



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/ /2026
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/E-7833444/25 dt.09/12/2025 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. + 9th 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

6/11
SG

DE

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/ गृनिद्यो-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.

BP
20B
PK

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 vacant tax land receipt from KDMC shall be submitted before Full O.C.
86. 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.
87. 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.
88. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.
89. 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/-

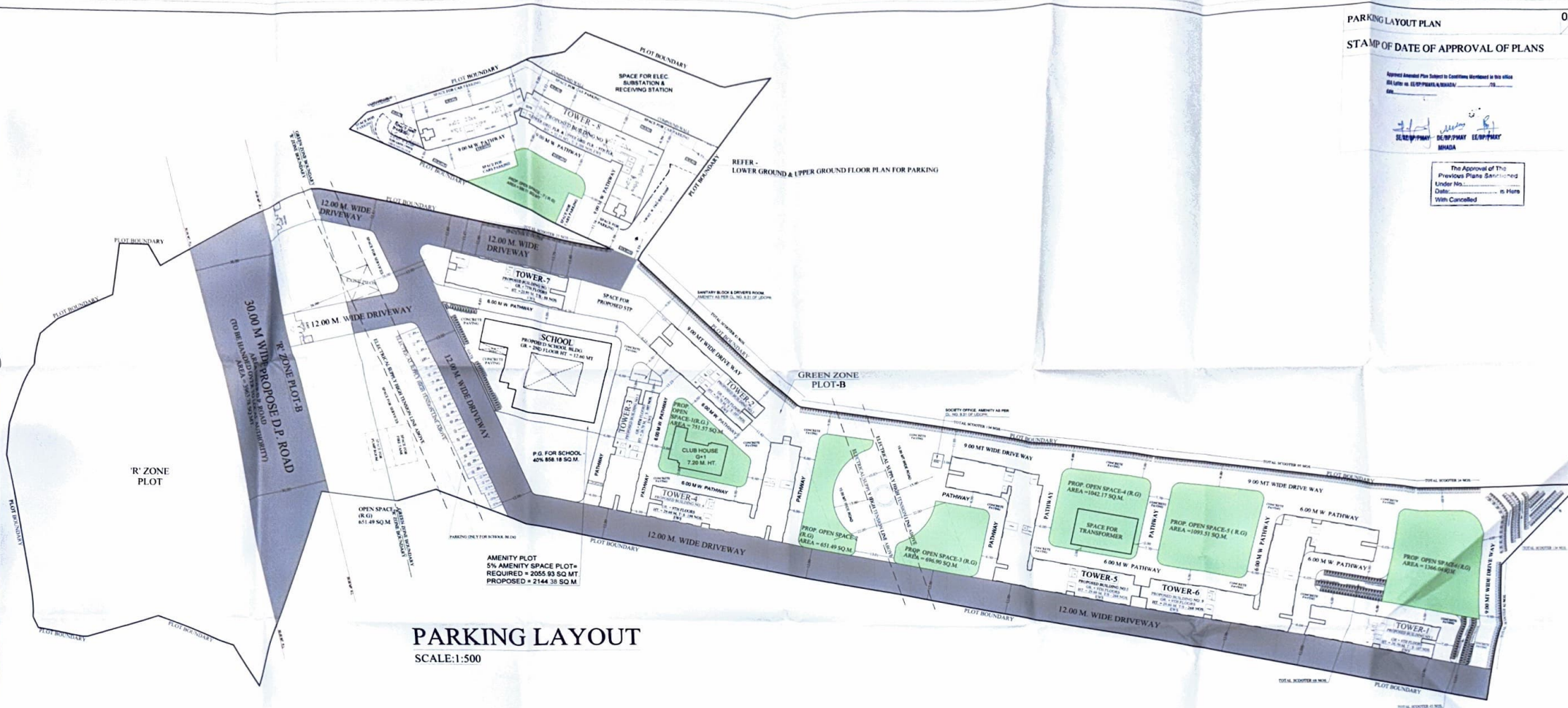
**Executive Engineer/B.P.Cell
PMAY/ MHADA**

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

'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 (F) BUA FOR SHOPS	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERMISSIBLE (5) (3+4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.80		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150SQ.M. AND ABOVE	2 NOS	1 NOS	---	---	---	---	---	---	---	---	---	---	---
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 90 SQ.M. BUT LESS THAN 150 SQ.M.	---	1 NO	1 NOS	---	---	---	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 45 SQ.M. BUT LESS THAN 90 SQ.M.	---	1 NO	2 NOS	---	---	---	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 45 SQ.M. BUT MORE THAN 30 SQ.M.	---	1 NO	2 NOS	---	---	---	---	---	---	---	---	---	---
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	1351 NOS	0 NO	2 NOS	1351 NOS	---	67.55 NOS	---	1418.55 NOS	---	---	---	---	---
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF (MINOR AREA)	---	---	2 NOS	---	---	---	---	---	---	---	---	---	---
TOTAL	1351 NOS	---	6 NOS	1351 NOS	---	67.55 NOS	---	1418.55 NOS	---	---	---	---	---

PARKING STATEMENT AS PER COMPOSITE PARKING RULE - ('G' - ZONE, BLDG NO. 1 TO 8)
 AS PER REVISED PARKING - 4 SCOOTER PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING
 THEREFORE SCOOTER PARKING REQUIRED AS UNDER
 REQUIRED CAR PARKING FOR ENTIRE LAYOUT - 1419 NOS
 SCOOTER PARKING PROPOSED FOR ENTIRE LAYOUT - 747 NOS
 AS PER COMPOSITE PARKING -
 1419 - 747 = 672 NOS. SCOOTER
 672 NOS = 112 CARS
 TOTAL REQUIRED CAR = 112 NOS.
 TOTAL PROVIDED CAR = 112 NOS.

PARKING RATIO AT BLDG. NO. 8 -

TOTAL CAR PARKING REQUIRED	112 NOS
TOTAL SCOOTER PARKING REQUIRED	747 NOS
AS PER TABLE NO. 8B (2)	---
AS PER TABLE NO. 8C (2)	---
TOTAL CAR PARKING PROVIDED IN RATIO	112 NOS
TOTAL SCOOTER PARKING PROVIDED IN RATIO	747 NOS
TOTAL	859 NOS

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

BLDG. NO.	TYPE	UPPER GROUND	LOWER GROUND	TOTAL PROPOSED PARKING
BLDG. NO. 1	CAR	49 NOS	61 NOS	110 NOS
BLDG. NO. 2	SCOOTER	112 NOS	140 NOS	252 NOS
ADD OPEN PARKING	SCOOTER	648 NOS	---	648 NOS
TOTAL CAR & SCOOTER PARKING PROPOSED		112 NOS	600 NOS	712 NOS

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

BLDG. NO.	CAR PARKING		SCOOTER PARKING	
	REQU.	PROP.	REQU.	PROP.
BLDG. NO. 1	---	---	---	---
BLDG. NO. 2	---	---	---	---
BLDG. NO. 3	---	---	---	---
BLDG. NO. 4	---	---	---	---
BLDG. NO. 5	---	---	---	---
BLDG. NO. 6	---	---	---	---
BLDG. NO. 7	---	---	---	---
BLDG. NO. 8	---	---	---	---
TOTAL AS PER CALC.	---	---	---	---
AS PER COMPOSITE PARKING RULE	112 NOS	112 NOS	747 NOS	747 NOS
SAY - TOTAL PARKING FOR ALL BLDGS	112 NOS	112 NOS	747 NOS	747 NOS

NOTE - REFER BUILDING WISE PARKING STATEMENT FOR CALC. OF REQUIREMENT.

PROVIDED PARKING SUMMERY FOR SCHOOL

BLDG. NO.	CAR PARKING	SCOOTER PARKING	MINI BUS PARKING
SCHOOL	112 NOS	41 NOS	18 NOS
TOTAL PARKING FOR SCHOOL BLDG.	112 NOS	41 NOS	18 NOS

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

OCCUPANCY	SIZE OF TENEMENTS	PARKING SPACE REQUIRED BY RULES		NON CONGESTED AREA		REQUIRED	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
SCHOOL AND THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREAS	FOR EVERY 100 SQ.M. CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC AREA OF THE SCHOOL.	2 NOS	4 NOS	---	---	6 NOS	12 NOS
TOTAL PARKING REQD.		---	---	---	---	6 NOS	12 NOS
OTHER MUNICIPAL CORPORATIONS IN MUMBAI EXCEPT THANE M.C.		---	---	---	---	---	---
TOTAL PARKING REQD.		---	---	---	---	6 NOS	12 NOS

ACTIVITY AREA	MULTIPLYING FACTOR	PARKING SPACE REQUIRED BY RULES		NON CONGESTED AREA		REQUIRED	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
21 CLASSROOMS	2 TWO WHEELER FOR EVERY 7 CLASSROOMS	---	---	---	---	---	---
TOTAL PARKING REQD.		---	---	---	---	---	---

PROFORMA 'B'

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

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

Digitally signed by **ASHISH GANGADHAR R FADNAVIS** Date: 2026.05.12 13:13:59 +05'30'

NAME OF LICENSED ARCHITECT
UJWAL SATISH BHOLE

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.



SR NO.	TYPE	NO.	TOTAL
1	LIVING ROOM	302 X 2.91	11.56
2	KITCHEN	8.0 X 3.00	2.40
3	BED ROOM	2.70 X 2.91	7.83
4	TOILET	1.10 X 1.40	1.54
5	TOILET	1.10 X 1.40	1.54
6	BALCONY	1.10 X 2.00	2.20
7	INTERNAL WALLS		2.10
	TOTAL AREA		29.58

FLOOR	CONSTRUCTION AREA	LESS LIFT SHAFT AREA	LESS COMMON AREA	NET BUILT UP AREA	NET BUILT UP AREA
GROUND FLOOR	911.22	8.50	18.60	894.12	904.00
1ST TO 7TH & 9TH	806.00	8.50	34.40	763.10	770.00
TOTAL	1717.22	17.00	53.00	1644.22	1674.00

FLOOR	UNIT TYPE	PLAT NO.	NO OF UNITS	NO OF PLATS	NO OF CARPETS	TOTAL NET CARPET AREA
GROUND FLOOR	TYPE A	1/101	1	1	1	29.58
1ST TO 7TH & 9TH FLOOR	TYPE A	1/101 to 1/104	10	10	10	295.80
			TOTAL	11	11	325.38



PROFORMA 'B'

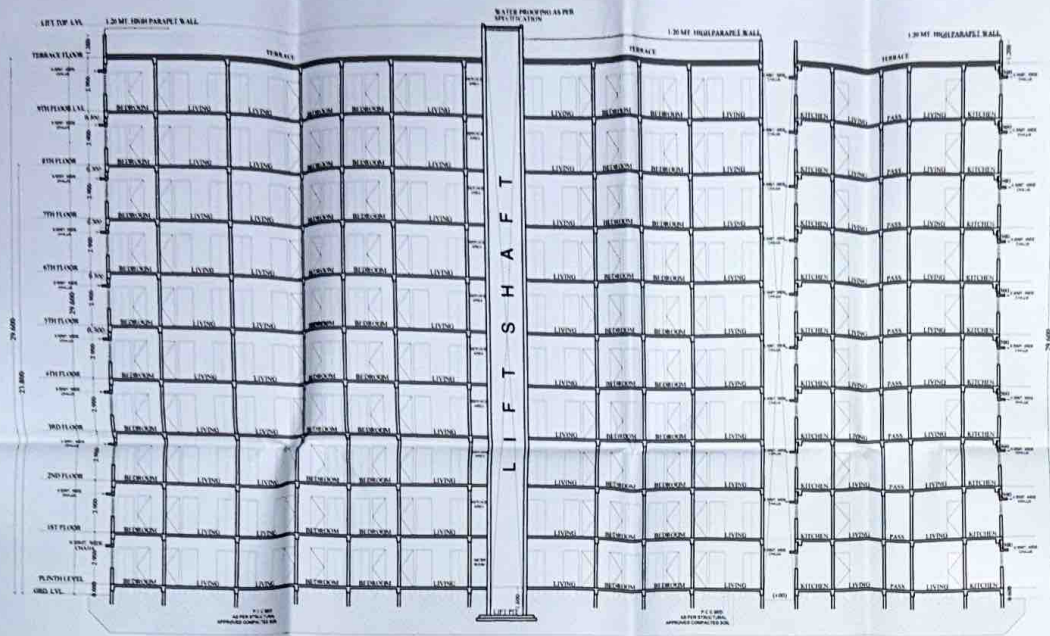
CONTENTS OF SHEET
 CHECK NO. FLOOR PLAN
 1ST TO 7TH & 9TH FLOOR PLAN
 BUILT UP AREA (F.S.I.) STATEMENT
 RERA CARPET AREA STATEMENT
 CARPET AREA CALCULATION
 PARADISE STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED AFFORDABLE HOUSING UNDER PRASHAN MANTRI AWAS YOJANA ON PRIVATE LAND BEARING G.P. NO. 73/2/A, 73/A/4, 73/A/8, 73/A/4C, 73/A/5 AT TITWALA, MUNICIPAL MAHARASHTRA.

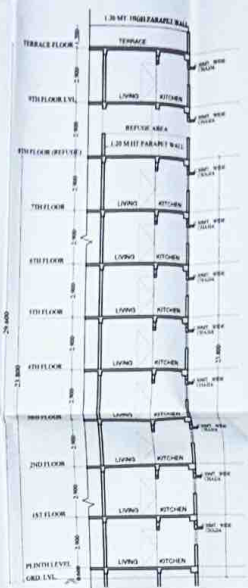
NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER
JAY GANESH DEVELOPERS

ASHISH GANGADHAR FADNAVIS Digitally signed by
 Digitally signed by
 ASHISH GANGADHAR FADNAVIS
 R FADNAVIS Date: 2026.05.12 13:19:39 +05'30'

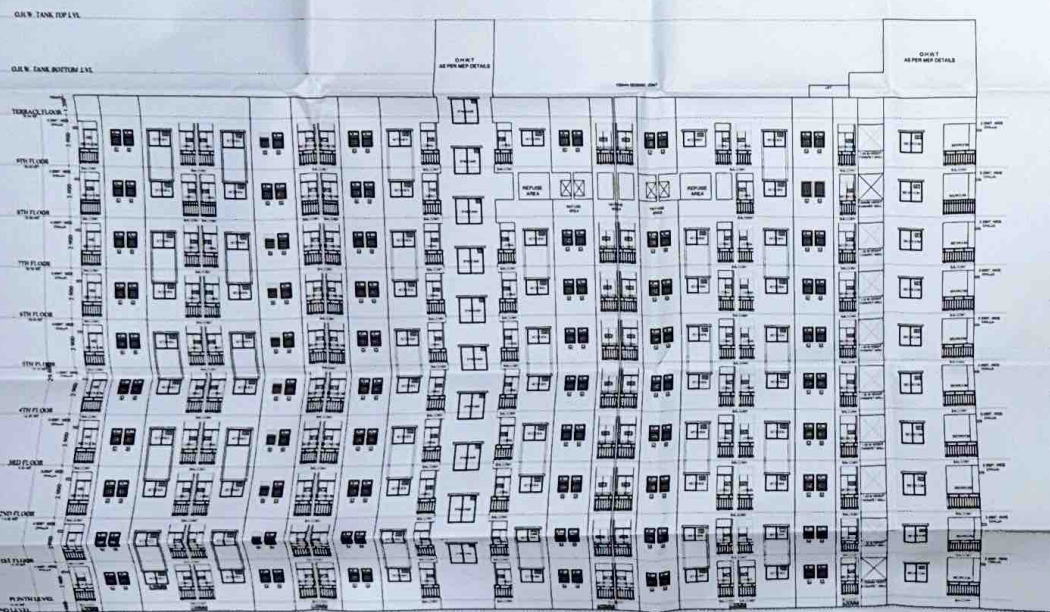
UJWAL SATISH BHOLE ARCHITECTS
 18.11.2024
 AS SHOWN



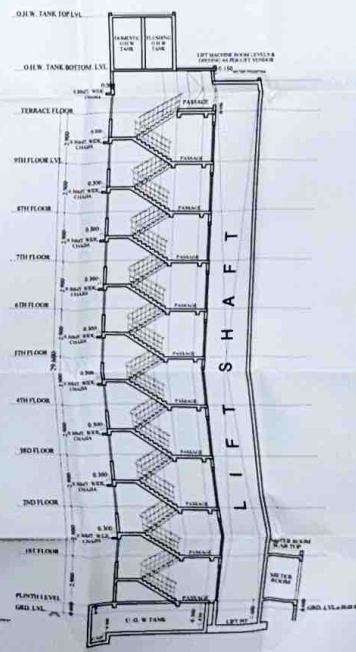
SECTION - A - A
SCALE 1:100



SECTION - C - C
SCALE 1:100



ELEVATION - A
SCALE 1:100



SECTION - B - B
SCALE 1:100

BLDG.NO. 4

SECTION A - A
SECTION B - B
SECTION C - C
ELEVATION - A



The Approval of the
Practising Plans Sanctioned
Under No. _____ & Date
_____ & Place
_____ & Name
_____ & Name
_____ & Name

PROFORMA 'B'

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

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADESH MANTRI AWAS YOHANA ON
PRIVATE LANDS 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 GANGADHAR FADNAVIS
R FADNAVIS
Digitally signed by
ASHISH GANGADHAR FADNAVIS
Date: 2026.05.12

NO. BY THE C.P.P.
JAY GANESH DEVELOPERS
THANE, MAHARASHTRA

JOB NO. _____
DRAWN BY _____
CHECKED BY _____
NAME OF LICENSED ARCHITECT
NORTH

TAWAKKAL SCALE 18.11.2024 AS SHOWN

UJWAL SATISH BHOLE

SCALE 18.11.2024 AS SHOWN

U. J. SATISH BHOLE ARCHITECTS



BLDG.NO. 5 & 6

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



GROUND FLOOR PLAN
SCALE: 1:100

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

Approval Assumed Plan Subject to Conditions Mentioned in this office
USA Letter no. CE/SP/P/MSA/2004/...
Date: ...

The Approval of The
Previous Plans Sanctioned
Under No. ...
in Name ...
is Cancelled

Signature and Stamp of the Approving Authority
M. S. ...
M. S. ...
M. S. ...

PROFORMA 'B'

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

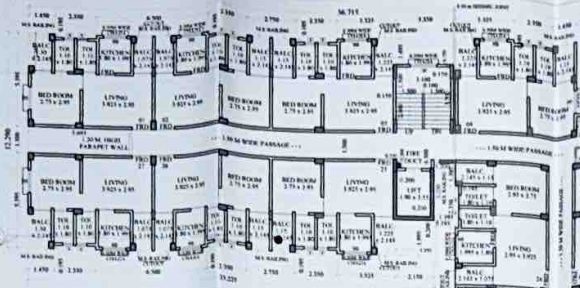
Approved Architect Plan Subject to Conditions Mentioned in the Title
 403 Sector No. 42/04 PUNJAB/SHIMLA

The Approval of The
 Previous Plans Sought
 Under No. ... Here
 With Cancelled

REAR VIEW
 EAST VIEW
 NORTH

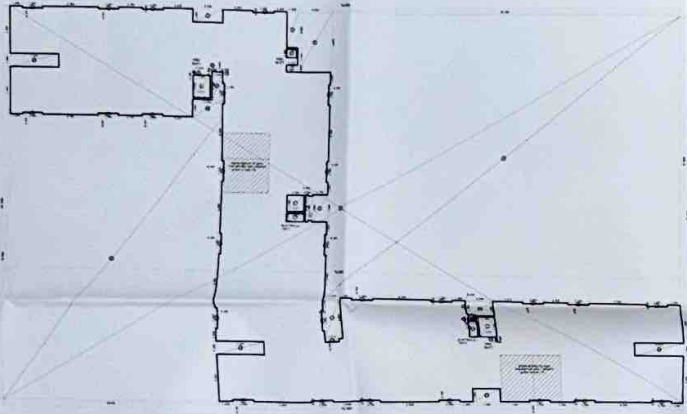
BLDG. NO. 5 & 6

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

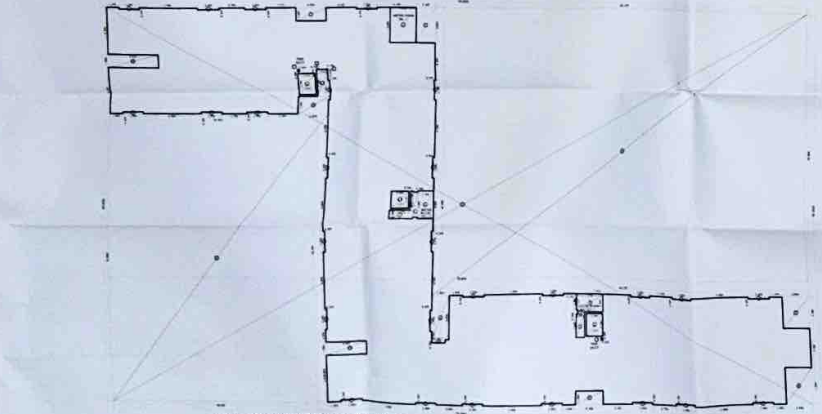


8TH REFUGE FLOOR PLAN
 SCALE: 1:100

TYPICAL UNIT PLAN		CARRY AREA CALCULATION TYPICAL UNIT	
BALC. 1.00 x 1.00	TOILET 1.00 x 1.00	BALC. 1.00 x 1.00	TOILET 1.00 x 1.00
1 LIVING ROOM 3.00 x 3.00	1 KITCHEN 1.80 x 1.80	1 LIVING ROOM 3.00 x 3.00	1 KITCHEN 1.80 x 1.80
2 BEDROOM 2.75 x 3.00	2 TOILET 1.00 x 1.00	2 BEDROOM 2.75 x 3.00	2 TOILET 1.00 x 1.00
3 BEDROOM 2.75 x 3.00	3 LAMBS	3 BEDROOM 2.75 x 3.00	3 LAMBS
4 LAMBS	4 INTERNAL WALLS	4 LAMBS	4 INTERNAL WALLS
5 INTERNAL WALLS	TOTAL AREA	5 INTERNAL WALLS	TOTAL AREA
TOTAL AREA		TOTAL AREA	



LINE DIAGRAM FOR BUILT UP AREA CALC. OF TYPICAL FLOOR (1ST TO 9TH FLOOR)
 SCALE: 1:300



LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND FLOOR
 SCALE: 1:300

BUILT UP AREA STATEMENT

TYPICAL FLOOR LIST TO CONSTRUCTION	NO.	AREA	NO.	AREA	NO.	AREA
1	3.50	1	4.00	1	140.00	
2	3.50	1	4.00	1	140.00	
3	3.50	1	4.00	1	140.00	
4	3.50	1	4.00	1	140.00	
5	3.50	1	4.00	1	140.00	
6	3.50	1	4.00	1	140.00	
7	3.50	1	4.00	1	140.00	
8	3.50	1	4.00	1	140.00	
9	3.50	1	4.00	1	140.00	
10	3.50	1	4.00	1	140.00	
11	3.50	1	4.00	1	140.00	
12	3.50	1	4.00	1	140.00	
13	3.50	1	4.00	1	140.00	
14	3.50	1	4.00	1	140.00	
15	3.50	1	4.00	1	140.00	
16	3.50	1	4.00	1	140.00	
17	3.50	1	4.00	1	140.00	
18	3.50	1	4.00	1	140.00	
19	3.50	1	4.00	1	140.00	
20	3.50	1	4.00	1	140.00	
21	3.50	1	4.00	1	140.00	
22	3.50	1	4.00	1	140.00	
23	3.50	1	4.00	1	140.00	
24	3.50	1	4.00	1	140.00	
25	3.50	1	4.00	1	140.00	
26	3.50	1	4.00	1	140.00	
27	3.50	1	4.00	1	140.00	
28	3.50	1	4.00	1	140.00	
29	3.50	1	4.00	1	140.00	
30	3.50	1	4.00	1	140.00	
31	3.50	1	4.00	1	140.00	
32	3.50	1	4.00	1	140.00	
33	3.50	1	4.00	1	140.00	
34	3.50	1	4.00	1	140.00	
35	3.50	1	4.00	1	140.00	
36	3.50	1	4.00	1	140.00	
37	3.50	1	4.00	1	140.00	
38	3.50	1	4.00	1	140.00	
39	3.50	1	4.00	1	140.00	
40	3.50	1	4.00	1	140.00	
41	3.50	1	4.00	1	140.00	
42	3.50	1	4.00	1	140.00	
43	3.50	1	4.00	1	140.00	
44	3.50	1	4.00	1	140.00	
45	3.50	1	4.00	1	140.00	
46	3.50	1	4.00	1	140.00	
47	3.50	1	4.00	1	140.00	
48	3.50	1	4.00	1	140.00	
49	3.50	1	4.00	1	140.00	
50	3.50	1	4.00	1	140.00	
51	3.50	1	4.00	1	140.00	
52	3.50	1	4.00	1	140.00	
53	3.50	1	4.00	1	140.00	
54	3.50	1	4.00	1	140.00	
55	3.50	1	4.00	1	140.00	
56	3.50	1	4.00	1	140.00	
57	3.50	1	4.00	1	140.00	
58	3.50	1	4.00	1	140.00	
59	3.50	1	4.00	1	140.00	
60	3.50	1	4.00	1	140.00	
61	3.50	1	4.00	1	140.00	
62	3.50	1	4.00	1	140.00	
63	3.50	1	4.00	1	140.00	
64	3.50	1	4.00	1	140.00	
65	3.50	1	4.00	1	140.00	
66	3.50	1	4.00	1	140.00	
67	3.50	1	4.00	1	140.00	
68	3.50	1	4.00	1	140.00	
69	3.50	1	4.00	1	140.00	
70	3.50	1	4.00	1	140.00	
71	3.50	1	4.00	1	140.00	
72	3.50	1	4.00	1	140.00	
73	3.50	1	4.00	1	140.00	
74	3.50	1	4.00	1	140.00	
75	3.50	1	4.00	1	140.00	
76	3.50	1	4.00	1	140.00	
77	3.50	1	4.00	1	140.00	
78	3.50	1	4.00	1	140.00	
79	3.50	1	4.00	1	140.00	
80	3.50	1	4.00	1	140.00	
81	3.50	1	4.00	1	140.00	
82	3.50	1	4.00	1	140.00	
83	3.50	1	4.00	1	140.00	
84	3.50	1	4.00	1	140.00	
85	3.50	1	4.00	1	140.00	
86	3.50	1	4.00	1	140.00	
87	3.50	1	4.00	1	140.00	
88	3.50	1	4.00	1	140.00	
89	3.50	1	4.00	1	140.00	
90	3.50	1	4.00	1	140.00	
91	3.50	1	4.00	1	140.00	
92	3.50	1	4.00	1	140.00	
93	3.50	1	4.00	1	140.00	
94	3.50	1	4.00	1	140.00	
95	3.50	1	4.00	1	140.00	
96	3.50	1	4.00	1	140.00	
97	3.50	1	4.00	1	140.00	
98	3.50	1	4.00	1	140.00	
99	3.50	1	4.00	1	140.00	
100	3.50	1	4.00	1	140.00	
101	3.50	1	4.00	1	140.00	
102	3.50	1	4.00	1	140.00	
103	3.50	1	4.00	1	140.00	
104	3.50	1	4.00	1	140.00	
105	3.50	1	4.00	1	140.00	
106	3.50	1	4.00	1	140.00	
107	3.50	1	4.00	1	140.00	
108	3.50	1	4.00	1	140.00	
109	3.50	1	4.00	1	140.00	
110	3.50	1	4.00	1	140.00	
111	3.50	1	4.00	1	140.00	
112	3.50	1	4.00	1	140.00	
113	3.50	1	4.00	1	140.00	
114	3.50	1	4.00	1	140.00	
115	3.50	1	4.00	1	140.00	
116	3.50	1	4.00	1	140.00	
117	3.50	1	4.00	1	140.00	
118	3.50	1	4.00	1	140.00	
119	3.50	1	4.00	1	140.00	
120	3.50	1	4.00	1	140.00	
121	3.50	1	4.00	1	140.00	
122	3.50	1	4.00	1	140.00	
123	3.50	1	4.00	1	140.00	
124	3.50	1	4.00	1	140.00	
125	3.50	1	4.00	1	140.00	
126	3.50	1	4.00	1	140.00	
127	3.50	1	4.00	1	140.00	
128	3.50	1	4.00	1	140.00	
129	3.50	1	4.00	1	140.00	
130	3.50	1	4.00	1	140.00	
131	3.50	1	4.00	1	140.00	
132	3.50	1	4.00	1	140.00	
133	3.50	1	4.00	1	140.00	
134	3.50	1	4.00	1	140.00	
135	3.50	1	4.00	1	140.00	
136	3.50	1	4.00	1	140.00	
137	3.50	1	4.00	1	140.00	
138	3.50	1	4.00	1	140.00	
139	3.50	1	4.00	1	140.00	
140	3.50	1	4.00	1	140.00	
141	3.50	1	4.00	1	140.00	
142	3.50	1	4.00	1	140.00	
143	3.50	1	4.00	1	140.00	
144	3.50	1	4.00	1	140.00	
145	3.50	1	4.00	1	140.00	
146	3.50	1	4.00	1	140.00	
147	3.50	1	4.00	1	140.00	
148	3.50	1	4.00	1	140.00	
149	3.50	1	4.00	1	140.00	
150	3.50	1	4.00	1	140.00	
151	3.50	1	4.00	1	140.00	
152	3.50	1	4.00	1	140.00	
153	3.50	1	4.00	1	140.00	
154	3.50	1	4.00	1	140.00	
155	3.50	1	4.00	1	140.00	
156	3.50	1	4.00	1	140.00	
157	3.50	1	4.00	1	140.00	
158	3.50	1	4.00	1	140.00	
159	3.50	1	4.00	1	140.00	
160	3.50	1	4.00	1	140.00	
161	3.50	1	4.00	1	140.00	
162	3.50	1	4.00	1	140.00	
163	3.50	1	4.00	1	140.00	
164	3.50	1	4.00	1	140.00	
165	3.50	1	4.00	1	140.00	
166	3.50	1	4.00	1	140.00	
167	3.50	1	4.00	1	140.00	
168	3.50	1	4.00	1	140.00	
169	3.50	1	4.00	1	140.00	
170	3.50	1	4.00	1	140.00	
171	3.50	1	4.00	1	140.00	
172	3.50	1	4.00	1	140.00	
173	3.50	1	4.00	1	140.00	
174	3.50	1	4.00	1	140.00	
175	3.50	1	4.00	1	140.00	
176	3.50	1	4.00	1	140.00	
177	3.50	1	4.00	1	140.00	
178	3.50	1	4.00	1	1	

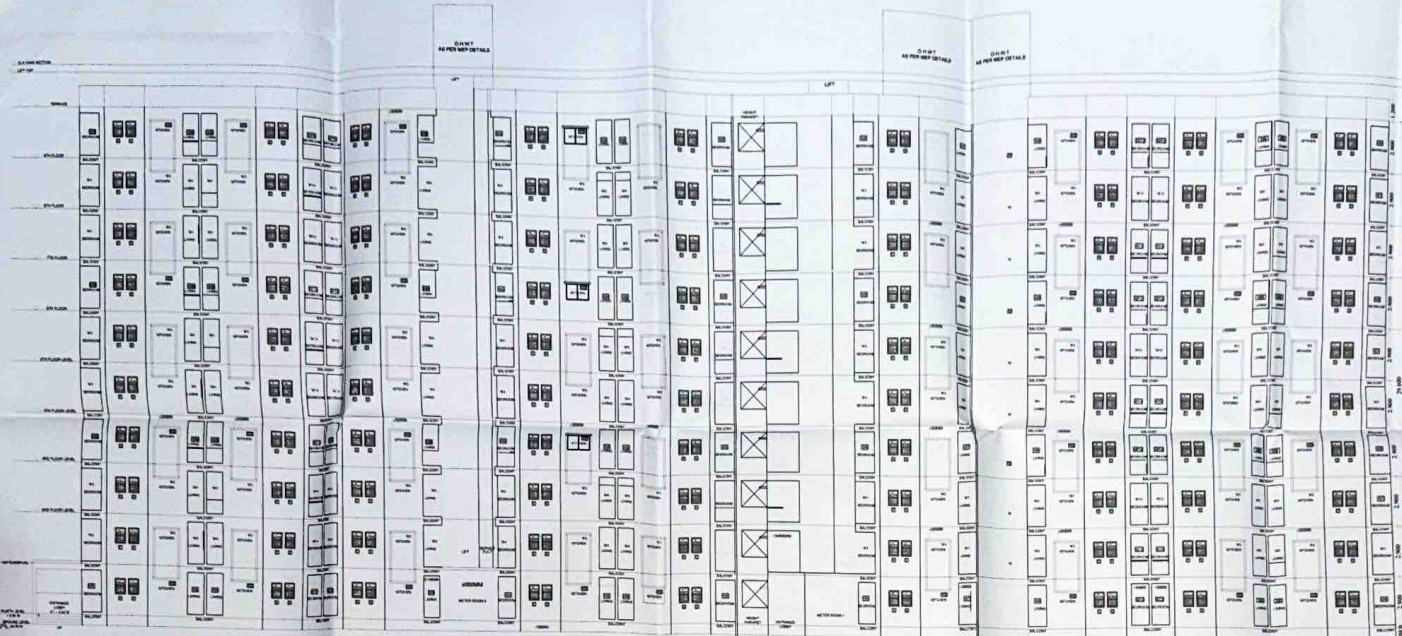
Approved Plans Subject to Conditions Specified in this office
 GA Letter no. 22/PT/PR/BLA/MUMBAI/2017/2018

The Approval of The
 Previous Plans Sanctioned
 Under No. _____ of 1960
 Date _____ is hereby
 With Cancelled

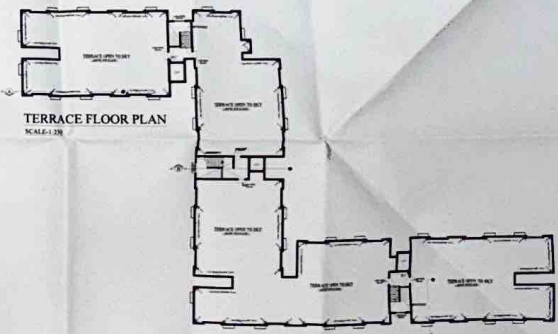
SCHEMATIC DESIGN TEAM
 UJWAL SATISH BHOLE ARCHITECTS
 MUMBAI

BLDG.NO. 5 & 6

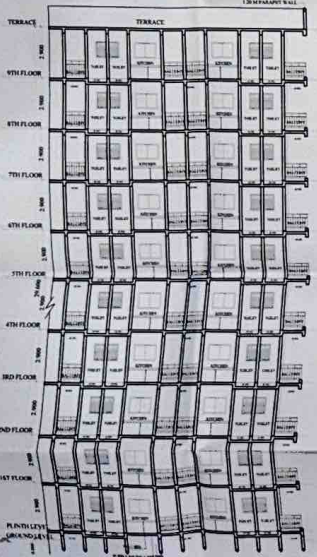
TERRACE FLOOR PLAN,
 SECTION - A-A, B-B & C-C,
 ELEVATION SIDE-3.



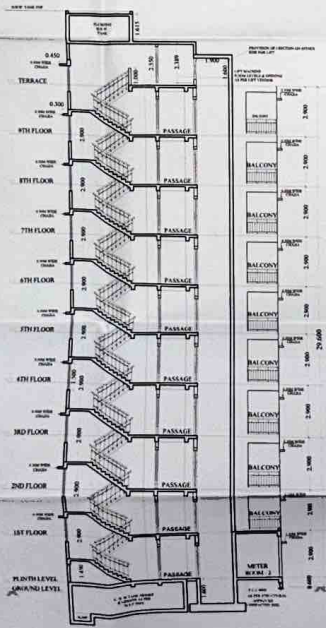
ELEVATION SIDE-3
 SCALE: 1/100



TERRACE FLOOR PLAN
 SCALE: 1/100



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 AWAAS YOJANA ON
 PRIVATE LAND BEARING GUT NO-732/A, 734/A, 734/B, 734/C, 734/D AT TITWALA,
 MUMBAI MAHARASHTRA.

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

JAY GANESH
 DEVELOPERS

ASHISH GANGADHAR FADNAVIS
 R FADNAVIS
 Digitally signed by
 ASHISH GANGADHAR FADNAVIS
 Date: 2024.05.13
 13:26:09 +05'30'

NO. BUTTER CUP
 HIRAN AND ANT MEADOWS
 FRANK, MAHARASHTRA, 40007
 M 902233336, 907439973

JOB NO.
 DRAWN BY
 CHECKED BY
 NORTH

TAWAKKAL DATE 18-11-2024
 DEEPAK A SCALE AS SHOWN
 NAME OF LICENSED ARCHITECT



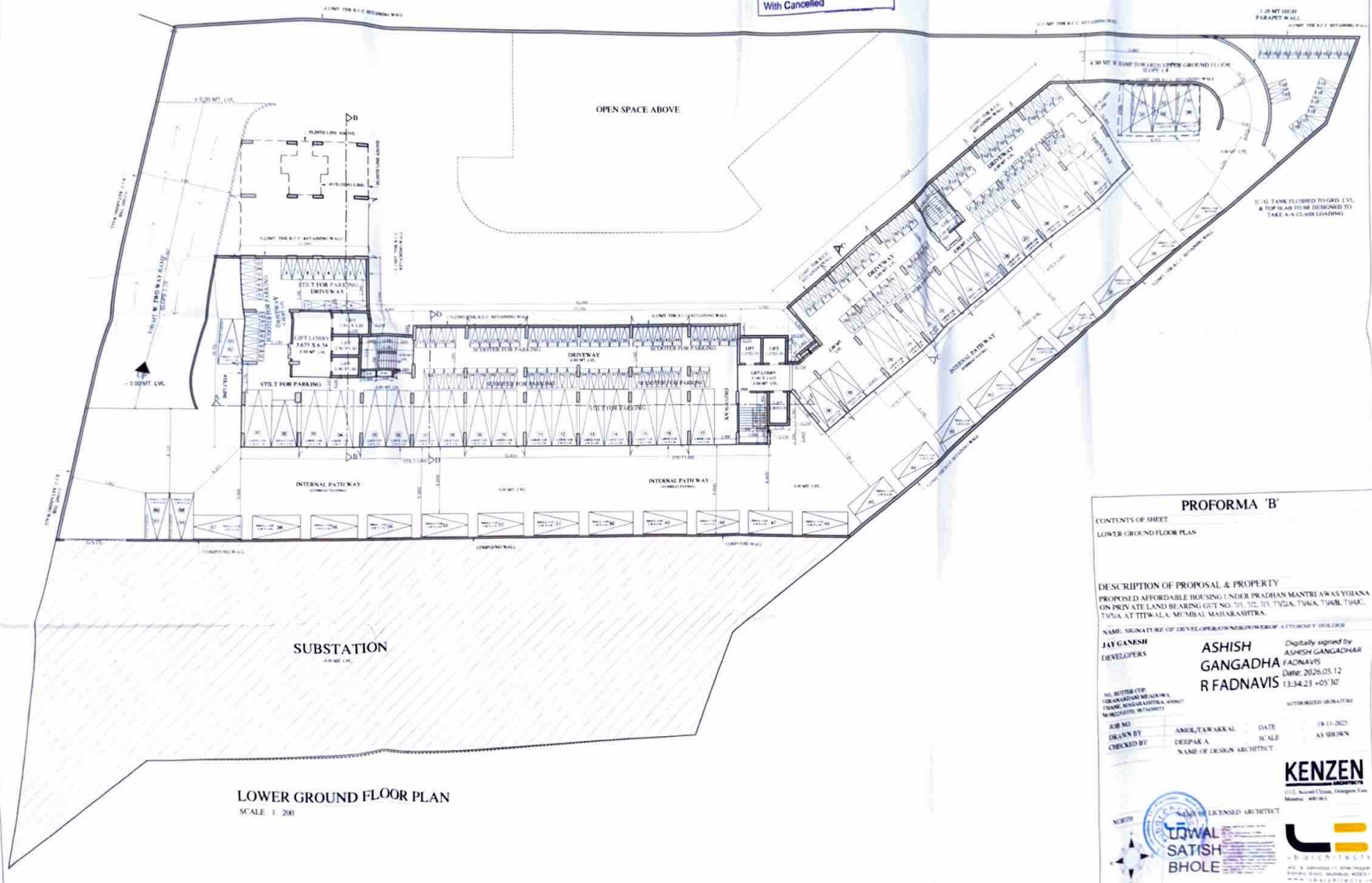
UJWAL SATISH BHOLE ARCHITECTS
 803 & 804, 1st Floor, Naga
 Bunder Road, Mumbai-400011
 www.ujwalbhola.com

Approved Plan Subject to Conditions Mentioned in this office
ICA Letter No. EE/PP/MAY/A/MHADA/ /20
Date

SE/PP/MAY DE/PP/MAY EE/PP/MAY
MHADA

BLDG.NO. 8

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



LOWER GROUND FLOOR PLAN
SCALE 1/200

PROFORMA 'B'

CONTENTS OF SHEET
LOWER GROUND FLOOR PLAN

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADESH MANTRI AWAS Yojana
ON PRIVATE LAND BEARING GUT NO. 7/1, 7/2, 7/3, 7/2A, 7/2A, 7/2AB, 7/2AC,
7/3/IA AT TITWALA, MUMBAI MAHARASHTRA.

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

Digitally signed by
ASHISH GANGADHAR
FADNAVIS
Date: 2020.05.12
13:34:23 +05'30'

NO. WITHIN CUP
FOR SANITARY MEASURES
FRAME, MANGALGIRI, WEST
MUMBAI CITY, MHASHTRA

APPROVED SIGNATURE

JOB NO.
DRAWN BY
CHECKED BY

AMEER/TAWAKKAL
DEEPAK A
NAME OF DESIGN ARCHITECT

DATE
SCALE

18-11-2020
AS SHOWN

KENZEN
1112, Nandivada, Changan Cross,
Mumbai - 400 061

UJWAL SATISH BHOLE
REGISTERED ARCHITECT
1112, Nandivada, Changan Cross,
Mumbai - 400 061

Approved Architectural Plan Subject to Conditions Mentioned in this office Order No. 22/2020/1000/2019

The Approval of the Previous Plans Sanctioned Under No. _____ Date: _____ With Canceled _____ B Here _____

BLDG.NO. 8

1ST TO 9TH FTH & 4TH 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)

SL NO	TYPE	LOCATION/ROOM	WINDOW SIZE	PERMITTED WINDOW AREA	PROVIDED
1	W	LIVING ROOM	1.80 X 2.10	3.78	3.78
2	W	BED ROOM	2.00 X 2.10	4.20	4.20
3	W	KITCHEN	1.80 X 2.10	3.78	3.78
4	W	BATH ROOM	1.80 X 2.10	3.78	3.78
5	W	TOILET	1.80 X 2.10	3.78	3.78
6	W	TOILET	1.80 X 2.10	3.78	3.78

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

FLAT NO.	TYPE	FLAT AREA	COMMON AREA	COVERED BALCONY	UNCOVERED BALCONY	STAIRS	TOTAL RERA CARPET AREA
101	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
102	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
103	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
104	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
105	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
106	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
107	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
108	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
109	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00
110	TYPE A	110.00	10.00	5.00	5.00	5.00	135.00



PLAN FOR RERA CARPET AREA CALC OF FLAT

RERA CARPET AREA STATEMENT OF TYPICAL FLAT (TYPE - A)

DESCRIPTION	AREA (SQ.M)
1. LIVING ROOM	110.00
2. BED ROOM	110.00
3. KITCHEN	110.00
4. BATH ROOM	110.00
5. TOILET	110.00
6. TOILET	110.00
7. BALCONY	110.00
8. BALCONY	110.00
9. STAIRS	110.00
10. COMMON AREA	110.00
11. COVERED BALCONY	110.00
12. UNCOVERED BALCONY	110.00
13. TOTAL RERA CARPET AREA	1350.00

LINE DIAG FOR RERA CARPET AREA CALC OF FLAT

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

DESCRIPTION	AREA (SQ.M)
1. LIVING ROOM	110.00
2. BED ROOM	110.00
3. KITCHEN	110.00
4. BATH ROOM	110.00
5. TOILET	110.00
6. TOILET	110.00
7. BALCONY	110.00
8. BALCONY	110.00
9. STAIRS	110.00
10. COMMON AREA	110.00
11. COVERED BALCONY	110.00
12. UNCOVERED BALCONY	110.00
13. TOTAL BUILT UP AREA	1350.00



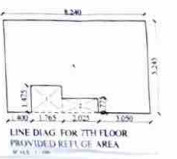
LINE AREA DIAGRAM FOR TYPICAL (1ST TO 9TH) FLOOR OF BLOCK - D

LINE AREA CALCULATION

DESCRIPTION	AREA (SQ.M)
1. LIVING ROOM	110.00
2. BED ROOM	110.00
3. KITCHEN	110.00
4. BATH ROOM	110.00
5. TOILET	110.00
6. TOILET	110.00
7. BALCONY	110.00
8. BALCONY	110.00
9. STAIRS	110.00
10. COMMON AREA	110.00
11. COVERED BALCONY	110.00
12. UNCOVERED BALCONY	110.00
13. TOTAL BUILT UP AREA	1350.00

PROVIDED REFUSE AREA CALCULATION

DESCRIPTION	AREA (SQ.M)
1. REFUSE AREA	110.00
2. REFUSE AREA	110.00
3. REFUSE AREA	110.00
4. REFUSE AREA	110.00
5. REFUSE AREA	110.00
6. REFUSE AREA	110.00
7. REFUSE AREA	110.00
8. REFUSE AREA	110.00
9. REFUSE AREA	110.00
10. REFUSE AREA	110.00
11. REFUSE AREA	110.00
12. REFUSE AREA	110.00
13. REFUSE AREA	110.00
14. REFUSE AREA	110.00
15. REFUSE AREA	110.00
16. REFUSE AREA	110.00
17. REFUSE AREA	110.00
18. REFUSE AREA	110.00
19. REFUSE AREA	110.00
20. REFUSE AREA	110.00
21. REFUSE AREA	110.00
22. REFUSE AREA	110.00
23. REFUSE AREA	110.00
24. REFUSE AREA	110.00
25. REFUSE AREA	110.00
26. REFUSE AREA	110.00
27. REFUSE AREA	110.00
28. REFUSE AREA	110.00
29. REFUSE AREA	110.00
30. REFUSE AREA	110.00
31. REFUSE AREA	110.00
32. REFUSE AREA	110.00
33. REFUSE AREA	110.00
34. REFUSE AREA	110.00
35. REFUSE AREA	110.00
36. REFUSE AREA	110.00
37. REFUSE AREA	110.00
38. REFUSE AREA	110.00
39. REFUSE AREA	110.00
40. REFUSE AREA	110.00
41. REFUSE AREA	110.00
42. REFUSE AREA	110.00
43. REFUSE AREA	110.00
44. REFUSE AREA	110.00
45. REFUSE AREA	110.00
46. REFUSE AREA	110.00
47. REFUSE AREA	110.00
48. REFUSE AREA	110.00
49. REFUSE AREA	110.00
50. REFUSE AREA	110.00
51. REFUSE AREA	110.00
52. REFUSE AREA	110.00
53. REFUSE AREA	110.00
54. REFUSE AREA	110.00
55. REFUSE AREA	110.00
56. REFUSE AREA	110.00
57. REFUSE AREA	110.00
58. REFUSE AREA	110.00
59. REFUSE AREA	110.00
60. REFUSE AREA	110.00
61. REFUSE AREA	110.00
62. REFUSE AREA	110.00
63. REFUSE AREA	110.00
64. REFUSE AREA	110.00
65. REFUSE AREA	110.00
66. REFUSE AREA	110.00
67. REFUSE AREA	110.00
68. REFUSE AREA	110.00
69. REFUSE AREA	110.00
70. REFUSE AREA	110.00
71. REFUSE AREA	110.00
72. REFUSE AREA	110.00
73. REFUSE AREA	110.00
74. REFUSE AREA	110.00
75. REFUSE AREA	110.00
76. REFUSE AREA	110.00
77. REFUSE AREA	110.00
78. REFUSE AREA	110.00
79. REFUSE AREA	110.00
80. REFUSE AREA	110.00
81. REFUSE AREA	110.00
82. REFUSE AREA	110.00
83. REFUSE AREA	110.00
84. REFUSE AREA	110.00
85. REFUSE AREA	110.00
86. REFUSE AREA	110.00
87. REFUSE AREA	110.00
88. REFUSE AREA	110.00
89. REFUSE AREA	110.00
90. REFUSE AREA	110.00
91. REFUSE AREA	110.00
92. REFUSE AREA	110.00
93. REFUSE AREA	110.00
94. REFUSE AREA	110.00
95. REFUSE AREA	110.00
96. REFUSE AREA	110.00
97. REFUSE AREA	110.00
98. REFUSE AREA	110.00
99. REFUSE AREA	110.00
100. REFUSE AREA	110.00



LINE DIAG FOR 7TH FLOOR PROVIDED REFUSE AREA

PROFORMA 'B'

CONTENTS OF SHEET
 1ST TO 9TH FTH & 4TH 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
 PROJECT APPROVED UNDER PROFORMA MASTR PLAN AS PER
 PROFORMA NO. 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

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

DIGITALLY SIGNED BY
ASHISH GANGADHAR R FADNAVIS

DATE: 2026.05.12
 13:36:15 +05:30

NAME OF LICENSED ARCHITECT
UJWAL SATISH BHOLE

DATE: 18/11/2017
 NAME OF DESIGN ARCHITECT
ASHISH GANGADHAR R FADNAVIS

NAME OF LICENSED ARCHITECT
UJWAL SATISH BHOLE

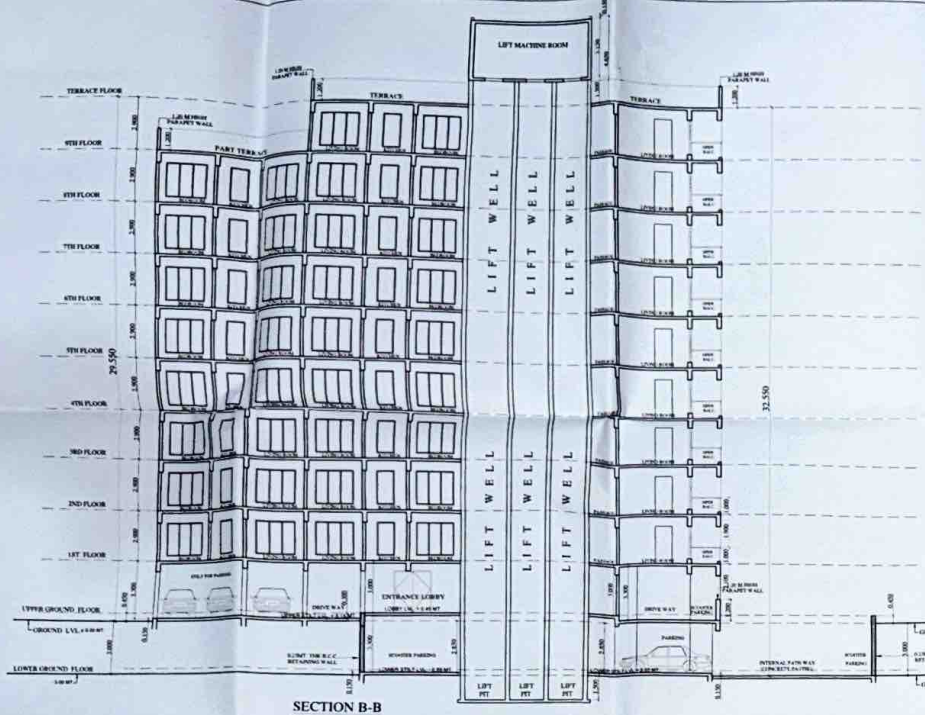


Approved As per Subject to Conditions Mentioned in this plan
 824 Units in EUP PHASE 1A/ADARBY
 6/6

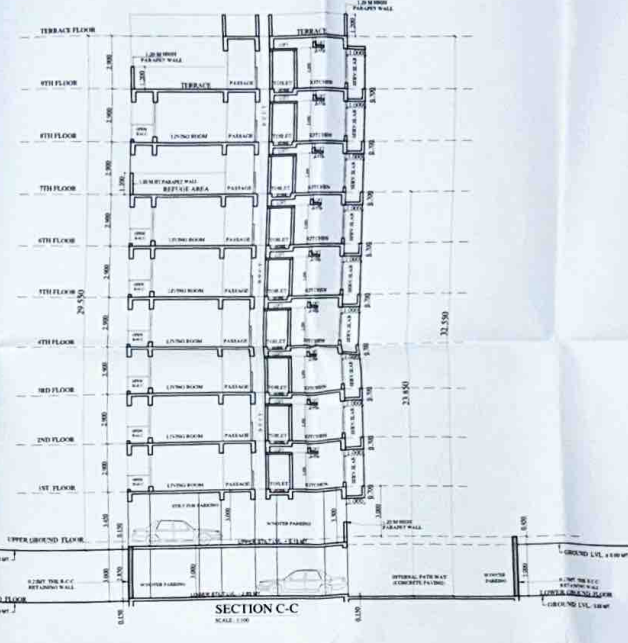
The Approval of the Previous Plans Sanctioned Under No. _____ in Maharashtra Canceled

BLDG. NO. 8

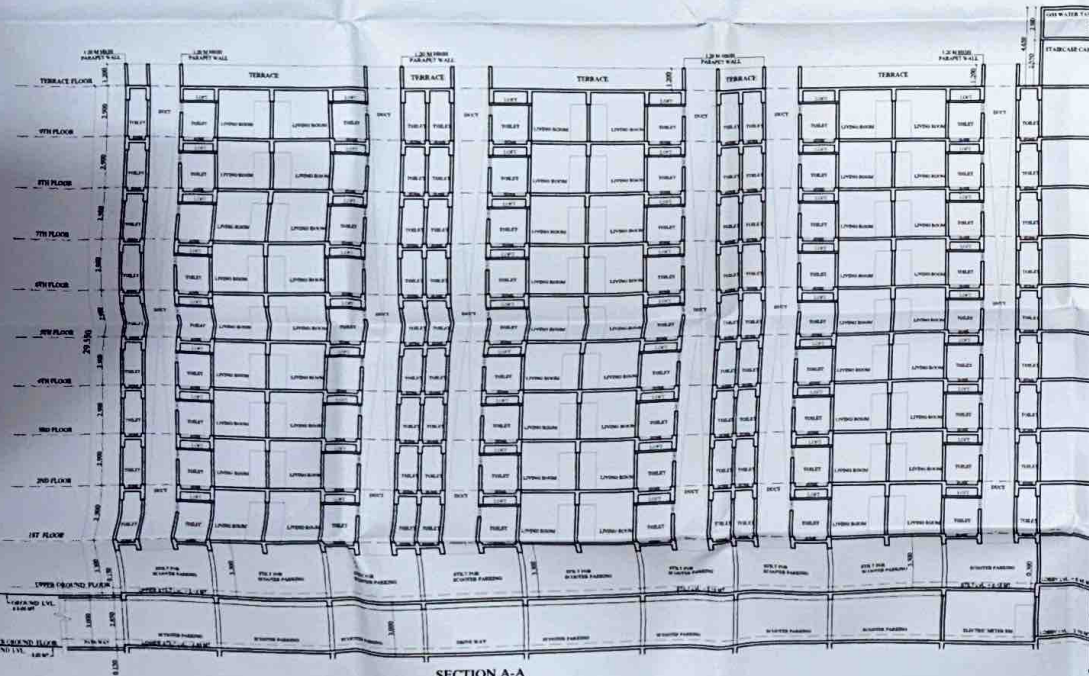
SECTION - A, A, B, C, C & D, D
 SECTION THROUGH STACK PARKING



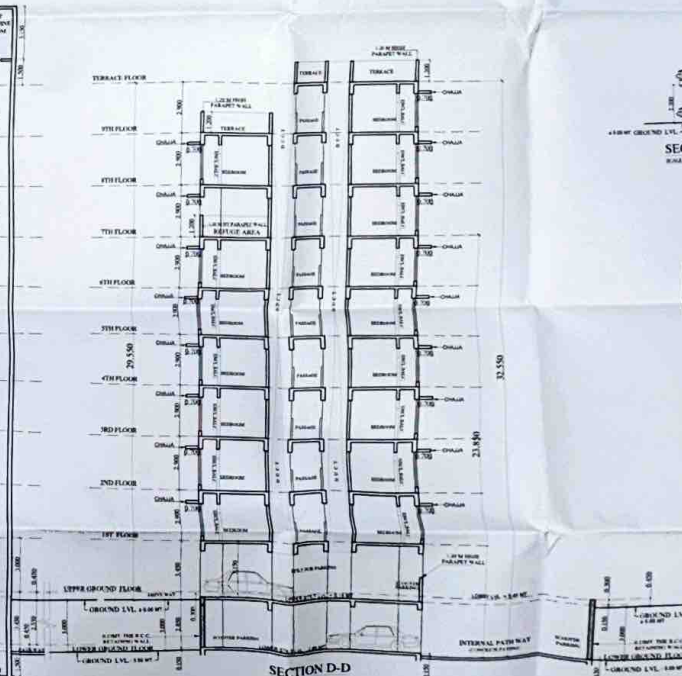
SECTION B-B
 SCALE: 1/8"



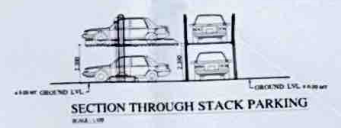
SECTION C-C
 SCALE: 1/8"



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, A, D, D
 SECTION THROUGH STACK PARKING

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAS YOJANA ON PRIVATE LAND BEARING GATE NO. 101, 102, 103, 104/A, 104/B, 104/C, 104/D, AT TERA, A.A., MUMBAI, MAHARASHTRA.

NAME, SIGNATURE OF DEVELOPER/OWNER/POWER OF ATTORNEY HOLDER
JAY GANESH DEVELOPERS
ASHISH GANGADHA R FADNAVS
 Digitally signed by ASHISH GANGADHA R FADNAVS Date: 2026.05.12 13:39:33 +05:30

WE HEREBY CERTIFY THAT THE ABOVE PROPOSAL IS IN ACCORDANCE WITH THE PROVISIONS OF THE MUMBAI BUILDING REGULATIONS, 1960 AND THE MUMBAI BUILDING ACT, 1962.

JOB NO. _____ DRAWN BY _____ DATE _____
 CHECKED BY _____ SCALE _____
 NAME OF DESIGN APPROVER _____

KENZEN
 ARCHITECTS

NAME OF LICENSED ARCHITECT
UJWAL SATISH BHOLE

Approved Master Plan Subject to Conditions Stated in this order
 08/08/2018 10:00 AM
 08/08/2018 10:00 AM

The Approval of the
 Previous Plans Sustained
 Under No. _____
 Date: _____
 With Cancellation

SHASHI DEEPAK UJJWAL BHOLE

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 TENEMENTS STATEMENT
 BUILT UP AREA STATEMENT IN SQ. MT.
 PARKING SUMMARY FOR SCHOOL
 PARKING REQUIREMENT STATEMENT (SCHOOL BUILDING)

FLOOR	CLASS ROOM NO.	CARPET AREA SQ. MET.
GIRD FLOOR	01	63.00
	02	63.00
	03	70.00
	04	63.00
	05	63.00
1ST FLOOR	06	70.00
	07	63.00
	08	63.00
	09	63.00
	10	63.00
2ND FLOOR	11	70.00
	12	63.00
	13	63.00
	14	63.00
	15	63.00
TOTAL	21 NOS	1422.71

GROUND FLOOR	BUILT UP AREA STATEMENT							
A	49.209	x	53.890	x	1.00 NOS	=	2640.13	
TOTAL ADDITION							=	2640.13
DEDUCTION								
1	3.20	x	1.000	x	1.00 NOS	=	3.20	
2	17.150	x	1.000	x	1.00 NOS	=	17.150	
3	14.050	x	1.000	x	1.00 NOS	=	14.050	
4	10.642	x	1.000	x	1.00 NOS	=	10.642	
5	1.200	x	1.000	x	1.00 NOS	=	1.200	
TOTAL DEDUCTION							=	46.242
NET BUILT UP AREA OF GROUND FLOOR							=	2593.89

NO. OF VEH.	CAR PARKING		COVERED PARKING		OPEN BLDG. PARKING	
	REQD.	PROV.	REQD.	PROV.	REQD.	PROV.
100	100	100	100	100	100	100
TOTAL PARKING IN ALL BLOCKS	100	100	100	100	100	100

USE	NO. OF PERSONS	PARKING SPACES	REQUIREMENT
TEACHERS	100	100	100
STAFF	100	100	100
STUDENTS	100	100	100
TOTAL	300	300	300

FLOOR	CONSTRUCTION AREA	LESS LIFT	NET BUILT UP AREA
1ST FLOOR	2640.13	0.00	2640.13
2ND FLOOR	2640.13	0.00	2640.13
TOTAL	5280.26	0.00	5280.26

NO.	TYPE	AREA (SQ. MET.)	PERMISSIBLE	PROPOSED
1	WT	100.00	100.00	100.00
2	WT	100.00	100.00	100.00
3	WT	100.00	100.00	100.00
4	WT	100.00	100.00	100.00
5	WT	100.00	100.00	100.00
6	WT	100.00	100.00	100.00
7	WT	100.00	100.00	100.00
8	WT	100.00	100.00	100.00
9	WT	100.00	100.00	100.00
10	WT	100.00	100.00	100.00
11	WT	100.00	100.00	100.00
12	WT	100.00	100.00	100.00
13	WT	100.00	100.00	100.00
14	WT	100.00	100.00	100.00
15	WT	100.00	100.00	100.00
16	WT	100.00	100.00	100.00
17	WT	100.00	100.00	100.00
18	WT	100.00	100.00	100.00
19	WT	100.00	100.00	100.00
20	WT	100.00	100.00	100.00

SR. NO.	BUILDING TYPE	UNIT TYPE	NO. OF UNITS PER BUILDING	AREA (SQ. MET.)	NET CARPET AREA (SQ. MET.)
1	STAFF ROOM	2	55.92	107.84	107.84
2	CLASS ROOM	4	53.92	215.68	215.68
3	CLASSROOM 1 (4.5x6)	6	83.18	499.08	499.08
4	CLASSROOM 2 (3.1x6)	3	71.16	213.49	213.49
5	CLASSROOM 3 (3.1x6)	3	62.83	188.49	188.49
6	LABRARY	1	97.48	97.48	97.48
7	CLASSROOM 4 (3.1x6)	2	97.48	194.96	194.96
8	ADMIN BLOCK	1	128.69	128.69	128.69
9	COMPUTER LAB	1	128.69	128.69	128.69
10	CLASSROOM 5 (3.1x6)	1	128.69	128.69	128.69
11	PRINCIPAL'S ROOM	1	26.98	26.98	26.98
12	SCIENCE LAB	1	107.16	107.16	107.16
13	INFORMRY	1	18.30	18.30	18.30
14	FEED DEPOSIT	1	15.74	15.74	15.74
15	CLASSROOM 6 (3.1x6)	1	56.83	56.83	56.83
16	CLASSROOM 7 (3.1x6)	1	43.26	43.26	43.26
17	TOTAL	60	1017.62	1017.62	1017.62

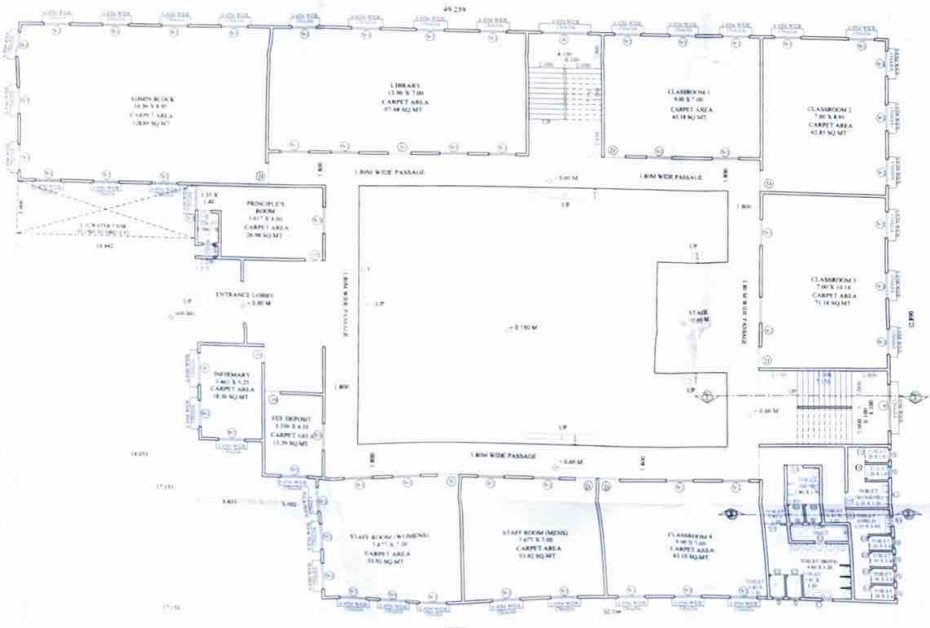
PROFORMA 'B'
 CONTENTS OF SHEET
 GROUND FLOOR PLAN & LINE DIAGRAM FOR AREA CALCULATION
 SANITARY STATEMENT
 CARPET AREA STATEMENT
 LIGHT VENTILATION STATEMENT
 BUILT UP AREA STATEMENT IN SQ. MT.
 PARKING REQUIREMENT STATEMENT (SCHOOL BUILDING)
 DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED APPROXIMATE HEADING UNDER PRADHAN MANTRI ARAAS YUJANA
 ON PRIVATE LAND BEARING GUT NO. 71/2, A, 71/4A, 71/B, 71/C, 71/D, A AT
 TITWALA, MEMBAL, MAHARASHTRA.

NAME: SHANTARUP DEWALP/OWNER/POWER OF ATTORNEY HOLDER
JAY GANESH
 DEVELOPERS
 Digitally signed by
ASHISH GANGADHA FADNAVIS
 R FADNAVIS Date: 2026.05.12 13:40:44 +05'30'

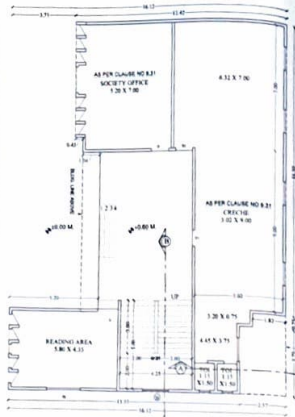
NO. 107/174 C.P.
 HIRAN ANANDI M. LADNI
 THANE, MAHARASHTRA
 PIN-401305
 MO-9822315160
 DATE: 08/11/2022
 BY: DEEPAK A. BHOLE
 NAME OF LICENSED ARCHITECT
UJJWAL SATISH BHOLE
 UJJWAL SATISH BHOLE ARCHITECTS
 201, D. B. PATIL MARG,
 CHANDRANAGAR, PUNE-411 004



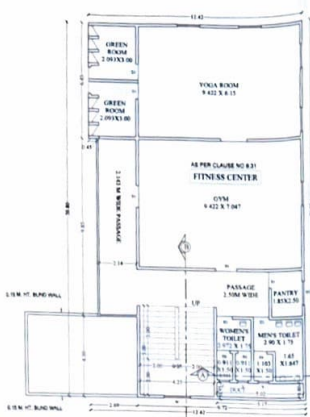
LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND FLOOR
 SCALE: 1:100



GROUND FLOOR PLAN
 SCALE: 1:100



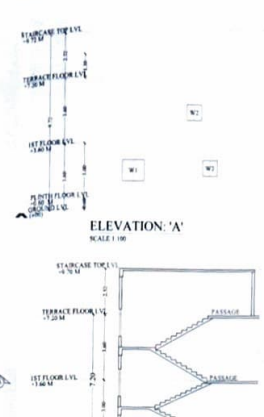
GROUND FLOOR PLAN
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



SECTION-B-B
SCALE 1:100



SECTION-A-A
SCALE 1:100

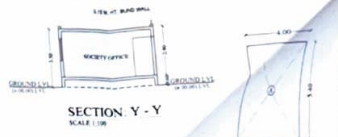
CLUB HOUSE
'G' ZONE

STAMP OF DATE OF APPROVAL OF PLANS

Approved As per Plan Subject to Conditions Mentioned in This Order
22/04/2013
22/04/2013

The Approver of the Previous Plans Conditioned Under No. Date With Cancelled

CLUB HOUSE GROUND, 1ST & TERRACE FLOOR PLAN
LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND & 1ST FLOOR.
SECTION A, A
ELEVATION A, A
CLUB HOUSE BUILT UP AREA (F.A.I.) STATEMENT.
DRIVER'S ROOM PLAN & SANITARY BLOCK PLAN
LINE DIAGRAM FOR BUILT UP AREA CALC. OF DRIVER'S ROOM & SANITARY BLOCK.
SECTION X, X
SOCIETY OFFICE PLAN
LINE DIAGRAM FOR BUILT UP AREA CALC. OF SOCIETY OFFICE PLAN.
SECTION Y, Y



SECTION-Y-Y
SCALE 1:100



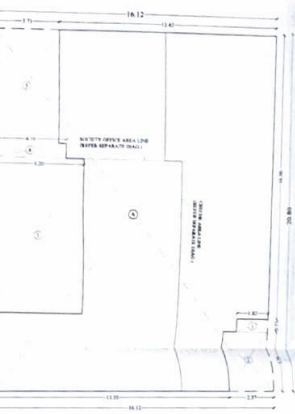
LINE DIAGRAM FOR AREA CALC. OF SOCIETY OFFICE AT GROUND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION OF GROUND FLOOR

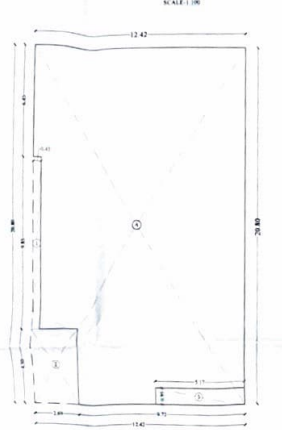
DESCRIPTION	AREA	REMARKS
1. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
2. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
3. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
4. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
5. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
TOTAL BUILT UP AREA	7.3085	

BUILT UP AREA CALCULATION OF 1ST FLOOR FITNESS CENTER AREA

DESCRIPTION	AREA	REMARKS
1. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
2. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
3. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
4. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
5. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
TOTAL BUILT UP AREA	7.3085	



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

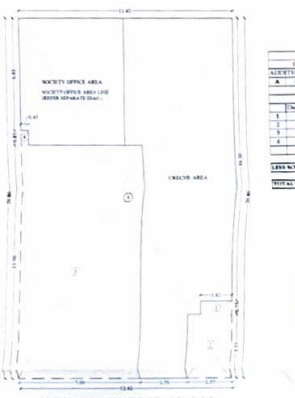


LINE DIAGRAM FOR FITNESS CENTER AREA CALC AT 1ST FLOOR
SCALE 1:100

G ZONE PLOT AMENITY AREA PROPOSED AS PER CL. NO 9.31 OF UDPR.

TOTAL TENEMENTS PLATS PROPOSED IN ENTIRE LAZOUT

DESCRIPTION	AREA REQUIRED	AREA PROPOSED	REMARKS
SOCIETY OFFICE	44.07 SQ. MT	44.07 SQ. MT	AS PER CLAUSE NO. 8.1
CLUB HOUSE	21.90 SQ. MT	21.90 SQ. MT	AS PER CLAUSE NO. 8.1
DRIVER'S RM	30.82 SQ. MT	30.82 SQ. MT	AS PER CLAUSE NO. 8.1
SANITARY BLOCK	18.78 SQ. MT	18.78 SQ. MT	AS PER CLAUSE NO. 8.1
TOTAL	115.57 SQ. MT	115.57 SQ. MT	



LINE DIAGRAM FOR SOCIETY OFFICE AREA CALC AT GROUND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION OF CLUB HOUSE GROUND FLOOR IN CLUB HOUSE

DESCRIPTION	AREA	REMARKS
1. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
2. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
3. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
4. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
5. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
TOTAL BUILT UP AREA	7.3085	

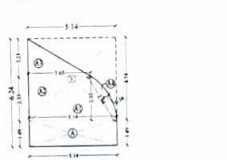
BUILT UP AREA CALCULATION OF SOCIETY OFFICE GROUND FLOOR IN CLUB HOUSE

DESCRIPTION	AREA	REMARKS
1. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
2. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
3. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
4. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
5. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
TOTAL BUILT UP AREA	7.3085	

G ZONE PLOT AMENITY AREA REQUIREMENT PROPOSED AS PER CL. NO 9.31 OF UDPR.

TOTAL PLATS - 1331 NOS IN G ZONE GROUP BLDG NO 3 TO 10

DESCRIPTION	AREA	REMARKS
SOCIETY OFFICE AREA	20.80 SQ. MT	1.56% of 1331
CLUB HOUSE AREA	10.90 SQ. MT	0.82% of 1331
DRIVER'S RM AREA	15.10 SQ. MT	1.13% of 1331
SANITARY BLOCK AREA	9.00 SQ. MT	0.67% of 1331
TOTAL AMENITY AREA	55.80 SQ. MT	4.18% of 1331



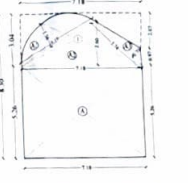
LINE DIAGRAM FOR SANITARY BLOCK AREA CALC AT GROUND FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION OF DRIVER'S RM (GROUND FLOOR)

DESCRIPTION	AREA	REMARKS
1. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
2. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
3. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
4. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
5. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
TOTAL BUILT UP AREA	7.3085	

BUILT UP AREA CALCULATION OF SANITARY BLOCK (GROUND FLOOR)

DESCRIPTION	AREA	REMARKS
1. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
2. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
3. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
4. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
5. 1.10 x 1.10 x 1.10 x 1.10	1.4641	1.10% of 133.10
TOTAL BUILT UP AREA	7.3085	



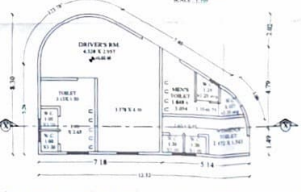
LINE DIAGRAM FOR DRIVER'S RM AREA CALC AT GROUND FLOOR
SCALE 1:100

CLUB HOUSE BUILT UP AREA (F.S.I.) STATEMENT IN SQ. MT.

FLOORS	CONSTRUCTION	NET BUILT UP AREA
GROUND FLR.	250.86	250.86
1ST FLR.	237.64	236.89
TOTAL	488.50	487.66

PERMISSIBLE & PROPOSED CLUB HOUSE BUILT UP AREA STATEMENT G ZONE

DESCRIPTION	AREA	REMARKS
1. TOTAL PROPOSED F.S.I. AREA IN CLUB HOUSE	487.66	3.66% of 1331
2. PERMISSIBLE F.S.I. AREA IN CLUB HOUSE	487.66	3.66% of 1331
3. PERMISSIBLE F.S.I. AREA IN CLUB HOUSE	487.66	3.66% of 1331
4. PERMISSIBLE F.S.I. AREA IN CLUB HOUSE	487.66	3.66% of 1331
5. PERMISSIBLE F.S.I. AREA IN CLUB HOUSE	487.66	3.66% of 1331
TOTAL BUILT UP AREA	487.66	3.66% of 1331



DRIVER'S ROOM PLAN
SCALE 1:100 AS PER CLAUSE NO.8.1



SANITARY BLOCK PLAN
SCALE 1:100 AS PER CLAUSE NO.8.1

SECTION-X-X PROFORMA 'B'

CONTENTS OF SHEET
CLUB HOUSE GROUND, 1ST & TERRACE FLOOR PLAN
LINE DIAGRAM FOR BUILT UP AREA CALC. OF GROUND & 1ST FLOOR.
SECTION A, A
ELEVATION A, A
CLUB HOUSE BUILT UP AREA (F.A.I.) STATEMENT.
DRIVER'S ROOM PLAN & SANITARY BLOCK PLAN
LINE DIAGRAM FOR BUILT UP AREA CALC. OF DRIVER'S ROOM & SANITARY BLOCK.
SECTION X, X
SOCIETY OFFICE PLAN
LINE DIAGRAM FOR BUILT UP AREA CALC. OF SOCIETY OFFICE PLAN.
SECTION Y, Y

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED AFFORDABLE HOUSING UNDER PRADHAN MANTRI AWAAS Yojana ON PRIVATE LAND BEARING G.P. NO. 701, 702, 703, 702/A, 704/A, 704/B, 704/C, 705/A AT TITWALA, MUMBAI, MAHARASHTRA.

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

Digitally signed by ASHISH GANGADHAR FADNAVIS Date: 2026.05.12 13:44:10 +05'30'

JOB NO.
DRAWN BY: TARA KARKAL
CHECKED BY: DEEPA A.
NAME OF DESIGN ARCHITECT: UJWAL SATISH BHOLE

DATE: 18-11-2025
SCALE: AS SHOWN

NAME OF LICENSED ARCHITECT: KENZEN