

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



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

/2026

Dated:-

To,

M/s Shree Mangal Construction
Jaipur House, 24 Parijat Nagar,
Nashik -422005.

Sub :- Part Occupation certificate for 96 EWS T/s, 24 LIG T/s & 15 Conv shops out of Proposed development of 2 bldgs comprising 96 EWS tenements, 107 LIG tenements & 15 conv.Shops on Land Bearing S.No.1/2/12 at Kamathwada, Nashik 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.A (Basement + Stilt + 12th floor) & Bldg No.B upto (Ground floor) comprising 96 EWS tenements, 24 LIG tenements & 15 conv.Shops on plot bearing .No.1/2/12 at Kamathwada, Nashik under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Mr.Akash Dattatray Bhamare., Architect Shri Manoj H. Gupta (Regn. Lic. No. CA/98/23739) and Structural Engineer Shri. Milind Rathi (Regn. Lic.No. STATE/R/2025/APL/16213) 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 you have to submit final Garden NOC before asking for Full OC.
9. That you have to completion letter for Solar Work from registered consultant before asking for Full OC
10. That you have to maintain and hand over recreational open space to the co-operative housing society as per UDCPR Norms.
11. That the parking should be provided as per plans sanctioned.
12. 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

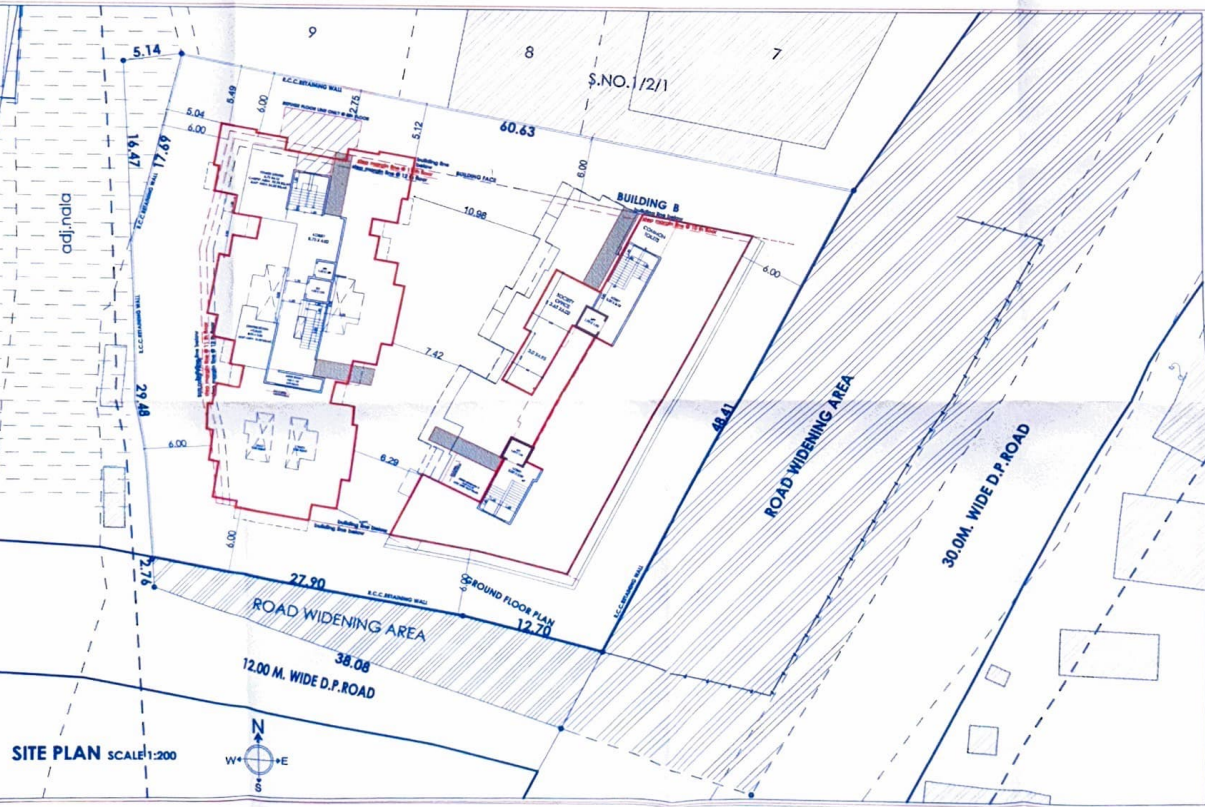
Copy forwarded for favour of information :

1. Arch. M/s. Gupta Associated architects pyt. Ltd., C/o Manoj Gupta, Gupta House, Gupta wadi, Shri Shyamlal Gupta Marg. Opp. Vedmandir, Nashik-422 002
2. Chief Officer, Nashik Board, MHADA for information.
3. Commissioner, Nashik for favour of information.
4. Asst. Director of Town Planning, Nashik 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

F.S.I. AREA STATEMENT AS PER SANCTIONED										
BLDG NO	NO. OF SHOPS	NO. OF FLATS	CARPET AREA PER TENEMENT	B/UP AREA OF BLDG. IN SQ.MT.	COMM. B/UP AREA	RES. B/UP AREA	NO. OF FLOORS	HT. OF BLDG.	TOTAL FLATS PROP. FOR PMAY	TOTAL FLATS PROP. FOR SALE
BLDG A	EWS	120 Nos.	12 nos. - 26.79 sq.mt.	5217.43	nil	5217.43	Basement +8 till +12	38.60 M.	81	39
			12 nos. - 26.77 sq.mt.							
			24 nos. - 26.50 sq.mt.							
			48 nos. - 26.44 sq.mt.							
BLDG B	LIG	15Nos. 83Nos.	10 nos. - 41.31 sq.mt.	4221.92	323.80	5898.12	Basement +Ground +11	35.90 M.	0	83
			10 nos. - 43.07 sq.mt.							
			2 nos. - 34.84 sq.mt.							
			2 nos. - 35.44 sq.mt.							
			1 no. - 72.34 sq.mt.							
			10nos. - 41.13 sq.mt.							
			7nos. - 50.58 sq.mt.							
			11nos. - 42.83 sq.mt.							
			8nos. - 42.14 sq.mt.							
			7nos. - 42.84 sq.mt.							
			20nos. - 43.22 sq.mt.							
			10nos. - 49.78 sq.mt.							
3nos. - 45.58 sq.mt.										
3nos. - 45.52 sq.mt.										
3nos. - 50.77 sq.mt.										
TOTAL				11439.35	323.80	11115.55		81	122	

NON F.S.I. AREA STATEMENT											
BLDG NAME	BLDG TYPE	PARKING AREA	LIFT MACHIN E ROOM	STAIRCASE HEAD ROOM	REFUGE AREA	U.C. TANK	TOTAL AREA	F.S.I STATEMENT (FOR RESIDENTIAL BLDG A)		F.S.I STATEMENT (FOR COMMERCIAL BLDG B)	
BLDG A	LIG+EWS	696.75	18.70	19.79	38.95	30.05	721.44	FLOOR	B/UP AREA	NO OF FLOOR	NO OF B/UP AREA
BLDG B	LIG+EWS	875.40	14.08	27.38	48.43	24.50	1011.99	GROUND	394.60	0	0
TOTAL		1472.16	26.98	47.17	81.88	54.55	1733.43	TOTAL	394.60	0	0



SITE PLAN , KEY PLAN , GOOGLE PLAN , LOCATION PLAN



References : Revised BP No. IOA Letter No.EE/BP/PMAYA/A/ MHADA/407/ 2024, DATE 13/06/2024



PROPOSED HOUSING PROJECT UNDER PMAY-APP-PPP MODEL AT S.NO. 1/2/12, AT KAMATHWADA, NASHIK.

APPROVING AUTHORITY
Completion Plans for Part OC Proposed

Accepted as completion plans as recognitions of accept. for Part OC by this authority under No. _____/2024, (SPPM, SPPM/2)

Date: ___/___/20 Date: ___/___/20

Executive Engineer Building Permits, Nashik

AREA STATEMENT		
Sl. No.	Area of Plot (Minimum area of a.b.c. to be considered)	SQ.MT.
1	a) As per Ownership Document (7/12, C.T.S. Extract)	5756.00
	b) As per Measurement Sheet	5756.00
	c) As per Site	5135.23
2	1) Deduction for	
	a) Proposed D.P. Road Widening Area	2695.38
	b) N/A/Affected Area	46.07
	Total (2B)	2741.45
3	Balanced Area of Plot (1-2)	2393.78
4	1) Amenity Space (if applicable)	0
	a) Required	0
	b) Adjustment of 2 (b) if any	0
	c) Balanced Proposed	0
5	Net Plot Area {3.4 (C)}	2393.78
6	Recreational Open Space (if applicable)	0
	a) Required	0
	b) Proposed	0
7	Interced Road Area	0
8	Plotable area (if applicable)	0
9	Permissible F.S.I. as per Road Width (for 30.0 M. wide)	3
10	a) B/Up Area with Reference to permissible F.S.I. as per Front Road Width (Sr.No.5 x permissible F.S.I.) for 30.00 road (2393.78X3) (out of 3.00 i.e. 0.50 is on premium)	7181.34
	b) Proposed F.S.I. 2393.78 x 2.50	5984.45
	Addition of F.S.I. on payment of Premium	
	a) Maximum permissible premium FSI - over & above 2.50 (2393.78 X 0.50)	1196.89
	b) Proposed FSI on payment of Premium	1165.15
	Total (10a+11b)	7149.60
12	Permissible Ancillary F.S.I. (7072.55 X 0.40)	4289.75
13	Total Ancillary Provided (7072.55 x 0.40)	4289.75
14	Total Permissible F.S.I. (10a+12)	11471.09
15	Total Proposed B/up Area Residential	11115.55
16	Total Proposed B/up Area Commercial	323.80
17	Total Proposed B/up Area	11439.35
18	Total F.S.I. Consumed including Ancillary Area	4.779
19	Total Tenements Proposed EWS+LIG (96+107)	203
	Proposed Shops	15 Nos.
20	Proposed B/up Area for Part O C including Shops	5612.03
21	Total Tenement Proposed for Part O C Occupancy	
	EWS	96
	LIG	24

Certificate of Area
Certified that the plot under reference was surveyed by me on 08-03-2021 & 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/ T.P.Scheme/Land Record Department / Survey Records.

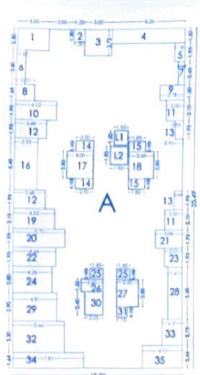
Signature
MANOJ H. GUPTA
(NAME OF ARCHITECT/LICENCED ENGINEER/ SUPERVISOR)

Owners Declaration
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the work 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 of the work site.

Signature
Babubhai Malekar through G.P.A. Holder Mrs. Neera T. Gupta
Signature of Owner

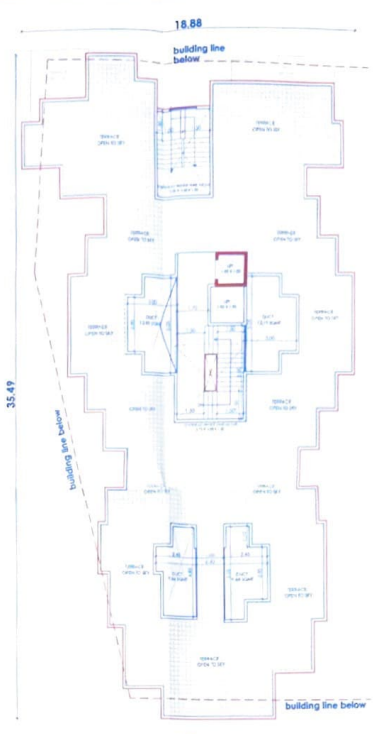
Signature
ER. MILIND S. RATHI
(NAME OF STRUCTURAL ENGINEER)

Ar. SURESH GUPTA
Ar. SATYAPRAKASH GUPTA
Ar. CHITRA TERREWAL (SPTA)
Ar. MANOJ H. GUPTA
GUPTA'S ASSOCIATED ARCHITECTS PVT. LTD.
Regd. Architects, Interior Designers and Govt. Approved Valuers.
GUPTA HOUSE, Gupta Wadi, Shyamal Gupta Marg Near Dr. Kanakar Hospital,
Opp. Ved Mandir, Off. Timbak Road, Nashik - 2. Tel: (0253) 2310200, 2573388



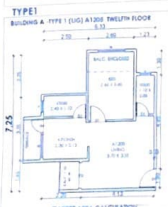
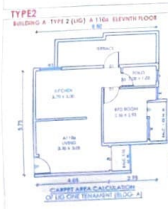
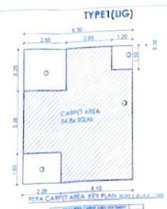
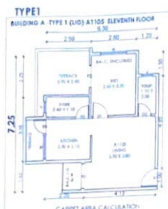
ELEVENTH & TWELFTH FLOOR AREA DIAGRAM

AREA STATEMENT			
ELEVENTH & TWELFTH FLOOR			
AREA OF BLOCK	AREA OF BLOCK	DEDUCTIONS	NET AREA
1	3.25 x 2.30	x 1	7.475
2	1.20 x 1.30	x 1	1.56
3	3.00 x 2.72	x 1	8.16
4	8.28 x 1.52	x 1	12.59
5	1.18 x 1.95	x 1	2.30
6	1.80 x 1.40	x 1	2.52
7	0.48 x 2.45	x 1	1.17
8	2.10 x 1.65	x 1	3.47
9	2.76 x 1.50	x 1	4.14
10	4.32 x 1.95	x 1	8.42
11	2.00 x 2.10	x 2	8.40
12	3.48 x 1.95	x 2	13.57
13	0.95 x 1.95	x 2	3.71
14	2.90 x 1.10	x 2	6.38
15	1.80 x 1.10	x 2	3.96
16	2.53 x 3.45	x 3	13.79
17	3.00 x 2.85	x 1	8.55
18	2.85 x 2.85	x 1	8.12
19	4.50 x 2.10	x 1	9.45
20	2.70 x 2.10	x 1	5.67
21	3.06 x 1.95	x 1	5.97
22	4.66 x 1.95	x 1	9.09
23	2.01 x 1.95	x 1	3.92
24	4.28 x 2.80	x 1	11.93
25	1.45 x 1.10	x 2	3.19
26	2.43 x 1.35	x 1	3.28
27	2.45 x 2.05	x 1	4.98
28	1.65 x 5.45	x 1	9.02
29	4.81 x 2.90	x 1	13.95
30	2.05 x 2.40	x 1	4.92
31	1.15 x 1.10	x 1	1.27
32	3.48 x 3.50	x 1	12.18
33	2.51 x 2.75	x 1	6.93
34	7.81 x 1.64	x 1	12.81
35	4.51 x 2.44	x 1	11.00
12	1.90 x 1.90	x 1	3.61
TOTAL DEDUCTIONS			240.78
ELEVENTH FLOOR AREA			409.37
TWELFTH FLOOR AREA			409.27



TERRACE FLOOR PLAN scale 1:100

TWELFTH FLOOR PLAN scale 1:100



ELEVENTH FLOOR PLAN scale 1:100

(WALLING)			
EXTERNAL WALL		150 MM THK	
INTERNAL WALL		100 MM THK	

SCHEDULE OF DOORS & WINDOWS			AS PER 9.20 UOCPH REQUIRED	
SR. NO.	TYPE	SIZE	PERMISSIBLE	PROPOSED
1	FD	1.35 X 2.10	0.85	2.83
2	FD1	1.00 X 2.10	0.85	2.10
3	D1	0.90 X 2.10	0.75	1.89
4	D2	0.75 X 2.10	0.11	1.57
5	D3	1.00 X 1.85	0.86	1.65
6	WT	1.50 X 1.50	0.75	1.80
7	W2	1.50 X 1.05	0.55	1.58
8	W3	1.20 X 1.05	0.55	1.26
9	V	0.60 X 0.90	0.14	0.54

Certificate of Area

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 of the work site.

Signature: **ANAND H. GUPTA**
 (NAME OF ARCHITECT/LICENCED ENGINEER/SUPERVISOR)

Signature: **BABUBHAI MATOLE**
 (NAME OF STRUCTURAL ENGINEER)

References : Revised BP No.
 IOA Letter No.EE/BP/PMAJA/A/
 MHADA/407/ 2024, DATE 13/06/2024

Accepted as completion plans as
 accompaniments of access to Part OC by the
 Approving Authority on 13/06/2024
 Date: 13/06/2024

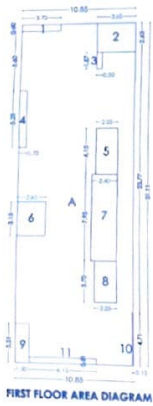
Executive Engineer Building Permission Cell/PMAJA
 MHADA

Ar. GURSHET GUPTA
 Ar. SATYAPRAKASH GUPTA
 Ar. CHITRA TEJWAR GUPTA
 Ar. MANOJ H. GUPTA

GUPTA'S ASSOCIATED ARCHITECTS PVT. LTD
 Registered: Interior Designer and Cont. Approved Values
 Office: G-10, G-11, G-12, G-13, G-14, G-15, G-16, G-17, G-18, G-19, G-20, G-21, G-22, G-23, G-24, G-25, G-26, G-27, G-28, G-29, G-30, G-31, G-32, G-33, G-34, G-35, G-36, G-37, G-38, G-39, G-40, G-41, G-42, G-43, G-44, G-45, G-46, G-47, G-48, G-49, G-50, G-51, G-52, G-53, G-54, G-55, G-56, G-57, G-58, G-59, G-60, G-61, G-62, G-63, G-64, G-65, G-66, G-67, G-68, G-69, G-70, G-71, G-72, G-73, G-74, G-75, G-76, G-77, G-78, G-79, G-80, G-81, G-82, G-83, G-84, G-85, G-86, G-87, G-88, G-89, G-90, G-91, G-92, G-93, G-94, G-95, G-96, G-97, G-98, G-99, G-100

'B' TYPE BUILDING SHEET NO 5/6
PROPOSED HOUSING PROJECT UNDER
PMAY-APP-PPP MODEL AT S.NO. 1/2/12,
AT KAMATHWADA, NASHIK.
APPROVING AUTHORITY
Completion Plans for Part OC Proposed

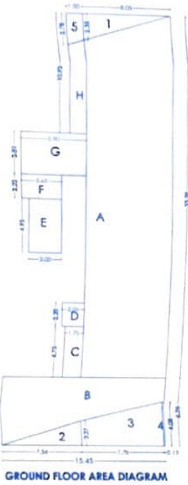
Accepted as completion plans as
 accompaniments of drawings for Part OC by this
 Authority under No. _____/PMAY/KAMATHWADA
 Date: ___/___/20___
 Executive Engineer Building Permission CAMPMAYA
 MHADA



FIRST FLOOR AREA DIAGRAM

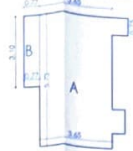
AREA STATEMENT				
FIRST FLOOR				
AREA OF BLOCK			SQ.MT.	
A	10.85	X	31.11	337.54
DEDUCTIONS				
1	3.70	X	0.60	2.22
2	3.65	X	2.63	9.60
3	0.50	X	1.57	0.79
4	0.70	X	5.25	3.68
5	2.05	X	4.15	8.51
6	2.65	X	3.15	8.35
7	2.40	X	7.95	19.08
8	2.05	X	3.70	7.59
9	1.30	X	3.52	4.58
10	0.10	X	4.71	0.47
11	6.15	X	0.51	3.14
TOTAL DEDUCTIONS			47.98	
AREA OF FIRST FLOOR			289.56	

AREA STATEMENT				
GROUND FLOOR				
COMMERCIAL AREA				
AREA OF BLOCK			SQ.MT.	
A	8.05	X	33.39	268.79
B	15.45	X	6.36	98.26
TOTAL AREA OF BLOCK (A+B)			367.05	
DEDUCTIONS				
1	8.05	X	2.33	0.50
2	7.54	X	2.77	0.50
3	12.27	X	4.08	3.175
4	0.13	X	4.08	0.53
TOTAL DEDUCTIONS			43.25	
COMM. B/UP AREA OF GROUND FLOOR			323.80	
RESIDENTIAL AREA				
INCLUDING			SQ.MT.	
C	1.75	X	4.75	8.31
D	2.05	X	2.20	4.51
E	3.00	X	4.95	14.85
F	3.65	X	2.22	8.10
G	5.90	X	3.81	22.48
H	1.50	X	10.93	16.40
TOTAL AREA OF BLOCK (C+D+E+F+G+H)			74.65	
DEDUCTIONS				
S	2.57	X	1.50	3.85
TOTAL DEDUCTIONS			3.85	
RESIDENTIAL AREA B/UP AREA GROUND FLOOR			70.80	
TOTAL COMM.+RES. B/UP AREA OF GR. FLOOR			394.60	



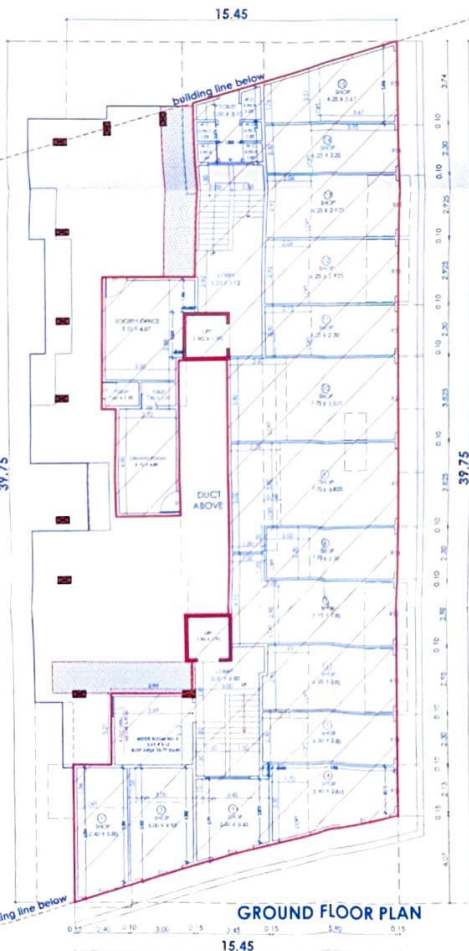
GROUND FLOOR AREA DIAGRAM

REFUGE AREA CALCULATION

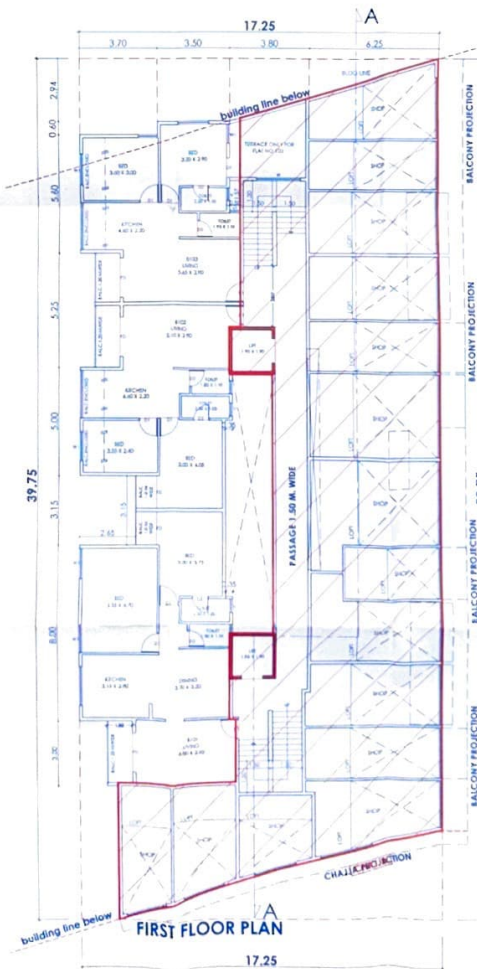


PERMISSIBLE REFUGE AREA CALCULATIONS				
2 X 8 X 5X 0.30		24.00 SQ.MT.		
REQUIRED REFUGE AREA		24.00 SQ.MT.		
Area of Block A	3.65	X	5.73	20.91
Area of Block B	0.77	X	3.10	2.39
Area of Block C	0.75	X	0.75	0.56
Area of Block D	0.60	X	1.05	0.63
Total (A+B+C+D)			24.49	
PROVIDED REFUGE AREA			24.49	

FORM OF STATEMENT-3 (SR NO.1 (g)) (RES.+COMM. BLDG. TYPE 'B')					
(83 FLATS + 15 SHOPS)					
BLDG. No.	FLOOR	FLAT / UNIT No.	CARPET AREA OF FLAT / UNIT (SQ.M)	AREA OF BALCONY ATTACHED TO FLAT / UNIT	AREA OF TERRACES ATTACHED TO FLAT / UNIT
(1)	(2)	(3)	(4)	(5)	(6)
GE FLOOR					
		SOCIETY OFFICE	17.37	0.00	0.00
		DRIVERS RM	12.70	0.00	0.00
		TOILET	3.48	0.00	0.00
		SOCIETY OFFICE + DRIVERS RM + TOILET	33.55	0.00	0.00
		SHOP 1	13.84	0.00	0.00
		SHOP 2	14.70	0.00	0.00
		SHOP 3	11.73	0.00	0.00
		SHOP 4	17.46	0.00	0.00
		SHOP 5	14.86	0.00	0.00
		SHOP 6	18.73	0.00	0.00
		SHOP 7	24.62	0.00	0.00
		SHOP 8	14.43	0.00	0.00
		SHOP 9	31.92	0.00	0.00
		SHOP 10	30.12	0.00	0.00
		SHOP 11	14.29	0.00	0.00
		SHOP 12	18.19	0.00	0.00
		SHOP 13	18.19	0.00	0.00
		SHOP 14	14.28	0.00	0.00
		SHOP 15	16.59	0.00	0.00
TOTAL CARPET AREA OF SHOPS ONLY			273.92	0.00	0.00
TOTAL CARPET AREA OF GROUND FLOOR			307.47	0.00	0.00



GROUND FLOOR PLAN



FIRST FLOOR PLAN

References : Revised BP No.
 IOA Letter No.EE/BP/PMAYA/A/
 MHADA/407 / 2024, DATE 13/06/2024

Certificate of Area
 Certified that the plot under reference was surveyed by me on 05-03-2021 & the dimensions of sides etc. of plot referred on plan are as mentioned on site & the area worked out here with the enclosed in Document of Ownership, T.P. Scheme and Department / City Survey Records.

Signature
 M. MANOJ H. GUPTA
 (NAME OF ARCHITECT/LICENCED ENGINEER, SUPERVISOR)

Owner's Declaration
 I/We undersigned hereby confirm that I/We would obtain the 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 of the work etc.

Signature of Owner
 Babubhai Mahale through G.P.A. Holder Mrs. Neera Tarachand Gupta
 (NAME OF STRUCTURAL ENGINEER)

Signature
 ER. MANOJ H. GUPTA
 (NAME OF STRUCTURAL ENGINEER)

Ar. SURESH GUPTA
 Ar. CHITRA TIBREWAL GUPTA

Ar. SATYAPRAKASH GUPTA
 Ar. MANOJ H. GUPTA

GUPTA'S ASSOCIATED ARCHITECTS PVT LTD
 Regd. Architects, Interior Designers and Cont. Approved Valuers
 GUPTA HOUSE, Ganga Wadi Smt. Shyamal Gupta Marg, Near Dr. Kulkarni Hospital,
 Opp. Vaid Mandir, Off. Timbar Road, Nashik - 2. Tel. (0253) 231020, 257338
 E-mail: www.guptasarchitects.com Website No. Ar. License: 9822011143, Enr. No: 982210889

