 7/3YI, 7/3YJ, 7/3YK, 7/3YL, 7/3YM, 7/3YN, 7/3YO, 7/3YP, 7/3YQ, 7/3YR, 7/3YS, 7/3YT, 7/3YU, 7/3YV, 7/3YW, 7/3YX, 7/3YY, 7/3YZ, 7/3ZA, 7/3ZB, 7/3ZC, 7/3ZD, 7/3ZE, 7/3ZF, 7/3ZG, 7/3ZH, 7/3ZI, 7/3ZJ, 7/3ZK, 7/3ZL, 7/3ZM, 7/3ZN, 7/3ZO, 7/3ZP, 7/3ZQ, 7/3ZR, 7/3ZS, 7/3ZT, 7/3ZU, 7/3ZV, 7/3ZW, 7/3ZX, 7/3ZY, 7/3ZZ.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER  
JAY GANESH  
DEVELOPERS  
ASHISH GANGADHA R FADNAVIS  
Date: 2025.12.05  
11:46:02 +05'30'

NO. BUTTER CUP  
VIA NARAYAN MEADOWS,  
THANE, MAHARASHTRA 400607  
W-10211000, MUMBAI

JOB NO.  
DRAWN BY: AMUL TAWAKKAL  
CHECKED BY: DEEPAK A.  
DATE: 18-11-2025  
SCALE: AS SHOWN  
NAME OF DESIGN ARCHITECT

**KENZEN**  
1112, Anand Close, Gangane East, Mumbai - 400 063.

**UJWAL SATISH BHOLE**  
1112, Anand Close, Gangane East, Mumbai - 400 063.

LINE DIAG. FOR ELECTRIC METER RM.  
SCALE: 1:200

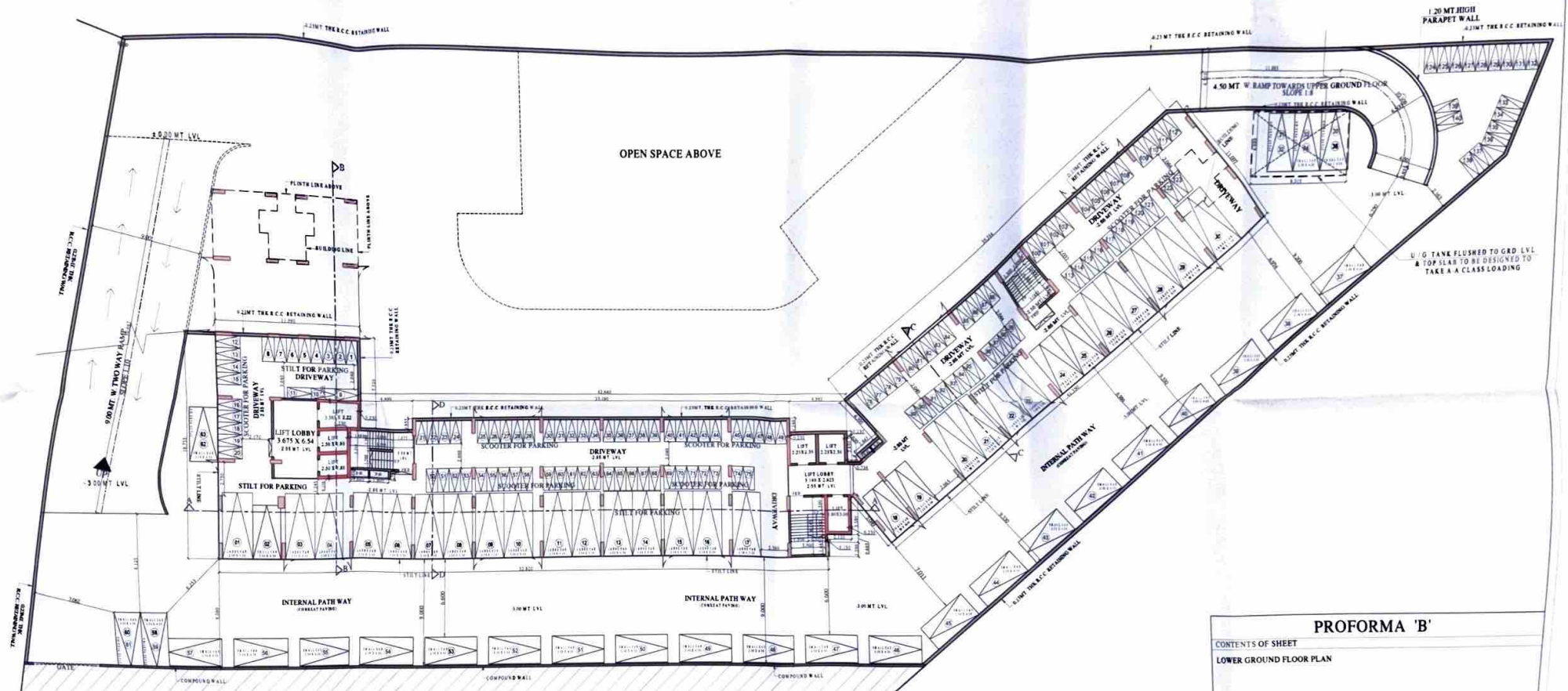
AREA CALCULATION FOR ELECTRIC METER RM.  
UPPER GROUND FLOOR  
1 5.34 X 4.57 X 1 NOS = 24.40 SQ.MT.  
1 3.30 X 3.30 X 1 NOS = 10.89 SQ.MT.  
TOTAL ADDITION = 35.29 SQ.MT.



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

Ex. Engr. / Bldg. Permission Coll / FGAY/A  
 MHADA  
**BLDG.NO. 8**

LOWER GROUND FLOOR PLAN



**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/ENGINEER/PROFESSOR/ARCHITECT/ENGINEER



Ex. Supp. Study Permission Coll / PHAR 18  
PHAR 18

1ST TO 6TH, 8TH & 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

SR NO	TYPE	LOCATION/ROOM	ROOM REEF	1/10 S FLOOR AREA	1/10 S FLOOR AREA	1/10 S FLOOR AREA
1	N	LIVING ROOM	5.79 x 3.95 = 22.87	10.99 SQ MET	10.99 SQ MET	10.99 SQ MET
2	N	BED ROOM	2.69 x 2.75 = 7.39	10.99 SQ MET	10.99 SQ MET	10.99 SQ MET
3	N	KITCHEN	3.87 x 2.14 = 8.30	10.99 SQ MET	10.99 SQ MET	10.99 SQ MET
4	N	STAIRCASE	5.35 x 3.06 = 16.37	10.99 SQ MET	10.99 SQ MET	10.99 SQ MET
5	N	STAIRCASE	3.69 x 3.69 = 13.60	10.99 SQ MET	10.99 SQ MET	10.99 SQ MET
6	V	TOILET	1.16 x 1.87 = 2.16	0.30 SQ MET	0.30 SQ MET	0.30 SQ MET
7	V	TOILET	1.04 x 1.10 = 1.14	0.30 SQ MET	0.30 SQ MET	0.30 SQ MET

[illegible]

100

1ST TO 6TH, 8TH & 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

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

JAY GANESH  
 DEVELOPERS  
 901, BUTTER CUP  
 MIRABANDAN MEADOWS,  
 TRABE, MARAQUITA, 08040  
 94 HILLSIDE, MONTAUBUS  
 100R No. 1

ASHISH  
 GANGADHA  
 R FADNAVIS

Digitally signed by  
 ASHISH GANGADHA  
 FADNAVIS  
 Date: 2025.12.05  
 11:48:19 +05'30'  
 AUTHORIZED SIGNA

DRAWN BY	AMOL KAWAKAL	DATE	18-11-2024
CHECKED BY	DEEPAK K	REMARKS	AS PER

NAME OF PERSON RECEIVING: **KENZER**

1142, Second Class, Singapore & Malaya - 40/61.

Q MT  
Q MT Y1  
Q MT Y2

NORTH

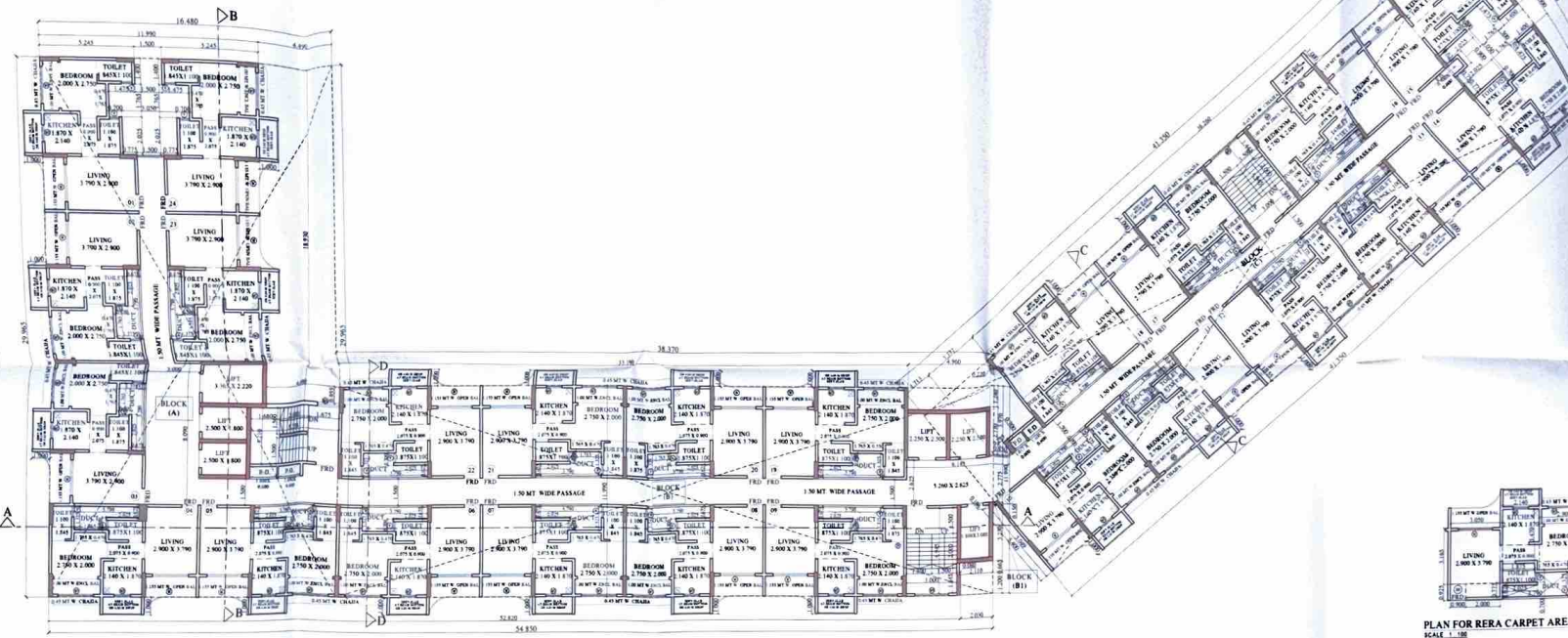

NAME OF PENSED ARCHITECT

UWA

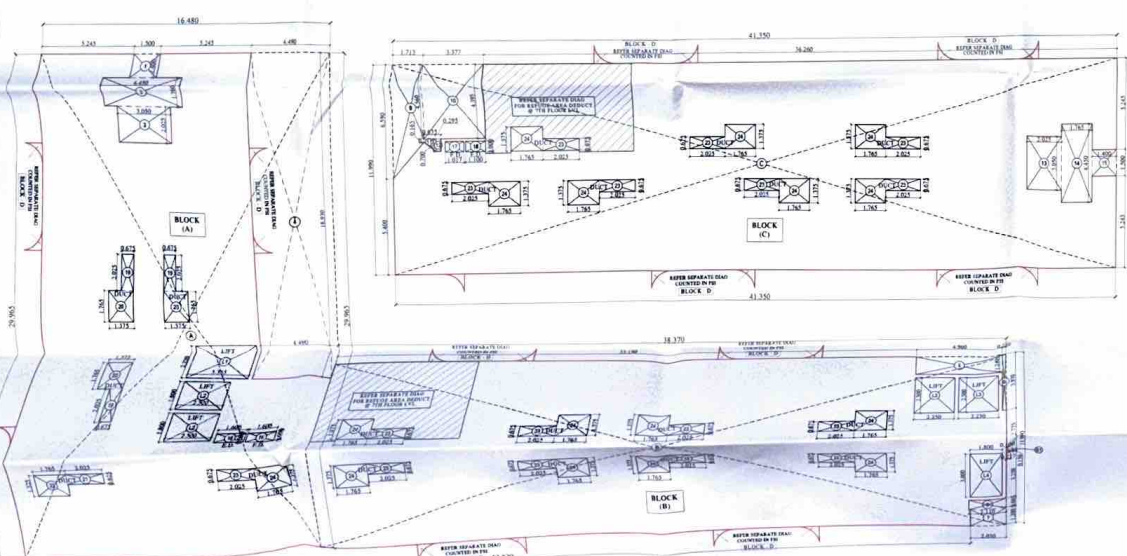
CSVA  
SATISH  
S...

BHOLE

www.cbsciencetech.in



**TYPICAL FLOOR PLAN (1ST TO 6TH, 8TH & 9TH FLOOR)**  
SCALE: 1/32"



REFER SEPARATE DRAWING  
(COUNTED IN FRI)  
BLOCK D

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

BUILT UP AREA DIAGRAM AND CALCULATION FOR				
TYPICAL FLOOR (1ST TO 8TH):				
A	16.40	X 24.65	X 1 NO	= 405.82 SQ. MT
B	25.70	X 11.90	X 1 NO	= 305.83 SQ. MT
C	10.00	+ 0.27	1/2 X 0.90 X 1 NO	= 0.91 SQ. MT
D	41.50	X 11.90	X 1 NO	= 493.79 SQ. MT
REFER SEPARATE DIAG				7.14 SQ. MT
TOTAL ADDITION				1264.35 SQ. MT X

DELECTIONS				
1	1 500	1 400	1 300	2.18 NGST
2	1 400	1 300	1 200	1.86 NGST
3	1 300	1 200	1 100	1.61 NGST
4	1 200	1 100	1 000	1.42 NGST
5	1 100	1 000	900	1.25 NGST
6	1 000	900	800	1.10 NGST
7	900	800	700	0.96 NGST
8	800	700	600	0.83 NGST
9	700	600	500	0.71 NGST
10	600	500	400	0.61 NGST
11	500	400	300	0.52 NGST
12	400	300	200	0.44 NGST
13	300	200	100	0.37 NGST
14	200	100	0	0.31 NGST
15	100	0	0	0.26 NGST
16	0	0	0	0.21 NGST
17	0	0	0	0.17 NGST
18	0	0	0	0.14 NGST
19	0	0	0	0.11 NGST
20	0	0	0	0.09 NGST
21	0	0	0	0.07 NGST
22	0	0	0	0.06 NGST
23	0	0	0	0.05 NGST
24	0	0	0	0.04 NGST
25	0	0	0	0.03 NGST
26	0	0	0	0.02 NGST
27	0	0	0	0.01 NGST
28	0	0	0	0.01 NGST
29	0	0	0	0.01 NGST
30	0	0	0	0.01 NGST
31	0	0	0	0.01 NGST
32	0	0	0	0.01 NGST
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58	0	0	0	0.01 NGST
59	0	0	0	0.01 NGST
60	0	0	0	0.01 NGST
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63	0	0	0	0.01 NGST
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65	0	0	0	0.01 NGST
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69	0	0	0	0.01 NGST
70	0	0	0	0.01 NGST
71	0	0	0	0.01 NGST
72	0	0	0	0.01 NGST
73	0	0	0	0.01 NGST
74	0	0	0	0.01 NGST
75	0	0	0	0.01 NGST
76	0	0	0	0.01 NGST
77	0	0	0	0.01 NGST
78	0	0	0	0.01 NGST
79	0	0	0	0.01 NGST
80	0	0	0	0.01 NGST
81	0	0	0	0.01 NGST
82	0	0	0	0.01 NGST
83	0			

TOTAL CONSTRUCTION AREA (X Y)		=	1224.95	SQ.MET				
LIFT AREA CALCULATION								
TYPICAL FLOOR (1ST TO 4TH)								
L1	3.500	X	2.250	X	1.500	=	7.47	SQ.MET
L2	1.500	X	1.800	X	2.500	=	9.00	SQ.MET
L3	3.200	X	1.500	X	2.500	=	11.25	SQ.MET
L4	1.500	X	1.500	X	1.500	=	3.38	SQ.MET
TOTAL LIFT AREA PER FLOOR			=	23.10	SQ.MET			
NET BUILT UP AREA TYPICAL (1ST TO 4TH)			=	1191.85	SQ.MET			

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

W-02E 1.100

0.50 X 1.562  
0.250 X 0.250

TYPICAL FLOOR (1ST TO 9TH) - BLOCK - D	
D	0.50 X 1.562 X 0.788 X 24 NO. = 14.40 SQ MT
TOTAL ADDITION = 14.40 SQ MT	
DEDUCTIONS	
1	0.62 X 1.562 X 0.289 X 24 NO. = 1.28 SQ MT
TOTAL DEDUCTION = 1.28 SQ MT	
TOTAL AREA OF BLOCK - D = 714.00 SQ MT	



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

Approved As per T... Subject to Conditions Mentioned in the office  
of the City Engineer, Mumbai.

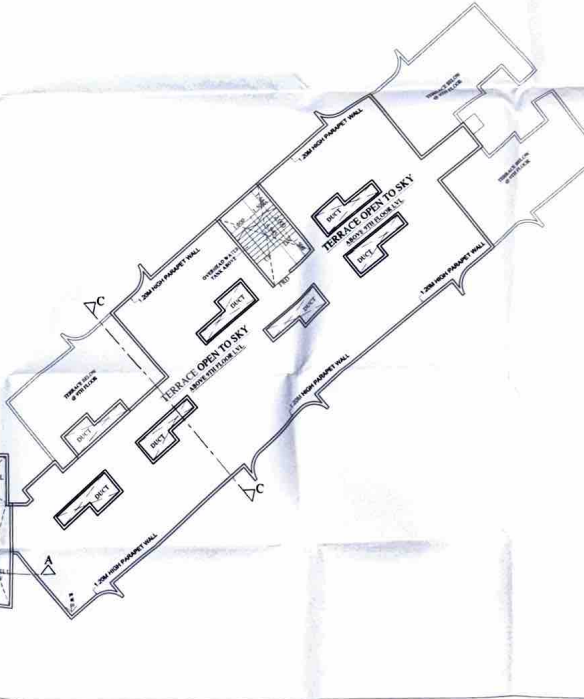
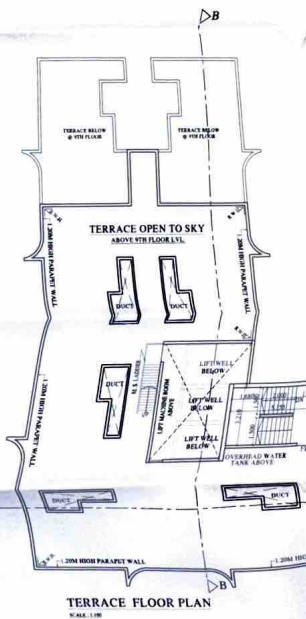
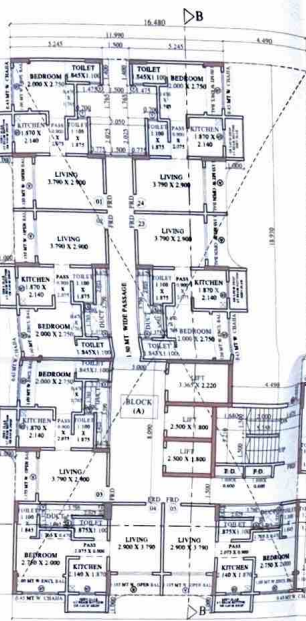
By City Engineer, Mumbai  
MUMBAI

## 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. LVL.)

<p><b>COMPLIANCE</b> REFUGE AREA REQUIRED IN ACCORDANCE OF THE REQUIREMENTS SHALL BE CONSIDERED AS PER THE FOLLOWING AREA REQUIRED IN EXCESS OF THE PLANNING AREA SHALL NOT BE CONSIDERED FOR REFUGEE AREA EXCESS AREA SHALL NOT EXCEED 10% OF THE REFUGEE AREA</p>	
<p><b>FOR BUILDING</b> - AREA REQUIRED IN EXCESS OF REFUGEE AREA OF 10% OF PLANNING AREA SHALL NOT EXCEED 10% OF THE REFUGEE AREA FOR BUILDING TO ACCOMMODATE THE OCCUPANCY OF TWO CONSECUTIVE FLOORS, 10% OF THE REFUGEE AREA SHALL BE PROVIDED OCCUPANCY AREA SHALL NOT EXCEED 10% OF THE REFUGEE AREA FOR BUILDING TO ACCOMMODATE THE OCCUPANCY OF TWO CONSECUTIVE FLOORS, 10% OF THE REFUGEE AREA SHALL BE PROVIDED</p>	
<p><b>BUILT UP OF 2 CONSECUTIVE FLRS</b> FLR AREA = 177.31 SQ. MT.</p>	<p><b>TOTAL AREA OF 2 FLRS</b> = 177.31 SQ. MT. + 177.31 SQ. MT.</p>
<p><b>OCCUPANT LOAD</b> NO. OF PERSONS REQUIRED = 12.30</p>	<p><b>REFUGEE AREA REQUIRED</b> = 12.30 SQ. MT.</p>
<p><b>REFUGEE AREA REQUIRED</b> PER PERSON AS PER DCR</p>	<p><b>REFUGEE AREA REQUIRED</b> = 17.71 X 0.50</p>
<p><b>TOTAL REFUGEE AREA REQD.</b> = 78.90 SQ. MT.</p>	<p><b>TOTAL REFUGEE AREA REQD.</b> = 78.90 SQ. MT.</p>
<p><b>TOTAL REFUGEE AREA REQD.</b> = 78.90 SQ. MT.</p>	<p><b>TOTAL REFUGEE AREA REQD.</b> = 78.90 SQ. MT.</p>
<p><b>AS PER CALL U.L.ATIONS</b> FOR REQUIRED REFUGEE AREA IS PERMISSIBLE BECAUSE OF PLANNING CONSTRAINTS</p>	<p><b>AS PER CALL U.L.ATIONS</b> FOR REQUIRED REFUGEE AREA IS PERMISSIBLE BECAUSE OF PLANNING CONSTRAINTS</p>
<p><b>EXCESS AREA PROVIDED</b> = 10.00 SQ. MT.</p>	<p><b>EXCESS AREA PROVIDED</b> = 10.00 SQ. MT.</p>
<p><b>EXCESS AREA PROVIDED</b> = 10.00 SQ. MT.</p>	<p><b>EXCESS AREA PROVIDED</b> = 10.00 SQ. MT.</p>



### 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 PRADHAN MANTRI AWAAS YOGA  
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/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'

FOR NO. BUTTER CUP  
FOR ANAND MEADOWS  
THANE, MAHARASHTRA  
M 922233336, 967450805

DRAWN BY  
DEEPAK A  
NAME OF DESIGN ARCHITECT

CHECKED BY  
AMUL TAWAKKAL  
DATE  
18-11-2025  
SCALE  
AS SHOWN

NAME OF LICENSED ARCHITECT  
UJWAL  
SATISH  
BHOLE

KENZEN  
111, Avenue 1, Sector 1, Gurgaon, Haryana - 122001











Approved As per T-1 Subject to Conditions mentioned in the office  
BIA Letter No. 100/PW/MA/1/2021/2022  
Date: 19/11/2022

Ex. Eng. Mr. Pratiksinh Chitambar  
MADA

The Approval of The  
Previous Plans Sanctioned  
Date: 19/11/2022  
By: Mr. Pratiksinh Chitambar

## SCHOOL BLDG. (AMENITY PLOT)

GROUND FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION  
SANITARY STATEMENT  
CARPET AREA STATEMENT FOR CLASS ROOM  
LIGHT VENTILATION STATEMENT (1ST FLOOR)  
TOTAL TENAMENTS STATEMENT  
BUILT UP AREA STATEMENT IN SQ. MT.  
PARKING SUMMARY FOR SCHOOL  
PARKING REQUIREMENT STATEMENT(SCHOOL BUILDING)

FLOORS	CLASS ROOM NO.	CARPET AREA SQ. MTS.
GND FLOOR	01	41.00
	02	82.57
	03	70.98
	04	41.00
1ST FLOOR	01	97.30
	02	63.00
	03	62.63
	04	70.48
2ND FLOOR	01	124.51
	02	97.80
	03	63.00
	04	62.63
TOTAL	21 NO.	1422.71

BUILT UP AREA STATEMENT						
GROUND FLOOR						
A	49.259	X	32.890	X	1.00 NO	= 1620.13
TOTAL ADDITION						= 1620.13
DEDUCTION						
1	3.30	X	1.003	X	1.00 NO	= 3.30
2	17.135	X	7.150	X	1.00 NO	= 122.96
3	14.053	X	1.950	X	1.00 NO	= 27.40
4	10.642	X	14.54	X	1.00 NO	= 153.83
5	1.000	X	0.600	X	1.00 NO	= 0.72
TOTAL DEDUCTION						= 205.81
NET BUILT UP AREA OF GROUND FLOOR						= 1394.32

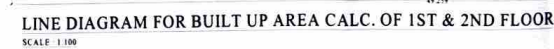
PARKING SUMMARY FOR SCHOOL							
SR NO	TYPE	AREA	NO. OF CARS	NO. OF BIKES	NO. OF CARS	NO. OF BIKES	NO. OF CARS
1	WATER	1.00	1.00	1.00	1.00	1.00	1.00
2	WATER	1.00	1.00	1.00	1.00	1.00	1.00
3	WATER	1.00	1.00	1.00	1.00	1.00	1.00
4	WATER	1.00	1.00	1.00	1.00	1.00	1.00
5	WATER	1.00	1.00	1.00	1.00	1.00	1.00
6	WATER	1.00	1.00	1.00	1.00	1.00	1.00
7	WATER	1.00	1.00	1.00	1.00	1.00	1.00
8	WATER	1.00	1.00	1.00	1.00	1.00	1.00
9	WATER	1.00	1.00	1.00	1.00	1.00	1.00
10	WATER	1.00	1.00	1.00	1.00	1.00	1.00
11	WATER	1.00	1.00	1.00	1.00	1.00	1.00
12	WATER	1.00	1.00	1.00	1.00	1.00	1.00
13	WATER	1.00	1.00	1.00	1.00	1.00	1.00
14	WATER	1.00	1.00	1.00	1.00	1.00	1.00
15	WATER	1.00	1.00	1.00	1.00	1.00	1.00
16	WATER	1.00	1.00	1.00	1.00	1.00	1.00
17	WATER	1.00	1.00	1.00	1.00	1.00	1.00
18	WATER	1.00	1.00	1.00	1.00	1.00	1.00
19	WATER	1.00	1.00	1.00	1.00	1.00	1.00
20	WATER	1.00	1.00	1.00	1.00	1.00	1.00
21	WATER	1.00	1.00	1.00	1.00	1.00	1.00
22	WATER	1.00	1.00	1.00	1.00	1.00	1.00
23	WATER	1.00	1.00	1.00	1.00	1.00	1.00
24	WATER	1.00	1.00	1.00	1.00	1.00	1.00
25	WATER	1.00	1.00	1.00	1.00	1.00	1.00
26	WATER	1.00	1.00	1.00	1.00	1.00	1.00
27	WATER	1.00	1.00	1.00	1.00	1.00	1.00
28	WATER	1.00	1.00	1.00	1.00	1.00	1.00
29	WATER	1.00	1.00	1.00	1.00	1.00	1.00
30	WATER	1.00	1.00	1.00	1.00	1.00	1.00
31	WATER	1.00	1.00	1.00	1.00	1.00	1.00
32	WATER	1.00	1.00	1.00	1.00	1.00	1.00
33	WATER	1.00	1.00	1.00	1.00	1.00	1.00
34	WATER	1.00	1.00	1.00	1.00	1.00	1.00
35	WATER	1.00	1.00	1.00	1.00	1.00	1.00
36	WATER	1.00	1.00	1.00	1.00	1.00	1.00
37	WATER	1.00	1.00	1.00	1.00	1.00	1.00
38	WATER	1.00	1.00	1.00	1.00	1.00	1.00
39	WATER	1.00	1.00	1.00	1.00	1.00	1.00
40	WATER	1.00	1.00	1.00	1.00	1.00	1.00
41	WATER	1.00	1.00	1.00	1.00	1.00	1.00
42	WATER	1.00	1.00	1.00	1.00	1.00	1.00
43	WATER	1.00	1.00	1.00	1.00	1.00	1.00
44	WATER	1.00	1.00	1.00	1.00	1.00	1.00
45	WATER	1.00	1.00	1.00	1.00	1.00	1.00
46	WATER	1.00	1.00	1.00	1.00	1.00	1.00
47	WATER	1.00	1.00	1.00	1.00	1.00	1.00
48	WATER	1.00	1.00	1.00	1.00	1.00	1.00
49	WATER	1.00	1.00	1.00	1.00	1.00	1.00
50	WATER	1.00	1.00	1.00	1.00	1.00	1.00
51	WATER	1.00	1.00	1.00	1.00	1.00	1.00
52	WATER	1.00	1.00	1.00	1.00	1.00	1.00
53	WATER	1.00	1.00	1.00	1.00	1.00	1.00
54	WATER	1.00	1.00	1.00	1.00	1.00	1.00
55	WATER	1.00	1.00	1.00	1.00	1.00	1.00
56	WATER	1.00	1.00	1.00	1.00	1.00	1.00
57	WATER	1.00	1.00	1.00	1.00	1.00	1.00
58	WATER	1.00	1.00	1.00	1.00	1.00	1.00
59	WATER	1.00	1.00	1.00	1.00	1.00	1.00
60	WATER	1.00	1.00	1.00	1.00	1.00	1.00
61	WATER	1.00	1.00	1.00	1.00	1.00	1.00
62	WATER	1.00	1.00	1.00	1.00	1.00	1.00
63	WATER	1.00	1.00	1.00	1.00	1.00	1.00
64	WATER	1.00	1.00	1.00	1.00	1.00	1.00
65	WATER	1.00	1.00	1.00	1.00	1.00	1.00
66	WATER	1.00	1.00	1.00	1.00	1.00	1.00
67	WATER	1.00	1.00	1.00	1.00	1.00	1.00
68	WATER	1.00	1.00	1.00	1.00	1.00	1.00
69	WATER	1.00	1.00	1.00	1.00	1.00	1.00
70	WATER	1.00	1.00	1.00	1.00	1.00	1.00
71	WATER	1.00	1.00	1.00	1.00	1.00	1.00
72	WATER	1.00	1.00	1.00	1.00	1.00	1.00
73	WATER	1.00	1.00	1.00	1.00	1.00	1.00
74	WATER	1.00	1.00	1.00	1.00	1.00	1.00
75	WATER	1.00	1.00	1.00	1.00	1.00	1.00
76	WATER	1.00	1.00	1.00	1.00	1.00	1.00
77	WATER	1.00	1.00	1.00	1.00	1.00	1.00
78	WATER	1.00	1.00	1.00	1.00	1.00	1.00
79	WATER	1.00	1.00	1.00	1.00	1.00	1.00
80	WATER	1.00	1.00	1.00	1.00	1.00	1.00
81	WATER	1.00	1.00	1.00	1.00	1.00	1.00
82	WATER	1.00	1.00	1.00	1.00	1.00	1.00
83	WATER	1.00	1.00	1.00	1.00	1.00	1.00
84	WATER	1.00	1.00	1.00	1.00	1.00	1.00
85	WATER	1.00	1.00	1.00	1.00	1.00	1.00
86	WATER	1.00	1.00	1.00	1.00	1.00	1.00
87	WATER	1.00	1.00	1.00	1.00	1.00	1.00
88	WATER	1.00	1.00	1.00	1.00	1.00	1.00
89	WATER	1.00	1.00	1.00	1.00	1.00	1.00
90	WATER	1.00	1.00	1.00	1.00	1.00	1.00
91	WATER	1.00	1.00	1.00	1.00	1.00	1.00
92	WATER	1.00	1.00	1.00	1.00	1.00	1.00
93	WATER	1.00	1.00	1.00	1.00	1.00	1.00
94	WATER	1.00	1.00	1.00	1.00	1.00	1.00
95	WATER	1.00	1.00	1.00	1.00	1.00	1.00
96	WATER	1.00	1.00	1.00	1.00	1.00	1.00
97	WATER	1.00	1.00	1.00	1.00	1.00	1.00
98	WATER	1.00	1.00	1.00	1.00	1.00	1.00
99	WATER	1.00	1.00	1.00	1.00	1.00	1.00
100	WATER	1.00	1.00	1.00	1.00	1.00	1.00

PARKING REQUIREMENT STATEMENT(SCHOOL BUILDING)				
NO. OF CARS	NO. OF BIKES	NO. OF CARS	NO. OF BIKES	NO. OF CARS
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
9	9	9	9	9
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
17	17	17	17	17
18	18	18	18	18
19	19	19	19	19
20	20	20	20	20
21	21	21	21	21
22	22	22	22	22
23	23	23	23	23
24	24	24	24	24
25	25	25	25	25
26	26	26	26	26
27	27	27	27	27
28	28	28	28	28
29	29	29	29	29
30	30	30	30	30
31	31	31	31	31
32	32	32	32	32
33	33	33	33	33
34	34	34	34	34
35	35	35	35	35
36	36	36	36	36
37	37	37	37	37
38	38	38	38	38
39	39	39	39	39
40	40	40	40	40
41	41	41	41	41
42	42	42	42	42
43	43	43	43	43
44	44	44	44	44
45	45	45	45	45
46	46	46	46	46
47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
50	50	50	50	50
51	51	51	51	51
52	52	52	52	52
53	53	53	53	53
54	54	54	54	54
55	55	55	55	55
56	56	56	56	56
57	57	57	57	57
58	58	58	58	58
59	59	59	59	59
60	60	60	60	60
61	61	61	61	61
62	62	62	62	62
63	63	63	63	63
64	64	64	64	64
65	65	65	65	65
66	66	66	66	66
67	67	67	67	67
68	68	68	68	68
69	69	69	69	69
70	70	70	70	70
71	71	71	71	71
72	72	72	72	72
73	73	73	73	73
74	74	74	74	74
75	75	75	75	75
76	76	76	76	76
77	77	77	77	77
78	78	78	78	78
79	79	79	79	79
80	80	80	80	80
81	81	81	81	81
82	82	82	82	82
83	83	83	83	83
84	84	84	84	84
85	85	85	85	85
86	86	86	86	86
87	87	87	87	87
88	88	88	88	88
89	89	89	89	89
90	90	90	90	90
91	91	91	91	91
92	92	92	92	92
93	93	93	93	93
94	94	94	94	94
95	95	95	95	95
96	96	96	96	96
97	97	97	97	97
98	98	98	98	98
99	99	99	99	99
100	100	100	100	100





CONCRETE FOUNDATION DATA SHEET						
SL NO	TYPE	LOCATION	STATION	THICKNESS	PERMISSIBLE FLOR AREA	PROPOSED
				SIZE		
1	N2	COMPUTER LAB	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 28.50 CM
2	N2	CLAS ROOM 1	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
3	N2	CLAS ROOM 2	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
4	N2	CLAS ROOM 3	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
5	N2	CLAS ROOM 4	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
6	N2	CLAS ROOM 5	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
7	N2	CLAS ROOM 6	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
8	N2	CLAS ROOM 7	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
9	N2	CLAS ROOM 8	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
10	N2	CLAS ROOM 9	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
11	N2	CLAS ROOM 10	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
12	N2	CLAS ROOM 11	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
13	N2	CLAS ROOM 12	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
14	N2	CLAS ROOM 13	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
15	N2	CLAS ROOM 14	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
16	N2	CLAS ROOM 15	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
17	N2	CLAS ROOM 16	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
18	N2	CLAS ROOM 17	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
19	N2	CLAS ROOM 18	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
20	N2	CLAS ROOM 19	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
21	N2	CLAS ROOM 20	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
22	N2	CLAS ROOM 21	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
23	N2	CLAS ROOM 22	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
24	N2	CLAS ROOM 23	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
25	N2	CLAS ROOM 24	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
26	N2	CLAS ROOM 25	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
27	N2	CLAS ROOM 26	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
28	N2	CLAS ROOM 27	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
29	N2	CLAS ROOM 28	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
30	N2	CLAS ROOM 29	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
31	N2	CLAS ROOM 30	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
32	N2	CLAS ROOM 31	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
33	N2	CLAS ROOM 32	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
34	N2	CLAS ROOM 33	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
35	N2	CLAS ROOM 34	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
36	N2	CLAS ROOM 35	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
37	N2	CLAS ROOM 36	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
38	N2	CLAS ROOM 37	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
39	N2	CLAS ROOM 38	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
40	N2	CLAS ROOM 39	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
41	N2	CLAS ROOM 40	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
42	N2	CLAS ROOM 41	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
43	N2	CLAS ROOM 42	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
44	N2	CLAS ROOM 43	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
45	N2	CLAS ROOM 44	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
46	N2	CLAS ROOM 45	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
47	N2	CLAS ROOM 46	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
48	N2	CLAS ROOM 47	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
49	N2	CLAS ROOM 48	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
50	N2	CLAS ROOM 49	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
51	N2	CLAS ROOM 50	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
52	N2	CLAS ROOM 51	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
53	N2	CLAS ROOM 52	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
54	N2	CLAS ROOM 53	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
55	N2	CLAS ROOM 54	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
56	N2	CLAS ROOM 55	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
57	N2	CLAS ROOM 56	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
58	N2	CLAS ROOM 57	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
59	N2	CLAS ROOM 58	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
60	N2	CLAS ROOM 59	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
61	N2	CLAS ROOM 60	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
62	N2	CLAS ROOM 61	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
63	N2	CLAS ROOM 62	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
64	N2	CLAS ROOM 63	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
65	N2	CLAS ROOM 64	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
66	N2	CLAS ROOM 65	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
67	N2	CLAS ROOM 66	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
68	N2	CLAS ROOM 67	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
69	N2	CLAS ROOM 68	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
70	N2	CLAS ROOM 69	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
71	N2	CLAS ROOM 70	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
72	N2	CLAS ROOM 71	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
73	N2	CLAS ROOM 72	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
74	N2	CLAS ROOM 73	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
75	N2	CLAS ROOM 74	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
76	N2	CLAS ROOM 75	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
77	N2	CLAS ROOM 76	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
78	N2	CLAS ROOM 77	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
79	N2	CLAS ROOM 78	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
80	N2	CLAS ROOM 79	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
81	N2	CLAS ROOM 80	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
82	N2	CLAS ROOM 81	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
83	N2	CLAS ROOM 82	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
84	N2	CLAS ROOM 83	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
85	N2	CLAS ROOM 84	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
86	N2	CLAS ROOM 85	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
87	N2	CLAS ROOM 86	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
88	N2	CLAS ROOM 87	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
89	N2	CLAS ROOM 88	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
90	N2	CLAS ROOM 89	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
91	N2	CLAS ROOM 90	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
92	N2	CLAS ROOM 91	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
93	N2	CLAS ROOM 92	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
94	N2	CLAS ROOM 93	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
95	N2	CLAS ROOM 94	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
96	N2	CLAS ROOM 95	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
97	N2	CLAS ROOM 96	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
98	N2	CLAS ROOM 97	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
99	N2	CLAS ROOM 98	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
100	N2	CLAS ROOM 99	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
101	N2	CLAS ROOM 100	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
102	N2	CLAS ROOM 101	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
103	N2	CLAS ROOM 102	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
104	N2	CLAS ROOM 103	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
105	N2	CLAS ROOM 104	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
106	N2	CLAS ROOM 105	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
107	N2	CLAS ROOM 106	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
108	N2	CLAS ROOM 107	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
109	N2	CLAS ROOM 108	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
110	N2	CLAS ROOM 109	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
111	N2	CLAS ROOM 110	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
112	N2	CLAS ROOM 111	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
113	N2	CLAS ROOM 112	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
114	N2	CLAS ROOM 113	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
115	N2	CLAS ROOM 114	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
116	N2	CLAS ROOM 115	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
117	N2	CLAS ROOM 116	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
118	N2	CLAS ROOM 117	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
119	N2	CLAS ROOM 118	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
120	N2	CLAS ROOM 119	PLANT 4.87 X 10.50 M	1:15	100.00 M <sup>2</sup>	100.00 M <sup>2</sup> X 22.00 CM
121</						

[illegible]

BUILT UP AREA STATEMENT						
TYPICAL FLOOR (1ST & 2ND FLOOR)						
A	49.229	X	32.890	X	1.00 NO	= 1620.13
TOTAL ADDITION						= 1620.13
DEDUCTION						
1	20.300	X	14.39	X	1.00 NO	= 292.84
2	3.250	X	1.000	X	1.00 NO	= 3.21
3	17.155	X	7.150	X	1.00 NO	= 122.66
4	24.66	X	3.950	X	3.00 NO	= 277.86
5	10.441	X	14.140	X	1.00 NO	= 151.82
TOTAL DEDUCTION						= 597.33
NET BUILT UP AREA OF TYPICAL FLOOR (1ST & 2ND FLOOR)						= 1022.20

1ST FLOOR PLAN & 2ND FLOOR PLAN.  
1ST TO 2ND FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION

The Approval of The  
Previous Plans Sanctioned  
Under No. \_\_\_\_\_  
Date: \_\_\_\_\_ It Here  
With Cancelled

[illegible]





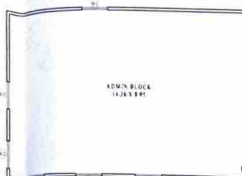
CLASSROOM 20  
SCALE: 1:100



PRINCIPLE ROOM  
SCALE: 1:100



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



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



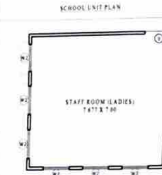
CLASSROOM 21  
SCALE: 1:100



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



## SCHOOL BLDG. (AMENITY PLOT)

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



SCIENCE LAB  
SCALE: 1:100



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



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

## PROFORMA 'B'

CONTENTS OF SHEET  
GROUND FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION  
SCIENCE LAB CARPET AREA  
LIBRARY, CLASSROOM - 5 & 13 CARPET AREA  
RERA CARPET AREA STATEMENT  
BUILT UP AREA STATEMENT IN SQ. MET.  
LIGHT VENTILATION STATEMENT - (GROUND FLOOR)  
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS Yojana  
ON PRIVATE LAND BEARING GUT NO. 73/2A, 73/2B, 73/2C, 73/2D AT  
TITWALA, MUMBAI, MAHARASHTRA

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

Digitally signed by  
ASHISH GANGADHAR  
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: UJWAL SATISH BHOLE





