



No. EE/BP/PMAY/A/MHADA/

/2025

Dated:-

To,

APAK Bussiness Innovation Pvt. Ltd.,
401-B Wing, The Capital, G-Block,
Behind ICICI Bank, Plot C-70,
Bandra Kurla Complex,
Bandra, Mumbai-400051.

Sub :- Part Occupation certificate for Proposed development of bldg No.B-1 to B-7 comprising 721 EWS T/s on plot bearing S.No.137/1(P), 137/5, 137/6 & 299 (P), Mouje Charoli, Tal. Haveli, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana .

Ref :- Your application letter dtd. 30/04/2025 & dtd.04/11/2025 for permission of Part O.C.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Building No.B-1 to B-7 comprising 721 EWS T/s on plot bearing S.No.137/1(P), 137/5, 137/6 & 299 (P), Mouje Charoli, Tal. Haveli, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Shri Kiran Shidore., M/s Avinash Patil & Associates (Regn. Lic. No. CA/87/10610) and Structural Engineer Shri Santosh Padsalge (Regn. Lic.No. EST/CERT/115/25) subject to following conditions.

1. That this OC is without prejudice to legal matters pending in Court of Law if any.
2. Addition / alteration in the approved building plan shall not be allowed & permitted.
3. The periodic maintenance of Common amenities such as Water Supply, Electrical, STP, Drainage, Mechanical & Civil shall be maintained.
4. That the terms & conditions mentioned in obtained Consent to Operate shall be strictly followed.
5. That the sufficient & safe electric supply & sufficient treated water supply to all tenements allotted shall be provided as per undertaking given by you & if any, dispute/complaints arises regarding the said issue you should resolve it at your own risk & cost, Planning Authority by PMAY/MHADA is not responsible for the same.
6. Functioning of Lifts, DG sets, Rainwater Harvesting system, Solar system, substation shall be maintained.

7. That the applicant / Developer / Tenant shall not be allowed to enclose or to sale the common space such as common parking, top terrace (common terrace), open Balcony, open terrace etc. The common parking, top terrace (common terrace) shall be open to all.
8. That you have to maintain and hand over recreational open space to the co-operative housing society as per UDCPR Norms.
9. That the Garden Final NOC (Tree Authority) should be obtained before Full O.C.
10. That the parking should be provided as per plans sanctioned.
11. All Terms and conditions mentioned in CFO NOC should be strictly followed.

A set of certified completion building plans is returned herewith please.

Sd/-
Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Arch. Dattatray M. Parshuram, Kasturi Consultant, Latur For Information
2. Chief Officer, Pune Board, MHADA for information.
3. Commissioner, PCMC. Pune for favour of information.
4. Asst. Director of Town Planning, PCMC for information.
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

STAMP OF APPROVAL

Accepted as completion plans as
accompaniments of acceptance Part OC by this
office under No. 137/1(P), 137/5, 137/6, & 299(P), PLOT No. - 3,
CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.
Date: 12/0 Date: 12/0
Executive Engineer Building Permission Cell/PMAY/A
MHADA

AREA STATEMENT IN SQ.M.

1) AREA OF PLOT (AS PER SANCTIONED LAYOUT)	
a) Area of Plot as per 7/12, CTS Extract	20000.07
b) Area of Plot as per Measurement sheet / Site	19995.00
c) Area of Plot Minimum Considered	19995.00
2) Deductions for	
a) Proposed D.P. / D.P. Road Widening Area	0.00
b) Any D.P. Reservation Area	0.00
Total (a + b)	0.00
3) Balance Plot Area (1 - 2)	19995.00
4) Amenity Space	
a) Proposed	0.00
b) Adjustment of 2(b) if any	0.00
c) Balance Proposed	0.00
ELECTRIC SUBSTATION AREA	25.00
5) Net Plot Area [3 - 4(c)]	19970.00
6) Recreational Open Space	
a) Required (10%) 19995.00 X 10% = 1999.50	1999.50
b) Proposed	2002.46
Balance Plot Area	19970.00
7) Internal Road Area	0.00
8) Platable Area	0.00
9) FSI Permissible as per UDOPR (For 18.00m. wide road)	2.50
10) Builtup area with reference to Basic FSI as per front road width (Sr. No. 5 X Basic FSI - 2.50)	49925.00
11) Addition of FSI on Payment of Premium	
a) Maximum Permissible Premium FSI	- Nil -
b) Proposed FSI on Payment of Premium	0.00
12) In-situ FSI / TDR Loading	
a) In-situ area against DP road [2.0 : Sr. No. 2(a)]	0.00
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4(b) and / or (c)]	0.00
c) TDR Area (DRC)	0.00
d) Total In-situ / TDR loading proposed [11(a)+(b)+(c)]	0.00
13) Additional FSI area under Chapter No. 7	0.00
14) Total entitlement of FSI in the proposal	
a) [10 + 11(b) + 12(d)] or 13 whichever is applicable	49925.00
b) Ancillary Area FSI upto 60% with payment	29955.00
c) Total entitlement (a + b)	79880.00
15) Maximum utilization limit of FSI (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)	4.00
16) Total Built-up Area proposed in proposal. (excluding area at Sr. No.20b)	
a) Existing Built-up Area	0.00
b) Proposed Built-up Area - AS PER SANCTION	69108.59
c) Total (a + b)	69108.59
17) Total proposed ancillary area out of permissible - as per sanction	19183.59
18) Total proposed builtup area for residential use - as per sanction	67262.17
19) Total proposed builtup area for commercial use - as per sanction	1846.42
20) Total proposed tenements in this proposal - as per sanction	
a) LIG	0
b) EWS	1442
c) COMMERCIAL T/S	50
21) FSI consumed (16/3) (should not be more than serial no 15 above)	3.46
22) Area for inclusive housing, if any	
a) Required (20% of sr no 5)	NA
b) Proposed	NA
23) Total Builtup area for Part O/C Proposed for Building - B1 to B7	33448.38
a) Total Real. Builtup area for Part O/C Proposed for Building - B1-B7	33448.38
b) Total Comm. Builtup area for Part O/C Proposed for Building - B1-B7	0.00

As per Sanction	As per Part O/C Proposed for Building - B1 to B7
1442	721

PROJECT - BUILDING LAYOUT
PROPOSED RESIDENTIAL PROJECT UNDER
PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P),
PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

OWNERS NAME, SIGNATURE & ADDRESS
APAK BUSINESS INNOVATION Pvt. Ltd.
THROUGH DIRECTOR

ARCHITECT
Avinash Patil and Associates

ARCHITECT & PLANNING CONSULTANT
5th Floor, Capital One, opp. Mankhurd Galleria,
off Senapati Bapat Road, Model Colony,
Shivajinagar, Pune - 411016.
Phone : 020-35027281 & 020-37866559
Email : avinash@avinashpatilassociates.com
Job No. Scale Drawn by Checked by
As Shown
Registration No. of Architect - CA / B7 / 10610

BUILDING TENEMENT AREA STATEMENT WITH BUILT/UP AREA - AS PER SANCTION									
BUILDING NAME	CARPET AREA (Sq.m.)	BUILDING TYPE	NO OF TENEMENTS FOR PMAY SCHEME	SALE/ EXTRA	RESIDENTIAL TOTAL FSI AREA (Sq.m.)	COMMERCIAL TOTAL FSI AREA (Sq.m.)	TOTAL RESI. + COMM. FSI AREA (Sq.m.)	NO OF FLOORS	HEIGHT OF BUILDING
A1	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A2	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A3	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A4	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A5	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A6	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
A7	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B1	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B2	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B3	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B4	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B5	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B6	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B7	29.99	EWS	061	042	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
COMMERCIAL BUILDING	-----	-----	000	050	0.00	1846.42	1846.42	Gr. + 4th	18.50 M.
YOGA HALL	-----	-----	000	000	158.77	0.00	158.77	Ground	4.10 M.
CLUB HOUSE	-----	-----	000	000	206.64	0.00	206.64	Gr. + 1st	7.60 M.
TOTAL AREA / UNITS			1442 EWS TEN.	+50 COMM. T/S	67262.17	1846.42	69108.59		

BUILDING TENEMENT AREA STATEMENT WITH BUILT/UP AREA FSI AREA STATEMENT FOR PART O/C PROPOSED FOR BUILDING - B1 to B7									
BUILDING NAME	CARPET AREA (Sq.m.)	BUILDING TYPE	NO OF TENEMENTS FOR PMAY SCHEME	SALE/ EXTRA	RESIDENTIAL TOTAL FSI AREA (Sq.m.)	COMMERCIAL TOTAL FSI AREA (Sq.m.)	TOTAL RESI. + COMM. FSI AREA (Sq.m.)	NO OF FLOORS	HEIGHT OF BUILDING
B1	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B2	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B3	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B4	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B5	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B6	29.99	EWS	103	000	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
B7	29.99	EWS	061	042	4778.34	0.00	4778.34	GP+Po+13th	43.50 M.
TOTAL AREA / UNITS			721 EWS TEN.		33448.38	0.00	33448.38		

TENEMENT STATEMENT - AS PER SANCTION						
BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA / TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE	
A1	EWS	103	29.99	103	0.00	
A2	EWS	103	29.99	103	0.00	
A3	EWS	103	29.99	103	0.00	
A4	EWS	103	29.99	103	0.00	
A5	EWS	103	29.99	103	0.00	
A6	EWS	103	29.99	103	0.00	
A7	EWS	103	29.99	103	0.00	
B1	EWS	103	29.99	103	0.00	
B2	EWS	103	29.99	103	0.00	
B3	EWS	103	29.99	103	0.00	
B4	EWS	103	29.99	103	0.00	
B5	EWS	103	29.99	103	0.00	
B6	EWS	103	29.99	103	0.00	
B7	EWS	103	29.99	103	0.00	
TOTAL		1442		1442	0.00	
COMMERCIAL BUILDING	COMMERCIAL SHOPS	50				

TENEMENT STATEMENT PART O/C PROPOSED FOR BUILDING - B1 to B7						
BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA / TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE	
B1	EWS	103	29.99	103	0.00	
B2	EWS	103	29.99	103	0.00	
B3	EWS	103	29.99	103	0.00	
B4	EWS	103	29.99	103	0.00	
B5	EWS	103	29.99	103	0.00	
B6	EWS	103	29.99	103	0.00	
B7	EWS	103	29.99	103	0.00	
TOTAL		721		721	0.00	

PROPOSED RESIDENTIAL PROJECT UNDER PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P), PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

TOTAL FSI + NON FSI AREA STATEMENT			
TOTAL FSI AREA	=	69108.59 Sq.m.	
TOTAL NON FSI AREA	=	30051.51 Sq.m.	
TOTAL FSI + NON FSI AREA	=	99160.10 Sq.m.	

NON FSI AREA STATEMENT - AS PER SANCTION										
BUILDING NAME	BUILDING TYPE	GROUND PARKING AREA	PODIUM PARKING AREA	LIFT MACHINE ROOM	STAIRCASE HEAD ROOM	OH WATER TANK	REFUGE AREA	TOTAL AREA		
A1	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
A2	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
A3	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
A4	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
A5	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
A6	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
A7	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B1	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B2	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B3	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B4	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B5	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B6	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
B7	EWS	363.43	393.89	12.92	57.75	49.28	33.92	911.19		
COMMERCIAL BUILDING	-----	0.00	0.00	13.90	35.84	36.10	0.00	85.84		
YOGA HALL	-----	0.00	0.00	0.00	0.00	9.55	0.00	9.55		
CLUB HOUSE	-----	0.00	0.00	0.00	20.79	15.35	0.00	36.14		
GROUND PARKING	-----	10768.57	0.00	0.00	0.00	0.00	0.00	10768.57		
PODIUM PARKING	-----	0.00	5396.44	0.00	0.00	0.00	0.00	5396.44		
UG WATER TANK	-----	644.84	0.00	0.00	0.00	0.00	0.00	644.84		
STP	-----	353.47	0.00	0.00	0.00	0.00	0.00	353.47		
TOTAL	-----	16854.90	10910.90	194.78	865.13	750.92	474.88	30051.51		

CERTIFICATE OF AREA

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

OWNERS NAME, SIGNATURE & ADDRESS
APAK BUSINESS INNOVATION Pvt. Ltd.
THROUGH DIRECTOR

ARCHITECT
Avinash Patil and Associates

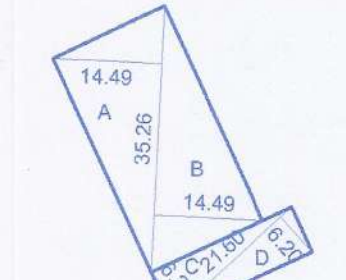
ARCHITECT & PLANNING CONSULTANT
5th Floor, Capital One, opp. Mankhurd Galleria,
off Senapati Bapat Road, Model Colony,
Shivajinagar, Pune - 411016.
Phone : 020-35027281 & 020-37866559
Email : avinash@avinashpatilassociates.com
Job No. Scale Drawn by Checked by
As Shown
Registration No. of Architect - CA / B7 / 10610



STP AREA KEY PLAN

SCALE 1:1000

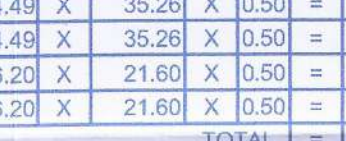
STP AREA CALCULATION				
A	22.51	X	24.07	X 0.50 = 270.91
B	6.86	X	24.07	X 0.50 = 82.56
TOTAL				353.47



UG WATER TANK AREA KEY PLAN

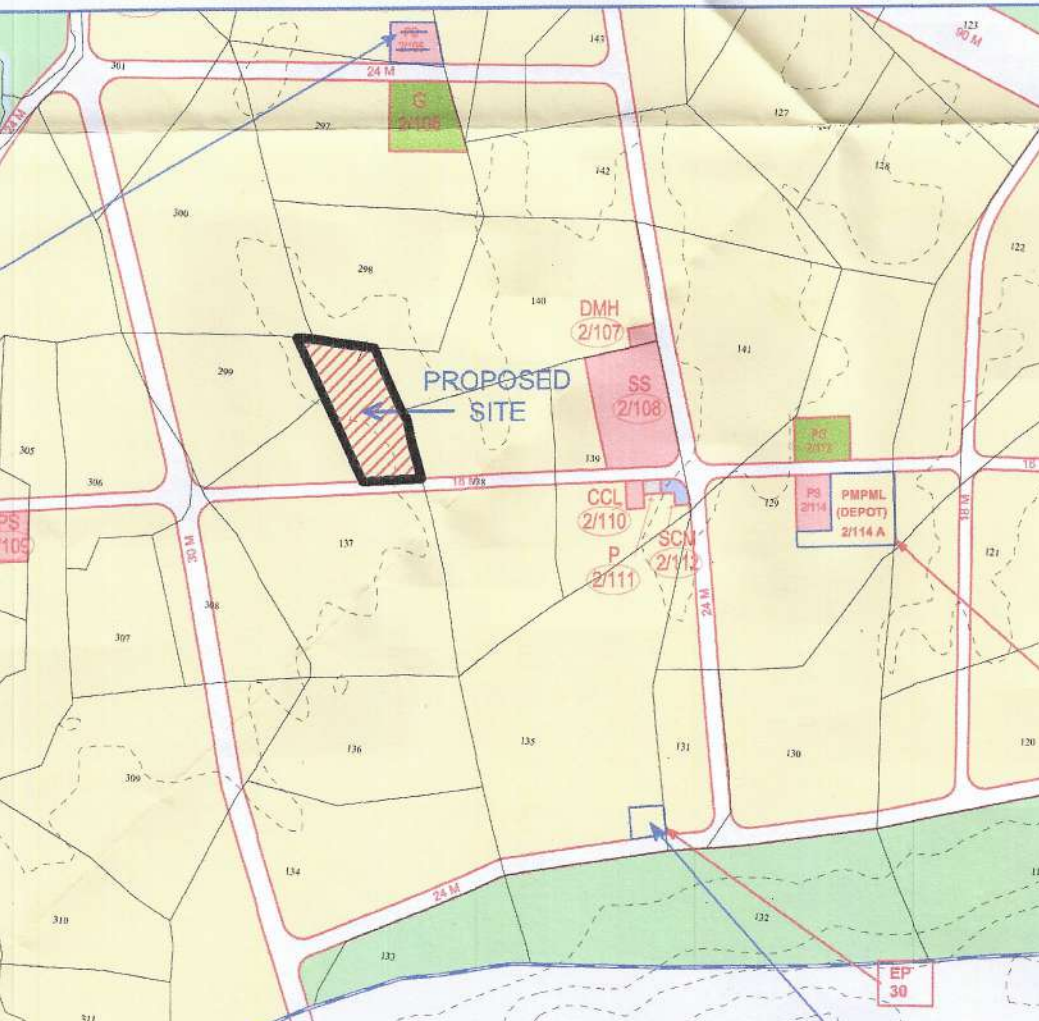
SCALE 1:1000

UG WATER TANK AREA CALCULATION				
A	14.49	X	35.26	X 0.50 = 255.46
B	14.49	X	35.26	X 0.50 = 255.46
C	6.23	X	21.63	X 0.50 = 66.96
D	6.23	X	21.63	X 0.50 = 66.96
TOTAL				644.84



GOOGLE LOCATION PLAN

NTS



DP LOCATION PLAN

NTS



Accepted as completion plans as
accompaniments of acceptance Part OC by this
office letter under No. F58/PMAY/MHADA
Date: 20/05/2020 Date: 20/05/2020

Executive Engineer Building Permission Cell/PMAY/A
MHADA

GROUND PARKING AREA KEY PLAN
SCALE 1:1000

PODIUM PARKING AREA KEY PLAN
SCALE 1:1000

GROUND PARKING AREA CALCULATION - AS PER SANCTION			
ADDITIONS	1	89.04	X 216.50 X 1.00 = 19277.16
DEDUCTIONS	A1	18.80	X 25.15 X 1.00 = 472.82
	A2	18.80	X 25.15 X 1.00 = 472.82
	A3	18.80	X 25.15 X 1.00 = 472.82
	A4	18.80	X 25.15 X 1.00 = 472.82
	A5	18.80	X 25.15 X 1.00 = 472.82
	A6	18.80	X 25.15 X 1.00 = 472.82
	A7	18.80	X 25.15 X 1.00 = 472.82
	B1	18.80	X 25.15 X 1.00 = 472.82
	B2	18.80	X 25.15 X 1.00 = 472.82
	B3	18.80	X 25.15 X 1.00 = 472.82
	B4	18.80	X 25.15 X 1.00 = 472.82
	B5	18.80	X 25.15 X 1.00 = 472.82
	B6	18.80	X 25.15 X 1.00 = 472.82
	B7	18.80	X 25.15 X 1.00 = 472.82
	A	27.05	X 58.36 X 0.50 = 789.32
	B	6.41	X 11.13 X 1.00 = 71.34
	C	38.25	X 23.05 X 1.00 = 881.66
	D	6.89	X 16.16 X 1.00 = 111.34
	E	P-LINE AREA (35.44)	X 1.00 = 35.44
		TOTAL DEDUCTIONS	= 8508.59
		TOTAL GROUND PARKING AREA	10768.57

PODIUM PARKING AREA CALCULATION - AS PER SANCTION			
ADDITIONS	1	71.60	X 207.80 X 1.00 = 14878.48
DEDUCTIONS	A1	18.80	X 25.15 X 1.00 = 472.82
	A2	18.80	X 25.15 X 1.00 = 472.82
	A3	18.80	X 25.15 X 1.00 = 472.82
	A4	18.80	X 25.15 X 1.00 = 472.82
	A5	18.80	X 25.15 X 1.00 = 472.82
	A6	18.80	X 25.15 X 1.00 = 472.82
	A7	18.80	X 25.15 X 1.00 = 472.82
	B1	18.80	X 25.15 X 1.00 = 472.82
	B2	18.80	X 25.15 X 1.00 = 472.82
	B3	18.80	X 25.15 X 1.00 = 472.82
	B4	18.80	X 25.15 X 1.00 = 472.82
	B5	18.80	X 25.15 X 1.00 = 472.82
	B6	18.80	X 25.15 X 1.00 = 472.82
	B7	18.80	X 25.15 X 1.00 = 472.82
	YH	21.40	X 8.05 X 1.00 = 172.27
	OS	22.00	X 45.58 X 1.00 = 1002.76
	A	24.66	X 57.82 X 0.50 = 716.70
	B	5.01	X 57.82 X 0.50 = 144.84
	C	29.38	X 23.05 X 1.00 = 677.24
	D	6.89	X 16.16 X 1.00 = 111.34
	E	P-LINE AREA (35.44)	X 1.00 = 35.44
		TOTAL DEDUCTIONS	= 9462.04
		TOTAL PODIUM PARKING AREA	5396.44

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on
and the dimensions of sites etc. of plot stated plan are as measured on site
& the area so worked out tallies with the area stated in document off
Ownership / TP Scheme / Land Records. Department / City Survey records

Signature of Architect
PUNE

PROJECT - BUILDING LAYOUT

PROPOSED RESIDENTIAL PROJECT UNDER
PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P),
PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

OWNERS NAME, SIGNATURE & ADDRESS
APAK BUSINESS INNOVATION Pvt. Ltd.
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ARCHITECT & PLANNING CONSULTANT
5th Floor, Capital One, opp. Mankachand Galleria,
off Senapati Bapat Road, Model Colony,
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Phone : +91-20-35027281 & 081737866559
Email : appune@avpatil.com, project@avpatil.com, avpatil@avpatil.com

Job No. Scale Drawn by Checked by
As Shown
Registration No. of Architect - CA / 87 / 10610



PARKING STATEMENT - FOR PART O/C PROPOSED FOR BUILDING - B1 to B7							
(AS PER UDPR TABLE No. - 88 PARKING REQUIREMENT FOR EVERY 2 TENEMENTS HAVING BUILT-UP AREA UPTO 30.00 Sq.m. IS CAR-0 & SCOOTER-2) + 5% VISITORS PARKING							
BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA / TENEMENTS (Sq.m.)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
B1	EWS	103	29.99	00	108	00	112
B2	EWS	103	29.99	00	108	00	112
B3	EWS	103	29.99	00	108	00	112
B4	EWS	103	29.99	00	108	00	112
B5	EWS	103	29.99	00	108	00	112
B6	EWS	103	29.99	00	108	00	112
B7	EWS	103	29.99	00	108	00	112
TOTAL				00 X 12.50	756 X 2	00 X 12.50	784 X 2
PARKING AREA				0.00 Sq.m.	1512.00 Sq.m.	0.00 Sq.m.	1568.00 Sq.m.

PARKING STATEMENT - AS PER SANCTION							
(AS PER UDPR TABLE No. - 88 PARKING REQUIREMENT FOR EVERY 2 TENEMENTS HAVING BUILT-UP AREA UPTO 30.00 Sq.m. IS CAR-0 & SCOOTER-2) + 5% VISITORS PARKING							
BUILDING NAME	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA / TENEMENTS (Sq.m.)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
A1	EWS	103	29.99	00	108	00	112
A2	EWS	103	29.99	00	108	00	112
A3	EWS	103	29.99	00	108	00	112
A4	EWS	103	29.99	00	108	00	112
A5	EWS	103	29.99	00	108	00	112
A6	EWS	103	29.99	00	108	00	112
A7	EWS	103	29.99	00	108	00	112
B1	EWS	103	29.99	00	108	00	112
B2	EWS	103	29.99	00	108	00	112
B3	EWS	103	29.99	00	108	00	112
B4	EWS	103	29.99	00	108	00	112
B5	EWS	103	29.99	00	108	00	112
B6	EWS	103	29.99	00	108	00	112
B7	EWS	103	29.99	00	108	00	112
Commercial Building	For every 100 sq.m. carpet area of fraction thereof (1027.80 sq.m. carpet)			22	66	22	69
TOTAL				22 X 12.50	1578 X 2	22 X 12.50	1637 X 2
PARKING AREA				275.00 Sq.m.	3156.00 Sq.m.	275.00 Sq.m.	3274.00 Sq.m.

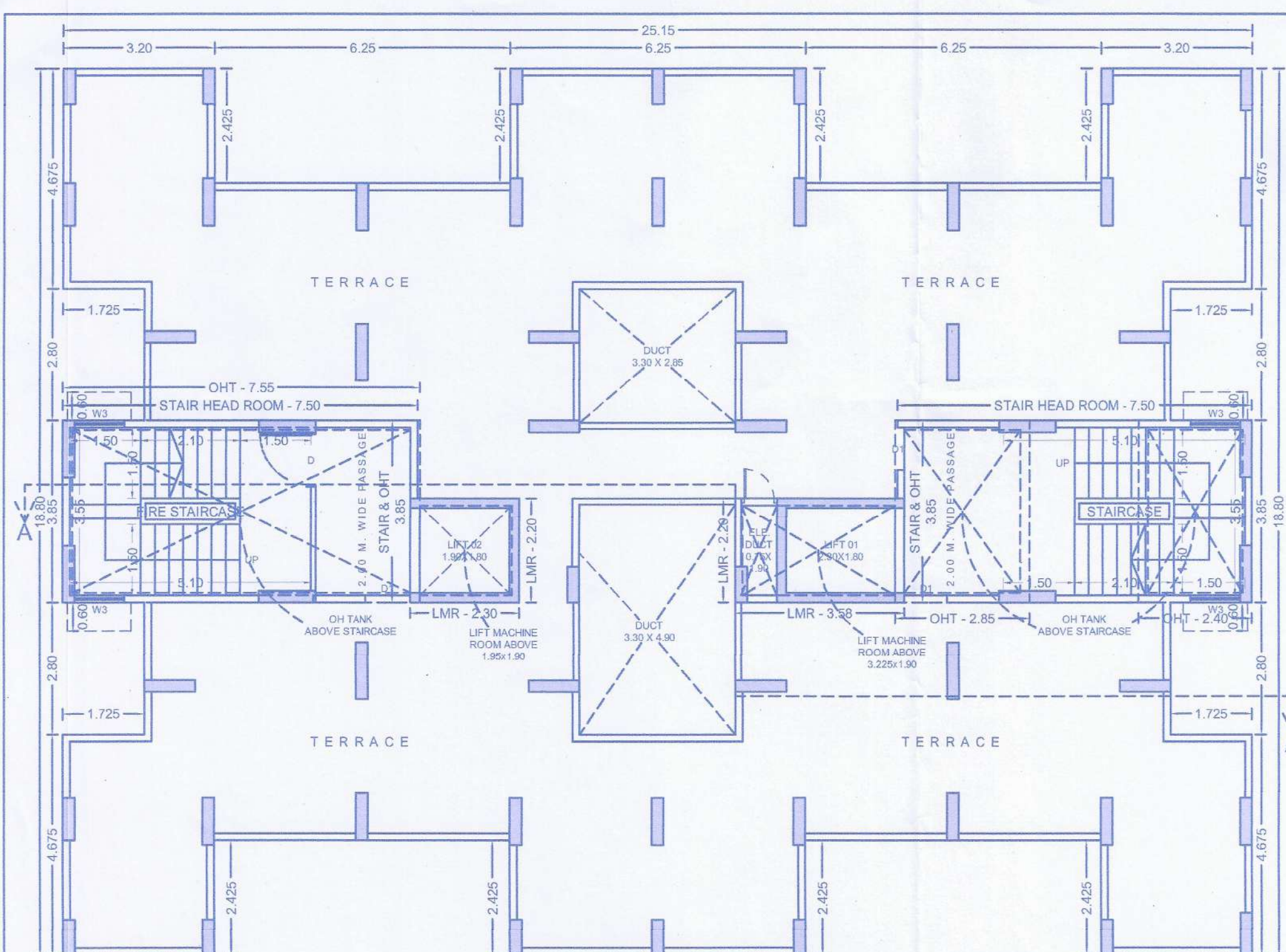
LAYOUT (GROUND) FLOOR PLAN FOR PARKING
SCALE 1:500

LAYOUT (PODIUM) FLOOR PLAN FOR PARKING
SCALE 1:500

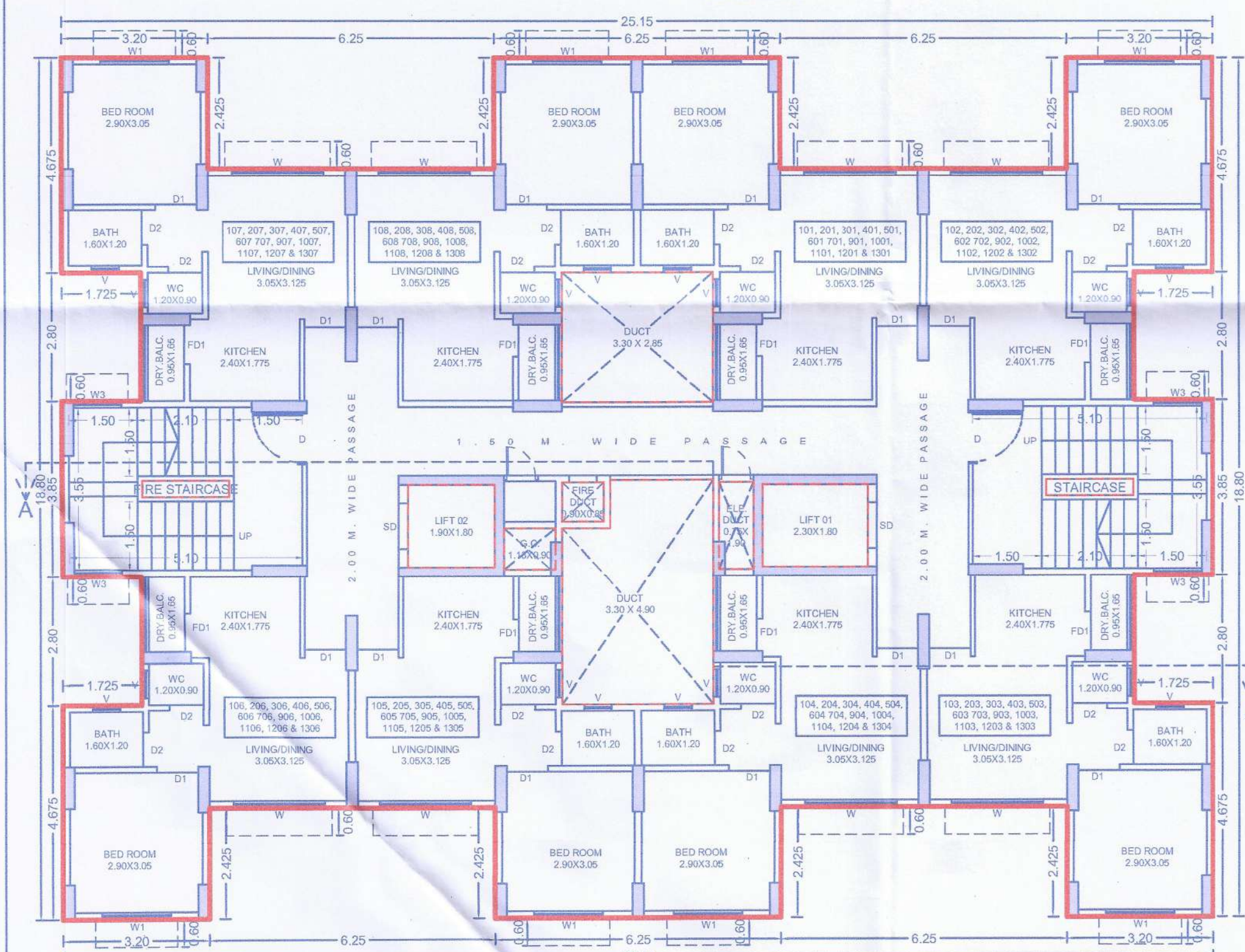
STAMP OF APPROVAL

Accepted as completion plans as accompaniments of acceptance Part O/C by this office letter under No. 137/5, 137/6, & 299(P), Plot No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE. Date: 10/07/2023

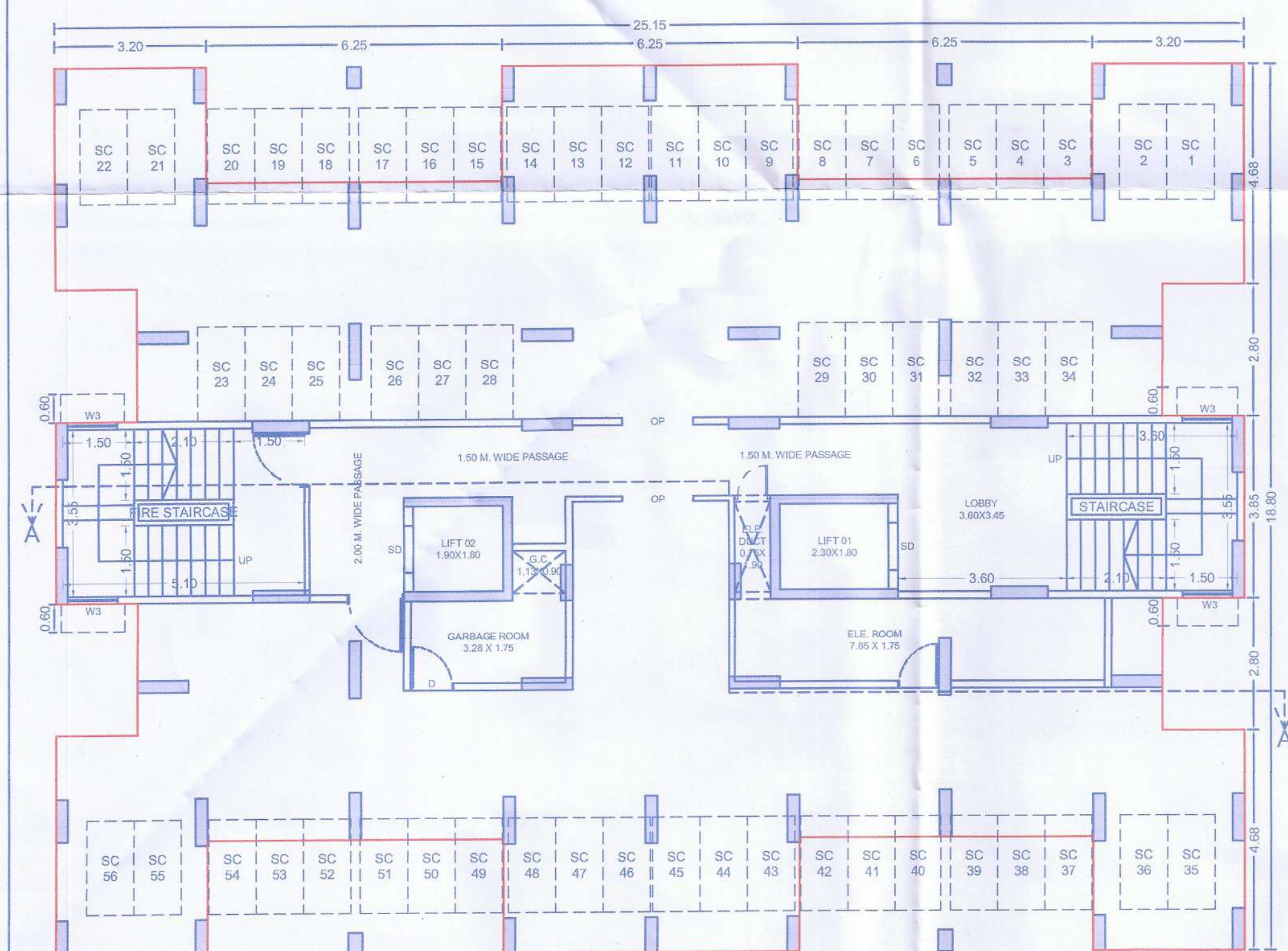
Executive Engineer Building Permission Cell/PMAY/A MHADA



TERRACE FLOOR PLAN
SCALE 1:100

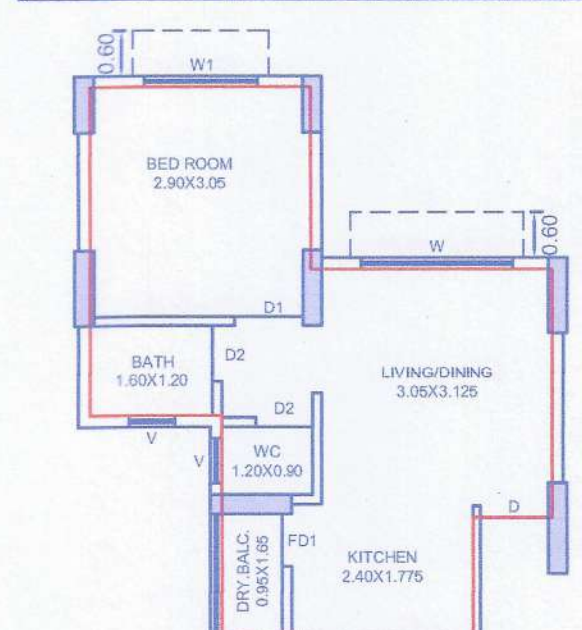


TYPICAL 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 13th FLOOR PLAN
SCALE 1:100



GROUND (PARKING) FLOOR PLAN
SCALE 1:100

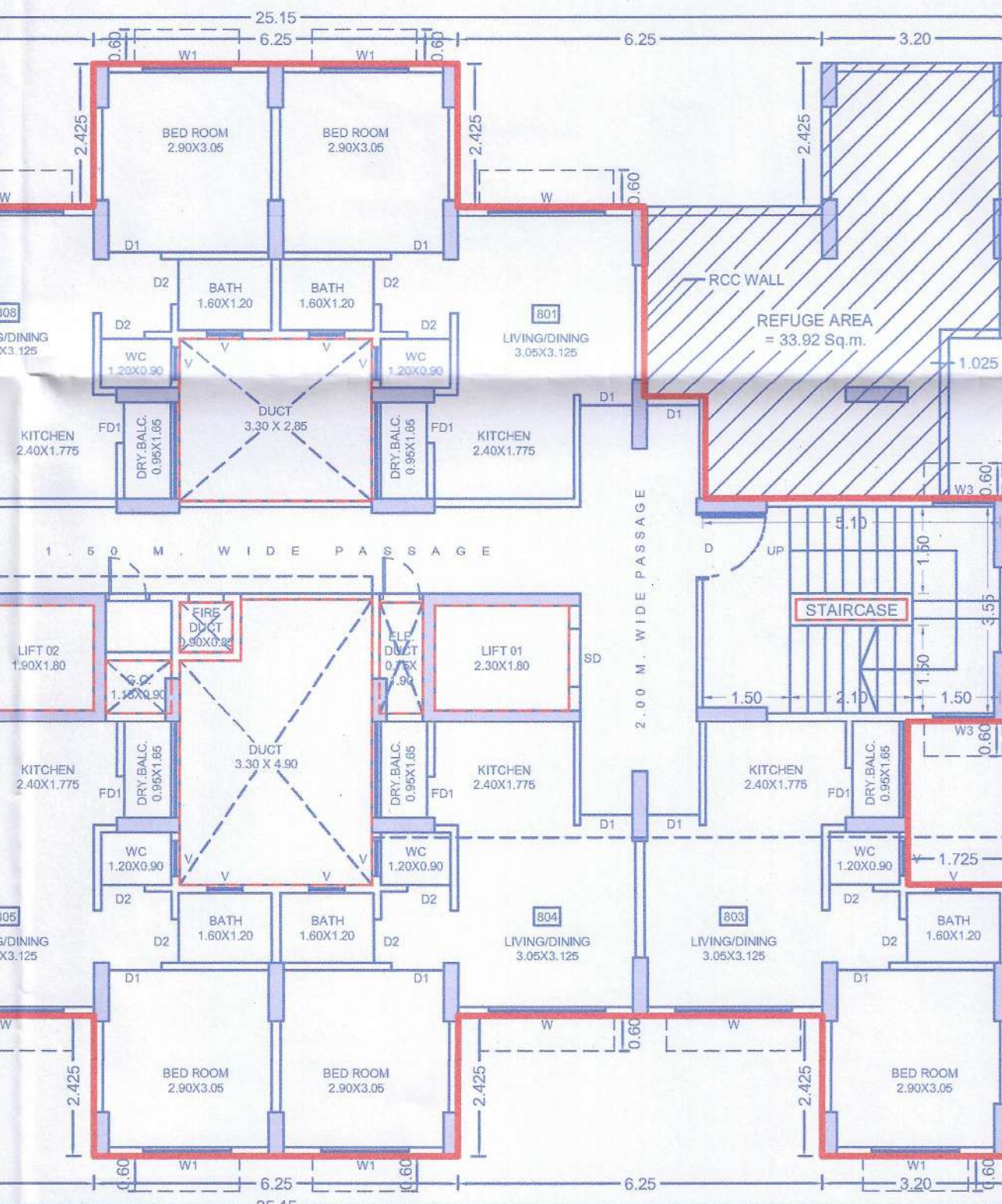
F.S.I. AREA STATEMENT		
FLOOR	BUILT-UP AREA (IN Sq.m.)	No. OF TENEMENT
GROUND	109.39	00
PODIUM	78.93	00
FIRST	355.59	08
SECOND	355.59	08
THIRD	355.59	08
FOURTH	355.59	08
FIFTH	355.59	08
SIXTH	355.59	08
SEVENTH	355.59	08
EIGHT	322.94	07
NINTH	355.59	08
TENTH	355.59	08
ELEVENTH	355.59	08
TWELFTH	355.59	08
THIRTEENTH	355.59	08
TOTAL	4778.34	103



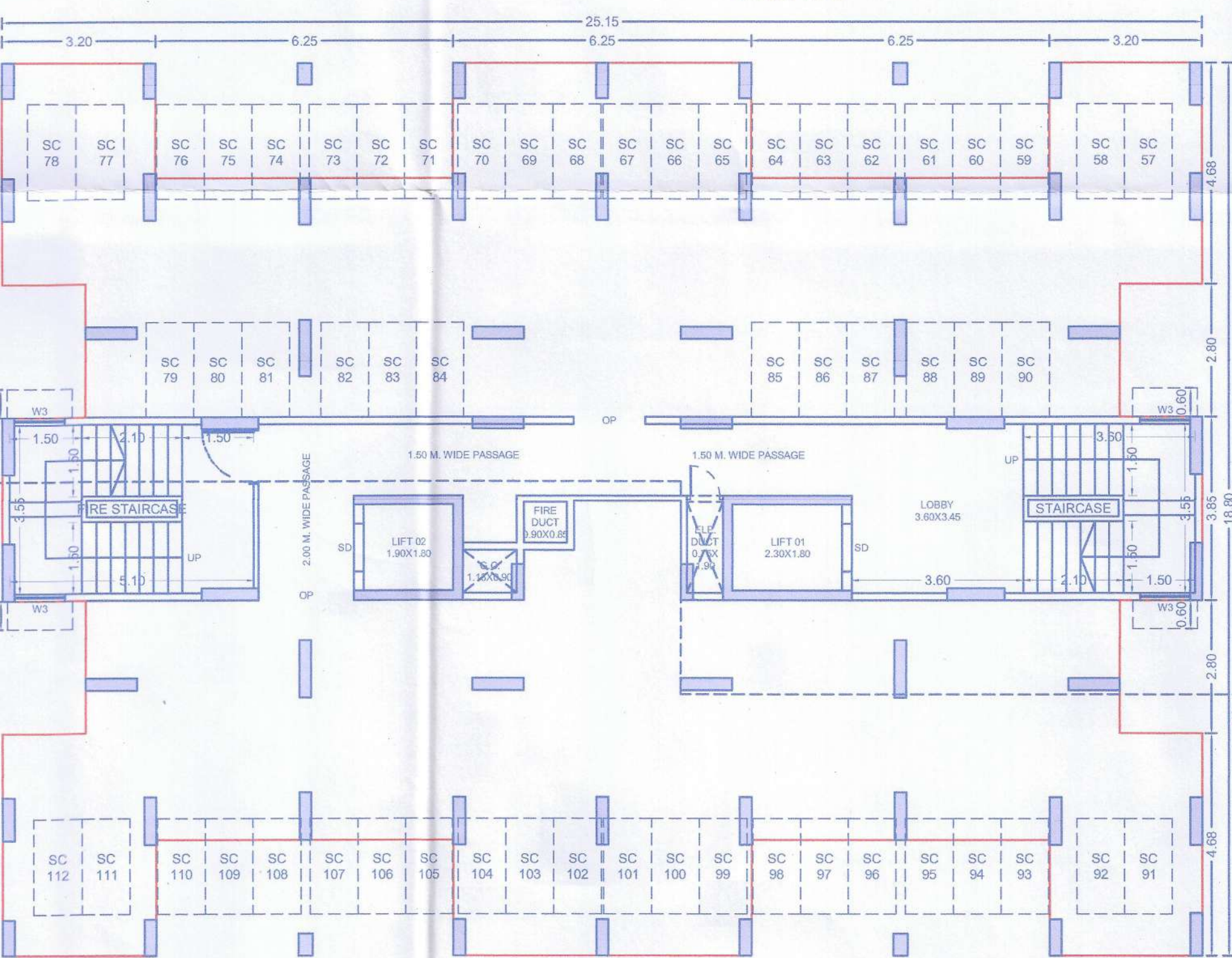
CARPET AREA CALCULATION OF EWS ONE TENEMENT

NON FSI AREA STATEMENT							
BUILDING	BUILDING TYPE	GROUND PARKING AREA	PODIUM PARKING AREA	LIFT MACHINE ROOM	STAIRCASE HEAD ROOM	OH WATER TANK	REFUGE AREA
TYPICAL	EWS	363.43	393.89	12.92	57.75	49.28	33.92
		TOTAL AREA					
		911.19					

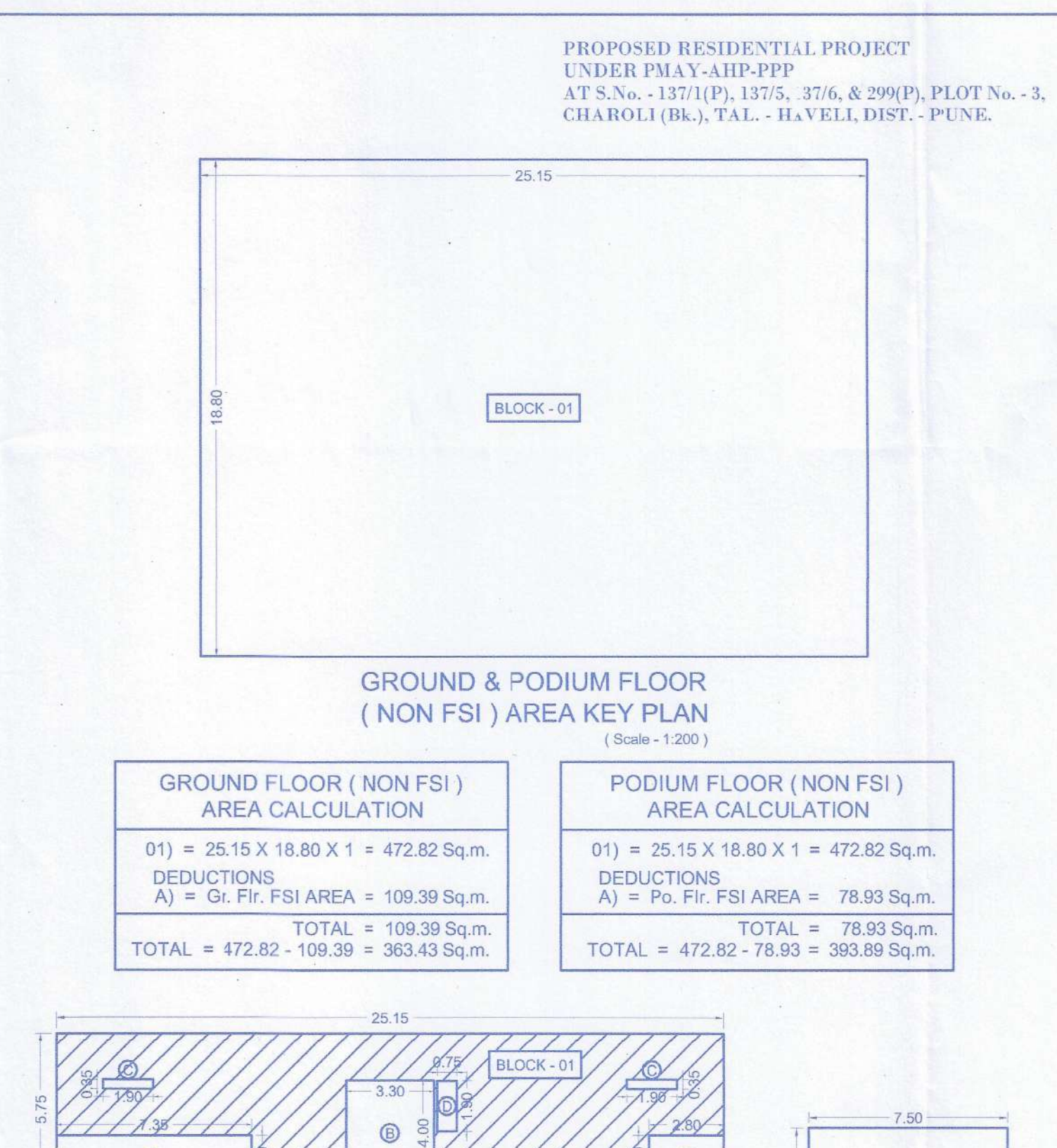
TYPICAL BUILDING PARKING STATEMENT				
(AS PER UDPR TABLE No. - 83 PARKING REQUIREMENT FOR EVERY 2 TENAMENTS HAVING BUILT-UP AREA UPTO 30.00 Sq.m. IS CAR-0 & SCOOTER-2) + 5% VISITORS PARKING				
BUILDING	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS (Sq.m.)	REQUIRED PARKING
TYPICAL	EWS	103	29.99	CAR SCOOTER
		TOTAL		00 108 00 112



8th (REFUGE) FLOOR PLAN
SCALE 1:100

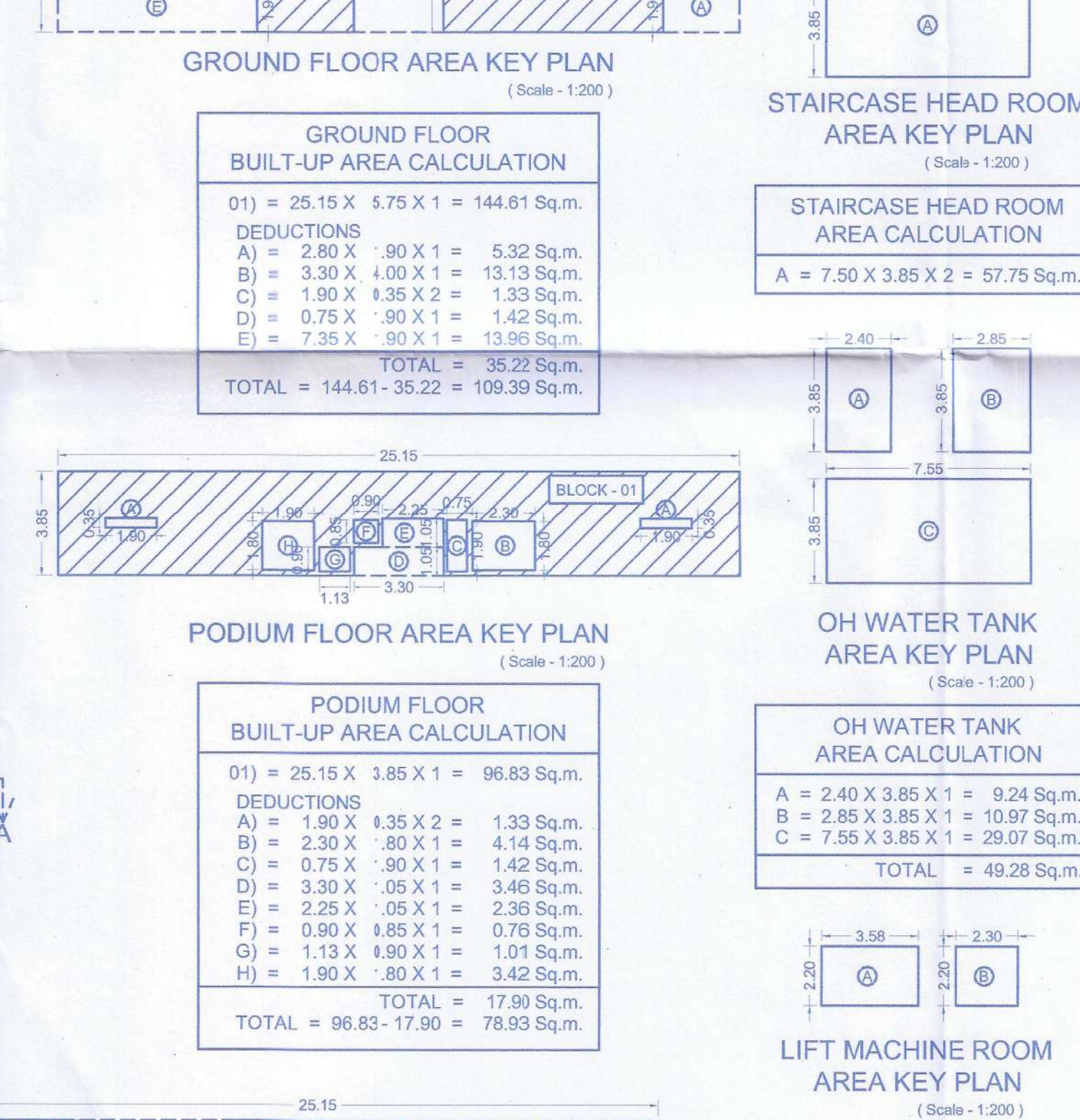


PODIUM (PARKING) FLOOR PLAN
SCALE 1:100



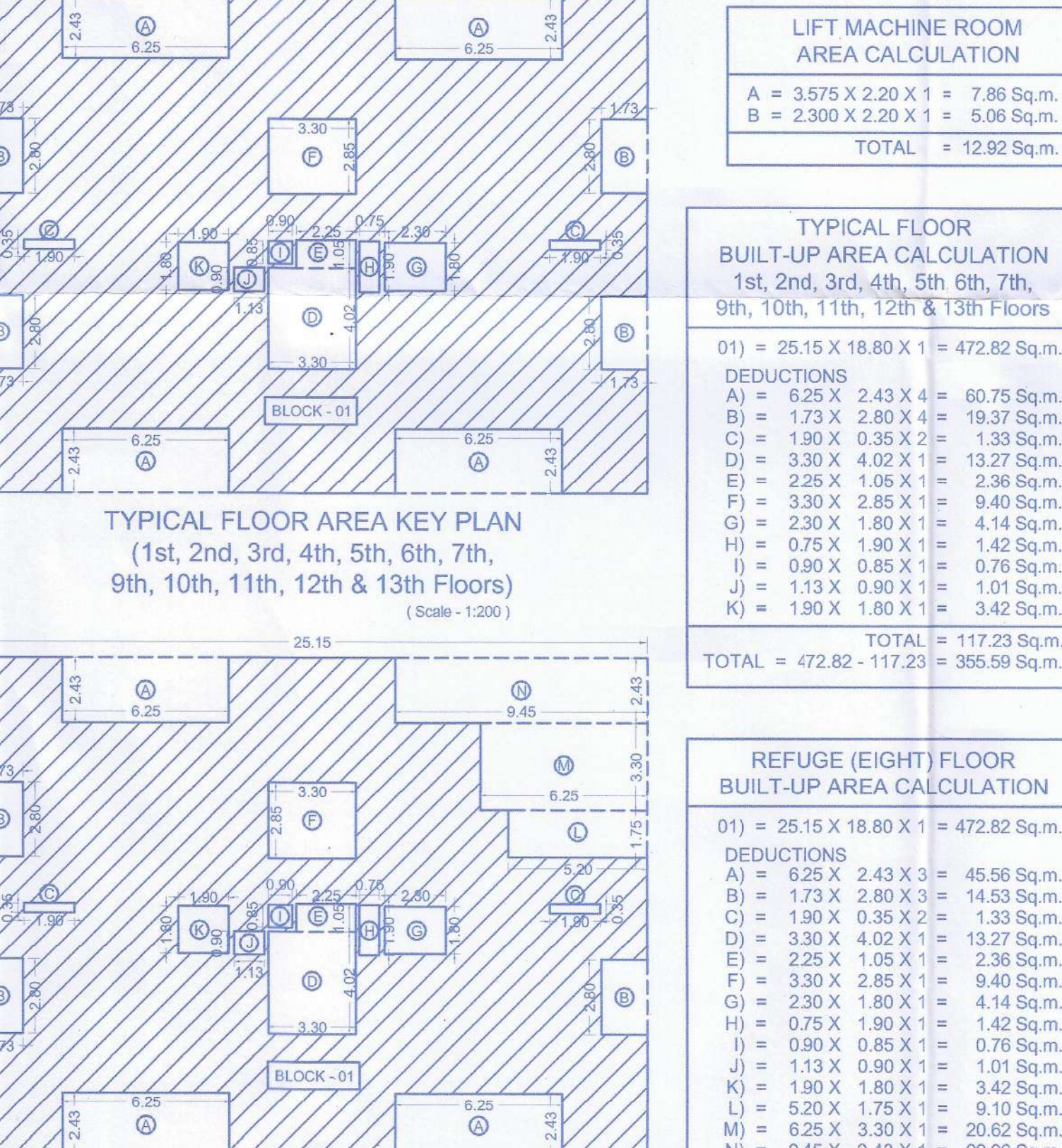
GROUND & PODIUM FLOOR (NON FSI) AREA KEY PLAN
(Scale - 1:200)

GROUND FLOOR (NON FSI) AREA CALCULATION	
01) = 25.15 X 18.80 X 1 = 472.82 Sq.m.	
DEDUCTIONS	
A) = Gt. Flr. FSI AREA = 109.39 Sq.m.	
TOTAL = 472.82 - 109.39 = 363.43 Sq.m.	



PODIUM FLOOR AREA KEY PLAN
(Scale - 1:200)

PODIUM FLOOR BUILT-UP AREA CALCULATION	
01) = 25.15 X 3.85 X 1 = 96.83 Sq.m.	
DEDUCTIONS	
A) = 1.90 X 1.35 X 2 = 1.33 Sq.m.	
B) = 2.30 X 0.90 X 1 = 2.07 Sq.m.	
C) = 0.75 X 0.90 X 1 = 0.68 Sq.m.	
D) = 3.30 X 0.90 X 1 = 2.97 Sq.m.	
E) = 2.25 X 0.90 X 1 = 2.03 Sq.m.	
F) = 0.80 X 1.90 X 1 = 1.52 Sq.m.	
G) = 1.13 X 1.90 X 1 = 2.15 Sq.m.	
H) = 1.90 X 0.90 X 1 = 1.71 Sq.m.	
TOTAL = 96.83 - 17.90 = 78.93 Sq.m.	



TYPICAL FLOOR AREA KEY PLAN
(1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 13th Floors)
(Scale - 1:200)

REFUGE (EIGHT) FLOOR AREA KEY PLAN
(Scale - 1:200)

PODIUM FLOOR (NON FSI) AREA CALCULATION	
01) = 25.15 X 18.80 X 1 = 472.82 Sq.m.	
DEDUCTIONS	
A) = Po. Flr. FSI AREA = 78.93 Sq.m.	
TOTAL = 472.82 - 78.93 = 393.89 Sq.m.	

STAIRCASE HEAD ROOM AREA KEY PLAN
(Scale - 1:200)

STAIRCASE HEAD ROOM AREA CALCULATION	
A = 7.50 X 3.85 X 2 = 57.75 Sq.m.	

OH WATER TANK AREA KEY PLAN
(Scale - 1:200)

OH WATER TANK AREA CALCULATION	
A = 2.40 X 3.85 X 1 = 9.24 Sq.m.	
B = 2.85 X 3.85 X 1 = 10.97 Sq.m.	
C = 7.55 X 3.85 X 1 = 29.07 Sq.m.	
TOTAL = 49.28 Sq.m.	

LIFT MACHINE ROOM AREA KEY PLAN
(Scale - 1:200)

LIFT MACHINE ROOM AREA CALCULATION	
A = 3.575 X 2.20 X 1 = 7.86 Sq.m.	
B = 2.300 X 2.20 X 1 = 5.06 Sq.m.	
TOTAL = 12.92 Sq.m.	

TYPICAL FLOOR BUILT-UP AREA CALCULATION 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 13th Floors			
01) = 25.15 X 18.80 X 1 = 472.82 Sq.m.			
DEDUCTIONS			
A) = 6.25 X 2.43 X 4 = 60.75 Sq.m.			
B) = 1.73 X 2.80 X 4 = 19.37 Sq.m.			
C) = 1.90 X 0.35 X 2 = 1.33 Sq.m.			
D) = 3.30 X 4.02 X 1 = 13.27 Sq.m.			
E) = 2.25 X 1.05 X 1 = 2.36 Sq.m.			
F) = 3.30 X 2.85 X 1 = 9.40 Sq.m.			
G) = 2.30 X 1.80 X 1 = 4.14 Sq.m.			
H) = 0.75 X 1.90 X 1 = 1.42 Sq.m.			
I) = 0.90 X 0.85 X 1 = 0.77 Sq.m.			
J) = 1.13 X 0.90 X 1 = 1.01 Sq.m.			
K) = 1.90 X 1.80 X 1 = 3.42 Sq.m.			
TOTAL = 117.23 Sq.m.			
TOTAL = 472.82 - 117.23 = 355.59 Sq.m.			

REFUGE (EIGHT) FLOOR BUILT-UP AREA CALCULATION			
01) = 25.15 X 18.80 X 1 = 472.82 Sq.m.			
DEDUCTIONS			
A) = 6.25 X 2.43 X 3 = 45.56 Sq.m.			
B) = 1.73 X 2.80 X 3 = 14.53 Sq.m.			
C) = 1.90 X 0.35 X 2 = 1.33 Sq.m.			
D) = 3.30 X 4.02 X 1 = 13.27 Sq.m.			
E) = 2.25 X 1.05 X 1 = 2.36 Sq.m.			
F) = 3.30 X 2.85 X 1 = 9.40 Sq.m.			
G) = 2.30 X 1.80 X 1 = 4.14 Sq.m.			
H) = 0.75 X 1.90 X 1 = 1.42 Sq.m.			
I) = 0.90 X 0.85 X 1 = 0.77 Sq.m.			
J) = 1.13 X 0.90 X 1 = 1.01 Sq.m.			
K) = 1.90 X 1.80 X 1 = 3.42 Sq.m.			
L) = 5.20 X 1.75 X 1 = 9.10 Sq.m.			
M) = 6.25 X 3.30 X 1 = 20.62 Sq.m.			
N) = 9.45 X 2.43 X 1 = 22.96 Sq.m.			
TOTAL = 149.88 Sq.m.			
TOTAL = 472.82 - 149.88 = 322.94 Sq.m.			

WALLING
EXTERNAL WALL = 150 MM THK.
INTERNAL WALL = 125 MM THK.

SCHEDULE OF DOORS & WINDOWS			
Sr. No.	TYPE	SIZE	LOCATION ROOM
01	D	1.20 X 2.10	STAIRCASE
02	D1	0.90 X 2.10	LIVING & BED ROOM
03	D2	0.75 X 2.10	WC & BATH
04	FD1	0.75 X 2.20	DRY BALCONY
05	W	2.00 X 1.50	LIVING
06	W1	1.50 X 1.50	BED ROOM
07	W2	0.90 X 0.90	KITCHEN
08	W3	1.05 X 1.20	STAIRCASE
09	W	0.60 X 0.75	WC & BATH

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on, and the dimensions of sides etc. of plot stated on plan are as measured & the area so worked out tallies with the area stated in document of Ownership / TP Scheme / Land Records. Department / City Survey, PUNE.

PROJECT - BUILDING LAYOUT
PROPOSED RESIDENTIAL PROJECT UNDER PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P), PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

OWNERS NAME, SIGNATURE & ADDRESS
APAK BUSINESS INNOVATION Pvt. Ltd.
THROUGH DIRECTOR

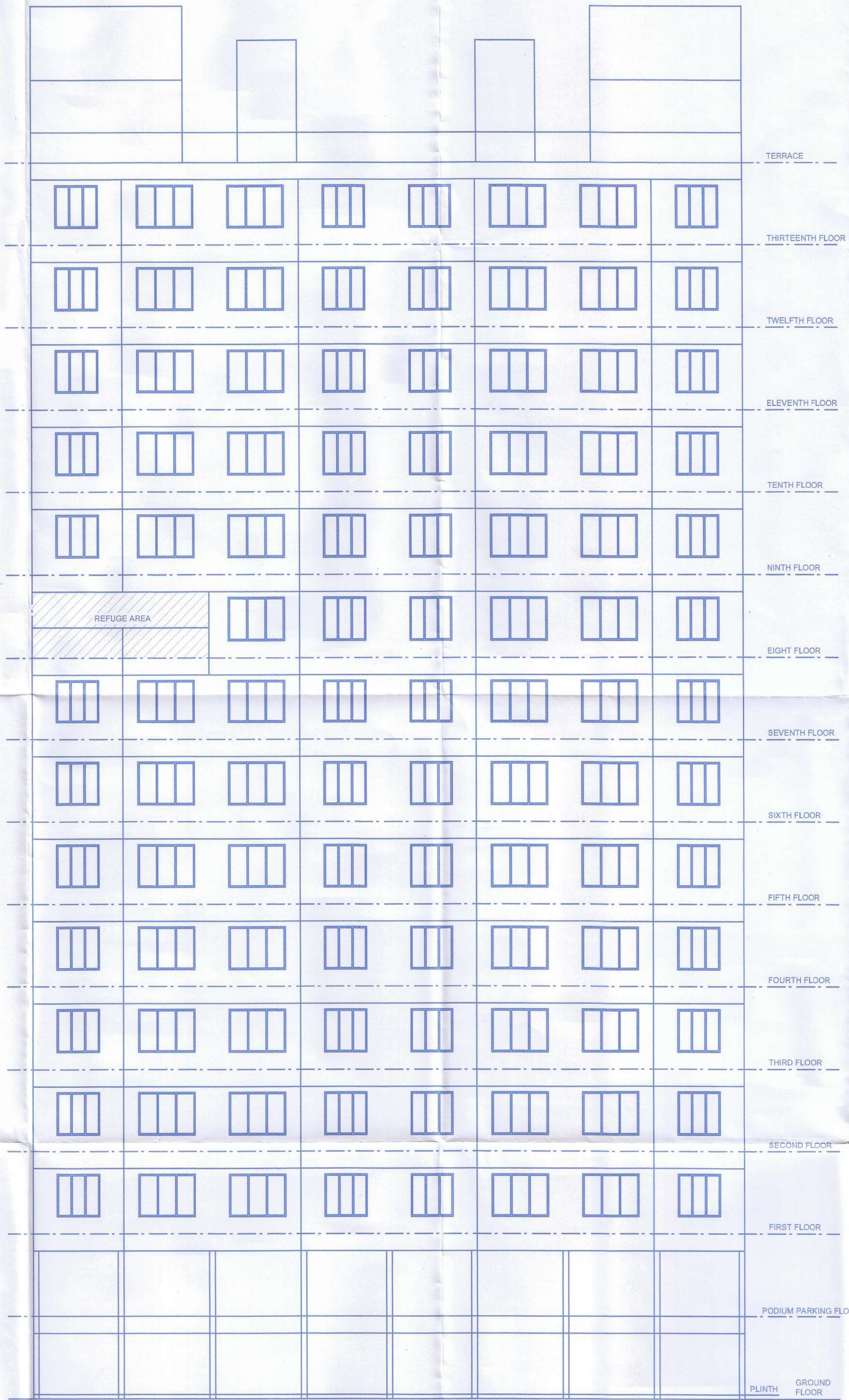
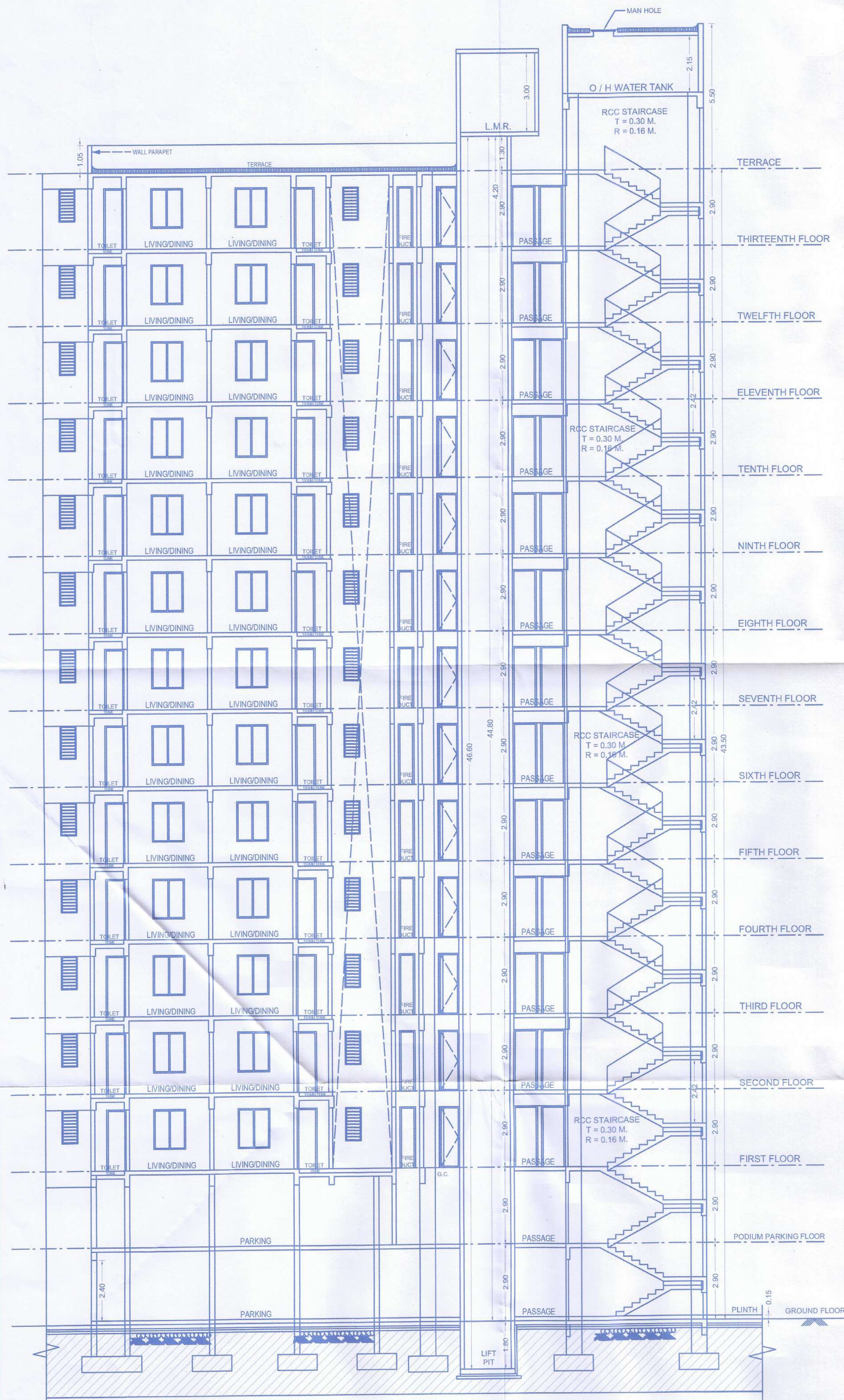
ARCHITECT
Avinash Patil and Associates
ARCHITECT & PLANNING CONSULTANT
6th Floor, Capital One, opp. Marolli Nagar, off Senapati Bapat Road, Marolli Nagar, Shivajinagar, Pune - 411016.
Phone - (020) 4057281 & 4113786/65559
Email - apatils@apac.in, project@avinashpatilassociates.com

Job No. _____
As Shown _____
Scale _____
Drawn by _____
Checked by _____
Registration No. of Architect - CA / 87 / 106101

STAMP OF APPROVAL

Accepted as completion plans as
accompaniments of acceptance Part OC by this
office letter under No. 36P/PMAY/AMHADA
Date...../20 Date.....

Executive Engineer Building Permission Cell/PMAY/A
MHADA



CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on
and the dimensions of sites etc. of plot stated on plan are as measured on site
& the area so worked out tallies with the area stated in document of
Ownership / TP Scheme/ Land Records. Department / City Survey records.

PROJECT - BUILDING LAYOUT

PROPOSED RESIDENTIAL PROJECT UNDER
PMAY-AHP-PPP AT S.No. - 137/1(P), 137/5, 137/6, & 299(P),
PLOT No. - 3, CHAROLI (Bk.), TAL. - HAVELI, DIST. - PUNE.

OWNERS NAME, SIGNATURE & ADDRESS

APAK BUSINESS INNOVATION Pvt. Ltd.
THROUGH DIRECTOR

ARCHITECT

Avinash Patil and Associates

ARCHITECT & PLANNING CONSULTANT
5th Floor, Capital One, opp. Manikland Galleria,
off Senapati Bapat Road, Model Colony,
Shivajinagar, Pune - 411016.
Phone - 020-35027281 & 011-7378665659
Email - support@avpatil.in, project@avpatil.in, avpatil@avpatil.in

Job No. Scale Drawn by Checked by

As Shown

Registration No. of Architect - CA / 87 / 10610