

No. EE/BP/PMAY/A/MHADA/ /2025

Dated:-

To,
M/s Maitree Infra
Flat No.2, S.No.54,
Namo Complex, behind Balaji Greens
Dhayari, Pune-411 041.

Sub :- Part Occupation certificate for Proposed development of 1 bldgs comprising 119 EWS T/s on plot bearing S.No.105/5/1(Part), 105/2A/3 (Part), 105/4(Part), Dhayari, Tal.Haveli, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana .

Ref :- Your application letter dated 31/10/2025 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 of St. + 12 comprising of 119 EWS T/s, on plot bearing S.No.105/5/1(Part), 105/2A/3 (Part), 105/4(Part), Dhayari, Tal.Haveli, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Shri Satish Bodare, Architect M/s Archview Associates - Shashank Nanaware (Regn. Lic. No. STATE/R/2025/APL/17593) and Structural Engineer Shri Shankar Bade (Regn. Lic.No.STATE/R/2025/APL/17409) 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 install STP and submit consent to operate certificate before asking for 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, Rainwater Harvesting 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 install solar system and obtain completion certificate from consultant before asking for Full O.C.
9. That you have to hand over road setback area and amenity plot area to the concerned local authority and submit "7/12" extract of the said land in the name of local authority before asking for Full O.C.
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 Garden Final NOC (Tree Authority) should be obtained before Full O.C.
12. That the parking should be provided as per plans sanctioned.
13. 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 View Associates, Shashank Nanaware, 1205/5, Saikrupa Bldg, besides hotel cornet, Apte Road, Shivaji Nagar, Pune-411 004, For Information
2. Chief Officer, Pune Board, MHADA.
3. Commissioner, Pune Municipal Corporation
- ✓ 4. Asst. Director of Town Planning, Pune.
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**

FSI STATEMENT															
BUILDING NAME	BUILDING TYPE	NO.OF LIG TENEMENTS	CARPET AREA FOR LIG (SQ.M.)	NO.OF EWS TENEMENTS	CARPET AREA FOR EWS (SQ.M.)	TOTAL FOR RESIDENTIAL BUP AREA (SQ.M.)	TOTAL COMMERCIAL BUP AREA (SQ.M.)	TOTAL COMM. + RESI. BUP AREA (SQ.M.)	TOTAL BUP AREA FOR OC PROPOSAL (SQ.M.)	NO.OF FLOORS	HEIGHT OF BUILDING	TOTAL TENS. PROPOSED FOR PMAY BENEFICIARIES (UNDER SUBSIDY)	TOTAL TENS. PROPOSED FOR SALE	REMARK	
BLDG. 1	EWS	---	---	119	29.80	5567.27	0.00	5567.27	5567.27	STILT+12	37.85	75 EWS	44 EWS	PROPOSAL FOR OC	
BLDG. 2	LIG	48	48.80	---	---	6759.02	0.00	6759.02	0.00	L.G. PARK+U.G. PARK+12 FL	40.75	0.00	95 LIG	UNDER CONSTRUCTION	
	LIG	47	50.03	---	---								01 EWS		
	EWS	00	---	01	24.02										
BLDG.3	EWS	---	---	44	29.40	4564.82	115.48	4680.10	0.00	L.G. PARK+U.G./ PARK+11 FL	37.85	00	87 EWS 10 CON. SHOP	UNDER CONSTRUCTION	
	EWS	---	---	43	29.89										
TOTAL		95		207		16890.91	115.48	17006.39	5567.27		TOTAL	75	227	302 TENEMENTS AND 10 CON. SHOPS	

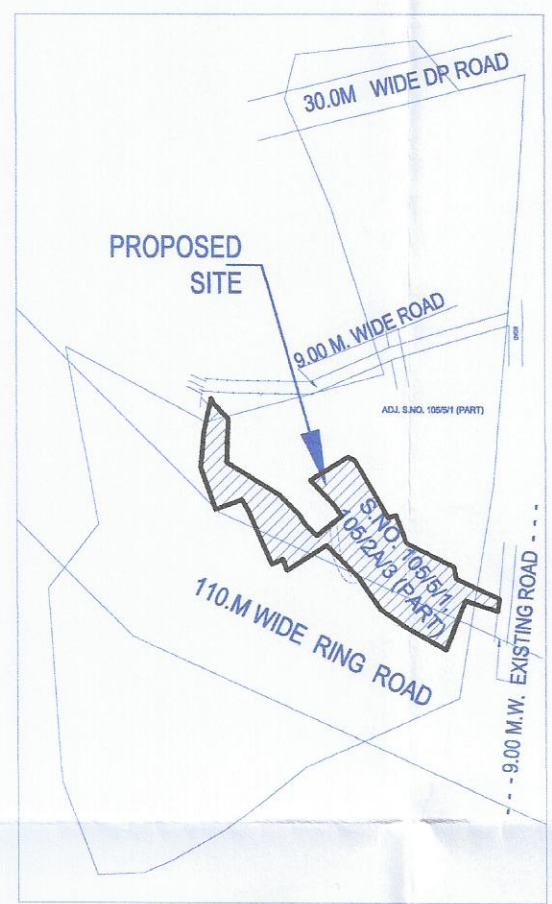
NON FSI AREA STATEMENT (IN SQ.M.)					
BUILDING NAME	BUILDING TYPE	PARKING AREA	STAIRCASE HEADROOM	REFUGE AREA	TOTAL AREA
BLDG. 1	EWS	363.07	39.65	34.80	2988.71
BLDG. 2	LIG	1365.23	35.24	26.59	
BLDG. 3	EWS	1049.54	35.77	38.82	
TOTAL		2777.84	110.66	100.21	

TOTAL FSI + NON FSI AREA STATEMENT		
TOTAL FSI AREA	TOTAL NON FSI AREA	TOTAL FSI+NON FSI AREA
17006.39	2988.71	19995.10

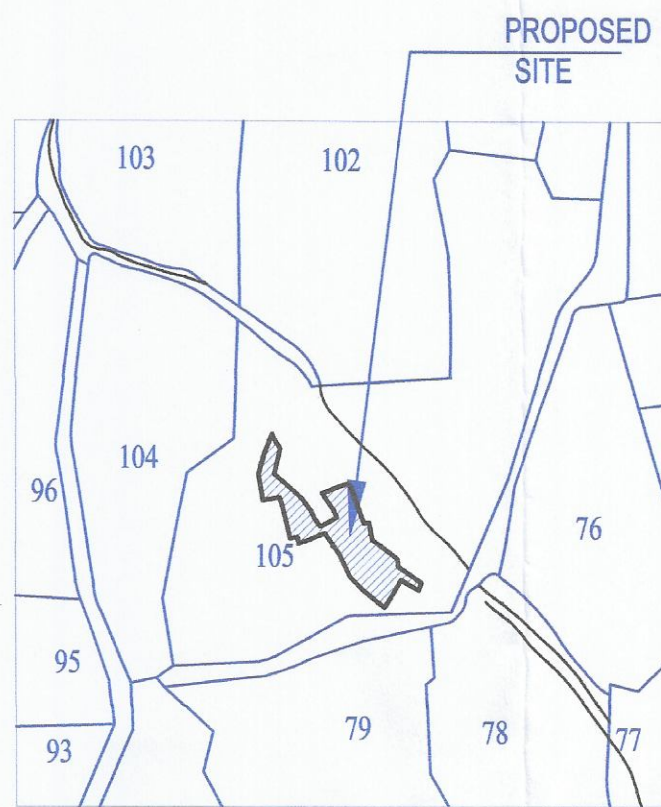
WATER CAPACITY STATEMENT						
BUILDING NAME	BUILDING TYPE	NO.OF LIG TENEMENTS	REQUIRED WATER / TENEMENT	REQUIRED O. H. WATER TANK	PROVIDED O.H. WATER TANK	REQUIRED U.G. WATER TANK
BLDG. 1	EWS	119	675	80325	81000	120487.50
BLDG. 2	LIG	96	675	64800	81000	97200.00
BLDG.3 SHOP			38.00	1710		2565.00
BLDG.3	EWS	87	675	58725	81000	88087.50
TOTAL		302		205560	243000	308340.00



GOOGLE LOCATION PLAN



LOCATION PLAN



VILLAGE PLAN

L.G. PARK - LOWER GROUND PARKING
U.G. PARK - UPPER GROUND PARKING

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

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.

M/S MAITREE INFRA
MR. TUSHAR POKALE

STAMP OF APPROVAL

LAYOUT

1
4

COMPLETION PLAN OF BUILDING -1

AREA STATEMENT

	AREA IN SQ.MT.
1) AREA OF PLOT (AS PER SANCTION LAYOUT)	10550.00
a) AS PER OWNERSHIP DOCUMENT SHEET (7/12, CTS EXTRACT)	10550.00
b) AS PER MEASUREMENT SHEET	10680.80
c) AS PER SITE	10680.80
2) DEDUCTIONS FOR	
a) AREA AS PER D.P. / R.P. ROAD AREA (110 M RING ROAD)	2414.55
b) ANY R.P. / D.P. RESERVATION	0.00
TOTAL (a+b)	2414.55
3) BALANCED PLOT AREA (1-2a)	8135.45
4) AMENITY SPACE (if applicable) 15%	0
a) REQUIRED	0
b) PROPOSED AMENITY (AS PER PREVIOUS SANCTION)	1478.53
c) BALANCE PROPOSED -	0.00
5) NET AREA OF PLOT (3-4(c))	6656.92
6) RECREATIONAL OPEN SPACE (if applicable)	
a) REQUIRED (10%)	813.55
b) PROPOSED (10%)	816.43
7) INTERNAL ROAD AREA	0.00
8) NET AREA CONSIDERED FOR F.S.I.	6656.92
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER AGRICULTURAL ZONE 1.00	6656.92
10) ADDITIONAL OF F.S.I. ON PAYMENT OF PREMIUM	0
a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH / TOD ZONE	0.00
b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11) IN-SITU FSI / TDR LOADING	-
a) IN-SUIT AREA AGAINST D.P. ROAD if any (SUBJECT TO HANDEDOVER LOCAL OR CONCERNED AUTHORITY)	2414.55
b) IN-SUIT AREA AGAINST AMENITY SPACE IN HANDED OVER(2.0 OR 1.85*no.7(b) and / or (c))	2957.06
c) TDR AREA	0.00
d) TOTAL IN-SITU / TDR LOADING PROPOSAL (11 b)	0.00
12) ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a) (9+11(a)+11(b)) OR 12 WHICHEVER IS APPLICABLE.	12028.53
b) ANCILLARY AREA FSI UPTO 80% FOR COMMERCIAL & 60% FOR RESI. WITH PAYMENT OF CHARGES.	7217.12
c) TOTAL ENTITLEMENT (a+b)	19245.65
14) MAXIMUM UTILIZATION LIMIT OF F.S.I. (building potential) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 6.1 OR 6.2 OR 6.3 OR 6.4 as applicable) * 1.6 OR 1.8	19245.65
15) TOTAL BUILT-UP AREA IN PROPOSAL	
a) TOTAL PROPOSED BUILTUP AREA AS PER SANCTION VIDE LETTER NO. EE/BP/ PMAYA/AMHADA/ 570/2024 DATED :- 20-09-2024	
b) PROPOSED BUILT-UP AREA (AS PER P- LINE)	
i) BASIC F.S.I./ BUILT-UP AREA	6656.92
ii) AMENITY F.S.I. / BUILT-UP AREA (SUBJECT TO HANDEDOVER LOCAL OR CONCERNED AUTHORITY)	2957.06
iii) D.P. / RING ROAD F.S.I. / BUILT-UP AREA (SUBJECT TO HANDEDOVER LOCAL OR CONCERNED AUTHORITY)	1006.99
c) TOTAL (a+b)	10620.97
d) PROPOSED ANCILLARY AREA (resi + comm. = 6334.09+51.33)	6385.42
e) TOTAL PROPOSED BUILT-UP AREA AS PER P LINE	17006.39
16) F.S.I. CONSUMED (should not be more than serial no.14 above) FSI CALCULATIONS EXCLUDING AMENITY AND D.P. ROAD FSI	1.41
17) BALANCE F.S.I. FOR ANCILLARY AREA	831.70
18) TOTAL TENEMENTS	207 EWS 95 LIG 10 CON. SHOP
19) A) TOTAL PROPOSED BUILTUP AREA AS PER SANCTION VIDE LETTERNO. EE/BP/PMAYA/AMHADA/570/2024 DATED - 20-09-2024	17006.39
B) PROPOSED BUILT-UP AREA FOR BUILDING - 1 FOR OC PROPOSAL	5567.27
C) BALANCE BUILT-UP AREA (OUT OF TOTAL PROPOSED BUILT-UP AREA)	11439.12
D) PROPOSED TENAMENT FOR PART OC	119.00

PROJECT

COMPLETION PLAN OF RESIDENTIAL BUILDING-1 UNDER PMAY-AHP-PPP MODEL , AT105/5/1(P), 105/2A/3 (P),105/ 4(P), DHAYRI PUNE. TAL:-HAVELI, DIST:- PUNE

OWNERS / P.A.H.

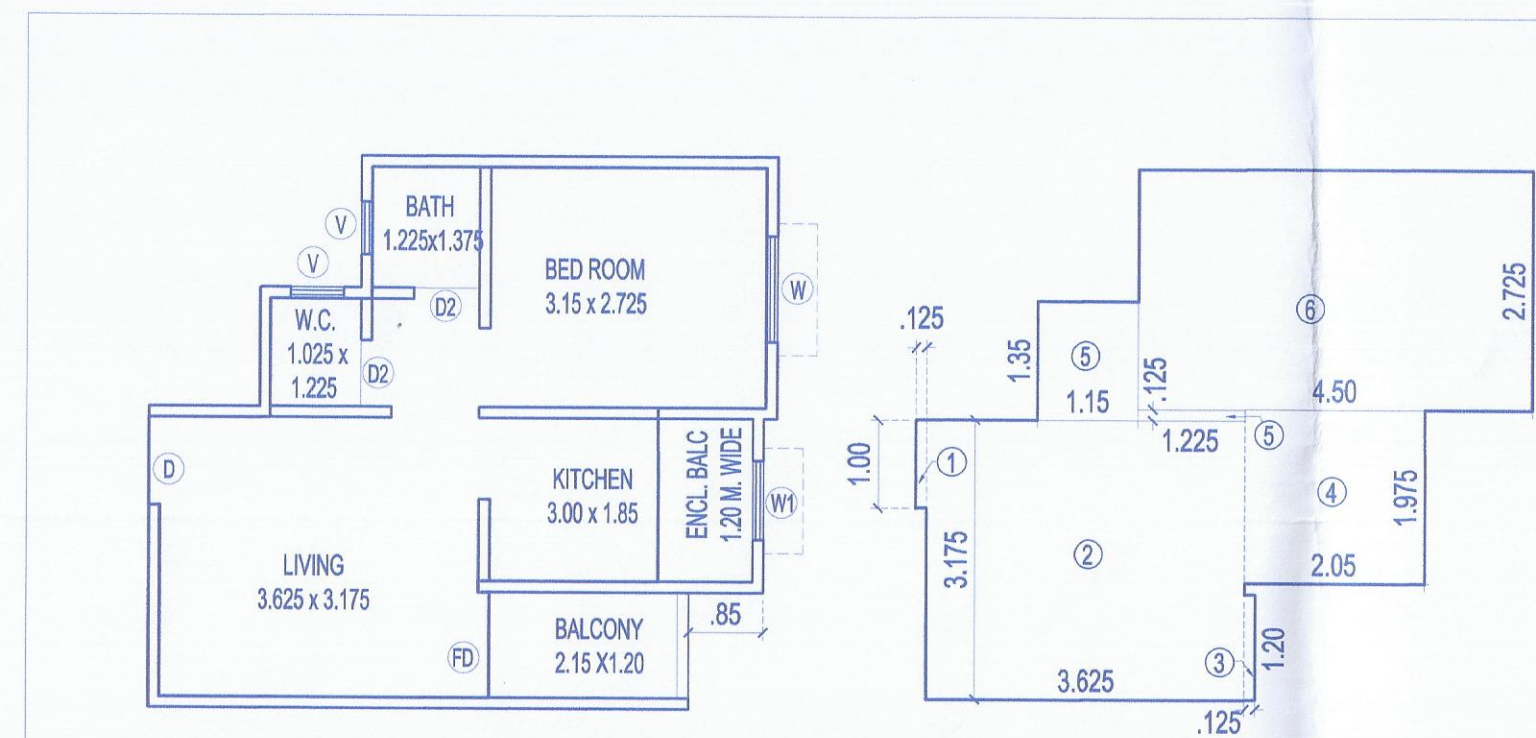
ARCHITECT SIGN.

M/S MAITREE INFRA
MR. TUSHAR POKALE

SHASHANK NANAWARE
L.NO.STATE/R/2022/APJ/02837

Arch view associates
Architectural, Engineering & Interior Consultant
1064 ' Prasad Apartment ' 1st floor, Lane no 9,
Shubhashnagar, Shukrawar Peth, Pune - 411030.
Contact : 9011164555 / Email : archviewassociates1999@gmail.com

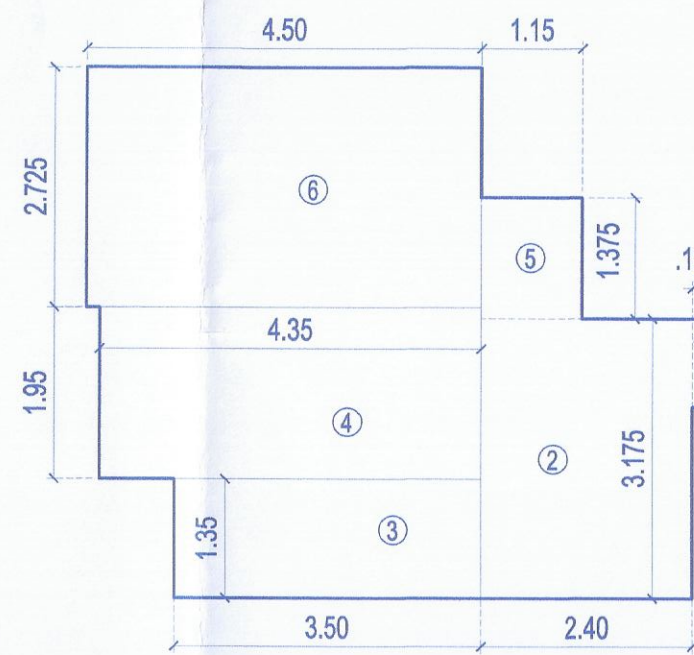
JOB NO.	DWG NO.	SCALE	DATE
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RERA CARPET AREA CALCULATIONS FOR EWS TENEMENT (1BHK)

SR. NO.	LENGTH	WIDTH	AREA IN SQ.M.
1	0.125	1.00	0.13
2	3.625	3.175	11.51
3	0.125	1.20	0.15
4	2.05	1.975	4.05
5	1.225	0.125	0.15
6	1.15	1.35	1.55
7	4.50	2.725	12.28
TOTAL RERA CARPET AREA			29.80

REQUIRED REFUSE AREA
2 FLOORS x 10 FLATS / FLOOR x 5 PERSON
100 PERSON x 0.30 = 30 SQ.M.



AREA KEY PLAN OF 8TH FLOOR REFUSE (BUILDING-1) SCALE 1:100

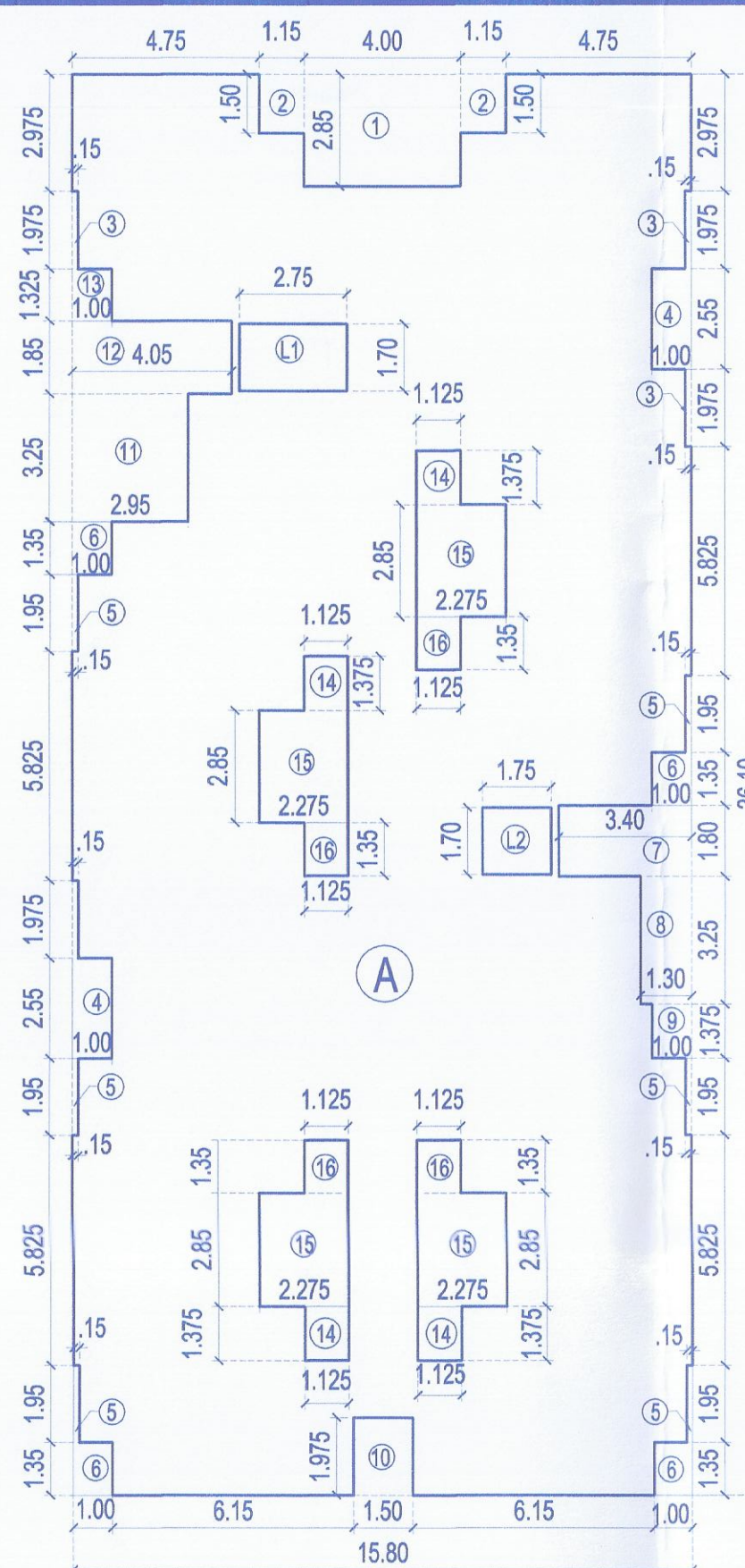
REFUSE AREA CALCULATION

SR. NO.	NOS	LENGTH	WIDTH	AREA IN SQ.M.
1	1	0.125	1.00	0.13
2	1	2.40	3.175	7.62
3	1	3.50	1.35	4.73
4	1	4.35	1.95	8.48
5	1	1.15	1.375	1.58
6	1	4.50	2.725	12.28
TOTAL PROVIDED REFUSE AREA				34.80

NON FSI STATEMENT		
PARKING	409.81	
DEDUCTIONS FOR		
FLOOR	BUILT-UP AREA	DESCRIPTION
PARKING	20.00	SOCIETY OFFICE/ FITNESS CENTER
PARKING	05.90	TOILET BLOCK
PARKING	10.32	DRIVERS ROOM
PARKING	10.32	CRECHE
TOTAL BUP	46.54	
NET PARKING AREA	363.07	
FSI STATEMENT (FOR RESIDENTIAL)		
FLOOR	BUILT-UP AREA	DESCRIPTION
PARKING	20.00	SOCIETY OFFICE/ FITNESS CENTER
PARKING	05.90	TOILET BLOCK
PARKING	10.32	DRIVERS ROOM
PARKING	10.32	CRECHE
TOTAL	46.54	

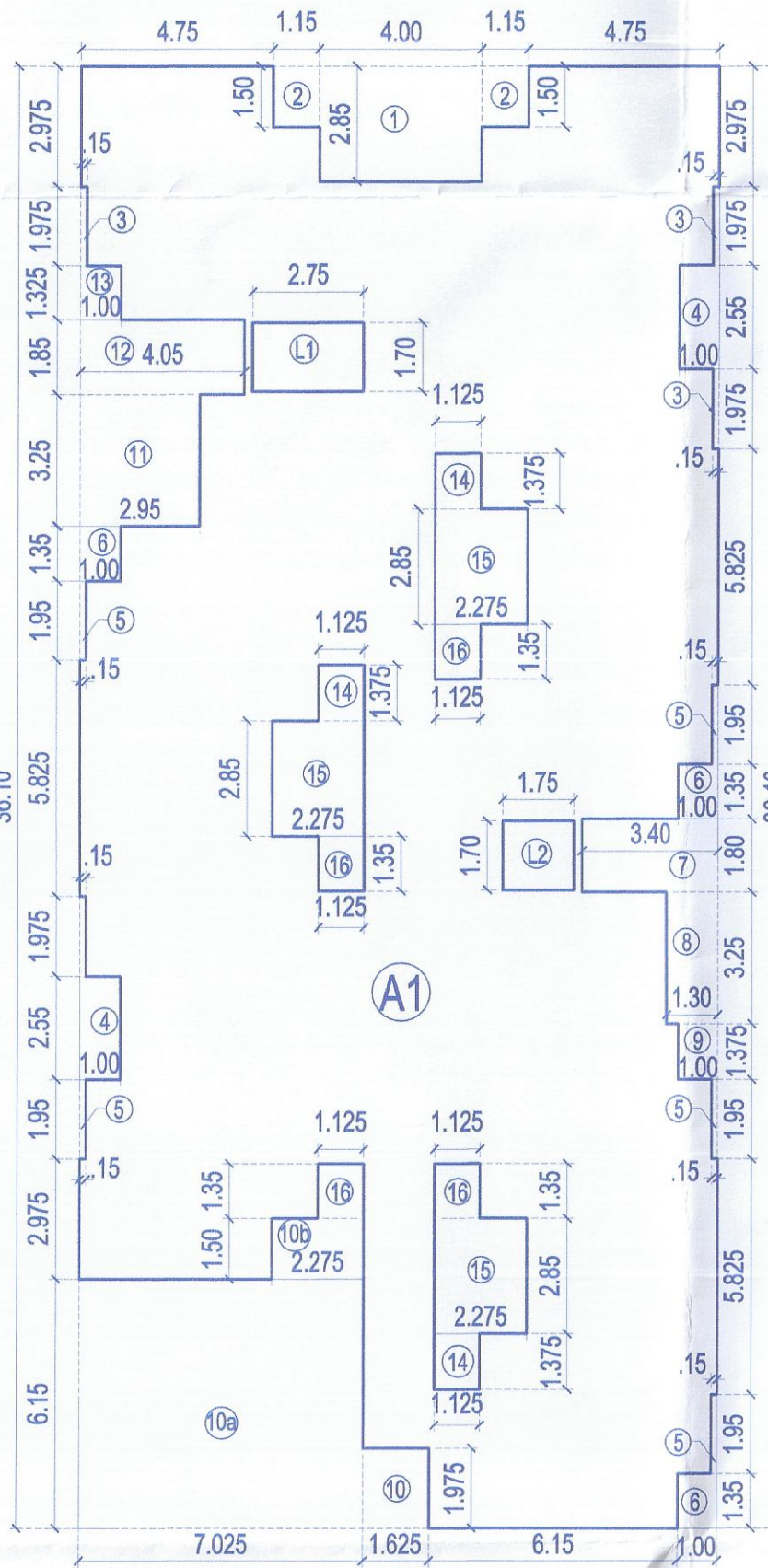
NON FSI AREA STATEMENT (IN SQ.M.)					
BUILDING NAME	BUILDING TYPE	PARKING AREA	STAIRCASE HEADROOM	REFUSE AREA	TOTAL AREA
BLDG. 1	EWS	363.07	39.65	34.80	437.52

FSI STATEMENT (FOR RESIDENTIAL)		
FLOOR	BUILT-UP AREA	NO. OF EWS TENEMENTS
FIRST	463.16	10
SECOND	463.16	10
THIRD	463.16	10
FOURTH	463.16	10
FIFTH	463.16	10
SIXTH	463.16	10
SEVENTH	463.16	10
EIGHTH	463.16	10
NINTH	463.16	10
TENTH	463.16	10
ELEVENTH	463.16	10
TWELFTH	463.16	10
TOTAL	5567.27	119.00



AREA KEY PLAN OF TYPICAL 1ST TO 7TH & 9TH TO 12TH FLOOR BUILDING-1 SCALE 1:200

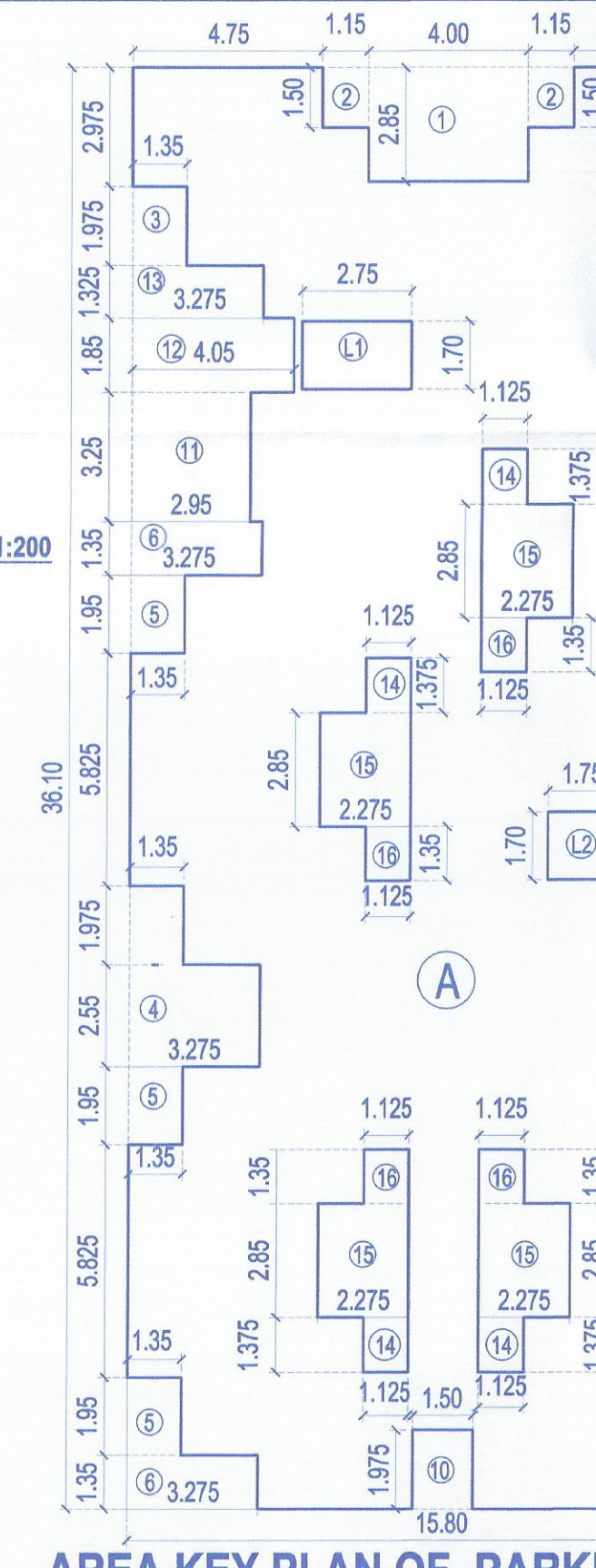
AREA CALCULATION			
TYPICAL FLOOR			
SR. NO.	NOS	LENGTH	WIDTH
A	1	36.10	15.80
DEDUCTIONS FOR			
SR. NO.	NOS	LENGTH	WIDTH
1	1	4.00	2.85
2	1	1.15	1.50
3	4	0.15	1.975
4	2	1.00	2.55
5	6	0.15	1.95
6	4	1.00	1.35
7	1	3.40	1.80
8	1	1.30	3.25
9	1	1.00	1.375
10	1	1.50	1.975
11	1	2.95	3.25
12	1	4.05	1.85
13	1	1.00	1.325
14	4	1.125	1.375
15	4	2.275	2.85
16	4	1.125	1.35
L1	1	2.75	1.70
L2	1	1.75	1.70
TOTAL DEDUCTIONS			107.23
NET AREA OF PER FLOOR			463.16



AREA KEY PLAN OF 8TH FLOOR BUILDING-1 SCALE 1:200

AREA CALCULATION			
PARKING			
SR. NO.	NOS	LENGTH	WIDTH
A	1	36.10	15.80
DEDUCTIONS FOR			
SR. NO.	NOS	LENGTH	WIDTH
1	1	4.00	2.85
2	2	1.15	1.50
3	4	0.15	1.975
4	2	3.275	2.55
5	6	1.35	1.95
6	4	3.275	1.35
7	1	3.40	1.80
8	1	1.30	3.25
9	1	3.275	1.375
10	1	1.50	1.975
11	1	2.95	3.25
12	1	4.05	1.85
13	1	3.275	1.325
14	4	1.125	1.375
15	4	2.275	2.85
16	4	1.125	1.35
L1	1	2.75	1.70
L2	1	1.75	1.70
TOTAL DEDUCTIONS			180.78
AREA OF PARKING FLOOR			409.81

AREA CALCULATION			
EIGHTH FLOOR			
SR. NO.	NOS	LENGTH	WIDTH
A1	1	36.10	15.80
DEDUCTIONS FOR			
SR. NO.	NOS	LENGTH	WIDTH
1	1	4.00	2.85
2	2	1.15	1.50
3	4	0.15	1.975
4	2	1.00	2.55
5	5	0.15	1.95
6	3	1.00	1.35
7	1	3.40	1.80
8	1	1.30	3.25
9	1	1.00	1.375
10	1	1.625	1.975
10a	1	7.025	6.15
10b	1	2.275	1.30
11	1	2.95	3.25
12	1	4.05	1.85
13	1	1.00	1.325
14	3	1.125	1.375
15	3	2.275	2.85
16	4	1.125	1.35
L1	1	2.75	1.70
L2	1	1.75	1.70
TOTAL DEDUCTIONS			144.42
NET AREA OF EIGHTH FLOOR			425.97



AREA KEY PLAN OF PARKING SCALE 1:200

STILT FLOOR PLAN BUILDING -1 SCALE 1:100

TYPICAL 1ST TO 7TH & 9TH TO 12TH FLOOR PLAN BUILDING -1 SCALE 1:100

EIGHTH FLOOR PLAN (REFUSE FLOOR) BUILDING - 1 SCALE 1:100

STAMP OF APPROVAL
BUILDING - 1 FLOOR PLANS (EWS)

COMPLETION PLAN OF BUILDING -1

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

SCHEDULE OF DOORS, WINDOWS AND VENTILATION					
SR. NO.	TYPE	SIZE	ROOM NAME	ROOM AREA IN SQ.M.	AS PER 8.2.1 UDPR REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM
1	FD	1.20 X 2.10	LIVING	11.51	1.15
2	D	1.20 X 2.10	LIVING		1.15
3	DY	0.80 X 2.10	BED ROOM		1.15
4	DZ	0.75 X 2.15	BATH W.C.		1.15
5	W1	1.50 X 1.20	BED ROOM	8.58	0.86
6	WK	1.50 X 1.00	KITCHEN	5.55	0.55
7	V	0.60 X 0.90	BATH W.C.	1.65	0.16
8	SW	1.50 X 1.20	STAIRCASE		1.67

PROJECT
COMPLETION PLAN OF RESIDENTIAL
BUILDING-1 UNDER PMAY-AHP-PPP
MODEL , AT 105/5/1(P), 105/2A/3
(P), 105/4(P) DHAYRI PUNE.
TAL:-HAVELI, DIST:- PUNE

OWNERS / P.A.H. ARCHITECT SIGN.

M/S MATREE INFRA
MR. TUSHAR FOKALE
SHASHANK NANAWARE
LNO.STATE/R/2022/APL/02837

Arch view ASSOCIATES
Architectural, Engineering & Interior Consultant
1054 Prasad Apartment 1st floor, Lane no 9,
Shubhashnagar, Shukrawar Peth, Pune - 411030
Contact : 9011164555 / Email : archviewassociates1993@gmail.com

JOB NO. DWG NO. SCALE DATE
XXX XXX 1:100 29-10-2025

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