



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

/2026

Dated:-

To,

AANSH ASSOCIATES

B/504, Mahavir Icon, Plot No89/90,

Sector-15, CBD Belapur,

Navi Mumbai-400 614.

**Sub :-** Part Occupation certificate for Proposed development of 2 bldgs comprising 183 EWS T/s & 5 Conv shops on plot bearing Gat No.2/3/A of Village Bamnoli Ta.Karjat, Dist. Raigad under AHP -PPP Model under Pradhan Mantri Awas Yojana .

Ref :- Your application letter dtd. 17/12/2025 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.1 (Gr.+10th floor) & Bldg No.2 upto (St.+4th Floor) comprising 183 EWS T/s & 5 Conv shops on plot bearing Gat No.2/3/A of Village Bamnoli Ta.Karjat, Dist. Raigad under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Mr.Suresh Kumar Kushwaha., Architect Shri Dattatray Parshuram (Regn. Lic. No. CA/2004/33379) and Structural Engineer KR Patel & Associates (Regn. Lic.No. STATE/R/2025/APL/16195) 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 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.
5. Functioning of Lifts, DG sets, Rainwater Harvesting system, Solar system, substation shall be maintained.
6. 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.

7. That the EE/BPCell/PMAY/A/MHADA will not be responsible in regards of the fund / subsidy released from Central & State government as per guidelines issued from time to time.
8. That the memorandum of understanding (MOU) extension has been expired on 31/12/2025. Therefore EE/BP Cell/PMAY/A/MHADA will not be responsible for any funds / subsidy related issues.
9. That you have to maintain and hand over recreational open space to the co-operative housing society as per UDCPR Norms.
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.



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

**Copy forwarded for favour of information :**

1. Dattatray M. Parshuram, Arch. Kasturi Consultant, Om Chambers, Opp. Tilak Nagar Post Office, Mitra Nagar, Latur-413 531 For Information.
2. Chief Officer, Konkan Board, MHADA.
3. Chief Officer, Karjat, Municipal Council
4. Asst. Director of Town Planning, Raigad, Alibaug.
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**



DP PART PLAN



GOOGLE LOCATION MAP

Accepted as completion plans as  
accompaniments of acceptance Part OC by this  
office letter under No. \_\_\_\_\_ of SBP/PMAY/A/MHADA  
Date: 20/02/2026 Date: \_\_\_\_\_  
*[Signature]*  
Executive Engineer Building Permission Cell/PMAY/A  
MHADA

AS PER REVISED SANCTIONED

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	RESIDENTIAL TOTAL BUIP AREA (SQ.M)	COMMERCIAL TOTAL BUIP AREA (SQ.M)	TOTAL RESI.+ COMM. BUIP AREA (SQ.M)	NO OF FLOORS	HEIGHT OF BUILDING
1	EWS-1	119	5503.56	114.40	5617.96	G+10	32.35
2	EWS-2	112	5042.97	0.00	5042.97	G+7	23.65
3	FITNES CENTER		20.00	0.00	20.00	G	3.35
TOTAL		231	10566.53	114.40	10680.93 SQM		

BUILDING TYPE	PARKING AREA	METER ROOM AREA	LIFT MACHINE ROOM AREA	STAIRCASE HEADROOM	REFUGE AREA	U.G TANK	TOTAL AREA
EWS-1	364.75	14.56	18.00	38.74	39.29	28.09	
EWS-2	656.76	12.33	18.00	38.74			
TOTAL		1021.51	26.89	36.00	77.48	39.29	1229.26

TOTAL FSI + NON FSI AREA STATEMENT	
TOTAL FSI AREA	= 10680.93 SQM.
TOTAL NON FSI AREA	= 1229.26 SQM.
TOTAL FSI + NON FSI AREA	= 11910.19 SQM.

**PARKING STATEMENT**  
AS PER UDPCR TABLE NO-88 PARKING REQUIREMENT FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. IS CAR-0, SCOOTER-2)+ 5% VISITORS FOR COMMERCIAL EVERY 100 SQM. CARPET AREA CAR-2, SCOOTER-6

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS (SQ.M)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	EWS-1	119	29.79	0	119	0	119
2	EWS-2	112	29.99	0	112	0	112
TOTAL		231		0	231	0	231

FOR COMMERCIAL	
SHOPS	CARPET AREA
	114.40 SQM.
	2.28
	6.86
	3
	7
TOTAL COMM. + RESI. PARKING	
	2.28
	237.86
	3
	238
ADD 5% VISITORS PARKING FOR 231 TEN.	
	11.55
	12
TOTAL COMM. + RESI. + 5% VISITER PARKING	
	2.28
	249.41
	3
	250

BLDG NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE
1	BLOCK-1 EWS	119	29.79 SQM	88	31
2	BLOCK-2 EWS	112	29.99 SQM	112	0
TOTAL		231		200	31

FOR PART O/C PROPOSED FOR BLDG. NO. 1 & 2

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	RESIDENTIAL TOTAL BUIP AREA (SQ.M)	COMMERCIAL TOTAL BUIP AREA (SQ.M)	TOTAL RESI.+ COMM. BUIP AREA (SQ.M)	NO OF FLOORS	HEIGHT OF BUILDING
1	EWS-1	119	5503.56	114.40	5617.96	G+10	32.35
2	EWS-2	64	2907.33	0.00	2907.33	G+4	14.95
3	FITNES CENTER		20.00	0.00	20.00	G	3.35
TOTAL		183	8430.89	114.40	8545.29 SQM		

BUILDING TYPE	PARKING AREA	METER ROOM AREA	LIFT MACHINE ROOM AREA	STAIRCASE HEADROOM	REFUGE AREA	U.G TANK	TOTAL AREA
EWS-1	364.75	14.56	18.00	38.74	39.29	28.09	
EWS-2	656.76	12.33	18.00	38.74			
TOTAL		1021.51	26.89	36.00	77.48	39.29	1229.26

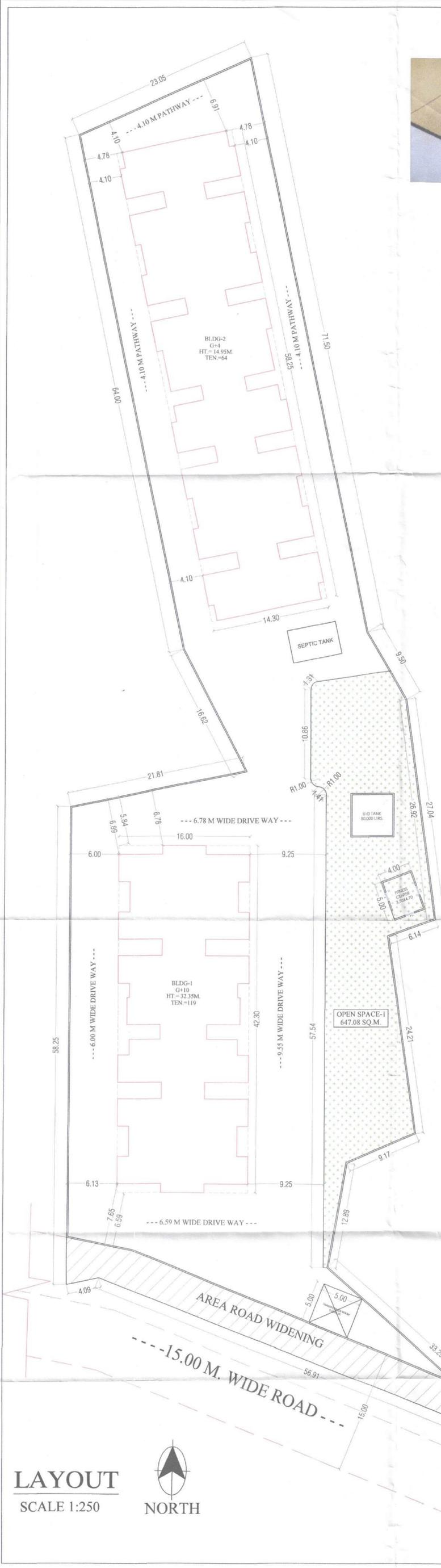
TOTAL FSI + NON FSI AREA STATEMENT	
TOTAL FSI AREA	= 8545.29 SQM.
TOTAL NON FSI AREA	= 1229.26 SQM.
TOTAL FSI + NON FSI AREA	= 9774.55 SQM.

**PARKING STATEMENT**  
AS PER UDPCR TABLE NO-88 PARKING REQUIREMENT FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. IS CAR-0, SCOOTER-2)+ 5% VISITORS FOR COMMERCIAL EVERY 100 SQM. CARPET AREA CAR-2, SCOOTER-6

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS (SQ.M)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	EWS-1	119	29.79	0	119	0	119
2	EWS-2	64	29.99	0	64	0	64
TOTAL		183		0	183	0	183

FOR COMMERCIAL	
SHOPS	CARPET AREA
	114.40 SQM.
	2.28
	6.86
	3
	7
TOTAL COMM. + RESI. PARKING	
	2.28
	189.86
	3
	190
ADD 5% VISITORS PARKING FOR 183 TEN.	
	9.15
	10
TOTAL COMM. + RESI. + 5% VISITER PARKING	
	2.28
	199.01
	3
	200

BLDG NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE
1	BLOCK-1 EWS	119	29.79 SQM	88	31
2	BLOCK-2 EWS	64	29.99 SQM	64	0
TOTAL		183		152	31



LAYOUT  
SCALE 1:250



A	AREA STATEMENT	SQ.MT.
01	AREAOF PLOT (AS PER SANCTIONED LAYOUT)	
a	As per ownership documents 7/12, cts extract	5000.00 SQM.
b	As per measurement sheet/As per site	5000.00 SQM.
c	minimum area considered as per sanctioned layout	5000.00 SQM.
02	DEDUCTION FOR	
a	Road acquisition Area	265.00 SQM.
b	Any D.P. reservation area	NIL
Total (a+b)		265.00 SQM.
03	Balance area of plot (1-2)	4735.00 SQM.
04	Amenity space (if applicable)	
a	Required	NIL
b	Adjustment of 2(b), if any-	NIL
c	Balance Proposed	NIL
ELECTRIC SUBSTATION AREA		NA
05	Net plot area for F.S.I. purpose	4735.00 SQM.
06	Recreational open space (if applicable)	
a	Required (10%) 5000 X 10% = 500.00 Sqm.	500.00 SQM.
b	Proposed	647.08 SQM.
07	Internal road area	NA
08	Plotable area (if applicable)	NA
09	FSI Permissible as per UDPCR (for 15.0 m wide road)	2.1
10	Buildup area with reference to Basic F.S.I. as per front road width (sr.no. 5 x basic F.S.I.-2.5)	9943.50 SQM.
11	Addition of FSI on payment of premium	NA
a	Maximum permissible premium SFI-based on road width/TOD zone	NA
b	Proposed FSI on payment of premium	NA
12	In situ FSI / TDR loading	
a	In-situ area against D.P. road (2.0xsr.no-2(a), if any	NA
b	In-situ area against amenity space if handed over (2.0 or 1.85x sr.no.4 (b) and/or (c)	NA
c	TDR area	NA
d	Total in situ / TDR loading proposed (11(a)+(b)+(c))	NA
13	Additional FSI area under chapter no-7	NA
14	Total entitlement of FSI in proposal	
a	(10+11(b)+12(d)) or 13 whichever is applicable	9943.50 SQM.
b	Ancillary area FSI upto 60% with payment of charges	5966.10 SQM.
c	Total entitlement (a+b)	15909.60 SQM.
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	3.36
16	Total buildup area proposed in proposal (excluding area at sr.no.19b)	
a	Existing buildup area	NIL
b	Proposed buildup area (as per p line)	10680.93 SQM.
c	Total entitlement (a+b)	10680.93 SQM.
17	TOTAL PROPOSED ANCILLARY AREA OUT OF PERMISSIBLE	737.43 SQM.
18	Total proposed buildup area for residential use	10566.53 SQM.
19	Total proposed buildup area for commercial use	114.40 SQM.
20	Total proposed buildup area commercial+residential - as per revised sanction	10680.93 SQM.
21	Total proposed buildup area commercial+residential - for part o/c proposed for 2025 (sr. no. 1 & 2)	8545.29 SQM.
22	Total proposed tenements in this proposal - as per revised sanction	231
23	Total proposed tenements in this proposal -for part o/c proposed for 2025 (sr. no. 1 & 2)	183
24	FSI consumed ( 16c/3 ) (should not be more than serial no 14 above)	2.255
25	Area for inclusive housing, if any	
a	Required (20% of sr no 5)	NIL
b	Proposed	NIL

**CERTIFICATE OF AREA**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/ CITY SURVEY RECORDS.  
*[Signature]*  
ARCHITECTS SIGN

**PROJECT - BUILDING LAYOUT**  
PROPOSED AFFORDABLE HOUSING PROJECT UNDER PMAY-AHP-PPP AT GAT. NO. 2/3/A BANNOLI, TAL.-KARJAT, DIST.- RAIGAD  
OWNER'S NAME, SIGN. & ADDRESS  
M/S. AANSH ASSOCIATES  
For AANSH ASSOCIATES  
*[Signature]*  
Partner

**ARCHITECT**  
*[Signature]*  
AR. DATTATRAY M. PARSHURAM  
CA/2004/33379

**KASTURI CONSULTANT**  
OFFICE NO.518, TRIA VASANTAM CITY,  
CENTER DHANORI PUNE-411015  
MOBILE NO. 9321146909

SCALE	1:250	JOB NO.	1011
PAPER SIZE	A0	DEALT	M.K.C
DATE	02.02.2026	CHK. BY	D.M.P

AS PER REVISED SANCTIONED

**PARKING STATEMENT**  
 AS PER UDCPR TABLE NO-8B PARKING REQUIREMENT  
 FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. IS CAR-0, SCOOTER-2)\* 5% VISITORS FOR COMMERCIAL EVERY 100 SQM. CARPET AREA CAR-2, SCOOTER-6

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS (SQ.M)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	EWS-1	119	29.79	0	119	0	119
2	EWS-2	112	29.99	0	112	0	112
TOTAL				0	231	0	231

FOR COMMERCIAL		REQUIRED PARKING		PROPOSED PARKING	
SHOPS	CARPET AREA	CAR	SCOOTER	CAR	SCOOTER
	114.40 SQM.	2.28	6.88	3	7
TOTAL COMM. + RESI. PARKING		2.28	237.88	3	238
ADD 5% VISITORS PARKING FOR 231 TEN.			11.55		12
TOTAL COMM. + RESI. + 5% VISITER PARKING		2.28	249.41	3	250

FOR PART O/C PROPOSED FOR BLDG. NO. 1 & 2

**PARKING STATEMENT**  
 AS PER UDCPR TABLE NO-8B PARKING REQUIREMENT  
 FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. IS CAR-0, SCOOTER-2)\* 5% VISITORS FOR COMMERCIAL EVERY 100 SQM. CARPET AREA CAR-2, SCOOTER-6

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/ TENEMENTS (SQ.M)	REQUIRED PARKING		PROPOSED PARKING	
				CAR	SCOOTER	CAR	SCOOTER
1	EWS-1	119	29.79	0	119	0	119
2	EWS-2	64	29.99	0	64	0	64
TOTAL				0	183	0	183

FOR COMMERCIAL		REQUIRED PARKING		PROPOSED PARKING	
SHOPS	CARPET AREA	CAR	SCOOTER	CAR	SCOOTER
	114.40 SQM.	2.28	6.88	3	7
TOTAL COMM. + RESI. PARKING		2.28	189.88	3	190
ADD 5% VISITORS PARKING FOR 183 TEN.			9.15		10
TOTAL COMM. + RESI. + 5% VISITER PARKING		2.28	199.01	3	200

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. EEB/PMAY/MHADA/ Date: /20 Date: /20  
 Executive Engineer Building Permission Cell/PMAY/A MHADA

Handwritten initials/signature.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/ CITY SURVEY RECORDS.

Handwritten signature and stamp of the surveyor.

PROJECT - BUILDING LAYOUT

PROPOSED AFFORDABLE HOUSING PROJECT UNDER PMAY-AHP-PPP AT GAT. NO. 2/3 /A BAMNOLI, TAL.-KARJAT, DIST.- RAIGAD

OWNER'S NAME, SIGN. & ADDRESS

M/S. ANSH ASSOCIATES

For ANSH ASSOCIATES  
 Handwritten signature and stamp of the architect.

ARCHITECT

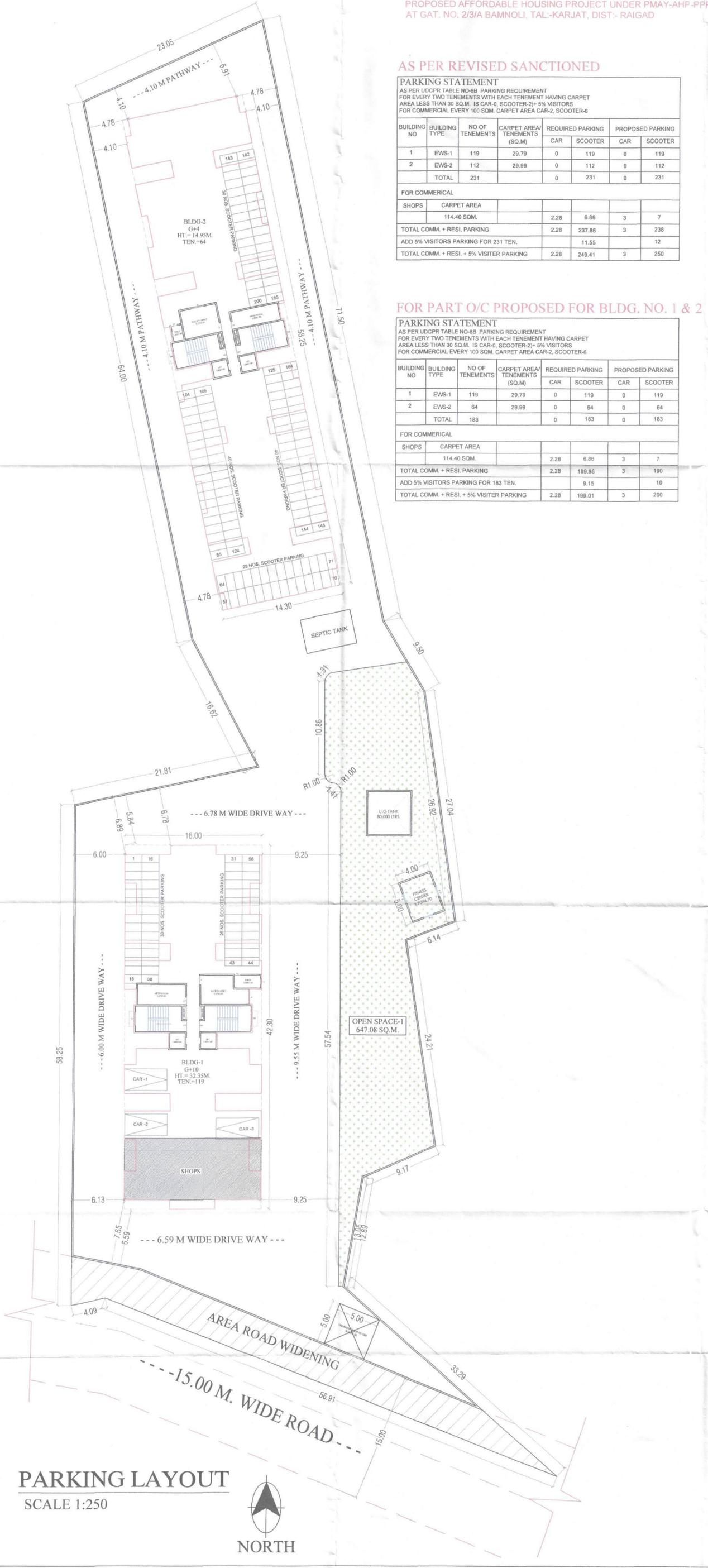
Handwritten signature and stamp of the architect.

AR. DATTATRAY M. PARSHURAM  
 CA/2004/33379

KASTURI CONSULTANT

OFFICE NO.518, TRIA VASANTAM CITY, CENTER DHANORI PUNE-411015  
 MOBILE NO. 9321146909

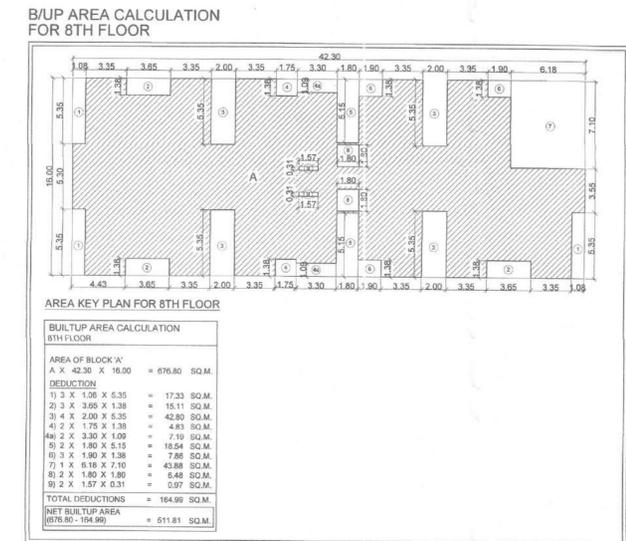
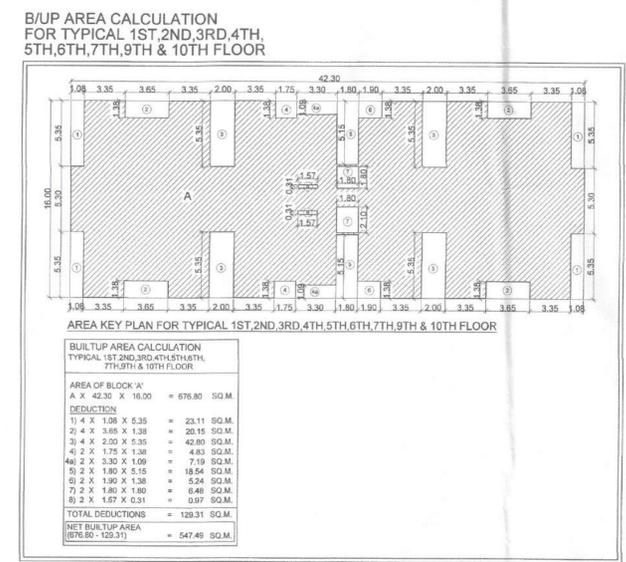
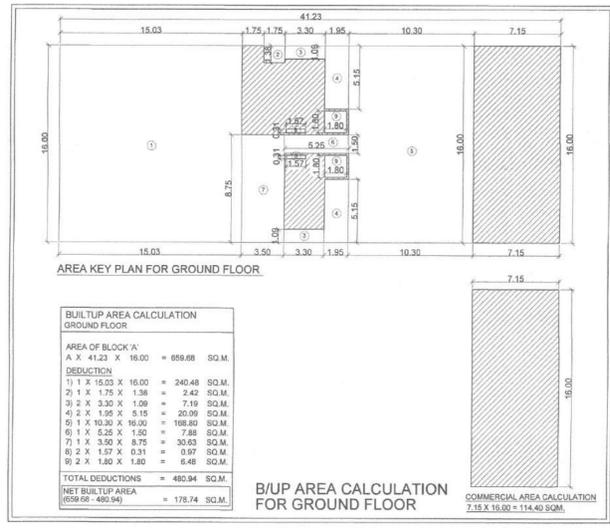
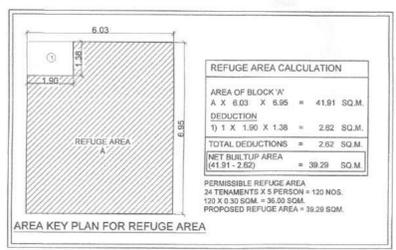
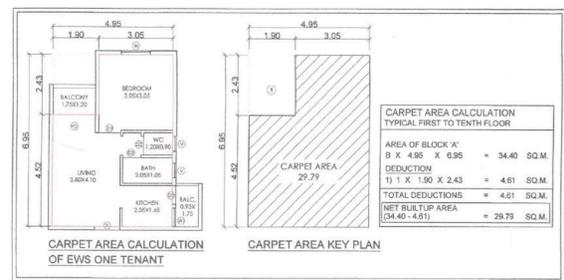
SCALE	1:250	JOB NO.	1011
PAPER SIZE	A1	DEALT	M.K.C
DATE	02.02.2026	CHK. BY	D.M.P



PARKING LAYOUT  
 SCALE 1:250



Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. \_\_\_\_\_/EEBP/PMAY/A/MHADA  
Date: \_\_\_\_\_/20 Date: \_\_\_\_\_  
Executive Engineer Building Permission Cell/PMAY/A MHADA



**FSI STATEMENT (FOR COMMERCIAL)**

FLOOR	BUILTUP AREA	NO. OF TENEMENTS
GROUND FLOOR	178.74 SQ.M.	5
FIRST	547.49 SQ.M.	12
SECOND	547.49 SQ.M.	12
THIRD	547.49 SQ.M.	12
FOURTH	547.49 SQ.M.	12
FIFTH	547.49 SQ.M.	12
SIXTH	547.49 SQ.M.	12
SEVENTH	547.49 SQ.M.	12
EIGHTH	511.81 SQ.M.	11
TENTH	547.49 SQ.M.	12
TOTAL	5503.56 SQ.M.	118

**FSI STATEMENT (FOR RESIDENTIAL)**

FLOOR	BUILTUP AREA	NO. OF TENEMENTS
GROUND FLOOR	178.74 SQ.M.	5
FIRST	547.49 SQ.M.	12
SECOND	547.49 SQ.M.	12
THIRD	547.49 SQ.M.	12
FOURTH	547.49 SQ.M.	12
FIFTH	547.49 SQ.M.	12
SIXTH	547.49 SQ.M.	12
SEVENTH	547.49 SQ.M.	12
EIGHTH	511.81 SQ.M.	11
TENTH	547.49 SQ.M.	12
TOTAL	5503.56 SQ.M.	118

**NON FSI AREA STATEMENT**

BUILDING TYPE	PARKING AREA	METER ROOM AREA	LIFT MACHINE ROOM AREA	STAIRCASE HEADROOM	REFUGE AREA	TOTAL AREA
EWVS-1	394.75	14.58	18.00	36.74	39.29	473.34

**PARKING STATEMENT**

AS PER UDPR TABLE NO-04, PARKING REQUIREMENT FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. IS CARP. SCOOTER/CH. VLS. VEHICLES FOR COMMERCIAL EVERY 100 SQ.M. CARPET AREA CAR.2, SCOOTER-6

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA (SQ.M)	REQUIRED PARKING	PROPOSED PARKING
1	EWVS-1	119	29.79	0	119
TOTAL		119	29.79	0	119

**FOR COMMERCIAL**

	CARPET AREA	CAR	SCOOTER
114.40 SQ.M.	2.28	6.88	3
TOTAL COMM + RESI. PARKING	2.28	126.66	3

**( WALLING )**

EXTERNAL WALLING = 150 MM THIK.  
INTERNAL WALLING = 120 MM THIK.

**SCHEDULE OF DOORS & WINDOWS**

SR. NO	TYPE	SIZE	LOCATION ROOM	AS PER 9.20.1 UDPR REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM
1.	RS	2.40 X 2.10	SHOP	
2.	FD	1.75 X 2.10	LIVING HALL	
3.	FD1	1.50 X 2.10	STAIRCASE, REFUGE AREA	
4.	D	1.05 X 2.10	LIVING HALL	
5.	D1	0.90 X 2.10	BEDROOM	
6.	D2	0.75 X 2.10	W.C.BATH	PERMISSIBLE
7.	W	1.20 X 1.20	BEDROOM	0.93 SQ.M. 1.44 SQ.M.
8.	W1	0.75 X 0.90	KITCHEN	0.33 SQ.M. 0.67 SQ.M.
9.	SW	1.50 X 1.20	STAIRCASE	1.87 SQ.M. 1.80 SQ.M.
10.	V	0.60 X 0.60	W.C	0.10 SQ.M. 0.36 SQ.M.
11.	V	0.60 X 0.60	BATH	0.21 SQ.M. 0.36 SQ.M.

**AREA DISCRPTION - EWS ONE BUILDING AS PER REVISED SANCTION**

1.	BUILTUP AREA ON GROUND FLOOR	178.74 SQMT
2.	BUILTUP AREA 1,2,3,4,5,6,7,9,10TH EACH FLOOR	547.49 SQMT
3.	BUILTUP AREA 8TH FLOOR	511.81 SQMT
4.	TOTAL BUILTUP AREA OF BUILDING	5617.96 SQMT
5.	TOTAL BUILTUP AREA FOR RESIDENTIAL	5503.56 SQMT
6.	TOTAL BUILTUP AREA FOR COMMERCIAL	114.40 SQMT
7.	RERA CARPET AREA OF EACH TENAMENT	29.79 SQMT
8.	NUMBER OF TENAMENT	119
9.	TOTAL HEIGHT OF BUILDING	32.35 M.

**AREA DISCRPTION - EWS ONE BUILDING FOR PART O/C PROPOSED FOR BLDG. NO. 2**

1.	BUILTUP AREA ON GROUND FLOOR	178.74 SQMT
2.	BUILTUP AREA 1,2,3,4,5,6,7,9,10TH EACH FLOOR	547.49 SQMT
3.	BUILTUP AREA 8TH FLOOR	511.81 SQMT
4.	TOTAL BUILTUP AREA OF BUILDING	5617.96 SQMT
5.	TOTAL BUILTUP AREA FOR RESIDENTIAL	5503.56 SQMT
6.	TOTAL BUILTUP AREA FOR COMMERCIAL	114.40 SQMT
7.	RERA CARPET AREA OF EACH TENAMENT	29.79 SQMT
8.	NUMBER OF TENAMENT	119
9.	TOTAL HEIGHT OF BUILDING	32.35 M.

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/ CITY SURVEY RECORDS.

ARCHITECTS SIGN

**PROJECT - BUILDING LAYOUT**

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL AT GAT. NO. 2/3/A BAMBOLI, TAL.-KARJAT, DIST.-RAIGAD  
OWNER'S NAME, SIGN. & ADDRESS

M/S. ANSH ASSOCIATES

For ANSH ASSOCIATES  
Partner

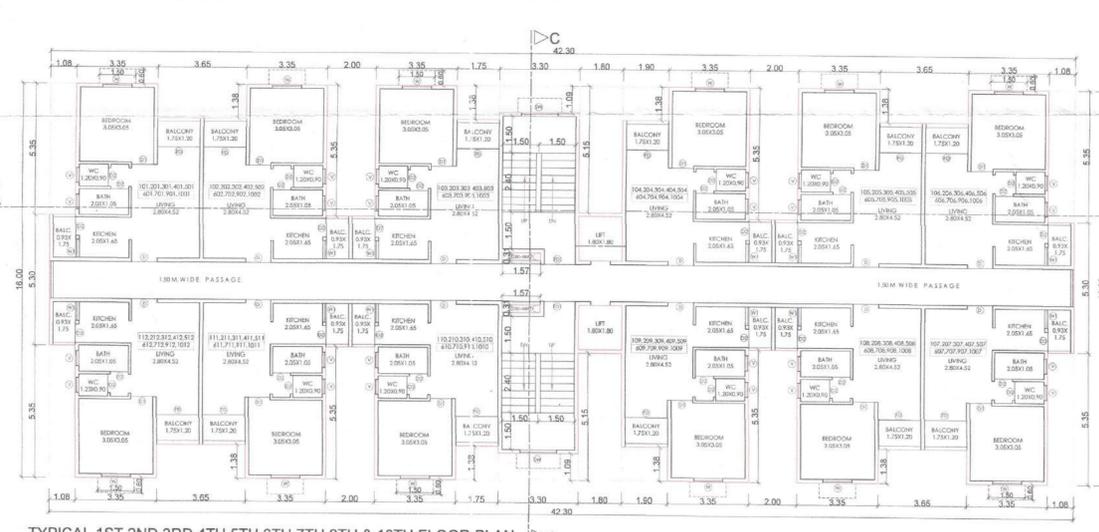
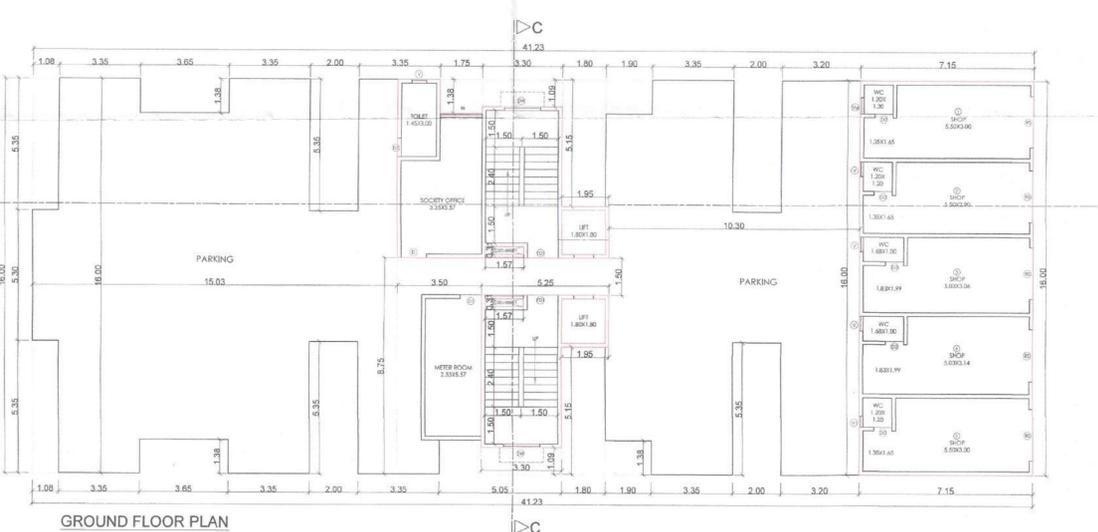
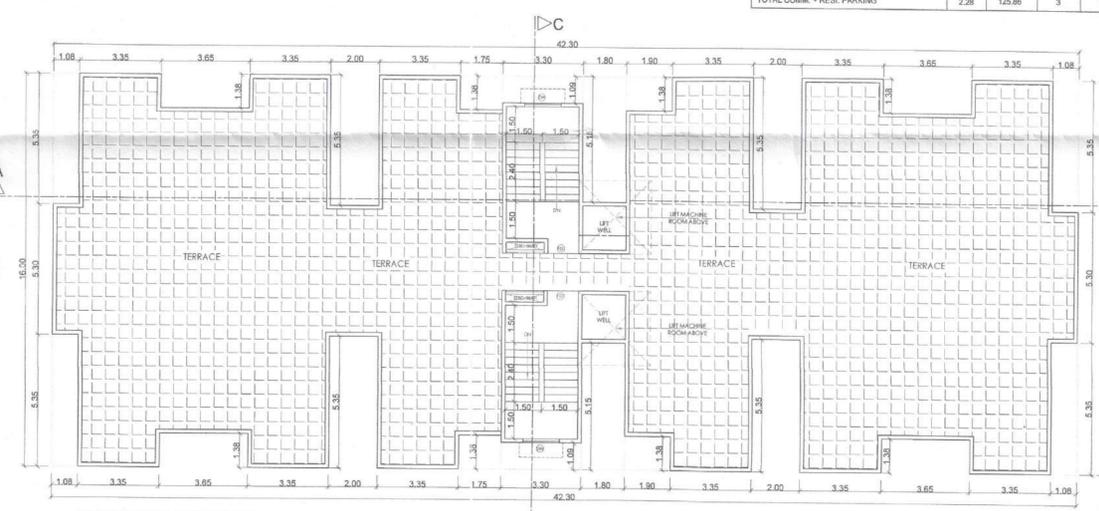
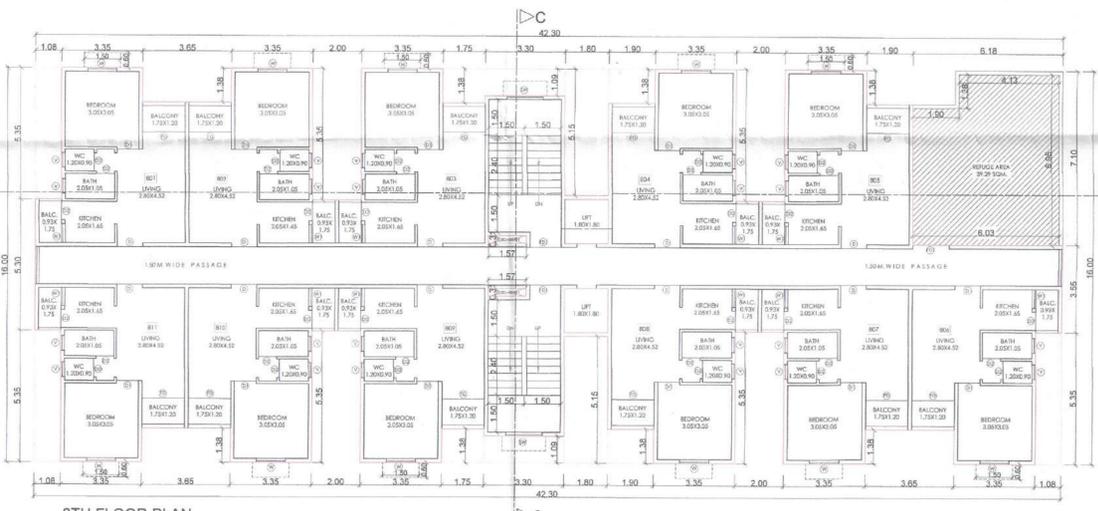
**ARCHITECT**

AR. DATTATRAY M. PARSHURAM  
CA/2004/33379

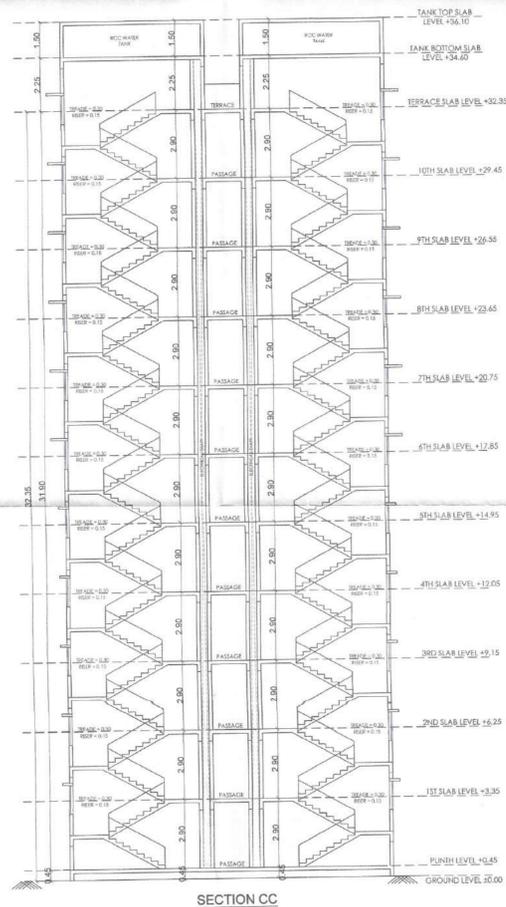
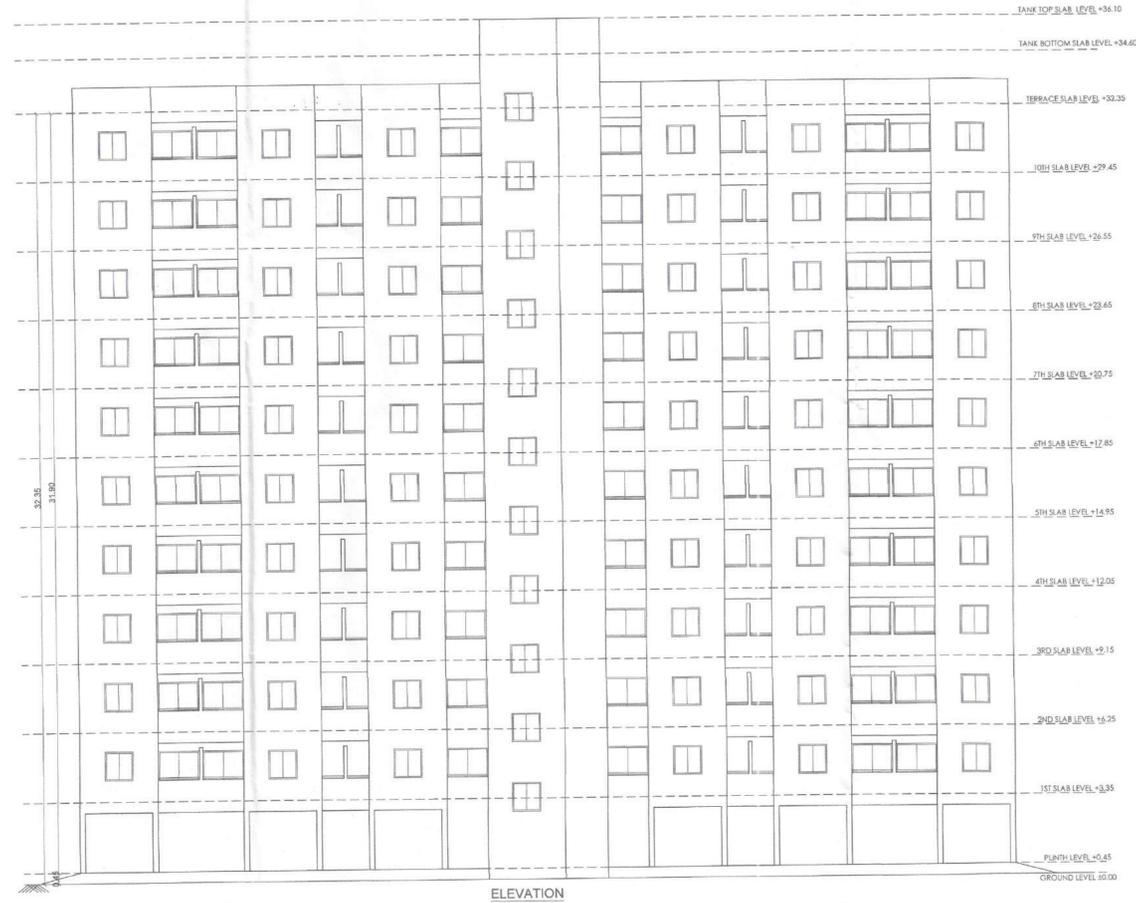
**KASTURI CONSULTANT**

OFFICE NO.518, TRIA VASANTAM CITY, CENTER DHANORI PUNE-411015  
MOBILE NO. 9321146909

SCALE	1:100	JOB NO.	
PAPER SIZE	A0	DEALT	M.K.C
DATE	02.02.2026	CHK. BY	D.M.P



Accepted as completion plans as  
 accompaniments of acceptance Part OC by this  
 office letter under No. F5BP/PMAY/MHADA  
 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 23.10.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP, T.P. SCHEME RECORD, LAND RECORDS DEPT/ CITY SURVEY RECORDS

ARCHITECT'S SIGN

PROJECT - BUILDING LAYOUT

PROPOSED HOUSING PROJECT UNDER  
 PMAY-AHP-PPP MODEL AT GAT. NO. 2/3 /A BAMNOLI,  
 TAL-KARJAT, DIST:- RAIGAD  
 OWNER'S NAME, SIGN. & ADDRESS

M/S. AANSH ASSOCIATES

For AANSH ASSOCIATES  
 Partner

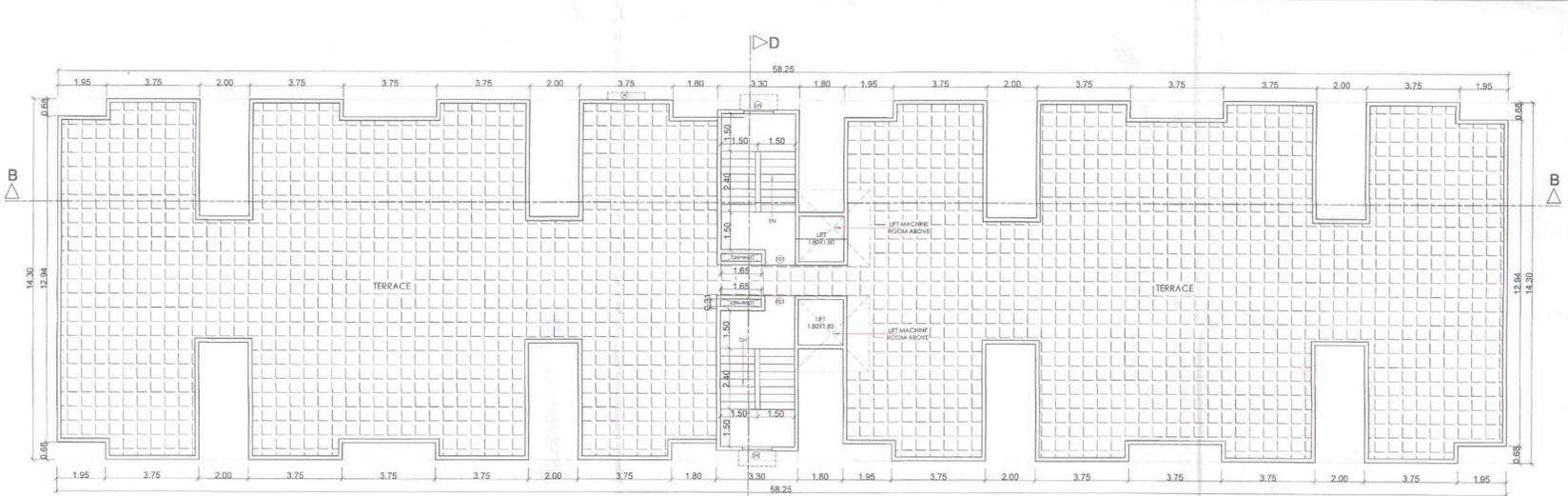
ARCHITECT

AR. DATTATRAY M. PARSHURAM  
 CA/2004/33379

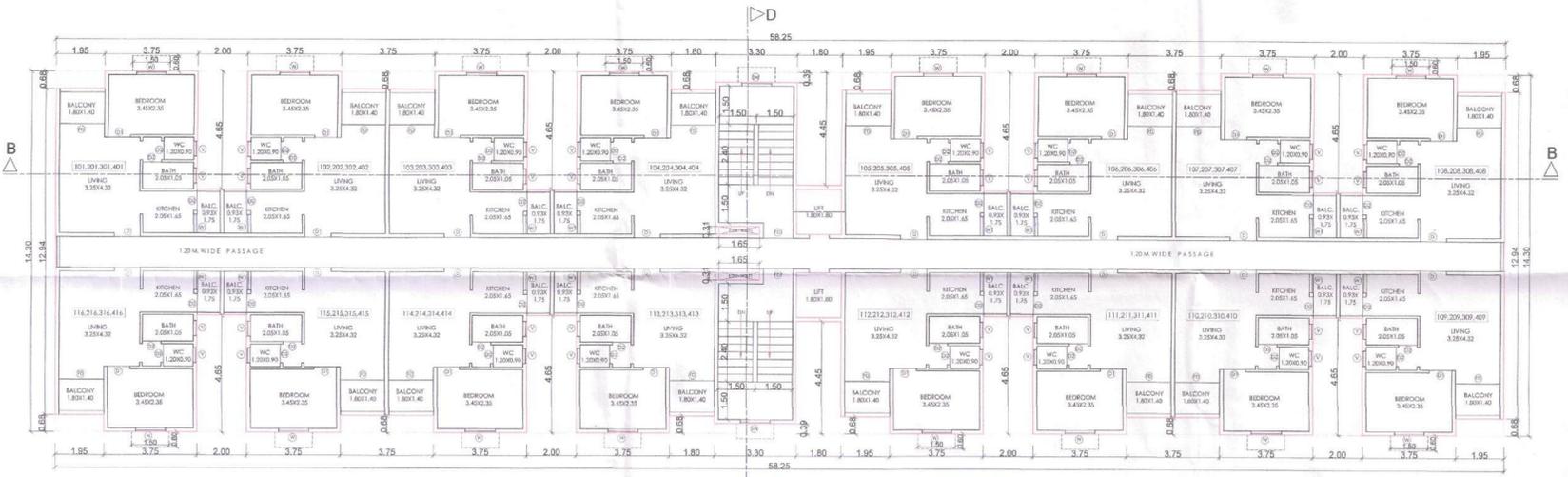
KASTURI CONSULTANT

OFFICE NO.518, TRIA VASANTAM CITY,  
 CENTER DHANORI PUNE-411015  
 MOBILE NO. 9321146909

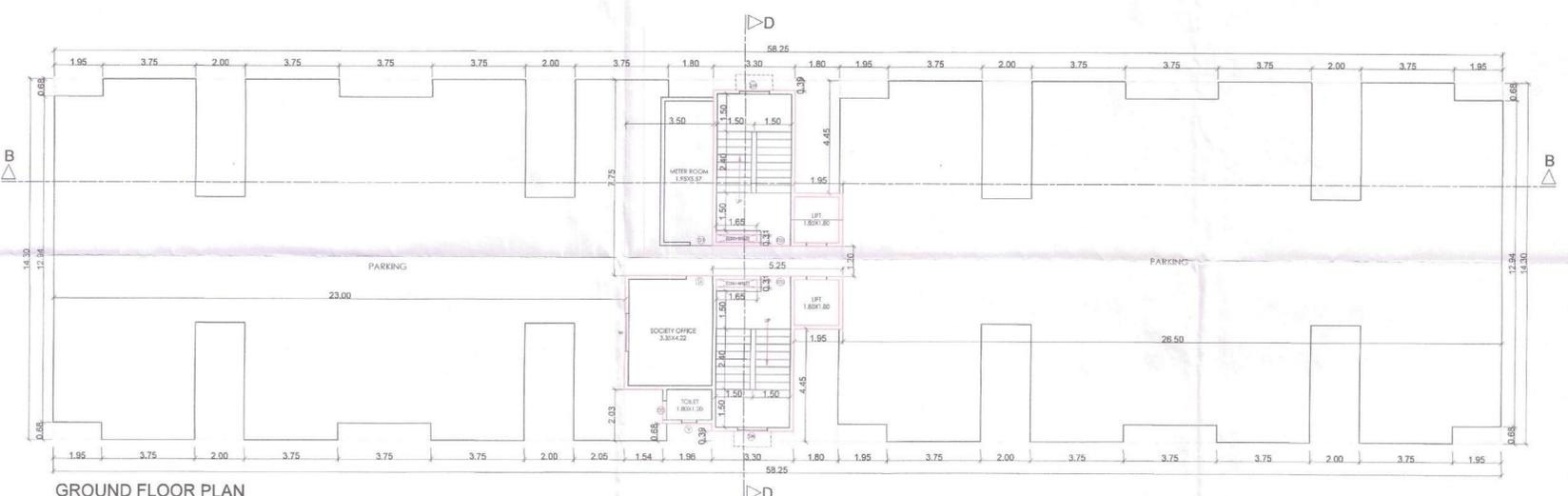
SCALE	1:100	JOB NO.	
PAPER SIZE	A0	DEALT	M.K.C
DATE	02.02.2028	CHK. BY	D.M.P



TERRACE FLOOR PLAN



TYPICAL FIRST TO FOURTH FLOOR PLAN



GROUND FLOOR PLAN

AS PER REVISED SANCTION

FLOOR	BUILTUP AREA	NO. OF TENE.
GROUND	59.81 SQMT.	16
FIRST	711.88 SQMT.	16
SECOND	711.88 SQMT.	16
THIRD	711.88 SQMT.	16
FOURTH	711.88 SQMT.	16
FIFTH	711.88 SQMT.	16
SIXTH	711.88 SQMT.	16
SEVENTH	711.88 SQMT.	16
TOTAL	5042.97 SQMT.	112

NON FSI AREA STATEMENT

BUILDING TYPE	PARKING AREA	METER ROOM AREA	LIFT MACHINE ROOM AREA	STAIRCASE HEADROOM	TOTAL AREA
EWS-2	656.76	12.33	18.00	38.74	725.83

PARKING STATEMENT

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/TENEMENTS (SQ.M)	REQUIRED PARKING	PROPOSED PARKING
1	EWS-2	112	29.99	0 CAR, 112 SCOOTER	0 CAR, 112 SCOOTER
TOTAL		112	29.99	0 CAR, 112 SCOOTER	0 CAR, 112 SCOOTER

FOR PART O/C PROPOSED FOR BLDG. NO. 2

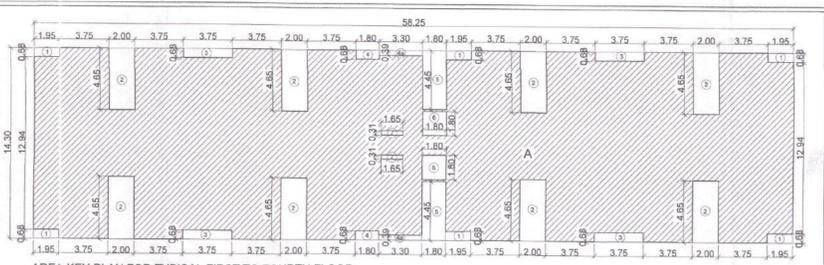
FLOOR	BUILTUP AREA	NO. OF TENE.
GROUND	59.81 SQMT.	16
FIRST	711.88 SQMT.	16
SECOND	711.88 SQMT.	16
THIRD	711.88 SQMT.	16
FOURTH	711.88 SQMT.	16
TOTAL	2907.33 SQMT.	64

NON FSI AREA STATEMENT

BUILDING TYPE	PARKING AREA	METER ROOM AREA	LIFT MACHINE ROOM AREA	STAIRCASE HEADROOM	TOTAL AREA
EWS-2	656.76	12.33	18.00	38.74	725.83

PARKING STATEMENT

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	CARPET AREA/TENEMENTS (SQ.M)	REQUIRED PARKING	PROPOSED PARKING
1	EWS-2	64	29.99	0 CAR, 64 SCOOTER	0 CAR, 64 SCOOTER
TOTAL		64	29.99	0 CAR, 64 SCOOTER	0 CAR, 64 SCOOTER



BUILTUP AREA CALCULATION TYPICAL FIRST TO FOURTH FLOOR

AREA OF BLOCK 'A'  
A X 58.25 X 14.30 = 832.98 SQ.M.

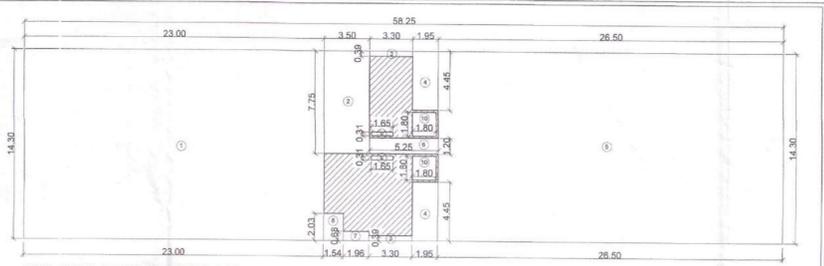
DEDUCTION

- 1) 8 X 1.95 X 0.68 = 7.36 SQ.M.
- 2) 8 X 2.00 X 4.65 = 74.40 SQ.M.
- 3) 4 X 3.75 X 0.68 = 10.20 SQ.M.
- 4) 2 X 1.80 X 0.68 = 2.45 SQ.M.
- 5) 2 X 3.30 X 0.39 = 2.57 SQ.M.
- 6) 2 X 1.80 X 4.45 = 16.02 SQ.M.
- 7) 2 X 1.80 X 1.80 = 6.48 SQ.M.
- 8) 2 X 1.65 X 0.31 = 1.02 SQ.M.

TOTAL DEDUCTIONS = 121.10 SQ.M.

NET BUILTUP AREA (832.98 - 121.10) = 711.88 SQ.M.

B/UP AREA CALCULATION FOR TYPICAL FIRST TO FOURTH FLOOR



BUILTUP AREA CALCULATION GROUND FLOOR

AREA OF BLOCK 'A'  
A X 58.25 X 14.30 = 832.98 SQ.M.

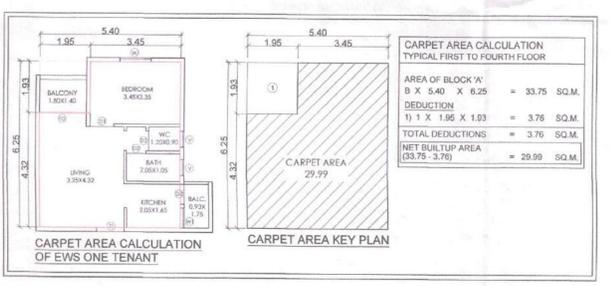
DEDUCTION

- 1) 1 X 23.00 X 14.30 = 328.90 SQ.M.
- 2) 1 X 3.50 X 7.75 = 27.13 SQ.M.
- 3) 2 X 3.30 X 0.39 = 2.57 SQ.M.
- 4) 2 X 1.95 X 4.45 = 17.36 SQ.M.
- 5) 1 X 28.50 X 14.30 = 378.96 SQ.M.
- 6) 1 X 5.25 X 1.20 = 6.30 SQ.M.
- 7) 1 X 1.95 X 0.68 = 1.33 SQ.M.
- 8) 1 X 1.54 X 2.03 = 3.13 SQ.M.
- 9) 2 X 1.80 X 1.80 = 6.48 SQ.M.
- 10) 2 X 1.80 X 1.80 = 6.48 SQ.M.

TOTAL DEDUCTIONS = 773.17 SQ.M.

NET BUILTUP AREA (832.98 - 773.17) = 59.81 SQ.M.

B/UP AREA CALCULATION FOR GROUND FLOOR



CARPET AREA CALCULATION OF EWS ONE TENANT

CARPET AREA CALCULATION TYPICAL FIRST TO FOURTH FLOOR

AREA OF BLOCK 'A'  
B X 5.40 X 6.25 = 33.75 SQ.M.

DEDUCTION

- 1) 1 X 1.95 X 1.03 = 3.76 SQ.M.

TOTAL DEDUCTIONS = 3.76 SQ.M.

NET BUILTUP AREA (33.75 - 3.76) = 29.99 SQ.M.

CARPET AREA KEY PLAN

COMPLETION DRAWING FOR PART O/C  
PROPOSED AFFORDABLE HOUSING PROJECT UNDER PMAY-AHP-PPP  
AT GAT. NO. 2/3 /A BAMBOLI, TAL-KARJAT, DIST- RAIGAD

TYPE BLDG NO-2 - EWS  
BUILDING FILE  
STAMP OF APPROVAL

Accepted as completion plans as accompaniments of acceptance Part O/C by this office letter under No. \_\_\_\_\_ of EBPPMAY/AMHADA  
Date: \_\_\_\_\_/20 Date: \_\_\_\_\_/20

Executive Engineer Building Permission Cell/PMAY/A  
MHADA

(WALLING)  
EXTERNAL WALLING = 150 MM THK.  
INTERNAL WALLING = 120 MM THK.

SCHEDULE OF DOORS & WINDOWS

NO	TYPE	SIZE	LOCATION ROOM	AS PER 9.2.0.1 UDCPR REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM	PERMISSIBLE	PROPOSED
1.	FD	1.75 X 2.10	LIVING HALL			
2.	FD1	1.50 X 2.10	STAIRCASE, REFUGUE AREA			
3.	D	1.05 X 2.10	LIVING HALL			
4.	D1	0.90 X 2.10	BEDROOM			
5.	D2	0.75 X 2.10	W.C.BATH			
6.	W	1.20 X 1.20	BEDROOM	0.63 SQ.M.	1.44 SQ.M.	
7.	WT	0.75 X 0.90	KITCHEN	0.33 SQ.M.	0.67 SQ.M.	
8.	SW	1.50 X 1.20	STAIRCASE	1.67 SQ.M.	1.80 SQ.M.	
9.	V	0.60 X 0.60	W.C	0.10 SQ.M.	0.36 SQ.M.	
10.	V	0.60 X 0.60	BATH	0.21 SQ.M.	0.36 SQ.M.	

AREA DISCRPTION - EWS ONE BUILDING AS PER REVISED SANCTION

1. BUILTUP AREA ON GROUND FLOOR	59.81 SQMT
2. BUILTUP AREA 1,2,3,4,5,6 & 7TH EACH FLOOR	711.88 SQMT
3. TOTAL BUILTUP AREA OF BUILDING	5042.97 SQMT
4. RERA CARPET AREA OF EACH TENAMENT	29.99 SQMT
5. NUMBER OF TENAMENT	112
6. TOTAL HEIGHT OF BUILDING	23.85 M.

AREA DISCRPTION - EWS ONE BUILDING FOR PART O/C PROPOSED FOR BLDG. NO. 2

1. BUILTUP AREA ON GROUND FLOOR	59.81 SQMT
2. BUILTUP AREA 1,2,3 & 4TH EACH FLOOR	711.88 SQMT
3. TOTAL BUILTUP AREA OF BUILDING	2907.33 SQMT
4. RERA CARPET AREA OF EACH TENAMENT	29.99 SQMT
5. NUMBER OF TENAMENT	64
6. TOTAL HEIGHT OF BUILDING	14.95 M.

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP. T.P. SCHEME RECORD, LAND RECORDS DEPT./ CITY SURVEY RECORD.

ARCHITECT'S SIGN

PROJECT - BUILDING LAYOUT  
PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL AT GAT. NO. 2/3 /A BAMBOLI, TAL-KARJAT, DIST- RAIGAD  
OWNER'S NAME, SIGN, & ADDRESS

M/S. ANSH ASSOCIATES  
For ANSH ASSOCIATES  
Partner

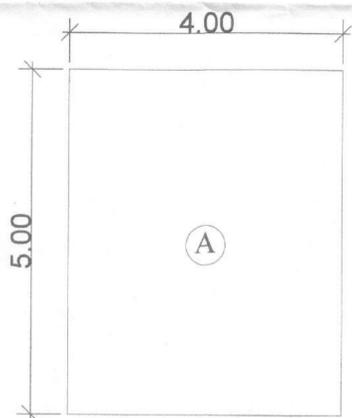
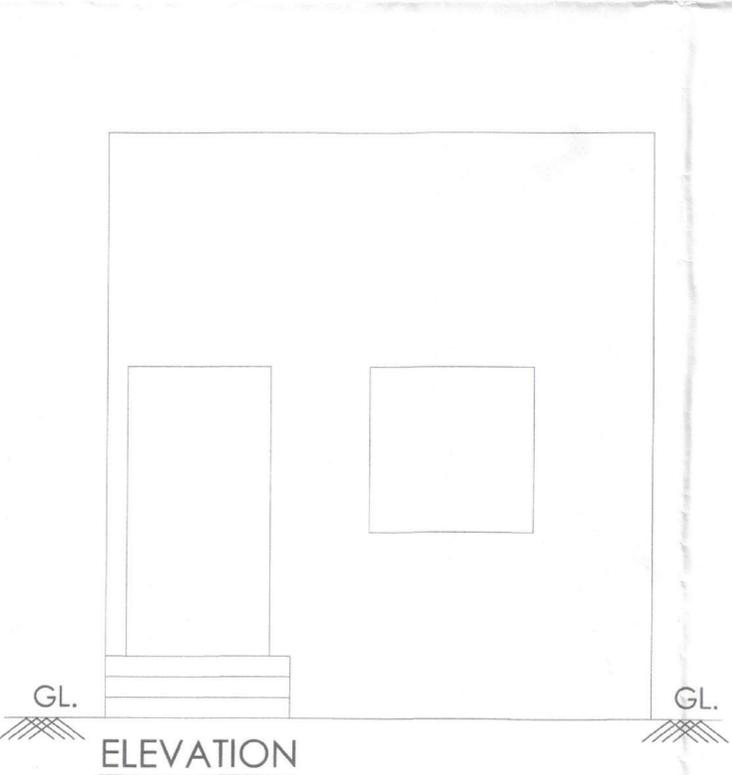
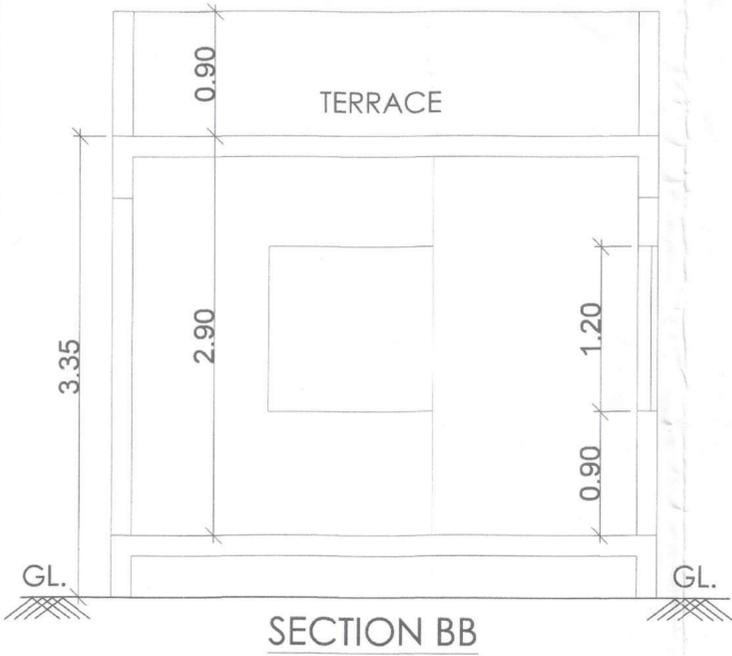
ARCHITECT  
AR. DATATRAY M. PARSHURAM  
CA/2004/33379

KASTURI CONSULTANT  
OFFICE NO. 518, TRIA VASANTAM CITY, CENTER DHANORI PUNE-411015  
MOBILE NO. 9321146909

SCALE	1:100	JOB NO.	
PAPER SIZE	A0	DEALT	M.K.C
DATE	02.02.2026	CHK. BY	D.M.P

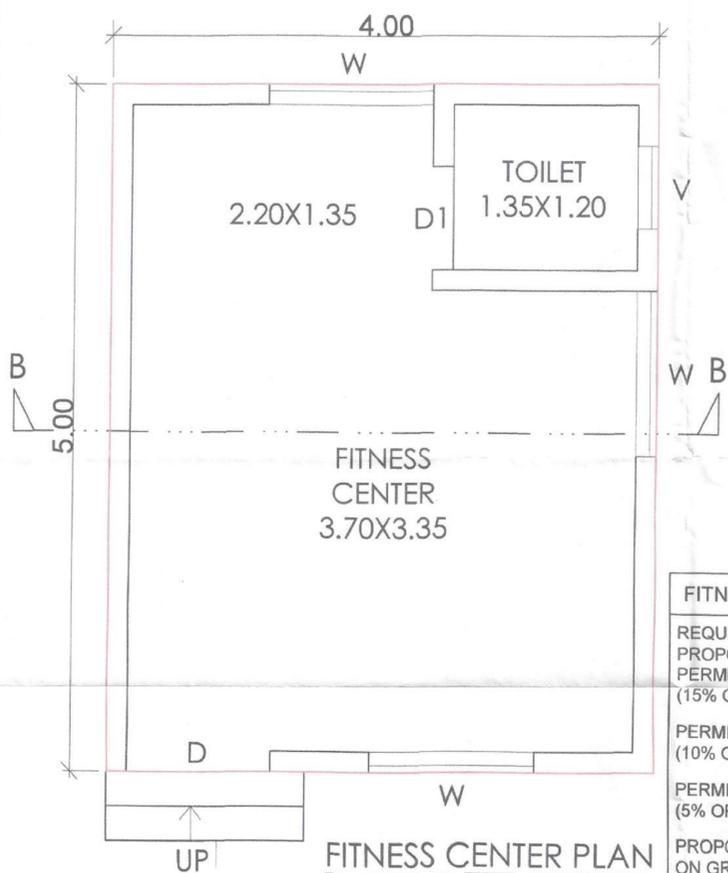


COMPLETION DRAWING FOR PART O/C  
PROPOSED AFFORDABLE HOUSING PROJECT UNDER PMAY-AHP-PPP  
AT GAT. NO. 2/3 /A BAMBOLI, TAL:-KARJAT, DIST:- RAIGAD



AREA OF KEY PLAN FOR  
GROUND FLOOR  
(FOR FITNESS CENTER)  
A) 4.00X5.00 = 20.00 SQMT.

BUILTUP AREA		
FLOOR	FITNESS CENTER	TOTAL
GROUND	20.00 SQM.	20.00 SQM.



FITNESS CENTER AREA STATEMENT	
REQUIRED R.G. AREA	= 500 SQM.
PROPOSED R.G. AREA	= 647.08 SQM.
PERMISSIBLE BUILTUP AREA FOR CLUB HOUSE	= 97.06 SQM. (15% OF R.G. AREA)
PERMISSIBLE BUILTUP AREA FOR GROUND FLOOR	= 64.70 SQM. (10% OF R.G. AREA)
PERMISSIBLE BUILTUP AREA FOR FIRST FLOOR	= 32.35 SQM. (5% OF R.G. AREA)
PROPOSED BUILTUP AREA FOR FITNESS CENTER ON GROUND FLOOR	= 20.00 SQM.
TOTAL PROPOSED BUILTUP AREA ON GROUND FLOOR	= 20.00 SQM.

FITNESS CENTER

BUILDING FILE

7/7

STAMP OF APPROVAL

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. \_\_\_\_\_/20 Date: \_\_\_\_\_/20  
SIBP/PMAY/AHADA  
Executive Engineer Building Permission Cell/PMAY/A MHADA

(WALLING)

EXTERNAL WALLING = 150 MM THICK.

INTERNAL WALLING = 120 MM THICK.

SCHEDULE OF DOORS & WINDOWS

SR. NO.	TYPE	SIZE	LOCATION ROOM	AS PER 9.20.1 UDCPR REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM	PERMISSIBLE	PROPOSED
1.	D	1.05X2.10	FITNESS CENTER			
2.	D1	0.75X2.10	TOILET			
	W	1.20X1.20	FITNESS CENTER		1.54 SQM.	4.32 SQM.
	V	0.60X0.60	TOILET		0.60 SQM.	0.36 SQM.

AREA DISCRPTION - FITNESS CENTER

1.	BUILTUP AREA ON GROUND FLOOR (FITNESS CENTER)	20.00 SQMT
2.	TOTAL HEIGHT OF BUILDING	3.35 M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSION'S OF SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP T.P. SCHEME RECORD, LAND RECORDS DEPT/CITY SURVEY RECORDS.

ARCHITECT'S SIGN

OWNERS CERTIFICATE

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, SIGN. & ADDRESS

M/S. AANSH ASSOCIATES

For AANSH ASSOCIATES  
Partner

PROJECT

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL AT GAT. NO. 2/3 /A BAMBOLI, TAL:-KARJAT, DIST:- RAIGAD

ARCHITECT

ARCHITECT'S SIGN

AR. DATTATRAY M. PARSHURAM  
CA/2004/33379

KASTURI CONSULTANT

SAHAKAR BHAVAN, 2ND FLOOR, OPP HOTEL UTSAV, MARKET YARD ROAD, GULTEKDI PUNE-411037  
MOBILE NO. 9321146909

SCALE	1:50	JOB NO.	
PAPER SIZE	A3	DEALT	M.K.C
DATE	22.03.2022	CHK. BY	D.M.P