

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



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

/2026

Dated:-

To,

M/s. Vyankatesh V. Deshpande
338, Ashirvad, Siddhiwada,
Khaskilwada, Sawantwadi,
Sindhudurg, Maharashtra -416510.

Sub :- Part Occupation Certificate of Proposed Construction of Affordable Housing project -PPP Model under Pradhan Mantri Awas Yojana at on plot bearing C.S. no. 71/2/1, of village Kolgaon, Tal. Sawantwadi, Dist. Sindhudurg -416510 of Gr.+2 floor (excluding lift) comprising 30 EWS T/s.

Ref :-1) Your application letter dtd.03/04/2025 & dtd.16/06/2025.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Gr.+4 floor of Bldg No.Wing B (Part -I) comprising 50 EWS T/s on plot bearing C.S. no. 71/2/1, of village Kolgaon, Tal. Sawantwadi, Dist. Sindhudurg -416510 under Affordable Housing Project on PPP Model of Pradhan Mantri Awas Yojana, which is constructed & completed under the supervision of Developer M/S Vyankatesh V. Deshpande, Arch. Dinesh Warade of M/ s. Archinova design inc (Regn. Lic. No. CA/1995/18050) and Structural Engineer Shri Madhukar Shirsat (Regn. No.STATE/R/2025/APL/16221) subject to following conditions.

1. That this Part 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. Functioning of Transformer, Rainwater Harvesting system shall be maintained.
4. The periodic maintenance of Common amenities such as Water Supply, Electrical, Drainage Mechanical & Civil shall be maintained.
5. It is the responsibility of the developer to provide sufficient & safe Electrical Power Supply & sufficient Water Supply to the above building. 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. That the drainage arrangement plumbing work, septic tank, soak pit & S.W. Drain shall be provided & well maintained.
7. That the 24.00mtr Road affecting area of 801.93sq.mtr. and existing road affecting area of 48.47sq.mtr. should be handed over to the Concern Local Authority and 7/12 / Taba Pavti in the name of concerned Authority shall be submitted to this office before issue of Full Occupancy Certificate.

8. That the minutes of revised CSMC sanctioned for 140 EWS T/s shall be obtained and submitted to this office before issue of full O.C.
9. That the applicant / Developer shall not be allowed to enclose or to sale the common space such as refuge area, common parking, top terrace (common terrace), open Balcony, open terrace etc. The refuge area, common parking, top terrace (common terrace) shall be open to all.
10. That the revised layout approval shall be obtained and submitted to this office before asking for Full O.C.C.
11. That the final NOC for Water Connection, Electric supply & drainage shall be submitted to this office before issue of Full O.C.C.

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



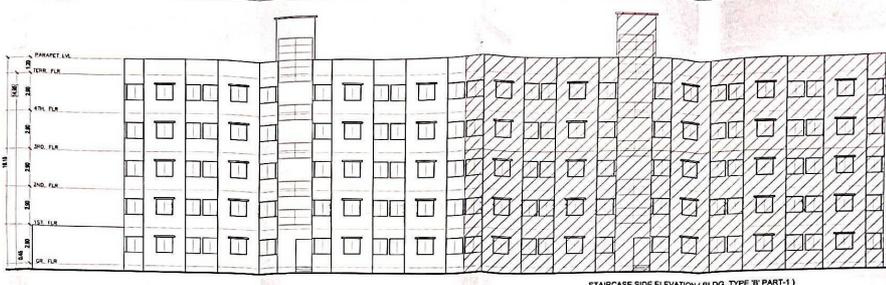
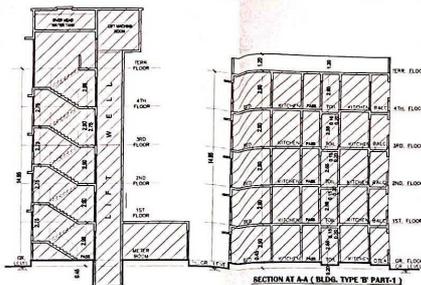
Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Architect: Mr. Dinesh Warade of M/ s. Archinova design inc., 1, New Bhushan, Teen Hath Naka, behind Punjab & Sindh Bank, Thane-400 604.
2. Chief Officer, Kokan Board, MHADA.
3. Asst. Director of Town Planning, Sawantwadi, Sindhudurg.
4. Sawantwadi Municipal Council
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



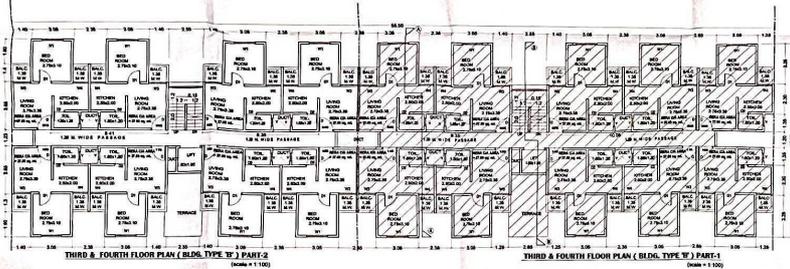
Executive Engineer/B.P.Cell
PMAY/ MHADA



SECTION AT B-B (BLDG. TYPE 'W' PART-1)
Scale = 1:100

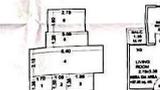
SECTION AT A-A (BLDG. TYPE 'W' PART-1)
Scale = 1:100

STAIRCASE SIDE ELEVATION (BLDG. TYPE 'W' PART-1)
Scale = 1:100



THIRD & FOURTH FLOOR PLAN (BLDG. TYPE 'W') PART-2
Scale = 1:100

THIRD & FOURTH FLOOR PLAN (BLDG. TYPE 'W') PART-1
Scale = 1:100



HERA CARPET AREA DIAGRAM
TYPICAL GROUND FLR TO 4TH FLR PART-1
TYPICAL FLAT TYPE A - 05B & 14B
Scale = 1:100



HERA CARPET AREA DIAGRAM
TYPICAL GROUND FLR TO 4TH FLR PART-1 BLDG TYPE B
TYPICAL FLAT TYPE B - 06 TO 13B
Scale = 1:100

HERA CARPET AREA CALCULATION
TYPICAL GROUND FLR TO 4TH FLR PART-1
TYPICAL FLAT TYPE A - 05B & 14B
Scale = 1:100

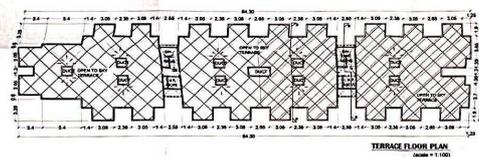
ADDITION	Area (Sq.M)
1) 175 x 138.01 NOS.	+ 23.95 Sq.M
2) 138 x 138.01 NOS.	+ 18.95 Sq.M
3) 145 x 138.01 NOS.	+ 20.01 Sq.M
4) 145 x 138.01 NOS.	+ 20.01 Sq.M
5) 138 x 138.01 NOS.	+ 18.95 Sq.M
6) 275 x 138.01 NOS.	+ 37.90 Sq.M
TOTAL ADDITION	+ 210.82 Sq.M

HERA CARPET AREA CALCULATION PART-1 BLDG TYPE B
TYPICAL GROUND FLR TO 4TH FLR
TYPICAL FLAT TYPE B - 06 TO 13B
Scale = 1:100

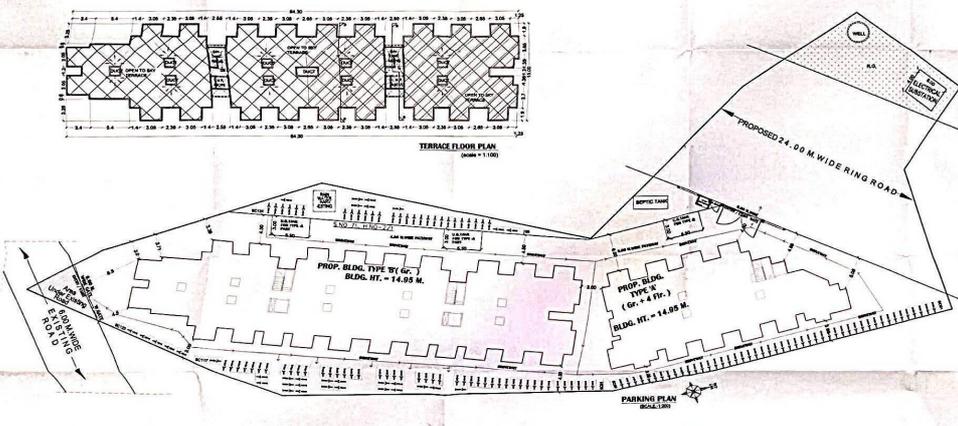
ADDITION	Area (Sq.M)
1) 138 x 138.01 NOS.	+ 18.95 Sq.M
2) 138 x 138.01 NOS.	+ 18.95 Sq.M
3) 138 x 138.01 NOS.	+ 18.95 Sq.M
4) 138 x 138.01 NOS.	+ 18.95 Sq.M
5) 275 x 138.01 NOS.	+ 37.90 Sq.M
TOTAL ADDITION	+ 210.82 Sq.M

CARPET AREA STATEMENT FOR GROUND TO FOURTH FLOOR (BLDG. TYPE - 'W') PART-1

FLOOR	HERA CARPET AREA (Sq.M)	BALCONY AREA (Sq.M)	TOTAL AREA (Sq.M)
06 TO 14B	210.82	2.82	213.64



TERRACE FLOOR PLAN
Scale = 1:100



PARKING PLAN
Scale = 1:500

PARKING STATEMENT

parking statement	(a) Parking Proposed as per plan		(b) Parking Proposed as per bye-laws	
	no of bays	sq. m	no of bays	sq. m
(A) 1) Apartments having carpet area 100.00 sq.mtr. & above	---	---	---	---
(B) 1) Apartments having carpet area 80.00 sq.mtr. to 100.00 sq.mtr.	---	---	---	---
(C) 2) Apartments having carpet area 60.00 sq.mtr. to 80.00 sq.mtr.	---	---	---	---
(D) 2) Apartments having carpet area less than 50.00 sq.mtr.	140	00	140	00
(E) In addition 0% visitor parking proposed	---	00	07	00
Total Parking proposed	00	147	00	147

CONTENT OF SHEET (BLDG. TYPE 'W' PART-1) AS PER THE THIRD FLOOR PLAN TERRACE FLOOR PLAN STAIRCASE SIDE ELEVATION SECTION AT A-A SECTION AT B-B & PARKING PLAN DRAWING ESTIMATING HERA CARPET AREA AND GENERAL CALCULATION & STATEMENT

STAMP & DATE OF APPROVAL OF PLAN COMPLETION PLANS FOR PART D.C.

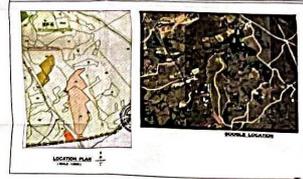
Accepted as completion plans as per bye-laws of the City of Bangalore. Date: 20/07/2018. Engineer: [Signature]

DESCRIPTION OF PROPOSAL: HERA CARPET AREA STATEMENT FOR GROUND TO FOURTH FLOOR (BLDG. TYPE - 'W') PART-1. SCALE: 1:500.

NAME, ADDRESS AND SIGNATURE OF THE OWNER: [Signature]

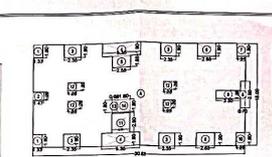
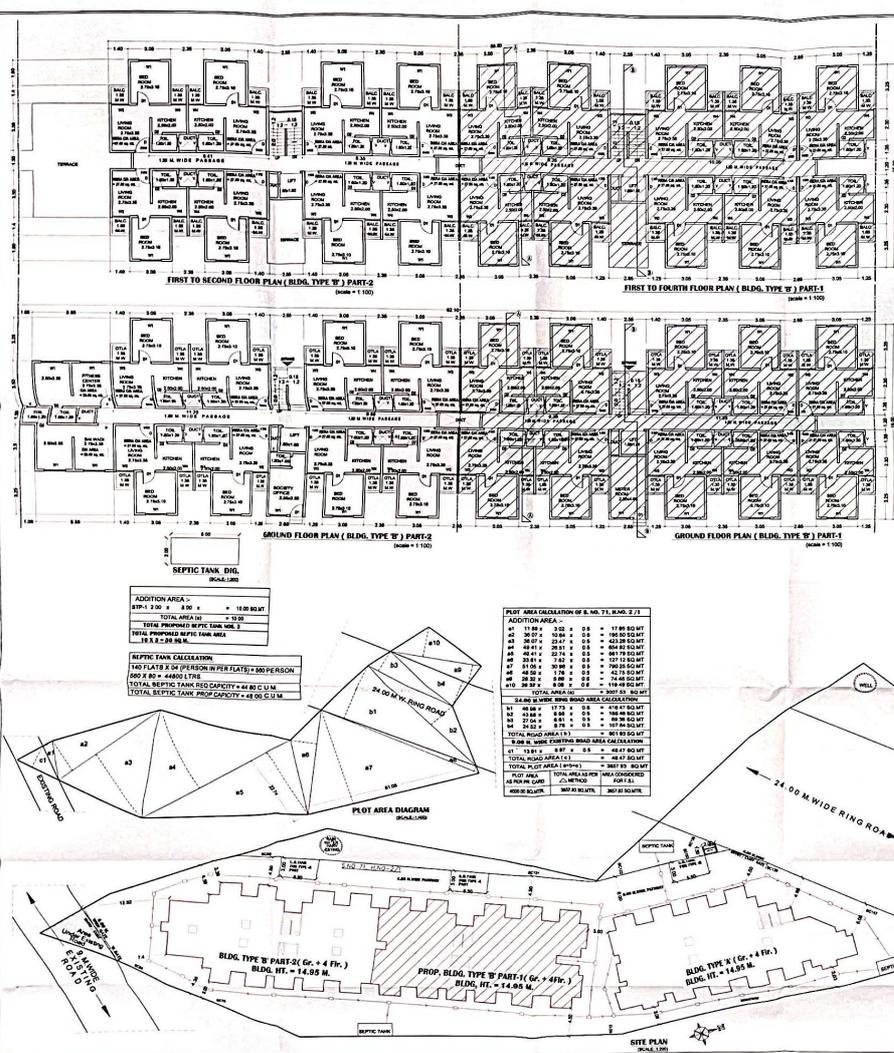
FOR: MR. S. V. SURESH. CERTIFICATE OF AREA: [Signature]

NAME & SIGNATURE OF THE ARCHITECT: [Signature]



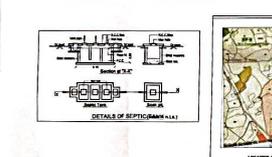
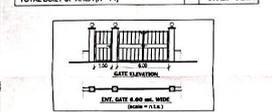
LOCATION PLAN

AERIAL PHOTOGRAPH



GROUND TO 4TH TYPICAL FLOOR AREA CALCULATIONS

DEFINITIONS	NO.	AREA (SQ. M)	TOTAL
1. 30.00 x 15.00	1	450.00	450.00
2. 30.00 x 15.00	1	450.00	900.00
3. 30.00 x 15.00	1	450.00	1350.00
4. 30.00 x 15.00	1	450.00	1800.00
5. 30.00 x 15.00	1	450.00	2250.00
6. 30.00 x 15.00	1	450.00	2700.00
7. 30.00 x 15.00	1	450.00	3150.00
8. 30.00 x 15.00	1	450.00	3600.00
9. 30.00 x 15.00	1	450.00	4050.00
10. 30.00 x 15.00	1	450.00	4500.00
11. 30.00 x 15.00	1	450.00	4950.00
12. 30.00 x 15.00	1	450.00	5400.00
13. 30.00 x 15.00	1	450.00	5850.00
14. 30.00 x 15.00	1	450.00	6300.00
15. 30.00 x 15.00	1	450.00	6750.00
16. 30.00 x 15.00	1	450.00	7200.00
17. 30.00 x 15.00	1	450.00	7650.00
18. 30.00 x 15.00	1	450.00	8100.00
19. 30.00 x 15.00	1	450.00	8550.00
20. 30.00 x 15.00	1	450.00	9000.00
21. 30.00 x 15.00	1	450.00	9450.00
22. 30.00 x 15.00	1	450.00	9900.00
23. 30.00 x 15.00	1	450.00	10350.00
24. 30.00 x 15.00	1	450.00	10800.00
25. 30.00 x 15.00	1	450.00	11250.00
26. 30.00 x 15.00	1	450.00	11700.00
27. 30.00 x 15.00	1	450.00	12150.00
28. 30.00 x 15.00	1	450.00	12600.00
29. 30.00 x 15.00	1	450.00	13050.00
30. 30.00 x 15.00	1	450.00	13500.00
31. 30.00 x 15.00	1	450.00	13950.00
32. 30.00 x 15.00	1	450.00	14400.00
33. 30.00 x 15.00	1	450.00	14850.00
34. 30.00 x 15.00	1	450.00	15300.00
35. 30.00 x 15.00	1	450.00	15750.00
36. 30.00 x 15.00	1	450.00	16200.00
37. 30.00 x 15.00	1	450.00	16650.00
38. 30.00 x 15.00	1	450.00	17100.00
39. 30.00 x 15.00	1	450.00	17550.00
40. 30.00 x 15.00	1	450.00	18000.00
41. 30.00 x 15.00	1	450.00	18450.00
42. 30.00 x 15.00	1	450.00	18900.00
43. 30.00 x 15.00	1	450.00	19350.00
44. 30.00 x 15.00	1	450.00	19800.00
45. 30.00 x 15.00	1	450.00	20250.00
46. 30.00 x 15.00	1	450.00	20700.00
47. 30.00 x 15.00	1	450.00	21150.00
48. 30.00 x 15.00	1	450.00	21600.00
49. 30.00 x 15.00	1	450.00	22050.00
50. 30.00 x 15.00	1	450.00	22500.00
51. 30.00 x 15.00	1	450.00	22950.00
52. 30.00 x 15.00	1	450.00	23400.00
53. 30.00 x 15.00	1	450.00	23850.00
54. 30.00 x 15.00	1	450.00	24300.00
55. 30.00 x 15.00	1	450.00	24750.00
56. 30.00 x 15.00	1	450.00	25200.00
57. 30.00 x 15.00	1	450.00	25650.00
58. 30.00 x 15.00	1	450.00	26100.00
59. 30.00 x 15.00	1	450.00	26550.00
60. 30.00 x 15.00	1	450.00	27000.00
61. 30.00 x 15.00	1	450.00	27450.00
62. 30.00 x 15.00	1	450.00	27900.00
63. 30.00 x 15.00	1	450.00	28350.00
64. 30.00 x 15.00	1	450.00	28800.00
65. 30.00 x 15.00	1	450.00	29250.00
66. 30.00 x 15.00	1	450.00	29700.00
67. 30.00 x 15.00	1	450.00	30150.00
68. 30.00 x 15.00	1	450.00	30600.00
69. 30.00 x 15.00	1	450.00	31050.00
70. 30.00 x 15.00	1	450.00	31500.00
71. 30.00 x 15.00	1	450.00	31950.00
72. 30.00 x 15.00	1	450.00	32400.00
73. 30.00 x 15.00	1	450.00	32850.00
74. 30.00 x 15.00	1	450.00	33300.00
75. 30.00 x 15.00	1	450.00	33750.00
76. 30.00 x 15.00	1	450.00	34200.00
77. 30.00 x 15.00	1	450.00	34650.00
78. 30.00 x 15.00	1	450.00	35100.00
79. 30.00 x 15.00	1	450.00	35550.00
80. 30.00 x 15.00	1	450.00	36000.00
81. 30.00 x 15.00	1	450.00	36450.00
82. 30.00 x 15.00	1	450.00	36900.00
83. 30.00 x 15.00	1	450.00	37350.00
84. 30.00 x 15.00	1	450.00	37800.00
85. 30.00 x 15.00	1	450.00	38250.00
86. 30.00 x 15.00	1	450.00	38700.00
87. 30.00 x 15.00	1	450.00	39150.00
88. 30.00 x 15.00	1	450.00	39600.00
89. 30.00 x 15.00	1	450.00	40050.00
90. 30.00 x 15.00	1	450.00	40500.00
91. 30.00 x 15.00	1	450.00	40950.00
92. 30.00 x 15.00	1	450.00	41400.00
93. 30.00 x 15.00	1	450.00	41850.00
94. 30.00 x 15.00	1	450.00	42300.00
95. 30.00 x 15.00	1	450.00	42750.00
96. 30.00 x 15.00	1	450.00	43200.00
97. 30.00 x 15.00	1	450.00	43650.00
98. 30.00 x 15.00	1	450.00	44100.00
99. 30.00 x 15.00	1	450.00	44550.00
100. 30.00 x 15.00	1	450.00	45000.00



SCHEDULE OF DOOR AND WINDOW

TYPE	SIZE	DESCRIPTION
D1	1.00 x 2.00	T.W. HANDED DOOR
D2	0.90 x 2.00	T.W. HANDED DOOR
D3	0.75 x 2.00	T.W. HANDED DOOR
D4	1.20 x 2.00	T.W. HANDED DOOR
W1	1.35 x 2.00	ALL BUILDING WINDOWS
W2	1.20 x 2.00	ALL BUILDING WINDOWS
W3	1.35 x 1.80	ALL BUILDING WINDOWS
W4	1.20 x 1.80	ALL BUILDING WINDOWS
V	0.60 x 0.75	ALL LOUVERED VENTILATOR



METER ROOM AREA CALCULATIONS

DEFINITIONS	NO.	AREA (SQ. M)	TOTAL
1. 1.20 x 1.80	1	2.16	2.16
2. 1.20 x 1.80	1	2.16	4.32
3. 1.20 x 1.80	1	2.16	6.48
4. 1.20 x 1.80	1	2.16	8.64
5. 1.20 x 1.80	1	2.16	10.80
6. 1.20 x 1.80	1	2.16	12.96
7. 1.20 x 1.80	1	2.16	15.12
8. 1.20 x 1.80	1	2.16	17.28
9. 1.20 x 1.80	1	2.16	19.44
10. 1.20 x 1.80	1	2.16	21.60
11. 1.20 x 1.80	1	2.16	23.76
12. 1.20 x 1.80	1	2.16	25.92
13. 1.20 x 1.80	1	2.16	28.08
14. 1.20 x 1.80	1	2.16	30.24
15. 1.20 x 1.80	1	2.16	32.40
16. 1.20 x 1.80	1	2.16	34.56
17. 1.20 x 1.80	1	2.16	36.72
18. 1.20 x 1.80	1	2.16	38.88
19. 1.20 x 1.80	1	2.16	41.04
20. 1.20 x 1.80	1	2.16	43.20
21. 1.20 x 1.80	1	2.16	45.36
22. 1.20 x 1.80	1	2.16	47.52
23. 1.20 x 1.80	1	2.16	49.68
24. 1.20 x 1.80	1	2.16	51.84
25. 1.20 x 1.80	1	2.16	54.00
26. 1.20 x 1.80	1	2.16	56.16
27. 1.20 x 1.80	1	2.16	58.32
28. 1.20 x 1.80	1	2.16	60.48
29. 1.20 x 1.80	1	2.16	62.64
30. 1.20 x 1.80	1	2.16	64.80
31. 1.20 x 1.80	1	2.16	66.96
32. 1.20 x 1.80	1	2.16	69.12
33. 1.20 x 1.80	1	2.16	71.28
34. 1.20 x 1.80	1	2.16	73.44
35. 1.20 x 1.80	1	2.16	75.60
36. 1.20 x 1.80	1	2.16	77.76
37. 1.20 x 1.80	1	2.16	79.92
38. 1.20 x 1.80	1	2.16	82.08
39. 1.20 x 1.80	1	2.16	84.24
40. 1.20 x 1.80	1	2.16	86.40
41. 1.20 x 1.80	1	2.16	88.56
42. 1.20 x 1.80	1	2.16	90.72
43. 1.20 x 1.80	1	2.16	92.88
44. 1.20 x 1.80	1	2.16	95.04
45. 1.20 x 1.80	1	2.16	97.20
46. 1.20 x 1.80	1	2.16	99.36
47. 1.20 x 1.80	1	2.16	101.52
48. 1.20 x 1.80	1	2.16	103.68
49. 1.20 x 1.80	1	2.16	105.84
50. 1.20 x 1.80	1	2.16	108.00
51. 1.20 x 1.80	1	2.16	110.16
52. 1.20 x 1.80	1	2.16	112.32
53. 1.20 x 1.80	1	2.16	114.48
54. 1.20 x 1.80	1	2.16	116.64
55. 1.20 x 1.80	1	2.16	118.80
56. 1.20 x 1.80	1	2.16	120.96
57. 1.20 x 1.80	1	2.16	123.12
58. 1.20 x 1.80	1	2.16	125.28
59. 1.20 x 1.80	1	2.16	127.44
60. 1.20 x 1.80	1	2.16	129.60
61. 1.20 x 1.80	1	2.16	131.76
62. 1.20 x 1.80	1	2.16	133.92
63. 1.20 x 1.80	1	2.16	136.08
64. 1.20 x 1.80	1	2.16	138.24
65. 1.20 x 1.80	1	2.16	140.40
66. 1.20 x 1.80	1	2.16	142.56
67. 1.20 x 1.80	1	2.16	144.72
68. 1.20 x 1.80	1	2.16	146.88
69. 1.20 x 1.80	1	2.16	149.04
70. 1.20 x 1.80	1	2.16	151.20
71. 1.20 x 1.80	1	2.16	153.36
72. 1.20 x 1.80	1	2.16	155.52
73. 1.20 x 1.80	1	2.16	157.68
74. 1.20 x 1.80	1	2.16	159.84
75. 1.20 x 1.80	1	2.16	162.00
76. 1.20 x 1.80	1	2.16	164.16
77. 1.20 x 1.80	1	2.16	166.32
78. 1.20 x 1.80	1	2.16	168.48
79. 1.20 x 1.80	1	2.16	170.64
80. 1.20 x 1.80	1	2.16	172.80
81. 1.20 x 1.80	1	2.16	174.96
82. 1.20 x 1.80	1	2.16	177.12
83. 1.20 x 1.80	1	2.16	179.28
84. 1.20 x 1.80	1	2.16	181.44
85. 1.20 x 1.80	1	2.16	183.60
86. 1.20 x 1.80	1	2.16	185.76
87. 1			