



Building Permission Cell, PMAY cell / A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB-4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

No. E.E/BP/PMAY/A/MHADA/ /2026
Date: -

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
COMMENCEMENT CERTIFICATE UP TO PLINTH ONLY**

To,

✓ M/s Sukruth Buildcon LLP.
Sukruth Avadh Temghar,
near Sai Baba Temple,
Kalyan Road, Bhiwandi-421302

Sir,

With reference to your application dated 30/12/2025 for grant of building permission / Commencement Certificate under section 18/44 of Maharashtra Regional Town Planning Act, 1966 read with section 253 of the BMC Act, 1949 to carry out development/construction for 219 EWS T/s in building "A" out of Total 648 T/s in Bldg "A, B, C" on Land Bearing S.No.3/H.No. 1/1, 1/2, 1/3, 1/4, 1/5 and S.No.126/ H.No.1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, Village-Narpoli, Tal Bhiwandi, Dist-Thane, under AHP model (PPP) under PMAY scheme, the Commencement Certificate is granted under section 18/45 of Maharashtra Regional and Town Planning Act, 1966 to erect a buildings subject to compliance of conditions mentioned in LOI u/r No. EE/BP/PMAY/A/MHADA/E-7821969/2025, dated 08/12/2025 and also subject to following additional conditions. :-

1. The open land in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. This permission does not entitle you to develop land which does not vest with you.
4. As per UDCPR's Clause No.2.7, the Commencement Certificate /

~~Development permission shall remain valid for 4 years in the aggregate but~~

shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced.

5. This Certificate liable to be revoked by the VP & CEO, MHADA if :
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the construction work thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
6. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
7. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
8. That the work should be carried out on the plot/ land proposed for above project as per approved layout vide letter No. जा क्र. अं.सं. व बां.प.कक्ष /पीएमएवाय/ १८३९६६९/२०२५ दिनांक ३१/१०/२०२५. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply before asking for Plinth Completion/ O.C.
9. 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 Plinth Completion.
10. That the, agriculture tax paid to Local Authority up to period of O.C. to be issued should be submitted before asking for O.C.
11. All terms and conditions of RERA Act 2016, "UDCPR" and D.P. Remarks will be binding to this project.
12. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments / undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
13. Information Board to be displayed at site till Occupation Certificate.

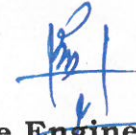
14. If in the development permission reserved land / amenity space / road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.
15. All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.
16. Provision for recycling of Grey Water, wherever applicable, shall be completed by the project before completion of the building and documents to that (consent to operate) if at all shall be submitted along with the application form of occupancy.
17. Lift Certificate from PWD should be submitted along with the application form of occupancy.
18. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate / letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
19. Areas / cities where storm water drainage system exists or designed, design and drawings from service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
20. As per provision no.2.2.11 of the approved Unified Development control regulation, submission of Final No Objection Certificate from Fire Department will be required before asking for Occupation certificate.
21. Project proponent shall be bound to comply with the applicable orders contained in Ordinance No.2 dated January 5, 2017 of the Revenue and Forest Department, Government of Maharashtra.
22. The marginal distance to the front rear and side from the planned construction as shown on the site map should actually be in place and the space under it, should be maintained. If the septic tank/ UG Tank is to be constructed within marginal distance, the slab of the septic tank/ UG Tank should be level with the surrounding flooring so that traffic is not obstructed. Care should be taken that any construction does not reduce the clearance to the ground floor.
23. This construction permit will be valid for one year from the date of issue of the Commencement Certificate, after which renewal of the permit for the next year will be required before the expiry date. The construction or plinth level must be completed within the validity period.

24. The said construction permission has been given on the basis of 7/12 extract, amendment extracts, agreement, registration document, survey map, power of attorney letter submitted along with the proposal and if it is found to be fake or misleading, this construction permission will be terminated.
25. Non-construction as per the approved map as well as construction / use without obtaining necessary permits as per the prevailing Development Control Rules is a cognizable offense under Section 52 of the Maharashtra Regional and Town Planning Act. Therefore, it will be necessary to obtain a revised construction permit before carrying out construction contrary to the approved construction permit or before modifying the construction in accordance with the approved construction permit.
26. During the construction on the subject site, as per ISI 13920 / 1993 Earthquake Resistant RCC Designer, the planning of the building components must be done by a qualified registered structural engineer and their supervision will be binding upon the applicant developer to complete the construction of the buildings planned below. It will remain on the structural engineer.
27. The new building should have a septic tank as per the approved maps and the sewerage pipe will need to be connected to the nearest sewerage pipe in future at own expense with the permission of the Municipal Engineer.
28. The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit as per clause 3.4.2 of UDCPR. The conditions of clause 3.4.2 (i)(ii) of UDCPR is binding on owner / applicant.
29. 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.
30. While developing on vacant land, unnecessary changes should not be made in the topography of the site and if there is natural drainage of water from the said site, it should not be diverted or blocked without permission.
31. If any trees are affected due to the construction of the said building, the permission of the tree officer should be obtained in the prescribed manner and the construction should be taken up after cutting down the trees as per his order.
32. That the project proponent should start the work of PMAY component firstly and occupation certificate for PMAY component will be issued & afterwards sale component occupation will be issued.
33. In order not to use the building without obtaining the certificate of completion of the construction, the map of the construction completed on the

site should be submitted by the architect and architectural consultant in Appendix H of the Development control Rules along with five copies of the completed construction and other necessary documents.

34. Architectural Projection Cornice Elevational Projection shown adjacent to the balcony outside the construction map window shall not under any circumstances be enclosed by rolling or parapet wall or be subjected to unfair use otherwise the said area shall be considered as construction area.
35. For drainage of sewage and rain water, a paved sewer should be construction to connect the municipal sewer and the road in front of the plot will be constructed with a paved sewer.
36. As suggested in Air Pollution control Action plan for construction project, keeping construction materials like sand and cement in good conditions, in order to control the dust generated by trucks on the construction site, arranging water spraying at the entry and exit gates, arranging water spraying on the wheels of vehicles entering the construction site., etc. area required Non-compliance with these rules may lead to cancellation of building permission.
37. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.

VP & CEO / MHADA has appointed Shri.Rupesh Totewar, Executive Engineer to exercise his powers and function of the Building Permission Cell under section 45 of the said Act.



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

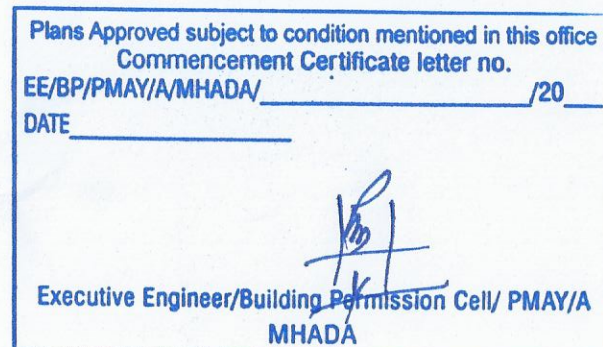
Copy forwarded for favour of information :

1. Arch. Sanjay Maloo & Associate, A-301, Dollars Avenue, shimpoli cross road -1, Gokhale high school,sv road Borivali (W). Mumbai-400092
2. Commissioner , Bhiwandi- Nijampur Municipal Corporation.
3. Chief Officer, Konkan Board, MHADA.
4. Asst. Director of Town Planning, Bhiwandi – Nijampur Municipal Corporation.
5. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
6. Executive Engineer-II/PMAY/MHADA/A, for information

sd/-

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

STAMPS OF APPROVAL OF PLANS:



PROFORMA - I

A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	8298.92
	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8298.92
	AS PER MEASUREMENT SHEET	8433.29
	AS PER SITE	-----
2	DEDUCTIONS FOR	
(a)	AREA UNDER 30M D.P. ROAD	119.24
(b)	AREA UNDER 10M D.P. ROAD	17.17
(c)	AREA NOT IN POSSESSION	1039.69
	TOTAL (a+b+c)	1176.10
3	BALANCE AREA OF PLOT (1-2)	7122.82
4	AMENITY SPACE (IF APPLICABLE)	-----
(a)	REQUIRED	-----
(b)	ADJUSTMENT OF 2(B), IF ANY -	-----
(c)	BALANCE PROPOSED	-----
5	NET PLOT AREA (3-4 (C))	7122.82
6	RECREATIONAL OPEN SPACE (REQUIRED)	712.28
6A	RECREATIONAL OPEN SPACE (PROVIDED)	812.76
7	INTERNAL ROAD AREA	-----
8	PLOTABLE AREA (IF APPLICABLE)	-----
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 3 X BASIC 2.50 FSI)	17807.05
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI (Sr. No. 1 X 0.50)	3561.41
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	3561.41
11	IN-SITU FSI / TDR LOADING (0.30)	
(a)	IN-SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2 (A)] IF ANY	
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 OR 1.85 X SR. NO. 4 (B) AND /OR (C)]	
(c)	TDR AREA	
(d)	TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	
12	TDR UTILISED FROM DRC NO. 210 (92.00 sqm OUT OF 104.81 Sq.Mt.)	
(a)	Additional FSI area under Chapter No. 7	
(b)	permissible incentive FSI as per regulation no. 7.6.1(i) no. of tenement X15 SQ.MT. OR 30% OF 836.62 whichever is More	
(c)	Permissible FSI area as per Regulation No. 7.6.1 (b)	
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b) + 12 (a) + 12 (b)] WHICHEVER IS APPLICABLE.	21368.46
(b)	PERMISSIBLE ANCILLARY BUA FSI @ 60% for Residential	12821.07
(c)	TOTAL ENTITLEMENT (a) + (d) + (e)	34189.53
14	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	
15	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	
(a)	PROPOSED P-LINE AREA -BASIC FSI	11492.50
(b)	PROPOSED P-LINE AREA - PREMIUM FSI	---
(c)	PROPOSED TDR AREA	---
(d)	PROPOSED ANCILLARY BUA FSI for Residential	---
(e)	TOTAL (a) + (b) + (c) + (d)	11492.50
15A	BALANCE BUILT UP AREA TO BE PROPOSED IN FUTURE	22697.03
16	F.S.I. CONSUMED (156/130) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	1.61
17	AREA FOR INCLUSIVE HOUSING, IF ANY	
(a)	REQUIRED (20% OF sr.no.5)	
(b)	PROPOSED	
18	PROPOSED NUMBER OF TENEMENT	219

S.E / J.E / MHADA

D.E / MHADA

E.E / MHADA

PROFORMA - II

CONTENTS OF SHEET

LAYOUT PLAN, GOOGLE IMAGE, D.P. REMARK
CONSTRUCTION (PLINE) AREA SUMMARY, PARKING STATEMENT, LOCATION PLAN

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25/10/20 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records. Signature

(Name of Architect/ Licensed Engineer/ Supervisor)

DESCRIPTION OF PROPOSAL AND PROPERTY
S.NO.- 3/HNO.- 1/1-1/2/3/1/4/5 / S.NO.- 126/HNO.- 1/1-1/2/3/1/4/5/6/1/7/1/8/1/9
VILLAGE :- NAROLI, TALUKA- BHIMNADI DIST :- THANE

OWNER'S DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER (S) NAME AND SIGNATURE

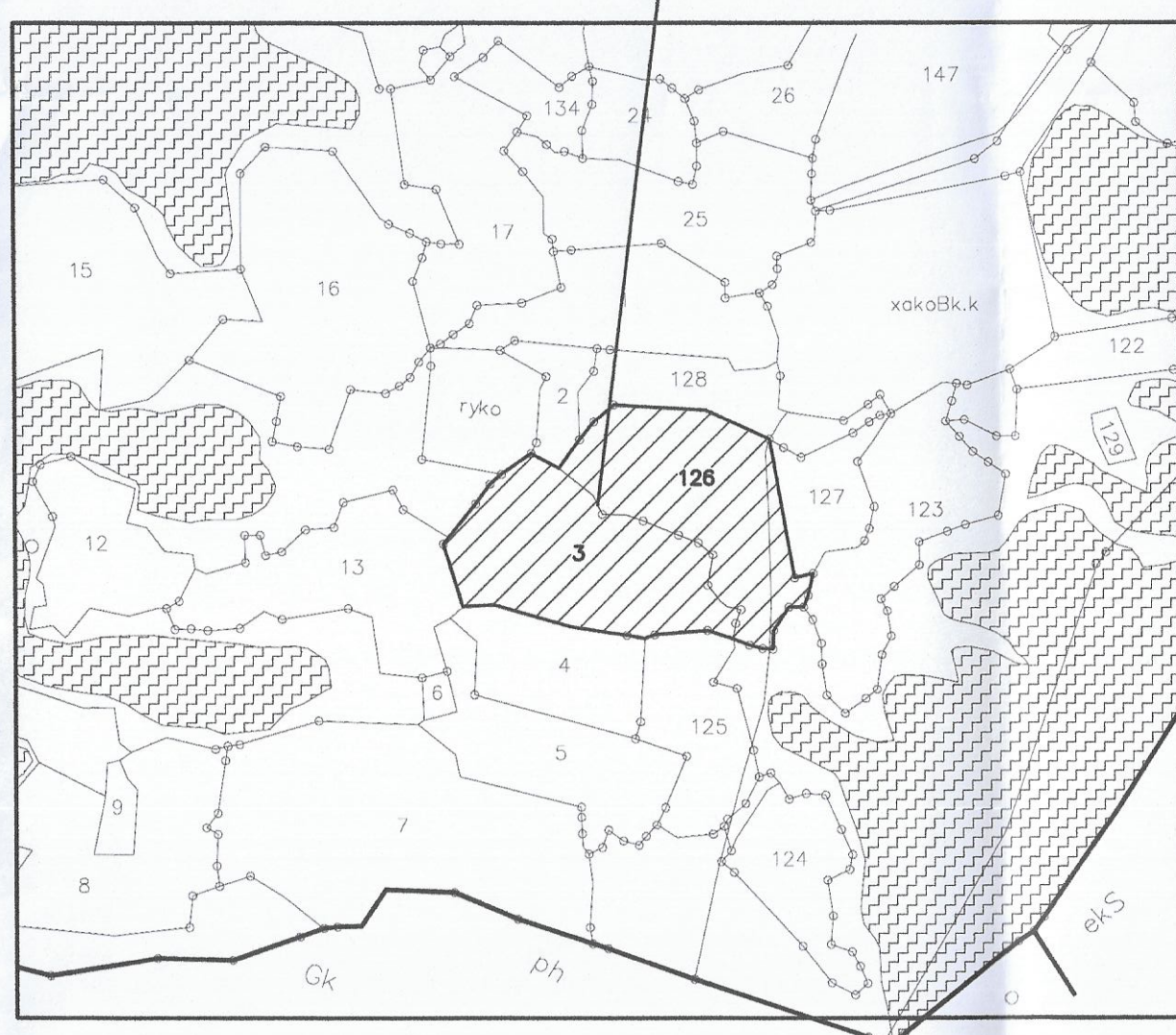
M.S. SUKRUTH BUILDCON LLP
THROUGH PARTNER MR. SAMKEET JAIN
SAMKEET JAIN
Digitally signed by SAMKEET JAIN
Date: 2020.01.16
13:34:35 +05'30'

JOB NO. DRAWING NO. SCALE AS SHOWN DRAWN BY NAMITA CHECKED BY DATE 09-12-2025

NORTH LINE ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE

SANJAY MALOO & ASSOCIATES
ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS
A-301, Dollar'S Avenue, Shimpoli Cross Road-1,
Near Gokhale High School, S.V. Road, Borivali (W), Mumbai-42.
EMAIL- snma2012@gmail.com, Tel- 9833876111

PROPOSED SITE



LOCATION PLAN



GOOGLE IMAGE

SCALE- NTS

HOLDING AREA STATEMENT
7/12 Area

S.No.	H. No.	AS PER 7/12	
3	1/1	441.30	
	1/2	530.10	
	1/3	539.30	2275.85
	1/4	367.89	
	1/5	427.26	
126	1/1	1925.60	
	1/2	582.77	
	1/3	525.58	
	1/4	699.90	
	1/5	362.04	
	1/6	341.97	6023.07
	1/7	529.26	
	1/8	543.48	
	1/9	522.57	
Grand Total		8298.92	8298.92

FORM OF STATEMENT-3

AREA DETAIL OF APARTMENT
[Sr. No.9 (G)]

FLOOR	FLAT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF POCKET TERRACE ATTACHED TO APARTMENT
1ST TO 7TH	1	34.84 SQ.MT.	-----	-----
8TH TO 12TH	2	34.48 SQ.MT.	-----	-----
13TH TO 17TH	3	34.48 SQ.MT.	-----	-----
18TH TO 22ND	4	44.74 SQ.MT.	-----	-----
23RD TO 27TH	5	44.74 SQ.MT.	-----	-----
	6	34.48 SQ.MT.	-----	-----
	7	34.48 SQ.MT.	-----	-----
	8	34.84 SQ.MT.	-----	-----
8TH,	2	34.48 SQ.MT.	-----	-----
13TH,	3	34.48 SQ.MT.	-----	-----
18TH,	4	44.74 SQ.MT.	-----	-----
23TH,	5	44.74 SQ.MT.	-----	-----
28TH,	6	34.48 SQ.MT.	-----	-----
	7	34.48 SQ.MT.	-----	-----
	8	34.84 SQ.MT.	-----	-----

SUMMARY OF TENEMENTS

FOR PMAY FLATS

WING NO.	1BHK NO.	2BHK NO.	TOTAL
A	163	56	219
TOTAL	163	56	219

SUMMARY OF TENEMENTS

WING-A, B & C	WING-A	WING-B	WING-C	TOTAL
WING NO.	30 SQ.MT.	30 TO 40 SQ.MT.	40 TO 80 SQ.MT.	
A	00	163	56	219
TOTAL	00	163	56	219

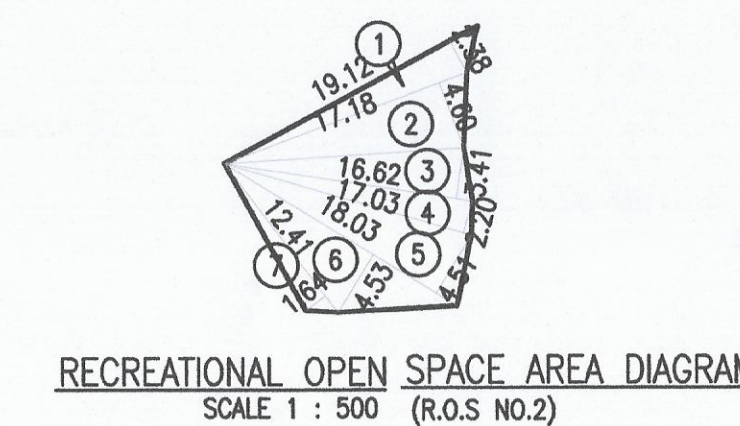
LAYOUT PLAN

SCALE 1:500



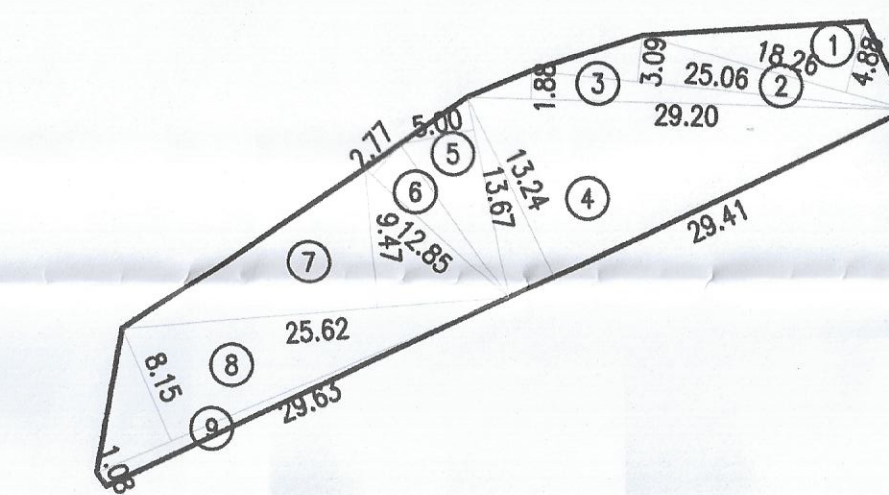
COMPOSITE CAR PARKING TOTAL 55 NOS
SCALE 1 : 100

TOTAL NO OF PARKING STATEMENT	SCOOTER	BIG CAR	SMALL CAR
STILT / OPEN	230	46	46
TOTAL	230 NOS	46 NOS	46 NOS



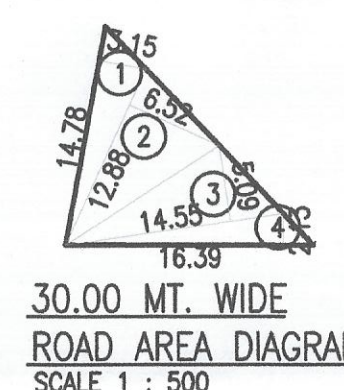
RECREATIONAL OPEN SPACE AREA CALCULATION

R.O.S. NO.2	1	2	3	4	5	6	7	TOTAL ADDITION
	1/2 X 19.08 X 2.37 X 1 NO	=	22.61 SQ.MT.					
	1/2 X 17.14 X 4.59 X 1 NO	=	39.34 SQ.MT.					
	1/2 X 16.58 X 3.40 X 1 NO	=	28.19 SQ.MT.					
	1/2 X 16.99 X 2.20 X 1 NO	=	18.69 SQ.MT.					
	1/2 X 18.00 X 4.50 X 1 NO	=	40.50 SQ.MT.					
	1/2 X 18.00 X 4.52 X 1 NO	=	40.68 SQ.MT.					
	1/2 X 12.38 X 1.63 X 1 NO	=	10.09 SQ.MT.					
	TOTAL ADDITION	=	200.10 SQ.MT.					



RECREATIONAL OPEN SPACE AREA CALCULATION

R.O.S. NO.1	1	2	3	4	5	6	7	8	9	TOTAL ADDITION
	1/2 X 18.22 X 4.87 X 1 NO	=	44.37 SQ.MT.							
	1/2 X 25.01 X 3.08 X 1 NO	=	38.52 SQ.MT.							
	1/2 X 29.13 X 1.88 X 1 NO	=	27.39 SQ.MT.							
	1/2 X 29.35 X 13.21 X 1 NO	=	193.86 SQ.MT.							
	1/2 X 13.64 X 4.99 X 1 NO	=	34.03 SQ.MT.							
	1/2 X 12.82 X 2.77 X 1 NO	=	17.76 SQ.MT.							
	1/2 X 25.56 X 9.45 X 1 NO	=	120.77 SQ.MT.							
	1/2 X 29.56 X 8.13 X 1 NO	=	120.16 SQ.MT.							
	1/2 X 29.56 X 1.07 X 1 NO	=	15.81 SQ.MT.							
	TOTAL ADDITION	=	612.66 SQ.MT.							



30.00 MT. WIDE ROAD AREA CALCULATION	1	2	3	4	TOTAL ADDITION
	1/2 X 14.75 X 3.14 X 1 NO	=	23.16 SQ.MT.		
	1/2 X 12.85 X 6.51 X 1 NO	=	41.83 SQ.MT.		
	1/2 X 14.53 X 5.08 X 1 NO	=	36.91 SQ.MT.		
	1/2 X 16.36 X 2.12 X 1 NO	=	17.34 SQ.MT.		
	TOTAL ADDITION	=	119.24 SQ.MT.		

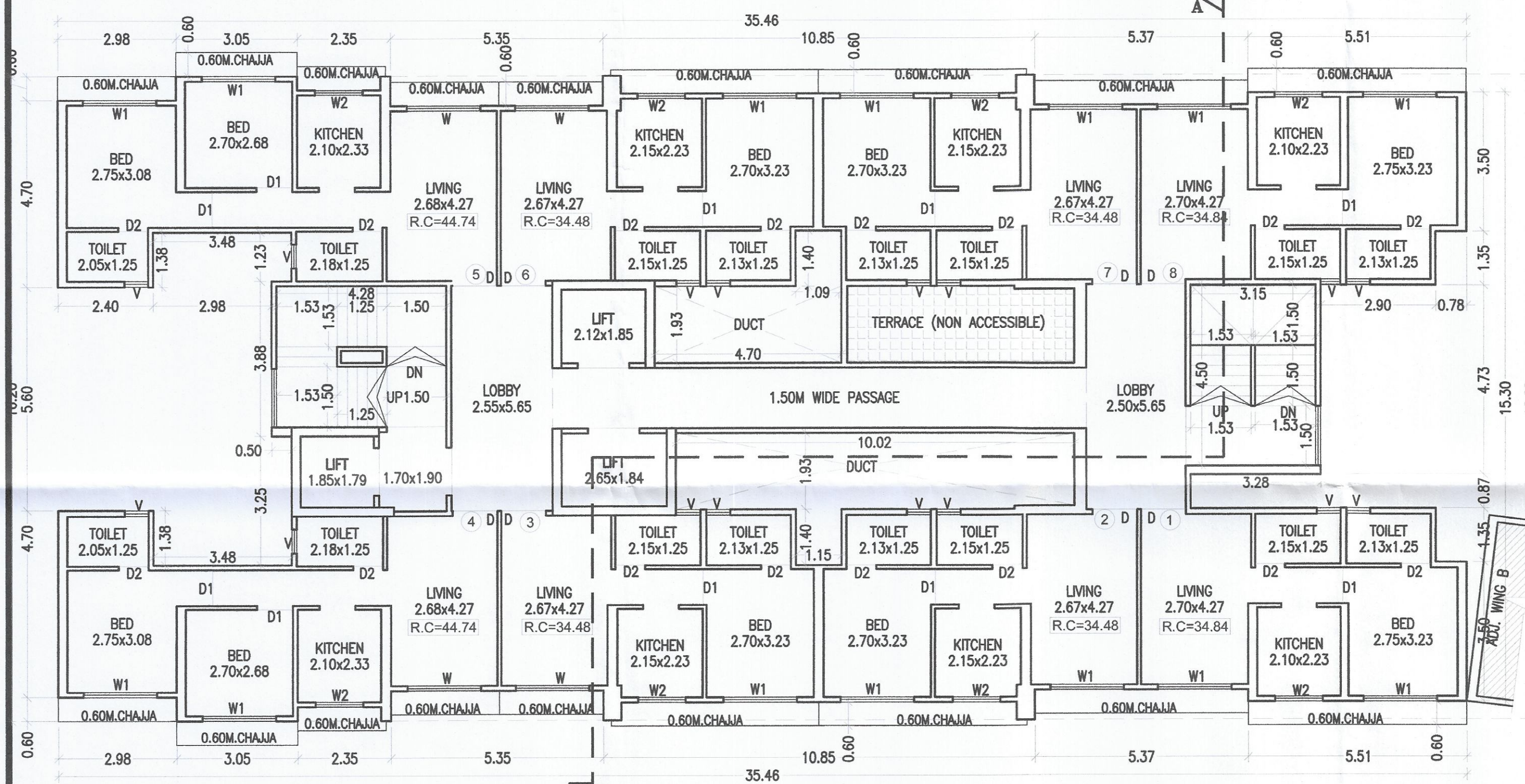


18.00 MT. WIDE ROAD AREA CALCULATION	1	2	TOTAL ADDITION
	1/2 X 13.01 X 2.64 X 1 NO	=	17.17 SQ.MT.
	TOTAL ADDITION	=	17.17 SQ.MT.

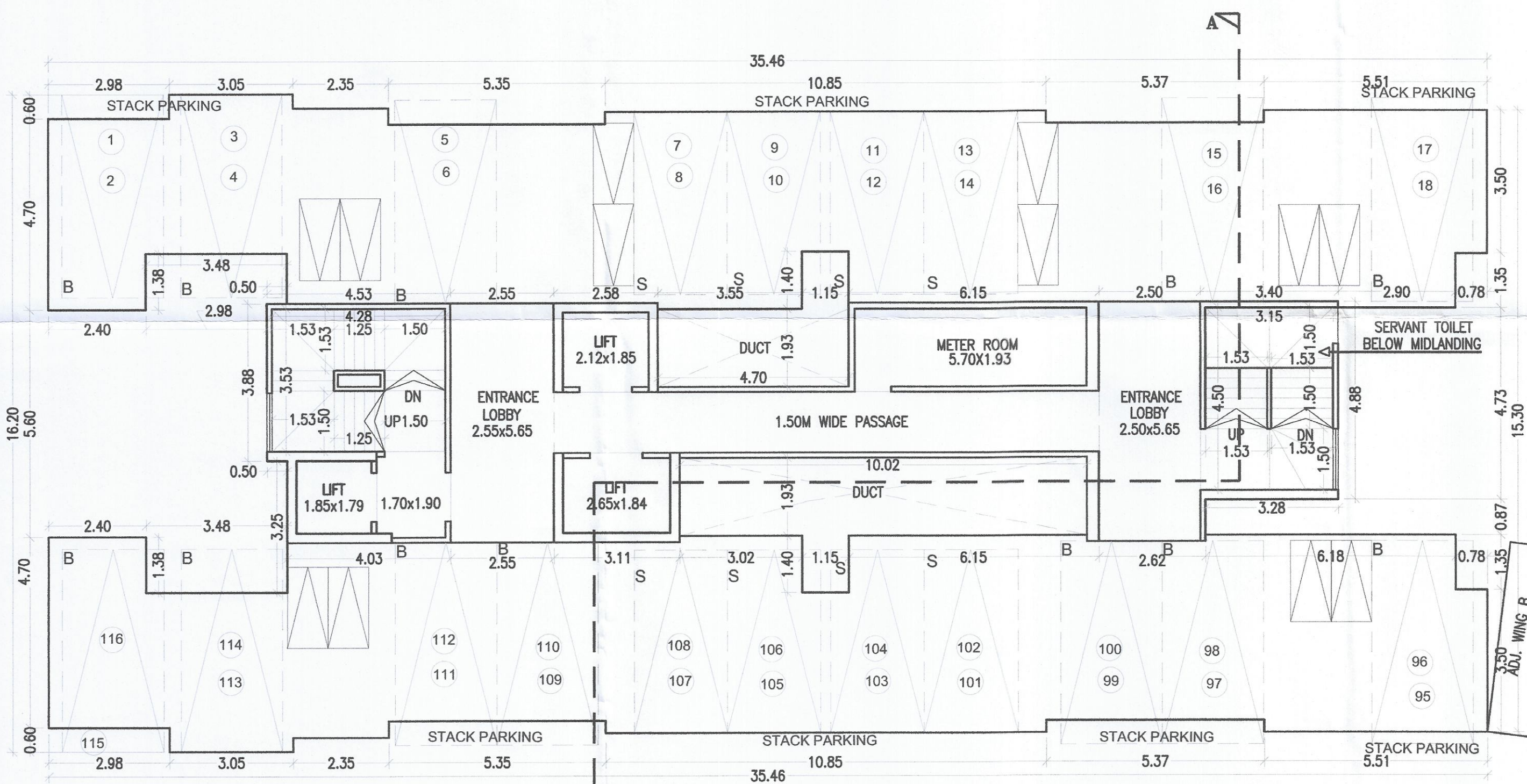
Plans Approved subject to condition mentioned in this office
Commencement Certificate letter no.
EE/BP/PMAY/A/MHADA/ /20
DATE

Executive Engineer/Building Permission Cell/ PMAY/A
MHADA

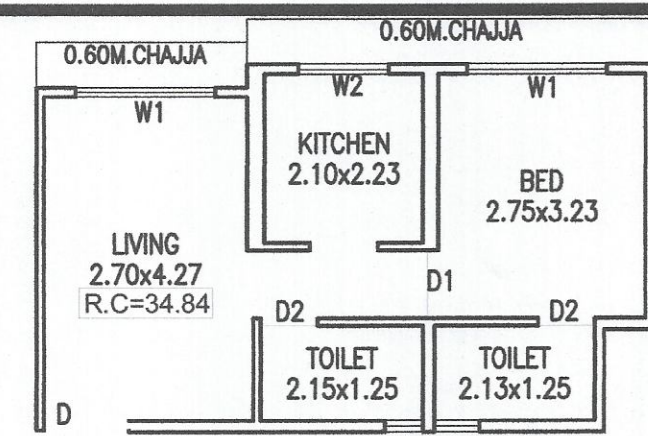
STILT AREA DIAGRAM
SCALE-1:200 (GROUND FLOOR)



1ST FLOOR PLAN (WING-A)
SCALE-1:100



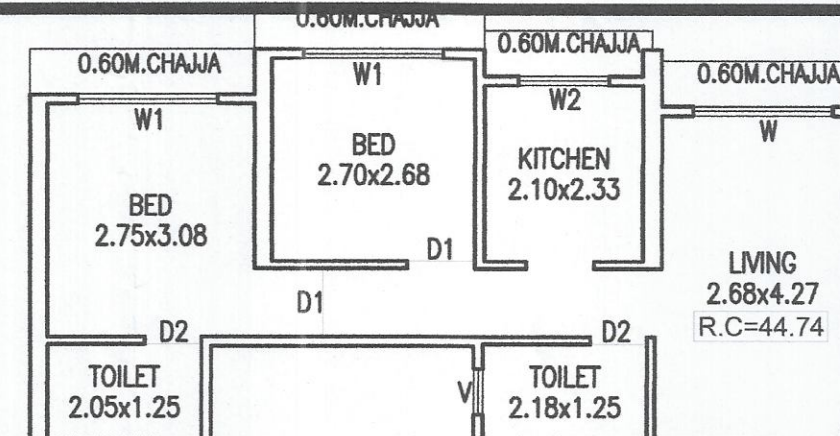
GROUND FLOOR PLAN (WING -A)
SCALE-1:100



UNIT -1 PLAN
SCALE 1:100

UNIT-1 RERA CARPET DIAGRAM
SCALE 1:200

UNIT-1 RERA CARPET DIAGRAM	
1 5.05 X 3.23 X 1NO	= 16.31 SQ.MT.
2 4.37 X 1.35 X 1NO	= 5.89 SQ.MT.
3 2.93 X 4.27 X 1NO	= 12.51 SQ.MT.
4 1.12 X 0.13 X 1NO	= 0.15 SQ.MT.
TOTAL ADDITION	= 34.86 SQ.MT.



UNIT -2 PLAN
SCALE 1:100

UNIT-2 RERA CARPET DIAGRAM
SCALE 1:200

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.05X2.10	T.W PANEL DOOR
D1	0.90X2.10	T.W PANEL DOOR
D2	0.75X2.00	DOOR FOR TOILET
W	1.80X1.50	ALSLIDING FRENCH WINDOW
W1	1.50X1.50	ALSLIDING FRENCH WINDOW
W2	1.20X1.50	ALSLIDING FRENCH WINDOW
W	0.60X0.90	AL LOUVER WINDOW

UNIT-2 RERA CARPET DIAGRAM

1 2.05 X 1.35 X 1NO	= 2.76 SQ.MT.
2 2.98 X 3.08 X 1NO	= 9.17 SQ.MT.
3 2.70 X 3.68 X 1NO	= 9.93 SQ.MT.
4 2.23 X 3.33 X 1NO	= 7.42 SQ.MT.
5 2.13 X 1.35 X 1NO	= 2.87 SQ.MT.
6 2.91 X 4.28 X 1NO	= 12.45 SQ.MT.
7 1.12 X 0.13 X 1NO	= 0.14 SQ.MT.
TOTAL ADDITION	= 44.74 SQ.MT. X

FORM OF STATEMENT-3

AREA DETAIL OF APARTMENT
[Sr. NO.9 (G)]

FLOOR	FLAT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF POCKET TERRACE ATTACHED TO APARTMENT
1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH	1	34.84 SQ.MT.	---	---
	2	34.48 SQ.MT.	---	---
	3	34.48 SQ.MT.	---	---
	4	44.74 SQ.MT.	---	---
	5	44.74 SQ.MT.	---	---
	6	34.48 SQ.MT.	---	---
	7	34.48 SQ.MT.	---	---
	8	34.84 SQ.MT.	---	---
8TH, 13TH, 18TH, 23TH, 28TH	2	34.48 SQ.MT.	---	---
	3	34.48 SQ.MT.	---	---
	4	44.74 SQ.MT.	---	---
	5	44.74 SQ.MT.	---	---
	6	34.48 SQ.MT.	---	---
	7	34.48 SQ.MT.	---	---
	8	34.84 SQ.MT.	---	---

TENEMENT STATEMENT

FLAT NOS.	UPTO 30 SQ.MT.	ABOVE 30 TO 40 SQ.MT.	ABOVE 40 TO 80 SQ.MT.	TOTAL
101 TO 108	00	06	02	08
201 TO 208	00	06	02	08
301 TO 308	00	06	02	08
401 TO 408	00	06	02	08
501 TO 508	00	06	02	08
601 TO 608	00	06	02	08
701 TO 708	00	06	02	08
802 TO 808	00	05	02	07
901 TO 908	00	06	02	08
1001 TO 1008	00	06	02	08
1101 TO 1108	00	06	02	08
1201 TO 1208	00	06	02	08
1302 TO 1308	00	05	02	07
1401 TO 1408	00	06	02	08
1501 TO 1508	00	06	02	08
1601 TO 1608	00	06	02	08
1701 TO 1708	00	06	02	08
1802 TO 1808	00	05	02	07
1901 TO 1908	00	06	02	08
2001 TO 2008	00	06	02	08
2101 TO 2108	00	06	02	08
2201 TO 2208	00	06	02	08
2302 TO 2308	00	05	02	07
2401 TO 2408	00	06	02	08
2501 TO 2508	00	06	02	08
2601 TO 2608	00	06	02	08
2701 TO 2708	00	06	02	08
2802 TO 2808	00	05	02	07
TOTAL	00	163	56	219

CONSTRUCTION(P-LINE)AREA CALCULATION

TYPICAL FLOOR (1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH FLOOR)	
1 35.46 X 16.20 X 1NO	= 574.45 SQ.MT.
TOTAL ADDITION	= 574.45 SQ.MT. X

DEDUCTIONS	
1 2.98 X 0.60 X 2 NOS	= 3.58 SQ.MT.
2 2.35 X 0.35 X 2 NOS	= 1.65 SQ.MT.
3 5.35 X 0.75 X 2 NOS	= 8.03 SQ.MT.
4 10.85 X 0.45 X 2 NOS	= 9.77 SQ.MT.
5 5.37 X 0.75 X 2 NOS	= 8.06 SQ.MT.
6 5.51 X 0.45 X 2 NOS	= 4.96 SQ.MT.
7 0.78 X 8.30 X 1NO	= 6.47 SQ.MT.
8 2.90 X 5.60 X 1NO	= 16.24 SQ.MT.
9 3.28 X 0.87 X 1NO	= 2.85 SQ.MT.
10 10.02 X 1.93 X 1NO	= 19.34 SQ.MT.
11 1.15 X 1.40 X 2 NOS	= 3.22 SQ.MT.
12 10.55 X 1.93 X 1NO	= 20.36 SQ.MT.
13 2.12 X 1.85 X 1NO	= 3.92 SQ.MT.
14 2.65 X 1.85 X 1NO	= 4.90 SQ.MT.
15 1.85 X 1.79 X 1NO	= 3.31 SQ.MT.
16 3.48 X 1.23 X 1NO	= 4.28 SQ.MT.
17 2.98 X 3.88 X 1NO	= 11.56 SQ.MT.
18 2.40 X 5.60 X 1NO	= 13.44 SQ.MT.
19 3.48 X 3.25 X 1NO	= 11.31 SQ.MT.
TOTAL DEDUCTION	= 157.25 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]	= 417.20 SQ.MT. X1

PARKING AREA STATEMENT

Sr. NO.	OCCUPANCY	PARKING REQUIRED AS PER TABLE NO. 8B	TOTAL NO. OF FLATS	NO. OF CARS	NO. OF SCOOTERS
1	RESIDENTIAL	TWO SCOOTER FOR EVERY 2 TENEMENTS HAVING CARPET UPTO 30.00 SQ.MT. ONE CAR & TWO SCOOTERS FOR EVERY 2 TENEMENT HAVING CARPET UPTO 30 SQ.MTS. TO 40 SQ.MTS. ONE CAR & TWO SCOOTERS FOR EVERY 2 TENEMENT HAVING CARPET UPTO 40 SQ.MTS. TO 80 SQ.MTS.	163	81.50	163
2		TOTAL	219	110	219
3		5 % VISITORS PARKING		5.50	10.95
TOTAL RESIDENTIAL PARKING			115.50	115.50	229.95
3		PARKING REQUIRED BY USING MULTIPLYING FACTOR OF 0.8 FOR 4 WHEELER NOT TO BE 2 WHEELER	92	92	230

FORM OF STATEMENT -2

[Sr.NO.9(G)]

TOTAL CONSTRUCTION (P-LINE) AREA

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION P-LINE	STILT AREA
GROUND	---	417.20
1ST	417.20	---
2ND	417.20	---
3RD	417.20	---
4TH	417.20	---
5TH	417.20	---
6TH	417.20	---
7TH	417.20	---
8TH	379.38	---
9TH	417.20	---
10TH	417.20	---
11TH	417.20	---
12TH	417.20	---
13TH	379.38	---
14TH	417.20	---
15TH	417.20	---
16TH	417.20	---
17TH	417.20	---
18TH	379.38	---
19TH	417.20	---
20TH	417.20	---
21ST	417.20	---
22ND	417.20	---
23RD	379.38	---
24TH	417.20	---
25TH	417.20	---
26TH	417.20	---
27TH	417.20	---
28TH	379.38	---
TOTAL	11492.50	417.20

S.E./J.E./MHADA D.E./MHADA E.E./MHADA

PROFORMA - II

CONTENTS OF SHEET
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* CONSTRUCTION P-LINE AREA DIAGRAM & CALCULATION GROUND FLOOR
* SCHEDULE OF DOORS & WINDOWS, CARPET AREA DETAIL OF APARTMENT
* STILT AREA DIAGRAM & PARKING AREA STATEMENT
* TERRACE PLAN

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING
S.NO.-3 /H.NO.-1/1/2/3/1/4/1/5 ;
S.NO. -128/H.NO.-1/1/2/3/1/4/1/5/1/6/1/7/1/8/1/9
VILLAGE :- NARPOLI TALUKA:- BHIMANDI DIST :- THANE

OWNER (S) NAME AND SIGNATURE
M.S. SIKRUTH BUILDCON LLP
THROUGH PARTNER MR. SAMKEET JAIN
SAMKEET JAIN

JOB NO. DRAWING NO. SCALE DRAWN BY CHECKED BY DATE
AS SHOWN NAME DATE 08-12-2025

NORTH LINE Architect/ Licensed Engineer/ Supervisor name and signature
SANJAY MALOO & ASSOCIATES
ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS
A-201, Oakridge Avenue, Shree Sai Group Road 1,
Near Oakridge High School, S.V. Road, Borivali (W), Mumbai-40
E.MAIL: sanjaymaloo@gmail.com, TEL: 9833070111

Plans Approved subject to condition mentioned in this office
Commencement Certificate letter no. EE/BP/PMAY/MHADA/ /20
DATE


Executive Engineer/Building Permission Cell/ PMAY/A
MHADA

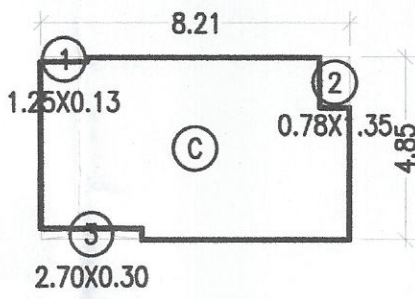
CONSTRUCTION (P-LINE) AREA CALCULATION

REFUSED FLOOR (8TH , 13TH , 18TH , 23RD & 28TH FLOOR)
B 35.46 X 16.20 X 1NO = 574.45 SQ.MT.
TOTAL ADDITION = 574.45 SQ.MT. X

DEDUCTIONS			
1	2.98 X 0.60 X 2 NOS	=	3.58 SQ.MT.
2	2.35 X 0.35 X 2 NOS	=	1.65 SQ.MT.
3	5.35 X 0.75 X 2 NOS	=	8.03 SQ.MT.
4	10.85 X 0.45 X 2 NOS	=	9.77 SQ.MT.
5	5.37 X 0.75 X 1 NO	=	4.03 SQ.MT.
6	5.51 X 0.45 X 1 NO	=	2.48 SQ.MT.
7	0.78 X 1.35 X 1 NO	=	1.05 SQ.MT.
8	3.68 X 4.73 X 1 NO	=	17.41 SQ.MT.
9	6.96 X 6.17 X 1 NO	=	42.94 SQ.MT.
10	1.25 X 5.18 X 1 NO	=	6.48 SQ.MT.
11	2.68 X 0.75 X 1 NO	=	2.01 SQ.MT.
12	10.02 X 1.93 X 1 NO	=	19.34 SQ.MT.
13	1.15 X 1.40 X 2 NOS	=	3.22 SQ.MT.
14	10.55 X 1.93 X 1 NO	=	20.36 SQ.MT.
15	2.12 X 1.85 X 1 NO	=	3.92 SQ.MT.
16	2.65 X 1.85 X 1 NO	=	4.90 SQ.MT.
17	1.85 X 1.79 X 1 NO	=	3.31 SQ.MT.
18	3.48 X 3.25 X 1 NO	=	11.31 SQ.MT.
19	2.98 X 3.88 X 1 NO	=	11.56 SQ.MT.
20	3.48 X 1.23 X 1 NO	=	4.28 SQ.MT.
21	2.40 X 5.60 X 1 NO	=	13.44 SQ.MT.
TOTAL DEDUCTION			
= 195.07 SQ.MT. Y1			
TOTAL BUILT UP AREA [X - Y1]			
= 379.38 SQ.MT. X1			

REFUGE AREA DIAGRAM

8TH,13TH,18TH,23RD & 28TH FLOOR
SCALE 1:200



REFUGE AREA CALCULATION

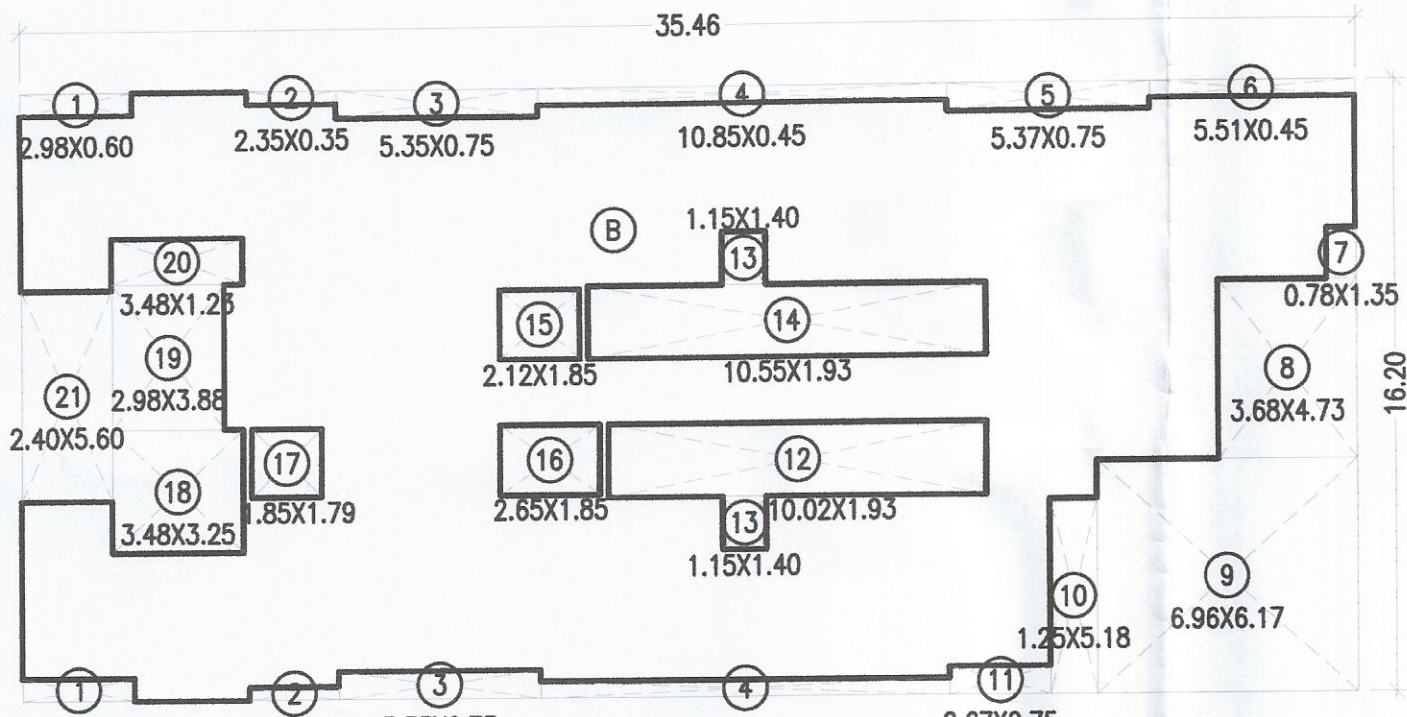
8TH,13TH,18TH,23RD & 28TH FLOOR
C 8.21 X 4.85 X 1NO = 39.82 SQ.MT.
TOTAL ADDITION = 39.82 SQ.MT. X

DEDUCTIONS			
1	1.25 X 0.13 X 1 NO	=	0.16 SQ.MT.
2	0.78 X 1.35 X 1 NO	=	1.05 SQ.MT.
3	2.70 X 0.30 X 1 NO	=	0.81 SQ.MT.
TOTAL DEDUCTION			
= 2.02 SQ.MT. Y1			
TOTAL BUILT UP AREA [X - Y1]			
= 37.80 SQ.MT. X1			

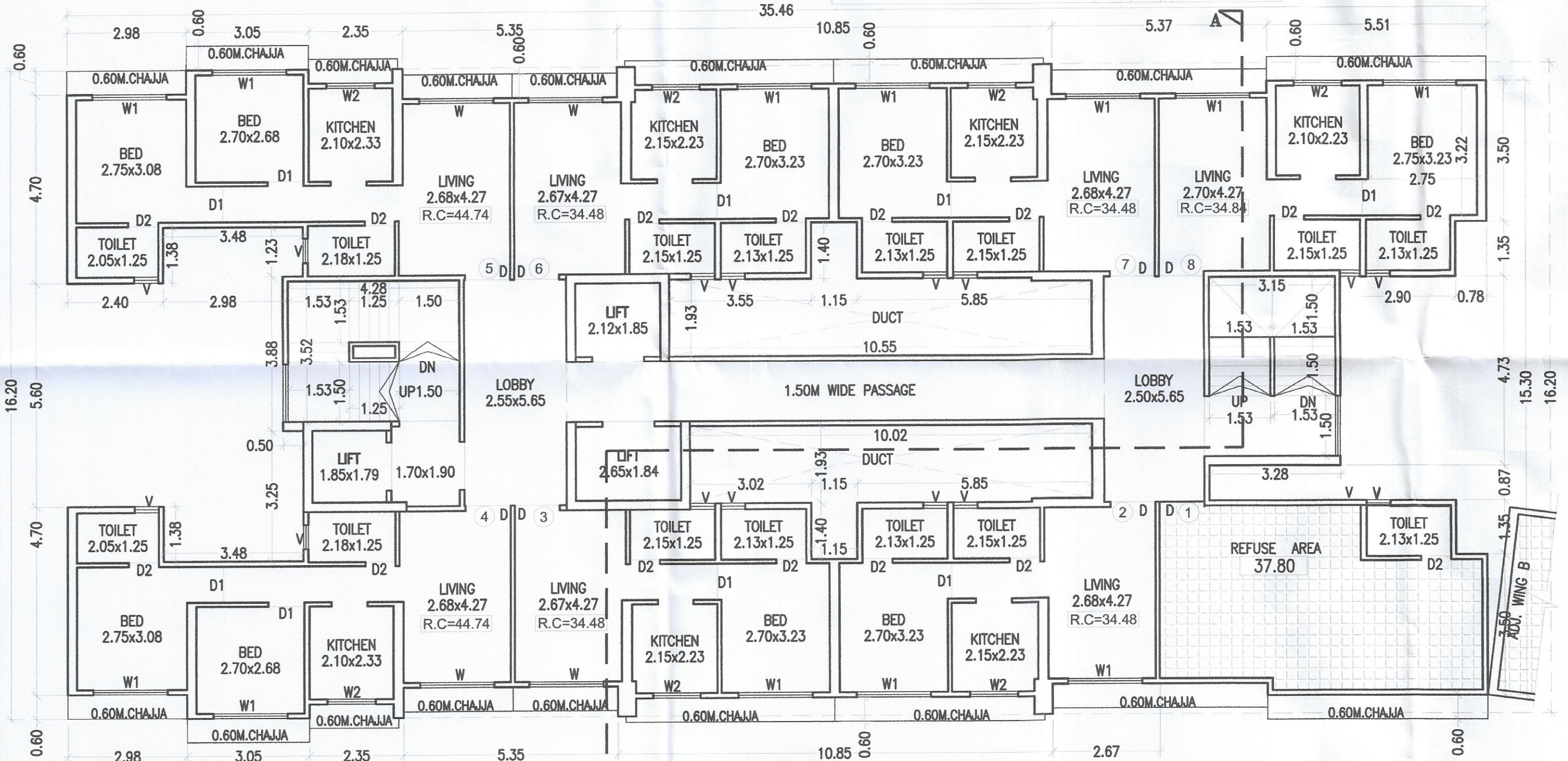
CALCULATION OF REFUGE AREA
REFUGE AREA REQUIRED
2 X 8 FLATS X 5 PERSONS X 0.30 = 24.00 SQ.MT.
REFUGE AREA PROVIDED = 37.80 SQ.MT.

HEIGHT FROM GR. IN METER		AREA IN SQ.MT.
REFUGE AREA AT		
(a) 8TH,13TH,18TH,23RD & 28TH FLOOR	24.00	37.80 SQ.MT.

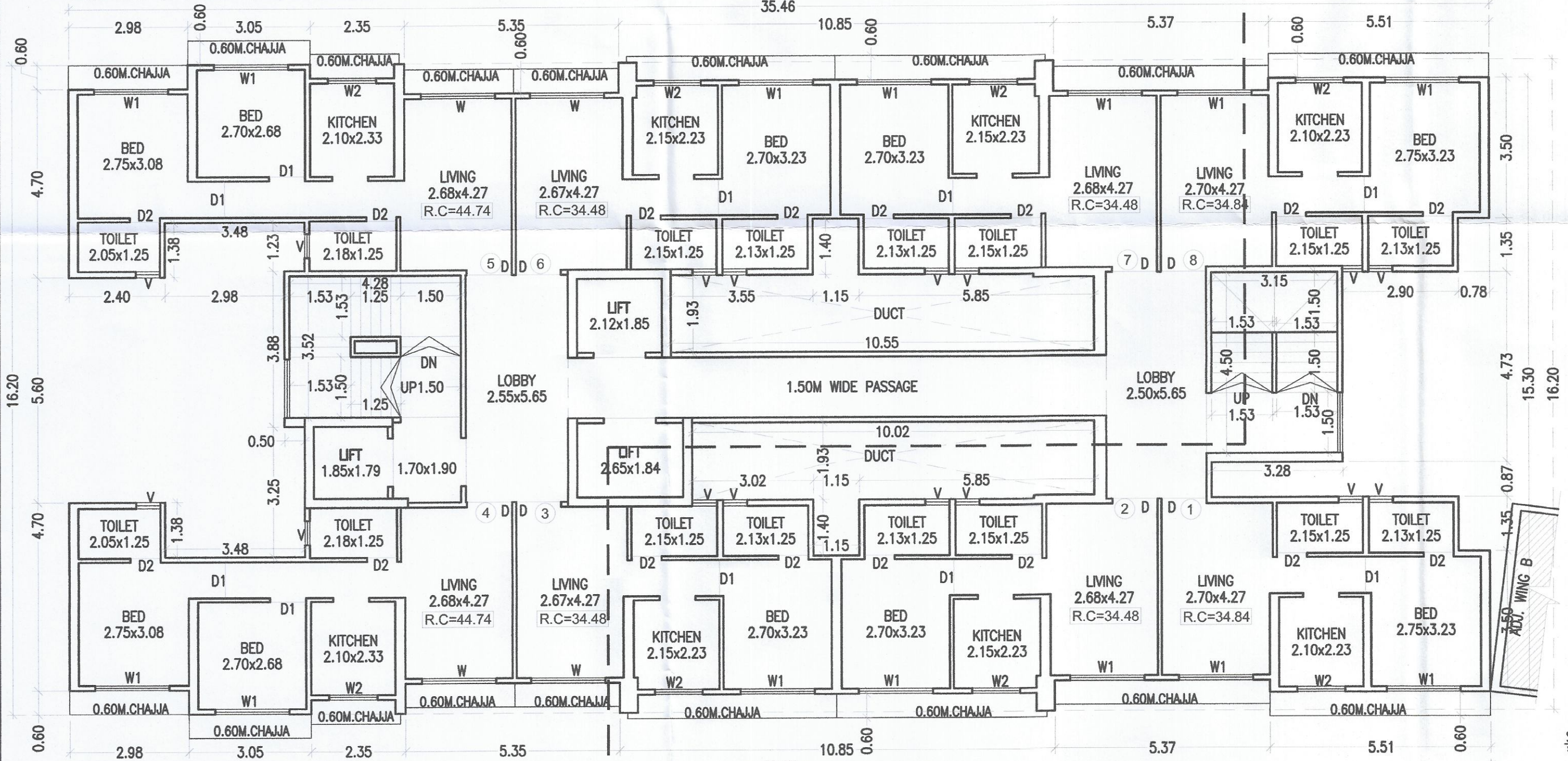
HEIGHT FROM GR. IN METER		REFUGE AREA IN SQ.MT.
(a) REFUGE AREA AT 8TH FLOOR 24.55	37.80	SQ.MT.
(b) REFUGE AREA AT 13TH FLOOR 39.05	37.80	SQ.MT.
(c) REFUGE AREA AT 18TH FLOOR 53.55	37.80	SQ.MT.
(d) REFUGE AREA AT 23RD FLOOR 68.05	37.80	SQ.MT.
(e) REFUGE AREA AT 28TH FLOOR 82.55	37.80	SQ.MT.
(g) TOTAL REFUGE AREA	189.00	SQ.MT.



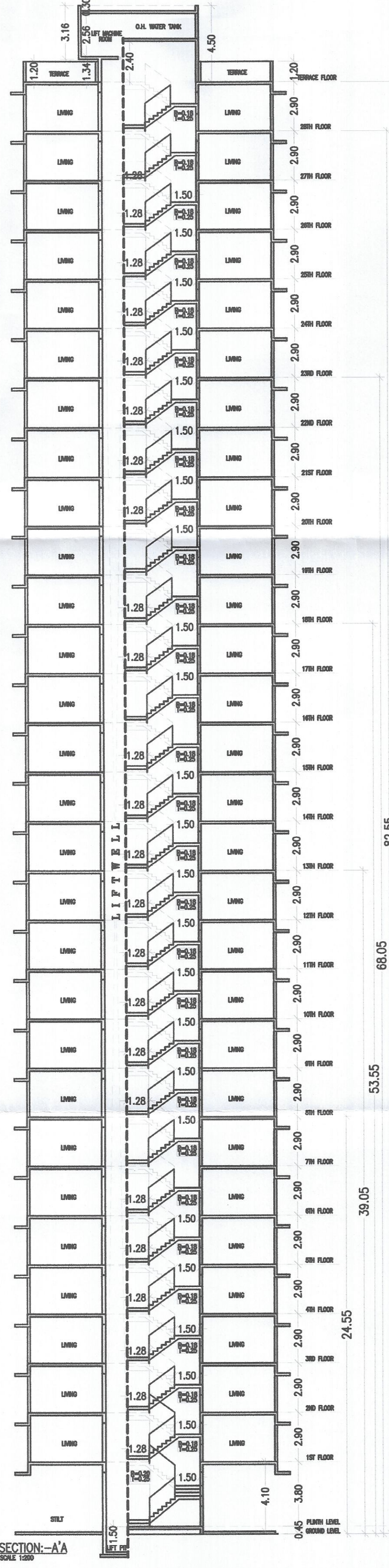
CONSTRUCTION P-LINE AREA DIAGRAM
SCALE-1:200 (8TH , 13TH , 18TH , 23RD & 28TH FLOOR)



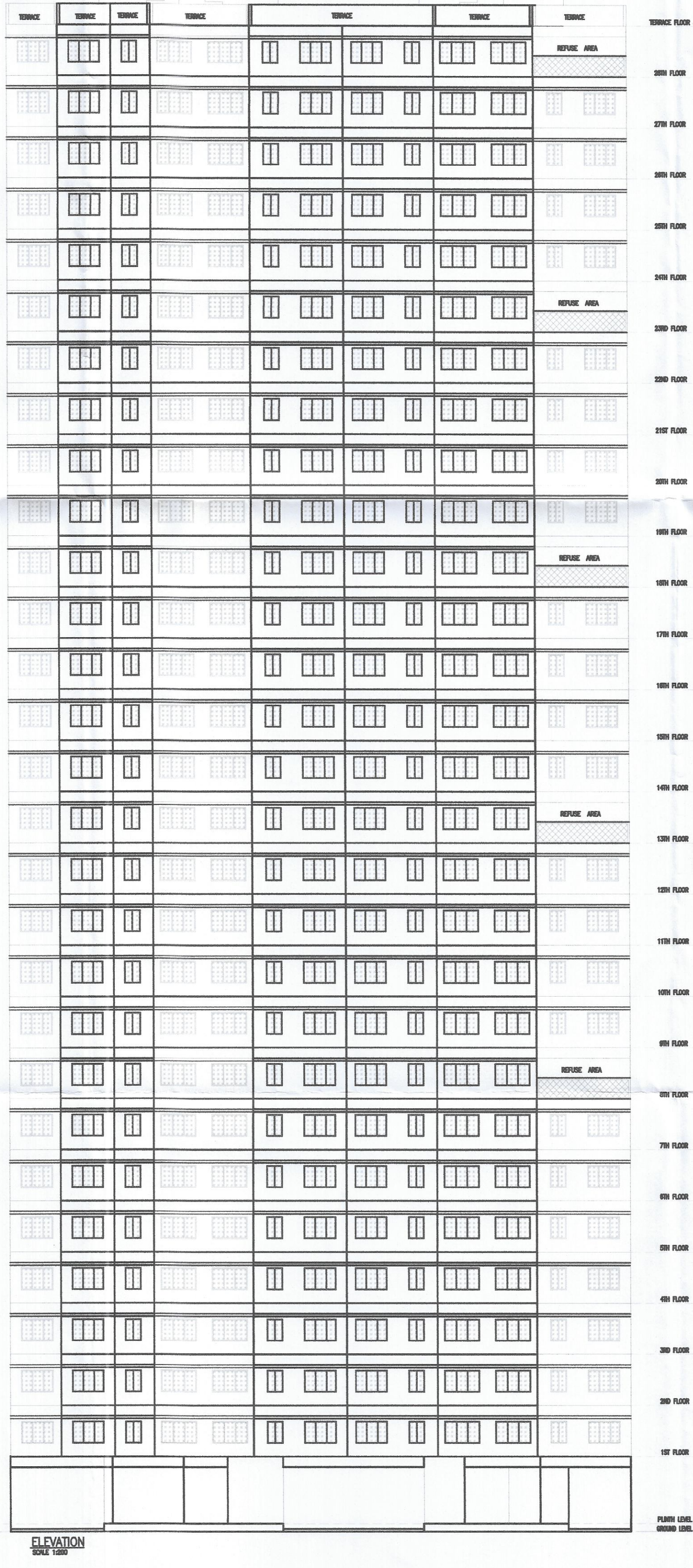
REFUSED FLOOR PLAN (WING-A)
SCALE-1:100 (8TH, 13TH, 18TH, 23RD & 28TH FLOOR)



TYPICAL FLOOR PLAN (WING-A)
SCALE-1:100 (1ST TO 7TH,9TH TO 12TH,14TH TO 17TH,19TH TO 22ND,24TH TO 27TH FLOOR)



SECTION-A/A
SCALE 1:50



ELEVATION
SCALE 1:50

S.E./J.E./MHADA	D.E./MHADA	E.E./MHADA
PROFORMA - II		
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DESCRIPTION OF PROPOSAL AND PROPERTY		
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING		
S.NO.-3 /H.NO.-1/1.1/2.1/3.1/4.1/5 :		
S.NO. -126/H.NO.-1/1.1/2.1/3.1/4.1/5.1/6.1/7.1/8.1/9		
VILLAGE :- NARPOLI TALUKA- BHIWANDI DIST :- THANE		
OWNER (S) NAME AND SIGNATURE		
M.S. SUKRUITH BUILDCON LLP		
THROUGH PARTNER MR. SAMKEET JAIN		
Digitally signed by SAMKEET JAIN Date: 2026.01.16 13:36:34 +05'30'		
JOB NO.	DRAWING NO.	SCALE
AS SHOWN	NA/ITA	---
DRAWN BY CHECKED BY DATE		
08-12-2025		
NORTH LINE		
Architect/ Licensed Engineer/ Supervisor name and signature		
SANJAY MALOO & ASSOCIATES		
ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS		
A-301, Disha's Apartment, Shivajinagar, Colaba Road-1,		
Near Gokul High School, S.V. Road, Colaba (W), Mumbai-400052		
EMAIL:- www.2012@gmail.com, Tel: 9023876111		