

STAMP AND DATE OF APPROVAL OF PLAN

PLANS APPROVED (2-5 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SRO/TK/DC/2401/BP/CH/SHILPHATA/17/2025  
 DATE: 18/04/2025  
 AND THE CONDITIONS MENTIONED THEREIN.



OVERALL BUILT UP AREA SUMMARY						
SR.NO.	FLOOR	TOWER 1	TOWER 2	TOWER 3	COMMERCIAL 1 (PUBLIC OFFICE)	COMMERCIAL 2
1	BASEMENT	0.00	0.00	0.00	0.00	151.71
2	GROUND/STILT	0.00	0.00	0.00	469.27	4004.32
3	1ST	0.00	0.00	0.00	947.19	4980.75
4	2nd	0.00	0.00	0.00	947.19	4696.07
5	3rd	0.00	0.00	0.00	947.19	4370.76
6	4th	0.00	0.00	0.00	947.19	2182.28
7	5th	0.00	0.00	199.68	947.19	0.00
8	6th	839.82	843.40	1145.36	854.55	0.00
9	7th Refuge	769.07	797.78	1030.49	0.00	0.00
10	8th	839.82	843.40	1145.36	206.05	0.00
11	9th	839.82	843.40	1145.36	0.00	0.00
12	10th	839.82	843.40	1145.36	0.00	0.00
13	11th	839.82	843.40	1145.36	0.00	0.00
14	12th Refuge	769.07	797.78	1030.49	0.00	0.00
15	13th	839.82	843.40	1145.36	0.00	0.00
16	14th	839.82	843.40	1145.36	0.00	0.00
17	15th	839.82	843.40	1145.36	0.00	0.00
18	16th	839.82	843.40	1145.36	0.00	0.00
19	17th Refuge	769.07	797.78	1030.49	0.00	0.00
20	18th	839.82	843.40	1145.36	0.00	0.00
21	19th	839.82	843.40	1145.36	0.00	0.00
22	20th	839.82	843.40	1145.36	0.00	0.00
23	21st	839.82	843.40	1145.36	0.00	0.00
24	22nd Refuge	769.07	797.78	1030.49	0.00	0.00
25	23rd	839.82	843.40	1145.36	0.00	0.00
26	24th	839.82	843.40	1145.36	0.00	0.00
27	25th	839.82	843.40	1145.36	0.00	0.00
28	26th	0.00	843.40	1145.36	0.00	0.00
<b>TOTAL</b>		<b>16513.40</b>	<b>17528.92</b>	<b>23792.76</b>	<b>7213.01</b>	<b>20385.89</b>
<b>TOTAL</b>		<b>57835.08</b>			<b>27598.90</b>	
<b>TOTAL</b>				<b>85433.98</b>		

TENAMENT STATEMENT							
FLOOR	TOWER-1		TOWER-2		TOWER-3		
	ABOVE 40.00 UPTO 80.00	ABOVE 80.00 UPTO 150.00	ABOVE 30.00 UPTO 40.00	ABOVE 40.00 UPTO 80.00	ABOVE 40.00 UPTO 80.00	ABOVE 80.00 UPTO 150.00	
STILT	-	-	-	-	-	-	
1st	-	-	-	-	-	-	
2nd	-	-	-	-	-	-	
3rd	-	-	-	-	-	-	
4th	-	-	-	-	-	-	
5th	-	-	-	-	-	-	
6th refuge	5	2	7	4	0	7	
7th	6	2	8	4	0	8	
8th	6	2	8	4	0	8	
9th	6	2	8	4	0	8	
10th	6	2	8	4	0	8	
11th refuge	5	2	7	4	0	7	
12th	6	2	8	4	0	8	
13th	6	2	8	4	0	8	
14th	6	2	8	4	0	8	
15th	6	2	8	4	0	8	
16th refuge	5	2	7	4	0	7	
17th	6	2	8	4	0	8	
18th	6	2	8	4	0	8	
19th	6	2	8	4	0	8	
20th	6	2	8	4	0	8	
21st refuge	5	2	7	4	0	7	
22nd	6	2	8	4	0	8	
23rd	6	2	8	4	0	8	
24th	6	2	8	4	0	8	
25th	6	2	8	4	0	8	
26th	0	0	8	4	0	8	
<b>TOTAL</b>		<b>116</b>	<b>40</b>	<b>164</b>	<b>84</b>	<b>0</b>	<b>164</b>
<b>TOTAL</b>		<b>116</b>	<b>40</b>	<b>164</b>	<b>84</b>	<b>0</b>	<b>164</b>
<b>TOTAL</b>		<b>156</b>	<b>248</b>	<b>248</b>	<b>164</b>	<b>0</b>	<b>164</b>
<b>TOTAL</b>				<b>568</b>			

REQUIRED PARKING STATEMENT						
SR. NO.	FLOOR	4- WHEELER PARKING REQUIRED	NO OF FLATS	4- WHEELER PARKING REQUIRED	2- WHEELER PARKING REQUIRED	2- WHEELER PARKING REQUIRED
1	BELOW 30.00 SQ.MT	0 FOR 2 FLATS	0	0	4 FOR 2 FLATS	0
1	30.00 TO 40.00 SQ.MT	1 FOR 2 FLATS	164	82	2 FOR 2 FLATS	164
1	40.00 TO 80.00 SQ.MT	1 FOR 2 FLATS	200	100	5 FOR 2 FLATS	500
1	80.00 TO 150.00 SQ.MT	1 FOR 1 FLATS	204	204	3 FOR 1 FLATS	612
2	<b>TOTAL (A)</b>		<b>568</b>	<b>386</b>		<b>1276</b>
3	5% FOR VISITORS PARKING			19		64
4	<b>TOTAL PARKING (2+3)</b>			<b>405</b>		<b>1340</b>
5	PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.70)			<b>284</b>		<b>938</b>
6	PARKING REQUIRED FOR SHOP (B)			271		813
7	PARKING REQUIRED FOR RESTAURANT (C)			20		161
8	PARKING REQUIRED FOR CLUB HOUSE (D)			11		33
9	PARKING REQUIRED (4+5+6+7)			<b>302</b>		<b>1007</b>
10	PARKING REQUIRED AS PER MULTIPLYING FACTOR (0.70)			<b>211</b>		<b>705</b>
11	<b>TOTAL PARKING REQUIRED</b>			<b>495</b>		<b>1643</b>
12	CONVERTED INTO CAR PARKING SPACES (AS PER 6 TWO WHEELERS TO 1 CAR PARKING)			230		1380
13	<b>TOTAL PARKING PROPOSED</b>			<b>495+230=725</b>		<b>1643-1380=263</b>

7/12 AREA SUMMARY			
Sr. No.	Village	Owner Name	Survey No./Hissa No./Area sq.mt.
1	Gharvali	Out n Out Infotech India LLP	20/1 17020
2	Gharvali	Out n Out Infotech India LLP	20/2 2100
3	Gharvali	Out n Out Infotech India LLP	21/1 50
4	Gharvali	Out n Out Infotech India LLP	21/2 10900
5	Gharvali	Out n Out Infotech India LLP	21/3 330
6	Gharvali	Out n Out Infotech India LLP	22/4 250
7	Gharvali	Out n Out Infotech India LLP	42/2 8000
8	Gharvali	Out n Out Infotech India LLP	44/1 (PT.) 754
9	Gharvali	Out n Out Infotech India LLP	44/2 7600
10	Gharvali	Out n Out Infotech India LLP	44/3 3800
11	Gharvali	Out n Out Infotech India LLP	44/20 3300
12	Gharvali	Out n Out Infotech India LLP	51/1 2380
13	Gharvali	Out n Out Infotech India LLP	51/2 4350
14	Gharvali	Out n Out Infotech India LLP	56/1 1200
15	Gharvali	Out n Out Infotech India LLP	56/2 1300
16	Sajon	Out n Out Infotech India LLP	67/1 3560
<b>Total</b>			<b>66794</b>

R.G. AREA STATEMENT	
TOTAL R.G. REQUIRED	3483.44
R.G. PROVIDED (ON GROUND)	3483.44
R.G. PROVIDED (ON PODIUM)	2118.90
R.G. PROVIDED (ON PAVILION)	1019.94
R.G. PROVIDED (ON RESERVE)	1021.97
TOTAL R.G. PROVIDED	6644.35
TOTAL R.G. PROPOSED (A+B)	4160.78

CONSTRUCTION AREA SUMMARY (PARKING LEVEL) (NON FSI)	
BASEMENT LEVEL	31958.96 SQ.MT
GROUND FLOOR LEVEL	25270.79 SQ.MT
1ST FLOOR LEVEL	19801.33 SQ.MT
2ND FLOOR LEVEL	20535.12 SQ.MT
3rd FLOOR LEVEL	20535.12 SQ.MT
4th FLOOR LEVEL	20535.12 SQ.MT
5th FLOOR LEVEL (GARDEN PODIUM)	20535.12 SQ.MT
<b>TOTAL CONSTRUCTION AREA (PARKING LEVEL) (NON FSI)</b>	<b>159169.56 SQ.MT</b>

REQUIRED PARKING STATEMENT (LOADING UNLOADING AREA)		
DESCRIPTION	LOADING UNLOADING AREA	REQ. PARK
COMMERCIAL AREA 13751.05	1 for 1000 Sq.M.	13.55
<b>TOTAL (SAY)</b>		<b>14</b>
<b>TOTAL PROPOSED</b>		<b>14</b>

REQUIRED PARKING STATEMENT (FOR OFFICE) C			
DESCRIPTION	4- WHEELER PARK REQD	REQ. PARK (4 WHEELER)	REQ. PARK (2 WHEELER)
COMMERCIAL AREA 13751.05	3 FOR 200 SQ.M.	72	111 FOR 200 SQ.M.
TOTAL (C)	72	72	111

REQUIRED PARKING STATEMENT (FOR CLUB HOUSE) D			
DESCRIPTION	4- WHEELER PARK REQD	REQ. PARK (4 WHEELER)	REQ. PARK (2 WHEELER)
COMMERCIAL AREA 541.36	2 FOR 100 SQ.M.	11	9 FOR 100 SQ.M.
TOTAL (D)	11	11	9

AMENITY AREA STATEMENT	
TOTAL AMENITY REQUIRED (IN SQ.M.)	38776.55
AMENITY PROVIDED	1938.78
<b>TOTAL</b>	<b>1938.78</b>

AMENITY AREA STATEMENT	
TOTAL AMENITY REQUIRED (IN SQ.M.)	38776.55
AMENITY PROVIDED	1938.78
<b>TOTAL</b>	<b>1938.78</b>

PROFORMA - A		
Sr. No.	Area Statement	Area (Sq.mts)
1	TOTAL AREA OF PLOT AS PER 7/12	66,794.01
2	AREA AS PER TRIANGULATION	66,794.01
3	GROSS PLOT AREA	66,794.01
4	DEDUCTIONS	
a	Proposed 30 Meter OP Road area	6,584.00
b	Proposed 24 Meter OP Road area	632.45
c	Proposed 30 M highway area	339.00
d	Reservation (Play-Ground)	6,173.00
e	Reservation (Public Office)	14,088.00
<b>Total (a+b+c+d+e)</b>		<b>28,019.45</b>
5	BALANCED AREA OF PLOT (3-4)	38,776.55
6	REQUIRED AMENITY PLOT AREA (5%)	1,938.78
7	PROPOSED AMENITY PLOT	1,938.78
8	NET PLOT AREA (5-6)	36,837.77
9	REQUIRED RECREATIONAL OPEN SPACE (10%)	3,683.78
10	PROPOSED RECREATIONAL OPEN SPACE 5% ground / 5% Podium	4,160.76
11	PERMISSIBLE BASIC FSI ON NET PLOT AREA	1.10
12	PERMISSIBLE BUILT UP AREA AS PER BASIC FSI (8X11)	40,520.46
13	PERMISSIBLE BUA AS PERWAY OF PREMIUM ON NET PLOT	0.00
14	PERMISSIBLE BUILT UP AREA AS PERWAY OF PREMIUM ON NET PLOT (8X7)	11,051.03
15	PERMISSIBLE BUILT UP AREA ON NET PLOT (11A + 12A)	51,571.48
16	PROPOSED BUA FOR COMMERCIAL	38,238.48
17	PERMISSIBLE BUA AS PER ANCYLLARY FSI (60% on 36236.48)	21,741.59
18	Reserve (8)	14,088.00
19	TOTAL PERMISSIBLE BUA FOR RESIDENTIAL (14 + 15)	57,973.37
20	TOTAL PROPOSED BUA FOR RESIDENTIAL	57,973.37
21	PROPOSED COMMERCIAL BUILT UP AREA (13-14)	15,335.00
22	PERMISSIBLE BUA AS PER ANCYLLARY FSI (80% on 15335.00)	12268.00
23	TOTAL PERMISSIBLE BUA FOR COMM (18 + 19)	27,603.00
24	TOTAL PROPOSED BUA FOR COMMERCIAL	27,603.00
25	TOTAL PERMISSIBLE BUA FOR RESH+COMM (16 + 20)	85,576.37
26	TOTAL PROPOSED BUA FOR RESH+COMM (17 + 21)	85,576.37
27	BALANCE AREA (22-23)	147.39

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/09/2021 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.

AR. DEVYANI KHADILKAR  
 NAME & SIGNATURE OF ARCHITECT

**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.

M/S. OUT N OUT INFOTECH INDIA LLP  
 NAME & SIGNATURE OF OWNER

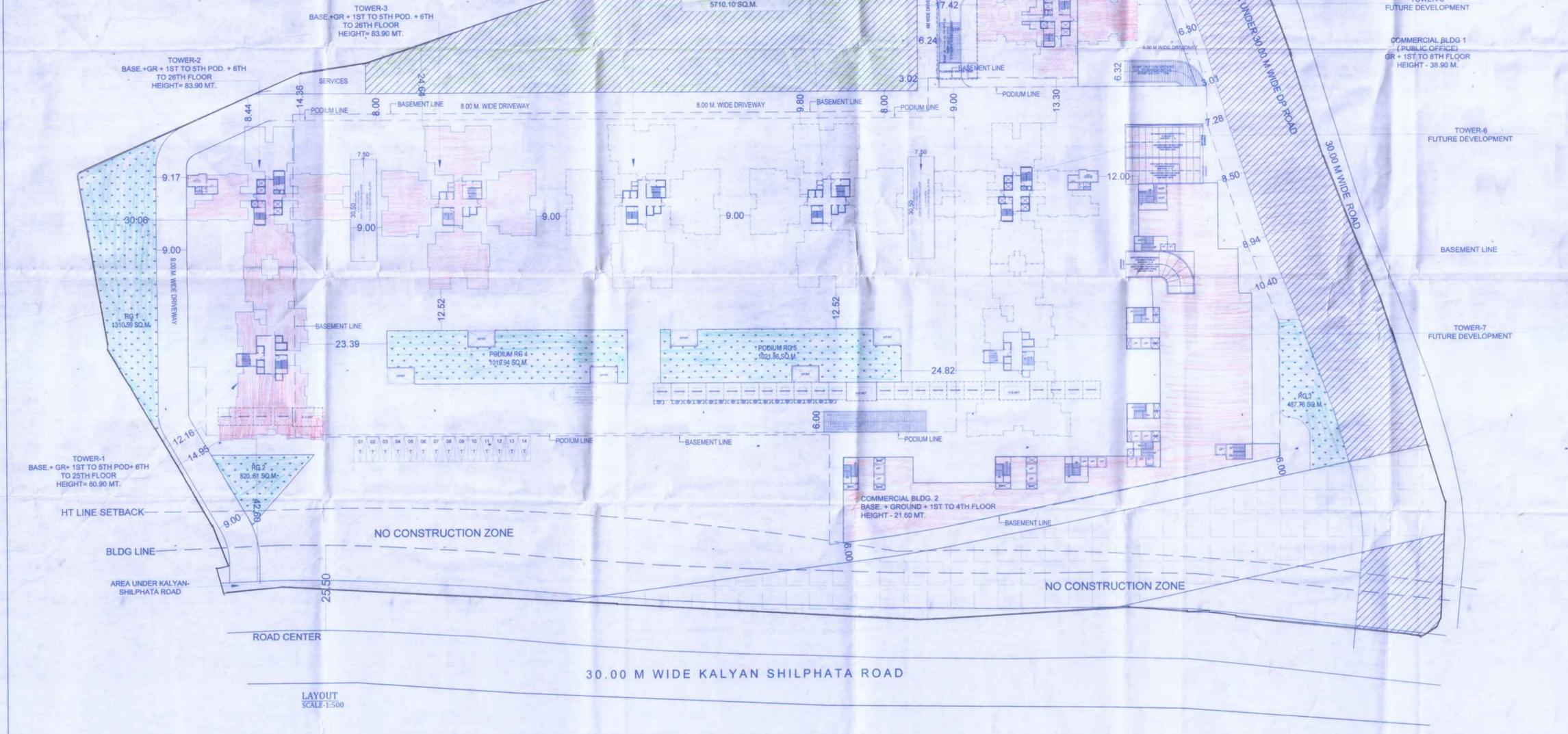
**DESCRIPTION OF PROPOSAL & PROPERTY**  
 Proposed Layout and Development Permission For Revised Residential & Commercial Development of Land bearing S. No. 20/1, 20/2, 21/3, 21/4, 42/2, 44/1(pt), 44/2, 44/3, 44/20, 51/1, 51/2, 56/1, 56/2 at village gharvali and S.No. 67/1 at Village Sajon Tal Kalyan, Dist- Thane

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
01/25 <td></td> <td></td> <td></td>			
SCALE 1:500 <th>DATE</th> <th>CHECKED BY</th> <td></td>	DATE	CHECKED BY	

M/S. OUT N OUT INFOTECH INDIA LLP  
 NAME AND ADDRESS OF DESIGN ARCHITECT

**HSA**  
 HITEN SETHI ARCHITECTS  
 ARCHITECTS | PLANNERS | INTERIOR ARCHITECTURE | PROJECT MANAGEMENT  
 HEAD OFFICE: Ground Floor, Yavali CHS, Plot no. 9, Sector - 58 A, Palm Beach Road, Nerul, Navi Mumbai, Maharashtra, India - 400 706

NAME OF ARCHITECT: DEVYANI KHADILKAR  
 LIC. NO: CA/90/13184  
 ADDRESS: 8-106, Naitraj Building, Mulund Goregaon Link Road, Mulund (W), Mumbai - 400 080



30.00 M WIDE KALYAN SHILPHATA ROAD

LAYOUT SCALE: 1:500