



o/c

म्हाडा
MHADA



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

/2026

Dated:-

To,

M/s Ajan Homes Pvt. Ltd.
701 Sarvoday B, Building no. 11,
Near Employment P.F. Office,
Bandra (E), Mumbai-400 051.

Sub :- Part Occupation certificate for Proposed development of Bldg No.B-2 out of 4 bldgs comprising 129 EWS tenements & 12 conv.Shops on plot bearing S.No.100/1A, 103/2, 104/1, 104/2 & 105/1/B at post Shelu, Tal. Karjat. Dist- Raigad under AHP -PPP Model under Pradhan Mantri Awas Yojana .

Ref :- Your application letter dated 28/01/2026 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-2 of G+16 Floors comprising total of 129 EWS tenements & 12 conv. Shops on plot bearing S.No.100/1A, 103/2, 104/1, 104/2 & 105/1/B at post Shelu, Tal. Karjat. Dist- Raigad under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Shri Pratik Patkar., Arch. M/s Encased Studio, Shri. Parag Rane (Regn. Lic. No. CA/2015/70647) and Structural Engineer M/s Prakash Sangave (Regn. No. STATE/R/2024/APL/15275) 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 you have to submit Consent to Operate certificate from MPCB Department for STP before Full O.C.
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 the 15.80m D.P. Road affecting area of 338.83m² shall be handed over to the concerned Local Authority when asked & until then shall be maintained free from any encroachment.
9. That you have to maintain and hand over recreational open space to the co-operative housing society as per UDCPR Norms.
10. That you have to submit final charging permission for transformer before Full O.C
11. That the parking should be provided as per plans sanctioned.
12. All Terms and conditions mentioned in CFO NOC should be strictly followed.

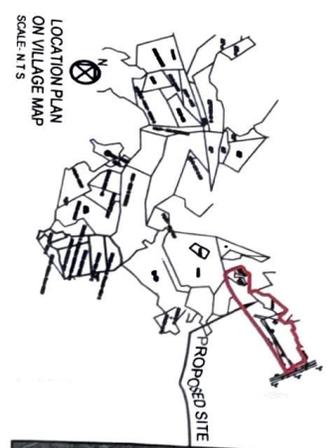
A set of certified completion building plans is returned herewith please.


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Ar. Parag Rane, M/s Encased Studio, 1601, Almond, Mahavir Kalpavriksha, Ghodbunder Road, behind Big Mall, Kasarvadavli, Thane (W)-400 615
2. Chief Officer, Karjat Nagar Parishad, MHADA
3. Chief Officer, Konkan Board, MHADA
4. Asst. Director of Town Planning, Raigad.
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



GOOGLE PLAN N
SCALE: N.T.S.

GROUND STATEMENT

AS PER FORM NO. 100 AND 100A DATED 30/03/2020
AS PER FORM NO. 100 AND 100A DATED 30/03/2020
AS PER FORM NO. 100 AND 100A DATED 30/03/2020

| NO. OF TOWN PLOTS |
|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

PROPOSED CLUB HOUSE AREA

INDICATED AREA	1027.25 SQ.MT
PERMISSIBLE AREA FOR CLUB HOUSE	151.20 SQ.MT
TOTAL	1178.45 SQ.MT

CLUB HOUSE AREA STATEMENT

R.G.-1 AREA = 1027.25 SQ.MT
PERMISSIBLE AREA FOR CLUB HOUSE = 151.20 SQ.MT
PERMISSIBLE AREA ON GROUND FLOOR = 1027.25 SQ.MT
5% OF R.G. AREA = 51.36 SQ.MT
PROPOSED CLUB HOUSE AT GROUND FL. = 50.40 SQ.MT
TOTAL PROPOSED AREA OF CLUB HOUSE = 151.20 SQ.MT

F.S.I STATEMENT

BUILDING NO.	BUILDING TYPE	NUMBER OF TENEMENTS	CARPET AREA OF E.M.S.	BUILT UP AREA	TOTAL BUILT UP AREA IN SQ.MT	NO. OF FLOORS	HEIGHT OF THE BUILDING	REMARK
BUILDING NO. A	E.M.S.	287	29.80	11453.38	11453.38 SQ.MT	GROUND + 16 FL.	49.80 MT	O.C. OBTAINED
BUILDING NO. B1	E.M.S.	129	29.80	6131.57	6131.57 SQ.MT	GROUND + 16 FL.	49.80 MT	O.C. OBTAINED
BUILDING NO. B2	E.M.S.	129	29.80	6131.57	6131.57 SQ.MT	GROUND + 16 FL.	49.80 MT	O.C. OBTAINED
BUILDING NO. C	E.M.S.	287	29.80	11453.38	11453.38 SQ.MT	GROUND + 16 FL.	49.80 MT	UNDER CONSTRUCTION
TOTAL AREA		792	24	35189.90	35189.90			

NON F.S.I STATEMENT

BUILDING NO.	BUILDING TYPE	REUSE AREA	METER ROOM AREA	OVER HEAD TANK	S.T.P.	ELECTRICAL SUBSTATION	O.M.C.	UNDER GROUND TANK	CLUB HOUSE	TOTAL AREA
BUILDING NO. A	E.M.S.	119.26 SQ.MT	6.88 SQ.MT	46.18 SQ.MT						172.32 SQ.MT
BUILDING NO. B1	E.M.S.	58.86 SQ.MT	8.94 SQ.MT	46.88 SQ.MT						114.68 SQ.MT
BUILDING NO. B2	E.M.S.	58.86 SQ.MT	8.94 SQ.MT	46.88 SQ.MT						114.68 SQ.MT
BUILDING NO. C	E.M.S.	119.26 SQ.MT	6.88 SQ.MT	46.18 SQ.MT						172.32 SQ.MT
TOTAL AREA		357.86 SQ.MT	31.64 SQ.MT	177.72 SQ.MT						640.54 SQ.MT

TOTAL F.S.I AND NON F.S.I STATEMENT (CONSTRUCTION AREA)

TOTAL F.S.I AREA = 35189.90 SQ.MT
TOTAL NON F.S.I AREA = 1830.06 SQ.MT
TOTAL F.S.I + NON F.S.I AREA = 37020.00 SQ.MT

TEENEMENT STATEMENT

BUILDING TYPE	NUMBER OF TENEMENTS	CARPET AREA	PROPOSED FOR PLAY	PROPOSED FOR SALE
BUILDING NO. A	287	29.80	788 NOS.	04 NOS.
BUILDING NO. B1	129	29.80		
BUILDING NO. B2	129	29.80		
BUILDING NO. C	287	29.80		
TOTAL	792 NOS.			

TOTAL R.G. AREA PROPOSED

DISCREPTION	AREA
R.G.-1	1027.25 SQ.MT
R.G.-2	322.89 SQ.MT
R.G.-3	2437.86 SQ.MT
TOTAL	3788.91 SQ.MT



CONSENTS OF SHEET

PART C.C. OF BUILDING B2

STATE OF APPELLATE OF PLANS

Accepted as completion plans as per the plan No. 100/100A dated 30/03/2020

Date: 30/03/2020

Executive Engineer Building Department, Chennai

PROFORMA - AREA STATEMENT

1. AREA OF THE SITE	37020.00
2. AREA OF THE BUILDING	35189.90
3. AREA OF THE NON F.S.I AREA	1830.06
4. TOTAL AREA	37020.00

OWNER CERTIFICATE

I, the undersigned, hereby certify that the above mentioned details are true and correct and I have no objection in the construction of the building as per the plan No. 100/100A dated 30/03/2020.

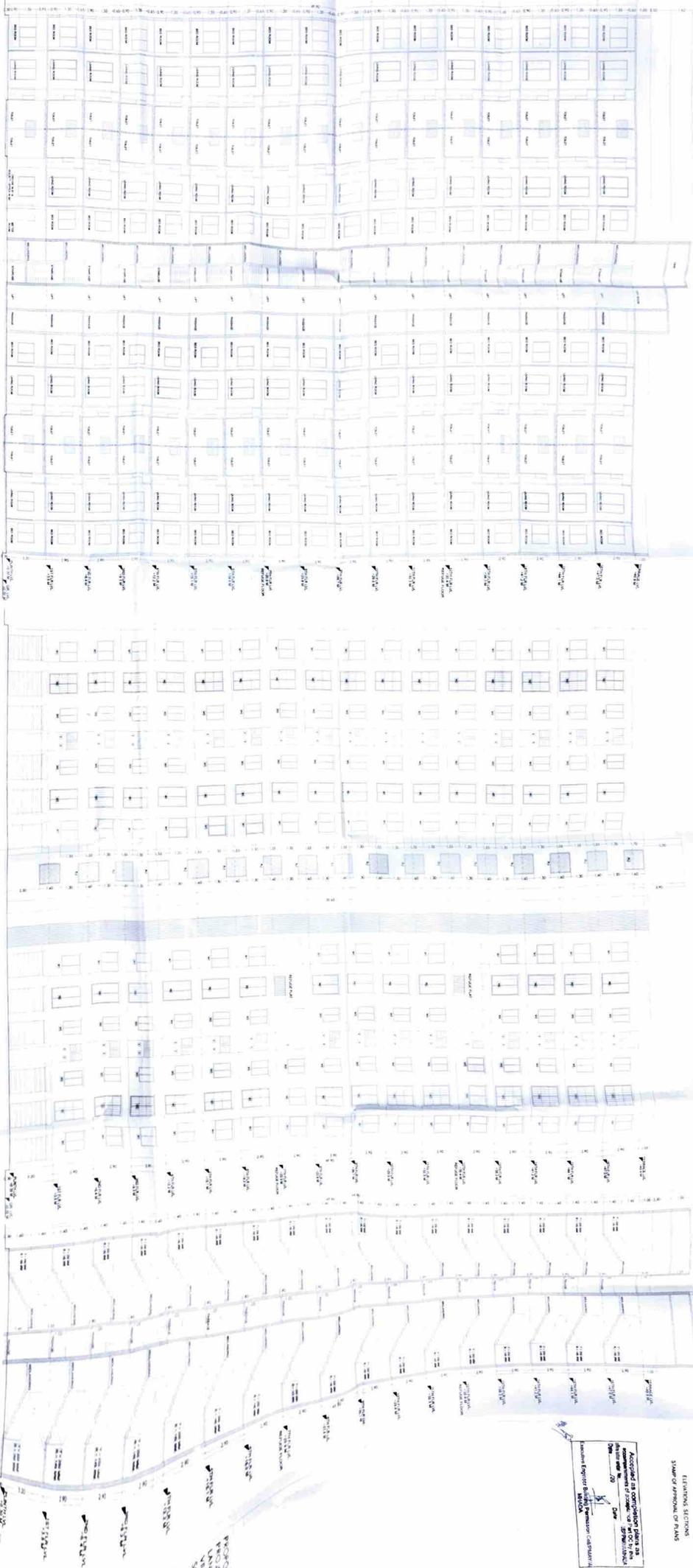
Date: 30/03/2020

Signature of Owner

CONTENTS OF SHEET
 COMPLETE DRAWINGS FOR PART 03
 EXTERIOR SECTIONS
 3 PARTS OF 3 PARTS OF PARTS

Accepted as complete drawings as
 shown on drawings of 03/15/2014
 Date: 03/15/2014
 Signature: [Signature]
 Architect: [Name]
 Architect Registered Building Permittee: [Name]

REVISIONS
 1. VACUUM CLEANING
 2. VACUUM CLEANING
 3. VACUUM CLEANING
 4. VACUUM CLEANING



SECTION B-B OF BLDG- B2 SCALE: 1/8" = 1'-0"

FRONT ELEVATION OF BLDG- B2 SCALE: 1/8" = 1'-0"

SECTION A-A OF BLDG- B2 SCALE: 1/8" = 1'-0"