

STAMP OF APPROVAL

07 DEC 2022

Approved subject to condition mentions in this office I.O.A letter no. EE/BP/PMAY/A/MHADA/ 651 /2022 DATE 07/12/22 - 8 Plinth C.C. to be issued.

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

NON FSI AREA STATEMENT					
BLDG TYPE	REFUGEE AREA	OH WATER TANK	UG WATER TANK & SEPTIC TANK	COVERED PARKING AREA	TOTAL NON FSI AREA
BLDG - 1	295.00	119.60	115.00	740.00	1269.60
BLDG - 2	342.00	119.60	140.00	1460.00	2061.60
TOTAL	637.00	239.20	255.00	2200.00	3331.20

TOTAL CONSTRUCTION AREA = FSI AREA + NON FSI AREA = 68561.55 + 3331.20 = 71892.75

DETAILS OF BUILDING T/S & BU AREA OF PROJECT														
SR. NO.	BUILDING TYPE	NO. OF BUILDINGS	NAME WING	NO. OF TENEMENTS		CARPET AREA PER TENEMENT	CATEGORY	NO. OF FLOORS	BUILDING HEIGHT	PROPOSED P-LINE B/UP AREA		TOTAL TENEMENTS PROPOSED FOR PMAY BUILDING	TOTAL TENEMENTS PROPOSED FOR DEVELOPER	
				RESIDENTIAL	COMMERCIAL					RESIDENTIAL	COMMERCIAL			
1	BLDG - 1	1	A-WING	81	31	47.98	LIG	GR + 22	69.35 M	11076.37	825.05	11901.42	169	
				88		47.31	LIG							
				81		42.98	LIG							
2	BLDG - 1	1	B-WING	176	44	42.09	LIG	GR + 22	69.35 M	19172.61	1192.27	20364.88	345	
				88		34.58	LIG							
3	BLDG - 2	1	A-WING	435		29.98	EWS	GR + 23	69.90 M	18149.50		18149.50	435	
4	BLDG - 2	1	B-WING	434		29.98	EWS	GR + 23	69.90 M	18145.75		18145.75	434	
TOTAL		04		1383	76					66544.23	2017.32	68561.55	869	514

[Sr. No. 9 (g)] AREA DETAILS OF APARTMENT FOR BUILDINGS					
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
BLDG - 01 (A-WING)	1st FLOOR	F2 x 01 FL	47.31 SQ.MT	-----	18.89 SQ.MT
		F3 x 01 FL	47.31 SQ.MT	-----	18.84 SQ.MT
		F4 x 01 FL	47.31 SQ.MT	-----	18.84 SQ.MT
	2nd FLOOR	F5 x 01 FL	47.31 SQ.MT	-----	18.89 SQ.MT
		F6 x 01 FL	47.98 SQ.MT	-----	15.60 SQ.MT
		F7 x 01 FL	47.98 SQ.MT	-----	26.85 SQ.MT
	2nd TO 22nd	F8 x 01 FL	47.98 SQ.MT	-----	28.79 SQ.MT
		F9 x 01 FL	47.98 SQ.MT	-----	28.79 SQ.MT
		F10 x 01 FL	47.98 SQ.MT	-----	-----
		F11 x 01 FL	47.31 SQ.MT	-----	-----
		F12 x 01 FL	47.31 SQ.MT	-----	-----
		F13 x 01 FL	47.31 SQ.MT	-----	-----
BLDG - 01 (B-WING)	1st FLOOR	F3 x 01 FL	42.09 SQ.MT	-----	18.82 SQ.MT
		F4 x 01 FL	42.09 SQ.MT	-----	18.40 SQ.MT
		F5 x 01 FL	42.09 SQ.MT	-----	18.40 SQ.MT
	2nd FLOOR	F6 x 01 FL	42.09 SQ.MT	-----	18.83 SQ.MT
		F7 x 01 FL	42.09 SQ.MT	-----	19.93 SQ.MT
		F8 x 01 FL	42.09 SQ.MT	-----	18.40 SQ.MT
	3rd TO 23rd	F9 x 01 FL	42.09 SQ.MT	-----	18.40 SQ.MT
		F10 x 01 FL	42.09 SQ.MT	-----	18.40 SQ.MT
		F11 x 01 FL	42.09 SQ.MT	-----	18.82 SQ.MT
		F12 x 01 FL	34.58 SQ.MT	-----	24.29 SQ.MT
		F13 x 01 FL	34.58 SQ.MT	-----	24.29 SQ.MT
		F14 x 01 FL	34.58 SQ.MT	-----	24.29 SQ.MT
F15 x 01 FL		42.98 SQ.MT	-----	42.09 SQ.MT	
F16 x 01 FL		42.98 SQ.MT	-----	19.93 SQ.MT	
F17 x 01 FL		42.98 SQ.MT	-----	18.40 SQ.MT	
F18 x 01 FL		42.98 SQ.MT	-----	18.90 SQ.MT	
F19 x 01 FL		42.98 SQ.MT	-----	18.90 SQ.MT	
BLDG - 02 (A-WING)		Gr. TO 23rd	F1 x 23 FL	29.95 SQ.MT	-----
	F2 x 23 FL		29.95 SQ.MT	-----	-----
	F3 x 23 FL		29.95 SQ.MT	-----	-----
	Gr. TO 23rd	F4 x 23 FL	29.95 SQ.MT	-----	-----
		F5 x 23 FL	29.95 SQ.MT	-----	-----
		F6 x 23 FL	29.95 SQ.MT	-----	-----
		F7 x 23 FL	29.95 SQ.MT	-----	-----
		F8 x 23 FL	29.95 SQ.MT	-----	-----
		F9 x 23 FL	29.95 SQ.MT	-----	-----
		F10 x 23 FL	29.95 SQ.MT	-----	-----
		F11 x 23 FL	29.95 SQ.MT	-----	-----
		F12 x 23 FL	29.95 SQ.MT	-----	-----
F13 x 23 FL		29.95 SQ.MT	-----	-----	
F14 x 23 FL		29.95 SQ.MT	-----	-----	
BLDG - 02 (B-WING)		Gr. TO 23rd	F1 x 23 FL	29.95 SQ.MT	-----
	F2 x 23 FL		29.95 SQ.MT	-----	-----
	F3 x 23 FL		29.95 SQ.MT	-----	-----
	Gr. TO 23rd	F4 x 23 FL	29.95 SQ.MT	-----	-----
		F5 x 23 FL	29.95 SQ.MT	-----	-----
		F6 x 23 FL	29.95 SQ.MT	-----	-----
		F7 x 23 FL	29.95 SQ.MT	-----	-----
		F8 x 23 FL	29.95 SQ.MT	-----	-----
		F9 x 23 FL	29.95 SQ.MT	-----	-----
		F10 x 23 FL	29.95 SQ.MT	-----	-----
		F11 x 23 FL	29.95 SQ.MT	-----	-----
		F12 x 23 FL	29.95 SQ.MT	-----	-----
F13 x 23 FL		29.95 SQ.MT	-----	-----	
F14 x 23 FL		29.95 SQ.MT	-----	-----	

PARKING AREA STATEMENT AS PER TABLE NO. 8B (BLDG NO:- 01)

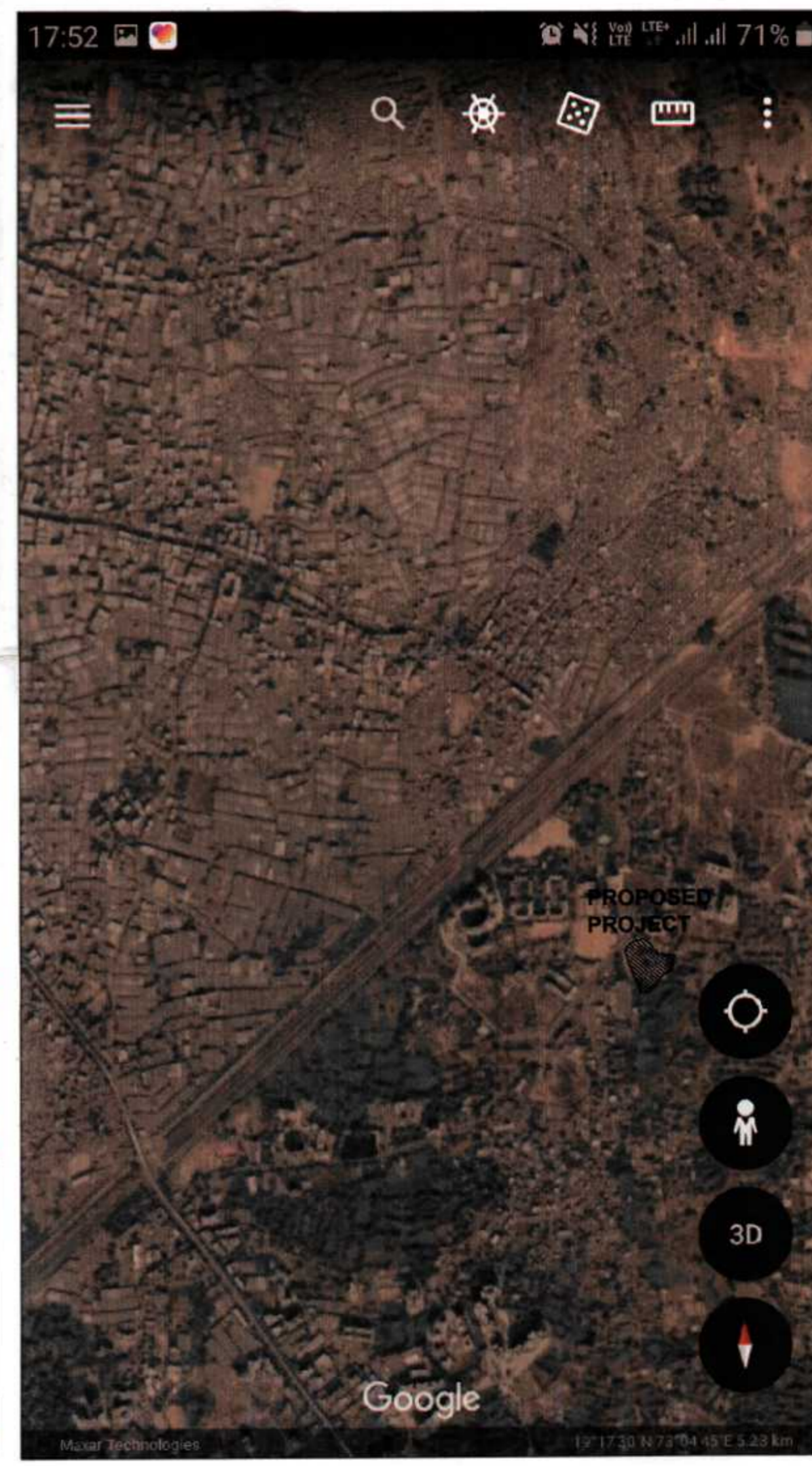
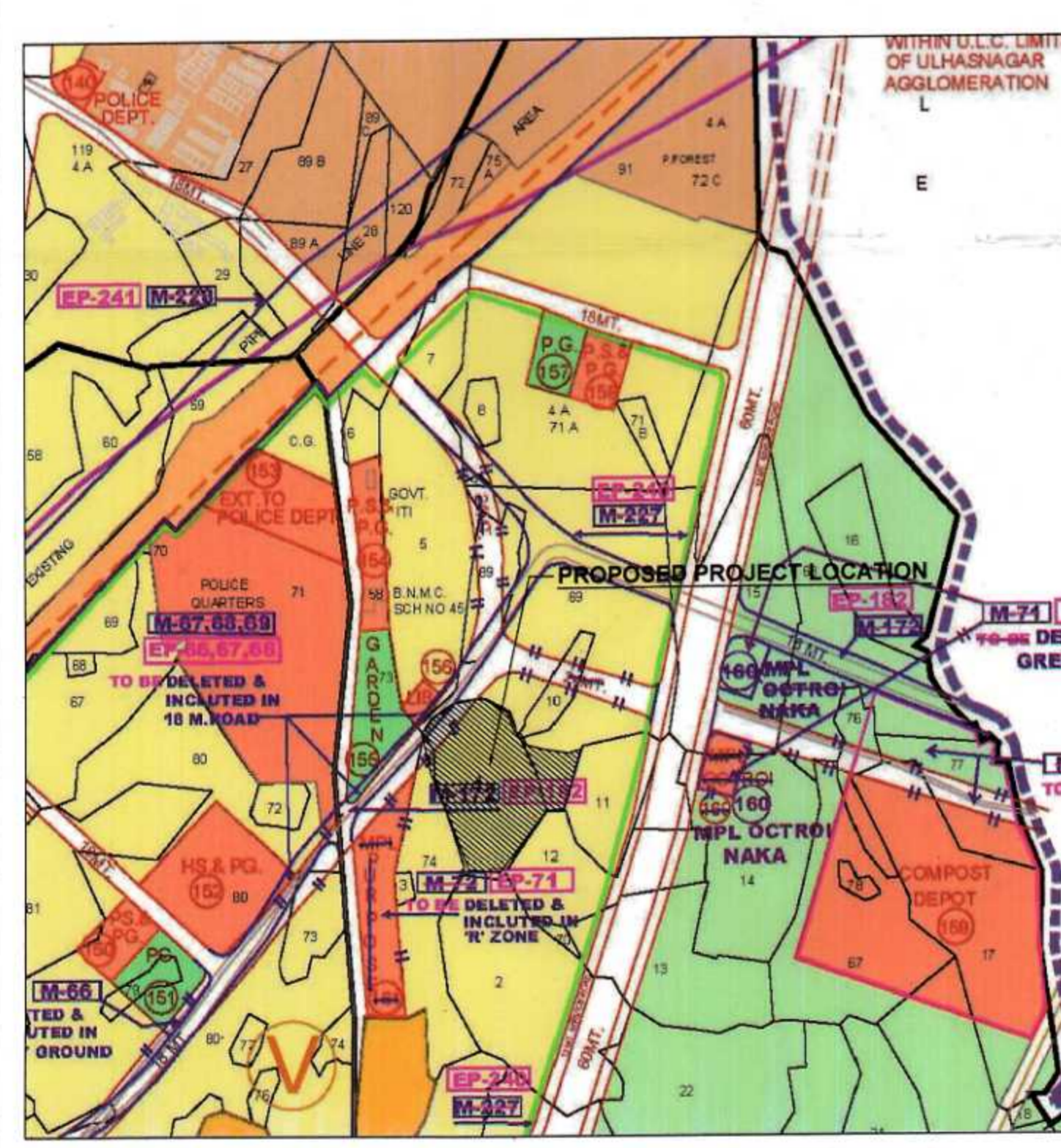
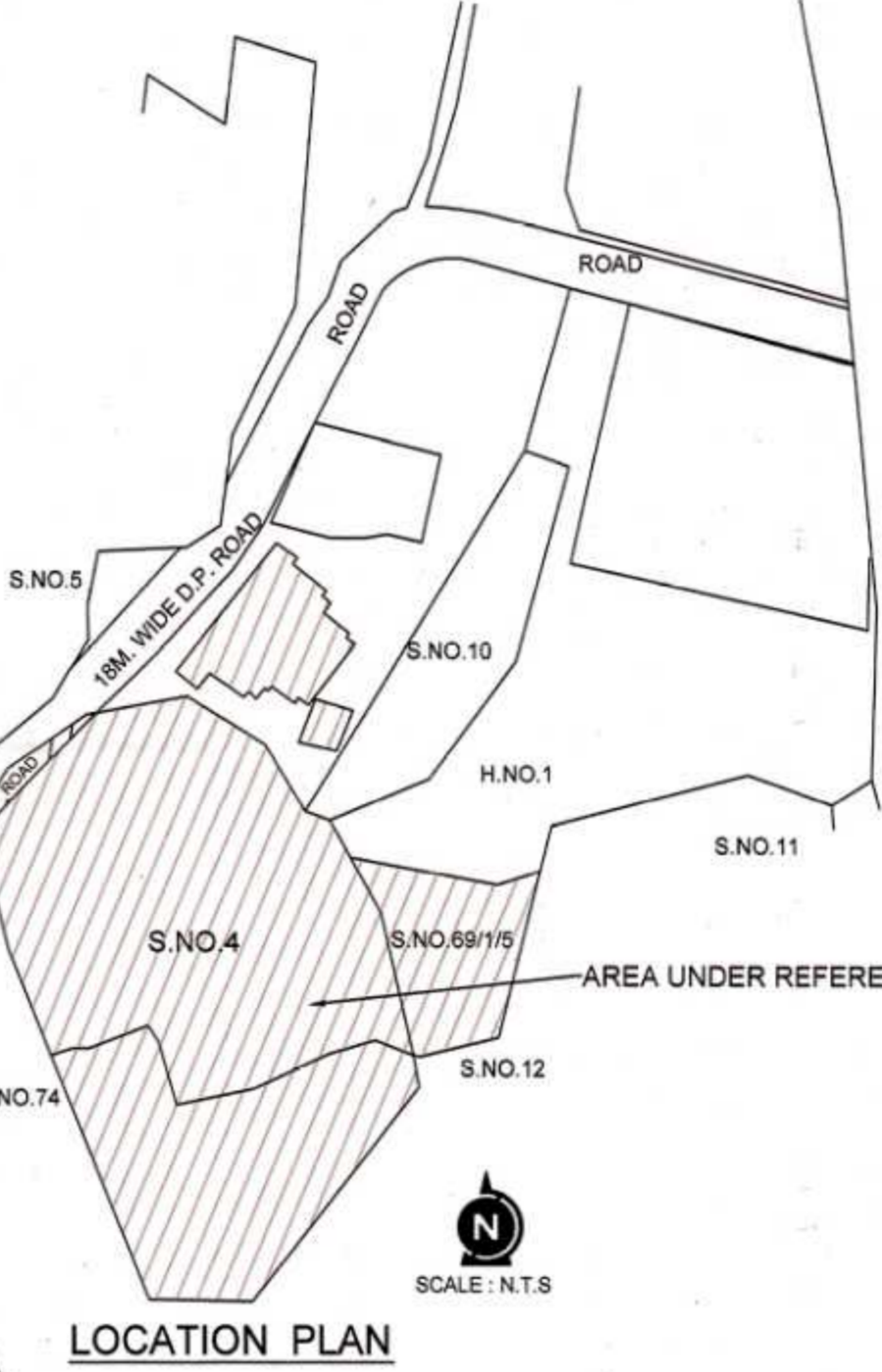
DESCRIPTION	CARPET AREA	NO. OF UNITS	REQUIRED PARKING		PROPOSED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
For every two Tenements with each Tenement having Carpet area less than 40 Sq.M. but more than 30 Sq.M.	34.58 Sq.m	88	44	88		
For every two Tenements with each Tenement having Carpet area equal to or above 40 Sq.M. but less than 80 Sq.M.	47.98 Sq.m	81				
	47.31 Sq.m	88				
	42.98 Sq.m	81				
Commercials	1585.64	75	31.71	95.14		
Total Required Parking			288.71	1248.13		
In Addition 5% Visitors Parking			14.43	62.40		
Total Parking			303.14	1310.54		
Multiplying Factor 0.8			242.51	1048.43		
Net Required Parking			243	1048	243	1048

PARKING AREA STATEMENT AS PER TABLE NO. 8B (BLDG NO:- 02)

DESCRIPTION	CARPET AREA	NO. OF UNITS	REQUIRED PARKING		PROPOSED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL For every two Tenements with each Tenement having Carpet area less than 30 Sq.M.	29.98 Sq.m	869	0	1738		
Commercials	-----	-----	-----	-----		
Total Required Parking		869	-----	1738.0		
In Addition 5% Visitors Parking			-----	86.90		
Total Parking			-----	1824.90		
Multiplying Factor 0.8			-----	1459.92		
Net Required Parking			-----	1460.0	-----	1460
Total Parking Required For bldg 01 & 02			243	2508		
Total Parking Proposed For bldg 01&02 (in Silt)				56	600	
Total Open Parking Proposed For bldg 01&02				188	1908	
Total Parking Proposed In Project				244	2508	

[Sr. No. 9 (a)] PROPOSED BUILDING BUILT UP AREA STATEMENT OF BOTH BLDGS. 01 & 02					
BUILDING NO.	FLOOR NO.	TOTAL BUILT AREA	BUILDING NO.	FLOOR NO.	TOTAL BUILT AREA
BUILDING 1 (L.I.G)	GROUND FL.	1386.84 SQ.MT.	BUILDING 2 (E.W.S)	GROUND FL.	391.93 SQ.MT.
	1st FLOOR	2148.84 SQ.MT.		1st FLOOR	1969.50 SQ.MT.
	2nd FLOOR	1658.75 SQ.MT.		2nd FLOOR	1969.50 SQ.MT.
	3rd FLOOR	1367.69 SQ.MT.		3rd FLOOR	1969.50 SQ.MT.
	4th FLOOR	1367.69 SQ.MT.		4th FLOOR	1969.50 SQ.MT.
	5th FLOOR	1367.69 SQ.MT.		5th FLOOR	1969.50 SQ.MT.
	6th FLOOR	1367.69 SQ.MT.		6th FLOOR	1969.50 SQ.MT.
	7th FLOOR	1367.69 SQ.MT.		7th FLOOR	1969.50 SQ.MT.
	8th FLOOR	1274.28 SQ.MT.		8th FLOOR	1969.50 SQ.MT.
	9th FLOOR	1367.69 SQ.MT.		9th FLOOR	1969.50 SQ.MT.
	10th FLOOR	1367.69 SQ.MT.		10th FLOOR	1969.50 SQ.MT.
	11th FLOOR	1367.69 SQ.MT.		11th FLOOR	1969.50 SQ.MT.
	12th FLOOR	1367.69 SQ.MT.		12th FLOOR	1969.50 SQ.MT.
	13th FLOOR	1274.28 SQ.MT.		13th FLOOR	1969.50 SQ.MT.
	14th FLOOR	1367.69 SQ.MT.		14th FLOOR	1969.50 SQ.MT.
	15th FLOOR	1367.69 SQ.MT.		15th FLOOR	1969.50 SQ.MT.
	16th FLOOR	1367.69 SQ.MT.		16th FLOOR	1969.50 SQ.MT.
	17th FLOOR	1367.69 SQ.MT.		17th FLOOR	1969.50 SQ.MT.
	18th FLOOR	1274.28 SQ.MT.		18th FLOOR	1969.50 SQ.MT.
	19th FLOOR	1367.69 SQ.MT.		19th FLOOR	1969.50 SQ.MT.
	20th FLOOR	1367.69 SQ.MT.		20th FLOOR	1969.50 SQ.MT.
	21st FLOOR	1367.69 SQ.MT.		21st FLOOR	1969.50 SQ.MT.
	22nd FLOOR	1367.69 SQ.MT.		22nd FLOOR	1969.50 SQ.MT.
23rd FLOOR	1969.50 SQ.MT.	23rd FLOOR	1969.50 SQ.MT.		
TOTAL	32266.30 SQ.MT.	TOTAL	36295.28 SQ.MT.		

TOTAL PROPOSED BUILT-UP AREA OF BLDGS. 01 TO 02 = 68561.55 SQ.MT



SR. NO.	PERFORMA - I : AREA STATEMENT	SQ.MTR
1.	Area of plot as per sanctioned layout	17540.0 sq.mt
	(a) As per ownership document (7/12, extract)	19140.0
	(b) As per measurement sheet / as per site	17542.70
	(c) minimum area considered as per sanctioned layout	17540.0
2.	Deductions for	
	(a) AREA UNDER 18M WIDE D.P. ROAD WIDENING	246.95
	(b) Any D.P. Reservation area	-----
	(Total a+b)	-----
3.	Balance area of plot (1-2)	17293.05
4.	Amenity Space (if applicable)	-----
	(a) Required -	-----
	(b) Adjustment of 2(b), if any -	-----
	(c) Balance Proposed -	-----
5.	Net Plot Area for F.S.I purpose	17293.05
6.	Recreational Open space (if applicable)	-----
	(a) Required -	1729.30
	(b) Proposed -	1753.59
7.	Internal Road area	-----
8.	Plotable area (if applicable)	-----
9.	F.S.I permissible as per UDCPR (for residential zone)	2.5
10.	Built up area with reference to basic F.S.I (17293.05 x 2.5)	43232.62
	Addition of F.S.I on payment of premium	-----
	a) Maximum permissible premium F.S.I based on road width / TOD zone	-----
	b) Proposed F.S.I on payment of premium	-----
12.	In situ F.S.I / TDR loading	-----
	a) In situ area against DP road (2.0 x Sr. no 2(a), if any)	493.90
	b) In situ area against amenity space if handed over (2.0 or 1.85 x Sr. no 4(b), and / or (c)	-----
	c) TDR area	-----
	d) Total in situ / TDR loading proposed (12(a)+(b)+(c))	493.90
13.	Additional F.S.I area under chapter no.7	-----
14.	Total entitlement of F.S.I in proposal	-----
	a) (10+12(d)) or 13 whichever is applicable	43726.52
	b) Deduction for existing area	844.80
	c) entitlement (as per basic F.S.I) (14a - b)	42881.72
	d) Ancillary area F.S.I up to 80% with payment of charges (14c*80%)	25729.03
	e) Total entitlement for new construction	68610.75
	f) (Total Permissible built up area for commercial use=10% of basic FSI + ancillary area = (1.1 x 17540.0 x 1.6) x 10%	3087.04
15.	Maximum utilizations limit of F.S.I (building potential) permissible as Per road width (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as Applicable) x 1.6 or 1.8	4.0
16.	Total built up area proposed in proposal (excluding area at Sr. no 19b)	-----
	a) Existing built up area	844.80
	b) Proposed built up area (as per p line)	68561.55
17.	Total proposed ancillary area out of permissible	25679.83
18.	Total proposed built up area for residential use	66544.23
19.	Total proposed built up area for commercial use	2017.32
20.	Total proposed tenements in this proposal	-----
	a) EWS	869
	b) LIG	514
21.	F.S.I consumed (16(b)/5) (should not be more than Sr.no 14 above)	3.964
22.	Area for Inclusive housing, if any	-----
	a) Required (20% of Sr.no 5)	-----
	b) Proposed	-----

ALL DIMENSION ARE IN METRIC SYSTEM
 SCALE - 1:100 (except otherwise specified)
 NAME & ADDRESS OF LICENSED ENGINEER
SHAMIM KHAN
 ADDRESS:- 101, DEEN MOHAMMAD MANZIL, PATEL COMPOUND, DHAMANKAR NAKA, BHIWANDI - 421302.
 E-MAIL : shamimuniversal7860@gmail.com
 MOB. NO : 9322075334
 SIGNATURE & STAMP:
 NAME & ADDRESS OF OWNER / DEVELOPER
MAYA DEVELOPERS
 ADDRESS:- S.NO. 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5, VILLAGE BHADWAD OPP CHATRAPATI SHIVAJI MAHARAJ CRICKET STADIUM , Bhiwandi - 421302, Dist - Thane.
 SIGNATURE & STAMP:
 CONTENT OF SHEET:
 1. SITE LAYOUT PLAN
 2. BUILT-UP AREA STATEMENT
 3. T/S AREA STATEMENT
 4. LOCATION PLAN
 5. D.P. REMARK & GOOGLE REMARK