



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

Dated:-

To,

M/s G & S Associates, Gada Group  
201, Sai siddhi Apt.,  
2nd Floor, CTS No.562/3,  
FP No.777/3, behind Congress Bhavan,  
Shivaji Nagar, Pune-411 005.

**Sub :-** Full Occupation certificate for Proposed development of 3 bldgs comprising 429 EWS Tenements & 24 Conv. Shops on plot bearing Gut No.1 to 5 Village Charoli (Kh.), Tal. Khed, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana .

**Ref :-** Your application letter dated 27/11/2024 for permission of full O.C.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Building No. C-1, C-2 & C-3 of Gr./St. + 12 comprising of 429 EWS Tenements & 24 Conv. Shops on plot bearing Gut No.1 to 5 Village Charoli (Kh.), Tal. Khed, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Shri. Purushottam Dimble of M/s G & S Associates., Architect M/s Arcon Architect (Kapil Jain) (Regn. Lic. No.CA/98/23135) and Structural Engineer M/s SV & Associates (Regn. Lic.No.MCGM/NMMC/PMC/783) 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 the terms & conditions mentioned in obtained Consent to Operate shall be strictly followed.
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. As per approved plan, the 15.00m DP road affected area of 80.43sq.m. shall be handed over to said municipal corporation / concern authority as and when they insist also it is your responsibility to keep said space safe & without encroachment, as per registered undertaking given by you.
9. That you have to maintain and hand over recreational open space to the co-operative housing society.

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. Commissioner, PMRDA
2. Chief Officer, Pune Board, Pune MHADA.
3. Asst. Director of Town Planning, PMRDA
4. Arch. Kapil Jain, Arconaid Consultants Pvt. Ltd., Baner Road, Pune, For Information.
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**



A AREA STATEMENT AS PER DCPR 2018		PROPOSED
1 AREA OF PLOT (AS PER SANCTION LAYOUT)		S.Q. M.
a	AS PER REVENUE RECORD (7/12 EXTRACTS)	11100.00
b	AS PER DEMARCATION (TRIANGULATION)	11534.35
c	MINIMUM TO BE CONSIDERED	11100.00
2 DEDUCTIONS FOR		
a	ROAD WIDENING AREA FOR 24M WIDE RP ROAD	164.03
b	AREA UNDER EXISTING ROAD	288.45
c	ROAD WIDENING AREA FOR 12M WIDE PROPOSED ROAD	707.89
d	ROAD WIDENING AREA FOR 15M WIDE PROPOSED DP ROAD	80.43
e	ANY RESERVATION (AS PER REGIONAL PLAN)	0.00
f	TOTAL DEDUCTIONS (a+b+c+d+e)	1240.80
3	GROSS AREA OF PLOT (1c-2f)	9859.20
4 RECREATIONAL OPEN SPACE		
a	REQUIRED OPEN SPACE 10% OF 3	985.92
b	PROVIDED OPEN SPACE	993.96
5 AMENITY SPACE		
a	REQUIRED AMENITY SPACE 15% OF 3	1478.88
b	PROVIDED AMENITY SPACE	1490.94
6 INTERNAL ROAD AREA		
a	NET PLOT AREA $\times$ (3 - 5%)	0.00
b	PERMISSIBLE NORMAL F.S.I. (ACCESS FROM 24M WIDE RP ROAD - FOR PMAY)	8388.26
7	NET PLOT AREA $\times$ (3 - 5%)	2.50
8	PERMISSIBLE NORMAL BUA (ACCESS FROM 24M WIDE RP ROAD)(7X8)	20820.65
9	TOTAL PERMISSIBLE NORMAL BUA (ACCESS FROM 24M WIDE RP ROAD)(7X8)	20820.65
10	TOTAL AREA AVAILABLE (9)	20820.65
11	IN SITU FSI/TDR LOADING	
a	IN SITU FSI AREA AGAINST DP ROAD (1240.80 - 80.43 = 1160.37 X 2.0 = 2320.74)	2320.74
12	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER PMAY (S. No. 11)	23241.39
13	LESS EXISTING BUILT-UP AS PER PREVIOUS SANCTION BY PMRDA ON 26.11.2019	5741.06
a	EXISTING RESIDENTIAL BUILT UP AREA (AS/PREVIOUS SANCTION)	5463.60
b	EXISTING COMMERCIAL BUILT UP AREA (AS/PREVIOUS SANCTION)	257.46
c	TOTAL EXISTING BUILT UP AREA (AS/PREVIOUS SANCTION) (a+b)	5741.06
14	BALANCE PERMISSIBLE BUILT-UP (12-13)	17500.33
15	PROPOSED BUILT-UP AS PER SANCTION & AS PER O.C.	16816.31
a	CURRENT PROPOSED RESIDENTIAL BUA AREA AS PER SANCTION & AS PER O.C.	16425.75
b	CURRENT PROPOSED COMMERCIAL AREA AS PER SANCTION & AS PER O.C.	390.56
c	TOTAL PROPOSED BUA AREA (a+b) AS PER SANCTION & AS PER O.C.	16816.31
16	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER 20 c)	0.00
17	EXCESS TERRACE AREA TAKEN IN F.S.I. (AS PER 21 c)	0.00
18	TOTAL BUILT UP AREA (15c+16+17+18) AS PER SANCTION & AS PER O.C.	16816.31
19	TOTAL FSI CONSUMED	
a	TOTAL CONSUMED BUA AREA WITH PREVIOUS SANCTION (12c+17)	22557.37
b	IN SITU ROAD AGAINST DRRP ROAD, IF ANY	0.00
c	IN SITU ROAD AGAINST AMENITY SPACE, IF ANY (2 X 55)	0.00
d	PREMIUM F.S.I. AREA (SUBJECT TO MIN. OF 0.2 OF 7)	0.00
e	TDR AREA (AS PER FRONT ROAD 24M WIDTH)(5 OF 7)	0.00
f	ADDITIONAL F.S.I. AREA UNDER CHAPTER VIII	0.00
20	TOTAL FSI CONSUMED (19 / 7)	2.01
B BALCONY AREA STATEMENT		
21	a PERMISSIBLE BALCONY AREA (15% OF BUA)	2215.55
b	PROPOSED BALCONY AREA	1621.83
c	EXCESS BALCONY AREA (IF ANY)	0.00
C DOUBLE HEIGHT TERRACE AREA STATEMENT		
22	a PERMISSIBLE TERRACE AREA (20% OF BUA)	2294.07
b	PROPOSED TERRACE AREA	0.00
c	EXCESS TERRACE AREA (IF ANY)	0.00
23	TENEMENTS PROPOSED FOR O.C.	
a	EWS	429
b	SHOPS	24

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.

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.

PROJECT - BUILDING LAYOUT  
PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

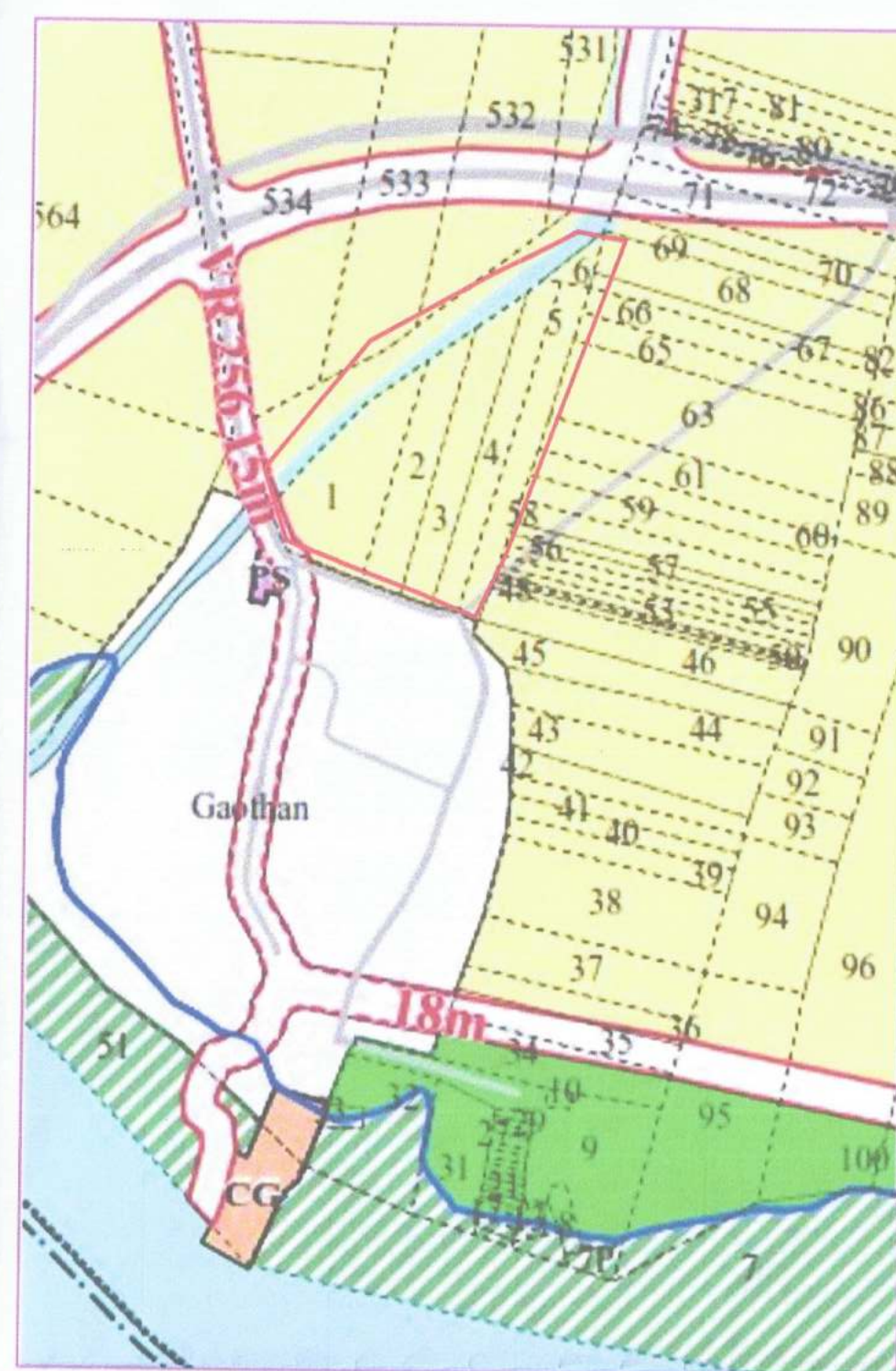
Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
MR. NILESH GADA (Partner)

Signature & Stamp of Architect

ARCON  
architecture + interior design

102, First Floor, B.U. Bhandhari Hill Side - 1  
Baner Road, Pune - 411 045. Tel : 020-49001674

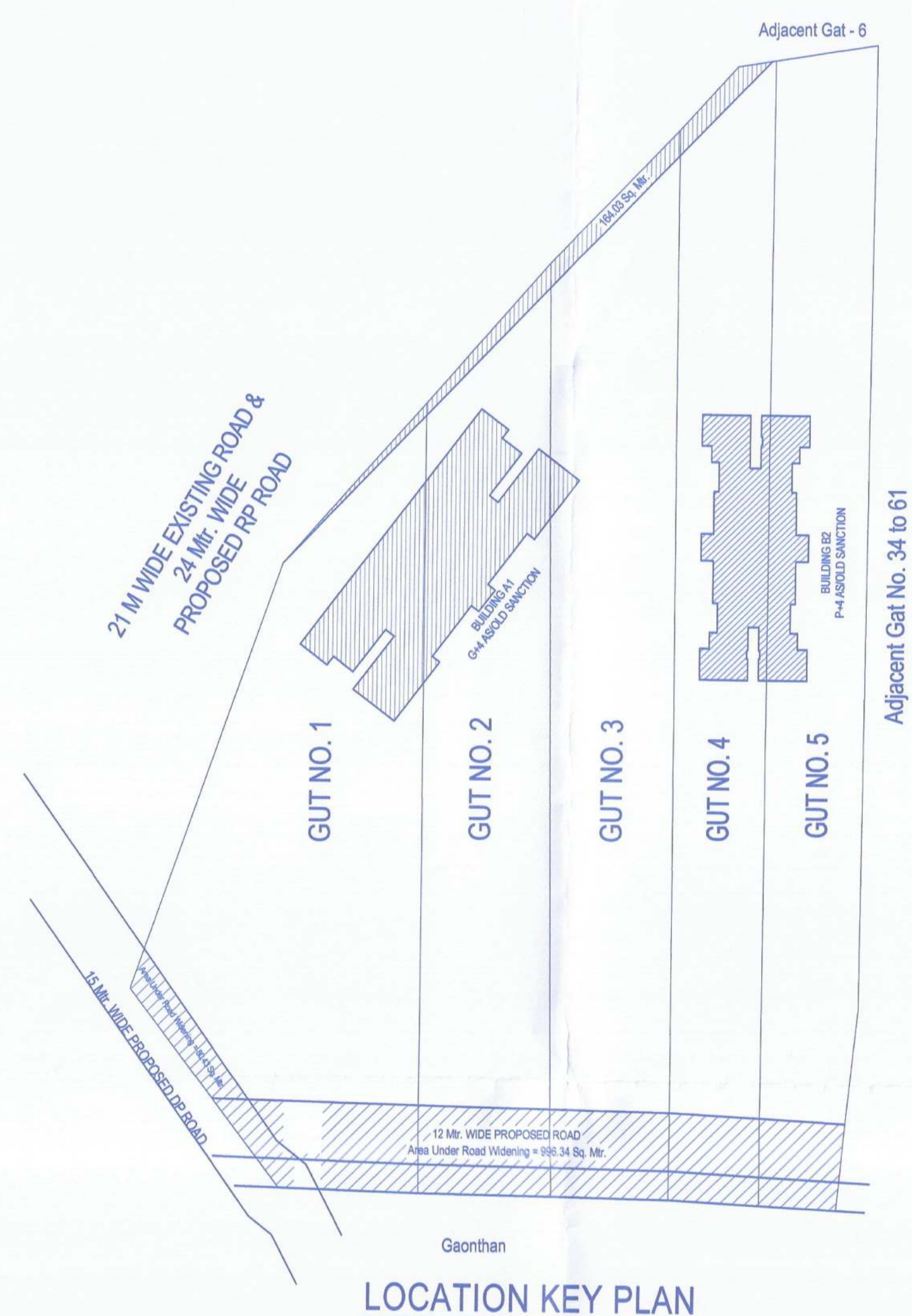
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DATE : 29th Nov. 2024  
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DEALT : ULKA  
CHECKED : KAPIL



KEY PLAN FOR PLOT LOCATION



GOOGLE LOCATION



LOCATION KEY PLAN

ADD CONSTRUCTION AREA FOR  
PREVIOUS SANCTIONED BY PMRDA FOR  
BUILDING NO. A1,B2&CLUB HOUSE = 7427.29 SQ.MT.

TOTAL CONSTRUCTION AREA = 19548.33+7427.29 = 26975.62

ADD BUILT-UP AREA FOR  
PREVIOUS SANCTIONED BY PMRDA FOR  
BUILDING NO. A1,B2 & CLUB HOUSE = 5741.06 SQ.MT.

TOTAL BUILT-UP AREA = 16816.31+5741.06 = 22557.37 SQ.MT.

F.S.I. AREA STATEMENT AS PER SANCTIONED & AS PER PROPOSED O.C.		PROPOSED FREE OF FSI AREA (NON FSI AREA)		NO OF TENEMENTS		HEIGHT OF BUILDING	
SR.NO.		BUILDING NAME		NO. OF FLOORS		TOTAL (C+D)	
1		A		B		C	
2		C1		G+12		4923.45	
3		C2		G+12		4923.45	
4		C3		P+12		4923.45	
TOTAL						14770.35	
TOTAL RESIDENTIAL BUA AREA						14770.35	
TOTAL COMMERCIAL BUA AREA						390.56	
TOTAL BUA AREA = RESIDENTIAL + COMMERCIAL AREA						15160.91	
TOTAL CONSTRUCTION AREA						26975.62	
TOTAL BUILT-UP AREA						22557.37	

PARKING STATEMENT AS PER SANCTIONED & AS PER PROPOSED O.C.  
AS PER PMRDA DCPR TABLE NO.7 PARKING REQUIREMENT  
FOR EVERY 4 TENEMENTS HAVING BUILT-UP AREA UPTO 50 SQM IS CAR-0, SCOOTER-5, CYCLE-5  
FOR COMMERCIAL EVERY 100 SQM. BUILT-UP AREA CAR-1, SCOOTER-3, CYCLE-3

BUILDING NO	BUILDING TYPE	NO OF TENEMENTS	PER TENAM. (SQ.M)	REQUIRED PARKING			PROPOSED PARKING		
				CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
C-1	EWS-2BHK	48	34.99	0	60	60	0	60	60
C-1	EWS-1BHK	95	27.79	0	119	119	0	119	119
C-2	EWS-2BHK	48	34.99	0	60	60	0	60	60
C-2	EWS-1BHK	95	27.79	0	119	119	0	119	119
C-3	EWS-2BHK	48	34.99	0	60	60	0	60	60
C-3	EWS-1BHK	95	27.79	0	119	119	0	119	119
TOTAL		429		0	537	537	0	537	537
FOR COMMERCIAL									
BUILDING NO	TYPE	BUILT-UP AREA							
C-1	SHOPS	195.28 SQM.	2	6	6	2	6	6	6
C-2	SHOPS	195.28 SQM.	2	6	6	2	6	6	6
ADD 5% VISITORS PARKING FOR 429 TEN.				0	27	27	0	27	27
TOTAL COMM. + RESI. PARKING				4	576	576	4	576	576
TOTAL PARKING AREA				50.00	1152.00	432.00	50.00	1152.00	432.00

TENAMENT STATEMENT AS PER SANCTIONED & AS PER PROPOSED O.C.

BUILDING NO.	BUILDING TYPE	NO. OF TENEMENTS	CARPET AREA/ TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE
C-1	EWS-2BHK	48	29.74 SQM.	48	0
C-1	EWS-1BHK	95	22.75 SQM.	95	0
C-2	EWS-2BHK	48	29.74 SQM.	33	15
C-2	EWS-1BHK	95	22.75 SQM.	95	0
C-3	EWS-2BHK	48	29.74 SQM.	0	48
C-3	EWS-1BHK	95	22.75 SQM.	0	95
TOTAL		429		271	158

SHOP STATEMENT AS PER SANCTIONED & AS PER PROPOSED O.C.

BUILDING NO.	NO. OF SHOPS	CARPET AREA SHOPS	BUILT-UP AREA SHOPS
C-1	12	123.78 SQM.	195.28 SQM.
C-2	12	123.78 SQM.	195.28 SQM.
TOTAL	24	247.56 SQM.	390.56 SQM.

MASTER PLAN  
SCALE : 1:350







AREA STATEMENT - BUILDING C-1&C2													
SR.NO.	FLOOR NAME	PROPOSED FSI AREA					PROPOSED NON FSI AREA						
		BUILT-UP AREA	STAIRCASE	FIRE ESCAPE STAIRCASE	LIFT AREA	TOTAL (B+C+D)	PERMISSIBLE BALCONY (15% OF BUILT-UP)	TOTAL BALCONY	PERMISSIBLE D/H TERRACE (20% OF BUILT-UP)	PROPOSED D/H TERRACE	REFUGE AREA	STILT FLOOR (PARKING)	TOTAL NON FSI (H+M+N)
	A	B	C	D	E	F	G	H	I	J	K	L	O
1	GROUND FLOOR	195.28	20.892	20.892		237.064	0.00	0.00	0.000	0.000	0.00		0.00
2	FIRST FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
3	SECOND FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
4	THIRD FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
5	FOURTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
6	FIFTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
7	SIXTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
8	SEVENTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
9	EIGHTH FLOOR	387.05	20.892	20.892		428.834	58.06	41.65	0	77.41	0		41.65
10	NINTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
11	TENTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
12	ELEVENTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
13	TWELFTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
	TOTAL	5118.73	271.60	271.60	8.60	5670.52	738.52	540.61	540.61	0.00	0.00	36.30	803.22
Total- Proposed FSI Area + Proposed Non FSI Area							= 5670.52+803.22 =6473.74						

TENEMENT STATEMENT					
BUILDING NO.	BUILDING TYPE	NO. OF TENEMENTS	CARPET AREA/ TENEMENTS	PROPOSED FOR PMAY	PROPOSED FOR SALE
C-1	EWS-2BHK	48	29.74 SQM.	48	0
C-1	EWS-1BHK	95	22.75 SQM.	95	0
C-2	EWS-2BHK	48	29.74 SQM.	33	15
C-2	EWS-1BHK	95	22.75 SQM.	95	0

SCHEDULE OF DOORS & WINDOWS				AS PER DOPR REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM	
SR NO	TYPE	SIZE	LOCATION ROOM	PERMISSIBLE	PROPOSED
1.	D0	1.20X2.25	STAIRCASE		
2.	D1	1.00X2.25	LIVING		
3.	D2	0.90X2.25	BEDROOM		
4.	D3	0.75X2.25	TOILET		
5.	FLD1	1.80X2.25	LIVING	1.00 SQM.	4.05 SQM.
6.	W2	1.80X1.35	STAIRCASE	2.09 SQM.	2.43 SQM.
7.	W2a	0.50X1.35	STAIRCASE	0.50 SQM.	0.67 SQM.
8.	W5	1.20X1.65	BEDROOM	0.67 SQM.	1.98 SQM.
9.	KW3	0.60X1.20	KITCHEN	0.30 SQM.	0.72 SQM.
10.	V	0.60X1.05	TOILET	0.30 SQM.	0.63 SQM.

COMPLETION DRAWING

BUILDING - C1&C2

03

10

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

Accepted as completion plans as  
accompaniments of acceptance Full OC by this  
office letter under No. EE/BP/PMAY/AMHADA  
Date: /20 Date:

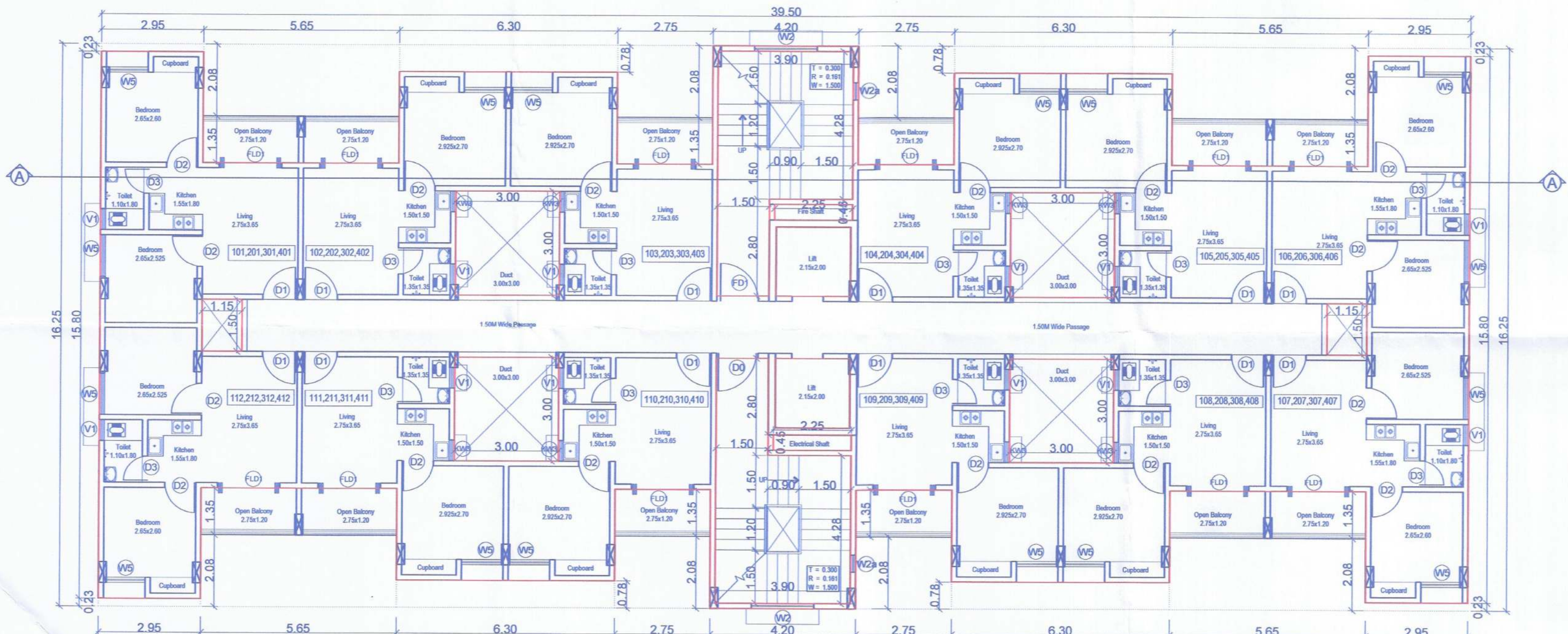
Ex. Engg/Bldg Permission Cell/PMAY/A  
MHADA



AREA DIAGRAM FOR GROUND FLOOR BUILDING - C-1&C-2

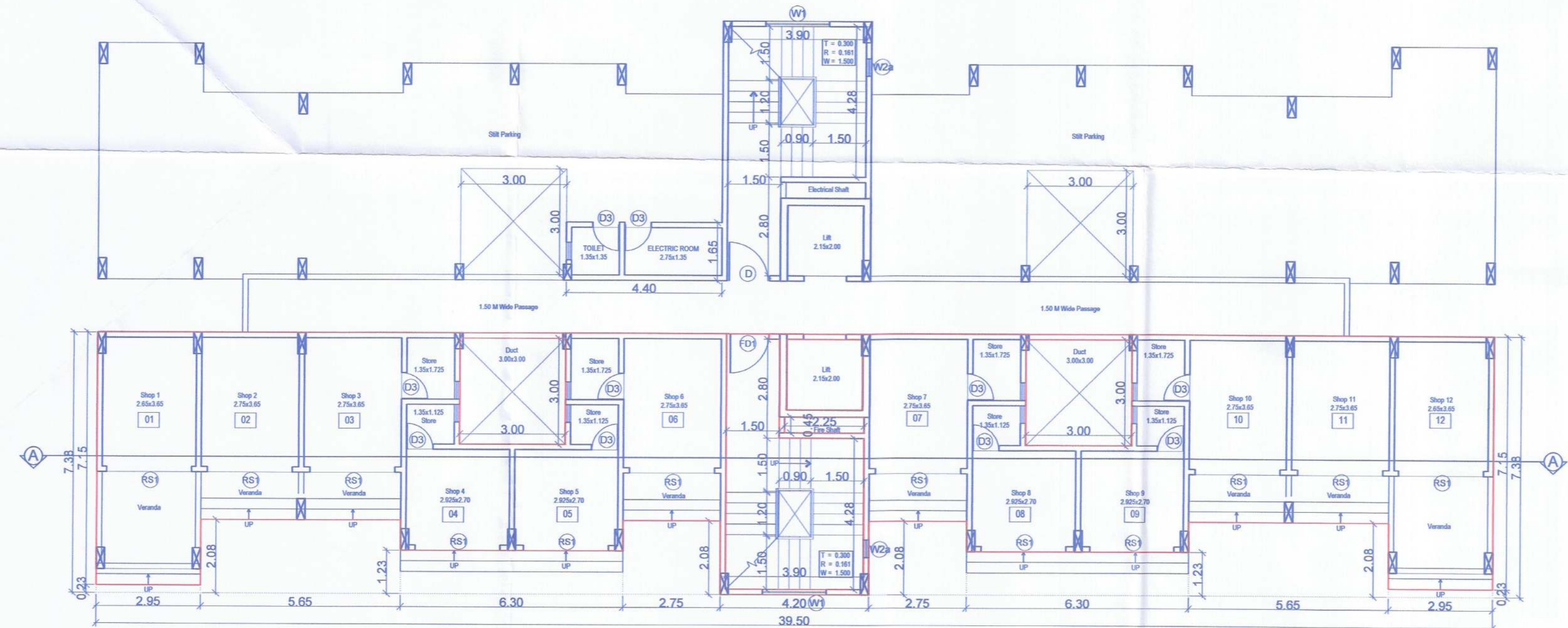
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Add Staircase Area(20.892) + Fire Staircase Area(20.892) = 237.064



1st to 4th FLOOR PLAN BUILDING C-1 & C-2

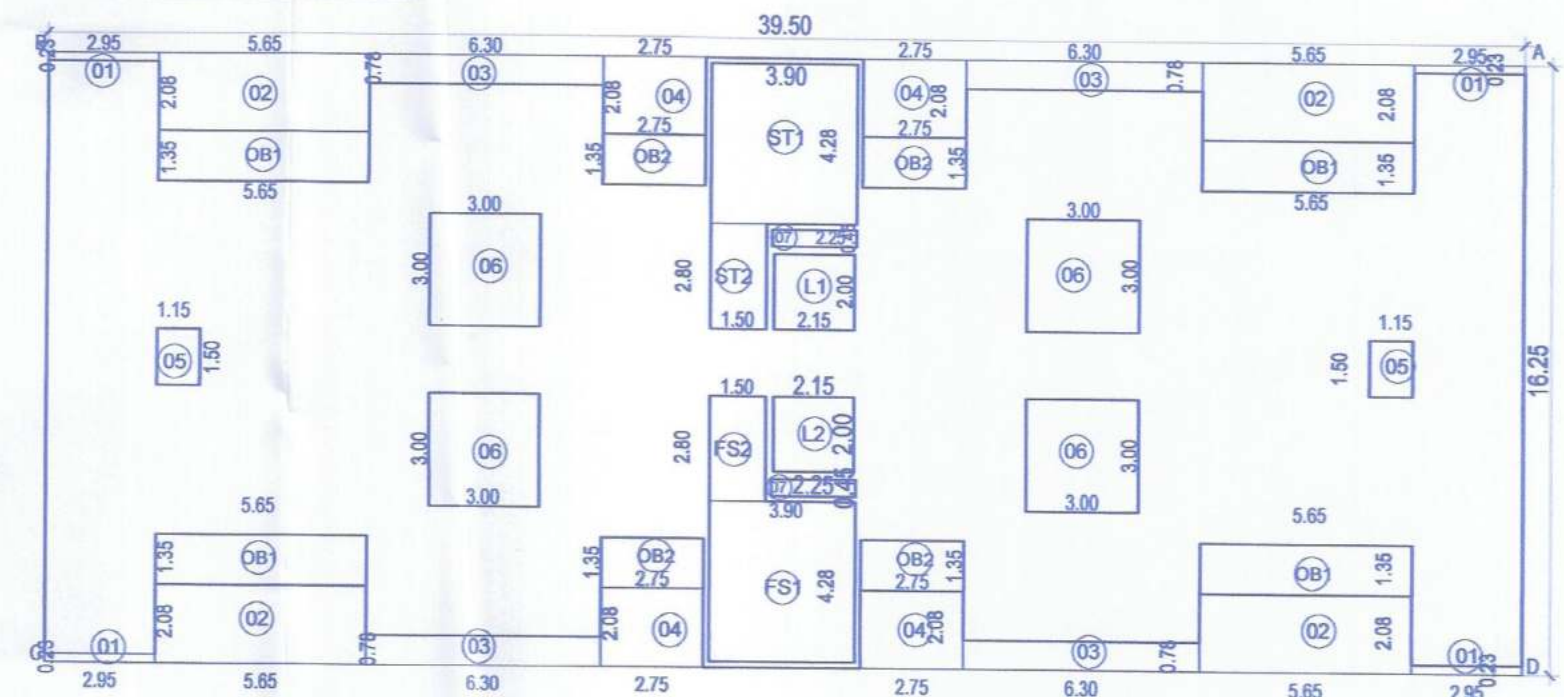
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GROUND FLOOR PLAN - BUILDING C-1&C-2

SCALE - 1:100

CARPET AREA STATEMENT FOR GROUND FLOOR (SHOPS) - C-1 & C-2	
SHOP NO.	CARPET AREA (SQ.M.)
SHOP NO-1, SHOP NO-12	9.10Sq.M.
SHOP NO-2,3,6,7,10,11	9.63Sq.M.
SHOP NO-4,5,8,9	7.90Sq.M.
Store 1,3,5,7	1.92Sq.M.
Store 2,4,6,8	2.13Sq.M.
Total	30.68Sq.M.



AREA DIAGRAM FOR 1st to 4th FLOOR - BUILDING - C-1 & C-2

SCALE - 1:200

AREA STATEMENT		S Q . M .
C1 & C2 BUILDING		
1	BUILT UP AREA ON GROUND FLOOR	195.28
2	BUILT UP AREA ON 1ST TO 7TH AND 9TH TO 12TH FL.	5475.24
3	BUILT UP AREA ON 8TH FLOOR	428.834
4	TOTAL BUILT UP AREA	5670.52
5	TOTAL BUILT UP AREA RESIDENTIAL	5475.24
6	TOTAL BUILT UP AREA COMMERCIAL	195.28
7	RERA CARPET AREA OF EACH TENAMENT	22.75 & 29.74
8	NO.OF TENEMENT OF EACH BUILDING	143 + 12 SHOPS
9	TOTAL HEIGHT OF BUILDING	38.15

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSION'S 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.

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.

PROJECT - BUILDING LAYOUT  
PROPOSED HOUSING PROJECT UNDERPMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Architect.

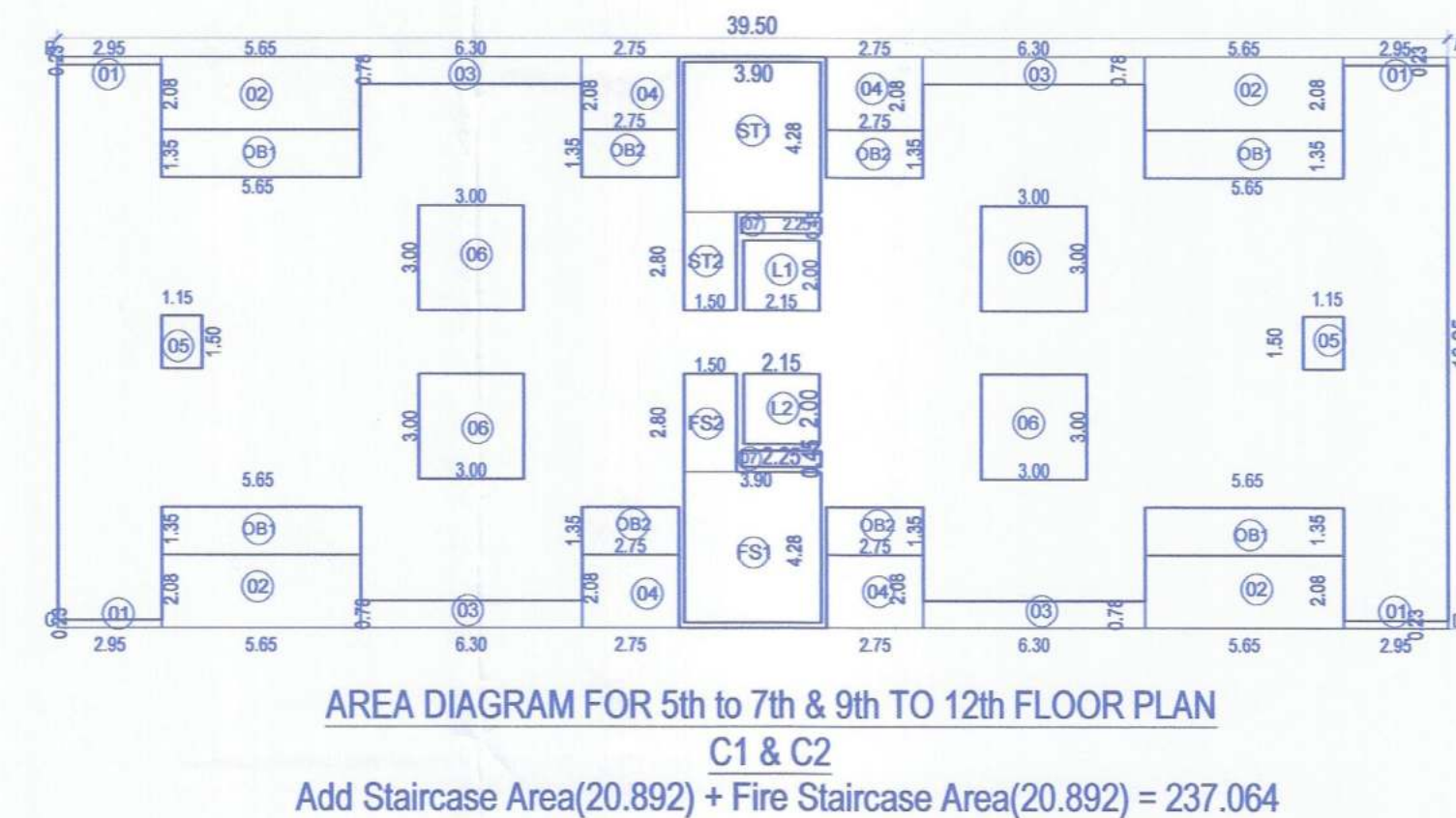
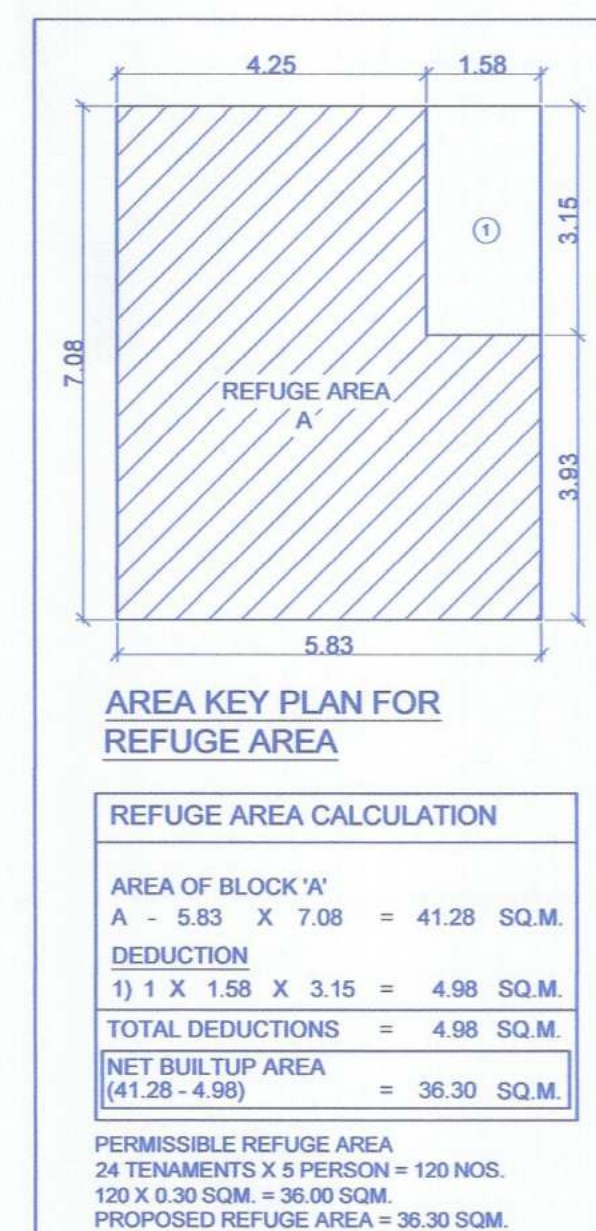
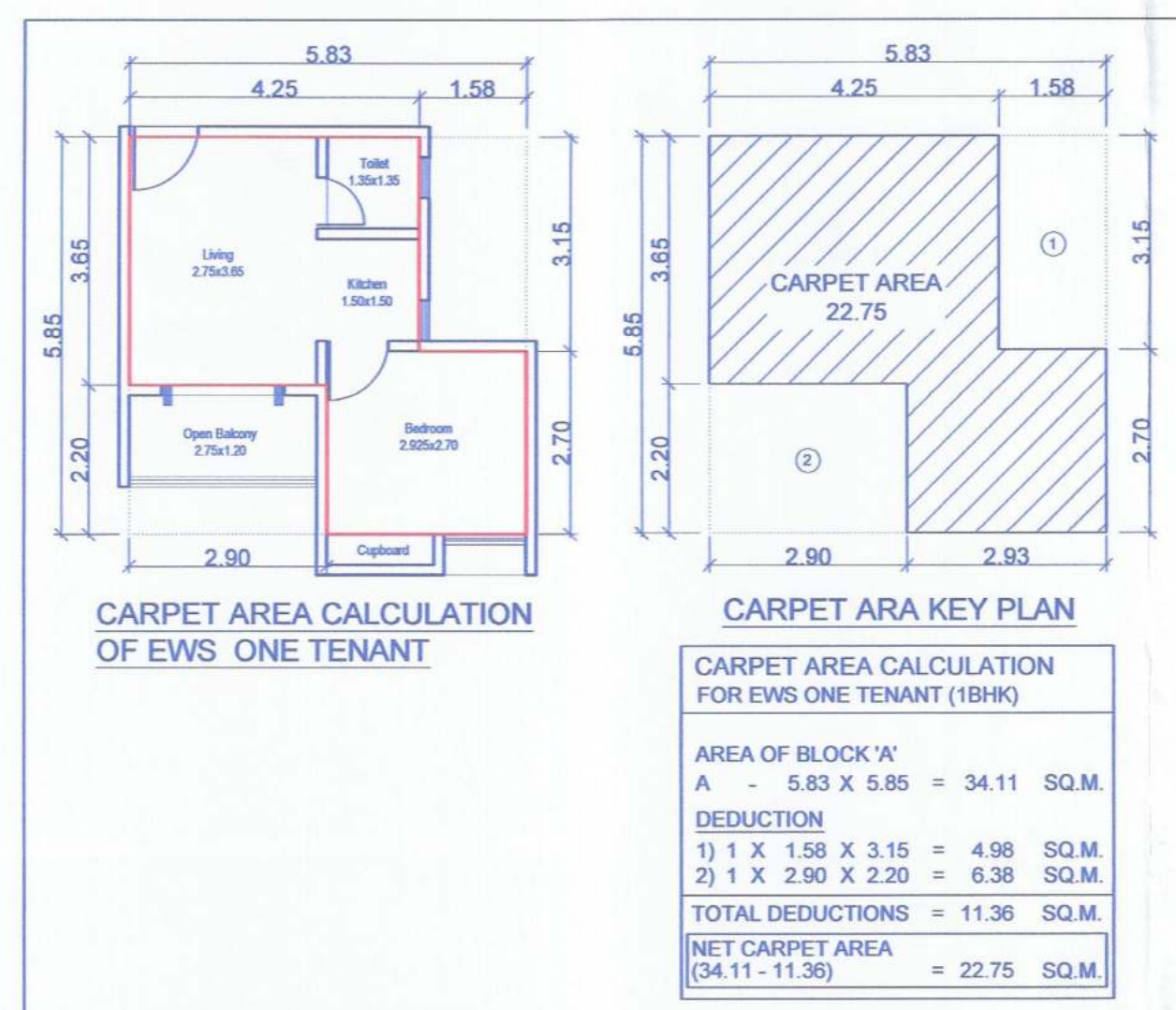
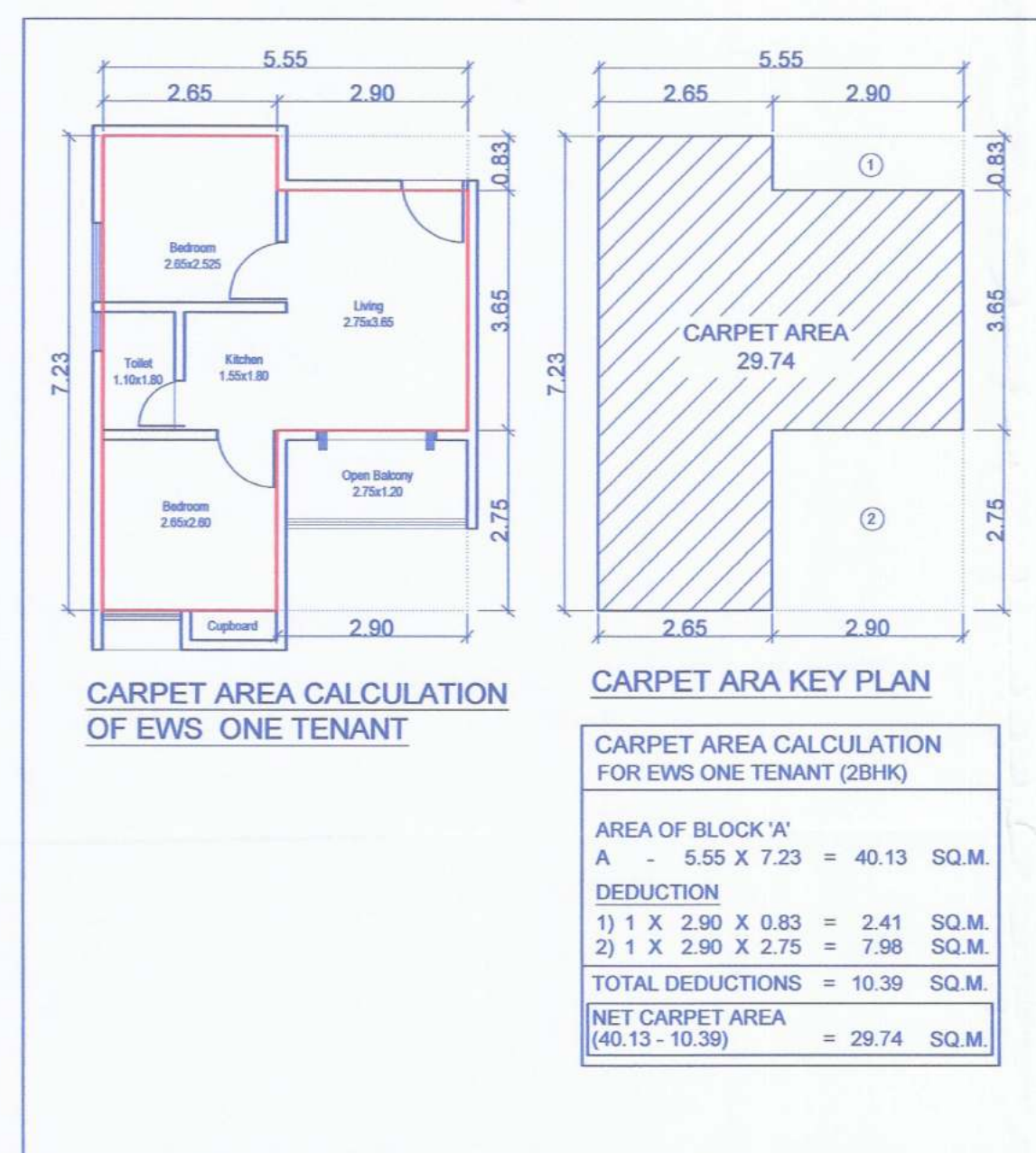
Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
MR. NILESH GADA (Partner)

Signature & Stamp Of Architect

ARCON  
architecture + interior design  
102, First Floor, B.U. Bhandhari Hill Side - 1  
Baner Road, Pune - 411 045. Tel : 020-49001674

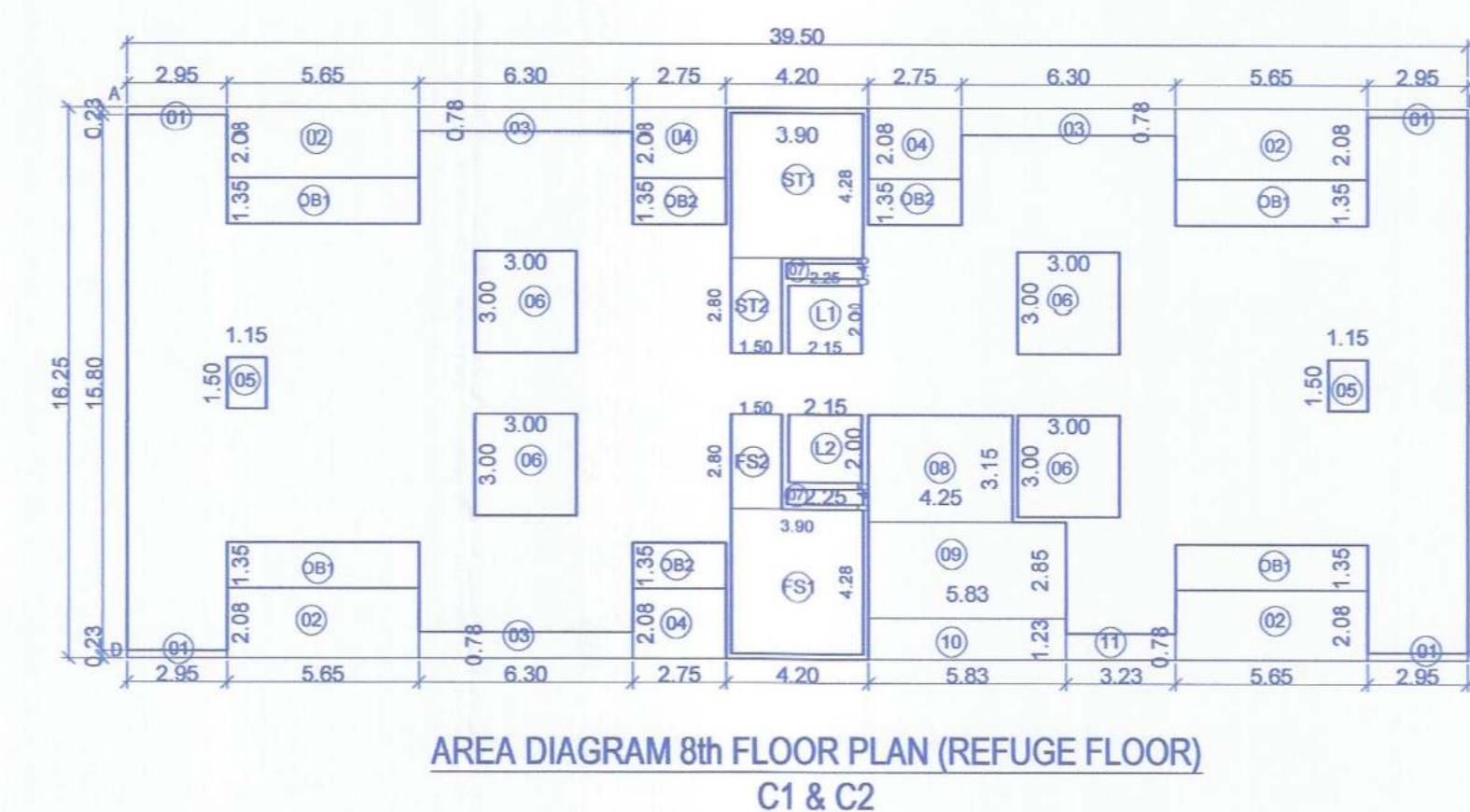
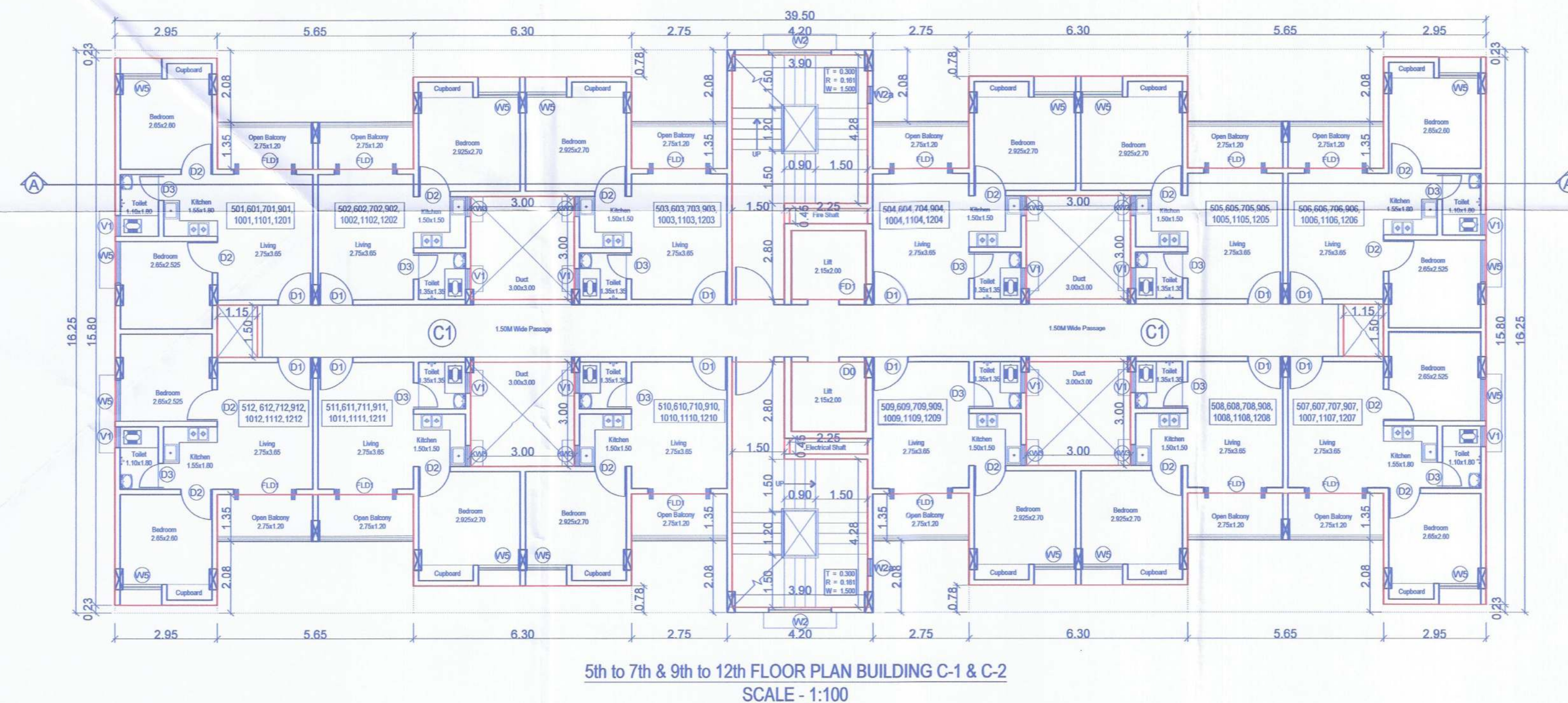
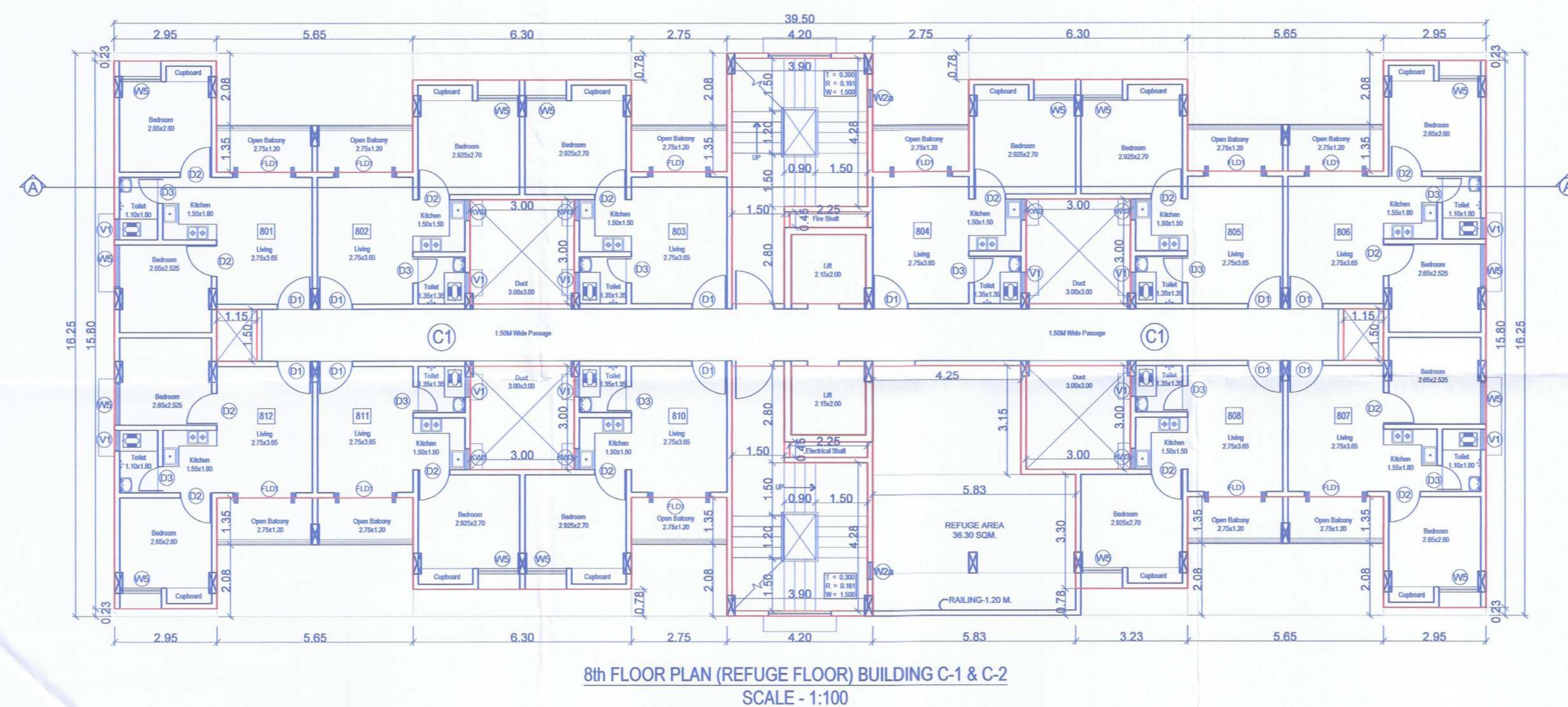
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DATE : 28th Nov 2024  
REVISED : SHWETA  
DEALT : ULKA  
CHECKED : KAPIL





BUILT UP AREA CALCULATIONS FOR C1 - TYPICAL FLOOR (5th to 7th & 9th to 12th FLOORS):	
A) Area of Block ABCD	39.50 x 16.25 = 641.875 Sq.M
B) Deductions:	
1. 2.95 x 0.23 x 4	= 2.714
2. 5.65 x 2.08 x 4	= 47.008
3. 6.30 x 0.78 x 4	= 19.656
4. 2.75 x 2.08 x 4	= 22.880
5. 1.15 x 1.50 x 2	= 3.450
6. 3.00 x 3.00 x 4	= 36.000
7. 2.25 x 0.45 x 2	= 2.025
Total Deductions (B)	= 133.733 Sq.M
C) Staircase + Passage	
C1) Staircase	
ST1 3.90 x 4.28 x 1	= 16.692
ST2 1.50 x 2.80 x 1	= 4.200
Total Staircase (C1)= FS1+FS2	= 20.892 Sq.M
C2) Fire Escape Staircase	
FS1 3.90 x 4.28 x 1	= 16.692
FS2 1.50 x 2.80 x 1	= 4.200
Total Fire Staircase (C2)= ST1+ST2	= 20.892
Total Staircase = C1+C2	= 41.784
D) Area for Balcony (15% of B/U)	
D1) Area for Enclosed Balcony (EB)	
EB 0.00 x 0.00 x 0	= 0.000
Total Enclosed Balcony Area	= 0.00
D2) Area for Open Balcony (OB)	
OB1 5.65 x 1.35 x 4	= 30.510
OB2 2.75 x 1.35 x 4	= 14.850
Total Open Balcony Area	= 45.360 Sq.M
Total Balcony Area (D) = D1+D2	= 45.360 Sq.M
E) Area for D/H Terrace (T)(20% B/U)	
T1 0.00 x 0.00 x 0	= 0.000
Total D/H Terrace Area (E)	= 0.000 Sq.M
F) Area for Lift (L) (Free Off FS)	
L1 2.15 x 2.00 x 1	= 4.300
L2 2.15 x 2.00 x 1	= 4.300
Total Lift Area (F)	= 8.60 Sq.M
G) Total Built-Up Area for Typical Floor	
A-B-C-D-E-F	= 412.40 Sq.M
H) Total Built-Up Area (412.40) + Add Staircase Area(20.892) + Fire Staircase Area(20.892)	= 454.184 Sq.M

BUILT UP AREA CALCULATIONS FOR C1 & C2 - REFUGE AREA(8th FLOOR):	
A) Area of Block ABCD	39.50 x 16.25 = 641.875 Sq.M
B) Deductions:	
1. 2.95 x 0.23 x 4	= 2.714
2. 5.65 x 2.08 x 4	= 47.008
3. 6.30 x 0.78 x 3	= 14.742
4. 2.75 x 2.08 x 3	= 17.160
5. 1.15 x 1.50 x 2	= 3.450
6. 3.00 x 3.00 x 4	= 36.000
7. 2.25 x 0.45 x 2	= 2.025
8. 4.25 x 3.15 x 1	= 13.388
9. 5.83 x 2.85 x 1	= 16.616
10. 5.83 x 1.23 x 1	= 7.171
11. 3.23 x 0.78 x 1	= 2.519
Total Deductions (B)	= 162.792 Sq.M
C) Staircase + Passage	
C1) Staircase	
ST1 3.90 x 4.28 x 1	= 16.692
ST2 1.50 x 2.80 x 1	= 4.200
Total Staircase (C1)= FS1+FS2	= 20.892 Sq.M
C2) Fire Escape Staircase	
FS1 3.90 x 4.28 x 1	= 16.692
FS2 1.50 x 2.80 x 1	= 4.200
Total Fire Staircase (C2)= ST1+ST2	= 20.892
Total Staircase = C1+C2	= 41.784
D) Area for Balcony (15% of B/U)	
D1) Area for Enclosed Balcony (EB)	
EB 0.00 x 0.00 x 0	= 0.000
Total Enclosed Balcony Area	= 0.00
D2) Area for Open Balcony (OB)	
OB1 5.65 x 1.35 x 4	= 30.510
OB2 2.75 x 1.35 x 3	= 11.138
Total Open Balcony Area	= 41.648 Sq.M
Total Balcony Area (D) = D1+D2	= 41.648 Sq.M
E) Area for D/H Terrace (T)(20% B/U)	
T1 0.00 x 0.00 x 0	= 0.000
Total D/H Terrace Area (E)	= 0.000 Sq.M
F) Area for Lift (L) (Free Off FS)	
L1 2.15 x 2.00 x 1	= 4.300
L2 2.15 x 2.00 x 1	= 4.300
Total Lift Area (F)	= 8.60 Sq.M
G) Total Built-Up Area for Refuge Floor(8th Floor)	
A-B-C-D-E-F	= 387.05 Sq.M
H) Total Built-Up Area (387.05) + Add Staircase Area(20.892) + Fire Staircase Area(20.892)	= 428.834 Sq.M



COMPLETION DRAWING		04
BUILDING - C1&C2		10
PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune		
Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No. EE/BP/PMAY/AMHADA Date: /20 Date:		
Ex. Engg/Bldg Permission Cell/PMAY/A MHADA		

AREA STATEMENT	S Q. M.
<b>C1 &amp; C2 BUILDING</b>	
1 BUILT UP AREA ON GROUND FLOOR	195.28
2 BUILT UP AREA ON 1ST TO 7TH AND 9TH TO 12TH FL.	4536.40
3 BUILT UP AREA ON 8TH FLOOR	387.05
4 TOTAL BUILT UP AREA	5118.73
5 TOTAL BUILT UP AREA RESIDENTIAL	4923.45
6 TOTAL BUILT UP AREA COMMERCIAL	195.28
7 RERA CARPET AREA OF EACH TENAMENT	22.75 & 29.74
8 NO OF TENEMENT OF EACH BUILDING	143 + 12 SHOPS
9 TOTAL HEIGHT OF BUILDING	38.15

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSION'S 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.

**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.

**PROJECT - BUILDING LAYOUT**

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by me/us and the authenticity and validity of the same is my/our responsibility. I/we the undersigned, the owner-s and/or power of attorney holder-s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given by the Architect.

Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
MR. NILESH GADA (Partner)

Signature & Stamp Of Architect

**ARCON**  
architecture + interior design

102, First Floor, B.U. Bhandhari Hill Side - 1  
Baner Road, Pune - 411 045. Tel : 020-49001674

SCALE: 01:100 @ A1	REVISED : SHWETA
DATE: 26th Nov 2024	DEALT : ULKA
	CHECKED : KAPIL



Accepted as completion plans as  
 accompaniments of acceptance Full OC by this  
 office letter under No. EE/BP/PMAY/MHADA  
 Date \_\_\_\_\_/20 \_\_\_\_\_ Date: \_\_\_\_\_

Ex. Engg/Bidg Permission Cell/PMAY/A  
MHADA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.10.2021 AND THE DIMENSION'S 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

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.

**PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL**  
**AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune**

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Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSO  
**MR. NILESH GADA (Partner)**

Sic

Signature & Stamp Of Architect



102, First Floor, B.U. Bhandhari Hill Side -1  
Baner Road, Pune - 411 045. Tel : 020-49001674

SCALE :  
01:100 @ A1

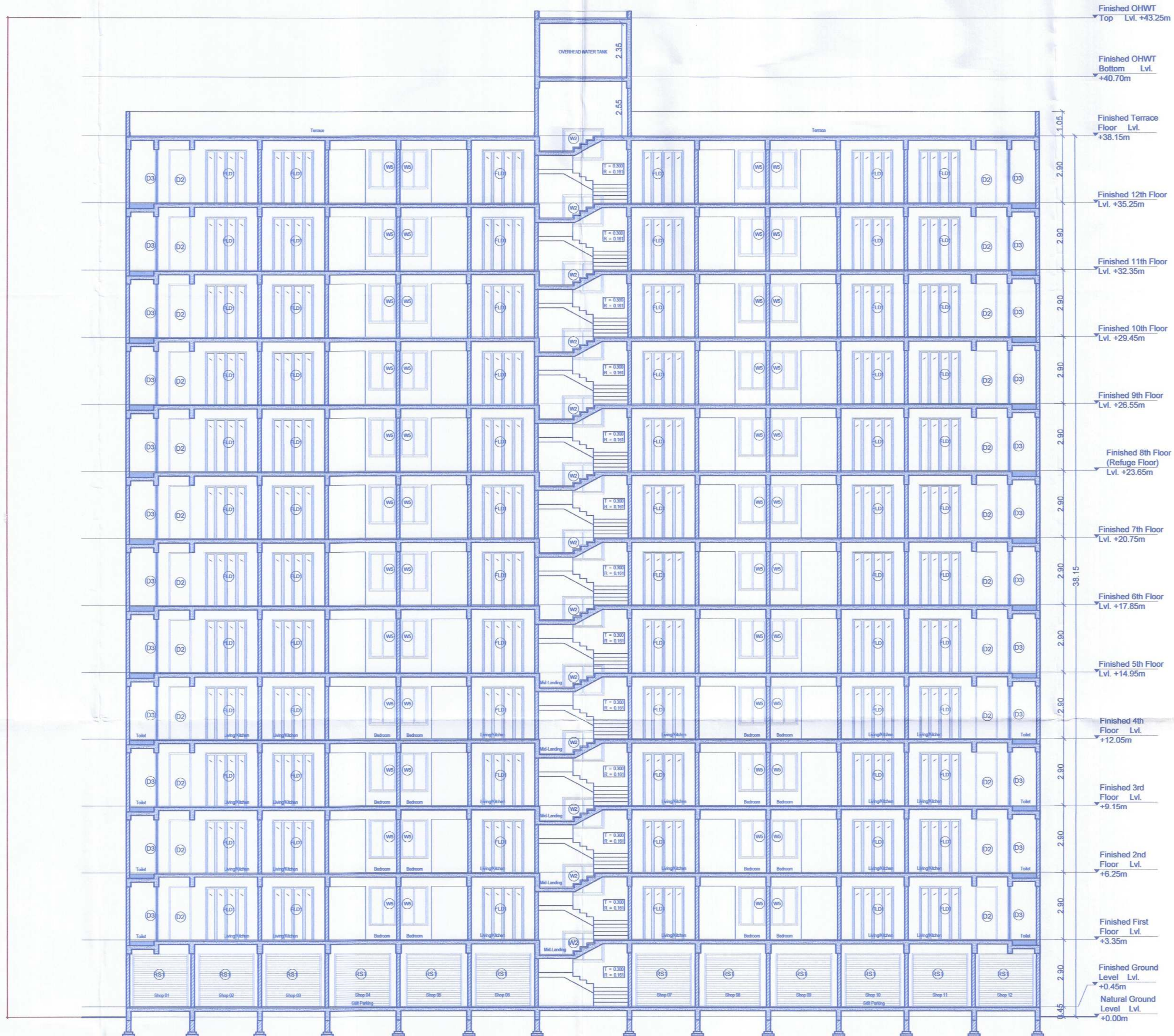
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26th Nov 2024

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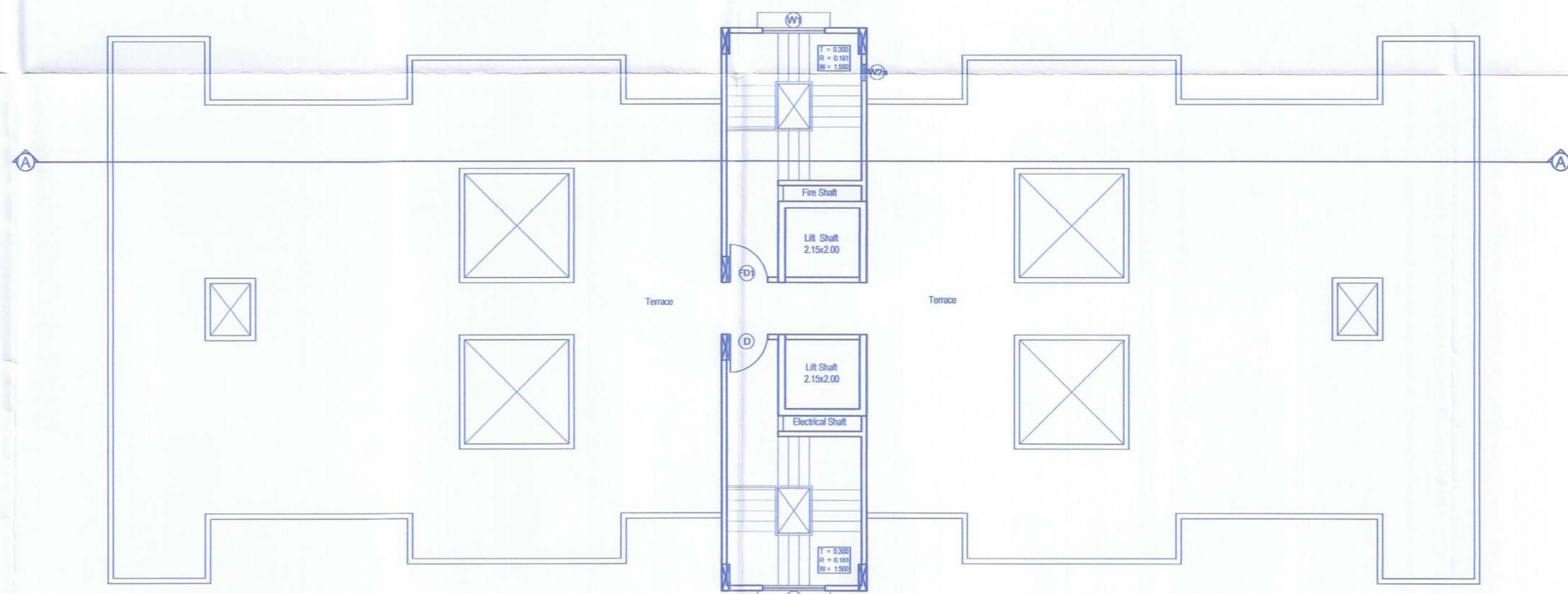


BUILT UP AREA CALCULATIONS FOR BUILDING C-1 & C-2 PARKING AREA:					
A)	Area of Block ABCD				
	39.50	x	8.20	=	323.90 Sq.M
B)	Deductions :				
	1.	5.65	x	1.40	x 2 = 15.820
	2.	6.30	x	0.55	x 2 = 6.930
	3.	2.75	x	1.40	x 2 = 7.700
	4.	2.20	x	2.44	x 1 = 10.248
	5.	4.85	x	2.61	x 1 = 22.838
	6.	13.15	x	1.65	x 1 = 21.697
	7.	4.10	x	1.50	x 2 = 12.300
	Total Deductions (B)				= 97.533 Sq.M
					= 226.37 Sq.M





BUILDING C-1& C-2 - SECTION AA  
SCALE - 1:100



TERRACE FLOOR PLAN BUILDING C-1 & C-2  
SCALE - 1:100

COMPLETION DRAWING

06

BUILDING - C1&C2

10

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

Accepted as completion plans as  
accompaniments of acceptance Full OC by this  
office letter under No. EE/BP/PMAY/A/MHADA  
Date: /20 Date:

Ex. Engg/Bldg Permission Cell/PMAY/A  
MHADA

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME  
ON 23.10.2021 AND THE DIMENSION'S 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

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WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER  
TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY  
AT THE WORK SITE.

PROJECT - BUILDING LAYOUT

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

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specifications, papers and legal documents etc. given by me/us and  
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read & studied all the documents, forms and all the drawings along  
with documents for submission and they are as per my/our  
instructions & information given to the Architect.

Mr. Ramdas Shivram Pagade & Others

Through POA Holder M/S. G & S ASSOCIATES

MR. NILESH GADA (Partner)

Sign

Signature & Stamp Of Architect

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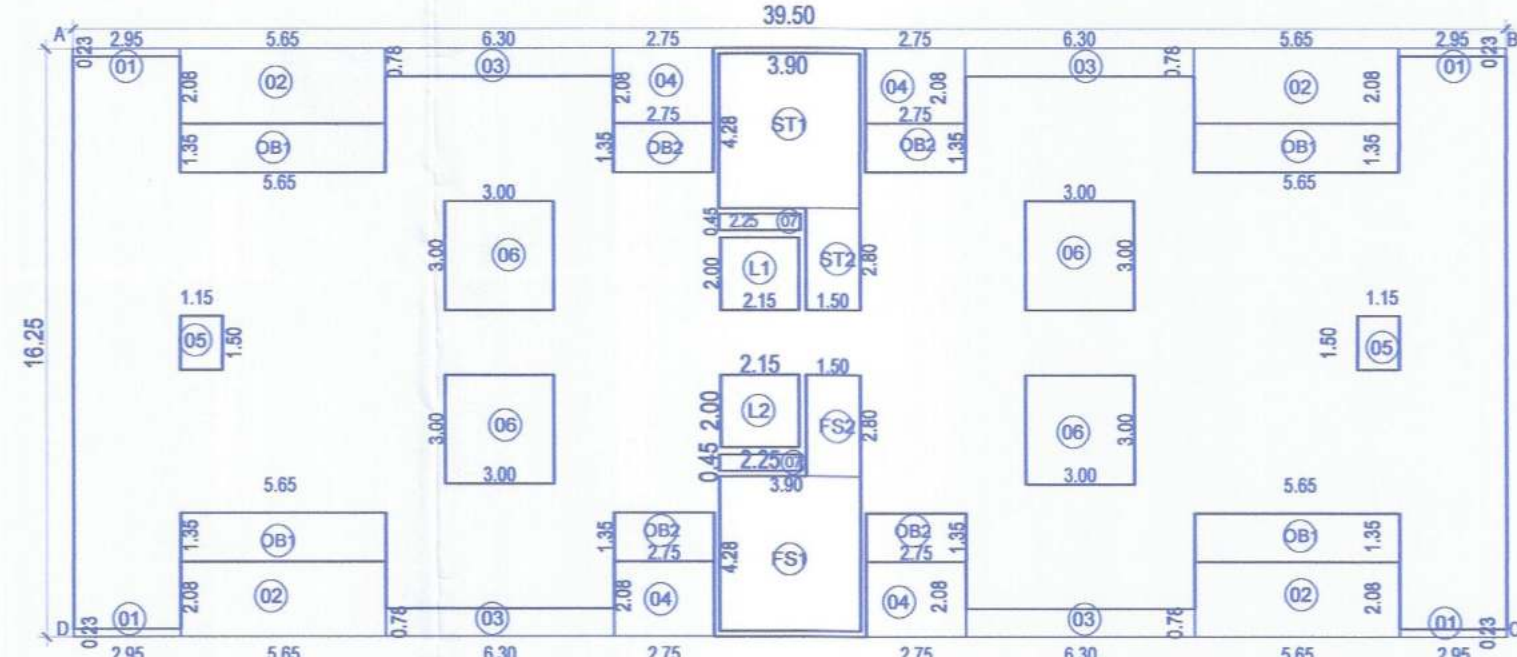
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01:100 @ A1  
DATE :  
26th Nov 2024

REVISED : SHWETA  
DEALT : ULKA  
CHECKED : KAPIL



AREA STATEMENT - BUILDING C-3													
SR.NO.	FLOOR NAME	PROPOSED FSI AREA				PROPOSED NON FSI AREA							TOTAL NON FSI (H+M+N)
		BUILT-UP AREA	STAIRCASE	FIRE ESCAPE STAIRCASE	LIFT AREA	TOTAL (B+C+D)	PERMISSIBLE BALCONY (15% OF BUILT-UP)	TOTAL BALCONY	PERMISSIBLE D/H TERRACE (20% OF BUILT-UP)	PROPOSED D/H TERRACE	REFUGE AREA	STILT FLOOR (PARKING)	
	A	B	C	D	E	F	G	H	I	J	K	M	N
1	STILT FLOOR	0.00	0.00	20.892		41.784	0.00	0.00	0.00	0.00	0.00		0.00
2	FIRST FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
3	SECOND FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
4	THIRD FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
5	FOURTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
6	FIFTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
7	SIXTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
8	SEVENTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
9	EIGHTH FLOOR	387.05	20.892	20.892		428.834	58.06	41.65	0	77.41	0		41.65
10	NINTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
11	TENTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
12	ELEVENTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
13	TWELFTH FLOOR	412.40	20.892	20.892		454.184	61.86	45.36	0	82.48	0		45.36
	TOTAL	4923.45	271.60	271.60	8.60	5475.25	738.52	540.61	540.61	0.00	984.69	0.00	540.61
Total-Proposed FSI Area + Proposed Non FSI Area						5475.25+1061.46=6536.71							

SCHEDULE OF DOORS & WINDOWS					AS PER DOPR REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM	
SR. NO	TYPE	SIZE	LOCATION	ROOM	PERMISSIBLE	PROPOSED
1.	D0	1.20X2.25	STAIRCASE			
2.	D1	1.00X2.25	LIVING			
3.	D2	0.90X2.25	BEDROOM			
4.	D3	0.75X2.25	TOILET			
5.	FLD1	1.80X2.25	LIVING		1.00 SQ.M.	4.05 SQ.M.
6.	W2	1.80X1.35	STAIRCASE		2.09 SQ.M.	2.43 SQ.M.
7.	W2a	0.50X1.35	STAIRCASE		0.50 SQ.M.	0.67 SQ.M.
8.	W5	1.20X1.65	BEDROOM		0.67 SQ.M.	1.98 SQ.M.
9.	KW3	0.60X1.20	KITCHEN		0.30 SQ.M.	0.72 SQ.M.
10.	V	0.60X1.05	TOILET		0.30 SQ.M.	0.63 SQ.M.

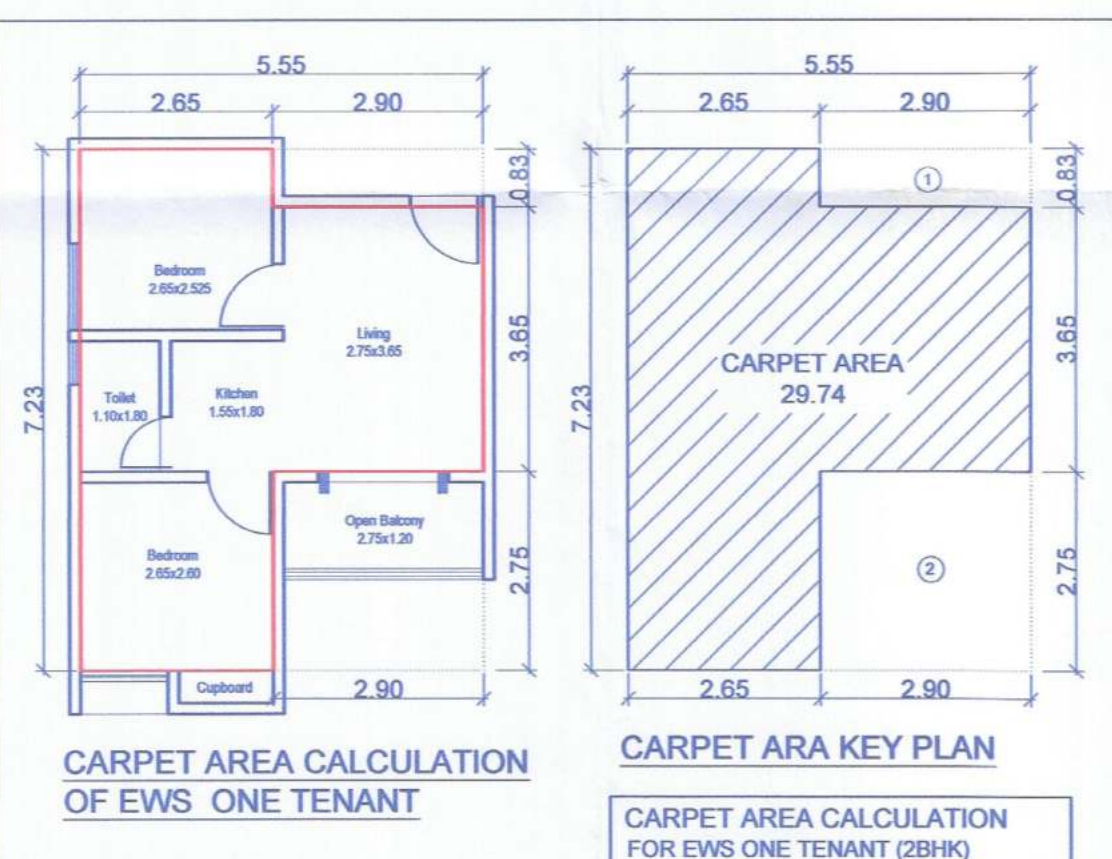


AREA DIAGRAM FOR 1st to 3rd FLOOR - BUILDING - C-3

SCALE - 1:200

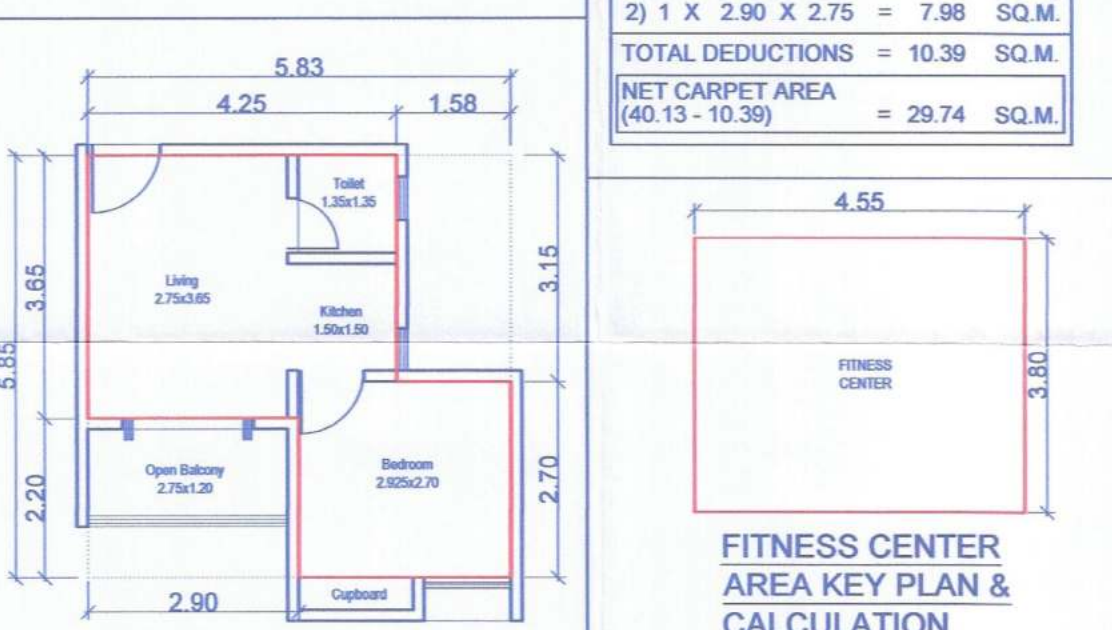
Add Staircase Area(20.892) + Fire Staircase Area(20.892) = 237.064

TENANT STATEMENT				
BUILDING NO.	BUILDING TYPE	NO. OF TENANTS	CARPET AREA/ TENEMENTS	PROPOSED FOR PMAY
C-3	EWS-2BHK	48	29.74 SQ.M.	00
C-3	EWS-1BHK	95	22.75 SQ.M.	00



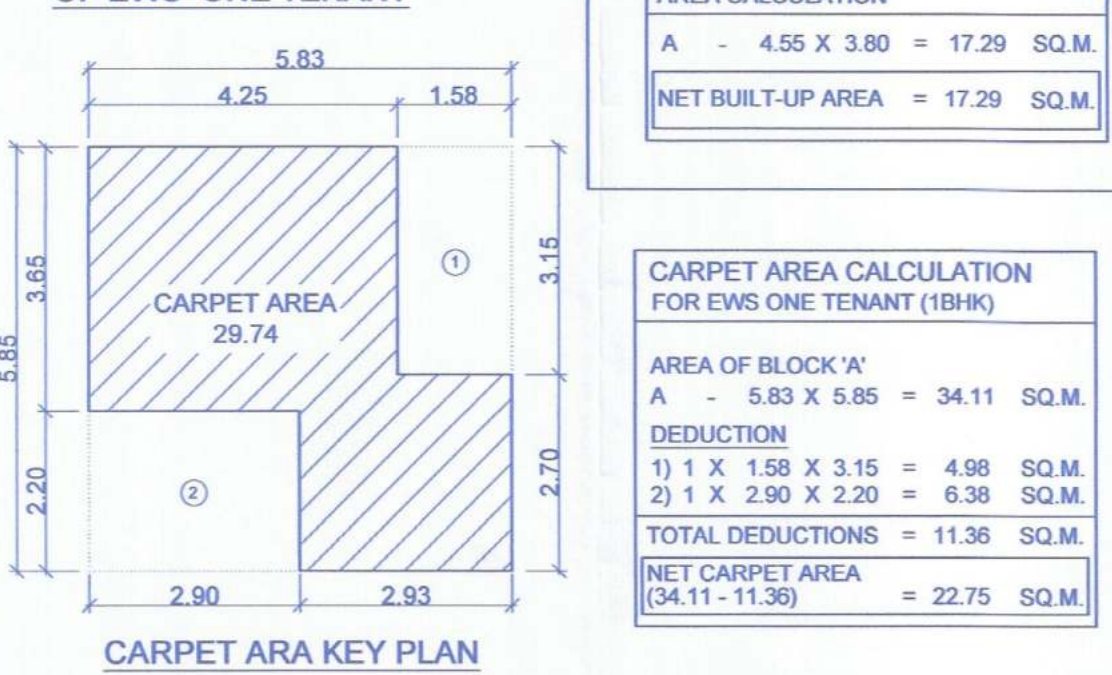
CARPET AREA CALCULATION OF EWS ONE TENANT

CARPET AREA CALCULATION FOR EWS ONE TENANT (2BHK)	
AREA OF BLOCK 'A'	
A - 5.55 X 7.23 = 40.13 SQ.M.	
DEDUCTION	
1) 1 X 2.90 X 0.83 = 2.41 SQ.M.	
2) 1 X 2.90 X 2.75 = 7.98 SQ.M.	
TOTAL DEDUCTIONS = 10.39 SQ.M.	
NET CARPET AREA (40.13 - 10.39) = 29.74 SQ.M.	



CARPET AREA CALCULATION OF EWS ONE TENANT

FITNESS CENTER AREA CALCULATION	
A - 4.55 X 3.80 = 17.29 SQ.M.	
NET BUILT-UP AREA = 17.29 SQ.M.	

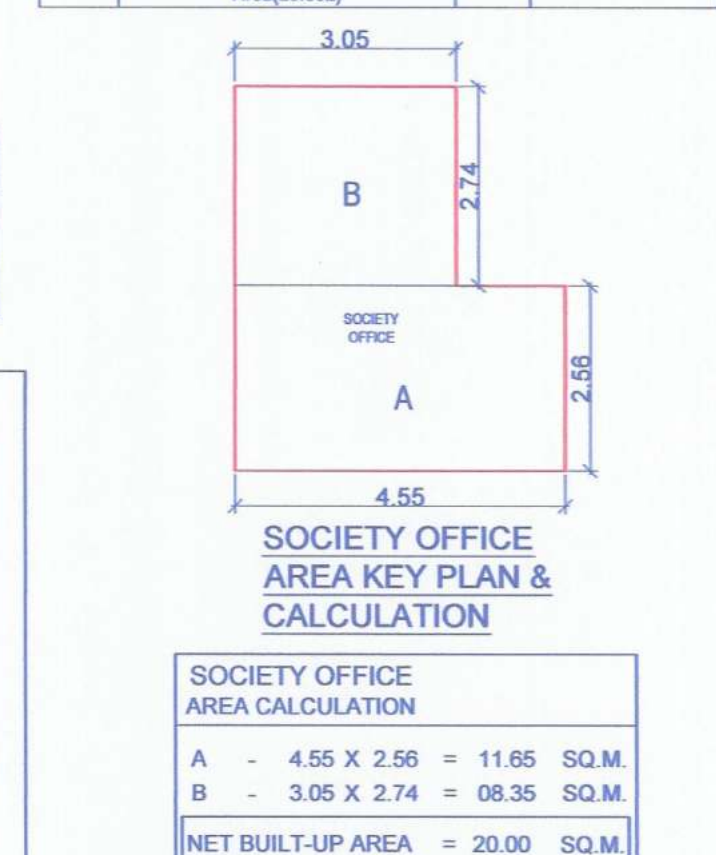


CARPET AREA KEY PLAN

CARPET AREA CALCULATION FOR EWS ONE TENANT (1BHK)	
AREA OF BLOCK 'A'	
A - 5.83 X 5.85 = 34.11 SQ.M.	
DEDUCTION	
1) 1 X 1.58 X 3.15 = 4.98 SQ.M.	
2) 1 X 2.90 X 2.20 = 6.38 SQ.M.	
TOTAL DEDUCTIONS = 11.36 SQ.M.	
NET CARPET AREA (34.11 - 11.36) = 22.75 SQ.M.	

CARPET AREA KEY PLAN

BUILT UP AREA CALCULATIONS FOR C-3 - TYPICAL FLOOR (1st TO 3rd FLOORS):	
A) Area of Block ABCD	
39.50 x 16.25	= 641.875 Sq.M
B) Deductions:	
1. 2.95 x 0.23 x 4	= 2.714
2. 5.65 x 2.08 x 4	= 47.008
3. 6.30 x 0.78 x 4	= 19.656
4. 2.75 x 2.08 x 4	= 22.880
5. 1.15 x 1.50 x 2	= 3.450
6. 3.00 x 3.00 x 4	= 36.000
7. 2.25 x 0.45 x 2	= 2.025
Total Deductions (B)	= 133.733 Sq.M
C) Staircase + Passage	
C1) Staircase	
ST1 3.90 x 4.28 x 1	= 16.692
ST2 1.50 x 2.80 x 1	= 4.200
Total Staircase (C1)= FS1+FS2	= 20.892 Sq.M
C2) Fire Escape Staircase	
FS1 3.90 x 4.28 x 1	= 16.692
FS2 1.50 x 2.80 x 1	= 4.200
Total Fire Staircase (C2)=	= 20.892
ST1+ST2	= 41.784
Total Staircase = C1+C2	= 41.784
D) Area for Balcony (15% of BUp)	
D1) Area for Enclosed Balcony (EB)	
EB 0.00 x 0.00 x 0	= 0.000
Total Enclosed Balcony Area	= 0.00
D2) Area for Open Balcony (OB)	
OB1 5.65 x 1.35 x 4	= 30.510
OB2 2.75 x 1.35 x 4	= 14.850
Total Open Balcony Area	= 45.360 Sq.M
Total Balcony Area (D) = D1+D2	= 45.360 Sq.M
E) Area for D/H Terrace (T)20% BUp)	
T1 0.00 x 0.00 x 0	= 0.000
Total D/H Terrace Area (E)	= 0.000 Sq.M
F) Area for Lift (L) (Free Of FSI)	
L1 2.15 x 2.00 x 1	= 4.300
L2 2.15 x 2.00 x 1	= 4.300
Total Lift Area (F)	= 8.60 Sq.M
Total Built-Up Area for Typical Floor (1st to 4th Floors)	
A-B-C-D-E-F	= 412.40 Sq.M
H) Total Built-up Area (412.40) +Add Staircase Area(20.892) +Fire Staircase Area(20.892)	= 454.184 Sq.M



SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
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NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
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NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

SOCIETY OFFICE AREA CALCULATION	
A - 4.55 X 2.58 = 11.65 SQ.M.	
B - 3.05 X 2.74 = 08.35 SQ.M.	
NET BUILT-UP AREA = 20.00 SQ.M.	

SOCIETY OFFICE AREA CALCULATION

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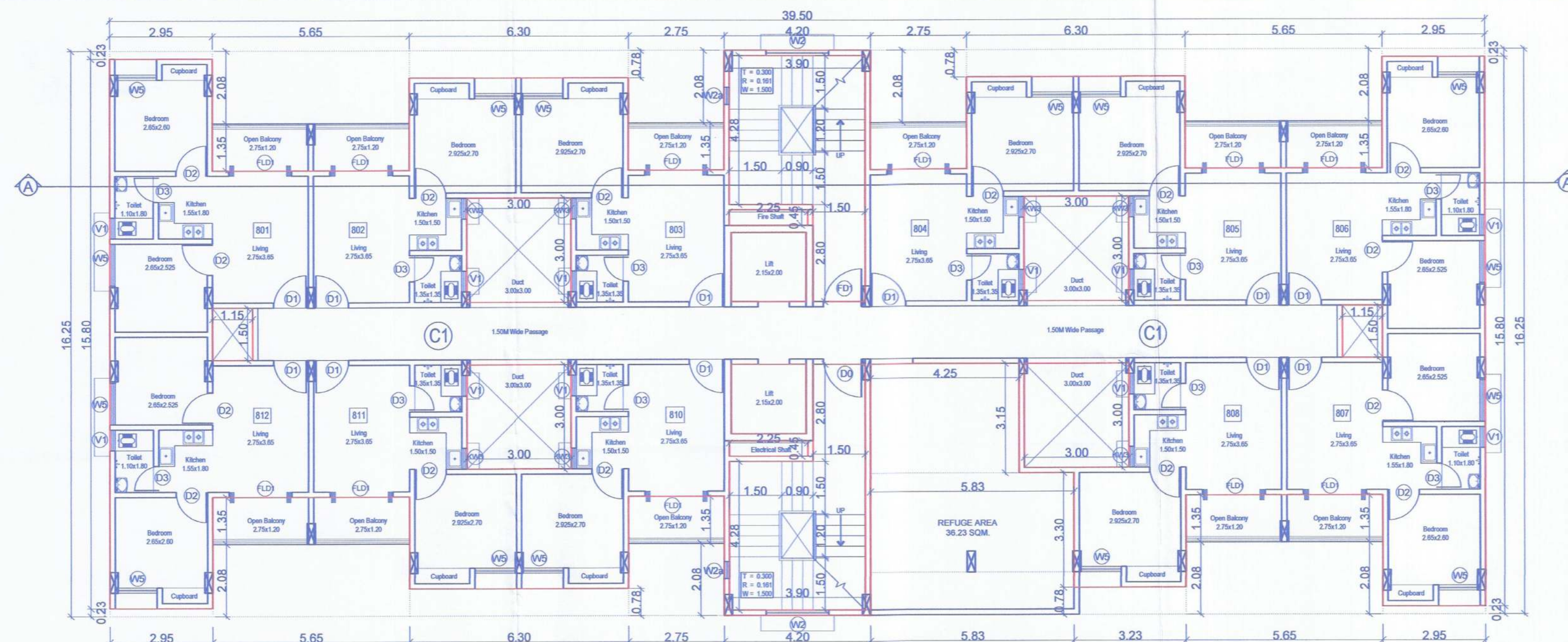
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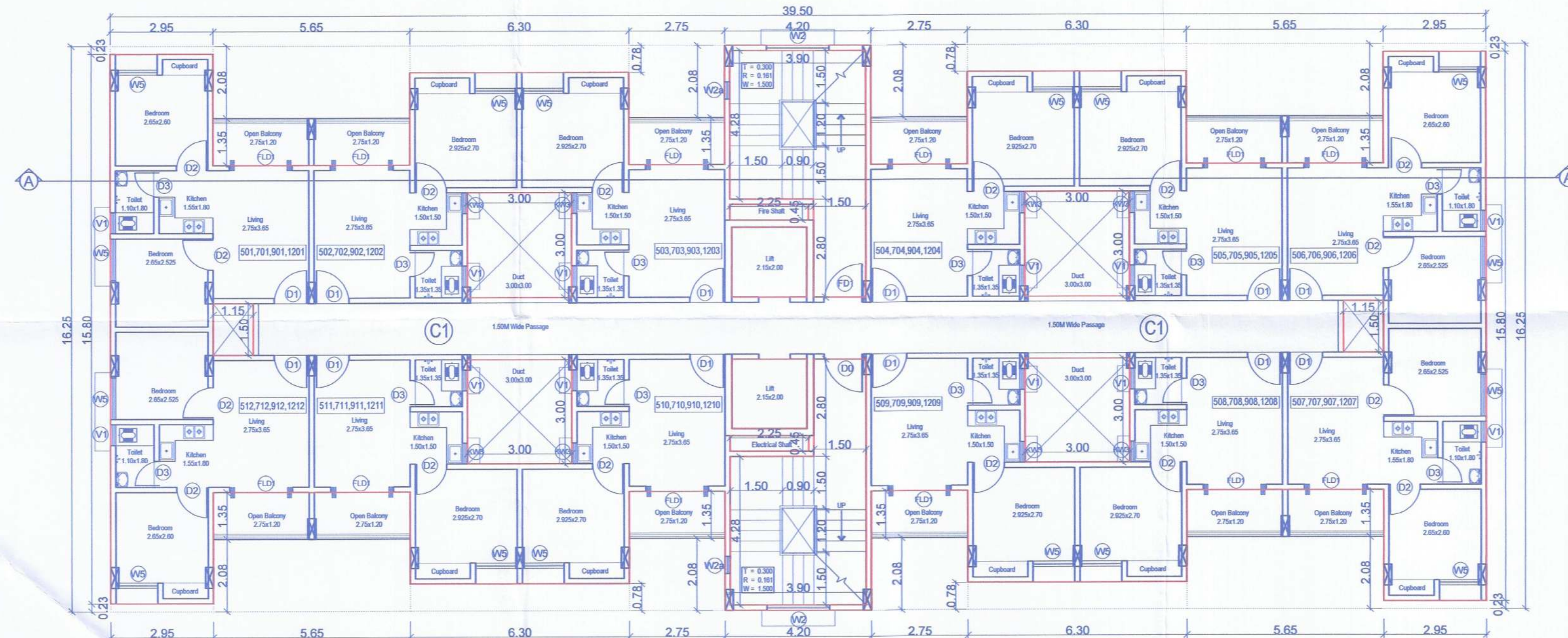
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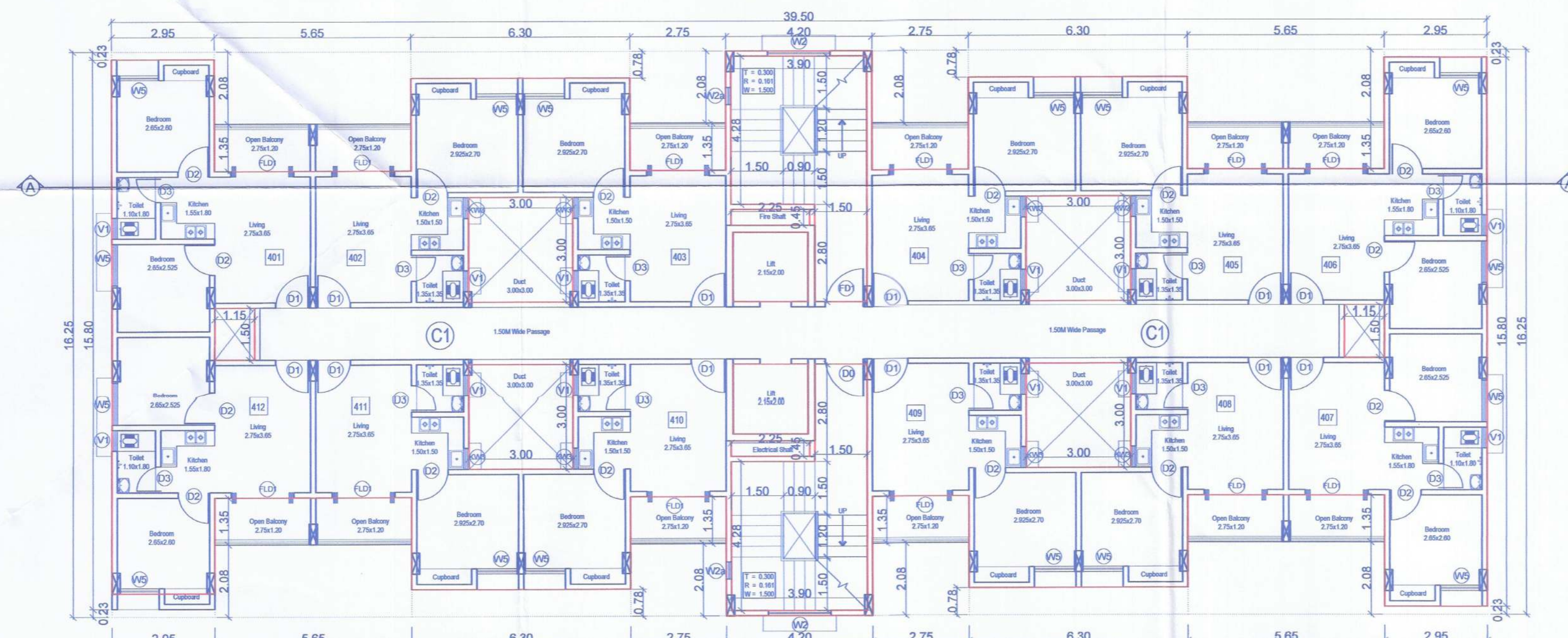




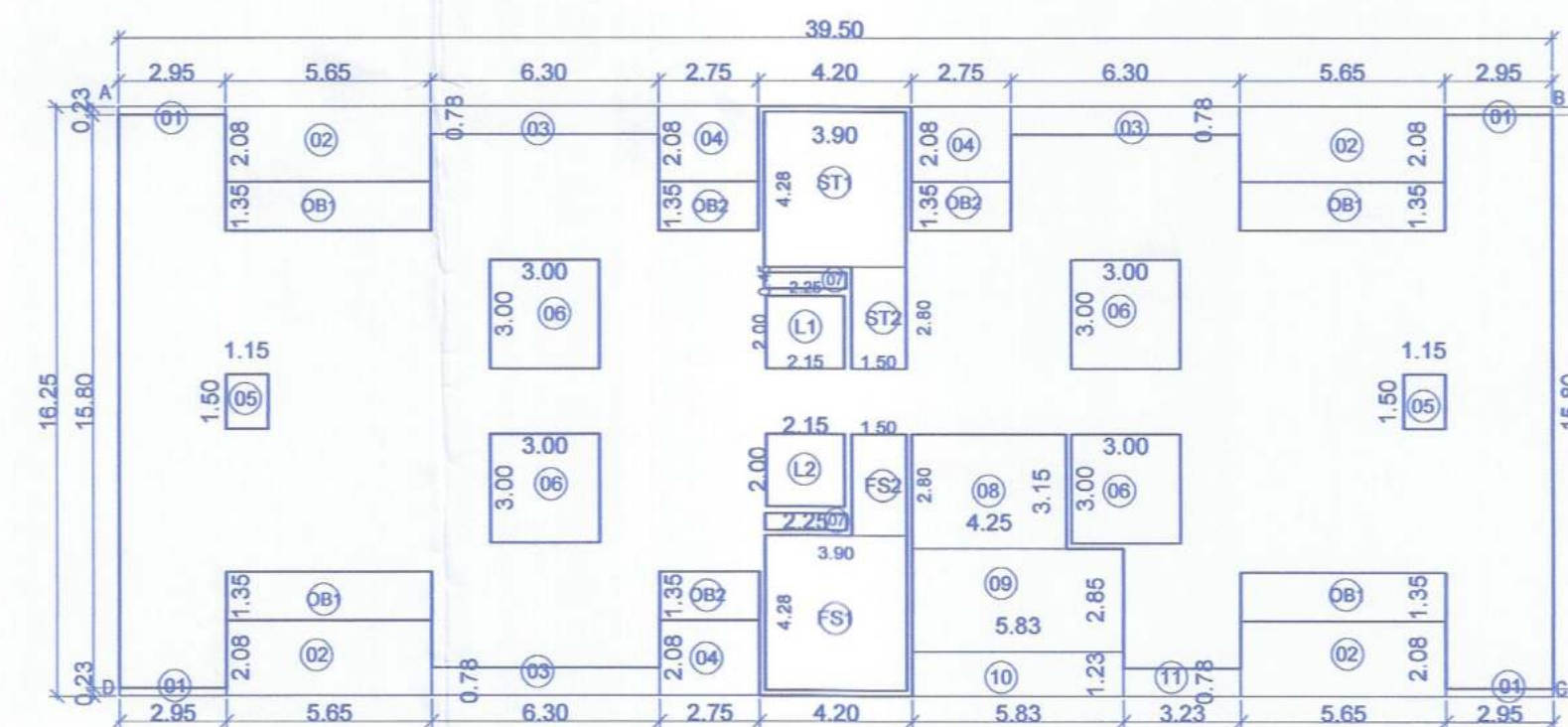
8th FLOOR PLAN (REFUGE FLOOR) BUILDING C-3  
SCALE - 1:100



5th to 7th & 9th to 12th FLOOR PLAN BUILDING C-3  
SCALE - 1:100



4th FLOOR PLAN BUILDING C-3  
SCALE - 1:100

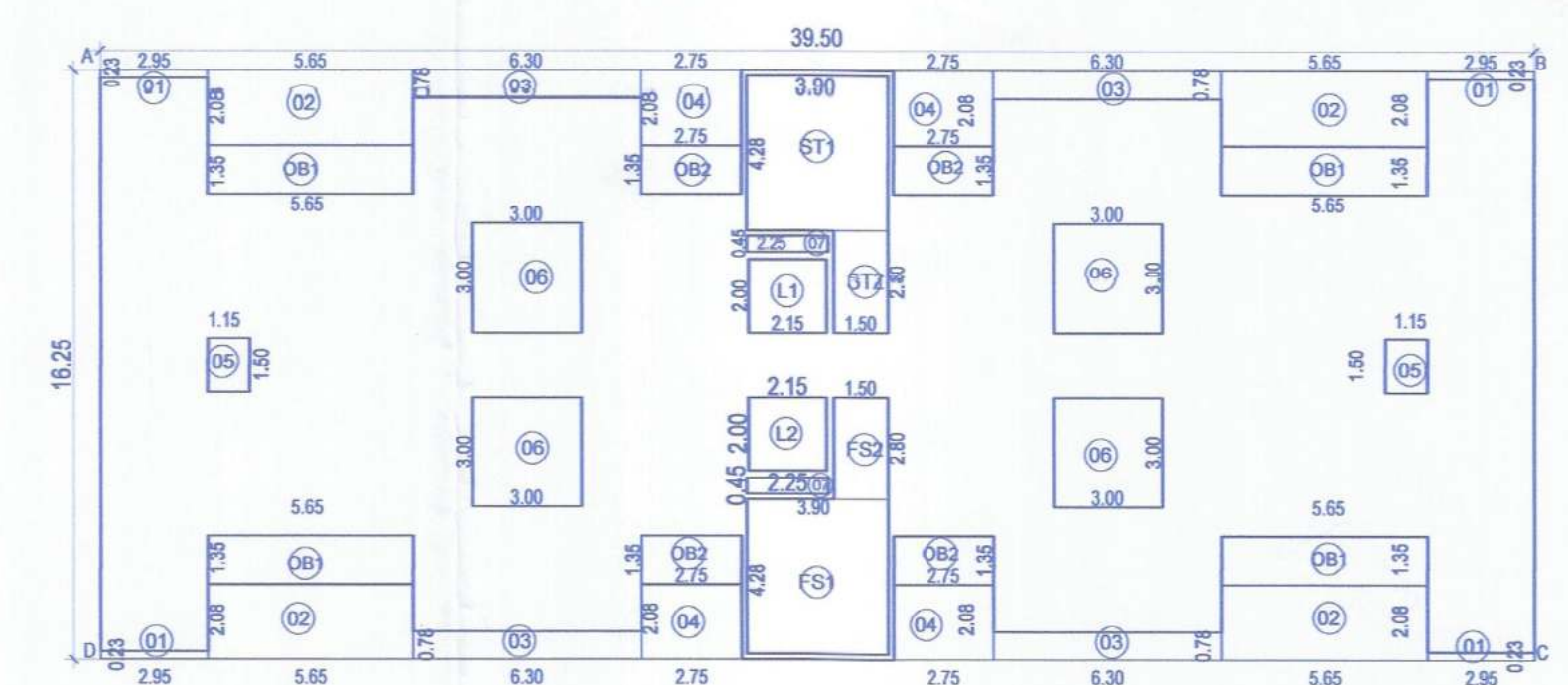


AREA DIAGRAM 8th FLOOR PLAN (REFUGE FLOOR)  
BUILDING - C-3

Add Staircase Area(20.892) + Fire Staircase Area(20.892) = 237.064

BUILT UP AREA CALCULATIONS FOR C3- REFUGE AREA(8th FLOOR):				
A)	Area of Block ABCD	39.50 x 16.25	=	641.875 Sq.M
B)	Deductions:			
1.	2.95 x 0.23 x 4	=	2.714	
2.	5.65 x 2.08 x 4	=	47.008	
3.	6.30 x 0.78 x 3	=	14.742	
4.	2.75 x 2.08 x 3	=	17.160	
5.	1.15 x 1.50 x 2	=	3.450	
6.	3.00 x 3.00 x 4	=	36.000	
7.	2.25 x 0.45 x 2	=	2.025	
8.	4.25 x 3.15 x 1	=	13.388	
9.	5.83 x 2.85 x 1	=	16.616	
10.	5.83 x 1.23 x 1	=	7.171	
11.	3.23 x 0.78 x 1	=	2.519	
	Total Deductions (B)	=	162.792 Sq.M	
C)	Staircase + Passage			
C1)	Staircase			
ST1	3.90 x 4.28 x 1	=	16.692	
ST2	1.50 x 2.80 x 1	=	4.200	
	Total Staircase (C1)= FS1+FS2	=	20.892 Sq.M	
C2)	Fire Escape Staircase			
FS1	3.90 x 4.28 x 1	=	16.692	
FS2	1.50 x 2.80 x 1	=	4.200	
	Total Fire Staircase (C2)= ST1+ST2	=	20.892	
	Total Staircase = C1+C2	=	41.784	
D)	Area for Balcony (15% of B/Up)			
D1)	Area for Enclosed Balcony (EB)			
EB	0.00 x 0.00 x 0	=	0.000	
	Total Enclosed Balcony Area	=	0.00	
D2)	Area for Open Balcony (OB)			
OB1	5.65 x 1.35 x 4	=	30.510	
OB2	2.75 x 1.35 x 3	=	11.138	
	Total Open Balcony Area	=	41.648 Sq.M	
	Total Balcony Area (D) = D1+D2	=	41.648 Sq.M	
E)	Area for D/H Terrace (T)(20% B/Up)			
T1	0.00 x 0.00 x 0	=	0.000	
	Total D/H Terrace Area (E)	=	0.000 Sq.M	
F)	Area for Lift (L) (Free Of FS)			
L1	2.15 x 2.00 x 1	=	4.300	
L2	2.15 x 2.00 x 1	=	4.300	
	Total Lift Area (F)	=	8.60 Sq.M	
G)	Total Built-Up Area for Refuge Floor(8th Floor)			
	= A-B-C-D-E-F	=	387.05 Sq.M	
H)	Total Built-Up Area (387.05) +Add Staircase Area(20.892) + Fire Staircase Area(20.892)	=	428.834 Sq.M	

BUILT UP AREA CALCULATIONS FOR C-3 - TYPICAL FLOOR (1st to 7th & 9th to 12th FLOORS):				
A)	Area of Block ABCD	39.50 x 16.25	=	641.875 Sq.M
B)	Deductions:			
1.	2.95 x 0.23 x 4	=	2.714	
2.	5.65 x 2.08 x 4	=	47.008	
3.	6.30 x 0.78 x 4	=	19.656	
4.	2.75 x 2.08 x 4	=	22.880	
5.	1.15 x 1.50 x 2	=	3.450	
6.	3.00 x 3.00 x 4	=	36.000	
7.	2.25 x 0.45 x 2	=	2.025	
	Total Deductions (B)	=	133.733 Sq.M	
C)	Staircase + Passage			
C1)	Staircase			
ST1	3.90 x 4.28 x 1	=	16.692	
ST2	1.50 x 2.80 x 1	=	4.200	
	Total Staircase (C1)= FS1+FS2	=	20.892 Sq.M	
C2)	Fire Escape Staircase			
FS1	3.90 x 4.28 x 1	=	16.692	
FS2	1.50 x 2.80 x 1	=	4.200	
	Total Fire Staircase (C2)= ST1+ST2	=	20.892	
	Total Staircase = C1+C2	=	41.784	
D)	Area for Balcony (15% of B/Up)			
D1)	Area for Enclosed Balcony (EB)			
EB	0.00 x 0.00 x 0	=	0.000	
	Total Enclosed Balcony Area	=	0.00	
D2)	Area for Open Balcony (OB)			
OB1	5.65 x 1.35 x 4	=	30.510	
OB2	2.75 x 1.35 x 4	=	14.850	
	Total Open Balcony Area	=	45.360 Sq.M	
	Total Balcony Area (D) = D1+D2	=	45.360 Sq.M	
E)	Area for D/H Terrace (T)(20% B/Up)			
T1	0.00 x 0.00 x 0	=	0.000	
	Total D/H Terrace Area (E)	=	0.000 Sq.M	
F)	Area for Lift (L) (Free Of FS)			
L1	2.15 x 2.00 x 1	=	4.300	
L2	2.15 x 2.00 x 1	=	4.300	
	Total Lift Area (F)	=	8.60 Sq.M	
G)	Total Built-Up Area for Typical Floor (1st to 7th & 9th to 12th Floors)			
	= A-B-C-D-E-F	=	412.40 Sq.M	
H)	Total Built-Up Area (412.40) +Add Staircase Area(20.892) + Fire Staircase Area(20.892)	=	454.184 Sq.M	



AREA DIAGRAM FOR 1st to 7th & 9th to 12th FLOOR - BUILDING - C-3  
SCALE - 1:200

Add Staircase Area(20.892) + Fire Staircase Area(20.892) = 237.064

Accepted as completion plans as  
accompaniments of acceptance Full OC by this  
office letter under No. EE/BP/PMAY/AMHADA  
Date: /20  
Ex. Engg/Bldg Permission Cell/PMAY/A  
MHADA

AREA STATEMENT	S Q . M .
C3 BUILDING	
1 BUILT UP AREA ON GROUND FLOOR	0.00
2 BUILT UP AREA ON 1ST TO 7TH AND 9TH TO 12TH FL.	4536.40
3 BUILT UP AREA ON 8TH FLOOR	387.05
4 TOTAL BUILT UP AREA	4923.45
5 TOTAL BUILT UP AREA RESIDENTIAL	4923.45
6 TOTAL BUILT UP AREA COMMERCIAL	0.00
7 RERA CARPET AREA OF EACH TENAMENT	22.75 & 29.74
8 NO.OF TENEMENT OF EACH BUILDING	143
9 TOTAL HEIGHT OF BUILDING	37.85

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME  
ON 23.10.2021 AND THE DIMENSION'S 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.

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.

PROJECT - BUILDING LAYOUT  
PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

This municipal drawing is prepared from the instructions, information,  
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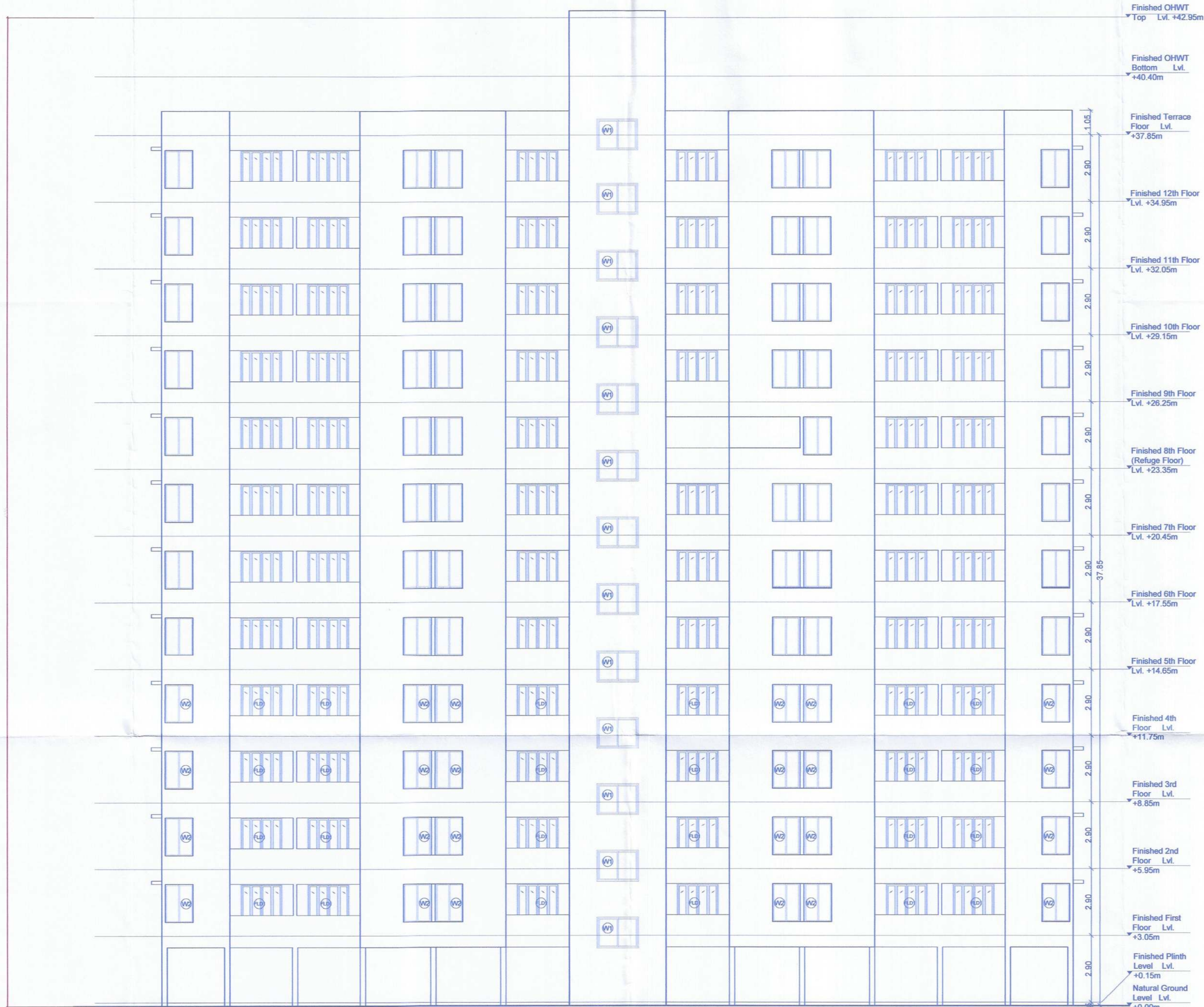
Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
MR. NILESH GADA (Partner)

Signature & Stamp Of Architect

**ARCON**  
architecture + interior design  
102, First Floor, B.U. Bhandhari Hill Side -1  
Baner Road, Pune - 411 045. Tel : 020-49001674

SCALE: 01:100 @ A1  
DATE: 28th Nov 2024  
REVISED : SHWETA  
DEALT : ULKA  
CHECKED : KAPIL





BUILDING C-3 - ELEVATION  
SCALE - 1:100



AREA DIAGRAM FOR (PARKING) BUILDING - C-3  
SCALE - 1:100

BUILT UP AREA CALCULATIONS FOR BUILDING C-3 PARKING AREA					
A)	Area of Block ABCD				
	39.50	x	14.90	=	588.550 Sq.M
B)	Deductions :				
1.	5.65	x	1.40	x	4 = 31.640
2.	6.30	x	0.55	x	4 = 13.860
3.	2.75	x	1.40	x	4 = 15.400
4.	4.20	x	6.70	x	2 = 56.280
5.	4.55	x	5.30	x	1 = 24.115
6.	4.55	x	2.56	x	1 = 11.648
7.	3.05	x	2.74	x	1 = 8.357
Total Deductions (B)					141.295 Sq.M
					447.26 Sq.M

COMPLETION DRAWING	09
BUILDING - C3	10

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
AT Gat No. 1 to 5, Village - Charholi Khurd, Tal - Khed, Dist - Pune

Accepted as completion plans as  
accompaniments of acceptance Full OC by this  
office letter under No. EE/BP/PMAY/A/MHADA  
Date: /20 Date:

Ex. Engg/Bldg Permission Cell/PMAY/A  
MHADA

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ARCHITECTS SIGN

#### OWNERS CERTIFICATE

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#### PROJECT - BUILDING LAYOUT

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Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
MR. NILESH GADA (Partner)

Sign

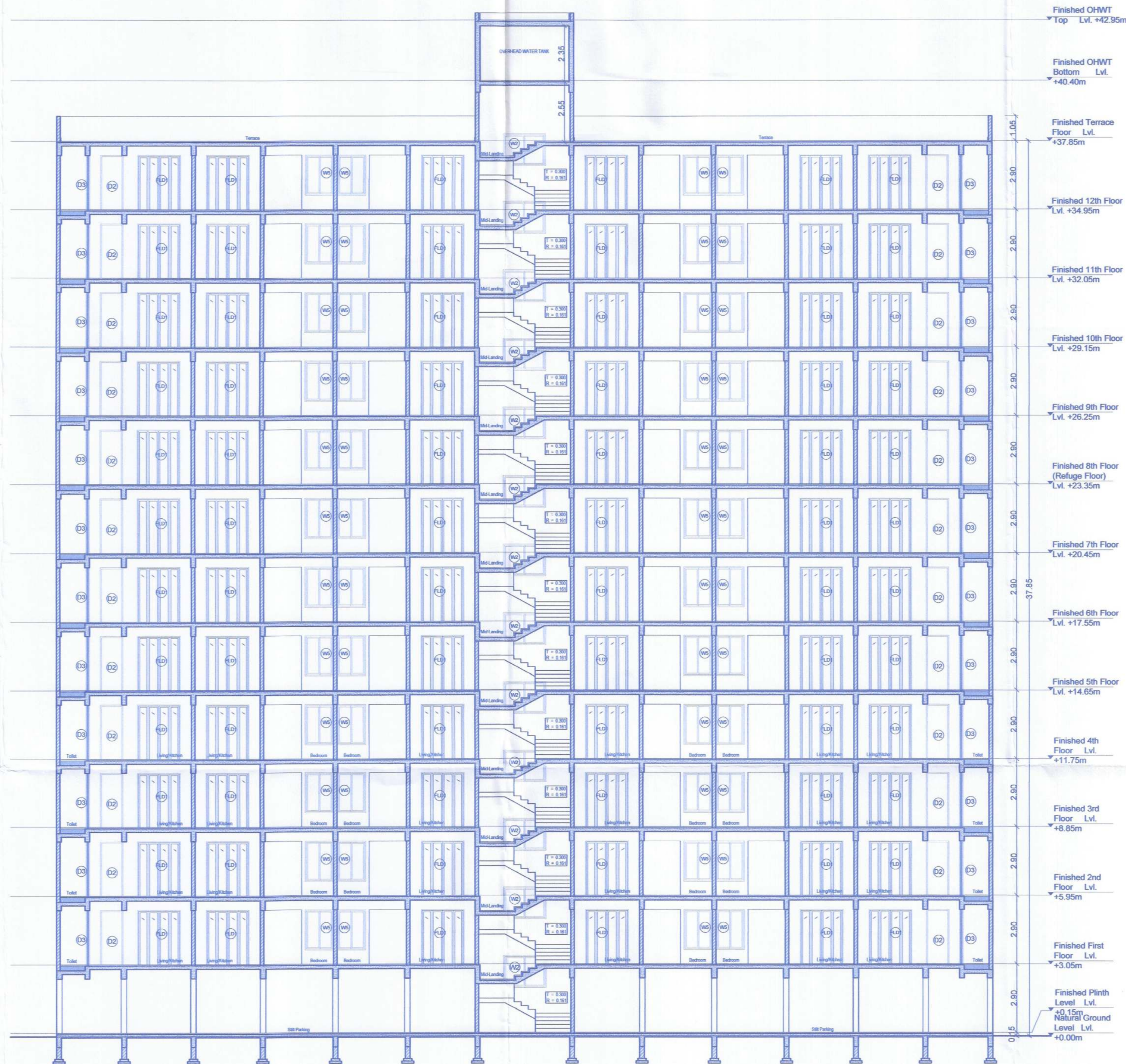
Signature & Stamp Of Architect

**ARCON**  
architecture + interior design

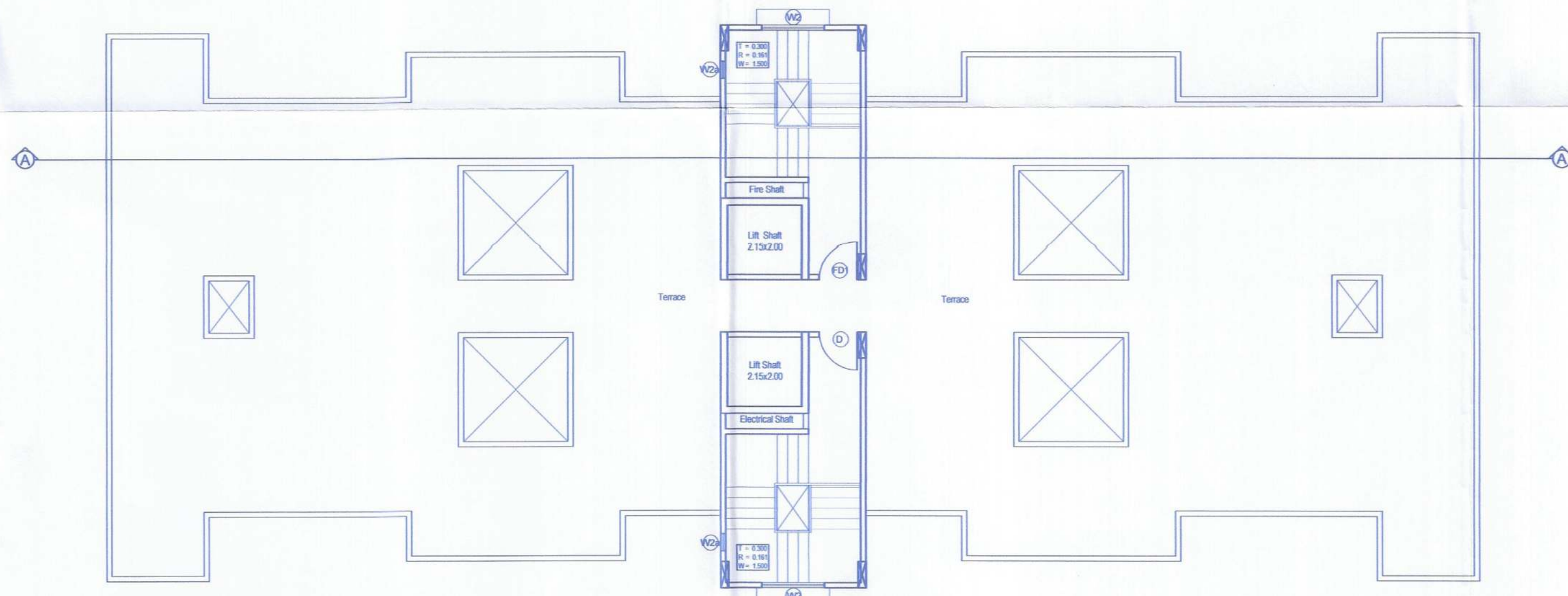
102, First Floor, B.U. Bhandhari Hill Side -1  
Baner Road, Pune - 411 045. Tel : 020-49001674

SCALE :  
01:100 @ A1  
REVISED : SHWETA  
DEALT : ULKA  
DATE :  
28th Nov 2024  
CHECKED : KAPIL





BUILDING C-3 - SECTION AA  
SCALE - 1:100



TERRACE FLOOR PLAN BUILDING C-3  
SCALE - 1:100

COMPLETION DRAWING	10
<b>BUILDING - C3</b>	10

PROPOSED HOUSING PROJECT UNDER PMAY-AHP-PPP MODEL  
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Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
MR. NILESH GADA (Partner)

Sign

Signature & Stamp Of Architect

**ARCON**  
architecture + interior design  
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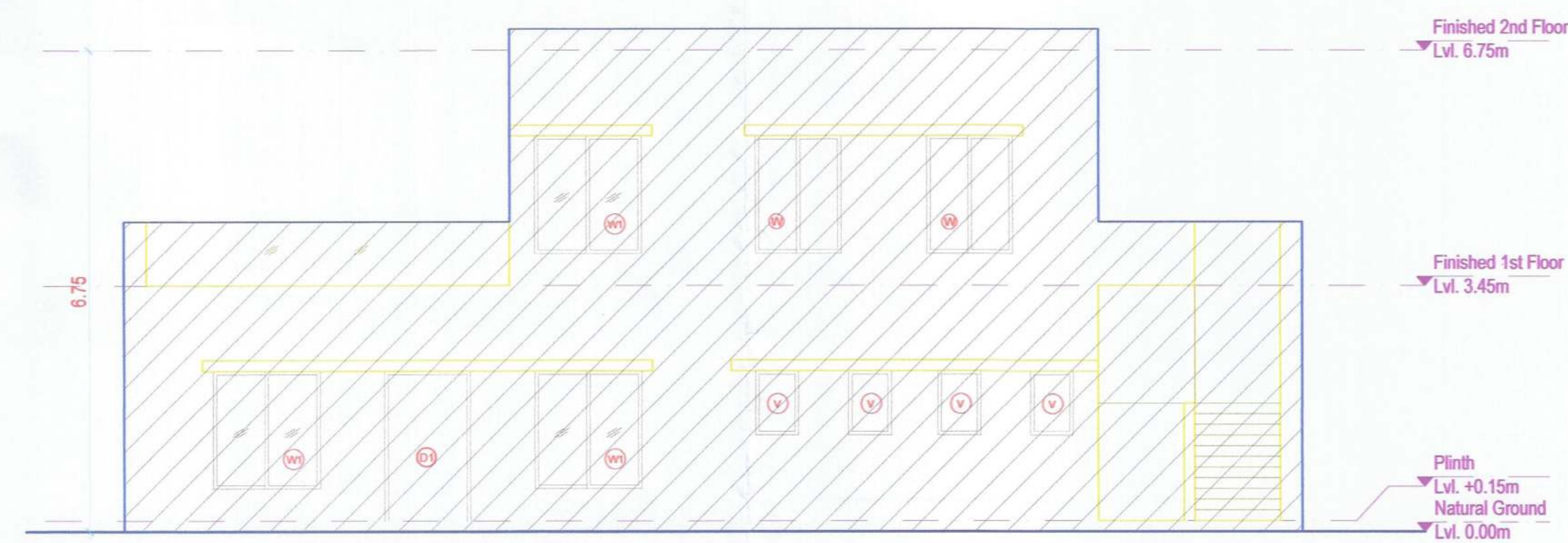
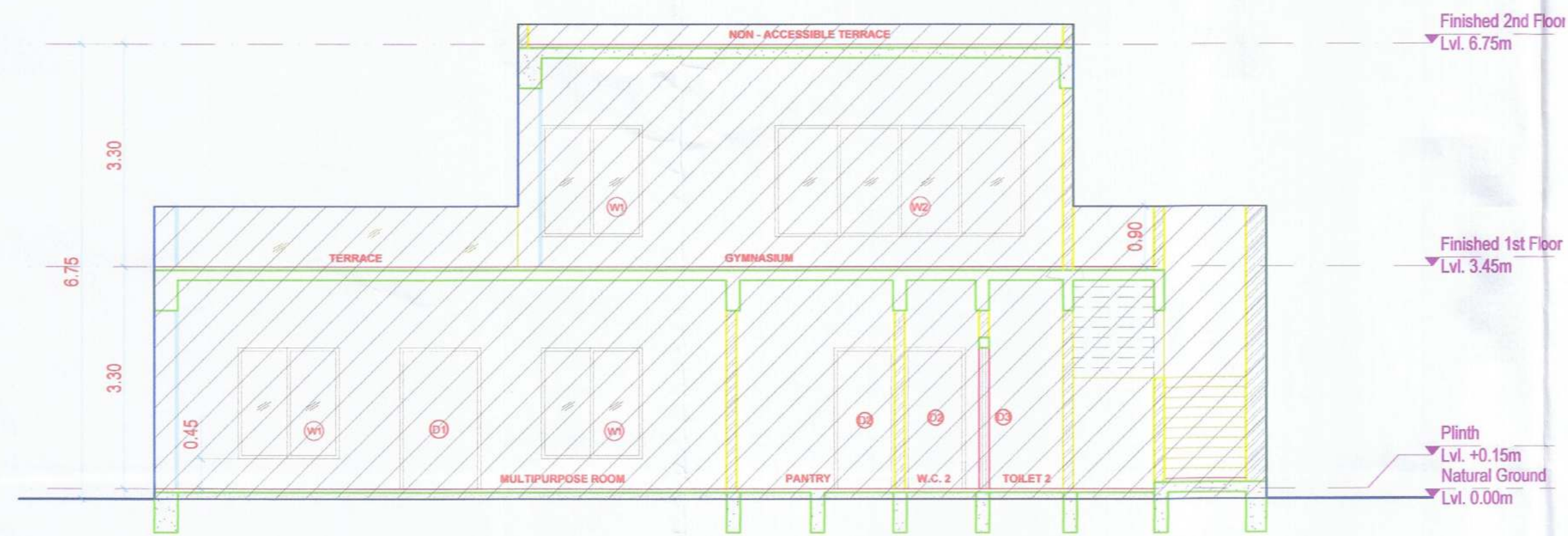


PREVIOUS SANCTION NO. :

DP/BKH/KHE/M. CHARHOLI KH./  
GAT NO. 1 TO 5/L.NO.330/16-17 Dt. 26 /11/ 2019

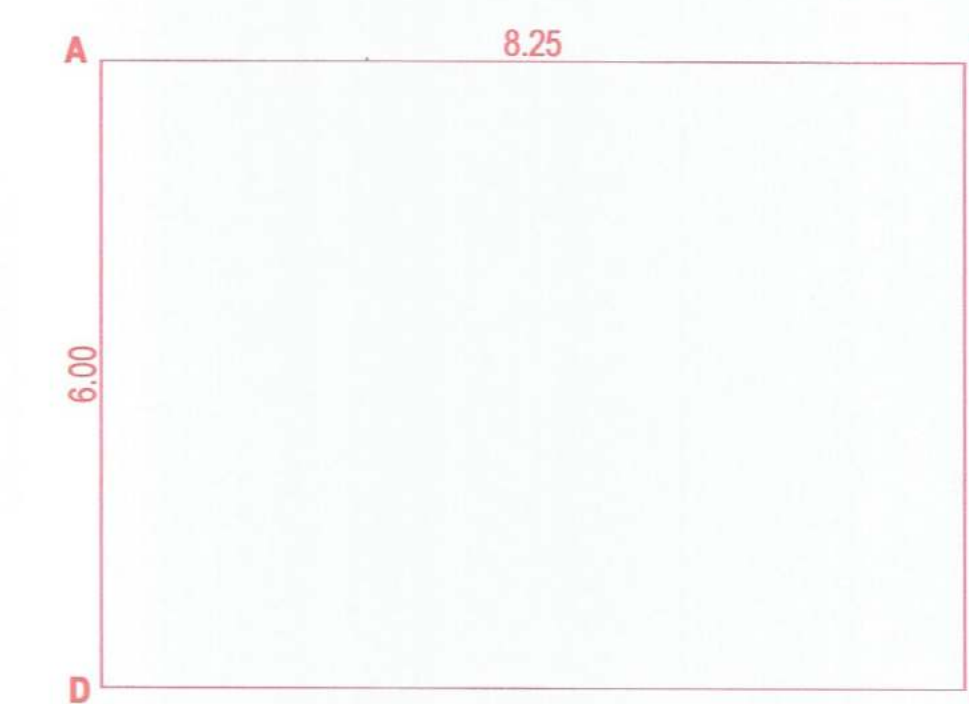
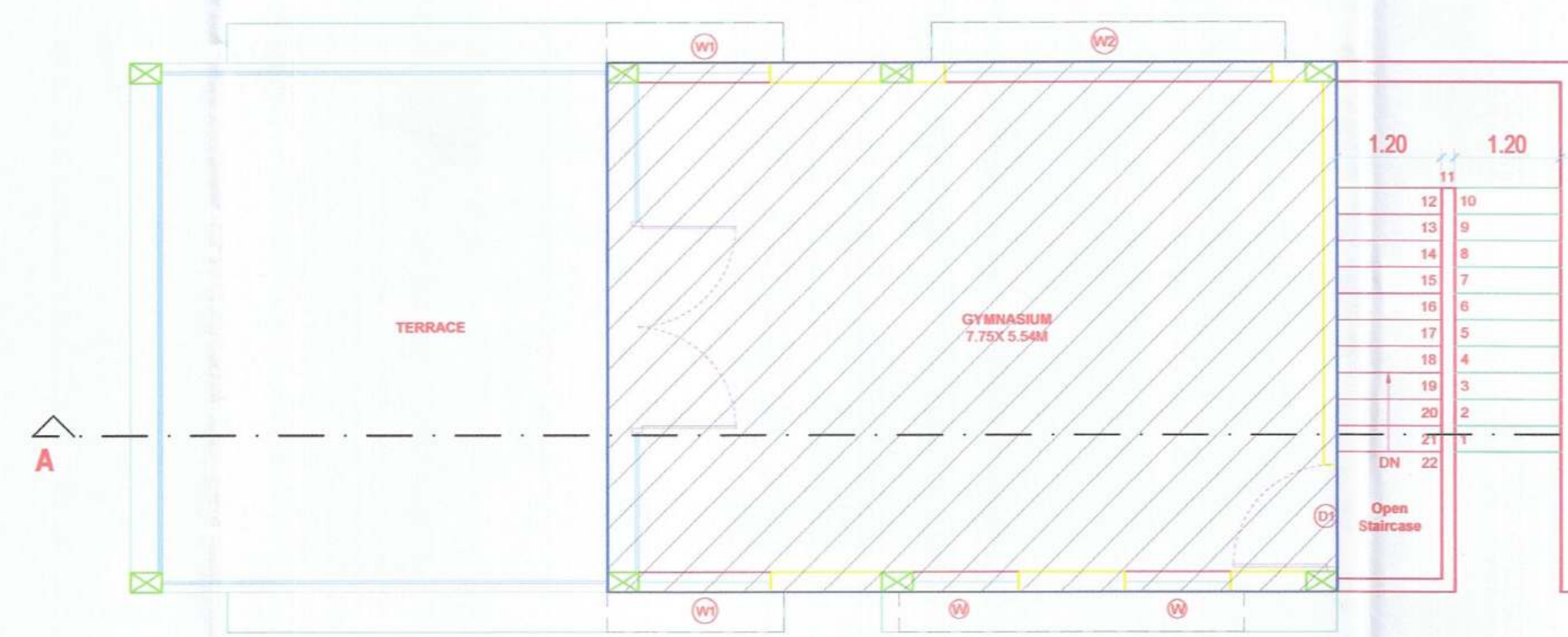
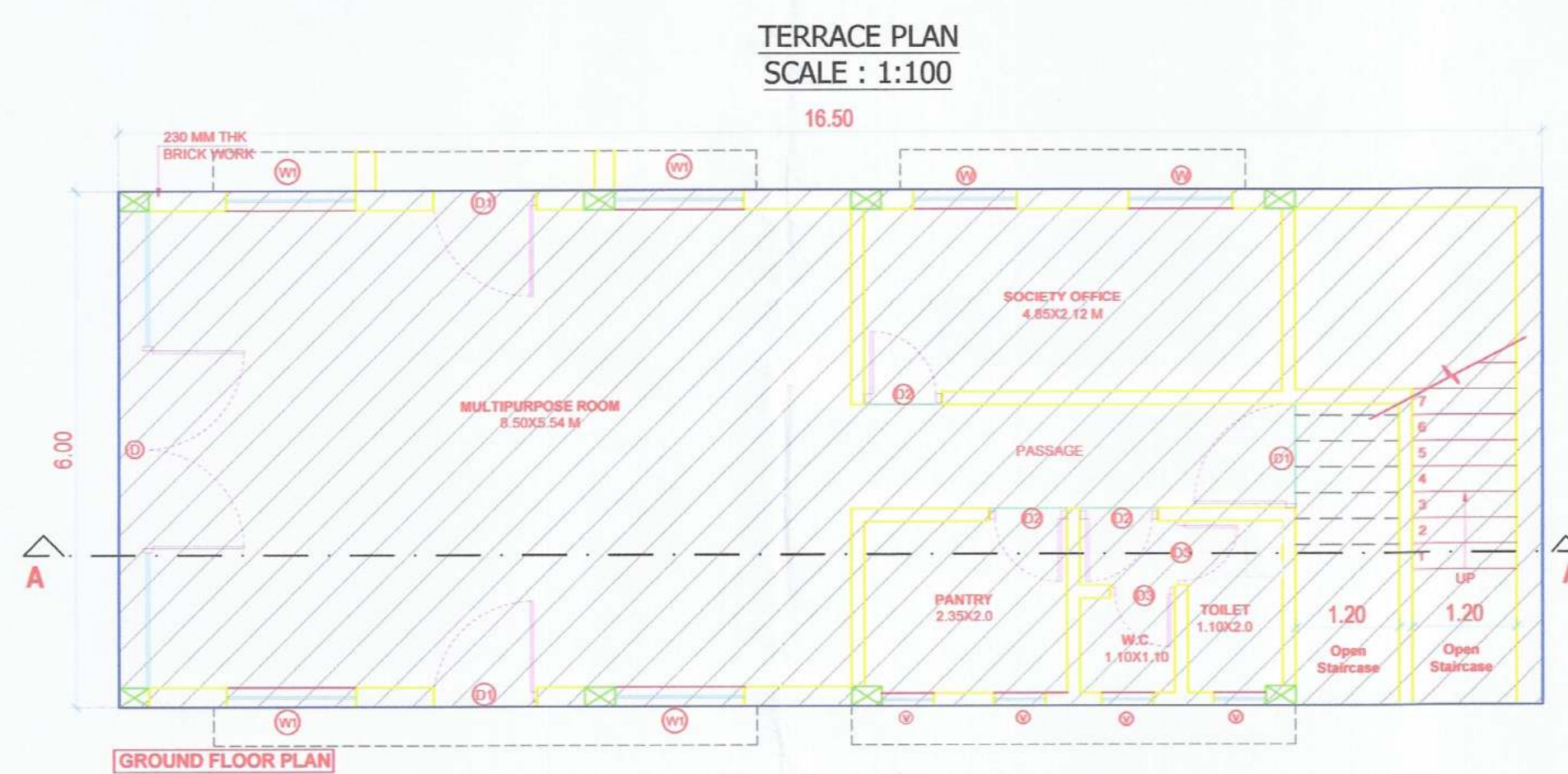
Accepted as completion plans as  
 accompaniments of acceptance Full OC by this  
 office letter under No. **EE/BP/PMAY/A/MHADA**  
 Date \_\_\_\_\_/20      Date: \_\_\_\_\_

Ex. Engg/Bidg Permission-Cell/PMAY/A  
MHADA



CARPET AREA STATEMENT		
GROUND FLOOR		
Name	Dimensions	Area(Sq.m.)
Multipurpose Room	8.50 X 5.54	47.09
Society Office	4.85 X 2.12	10.28
Pantry	2.35 X 2.00	4.70
Toilet	1.10 X 2.00	2.20
W.C.	1.10 X 1.10	1.21
FIRST FLOOR		
Gymnasium	7.75 X 5.54	42.94

CLUB HOUSE SUMMARY		
TOTAL PERMISSIBLE OPEN SPACE AREA		993.96 SQ.M.
TOTAL PROPOSED OPEN SPACE AREA		993.96 SQ.M.
	PERMISSIBLE B/U AREA	PROPOSED B/U AREA
1.	99.396	99.00
2.	49.698	49.50
Total	149.09	148.500
Total Permissible B/U Area		149.09 Sq.M.
Total B/U Area Proposed		148.50 Sq.M.



BUILT UP AREA CALCULATIONS FOR GROUND FLOOR						
A)	Area of Block ABCD					
	16.50	x	6.00		=	99.000 Sq.M
Total Built-up Area of Ground Floor						99.00 Sq.M.

BUILT UP AREA CALCULATIONS FOR FIRST FLOOR							
A)	Area of Block ABCD						
	8.25	x	6.00			=	49.50 Sq.M
Total Built-up Area of First Floor							49.50 Sq.M.

SCHEDULE OF OPENINGS							
WINDOWS & VENTILATORS SCHEDULE				DOORS SCHEDULE			
MARK	SIZE	CILL Lvl.	LINTEL Lvl.	MARK	SIZE	CILL Lvl.	LINTEL Lvl.
W	1.20 X 1.65	0.45	2.10	D	2.40 X 2.10	-	2.10
W1	1.50 X 1.65	0.45	2.10	D1	1.20 X 2.10	-	2.10
W2	0.75 X 3.70	0.45	1.20	D2	0.90 X 2.10	-	2.10
V	0.60 X 0.90	1.20	2.10	D3	0.75 X 2.10	-	2.10

Proposed Residential & Commercial Scheme  
for M/S G & S Associates, at Gat No. 1 to 5,  
Village - Charholi Khurd, Tal - Khed,  
Dist - Pune (Maharashtra)

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Mr. Ramdas Shivram Pagade & Others  
Through POA Holder M/S. G & S ASSOCIATES  
**MR. NILESH GADA (Partner)**

Signature & Stamp of Architect

 **ARCON**  
architecture + interior design

102, First Floor, B.U. Bhandhari Hill Side -1  
Baner Road, Pune - 411 045. Tel : 020-49901674

SCALE: 01:100 @A1	REVISED :	
DATE: 7th June 2021	DEALT : ULKA	
	CHECKED : KAPIL	