

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



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

/2026

Dated:-

To,

M/s. RSM Nest Developers,
2511, Snehsree Chambers,
RSM Properties Telgiri Chowk,
Latur Road, Barshi - 413411.

Sub :- Part Occupation Certificate of Proposed Construction of Affordable Housing project -PPP Model under Pradhan Mantri Awas Yojana at Gut. No. 1239/2/1/1 Mouje - Barshi, Dist. Solapur for building no. J, K, L of Gr.+4th floor comprising 180 EWS tenements.

Ref :- Your application letter dtd.19/08/2026.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the building no. J, K, L of Gr.+4th floor comprising 180 EWS tenements on plot bearing Gut. No. 1239/2/1/1 Mouje - Barshi, Dist. Solapur under Affordable Housing Project on PPP Model of Pradhan Mantri Awas Yojana, which is constructed & completed under the supervision of M/s. RSM Nest Developers, Arch. Poonam Mirgane (Regn. Lic. No. CA/2018/94758) and Structural Engineer Shri. Prakash Sangave (Regn. No. 02471) 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. That the No Dues Certificate shall be submitted to this office before issue of full O.C. for the project.
4. Functioning of Lifts, Rainwater Harvesting system shall be maintained.
5. The periodic maintenance of Common amenities such as Water Supply, Electrical, Drainage Mechanical & Civil shall be maintained.
6. It is your responsibility to provide sufficient & safe Electrical Power Supply & sufficient Water Supply to the all tenement (180 T/s) of Bldgs. 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.
7. That the drainage arrangement & S.W. Drain shall be provided & well maintained.

8. That the actual possession to buyers should be given after submission of Lift NOC.
 9. That the applicant / Developer / Tenant 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.
- A set of certified completion building plans is returned herewith please.

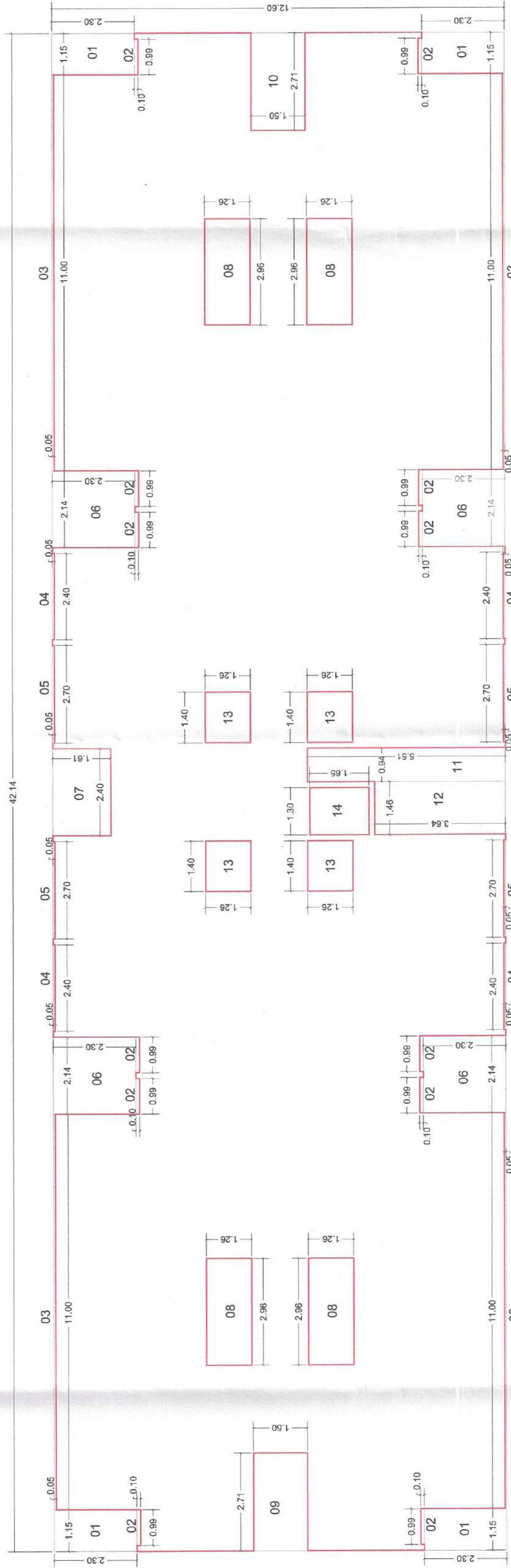

Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Arch. Poonam Mirgane, 2511, Snehshree Chambers, RSM Properties Telgirni Chowk, Latur Road, Barshi – 413411.
2. Chief Officer , Barshi Municipal Council
3. Chief Officer, Pune Board, MHADA.
4. Asst. Director of Town Planning, Solapur.
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

Accepted as completion plans as
accompaniments of acceptance Part 02 by this
office letter under No. _____ Date: _____
SE/AR/P/PMAY DEGP/PMAY EGP/PMAY
MHADA



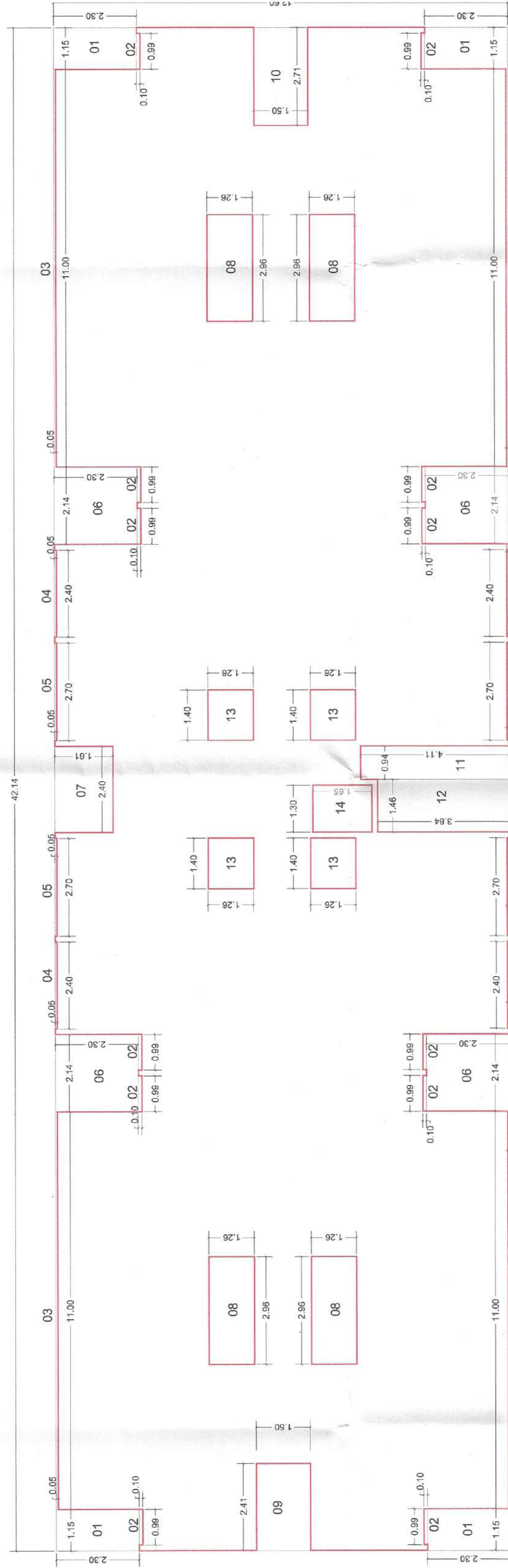
TYPICAL 1ST, 2ND, 3RD & 4TH FLOOR PLAN
(BLOCK PLAN)

BUILT UP AREA CALCULATION OF
1ST, 2ND, 3RD & 4TH FLOOR PLAN

AREA OF BLOCK	=	42.14	X	12.60	=	530.96
DEDUCTION						
VOID1	1.15	X	2.30	X	4	= 10.58
VOID2	0.99	X	0.10	X	12	= 1.19
VOID3	11.00	X	0.05	X	4	= 2.20
VOID4	2.40	X	0.05	X	4	= 0.48
VOID5	2.70	X	0.05	X	4	= 0.54
VOID6	2.14	X	2.30	X	4	= 19.69
VOID7	2.40	X	1.61	X	1	= 3.86
VOID8	2.96	X	1.26	X	4	= 14.92
VOID9	2.71	X	1.50	X	1	= 4.07
VOID10	2.71	X	1.50	X	1	= 5.18
VOID11	0.94	X	3.64	X	1	= 5.31
VOID12	1.46	X	1.26	X	4	= 7.06
VOID13	1.40	X	1.26	X	4	= 7.06
VOID14	1.30	X	1.65	X	1	= 2.14
TOTAL DEDUCTION						81.28
530.96	-				81.28	= 449.68
NET AREA						

SCHEDULE OF OPENING SIZE FOR DOORS & WINDOWS

TYPE	SIZE (W X H)	FRAME	SHUTTER PANEL	FANLIGHT	REMARKS
D1	900 X 2100	P.W./C.F.	PLYWOOD FLUSH SHUTTER WITH LAMINATION FINISH ON BOTH SIDES	--	--
D3	900 X 2100	P.W./C.F.	PVC DOOR	--	--
D4	750 X 2100	P.W./C.F.	PVC DOOR	--	--
W1	1200 X 1200	ALU SECTION	ALU SECTION	--	--
W2	900 X 1200	ALU SECTION	ALU SECTION	--	--
W4	1200 X 900	ALU SECTION	ALU SECTION	--	--
W5	940 X 1200	ALU SECTION	ALU SECTION	--	--
V1	600 X 900	ALU SECTION	ALU SECTION	--	--
O	900 X 2100	--	--	--	--



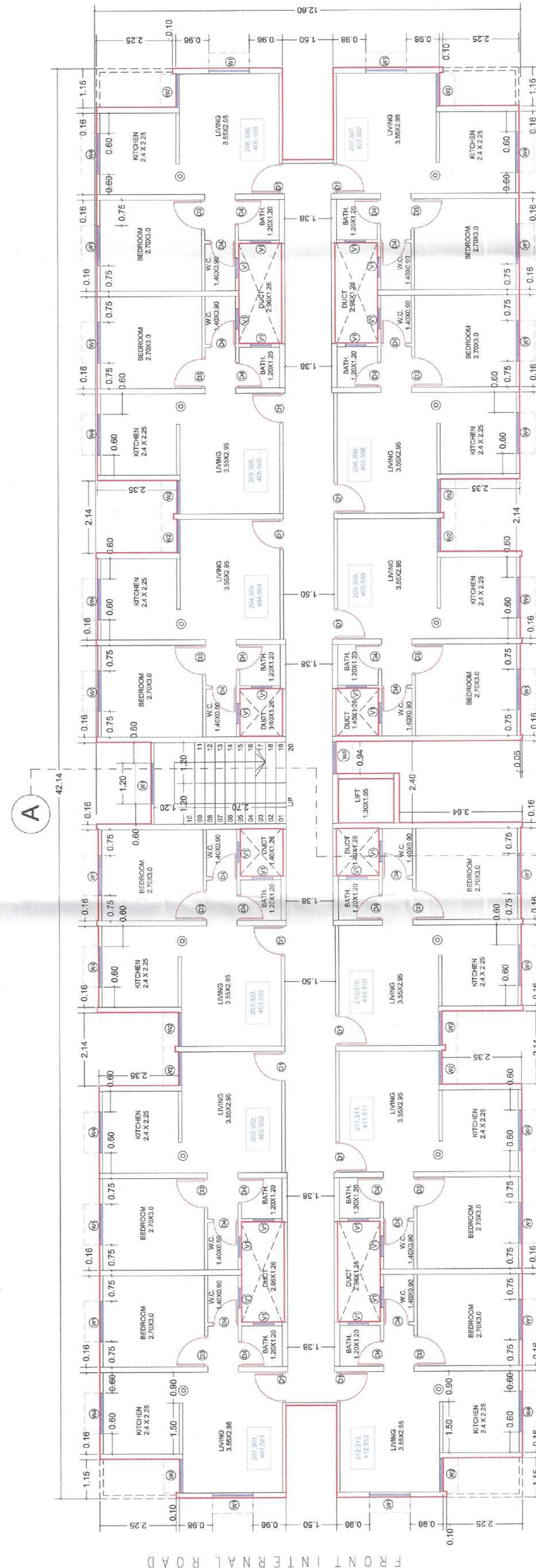
GROUND FLOOR PLAN
(BLOCK PLAN)

BUILT UP AREA CALCULATION OF
GROUND FLOOR PLAN

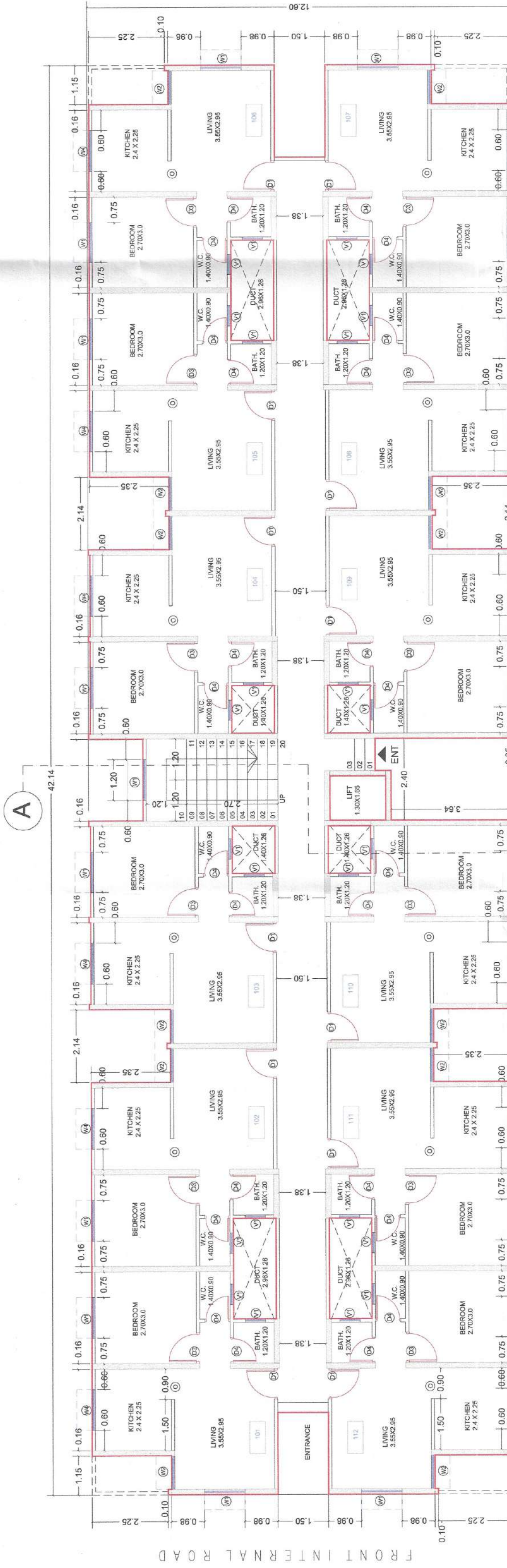
AREA OF BLOCK	=	42.14	X	12.60	=	530.96
DEDUCTION						
VOID1	1.15	X	2.30	X	4	= 10.58
VOID2	0.99	X	0.10	X	12	= 1.19
VOID3	11.00	X	0.05	X	4	= 2.20
VOID4	2.40	X	0.05	X	4	= 0.48
VOID5	2.70	X	0.05	X	4	= 0.54
VOID6	2.14	X	2.30	X	4	= 19.69
VOID7	2.40	X	1.61	X	1	= 3.86
VOID8	2.96	X	1.26	X	4	= 14.92
VOID9	2.41	X	1.50	X	1	= 3.62
VOID10	2.71	X	1.50	X	1	= 4.07
VOID11	0.94	X	4.11	X	1	= 3.86
VOID12	1.46	X	3.64	X	1	= 5.31
VOID13	1.40	X	1.26	X	4	= 7.06
VOID14	1.30	X	1.65	X	1	= 2.14
TOTAL DEDUCTION						79.52
530.96	-				79.52	= 451.45
NET AREA						

TOTAL TENEMENTS			
BUILDING TYPE	CATEGORY	TOTAL AREA PER TENEMENT	TENEMENT PER FLOOR
BLDG. - I,J,K,L	EWS	1BHK - 29.41	12
			TOTAL

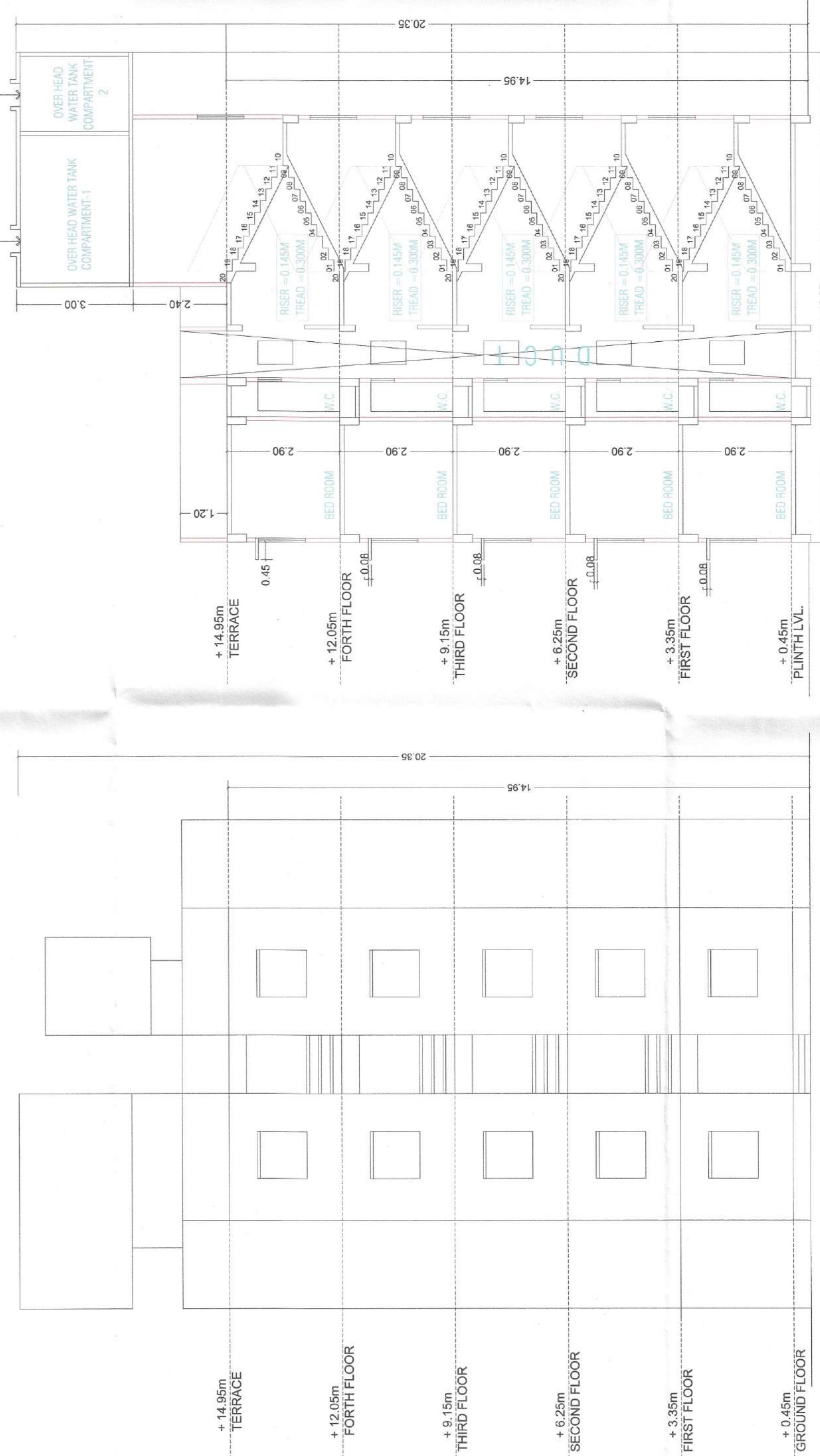
TOTAL BUA FOR BUILDING - J,K,L			
FLOOR	NO OF FLOORS	BUA / FLOOR IN SQ.M	TOTAL BUA (Sq. m)
1 GROUND FLOOR	1	451.45	451.45
TYPICAL 1ST TO 4TH FLOOR PLAN	4	449.68	1798.72
TOTAL			2250.17



BUILDING J,K,L - FIRST, SECOND, THIRD AND FOURTH FLOOR PLAN



BUILDING J,K,L - GROUND FLOOR PLAN



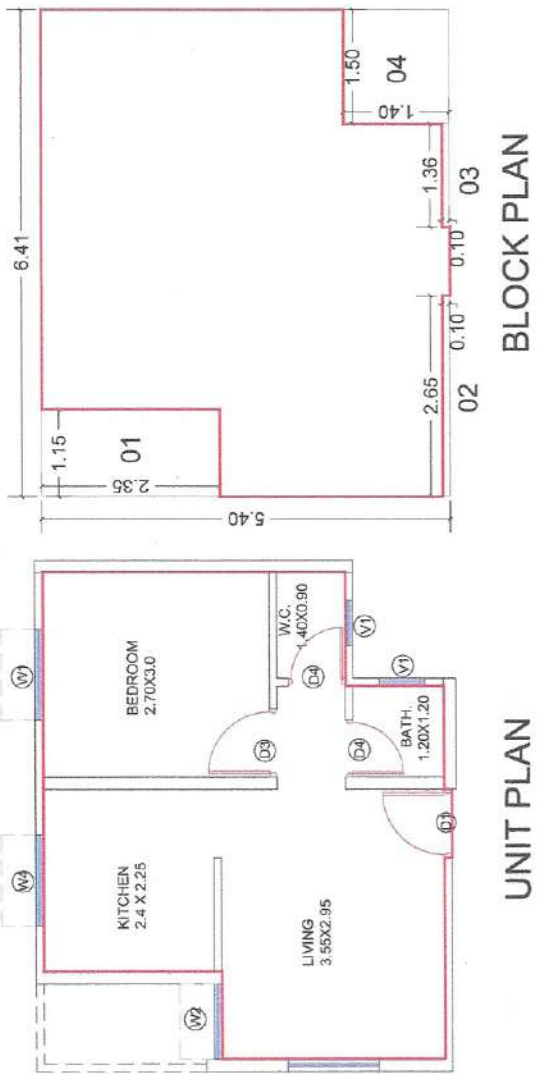
ELEVATION

SECTION A-A

CARPET AREA CALCULATION OF SINGLE UNIT/TENEMENT

CARPET AREA CALCULATION OF SINGLE UNIT			
ROOMS OF	AREA	DEDUCTION	NET AREA
01	1.15 X 2.30	0.10 X 12	2.20
02	1.15 X 2.30	0.10 X 12	2.20
03	1.15 X 2.30	0.10 X 12	2.20
04	1.15 X 2.30	0.10 X 12	2.20
05	1.15 X 2.30	0.10 X 12	2.20
06	1.15 X 2.30	0.10 X 12	2.20
07	1.15 X 2.30	0.10 X 12	2.20
08	1.15 X 2.30	0.10 X 12	2.20
09	1.15 X 2.30	0.10 X 12	2.20
10	1.15 X 2.30	0.10 X 12	2.20
11	1.15 X 2.30	0.10 X 12	2.20
12	1.15 X 2.30	0.10 X 12	2.20
13	1.15 X 2.30	0.10 X 12	2.20
14	1.15 X 2.30	0.10 X 12	2.20
15	1.15 X 2.30	0.10 X 12	2.20
16	1.15 X 2.30	0.10 X 12	2.20
17	1.15 X 2.30	0.10 X 12	2.20
18	1.15 X 2.30	0.10 X 12	2.20
19	1.15 X 2.30	0.10 X 12	2.20
20	1.15 X 2.30	0.10 X 12	2.20
21	1.15 X 2.30	0.10 X 12	2.20
22	1.15 X 2.30	0.10 X 12	2.20
23	1.15 X 2.30	0.10 X 12	2.20
24	1.15 X 2.30	0.10 X 12	2.20
25	1.15 X 2.30	0.10 X 12	2.20
26	1.15 X 2.30	0.10 X 12	2.20
27	1.15 X 2.30	0.10 X 12	2.20
28	1.15 X 2.30	0.10 X 12	2.20
29	1.15 X 2.30	0.10 X 12	2.20
30	1.15 X 2.30	0.10 X 12	2.20
31	1.15 X 2.30	0.10 X 12	2.20
32	1.15 X 2.30	0.10 X 12	2.20
33	1.15 X 2.30	0.10 X 12	2.20
34	1.15 X 2.30	0.10 X 12	2.20
35	1.15 X 2.30	0.10 X 12	2.20
36	1.15 X 2.30	0.10 X 12	2.20
37	1.15 X 2.30	0.10 X 12	2.20
38	1.15 X 2.30	0.10 X 12	2.20
39	1.15 X 2.30	0.10 X 12	2.20
40	1.15 X 2.30	0.10 X 12	2.20
41	1.15 X 2.30	0.10 X 12	2.20
42	1.15 X 2.30	0.10 X 12	2.20
43	1.15 X 2.30	0.10 X 12	2.20
44	1.15 X 2.30	0.10 X 12	2.20
45	1.15 X 2.30	0.10 X 12	2.20
46	1.15 X 2.30	0.10 X 12	2.20
47	1.15 X 2.30	0.10 X 12	2.20
48	1.15 X 2.30	0.10 X 12	2.20
49	1.15 X 2.30	0.10 X 12	2.20
50	1.15 X 2.30	0.10 X 12	2.20
51	1.15 X 2.30	0.10 X 12	2.20
52	1.15 X 2.30	0.10 X 12	2.20
53	1.15 X 2.30	0.10 X 12	2.20
54	1.15 X 2.30	0.10 X 12	2.20
55	1.15 X 2.30	0.10 X 12	2.20
56	1.15 X 2.30	0.10 X 12	2.20
57	1.15 X 2.30	0.10 X 12	2.20
58	1.15 X 2.30	0.10 X 12	2.20
59	1.15 X 2.30	0.10 X 12	2.20
60	1.15 X 2.30	0.10 X 12	2.20
61	1.15 X 2.30	0.10 X 12	2.20
62	1.15 X 2.30	0.10 X 12	2.20
63	1.15 X 2.30	0.10 X 12	2.20
64	1.15 X 2.30	0.10 X 12	2.20
65	1.15 X 2.30	0.10 X 12	2.20
66	1.15 X 2.30	0.10 X 12	2.20
67	1.15 X 2.30	0.10 X 12	2.20
68	1.15 X 2.30	0.10 X 12	2.20
69	1.15 X 2.30	0.10 X 12	2.20
70	1.15 X 2.30	0.10 X 12	2.20
71	1.15 X 2.30	0.10 X 12	2.20
72	1.15 X 2.30	0.10 X 12	2.20
73	1.15 X 2.30	0.10 X 12	2.20
74	1.15 X 2.30	0.10 X 12	2.20
75	1.15 X 2.30	0.10 X 12	2.20
76	1.15 X 2.30	0.10 X 12	2.20
77	1.15 X 2.30	0.10 X 12	2.20
78	1.15 X 2.30	0.10 X 12	2.20
79	1.15 X 2.30	0.10 X 12	2.20
80	1.15 X 2.30	0.10 X 12	2.20
81	1.15 X 2.30	0.10 X 12	2.20
82	1.15 X 2.30	0.10 X 12	2.20
83	1.15 X 2.30	0.10 X 12	2.20
84	1.15 X 2.30	0.10 X 12	2.20
85	1.15 X 2.30	0.10 X 12	2.20
86	1.15 X 2.30	0.10 X 12	2.20
87	1.15 X 2.30	0.10 X 12	2.20
88	1.15 X 2.30	0.10 X 12	2.20
89	1.15 X 2.30	0.10 X 12	2.20
90	1.15 X 2.30	0.10 X 12	2.20
91	1.15 X 2.30	0.10 X 12	2.20
92	1.15 X 2.30	0.10 X 12	2.20
93	1.15 X 2.30	0.10 X 12	2.20
94	1.15 X 2.30	0.10 X 12	2.20
95	1.15 X 2.30	0.10 X 12	2.20
96	1.15 X 2.30	0.10 X 12	2.20
97	1.15 X 2.30	0.10 X 12	2.20
98	1.15 X 2.30	0.10 X 12	2.20
99	1.15 X 2.30	0.10 X 12	2.20
100	1.15 X 2.30	0.10 X 12	2.20

TYPE	SIZE (W X H)	FRAME	SHUTTER PANEL	FANLIGHT	REMARKS
D1	900 X 2100	P.W./C.F.	PLYWOOD FLUSH SHUTTER WITH LAMINATION FINISH ON BOTH SIDES	--	--
D3	900 X 2100	P.W./C.F.	PVC DOOR	--	--
D4	750 X 2100	P.W./C.F.	PVC DOOR	--	--
W1	1200 X 1200	ALU SECTION	ALU SECTION	--	--
W2	900 X 1200	ALU SECTION	ALU SECTION	--	--
W4	1200 X 900	ALU SECTION	ALU SECTION	--	--
W5	940 X 1200	ALU SECTION	ALU SECTION	--	--
V1	600 X 900	ALU SECTION	ALU SECTION	--	--
O	900 X 2100	--	--	--	--



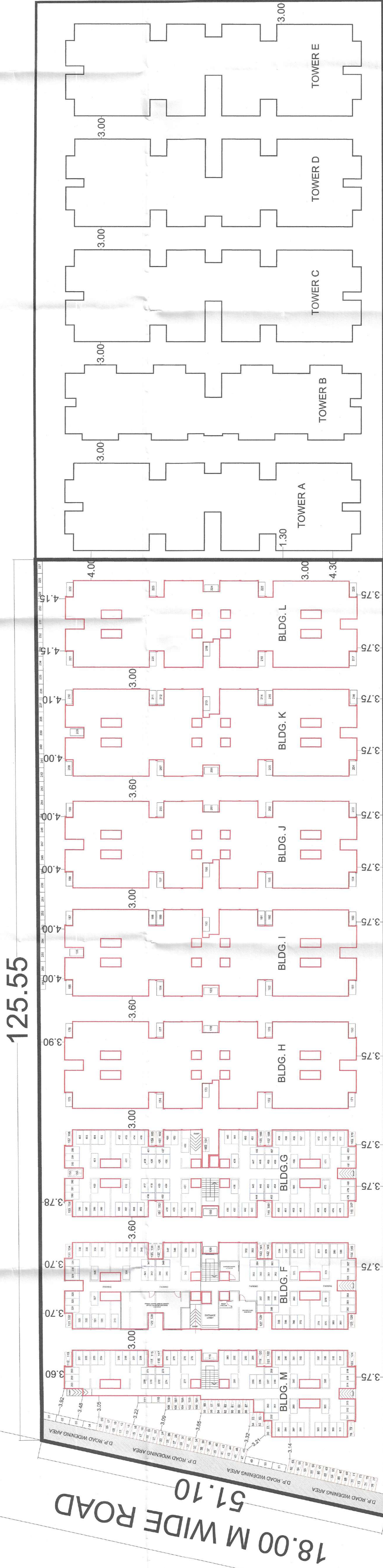
UNIT PLAN

BLOCK PLAN



LEGEND

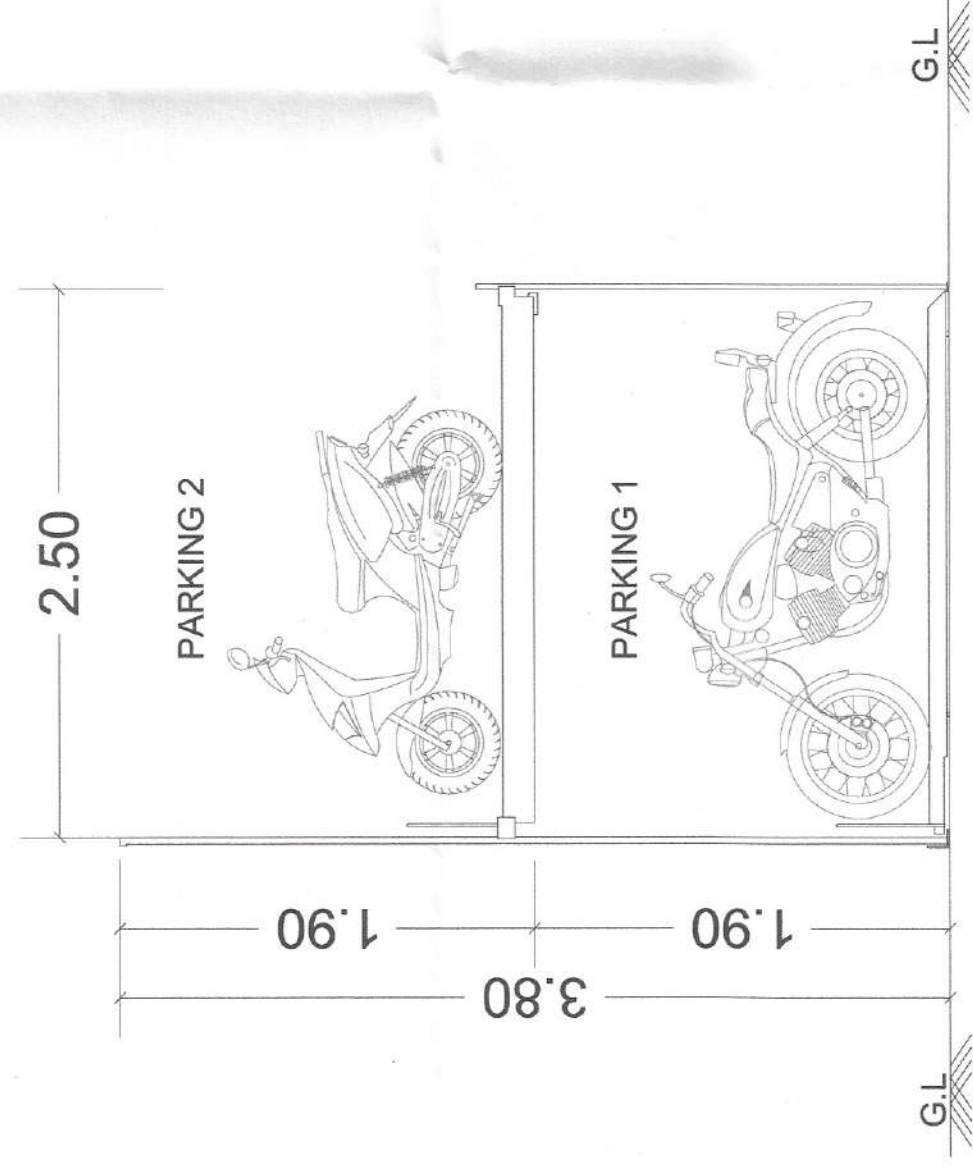
	STACK PARKING
	OFF STREET PARKING
	STILT FLOOR PARKING



ENTRY / EXIT

PARKING STATEMENT		
SR.	CONTENT	NO.OF 2-WHEELER
1	STACK PARKING	158
2	OFF STREET PARKING	99
3	PARKING OF BUILDING M	61
4	PARKING OF BUILDING F	71
5	PARKING OF BUILDING G	94
TOTAL		483

BUILT-UP AREA STATEMENT			
SR.NO	BUILDING	SQ.M	REMARK
1	BUILDING F	2363.22	UNDER CONSTRUCTION
2	BUILDING G	2248.40	UNDER CONSTRUCTION
3	BUILDING H	2258.75	PART OC OBTAINED
4	BUILDING I	2250.17	PART OC OBTAINED
5	BUILDING J	2250.17	PART OC PROPOSED
6	BUILDING K	2250.17	PART OC PROPOSED
7	BUILDING L	2250.17	PART OC PROPOSED
8	BUILDING M	1620.05	UNDER CONSTRUCTION
TOTAL AREA (SQ.M)		17491.10	460



PARKING STATEMENT				
SR. BUILDING NAME NO.	CARPET AREA	NO. OF TENEMENTS	SIZE OF TENEMENTS	PARKING SPACE REQUIRED FOR NON CONGESTED AREA
1 BUILDING F, G, H, I, J, K, L, M	29,41, 29,89	460	For every two tenements with each tenement having carpet area less than 30 sq.m.	CAR SCOOTER
2	TOTAL REQUIRED PARKING			0 460 0 460
3	IN ADDITION 5% VISITOR'S PARKING			0.00 23 0.00 23
4	TOTAL PARKING			0 483 0 483

CONTENT OF SHEET

PARKING LAYOUT

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS BEEN SERVED BY ME AND THE DIMENSION OF THE PLOT HAS BEEN MEASURED AND THE AREA SO MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES RECORDS/LAND RECORD DEPT./CITY SURVEY RECORDS.

PROJECT:

PROJECT NAME - PROPOSED AFFORDABLE HOUSING PROJECT FOR EWS UNDER AHP (PPP) OF PMAY ON GAT NO-1239/2/1/1 ,AT BARSHI , DIST-SOLAPUR , STATE - MAHARASHTRA.



OWNER: RSM NEST DEVELOPERS

ARCHITECT

POONAM MIRGANE ARCHITECTS & INTERIOR DESIGNERS 2511, TELGIRNI CHOWK ,LATUR ROAD BARSHI.

POONAM R. MIRGANE CA/2018/94758

POONAM RAJENDRA MIRGANE CA/2018/194756

Signature of Poonam R. Mirgane

BARSHI 9673469573 mirganepoonam@gmail.com

