



Building Permission Cell, PMAY cell/A

(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)

Part Occupation Certificate

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

/2025

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.+2 floor of Bldg No.Wing B (Part -I) (excluding lift) comprising 30 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.

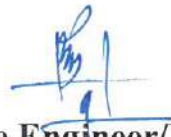
11. That the final NOC for Water Connection, Electric supply & drainage shall be submitted to this office before issue of Full O.C.C.

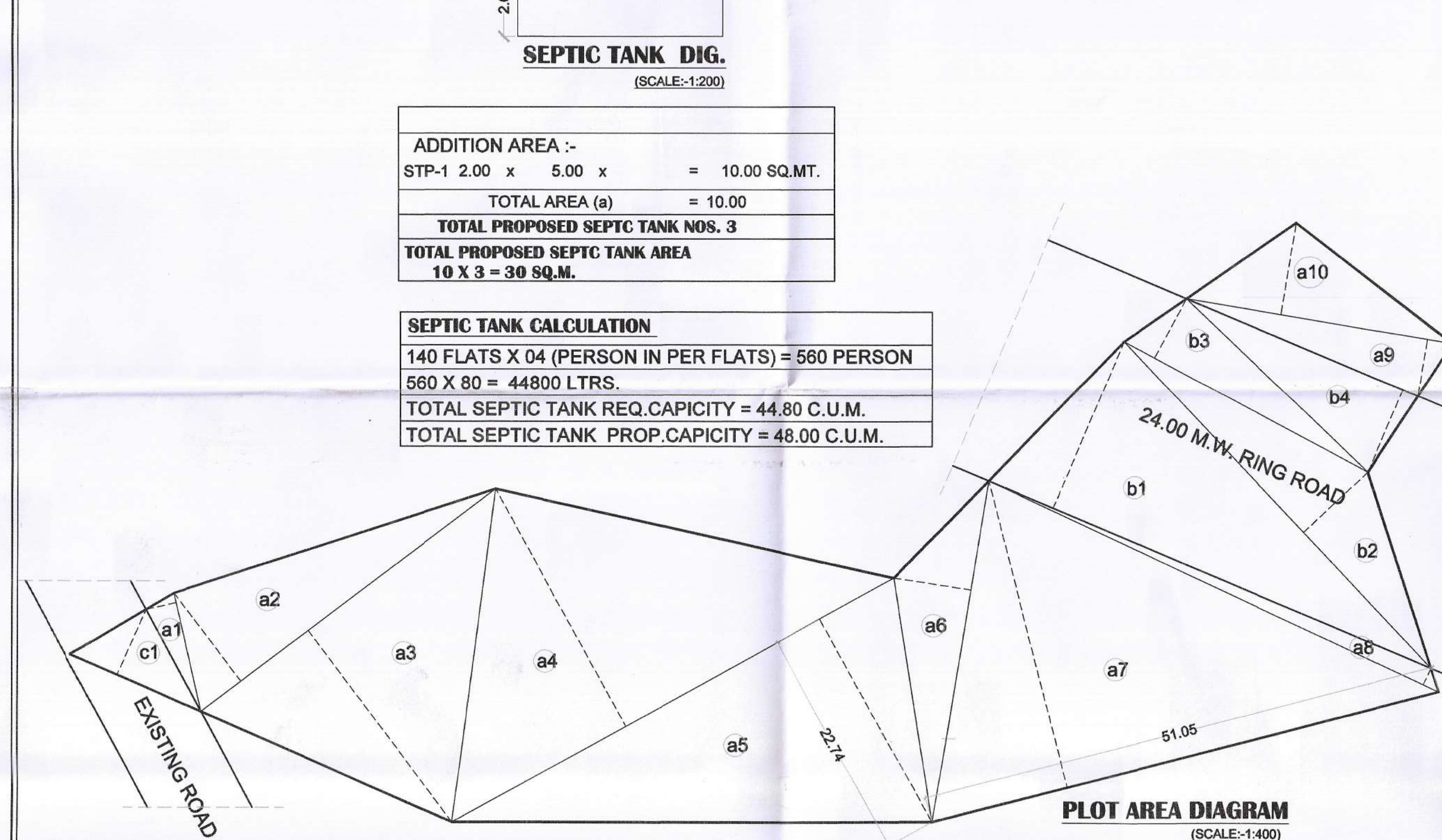
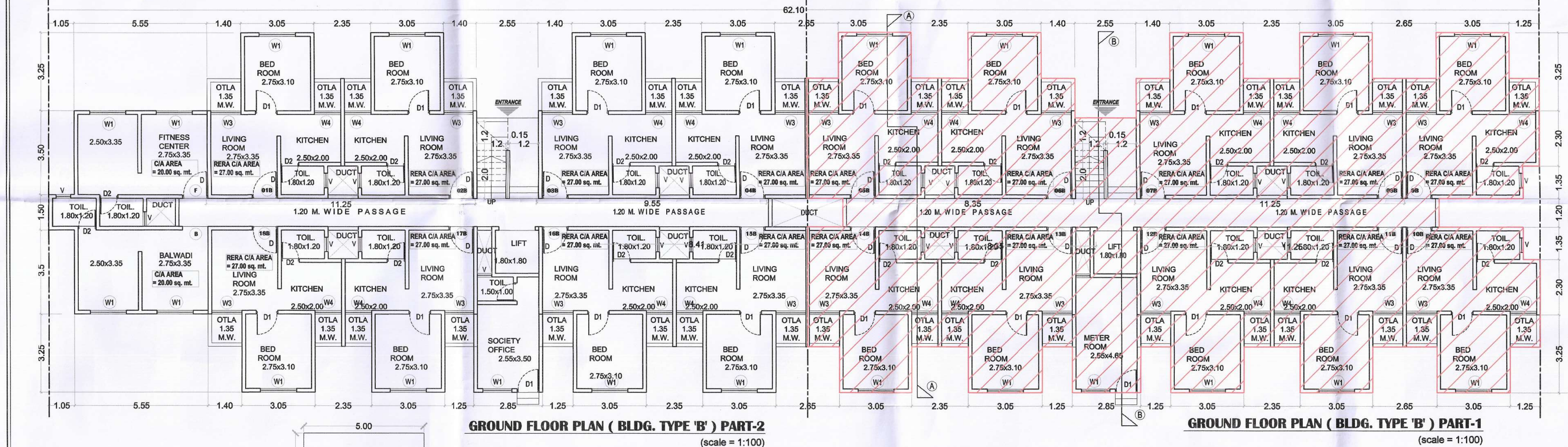
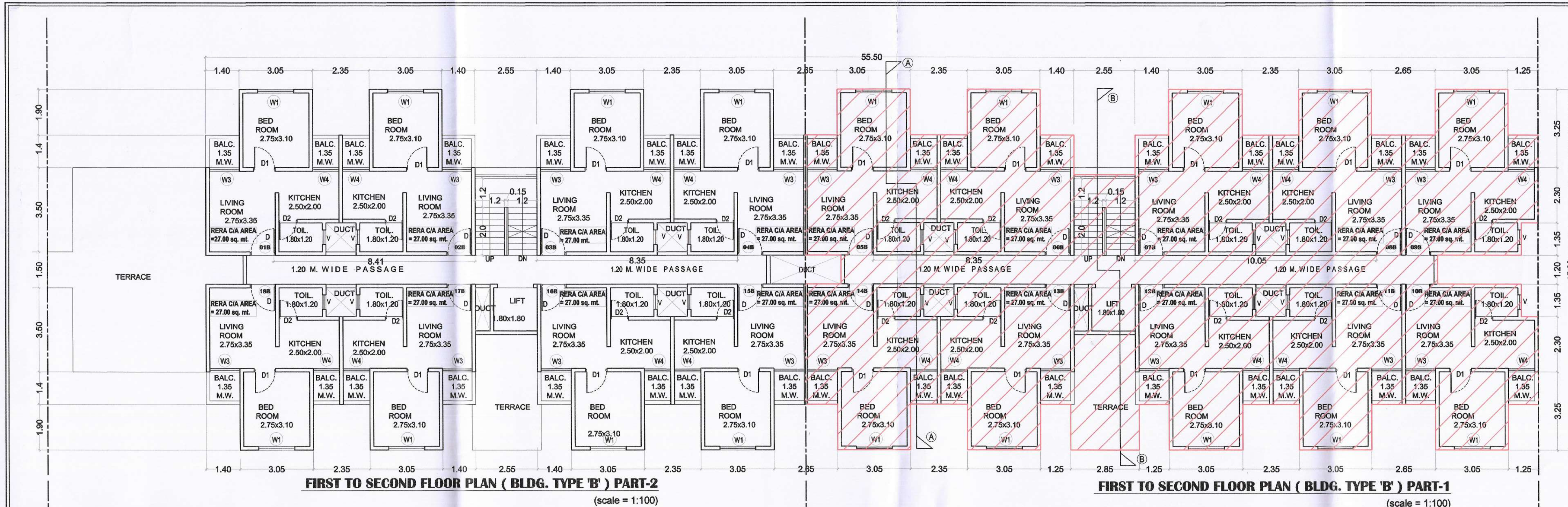
A set of certified completion building plans is returned herewith please.

Sd/-
Executive Engineer/B.P.Cell
PMAY/ MHADA

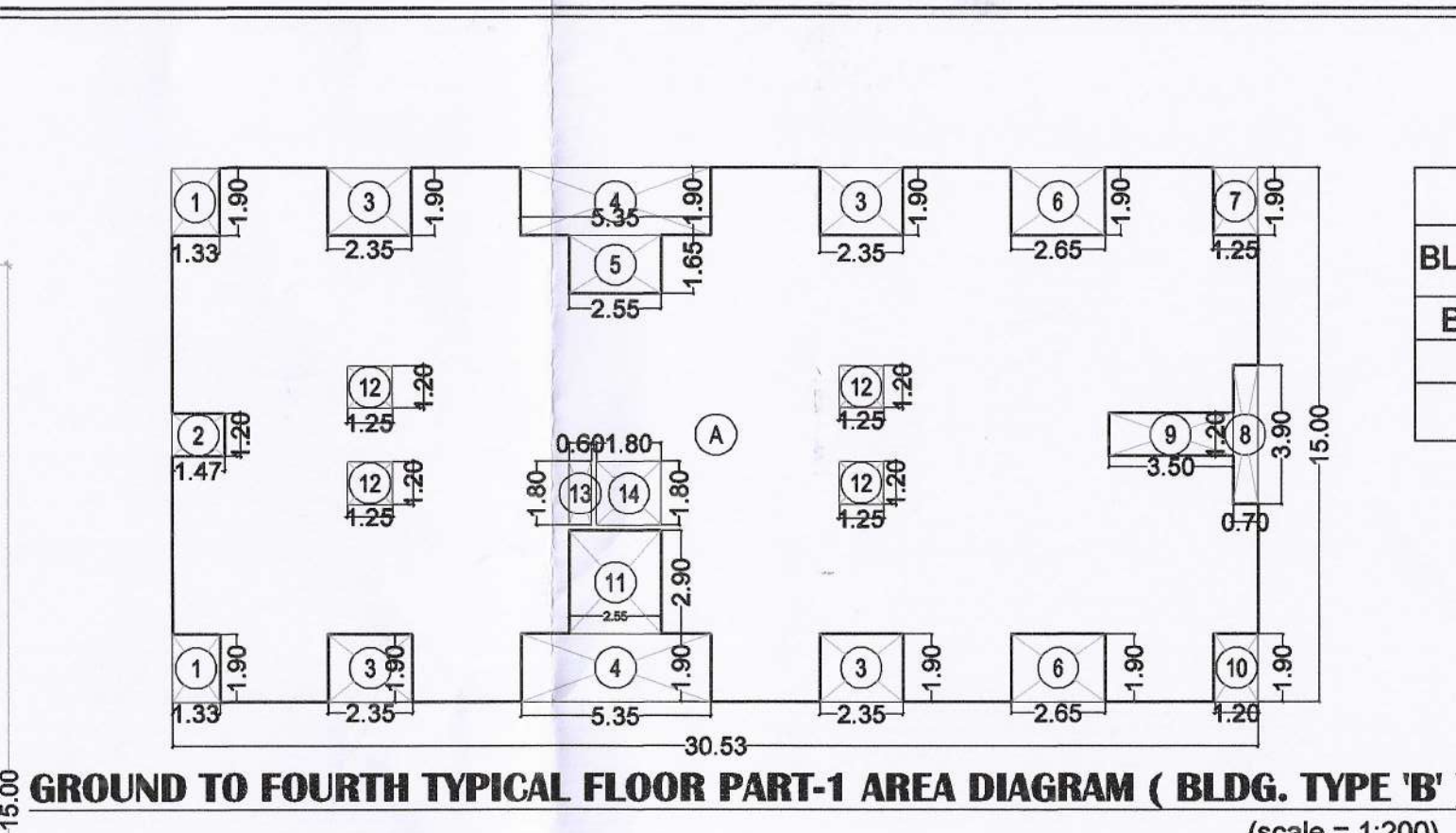
Copy forwarded for favour of information :

- ✓ 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

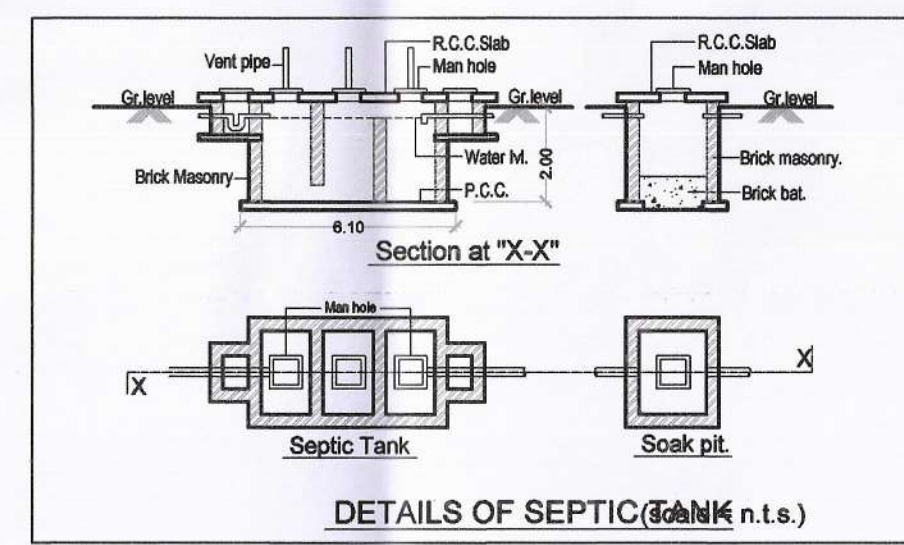
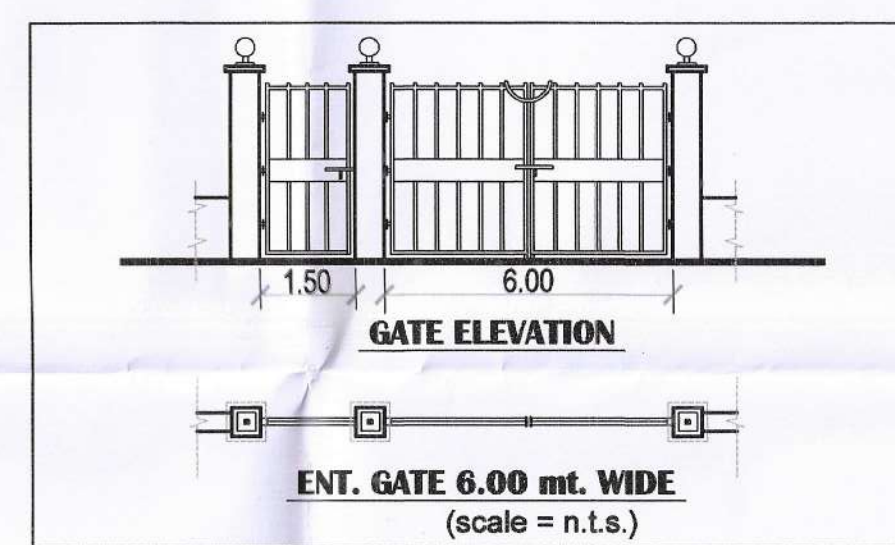


PLOT AREA CALCULATION OF S. NO. 71, H.NO. 2 / 1			
ADDITION AREA :-			
a1	11.89 x 3.02 x 0.5	=	17.95 SQ.MT.
a2	38.07 x 10.84 x 0.5	=	106.50 SQ.MT.
a3	38.07 x 23.47 x 0.5	=	423.28 SQ.MT.
a4	49.41 x 26.51 x 0.5	=	654.92 SQ.MT.
a5	49.41 x 22.74 x 0.5	=	561.79 SQ.MT.
a6	33.81 x 7.52 x 0.5	=	127.12 SQ.MT.
a7	51.05 x 30.98 x 0.5	=	790.25 SQ.MT.
a8	48.59 x 1.76 x 0.5	=	42.76 SQ.MT.
a9	28.32 x 5.68 x 0.5	=	74.48 SQ.MT.
a10	26.32 x 9.08 x 0.5	=	119.49 SQ.MT.
TOTAL AREA (a) = 3007.53 SQ.MT.			
24.00 M.WIDE RING ROAD AREA CALCULATION			
b1	46.98 x 17.73 x 0.5	=	416.47 SQ.MT.
b2	43.88 x 8.59 x 0.5	=	188.46 SQ.MT.
b3	27.04 x 6.61 x 0.5	=	89.36 SQ.MT.
b4	24.52 x 8.78 x 0.5	=	107.84 SQ.MT.
TOTAL ROAD AREA (b) = 801.93 SQ.MT.			
9.00 M. WIDE EXISTING ROAD AREA CALCULATION			
c1	13.91 x 6.97 x 0.5	=	48.47 SQ.MT.
TOTAL ROAD AREA (c) = 48.47 SQ.MT.			
TOTAL PLOT AREA (a+b+c) = 3857.93 SQ.MT.			
PLOT AREA AS PER PR CARD			
4000.00 SQ.MTR. 3857.93 SQ.MTR. 3857.93 SQ.MTR.			

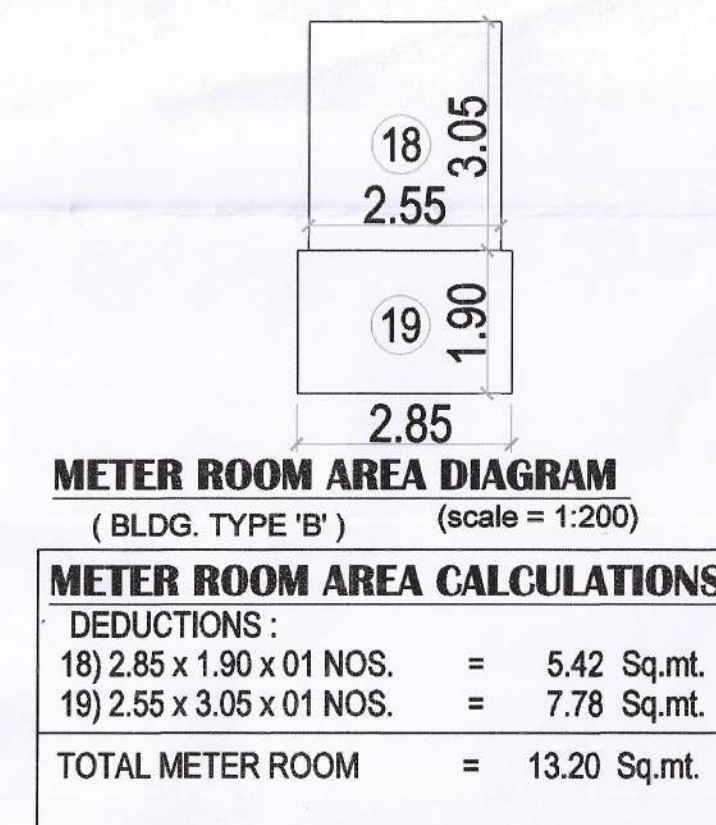


GROUND TO 4TH.TYPICAL FLR PART-1 BLDG.TYPE B AREA CALCULATIONS			
A	30.52	X	15.00
TOTAL ADDITION = 457.80 SQ.MT.			
TOTAL BUILT UP AREA [X - Y1] = 369.23 SQ.MT. X1			

DEDUCTIONS			
1	1.32	X	1.90
2	1.48	X	1.20
3	2.35	X	1.90
4	5.35	X	1.90
5	2.55	X	1.65
6	2.65	X	1.90
7	1.25	X	1.90
8	0.70	X	3.90
9	3.50	X	1.20
10	1.20	X	1.90
11	2.55	X	2.90
12	1.25	X	1.20
13	0.50	X	1.80
14	1.80	X	1.80
TOTAL DEDUCTION = 88.57 SQ.MT. Y1			
TOTAL BUILT UP AREA [X - Y1] = 369.23 SQ.MT. X1			



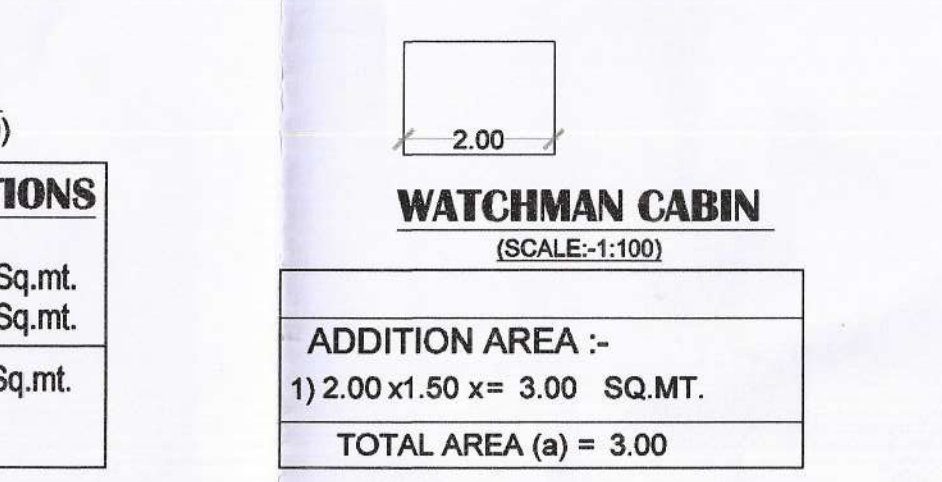
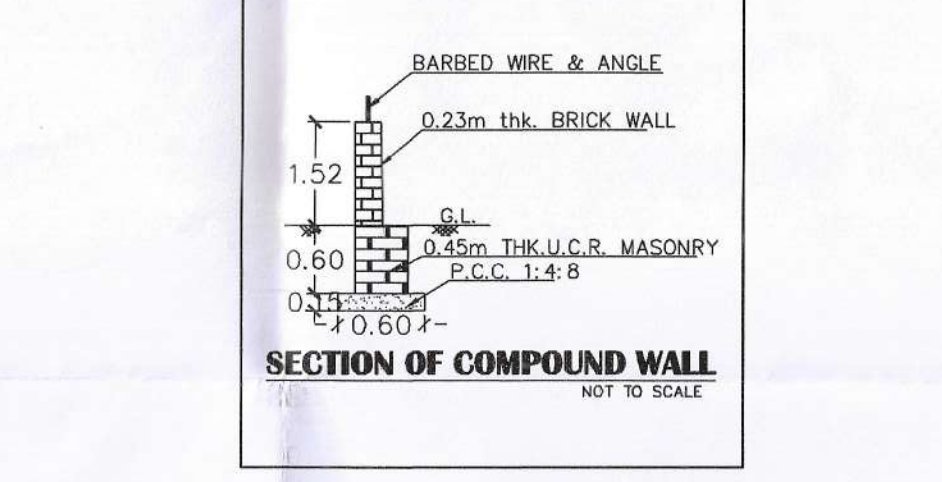
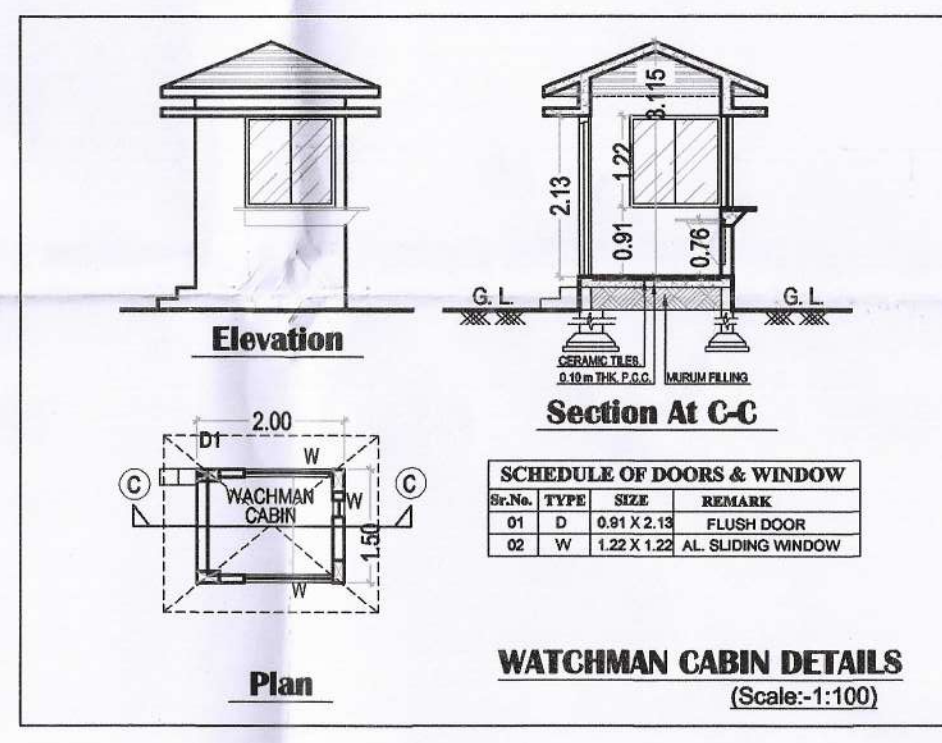
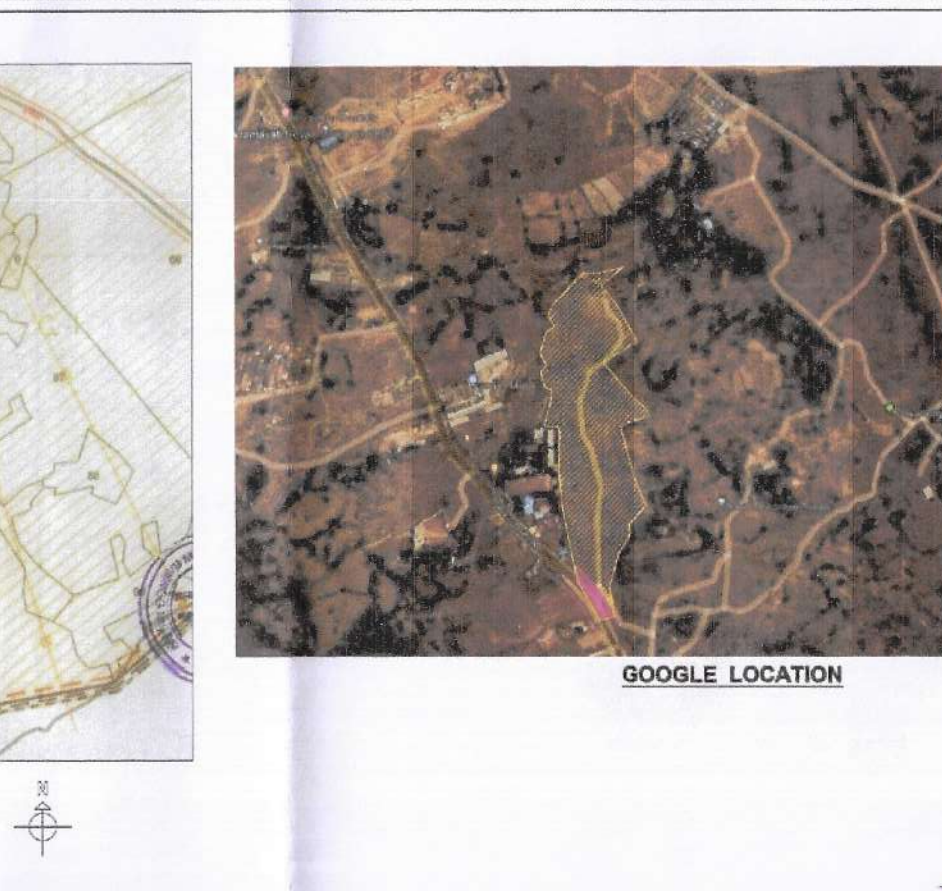
SCHEDULE OF DOOR AND WINDOW		
TYPE	SIZE	DESCRIPTION
D	1.05 x 2.20	T.W. PANELLED DOOR
D1	0.90 x 2.20	T.W. PANELLED DOOR
D2	0.75 x 2.00	T.W. FLUSH DOOR
D3	1.20 x 2.20	T.W. PANELLED DOOR
W1	1.25 x 2.05	ALU. SLIDING WINDOWS
W2	1.10 x 2.05	ALU. SLIDING WINDOWS
W3	1.20 x 1.20	ALU. SLIDING WINDOWS
W4	1.50 x 1.20	ALU. SLIDING WINDOWS
V	0.60 x 0.75	ALU. LOUVERED VENTILATOR



BUILT UP AREA SUMMARY (BLDG. TYPE 'B' PART-1)			
BLDG. TYPE	FLOOR	BUILT UP AREA (SQ.MT.)	NO OF TIS
B	GR. +1st. TO 4th. FLR	1846.15	50 NOS.
TOTAL		1846.15	50 NOS.
PROPOSED TOTAL B/U AREA = 1846.15 SQ.MTR.			

CONSTRUCTION AREA		
BLDG. TYPE	FSI AREA	NON-FSI AREA IN METER ROOM
B	1846.15	13.20
TOTAL CONSTRUCTION AREA BLDG. TYPE B PART-1		1859.35

BUILT UP AREA STATEMENT (BLDG. TYPE 'B') PART-1	
Floors	Net B/U Area
GROUND FLOOR	369.23
FIRST FLOOR	369.23
SECOND FLOOR	369.23
THIRD FLOOR	369.23
FOURTH FLOOR	369.23
PROPOSED BUILT UP AREA	
NET PROPOSED B/U AREA FOR BLDG. TYPE 'B' PART-1	
1846.15	



CONTENT OF SHEET (BLDG. TYPE 'B' PART-1)

01/03

LOCATION PLAN, LAYOUT PLAN, GROUND +1ST TO 4TH FLOOR PLAN, PLOT AREA DIAGRAM & CALCULATION, GROUND TO 4TH FLOOR AREA DIAGRAM & CALCULATION, WATCHMAN CABIN AREA DIAGRAM & CALCULATION, BUILT UP AREA STATEMENT (BLDG. TYPE 'B' PART-1), BUILT UP AREA SUMMARY, BLDG. TYPE 'B' PART-1, METER ROOM AREA DIAGRAM & CALCULATION, SCHEDULE OF DOOR & WINDOW.

STAMP & DATE OF APPROVAL OF PLAN

COMPLETION PLANS FOR PART O.C.

Accepted as completion plans as accompaniments of acceptance Part OC by this office letter under No. EEP/PMYAMHADA/20 Date: /20

Ex. Engr/Bldg Permitter/CE/PMYAMHADA

PROFORMA - I

AREA STATEMENT

S. No.	DESCRIPTION	SQ. MTR.
1	AREA OF PLOT (Minimum area of a, b, c to be considered)	4000.00
a	As per ownership document (71/2, CTS extract)	3857.93
b	As per measurement sheet	---
c	As per site	---
2	DEDUCTIONS FOR	---
a	Prop. D.P./D.P. Road widening Area/Existing Road / Highway widening	48.47
b	Area Under 24.00 M. Wide Ring Road	801.93
c	TOTAL (a+b)	850.40
3	BALANCE AREA OF PLOT (1-2)	3007.53
4	AMENITY SPACE (If applicable)	---
a	Required -	---
b	Adjustment of 2(b), if any -	---
c	Balance Proposed -	---
5	NET PLOT AREA (3-4 (c))	3007.53
6	RECREATIONAL OPEN SPACE (If applicable)	---
a	Required -	---
b	Proposed -	---
7	INTERNAL ROAD AREA	---
8	PLOTTABLE AREA (If applicable)	---
9	B.U.A. Permissible As per udcor (Table No.6G)	1.70
10	BACK UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (S.No.5 & S.No.6) = 3007.53 x 1.70	5112.80
11	ADDITION OF FSI ON PAYMENT OF PREMIUM	---
a	Maximum permissible premium FSI - based on road width / TOD Zone.	---
b	Proposed FSI on payment of premium	---
12	IN-SITU FSI / TOD LOADING	---
a	In-situ area against D.P. road 22.0 x Sr. No. 2 (a) If any	---
b	In-situ area against Amenity Space if handed over	---
c	TDR area	---
d	Total In-situ / TDR loading proposed (11 (a) + (b) + (c))	---
13	ADDITIONAL FSI AREA UNDER CHAPTER No. 7	---
14	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	5112.80
a	Ancillary Area FSI Permissible 13 x 60% as per UDPCR Table No.6G (Note. i)	3067.68
b	Proposed Ancillary area	169.15
c	Total B.U.A. Proposed (Including Ancillary)	5281.85
15	MAXIMUM UTILIZATION LIMIT OF FSI (Building power) PERMISSIBLE AS PER ROAD WIDTH	---
a	Existing Built-up Area	---
b	Proposed Built-up Area (as per "P-line")	5281.85
16	F.S.I. CONSUMED (15/5) (should not be more than serial No.14 above.)	1.75
17	Total Proposed	5281.85
a	Tenements	140 EWS
18	BUA Proposed for part O.C. for Building No. B - Part-1 (Ground +1st & 2nd floor)	1107.69
19	FSI Consumed for part O.C. for Building No. B - Part-1 (Ground +1st & 2nd floor)	0.37
20	Tenements Proposed for part O.C. for Building No. B - Part-1 (Ground +1st & 2nd floor)	30 EWS

DESCRIPTION OF PROPOSAL

AMENDED BUILDING SITE PLAN UNDER PRADHAN MANTRI AWAS YOJNA ON PLOT BEARING OF S.NO. 71/2/1, TAL. SAWANTWADI, DIST. SINDHURG.

NAME, ADDRESS AND SIGNATURE OF THE OWNER

FOR: MR. V. V. DESHPANDE.

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on _____ and that the dimensions of the plot, etc. of the plot stated on the plan are as measured on site and the area so worked out is _____ sq. mts. and tallies with the area stated in the document of ownership / town planning scheme record.

Architect (Reg. No. CA/58/18050)

NAME & SIGNATURE OF ARCHITECT

archinova design inc. DINESH K. WARADE

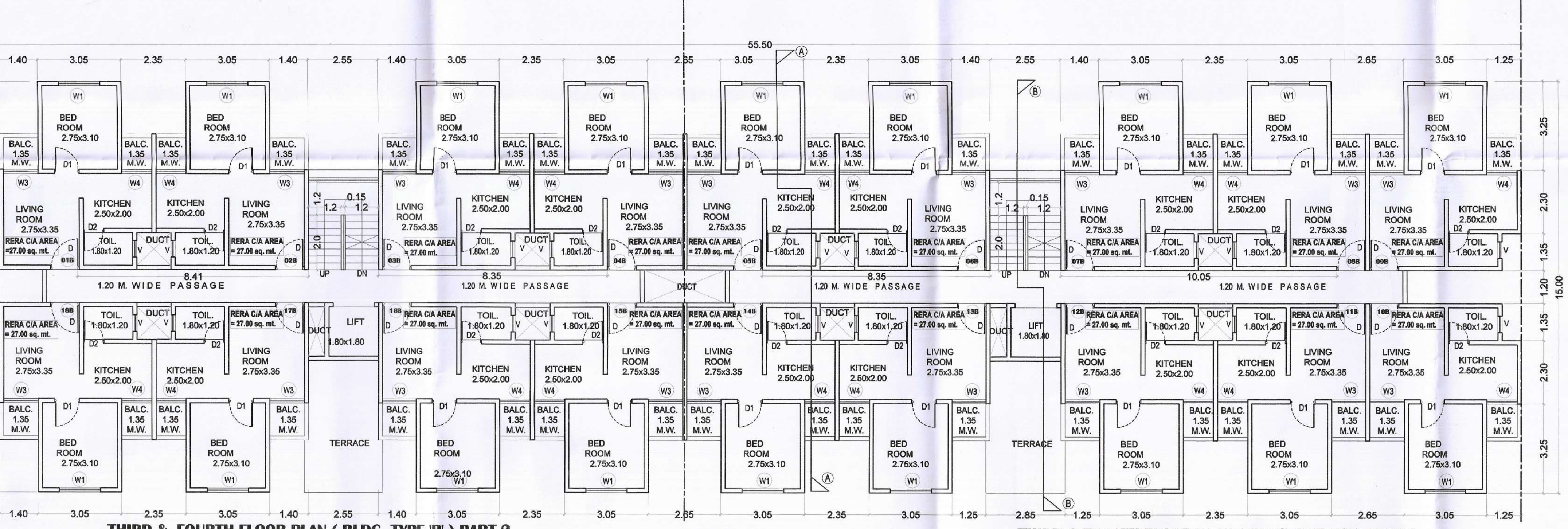
archinova design inc. 401, 1st Floor, New Market Ch. Rd., Thane West, Maharashtra - 401 004, India. Tel: 022-2544 1111, 2544 1112, 2544 1113, 2544 1114, 2544 1115, 2544 1116, 2544 1117, 2544 1118, 2544 1119, 2544 1120, 2544 1121, 2544 1122, 2544 1123, 2544 1124, 2544 1125, 2544 1126, 2544 1127, 2544 1128, 2544 1129, 2544 1130, 2544 1131, 2544 1132, 2544 1133, 2544 1134, 2544 1135, 2544 1136, 2544 1137, 2544 1138, 2544 1139, 2544 1140, 2544 1141, 2544 1142, 2544 1143, 2544 1144, 2544 1145, 2544 1146, 2544 1147, 2544 1148, 2544 1149, 2544 1150, 2544 1151, 2544 1152, 2544 1153, 2544 1154, 2544 1155, 2544 1156, 2544 1157, 2544 1158, 2544 1159, 2544 1160, 2544 1161, 2544 1162, 2544 1163, 2544 1164, 2544 1165, 2544 1166, 2544 1167, 2544 1168, 2544 1169, 2544 1170, 2544 1171, 2544 1172, 2544 1173, 2544 1174, 2544 1175, 2544 1176, 2544 1177, 2544 1178, 2544 1179, 2544 1180, 2544 1181, 2544 1182, 2544 1183, 2544 1184, 2544 1185, 2544 1186, 2544 1187, 2544 1188, 2544 1189, 2544 1190, 2544 1191, 2544 1192, 2544 1193, 2544 1194, 2544 1195, 2544 1196, 2544 1197, 2544 1198, 2544 1199, 2544 1200, 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SECTION AT B-B (BLDG. TYPE 'B' PART-1)
(scale = 1:100)

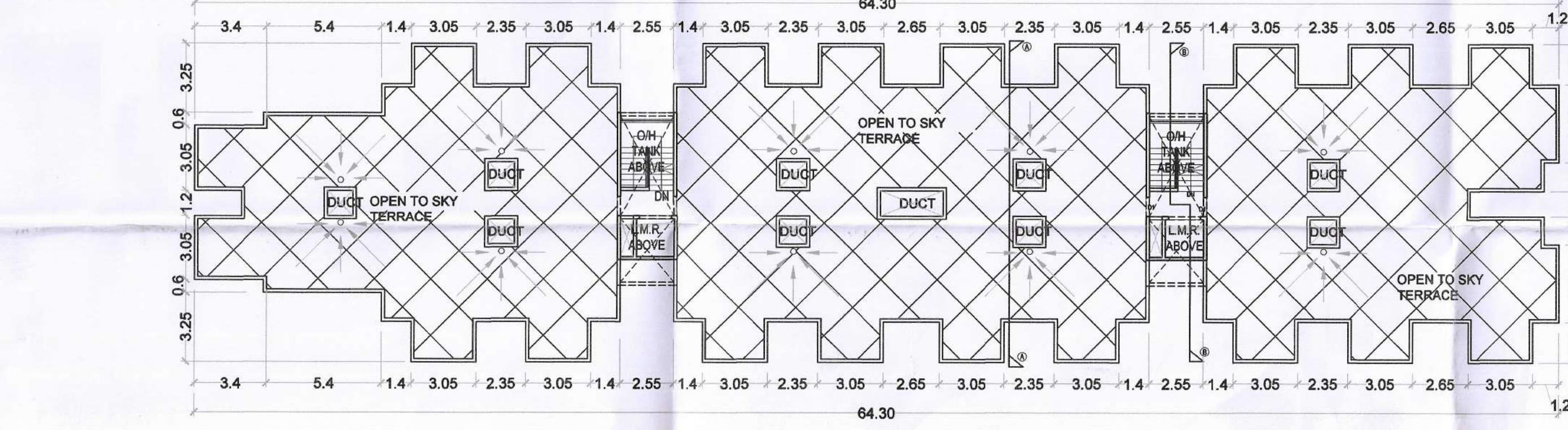
SECTION AT A-A (BLDG. TYPE 'B' PART-1)
(scale = 1:100)

STAIRCASE SIDE ELEVATION (BLDG. TYPE 'B' PART-1)
(scale = 1:100)

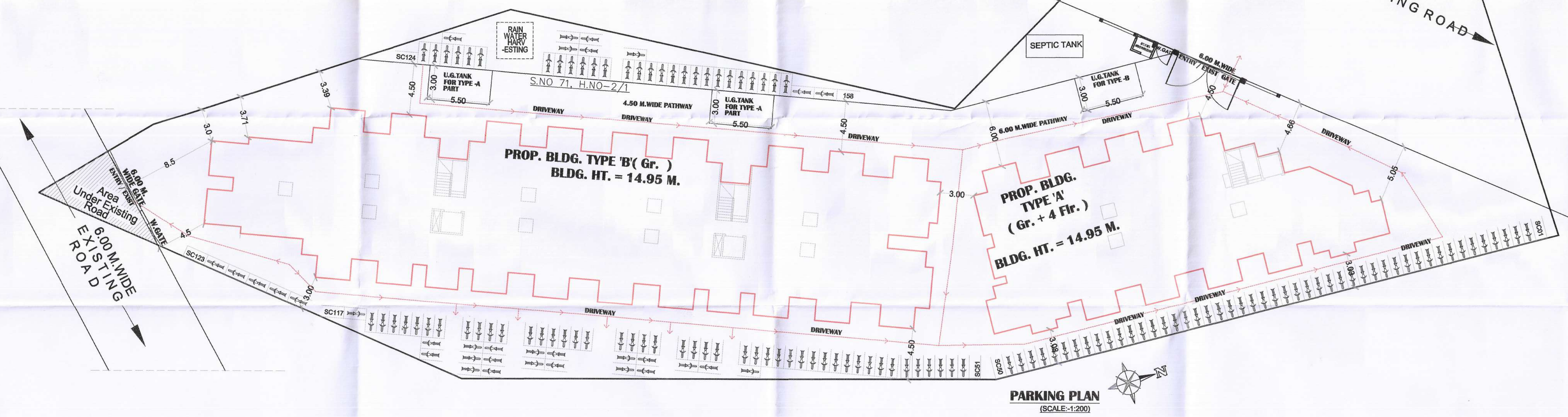


THIRD & FOURTH FLOOR PLAN (BLDG. TYPE 'B') PART-2
(scale = 1:100)

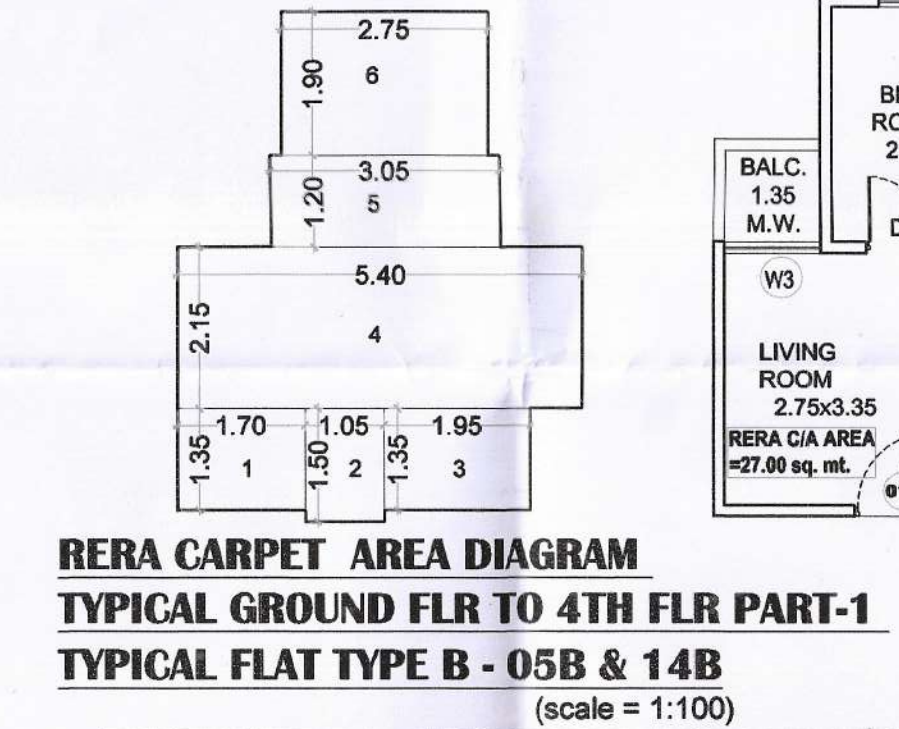
THIRD & FOURTH FLOOR PLAN (BLDG. TYPE 'B') PART-1
(scale = 1:100)



TERRACE FLOOR PLAN
(scale = 1:100)

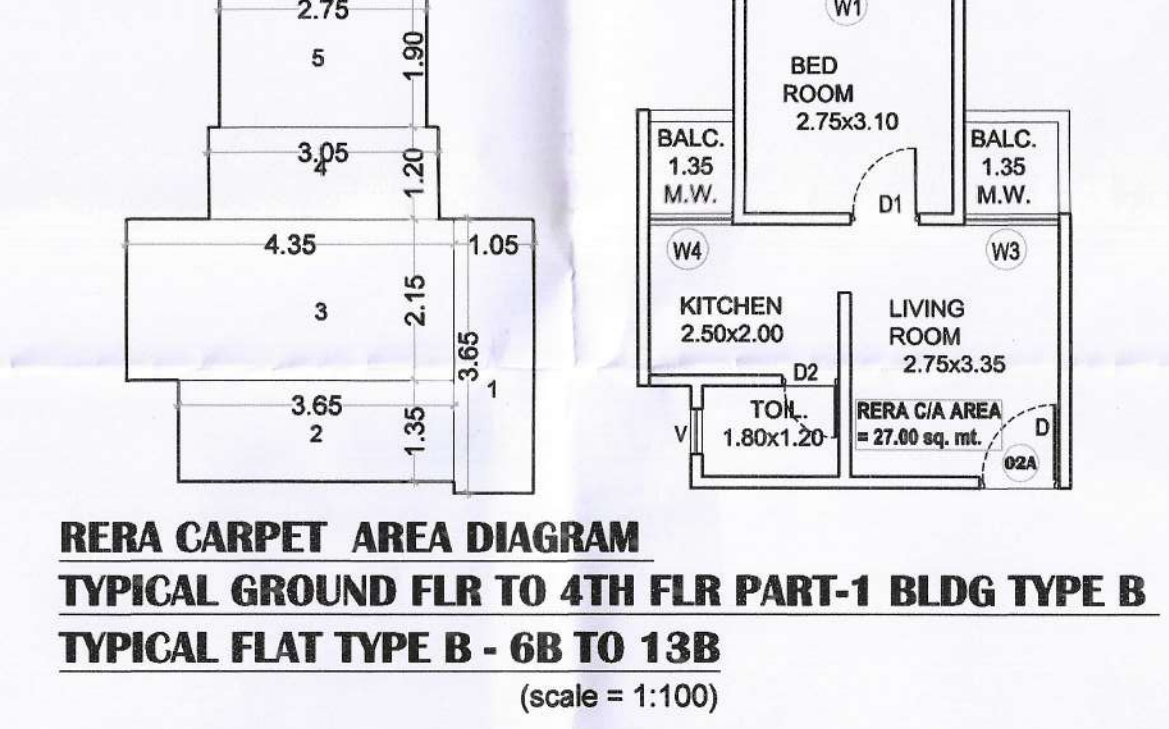


PARKING PLAN
(SCALE: 1:200)



RERA CARPET AREA DIAGRAM
TYPICAL GROUND FLR TO 4TH FLR PART-1
TYPICAL FLAT TYPE B - 05B & 14B
(scale = 1:100)

RERA CARPET AREA CALCULATION TYPICAL GROUND FLR TO 4TH FLR PART-1 TYPICAL FLAT TYPE A - 05A & 14A	
ADDITION:	
1) 1.70 x 1.35 x 01 NOS.	= 2.30 Sq.mt.
2) 1.05 x 1.50 x 01 NOS.	= 1.58 Sq.mt.
3) 1.95 x 1.35 x 01 NOS.	= 2.63 Sq.mt.
4) 5.40 x 2.15 x 01 NOS.	= 11.61 Sq.mt.
5) 3.05 x 1.20 x 01 NOS.	= 3.66 Sq.mt.
6) 2.75 x 1.90 x 01 NOS.	= 5.23 Sq.mt.
Total ADDITION	= 27.00 Sq.mt.



RERA CARPET AREA DIAGRAM
TYPICAL GROUND FLR TO 4TH FLR PART-1 BLDG TYPE B
TYPICAL FLAT TYPE B - 6B TO 13B
(scale = 1:100)

RERA CARPET AREA CALCULATION PART-1 BLDG TYPE B TYPICAL GROUND FLR TO 4TH FLR TYPICAL FLAT TYPE B - 6B TO 13B	
ADDITION:	
1) 1.05 x 3.65 x 01 NOS.	= 3.83 Sq.mt.
2) 3.65 x 1.35 x 01 NOS.	= 4.93 Sq.mt.
3) 4.35 x 2.15 x 01 NOS.	= 9.35 Sq.mt.
4) 3.05 x 1.20 x 01 NOS.	= 3.66 Sq.mt.
5) 2.75 x 1.90 x 01 NOS.	= 5.23 Sq.mt.
Total ADDITION	= 27.00 Sq.mt.

CARPET AREA STATEMENT FOR GROUND TO FOURTH FLOOR (BLDG. TYPE - 'B') PART-1			
FLAT NO.	RERA CARPET AREA IN SQ.MT.	BALCONY / OTLA AREA	TOTAL AREA
05B, TO 14 B	27.00 SQ.MT.	2.82 SQ.MT.	29.82 SQ.MT.

PARKING STATEMENT						
parking statement	no. of tenements	(a) Parking Required as per rule			(b) Parking Proposed	
		car	scooter	cycle	car	scooter
(a) 1 Tenements having carpet area 150.00 sq.mtr. & above.	---	---	---	---	---	---
(b) 1 Tenements having carpet area 80.00 sq.mtr. to 150.00 sq.mtr.	---	---	---	---	---	---
(c) 2 Tenements having carpet area 40.00 sq.mtr. to 80.00 sq.mtr.	---	---	---	---	---	---
(d) 2 Tenements having carpet area 30.00 sq.mtr. to 40.00 sq.mtr.	---	---	---	---	---	---
(e) 2 Tenements having carpet area less than 30.00 sq.mtr.	140	00	140	00	00	140
(f) in addition 5% visitor parking provided.	---	00	07	00	00	07
Total Parking proposed	---	00	147	00	00	147



LOCATION PLAN
(SCALE: 1:500)

CONTENT OF SHEET (BLDG. TYPE 'B' PART-1) 02/02

THIRD & FOURTH FLOOR PLAN TERRACE FLOOR PLAN, STAIRCASE SIDE ELEVATION, SECTION AT A-A, SECTION AT B-B & PARKING PLAN & PARKING STATEMENTAND RERA CARPET AREA DIAGRAM, CALCULATION & STATEMENT.

STAMP & DATE OF APPROVAL OF PLAN
COMPLETION PLANS FOR PART 0.C.

Accepted as completion plans as
accompaniments of acceptance Part OC by this
office letter under No. EEB/PIPMAY/AMHADA
Date: 7/20 Date: 7/20

Ex. Engrg/Bldg Pmpm/Engrg Cell/PMAYIA
MHADA

DESCRIPTION OF PROPOSAL

AMENDED BUILDING SITE PLAN UNDER PRADHAN MANTRI
AWAS YOJNA ON PLOT BEARING OF S.NO. 71 / 2 / 1 , TAL.
SAWANTWADI , DIST. SINDHUDURG.

NAME, ADDRESS AND SIGNATURE OF THE OWNER

FOR: MR. V. V. DESHPANDE

CERTIFICATE OF AREA

Certified that I have surveyed the plot under reference on _____ and that the
dimensions of the sides, etc. of the plot stated on the plan are as measured on
site and the area so worked out is _____ sq. mts. and tallies with the area stated
in the document of ownership / town planning scheme record.

Architect
(Reg. No. CA8518050)

NAME & SIGNATURE OF ARCHITECT

archinova design
architects - civil, mech, electrical
U-10, 1st Floor, Bhamburda, Lal, Twin main road, Sahakar
Nagar, Sawantwadi, Dist. Sindhudurg, Maharashtra
Pin - 415 200 (0203) 97 97 97. the owner
Email: archinova@gmail.com

DINESH
ABHAKA
WARADE

JOB NO. DNG. NO. SCALE DATE DRAWN BY CHECKED BY
MUN/01 AS SHOWN 09/10/2023 NLESH D.P.W.

