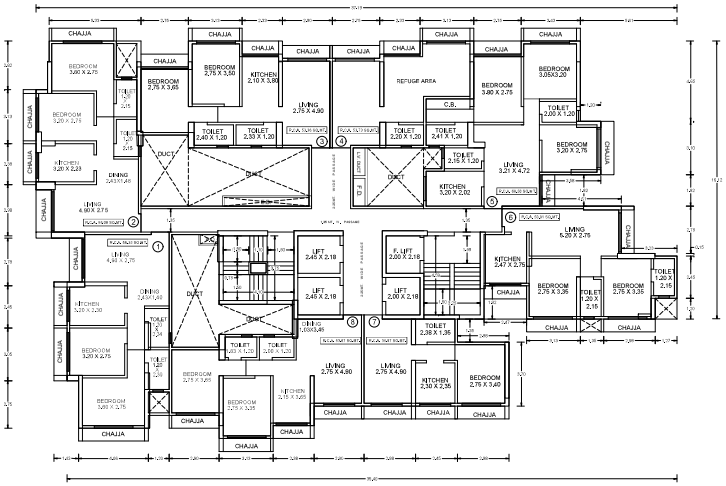
Signature valid
Digitally signed by PUR(DIRECTOR)
Date: 19.07.24 17:09:21 IST
Reason: Approved
Location: Maharashtra Housing and Area Development Authority
Project Code: MAHRA00000
Application Number: MAHRA000000
Certificate Number: MAHRA/CAA/APPL/001917


CHAJJA
BEDROOM 3.80 X 2.75
KITCHEN 2.10 X 3.80
LIVING 2.75 X 4.90
REFUGE AREA
BEDROOM 3.80X3.20
TOILET 2.00 X 1.20
BEDROOM 3.20 X 2.75
TOILET 2.40 X 1.20
TOILET 2.30 X 1.20
TOILET 2.20 X 1.20
TOILET 2.41 X 1.20
DUCT
LIFT 2.40 X 2.18
F. LIFT 2.00 X 2.18
LIFT 2.00 X 2.18
LIVING 3.21 X 4.72
KITCHEN 3.20 X 2.02
LIVING 6.20 X 2.75
KITCHEN 2.47 X 3.75
BEDROOM 2.75 X 3.35
TOILET 1.20 X 2.15
TOILET 2.38 X 1.20
KITCHEN 2.30 X 2.35
BEDROOM 2.75 X 3.40
KITCHEN 2.75 X 3.20
DINING 2.40X1.49
LIVING 4.90 X 2.75
BEDROOM 3.20 X 2.75
KITCHEN 3.20 X 2.30
BEDROOM 3.20 X 2.75
BEDROOM 3.20 X 2.75
BEDROOM 3.20 X 2.75

FORM OF STATEMENT-2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
BLDG. -1	PT. G.+ 3PD + 1ST TO 29TH FLR.	15360.89

TOTAL AREA

BUILDING NO.	F.S.I. AREA SQ.MT.	ANCILLARY AREA SQ.MT.	TOTAL P-LINE AREA SQ.MT.
PT. G.+ 3PD + 1ST TO 28TH FLR +RECREATION FLR	COM. = 163.93	131.14	295.07
	RESI.= 9416.14	5649.68	15065.82
TOTAL	9580.07	5780.82	15360.89

GROSS BUILT UP AREA

BUILDING NO.	P-LINE AREA IN SQ.MT.	STILT AREA IN SQ.MT.	PODIUM AREA IN SQ.MT.	REFUGE AREA IN SQ.MT.	RECR. FLR. AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
PT. G.+ 3PD + 1ST TO 28TH FLR	15360.89	291.00	1779.00	217.80	394.88	18043.57

TOTAL GROSS BUILT UP AREA = 18043.57 SQ.MT.

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUILDING NO 1	GROUND FLOOR	1	1	55.24	0	0	55.24
BUILDING NO 1	GROUND FLOOR	2	1	28.41	0	0	28.41
BUILDING NO 1	GROUND FLOOR	3	1	48.9	0	0	48.9
BUILDING NO 1	GROUND FLOOR	4	1	47.85	0	0	47.85
BUILDING NO 1	GROUND FLOOR	5	1	44.4	0	0	44.4
BUILDING NO 1	GROUND FLOOR	6	1	53.65	0	0	53.65
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	1	22	56.35	0	0	56.35
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	2	22	55.07	0	0	55.07
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	3	22	53.35	0	0	53.35
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	4	22	53.73	0	0	53.73
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	5	22	49.11	0	0	49.11
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	6	22	50.9	0	0	50.9
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	7	22	35.97	0	0	35.97
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	8	22	53.67	0	0	53.67
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	1	6	56.35	0	0	56.35
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	2	6	55.07	0	0	55.07
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	3	6	53.35	0	0	53.35
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	5	6	68.5	0	0	68.5
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	6	6	50.9	0	0	50.9
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	7	6	35.97	0	0	35.97
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	8	6	53.67	0	0	53.67

PARKING AREA STATEMENT

Carpet Area of flat in sq.mt.	No.of flat	Car Parking Req.	Scooter Parking Req.	Car Parking space provided
SHOP 2car park,space per 100 sq.mt. C.A.	275.53	275.53/100=2.76X2 5.52 SAY 6NOS	276.25/100=2.76X6 16.56 SAY 17NOS	PROVIDED IN STILT & PODIUM
30 to Less than 80 sq.mt.	219	219 / 2 = 109.50 SAY = 110	110 X 2 = 220	PROVIDED IN STILT & PODIUM
CAR VISITOR PARKING REQUIRED 5% = 110X5% = 5NOS = 116+5= 121NOS				
SCOOTER VISITOR PARKING REQUIRED 5% = 220X5% = 11NOS = 237+11= 248NOs				
OFF STREET PARKING FACTOR = 0.80				
CAR PARKING REQUIRED = 0.80 X 122 = 97 NOS				PROPOSED 97 CAR
SCOOTER PARKING REQUIRED = 248 NOS				PROPOSED 180 NOS.
34 CAR TO COMPOSITE PARKING 34X2 = 68 SCOOTER				34 X 2 = 68 SCT.

DETAIL OF IN-SITU T.D.R. USED ---- (A)

SR. NO.	DESCRIPTION	AREA TO BE HANDED OVER (IN SQ.MT.)	QUANTUM OF DR/TDR GENERATION (IN SQ.MT.)	AREA UTILIZATION IN FORM OF IN-SITU F.S.I. (IN SQ.MT.)
1.	15.00 MT. D.P. ROAD RESERVATION	1345.00	2690.00	2690.00
2.	SPORTS COMPLEX RESERVATION NO. 326B	1380.00	2760.00	2760.00
	TOTAL IN-SITU T.D.R. LOADING AREA = 5450.00 SQ.MT.			

DETAIL OF D.R.C. USED ---- (B)

D.R.C. NO./ YEAR	VILLAGE/ NEW S.NO./ H.NO.	RATE PER SQ.MT. (Rg)	(Y) D.R.C. DEDUCTION AREA IN SQ.MT.	USE D.R.C. VILLAGE S.NO./ H. NO.	RATE SQ.MT. (Rr)	AREA COUNT FOR D.R.C. LOADING IN SQ.MT. X = (Rg / Rr) x Y
553/2018	NAVGHAR OLD- 417/1, 449/1 NEW- 124/1, 123/1	26270	363.44	NAVGHAR OLD - 272 / 3PL. 4 NEW - 84 / 3PL. 4	25640	372.37
	TOTAL D.R.C. LOADING AREA = 372.37 SQ.MT.					

TOTAL TDR USED IN PROPOSAL (A+B) = 5450,00 + 372,37 = 5822,37 SQ.MT.

FSI DETAILS

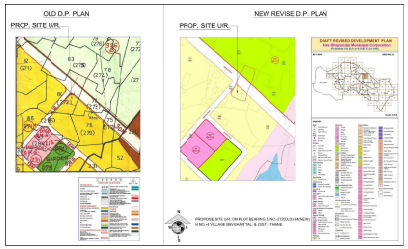
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.1	0.5	1.4	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.1	0.5	1.4	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	1646.7	2111.00	5910.8	0.00	5649.68	131.14	15449.32	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1646.7	2111.00	5822.37	0.00	5649.68	131.14	15360.89	0.00	15360.89
9.6 Index Consumed	1.1	0.5	1.37	0.00	0.00	0.00	2.97	0.00	0.00

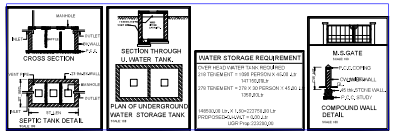
BUILDING NO. 1

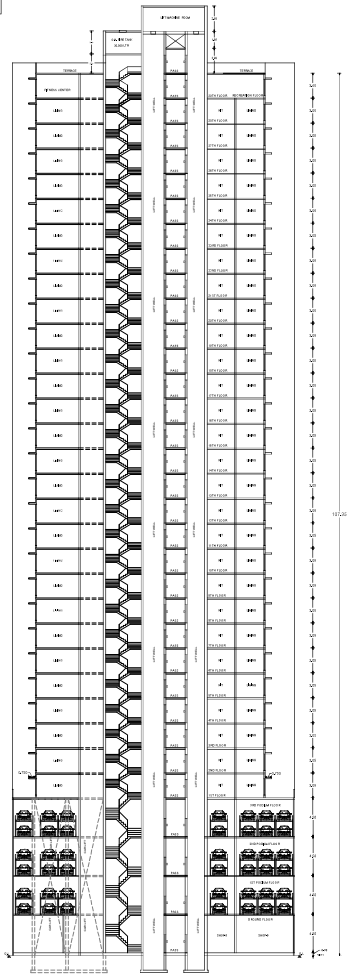
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
BUILDING NO 1	GROUND FLOOR	295.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	295.07
BUILDING NO 1	1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN	0.00	13662.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	426.8	1671.56	0.00	0.00	11660.86
BUILDING NO 1	2nd 7th 12th 17th 22nd and 27th FLOOR PLAN	0.00	3616.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.4	455.88	0.00	217.8	3025.66
BUILDING NO 1	29th FLOOR PLAN	0.00	145.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	145.98
BUILDING NO 1	Total	295.07	17954.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	963.2	2127.44	0.00	217.8	15360.89

B/UP AREA STATEMENT

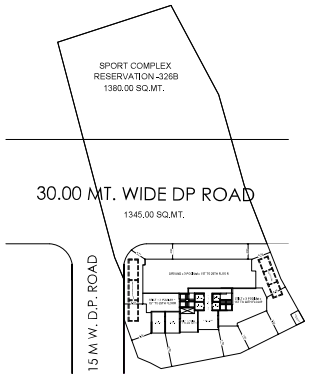
FLOOR	AREA IN SQ.MT.
GR. FLR.	295.07
1ST PD.	- - - -
2ND & 3RD PD.	- - - -
1ST FLR.	540.63
2ND FLR.	504.33
3RD FLR.	540.63
4TH FLR.	540.63
5TH FLR.	540.63
6TH FLR.	540.63
7TH FLR.	504.33
8TH FLR.	540.63
9TH FLR.	540.63
10TH FLR.	540.63
11TH FLR.	540.63
12TH FLR.	504.33
13TH FLR.	540.63
14TH FLR.	540.63
15TH FLR.	540.63
16TH FLR.	540.63
17TH FLR.	504.33
18TH FLR.	540.63
19TH FLR.	540.63
20TH FLR.	540.63
21ST FLR.	540.63
22ND FLR.	504.33
23RD FLR.	540.63
24TH FLR.	540.63
25TH FLR.	540.63
26TH FLR.	540.63
27TH FLR.	504.33
28TH FLR.	540.63
29TH FLR. (REC. FLR.)	145.98
TOTAL AREA	15360.69







SECTION A-A
SCALE 1:200



BLOCK PLAN
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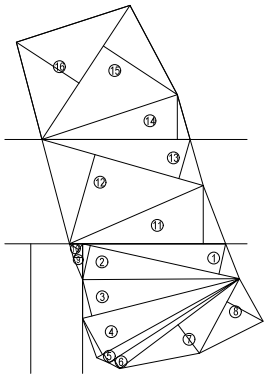


PLOT AREA DIAGRAM
Scale-1:500

PLOT AREA CALCULATION

1	0,50	X	46,82	X	9,05	X 1 NO	=	210,96 SQ.MT.
2	0,50	X	46,62	X	10,13	X 1 NO	=	236,13 SQ.MT.
3	0,50	X	46,94	X	10,97	X 1 NO	=	257,46 SQ.MT.
4	0,50	X	47,31	X	12,00	X 1 NO	=	283,86 SQ.MT.
5	0,50	X	47,31	X	2,95	X 1 NO	=	69,76 SQ.MT.
6	0,50	X	45,07	X	3,14	X 1 NO	=	70,75 SQ.MT.
7	0,50	X	43,41	X	10,23	X 1 NO	=	222,04 SQ.MT.
8	0,50	X	24,50	X	11,92	X 1 NO	=	146,02 SQ.MT.
						TOTAL ADDITION	=	1497,00 SQ.MT.

ROAD AREA CALCULATION

9	0,50	X	10,39	X	2,70	X 1 NO	=	14,03 SQ.MT.
10	0,50	X	4,86	X	3,19	X 1 NO	=	7,75 SQ.MT.
11	0,50	X	45,31	X	16,91	X 1 NO	=	383,09 SQ.MT.
12	0,50	X	48,56	X	26,90	X 1 NO	=	653,13 SQ.MT.
13	0,50	X	48,56	X	11,82	X 1 NO	=	286,99 SQ.MT.
						TOTAL ADDITION	=	1344,99 SQ.MT.
						SAY	=	1345,00 SQ.MT.

SPORT COMPLEX RESERVATION -326B AREA

14	0,50	X	42,85	X	13,03	X 1 NO	=	279,16 SQ.MT.
15	0,50	X	46,44	X	25,71	X 1 NO	=	596,96 SQ.MT.
16	0,50	X	46,44	X	21,70	X 1 NO	=	503,87 SQ.MT.
						TOTAL ADDITION	=	1380,01 SQ.MT.
						SAY	=	1380,00 SQ.MT.

TOTAL PLOT AREA (1497,00+1345,00+1380,00) = 4222,00 SQ.MT.

Project Details

Proposal code - MBMC - 23 - 105656
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - S.No. 272 (Old) 84 (New) H.No. 3PL & 4
Tahsil : Thane
Mouza : Navghar
Prorata Value : 0.00

LAYOUT SHEET 1/3

Signature valid

Digitally signed by PURUSHOTTAM VISHNUPPA BHIDE
Date: 2024.07.31 17:06:21 IST
Division: Nashik
Organisation: Municipal Corporation
Project Code: MBMC-23-105656
Application Number: 105656
Certificate Number: MBMC/SE/2024/PLOS/197

Name of Owner : PRAMANIK HOMES LLP
Postal Address : 1201 Wadhavli Heights,Dandeli Road,Thane,Thane,Maharashtra-421 101
Phone No.:9967804434

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON N.A/S.272 (OLD) 84 (NEW) H.NO. 3PL, 4 OF VILLAGE - NAVGHAR, TAL. AND DIST. - THANE.
SITE ADDRESS
N.A/S.272 (OLD) 84 (NEW) H.NO. 3PL, 4 OF VILLAGE - NAVGHAR, TAL. AND DIST. - THANE.

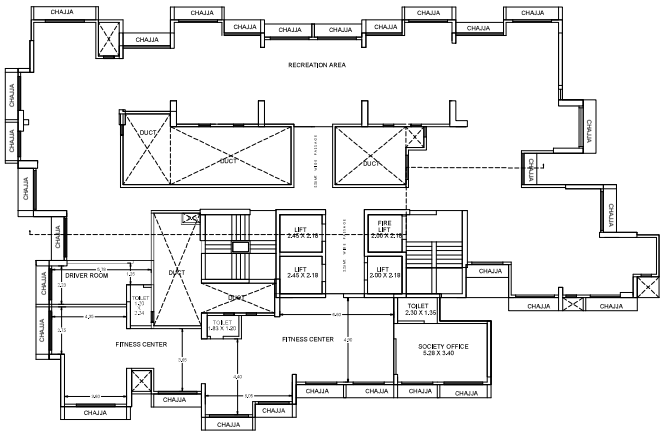
Name of Architect : Shruti Architecture Pune

Sheet	Contents
	Cover Sheet, Key Plan, Location Plan, Distance Sketch, Block Plan, Plot Area Diagram, Plot Area Calculation, Road Area Calculation, Sport Complex Reservation -326B Area, Parking Area Statement, Detail of In-Situ T.D.R. Used ---- (A), Detail of D.R.C. Used ---- (B), Total TDR Used In Proposal (A+B) = 5450,00 + 372,37 = 5822,37 SQ.MT., Project Details, Layout Sheet, Signature valid, Name Of Owner, Description Of Project, Name Of Architect, Sheet Contents, Scale, Date, Check By, Submission Drawing

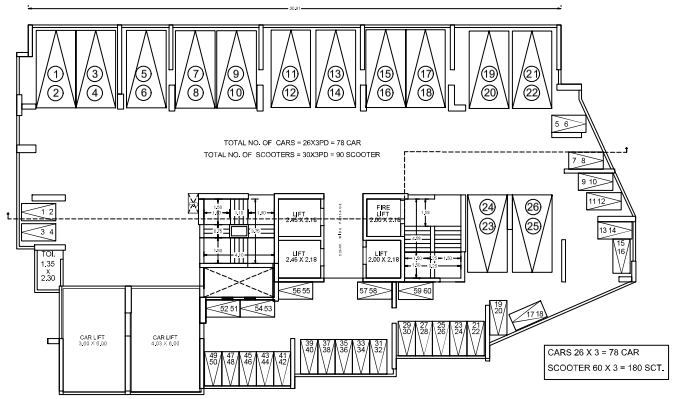
Signature valid
Digitally signed by SHRUTI SHRIKANT KULKARNI
Date: 2024.07.31 17:06:21 IST
Reason: Approved

SCALE - 1:100
Date: 07/08/24
CHECK BY : - -

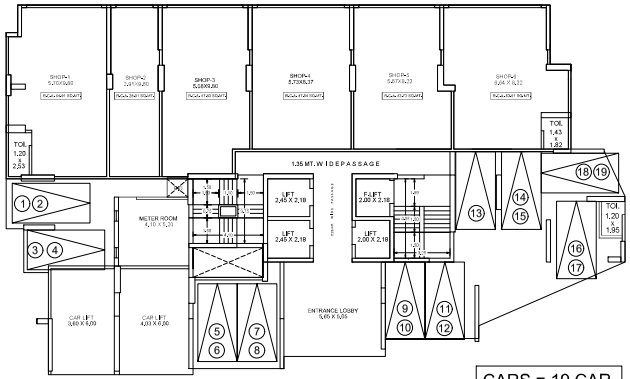
SUBMISSION DRAWING



29TH RECREATIONAL FLOOR PLAN SCALE 1 : 100

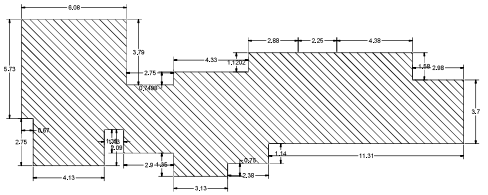


1ST TO 3RD PODIUM FLOOR PLAN SCALE 1 : 100



CARS = 19 CAR

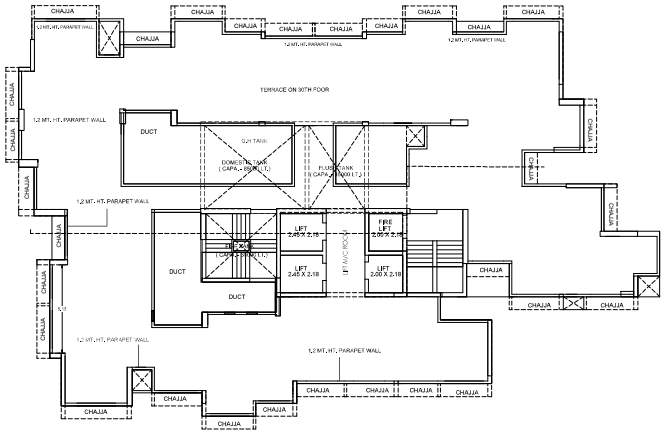
GROUND FLOOR PLAN
SCALE 1 : 100



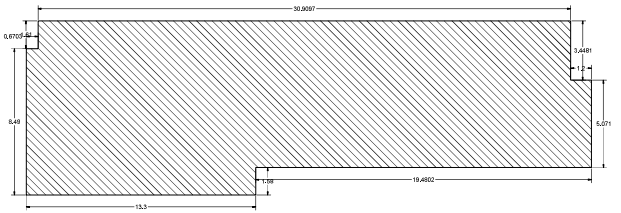
BUILT-UP AREA CALCULATION
29TH FLOOR BUILDING NO 1
SCALE 1 : 100

BUILT UP AREA CALCULATION FOR 29th FLOOR PLAN BUILDING NO 1

AREA NAME	LENGTH	WIDTH	Area (SQFT.)
BLOCK	SQMT.	SQMT.	SQMT.
BLOCK AREA = TOTAL = 19148.25SQFT.			
TOTAL DEDUCTION = 4120.91SQFT.			
NET BUILDING AREA = 15027.34SQFT.			



TERRACE FLOOR PLAN SCALE 1 : 100



BUILT-UP AREA CALCULATION
GROUND FLOOR BUILDING NO 1
SCALE 1 : 100

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING NO 1

AREA NAME	LENGTH	WIDTH	Area(SQFT.)
BLOCK	SQMT.	SQMT.	SQMT.
BLOCK AREA = TOTAL = 19147.93SQFT.			
TOTAL DEDUCTION = 4120.91SQFT.			
NET BUILDING AREA = 15027.01SQFT.			

FLOOR PLANS 2/3

Signature valid

Digitally signed by PUNE DISTRICT CHAMPAVATI SHIDE
Date: 2024.07.31 17:04:21 IST
Reason: Approved
Location: Maharashtra Housing and Area Development Authority Corporation
Project Code : MAHARERA
Application Number : 500000
Certificate Number : MAHAREGHARPLOS197

Name Of Owner PRAMANIK HOMES LLP

Postal Address 1201 Wallnard Heights,Dandavi Road,Thane,Thane,Maharashtra-421 101

Phone No.9967808434

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed

BUILDING ON N.A/L.P.C.T.P. SOLD 84 (NEW) H.NO. 3PL , 4 OF VILLAGE - MAYGHAR, TAL. AND DIST. - THANE.

SITE ADDRESS

N.A/L.P.C.T.P. SOLD 84 (NEW) H.NO. 3PL , 4 OF VILLAGE - MAYGHAR, TAL. AND DIST. - THANE.

Name of Engineer : Shirish Balkrishna Patil

Address of Engineer :

Signature valid

SCALE :- 1:100

Date: 07/08/24

CHECK BY :-

SUBMISSION DRAWING