



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)

**AMENDED INTIMATION OF APPROVAL (IOA)
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date**

No. EE/BP / PMAY/A/MHADA/ /2026
Dated: -

To,

Guruprasad Developers & Builders
Nirmal, 1A/E, New Palace, Ramanmala,
near Head Post Office, Kolhapur-416003.

SUB: Proposed development for 168 EWS T/s, 56 LIG T/s & 26 Conv. shops, on plot bearing R.S.1170/1/A, A-Ward, Phulewadi, Tal.-Karveer, Dist-Kolhapur. under vertical AHP – PPP model under PMAY scheme.

REF: 1. Your proposal dated. 17/02/2026.

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for revised building permissions submitted with letter dated 21/04/2025 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of total 4 bldgs of (Gr./Stilt+7 floor) & 1 bldg of (Gr. + 4 floor) for Commercial comprising 168 EWS T/s, 56 LIG T/s & 26 Conv. Shops on plot bearing R.S.1170/1/A, A-Ward, Phulewadi, Tal.-Karveer, Dist-Kolhapur under AHP model (PPP) under PMAY scheme.

I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(i)(ii) of the MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under

CONDITIONS TO BE COMPILED WITH BEFORE APPLYING FOR Plinth C.C./FURTHER C.C. / O.C.

1. That the previous sanctioned IOA & Plans issued vide No.EE/BP/PMAY/MHADA/373/22 dtd.21/07/2022 is treated as cancelled & consider this issued copy as a revised IOA.
2. That the commencement certificate U/s-45 of MRTP Act shall be obtained before starting the proposed work upto Plinth for Bldgs.
3. That the structural Engineer shall be appointed and supervision memo as per provisions of unified DCPR shall be submitted by Applicant.
4. That the work should be carried out under the supervision of the competent registered Architect, licensed structural Engineer & Licensed Civil Engineer. The structural

- Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be get approved from reputed agency and one copy shall be submitted before start of work.
5. That the sanitary works, drainage works, Water supply completion & Electric Work shall be carried out as per Specifications. The completion certificate shall be submitted through appointed consultant /licensed plumber before asking O.C.
 6. The work should be carried out as per sanctioned plans & no additional F.S.I. should be utilized other than as per sanctioned plans. If construction has been done beyond sanctioned or other than sanctioned plan then necessary action should be done as per clause no.52 of MRTP ACT 1966 & also it is your responsibility to remove the additional construction at your own cost. The proposed construction should be restricted as per sanctioned plans.
 7. That the work should be carried out on the plot/ land proposed for above project as per approved revised layout vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/३३१/२०२२ दिनांक २३/०६/२०२२. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply. Also, as you have proposed changes in RG and building position you have to obtain revised layout permission before applying for O.C.
 8. It is to be understood that the foundations must be excavated down to hard soil and as per the soil testing report. For this, Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. The Hard strata shall be approved from appointed R.C.C. consultant before actual start of work.
 9. That the you have to prepare revised structural design , drawings for the bldgs to be constructed. The R.C.C. design shall be confirming to IS 456 of 2000 and relevant IS amended time to time. The RCC design shall be prepared taking into consideration the protection against seismic forces required for earthquake resistance structures and shall be based on appropriate seismic coefficient as per prevailing relevant IS. The RCC Design of buildings shall be got approved from institutions such as IIT Mumbai/VJTI Mumbai/VNIT Nagpur/COE Pune or any other Gov. reputed Institute before actual start of work the copy of the same should be submitted to this office before actual start of work/ before Further C C & work should carried out under the supervision of R.C.C. Consultant.
 10. That the work should be carried out entirely at applicant's own risk and cost and the Planning Authority/PMAY/MHADA will not be responsible for any mishap or irregularity at any time.
 11. That the 7/12 extract of land should be free hold, if loading is on the 7/12 then, the same should be make free hold & the fresh free hold 7/12 should be submitted before further C.C.
 12. That the notarized partnership deed, Development Agreement & Power of Attorney on Rs.500/- stamp paper should be get registered from concern department & the copy of

the same shall be submitted before asking of Further C C as per undertaking given by you.

13. That the responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and Planning Authority/PMAY/MHADA will not be responsible in any matter whatsoever.
14. All the terms and conditions mentioned in this IOA & Plinth C.C. to be issued will be applicable to the applicant and the Indemnity bond in prescribed Performa agreeing the terms and conditions in IOA & Plinth C.C. to be issued shall be submitted by the applicant at the time of issue of I.O.A.
15. If any dues are pending with Local Authority, N.A. Charges, Agriculture Tax, Property Tax or any other charges to be pending with concerned Authorities then the same should be cleared by Applicant and NO- Due Certificate with effect that should be submitted to this office before asking for O.C.
16. That the concerned Architect/Licensed Surveyor & Applicant/ Developer/Owner should give certificate that, the newly constructed building is in accordance with the plans approved by Planning Authority/PMAY/MHADA.
17. That the road widening proposed in the layout will be binding on the applicant. The approach road & internal road of layout shall be handover to the Local Authority.
18. That the approach road should be constructed at your own cost before completion of work.
19. That the DP road widening area mentioned in sanctioned plan should be handed over to local authority before completion of work.
20. Requisitions of clause as per the Prevailing Development control Regulations of unified DCPR shall be complied with & Records of good quality of work, verification report, material test reports etc. shall be maintained on site till completion of the entire work.
21. As per the DCPR ,development / construction of building requiring clearance from the authorities like Railway, Directorate of Industries, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defense Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc, the relevant no objection certificates from these authorities, if applicable shall be submitted before issue of Plinth C.C.
22. That the requirements of final N.O.C. from (i) M.S.E.B. before completion of work. (ii) PWD road Department before issue of Plinth C C., if necessary (iii) Water Supply Department before completion of work. (iv) Health Department before O.C. (v) NOC from concern Authority for parking etc's shall be obtained before completion of work. (vi) Drainage NOC from concern Authority before completion of work. (vii) To concern Local Tree Authority department and obtain NOC from them before start of work (viii) That the N.O.C. from Collector Dept. for excavation of land before start of work shall be taken & submit to this office.

23. If the land of the subjected project is affecting High Tied Line under red zone then plinth level of building should not be less than height mentioned in DCPR above the Red Flood Line level as per clause of UDCPR. Normally the plinth height should not be less than 0.45 meter above ground level or road level whichever is maximum as per DCPR
24. That the qualified / Licensed registered site supervisor should be appointed.
25. This I.O.A. is being issued subject to submission of the notarized Comprehensive undertaking on Rs. 500/- Stamp paper in prescribed Performa.
26. That the owner should provide Water supply, Electric Supply & Drainage arrangement & also other basic facilities as their own cost.
27. That all the buildings are required to be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design (as per Earthquake Zone), the stability certificate from Structural Engineer to that effect shall be submitted before issue of Plinth C.C./Further C C/ O.C.
28. That the owner / developer shall display a board at site before starting the work giving the details such as name and address of the owner / developer, Architect and structural engineer. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
29. That the NOC from Maharashtra Pollution Controll Board should be submitted before asking Plinth C C.
30. **That, it is mandatory to provide STP in adequate design approved by concern authority & also the plot is more than 4000.00 sq. m. then, Sewage Water Treatment recycling plant shall be provided for subjected project.**
31. That the clause No.13.3of UDCPR Rain Water Harvesting & clause 13.2 of UDCPR for Solar Water Heating System or RTPV as per adequate design should be provided.
32. That the MAHA RERA registration is mandatory for above project and registered copy for the same should be submitted before asking for further C.C.
33. **The total amount of Rs.98,070/- (Rupees Ninety Eight Thousand Seventy Only) to be deposited to the Planning Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Planning Authority for breach of any of the conditions stipulated in the I.O.A. as well as Commencement Certificate for Plinth. Such forfeiture shall be without prejudice to any other remedy or right of the Planning Authority.**
34. That the Architect, Structural consultant shall verify the scheme is in progress as per sub-structure, super structure & as per plans sanctioned.
35. All terms and conditions of RERA Act 2016, DCPR for applicable to PMRDA and D.P. Remarks will be binding to this project.
36. That the notice in the form of UDCPR shall be submitted on completion of plinth & after that, the plinth shall be got checked by this office staff before commencement of work above plinth/further super structural work. Further work of above plinth should not be started before verification of this office staff.

37. That the debris shall be disposed as per the norms of respective Local Authority.
38. That the payments intimated by Executive Engineer, BP/ PMAY/ A /MHADA shall be paid before issue of IOA / Plinth C.C. & if any other outstanding that may be asked by any other Govt. Dept./ planning authority, MHADA or Local Authority, the same shall be borne by the Owner/Developer/Applicant.
39. That the MOA/Agreement must be executed with concerned nodal agency department and copy of the same should be submitted before asking further C.C. All terms & conditions of MOA are binding to this project.
40. That the amended remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted from respective Authorities.
41. That the work should be carried out and the Material testing should be done of all required material as per IS code, Red Book & N.B.C's Specifications & the report for construction materials used at site shall be obtained from Govt. Approved Laboratory as per required frequency.
42. That every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.45 cm. above the surrounding ground level as per clause of UDCPR
43. That the proposed actual date of start of work should be communicated to this office. That the quality control for building work/for structural work/supervision of the work shall be done.
44. That all the terms and condition of Central and State govt. G.R.'s/ notification issued time to time which are related to AHP (PPP) under PMAY are binding to this scheme.
45. That the Water connection for constructional purpose from concern authority shall be taken with prior approval from concern authority and if bore water shall be used for construction purpose then the same water shall be tested from reputed laboratories.
46. That to safeguard the plot is owner's/applicant's responsibility. The plot should be encroachment free. If any type of encroachment/unauthorized construction to be done on the plot area of layout after IOA issued then the same shall be removed by the applicant/owner at his own risk and cost, Planning Authority/PMAY/MHADA is not responsible for the same.
47. That the required drainage connection charges, water supply connection charges, road cutting charges or any other charges regarding development of project if asked by Local Authority then the same shall be borne to Local Authority by developer.
48. **That the as per revised drawing you have to obtain CFO NOC for Fire lift for the said whole project & submit the same to this office before issue of Plinth C C.**
49. That the Provisions of the notifications of of dated 14/09/2006, 9/12/2016 & circular of dtd 27/12/2018 of Ministry of Environment, Forest & Climate change should be adhered to the applicant & action to be taken accordingly by applicant.

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50. **That if the Construction area for subjected project mentioned in plan is more than 20,000.00 sq.mtr. then the environment clearance from State Level Environment Impact Assessment Authority is mandatory to the subjected project.**
51. The owner & the architect and structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan.
52. If any discrepancy / changes found in built up area, FSI and Non FSI area in building plans owner & architect will be held responsible & liable for necessary action.
53. The owner & the architect are fully responsible for any ownership, Area & boundary dispute. In case of any dispute this office will not be responsible.
54. Area / Remaining Area (where structure of Club House is proposed as per UDCPR Clause) of the recreation open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
55. Recreational open space shall have on independent means of access.
56. The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit as per clause 3.4.2 of UDCPR. The conditions of clause 3.4.2 (i)(ii) & 3.4.7 of UDCPR is binding on owner / applicant.
57. If, any amendment is required in sanctioned plan then the approval for revised amendment plan is required to be taken by Planning Authority / PMAY/MHADA.
58. That the applicant shall permit the use of the internal layout roads to provide access to an adjoining land of layout & also shall provided access to recreational Open space & Amenity.
59. That the marginal distances shall be provided as per sanctioned plans & compound wall shall be erected on site before asking of further C.C. To insure that marginal distance can be measured as per drawing before issuing plinth completion certificate.
60. The compound wall shall be constructed as per design given by RCC Consultant. Strengthening of compound wall is whole responsibility of applicant. Also at some place to avoid land slides & also besides the Nallah R.C.C. retaining wall should be necessary, the same should be designed by R.C.C. Consultant & shall be on strutted.
61. That the applicant shall provide Over-Head water tank and Under Ground water tank to the bldg as per standard design and satisfaction of concern authority.
62. That the applicant shall strictly follow the prevailing Rules /Orders / Notification issued by the Labor Department, GoM from time to time, for labours working on site.
63. That the applicant shall provide at his own cost, the infrastructural facilities (such as internal Access, approach road, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangements of collection of solid waste ect) within the plot, of such standards (i.e. standards relating to design, material or specification) as stipulated by the corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these

arrangements are made to satisfaction of the Planning Authority as well as Local Authority.

64. That this I.O.A. is being issued subject to submission of revised NoC of CFO, corrected NOC of environmental clearance before starting work of additional area. Final NOC for water supply, electrical & drainage before actual start of these works & receipts of No Due Certificate from Local Authority for N.A. Charges or any other charges related to land paid before asking O.C.
65. If Trees are affected to the project then the NOC from concerned Authority is mandatory. The NOC should be taken from concern authority before actual start of work. Also the final NOC of tree Authority shall be taken & the Nos of trees should be provided as per the concerned Authority's norms before issue of O.C.
66. **That the sanctioned houses under PMAY scheme have been granted extension up to 30/09/2026 only for fully completion vide GR dtd.27/02/2026. The same shall be adhered to the applicant & accordingly the work of project shall be completed before 30/09/2026 by the applicant.**
67. That the final NOC for lift from Lift inspector for all individual lifts shall be taken before asking O.C.
68. That you have to obtain NOC from Airport Authority for height clearance if the subjected project falls in the funnel zone.
69. That you to obtain registered purchase agreement for newly purchased land and submit the same with 7/12 extract of the said land of your name before asking for revised Plinth C C
70. if any other departments NOC is required other than mentioned in this I.O.A., the same shall required to be obtained and copy to be submitted to this office.
71. That the approach road should be provided for electric substation / transformer also amenity space & R.G.. Also, the adequate space should be provided for waste water treatment & recycling plant
72. The plot boundary should be confirmed from TILR before actual start of work and fencing / barricade should be provided to whole plot as a boundary before actual start of work.
73. That shop & recreation area is proposed in the scheme, then the required NOC if any from concern department is required to be obtained before actual start of work.
74. The conditions of I.O.A. shall be binding not only on the applicant but also on his successors and every person deriving title through or under them.
75. **That the this revised Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities wherever required not for start of work of remaining Bldgs. which PCC / FCC has not issued**
76. **The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT is issued.**

77. That, if you failed to fulfill the IOA conditions then the commencement certificate will not be granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, to be withdrawn.
78. That the Planning Authority / PMAY / MHADA reserve its right to withdraw, change, alter amend their IOA/Plinth C.C. letter and conditions mentioned herein in future at any point of time without giving any reason to do so.
79. That this IOA is issued based on available/submitted document. If it is subsequently found that the document/information submitted with your application for building permission are incorrect or forged, misleading then this IOA/Plinth C.C. will be cancelled and applicant will be held responsible for the consequences/losses, if any thereof arises in future.
80. That the Hon. Vice President/Authority, MHADA reserve the right to cancel the building permission (IOA/Plinth CC) without giving any notice.

DA: - one set (____ nos of plans)



**Executive Engineer/B.P.Cell
PMAY/ MHADA**

Copy forwarded for favour of information :

1. Arch. Amar Upadhye, A-Square, Sushila Apt., R.S. No.383 ¾, Plot No.2, Rajarampuri 12th Lane, Kolhapur For Information
2. Chief Officer, Pune Board, MHADA.
3. Commissioner Kolhapur Municipal Council.
4. Asst. Director of Town Planning, Kolhapur Municipal Corporation.
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**

TOTAL WING 'A','B','C','D' AND COMMERCIAL BUILDING ANCILLARY AREA P LINE CHART				
FLOOR	USE	P LINE BUILTUP AREA (A)	ACTUAL FSI (AS PER BASIC)	ANCILLARY AREA (A-C=D)
WING 'A'	RESI.	2892.30	1893.17	999.08
WING 'B'	RESI.	2892.30	1893.17	999.08
WING 'C'	RESI.	2892.30	1893.17	999.08
WING 'D'	RESI.	4291.04	2766.28	1525.27
COMMERCIAL	COMM	1024.72	650.39	374.33
TOTAL		13992.660	9096.18	4896.84

TOTAL PARKING STATEMENT OF WING 'A','B','C','D' & COMMERCIAL BUILDING AS PER UNIFIED							
TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET SQ.MT/ NO	REQUIREMENT AS PER RULE		PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh	4Wh	2Wh
1) COMMERCIAL For Every 100 sq.m carpet area or fraction thereof	02	06	572.21 SQ.MT	11	34	11	34
MULTIPLYING FACTOR FOR UDCPR (0.6)				07	20	07	20
2) RESIDENTIAL For every 2 tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	01	02	56	28	56	28	56
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	168	00	168	00	168
Visitor's parking 5%	01	04		01	11	01	11
MULTIPLYING FACTOR ONLY FOUR WHEELER FOR UDCPR (0.6)				17	235	17	235
TOTAL PARKING				7+17	20+235	24	255
TOTAL PROVIDED PARKING				24	255	24	317

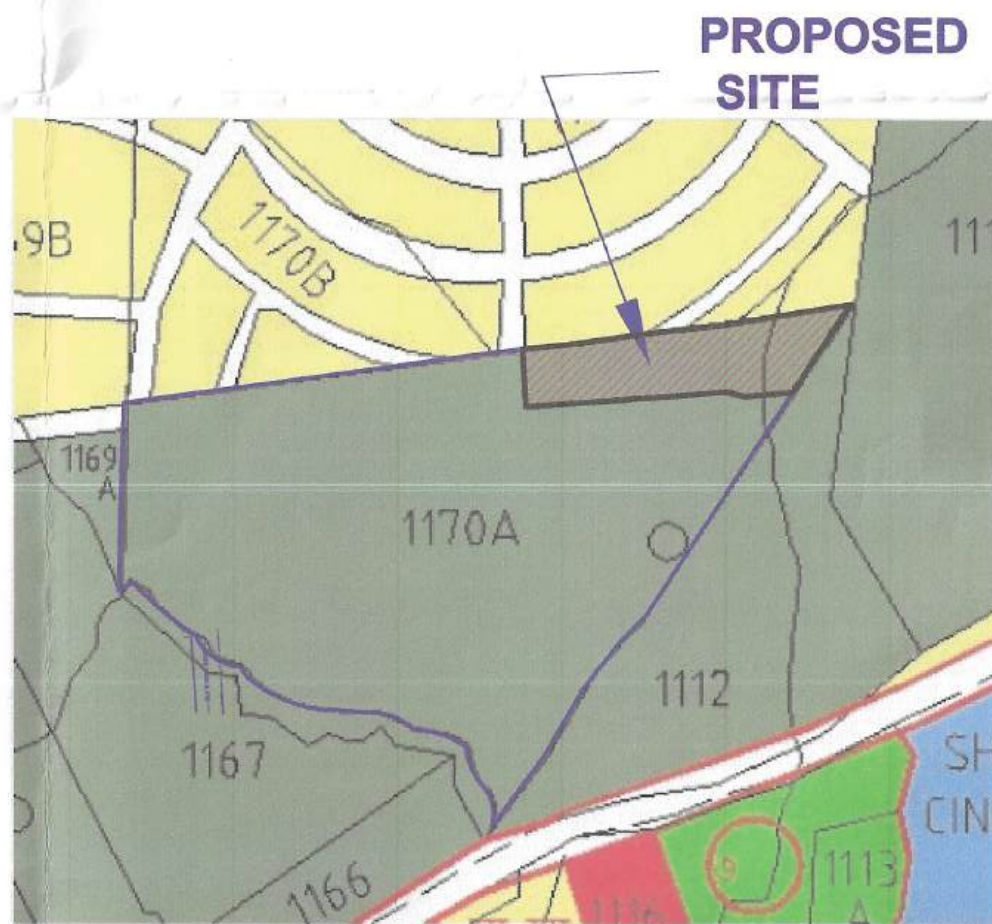
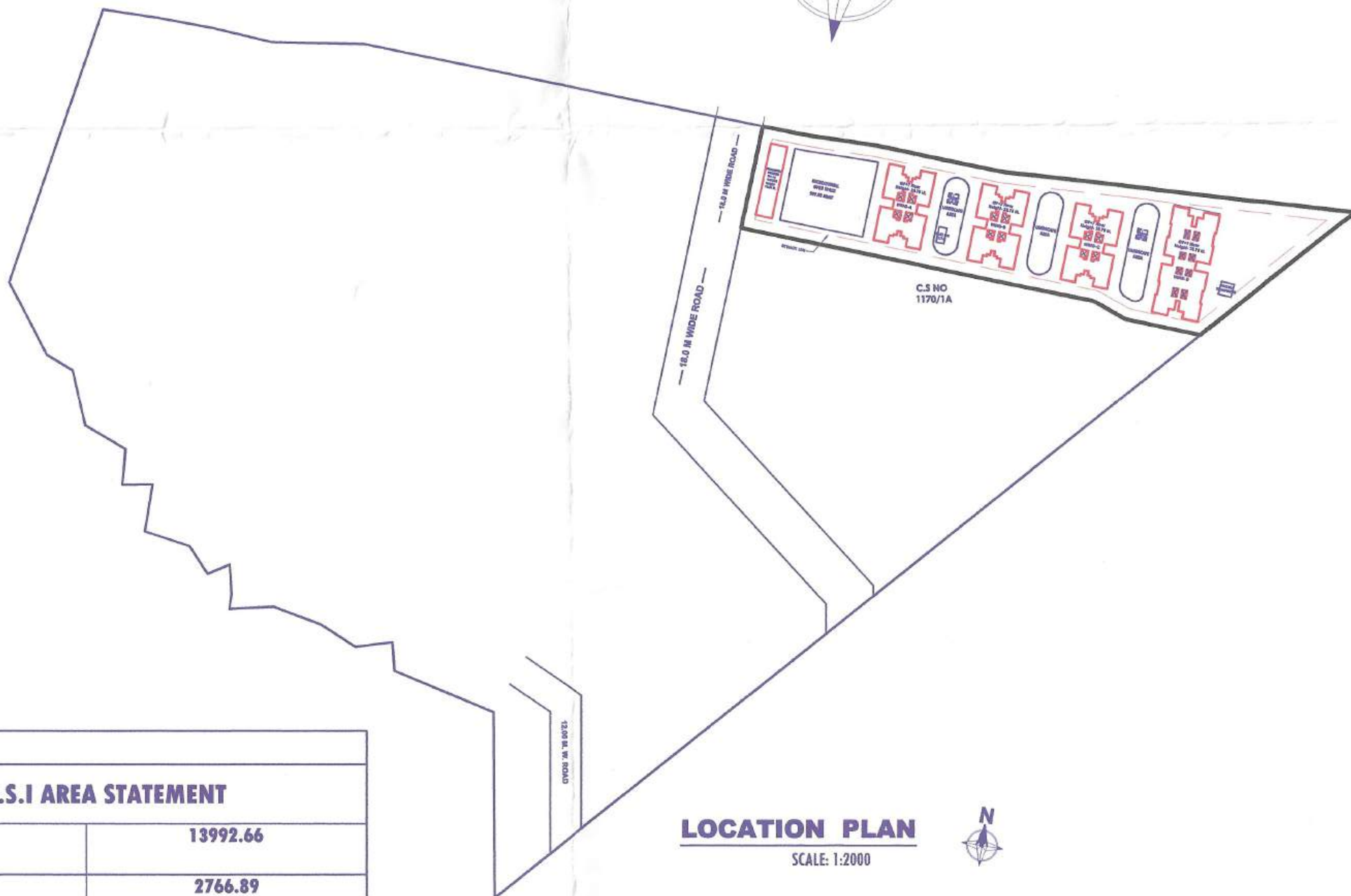
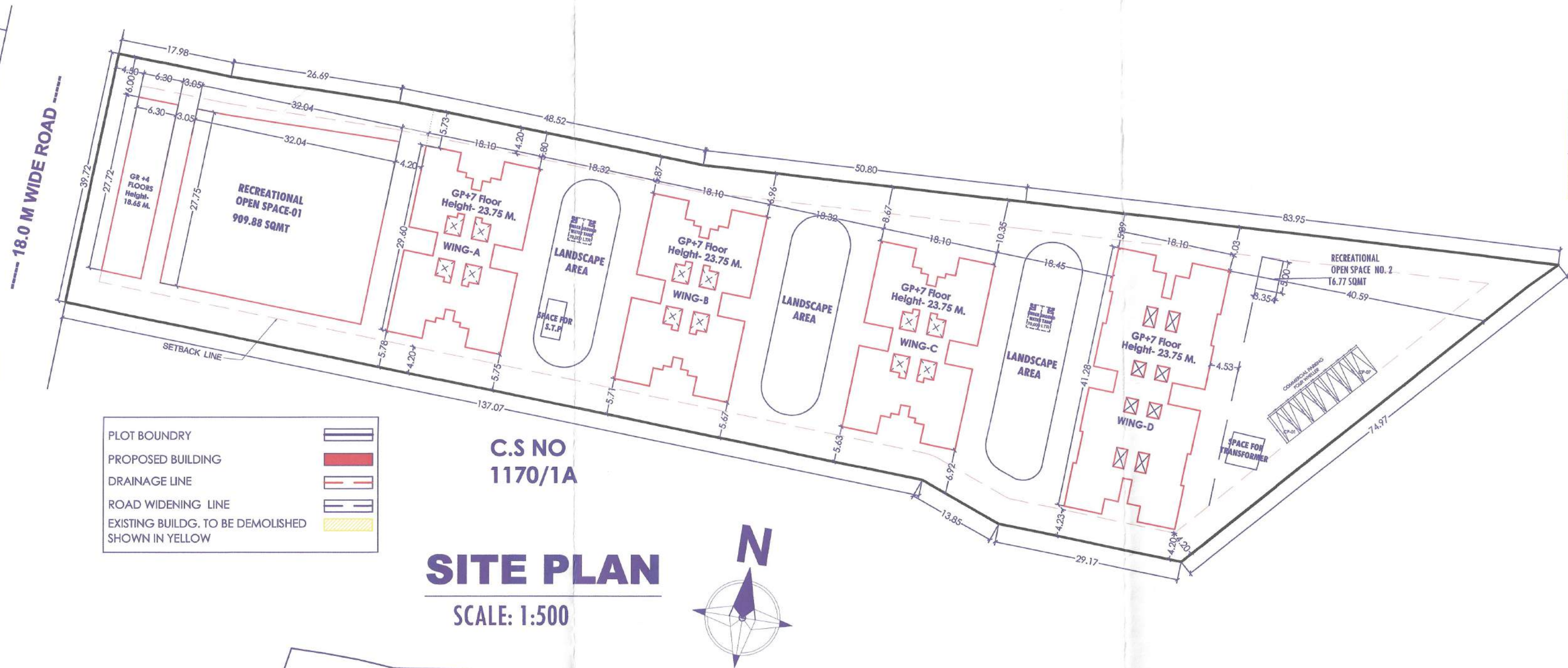
AREA STATEMENT								
BUILDING NAME	CARPET AREA/FLAT (SQ.M)	BUILDING TYPE	NO OF TENAMENTS	RESIDENTIAL TOTAL B/UP AREA (SQ.M)	COMMERCIAL TOTAL B/UP AREA (SQ.M)	TOTAL RESI+COMM B/UP AREA (SQ.M)	NO.OF FLOORS	BUILDING HEIGHT
WING 'A'	29.85	EWS	56	2892.30	0.000	2892.30	GP+7 FLOORS	23.750
WING 'B'	29.85	EWS	56	2892.30	0.00	2892.300	GP+7 FLOORS	23.750
WING 'C'	29.85	EWS	56	2892.30	0.00	2892.300	GP+7 FLOORS	23.750
WING 'D'	57.22	LIG	56	4291.04	0.00	4291.040	GP+7 FLOORS	23.750
COMMERCIAL BUILDING	22.00	COMMERCIAL	26	0.00	1024.72	1024.720	GROUND +3FLOORS	18.650
			250	12967.940	1024.720	13992.66		

NON F.S.I AREA STATEMENT						
BUILDING NAME	BUILDING TYPE	PARKING AREA (SQ.M)	STAIRCASE HEAD ROOM (SQ.M)	U.G. TANK (SQ.M)	O.H. WATER TANK (SQ.M)	TOTAL AREA
WING 'A'	EWS	524.71	36.440	27.100	36.440	624.690
WING 'B'	EWS	524.71	36.440	27.100	36.440	624.690
WING 'C'	EWS	524.71	36.440	27.100	36.440	624.690
WING 'D'	LIG	756.40	36.440	27.100	36.440	856.380
COMMERCIAL BUILDING S.T.P.	COMMERCIAL	0.00	0.00			0.000
						36.440
	TOTAL	2330.530	145.760			2766.89

AREA STATEMENT					
BUILDING NAME	BUILDING TYPE	NO OF TENAMENTS	CARPET AREA/FLAT (SQ.M)	PROPOSED FOR PMAY BENEFICIARY	PROPOSED FOR SALE
WING 'A'	EWS	56	29.85	0	56
WING 'B'	EWS	56	29.85	56	0
WING 'C'	EWS	56	29.85	56	0
WING 'D'	LIG	56	57.22	0	56
		224		112	112

JOB TITLE:-

**Revised Residential Scheme For Digambar Balasaheb Ingavale Under Pradhan Mantri Awas Yojana,AHP (PPP) Model
ON R.S.NO 1170/1A, 'A' Ward ,Fulewadi,Tal-Karveer, Dist-Kolhapur .**



TOTAL F.S.I + NON F.S.I AREA STATEMENT		
TOTAL F.S.I AREA		13992.66
TOTAL NON F.S.I AREA (UG TANK + OH TANK+STP)		2766.89
TOTAL F.S.I+NON F.S.I AREA(CONSTRUCTION AREA)		16759.55

GENERAL AREA STATEMENT		
01	AREA OF PLOT	9096.18 SQ.M.
02	FSI PERMISSIBLE AS PER UDPCR FOR AGRICULTURAL ZONE	9096.18 SQ.M.
05	PERMISSIBLE B/UP AREA	9096.18 SQ.M.
06	TOTAL PROPOSED B/UP AREA WING 'A' (RESIDENTIAL)	2892.30 SQ.M.
07	TOTAL PROPOSED B/UP AREA WING 'B' (RESIDENTIAL)	2892.30 SQ.M.
09	TOTAL PROPOSED B/UP AREA WING 'C' (RESIDENTIAL)	2892.30SQ.M.
10	TOTAL PROPOSED B/UP AREA WING 'C' (RESIDENTIAL)	4291.04 SQ.M.
11	TOTAL PROPOSED B/UP AREA (COMMERCIAL)	1024.72 SQ.M.
12	TOTAL PROPOSED P LINE B/UP AREA (ALL WING'S)	13992.66 SQ.M.
13	ACTUAL B/UP AREA AS PER BASIC FSI	9096.18 SQ.M.
14	TOTAL ANCILLARY AREA PROPOSED	4896.84 SQ.M.

PROFORMA -I		AREA (SQ.MT.)
A)	AREA OF PLOT (7/12, CTS EXTRACT)	88330.00
	PLOT AREA UNDER SHRI.DIGAMBAR BALASAHEB INGAYLE	35911.00
	PLOT AREA TO BE DEVELOPED UNDER PMAY	9096.18
	PLOT AREA FOR FUTURE DEVELOPMENT (NOT UNDER PMAY)	24814.82
1	MINIMUM AREA OF a,b,c TO BE CONSIDERED	9096.18
	(a) AREA TO BE DEVELOPED UNDER PMAY SCHEME	9096.18
	(b) AS PER OWNERSHIP DOCUMENT	9096.18
	(c) AS PER MEASUREMENT SHEET	9096.18
	(d) AS PER SITE	9096.18
2	DEDUCTION FOR	
	(a) PROPOSED D.P./D.P. ROAD WIDENING AREA	NILL
	(b) INTERNAL ROAD WIDENING AREA	NILL
	(TOTAL a + b)	NILL
3	BALANCE AREA OF PLOT (1-2)	9096.18
	AMINITY SPACE (IF APPLICABLE)	---
	(b) ADJUSTMENT OF 20(b), IF ANY -	---
	(c) BALANCE PROPOSED -	---
5	NET PLOT AREA (3-4 (c))FOR F.S.I PURPOSE	9096.18
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	10%
	(a) REQUIRED 9096.18 X 10% = 909.61	909.61
	(b) PROPOSED	926.65
7	INTERNAL ROAD AREA	---
8	PLOTABLE AREA (IF APPLICABLE)	---
9	F.S.I. PERMISSIBLE AS PER UDMPR (FOR 18.00 M. W. ROAD) FOR AGRICULTURAL ZONE(1.00)	1.00
10	PERMISSIBLE B/UP AREA (5X9)	9096.18
11	BUILTUP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5x BASIC FSI)	9096.18
12	ADDITION OF FSI ON PAYMENT PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE.	NILL
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	NILL
	IN-SITU FSI /TDR LOADING	---
13	(a) IN-SITU AREA AGAINST D.P.ROAD [2.0xSR.NO.2(a)], IF ANY	NILL
	(b) IN-SITU AREA AGAINST AMINITY SPACE IF HANDED OVER [2.0xSR.NO.2(a)]	---
	[2.00 OR 1.85 x SR.NO.4(b)AND /OR (c)]	---
	(C) TDR AREA	---
	(d)TOTAL IN-SITU /TDR LOADING PROPOSED (1(a)+(b)+(c))	---
14	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
15	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) 9] OR 12 WHICHEVER IS APPLICABLE	9096.18
	(b) ANCILLARY AREA FSI UP TO 60% WITH PAYMENT OF CHARGES.	5457.70
	(c) TOTAL ENTITLEMENT (a+b)	14553.88
16	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) X 1.6 OR 1.8}	1.60
17	TOTAL BUILT UP AREA PROPOSED	13992.66
	(a) EXISTING BUILTUP AREA	---
	(b) PROPOSED BUILT UP AREA (AS PER P LINE)	13992.66
	(c) TOTAL (a+b)	13992.66
18	TOTAL PROPOSED ANCILLARY AREA OUT OF PERMISSIBLE	4896.84
19	TOTAL PROPOSED ACTUAL B/UP AREA (WITHOUT ANCILLARY AREA)	9096.18
20	TOTAL PROPOSED BUILT UP AREA FOR COMMERCIAL USE (P - LINE B/UP AREA)	1024.72
21	TOTAL PROPOSED BUILT UP AREA FOR RESIDENTIAL USE (P -LINE B/UP AREA) (14(C)-19)	12967.94
22	TOTAL PROPOSED TENEMENTS IN THIS PROPOSAL	
	a) LIG	56
	b) E W S	168
	C) CONV. SHOP	26
23	F.S.I.(CONSUMED (16x3) (SHOULD NOT BE MORE THAN SR. NO. 15 ABOVE)	1.54
24	AREA FOR INCLUSIVE HOUSING, IF ANY	---
	(a) REQUIRED (20% OF SR. NO. 5)	---
	(b) PROPOSED	---

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

Owner's declaration -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/MUNICIPAL CORPORATION. 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.

Guruprasad Developers & Builders

Ingawale
Proprietor
Ganesh Ingawale

SIGNATURE OF ARCHITECT

AMAR UPADHYE
mob:- 9028740004

DRG. NO.	SCALE	DATE	CHD. BY	DRN. BY
M.1	1:100 1:500	24-03-2026	AMAR UPADHYE	RAJESH

OWNER'S SIGN

Guruprasad Developers & Builders
Ingawale
Proprietor
Mr. Digambar Balasaheb Ingawale

ARCHITECT'S SIGN

GOOGLE LOCATION PLAN
SCALE :- N.T.S.

SCALE :- N.T.S.

WING 'A' PARKING STATEMENT AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	56	00	56
Visitor's parking 5%	00	0.1		00	03
TOTAL PARKING				00	59
PROVIDED PARKING				00	70

WING 'B' PARKING STATEMENT AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	56	00	56
Visitor's parking 5%	00	0.1		00	03
TOTAL PARKING				00	59
PROVIDED PARKING				00	70

WING 'C' PARKING STATEMENT AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	56	00	56
Visitor's parking 5%	00	0.1		00	03
TOTAL PARKING				00	59
PROVIDED PARKING				00	70

TOTAL PARKING STATEMENT OF WING 'D' BUILDING AS PER UNIFIED

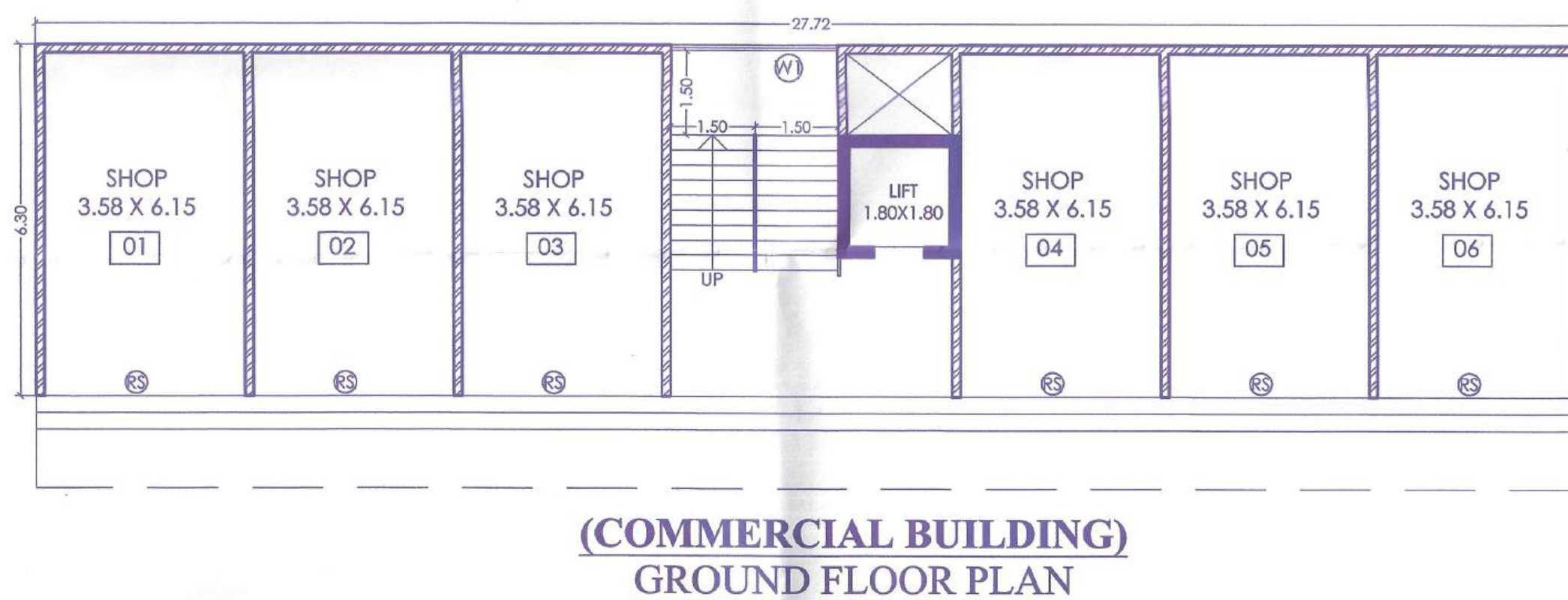
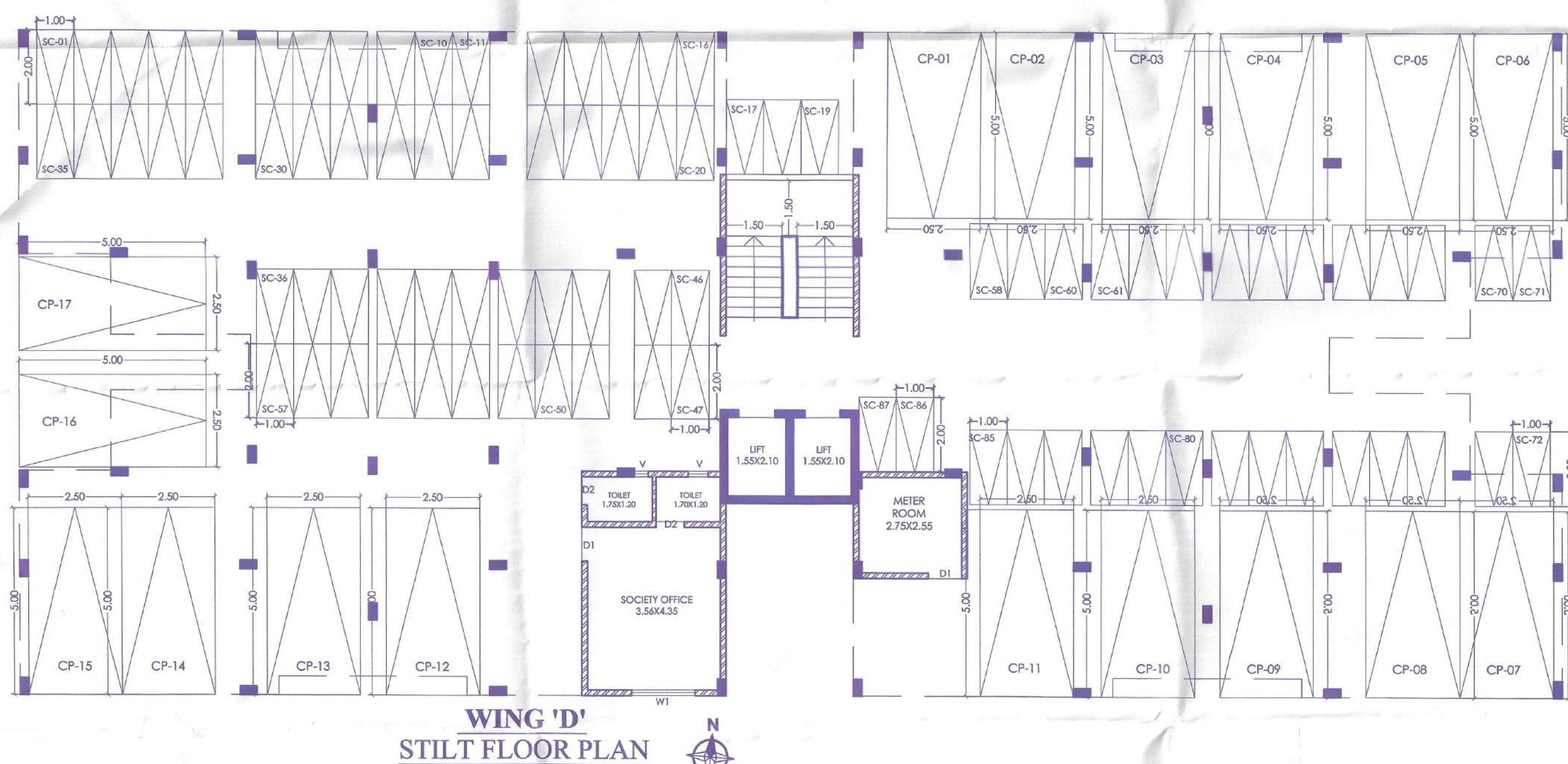
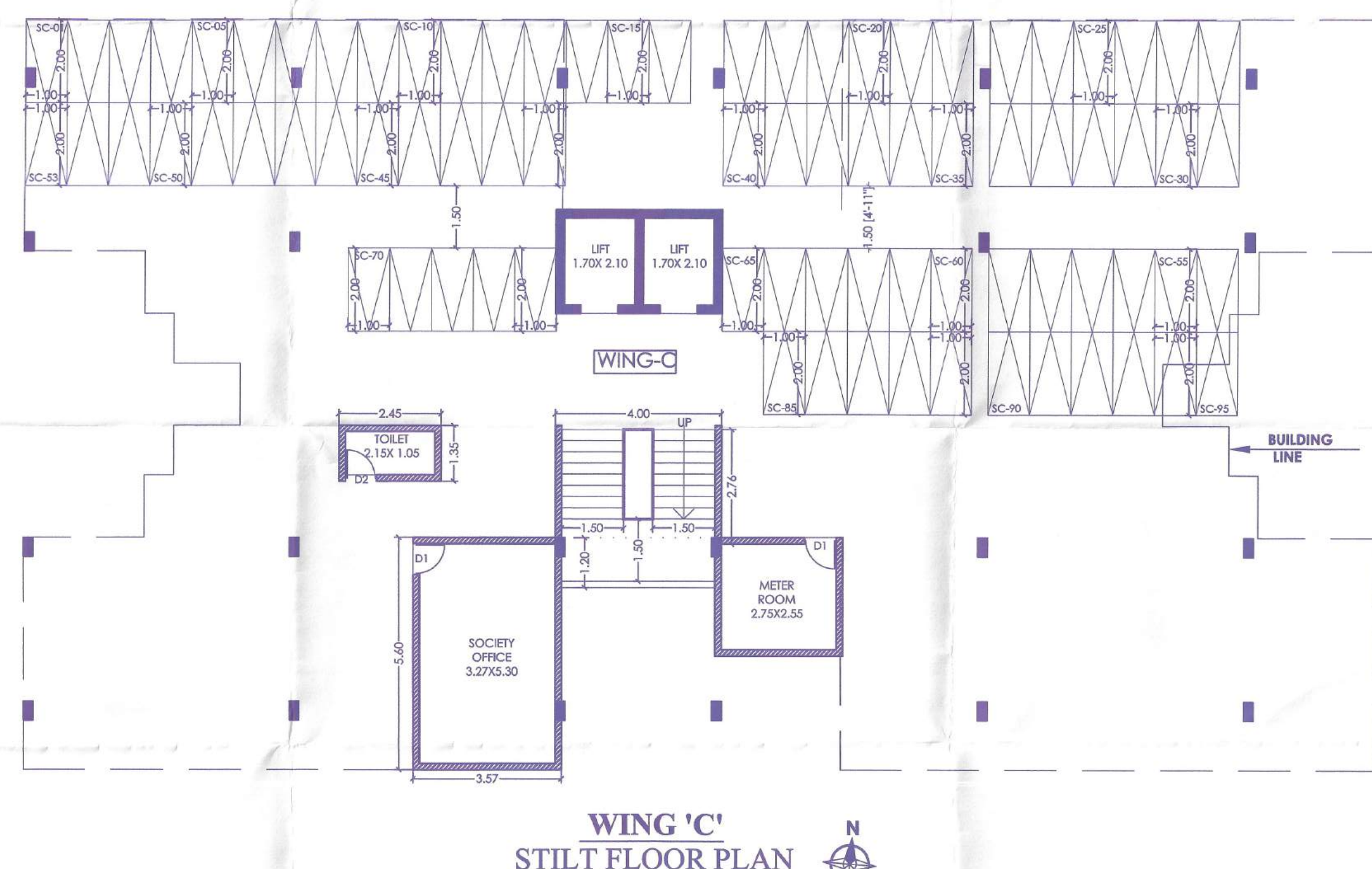
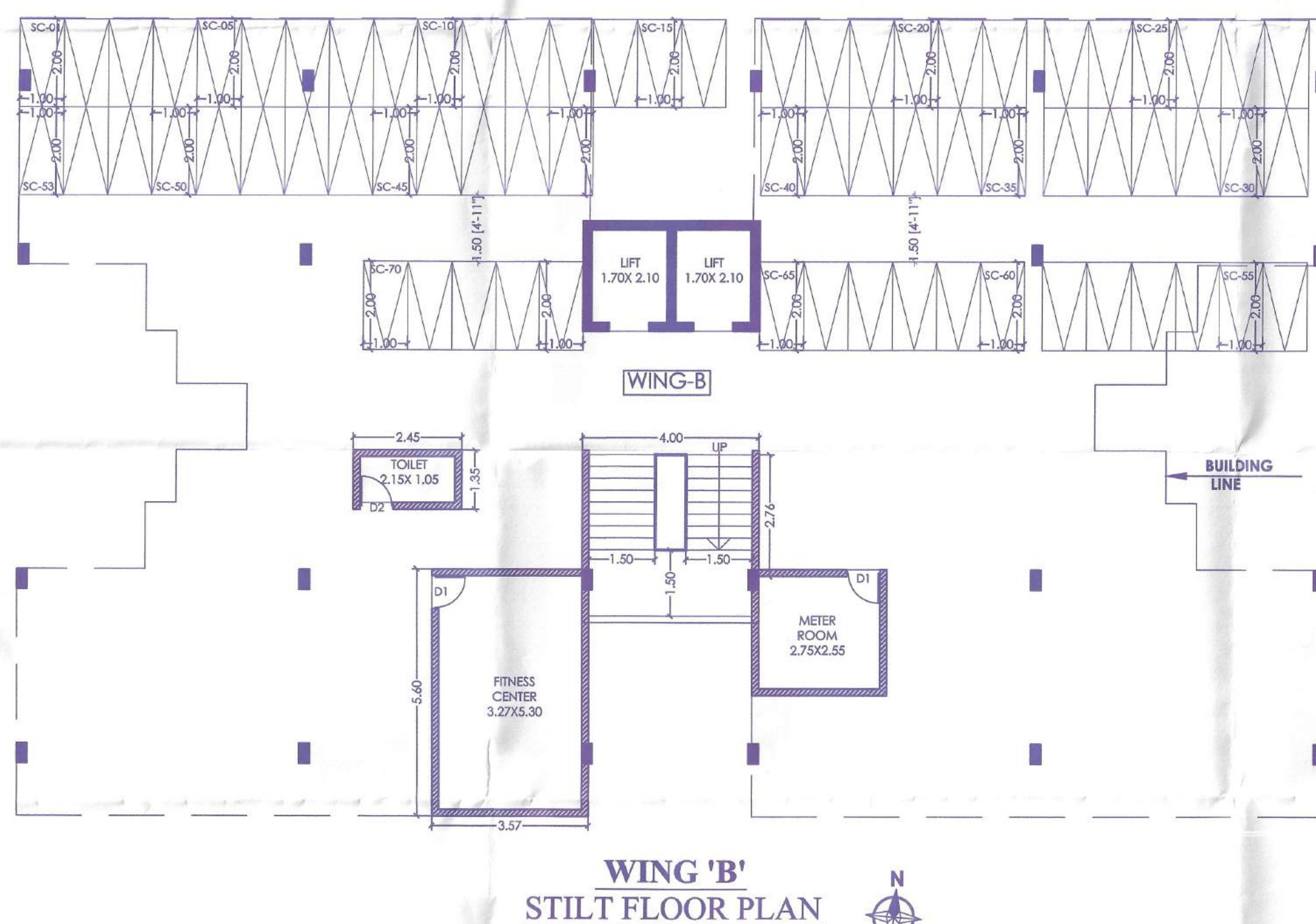
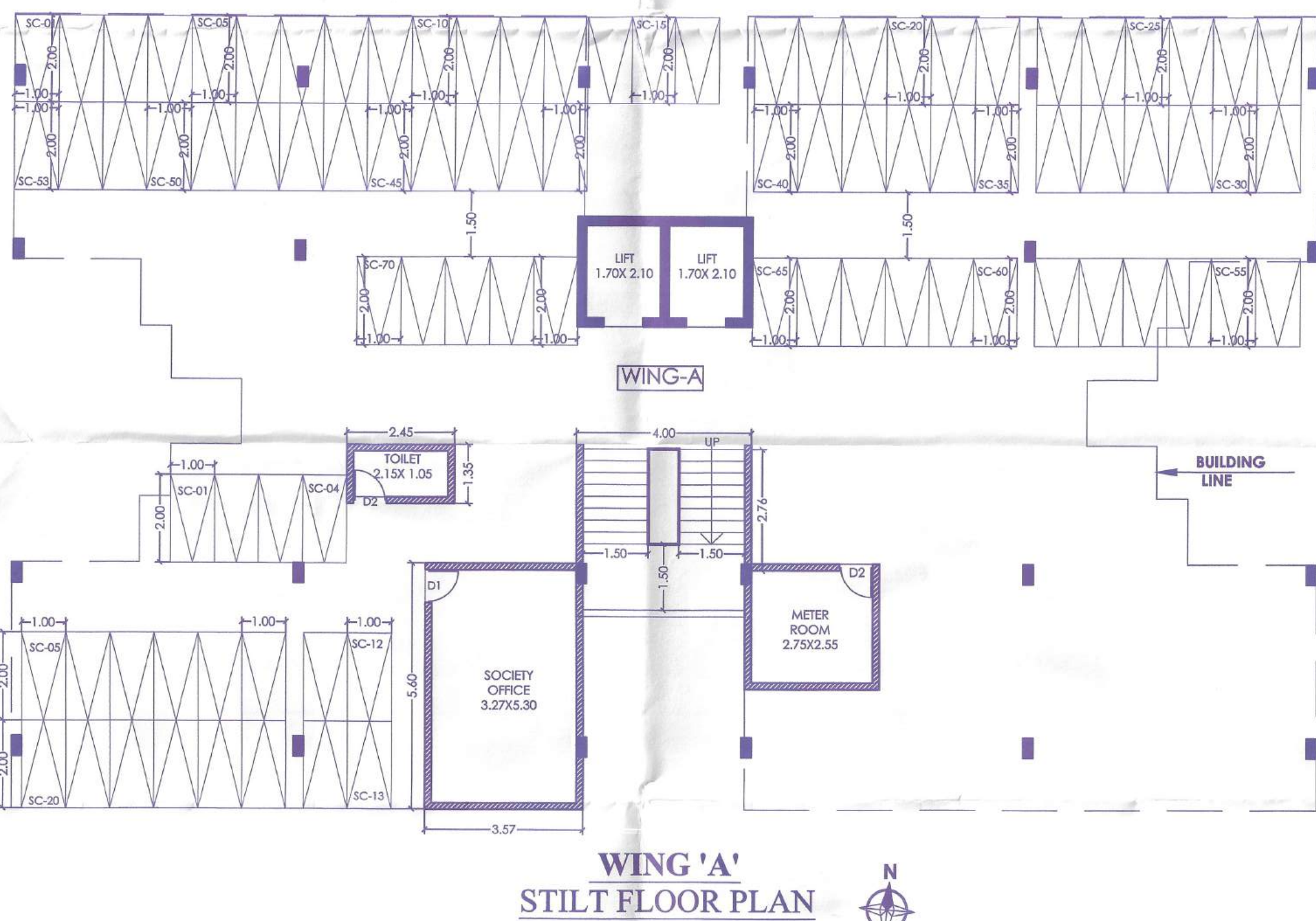
TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET / sq.mt	NO. OF TENAMENT	PROVIDED AS PER PLAN	
	4Wh	2Wh			4Wh	2Wh
For every 2 tenement with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	01	02	57.18 SQM.	56	28	56
Visitor's parking 5%	00				01	03
TOTAL PARKING					29	59
MULTIPYING FACTOR FOR D CLASS (0.6)					17	59
PROVIDED PARKING					17	87

TOTAL PARKING STATEMENT OF WING 'A','B','C','D' & COMMERCIAL BUILDING AS PER UNIFIED						
TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET SQ.MT/ NO	REQUIREMENT AS PER RULE		PROVIDED AS PER PLAN
	4Wh	2Wh		4Wh	2Wh	
1) COMMERCIAL For Every 100 sq.m carpet area or fraction thereof	02	06	572.21 SQ.MT	11	34	11 34
MULTIPYING FACTOR FOR UDCPR (0.6)				07	20	07 20
2) RESIDENTIAL For every 2 tenement with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m.	01	02	56	28	56	28 56
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	168	00	168	00 168
Visitor's parking 5%	01	04		01	11	01 11
MULTIPYING FACTOR ONLY FOUR WHEELER FOR UDCPR (0.6)				17	235	17 235
TOTAL PARKING				7+17	20+235	24 255
TOTAL PROVIDED PARKING				24	255	24 317

The Approval of The
Previous Plans Sanctioned
Under No.....
Date..... Is Here
With Cancelled

Approved Amended Plan Subject to Conditions Mentioned in this office
IDA Letter no. EE/RP/PNAYA/A/MHADA/...../20.....
date.....

Ex. Engr./Bdg Permission Cell / PNAYA/A
MHADA



TOTAL PARKING STATEMENT OF COMMERCIAL BUILDING AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
FOR EVERY 100 SQ.MT CARPET AREA	02	06	572.21	11	34
TOTAL PARKING				11	34
MULTIPYING FACTOR FOR D CLASS (0.6)				07	20
PROVIDED PARKING				07	20

JOB TITLE:-

Revised Residential Scheme For Digambar Balasaheb Ingavale Under Pradhan Mantri Awas Yojana,AHP (PPP) Model
ON R.S.NO 1170/1A, 'A' Ward ,Fulewadi,Tal-Karveer, Dist-Kolhapur .

OWNER'S SIGN

Gunprasad Developers & Builders
Proprietor
Mr. Digambar Balasaheb Ingavale

ARCHITECT'S SIGN

AMAR UPADHYE
REGD.NO
CA/2017
KOLHAPUR

Owner's declaration -
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PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

Gunprasad Developers & Builders

Proprietor

Mr. Digambar Balasaheb Ingavale

SIGNATURE OF ARCHITECT



AMAR UPADHYE.

mob:- 9028740004

ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS

SUSHILA APT.,12TH LANE, RAJARAMPURI, KOLHAPUR.

DRG. NO. SCALE DATE

M. T. 1:100 1:500 24-03-2028

CHD. BY

AMAR UPADHYE

DRN. BY

RAJESH

The Approval of The
Previous Plans Sanctioned
Under No. is Here
Date:
With Cancelled

Approved Amended Plan Subject to Conditions Mentioned in this office
IDA Letter no. EE/PP/PMVA/AHADA /20
Date:

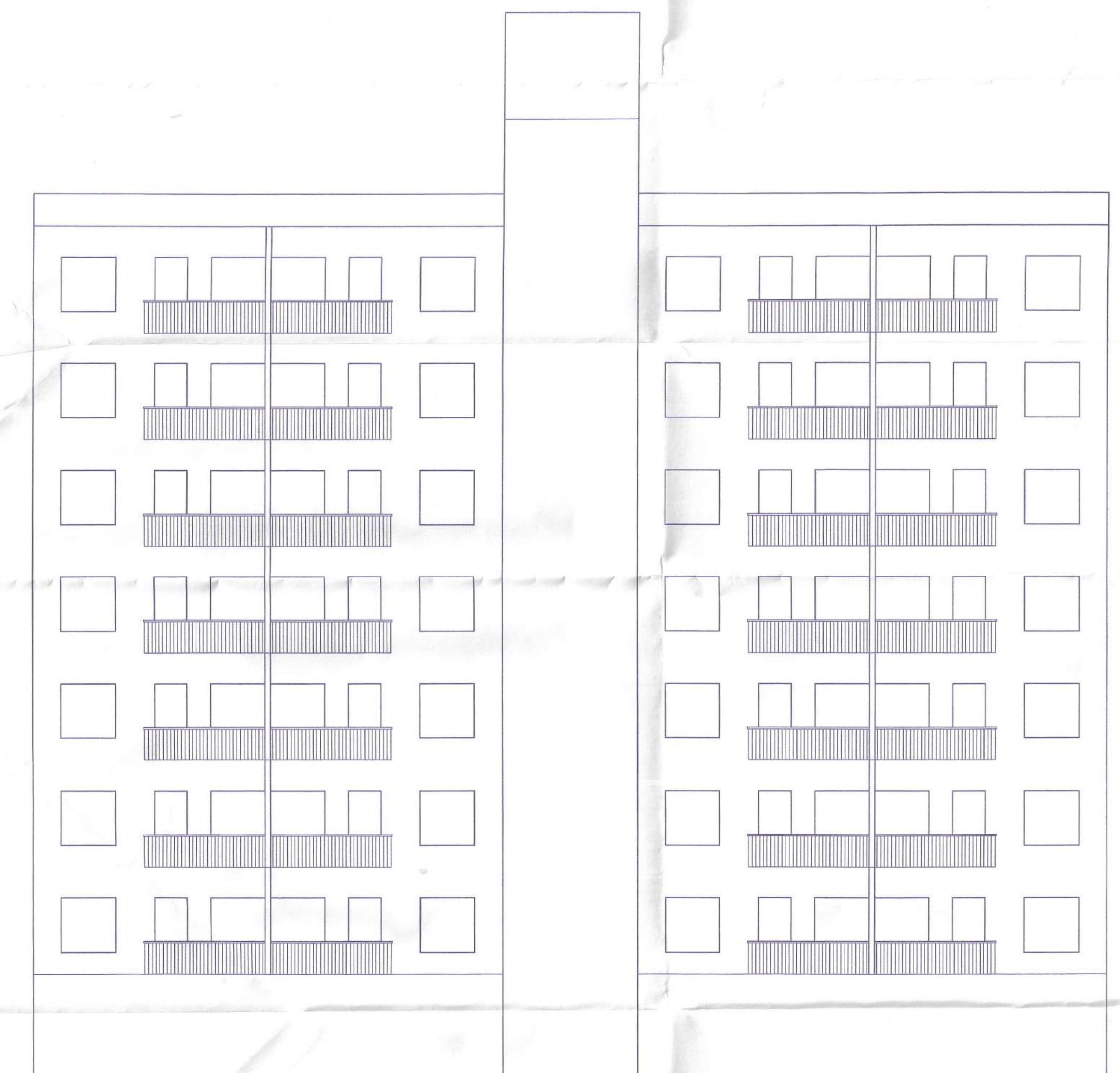
En. Engg. /Amdy Permisson Cell / PMVA/A
AHADA

FORM OF STATEMENT 3 WING 'A' AREA OF DETAIL APARTMENT						
BUILDING NAME	FLOOR NO	UNIT TYPE	TENAMENT NO./ SHOP NO./ OFFICE NO.	CARPET AREA OF APARTMENT /SHOP/OFFICE	AREA OF BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO TENAMENT /SHOP/OFFICE
(1)	(2)	(3)	(4)	(5)	(6)	(7)
WING A	FIRST	1BHK	101 TO 108	29.820	3.680	3.040
WING A	SECOND	1BHK	201 TO 208	29.820	3.680	3.040
WING A	THIRD	1BHK	301 TO 308	29.820	3.680	3.040
WING A	FOURTH	1BHK	401 TO 408	29.820	3.680	3.040
WING A	FIFTH	1BHK	501 TO 508	29.820	3.680	3.040
WING A	SIXTH	1BHK	601 TO 608	29.820	3.680	3.040
WING A	SEVENTH	1BHK	701 TO 708	29.820	3.680	3.040
TOTAL			56 NOS	208.740	23.76	21.280

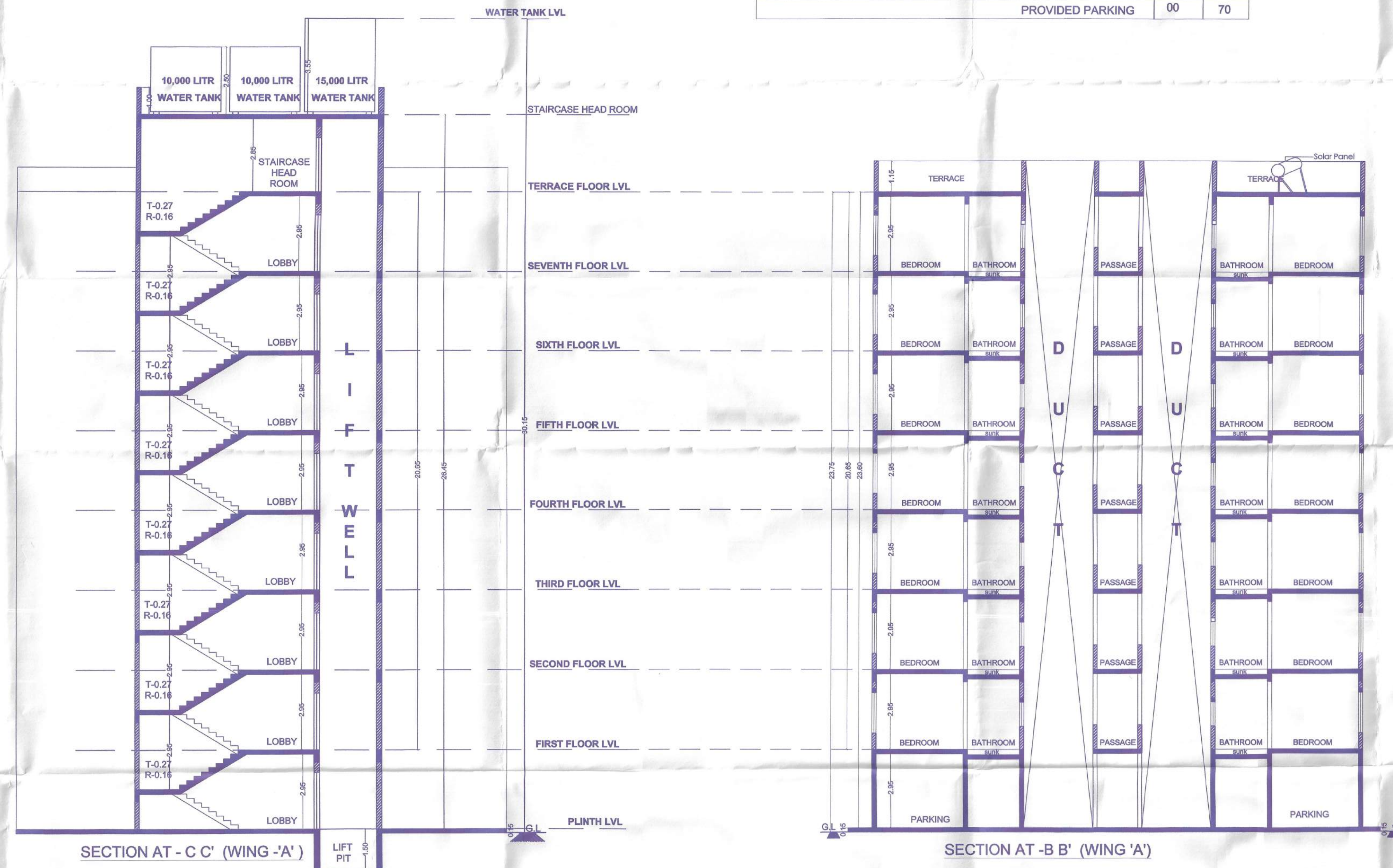
FLOOR	USE	P LINE BUILTUP AREA (A)
STILT PARKING	RESIDENTIAL	34.34
FIRST FLOOR	RESIDENTIAL	408.28
SECOND FLOOR	RESIDENTIAL	408.28
THIRD FLOOR	RESIDENTIAL	408.28
FOURTH FLOOR	RESIDENTIAL	408.280
FIFTH FLOOR	RESIDENTIAL	408.280
SIXTH FLOOR	RESIDENTIAL	408.280
SEVENTH FLOOR	RESIDENTIAL	408.280
		2892.30

WING 'A' PARKING STATEMENT AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	56	00	56
Visitor's parking 5%	00	0.1		00	03
TOTAL PARKING				00	59
PROVIDED PARKING				00	70



SOUTH SIDE ELEVATION (WING 'A')



SECTION AT - C 'C' (WING 'A')

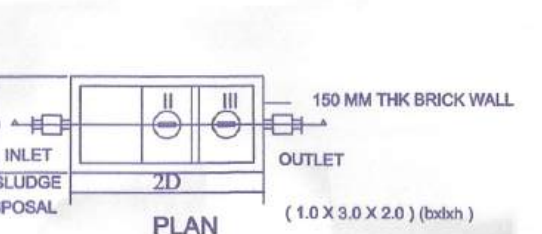
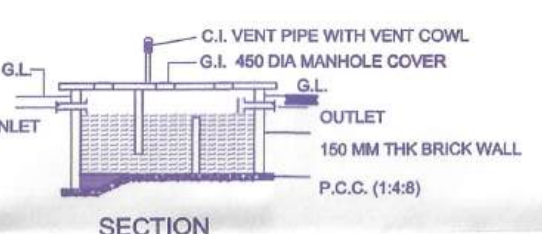
SECTION AT - B 'B' (WING 'A')

WING A - BLOCK PLAN FOR TYPICAL UNIT			
1	1 X	2.75 X	4.20 = 11.55
2	1 X	0.90 X	0.81 = 0.74
3	1 X	3.50 X	3.20 = 11.20
4	1 X	2.30 X	0.90 = 2.07
5	1 X	2.15 X	1.50 = 3.22
6	1 X	0.85 X	1.20 = 1.02
7	1 X	0.60 X	1.05 = 0.63
TOTAL AREA			29.330
TOTAL CARPET AREA			28.53

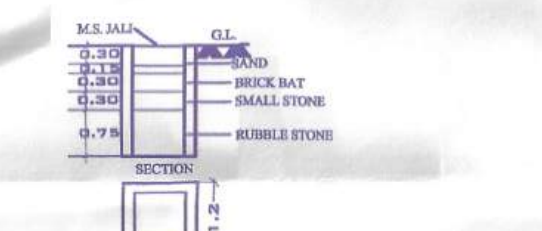
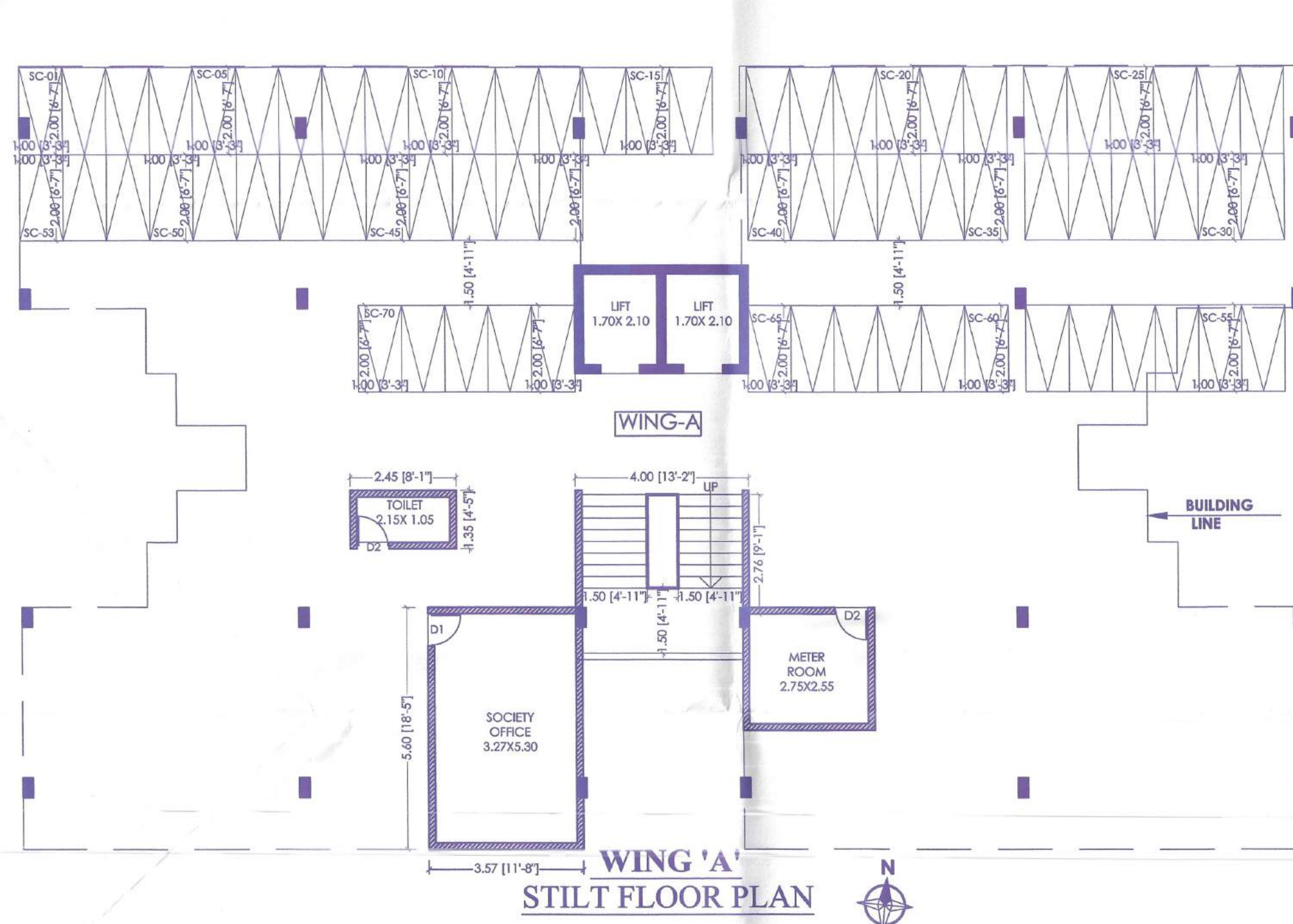
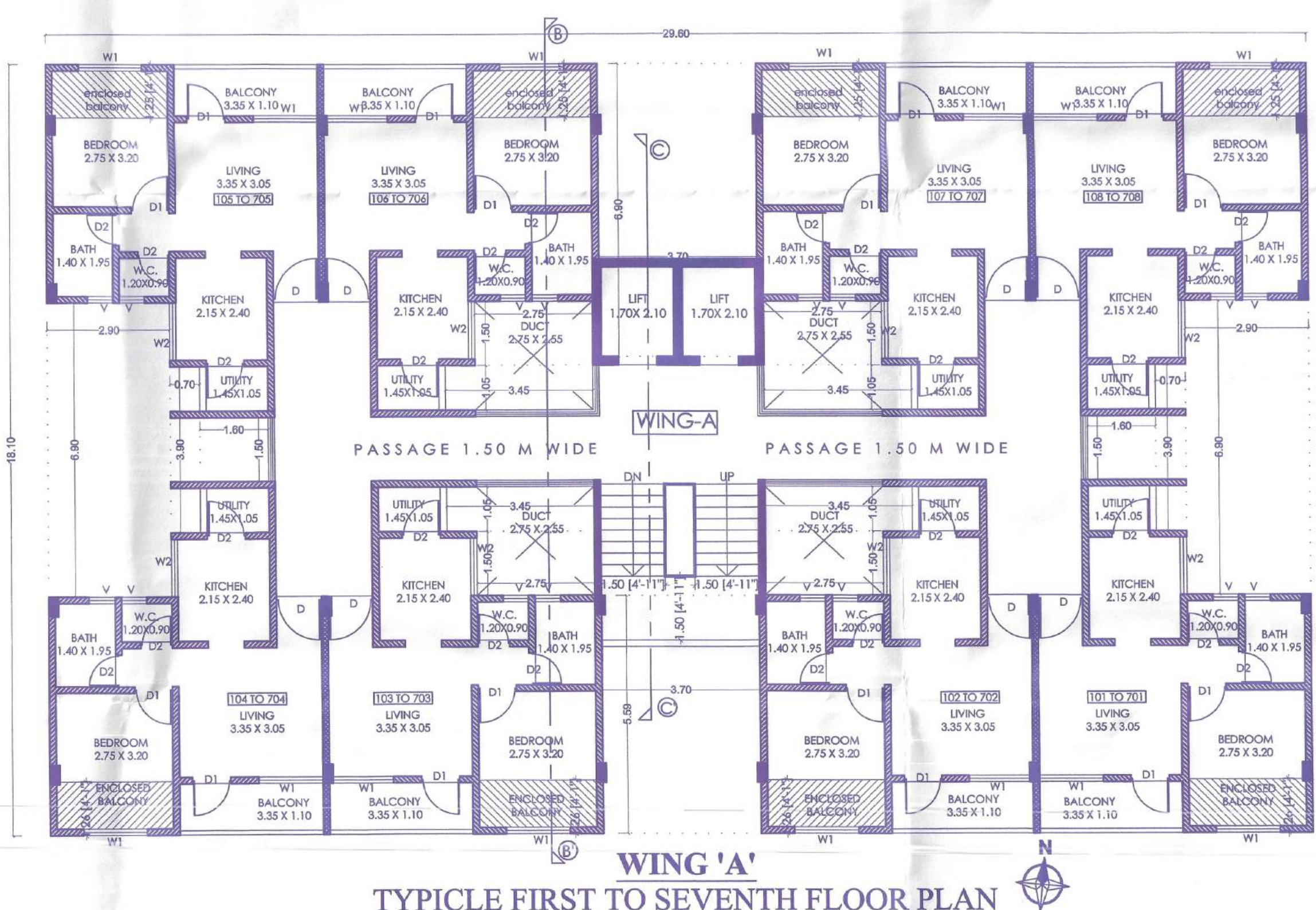
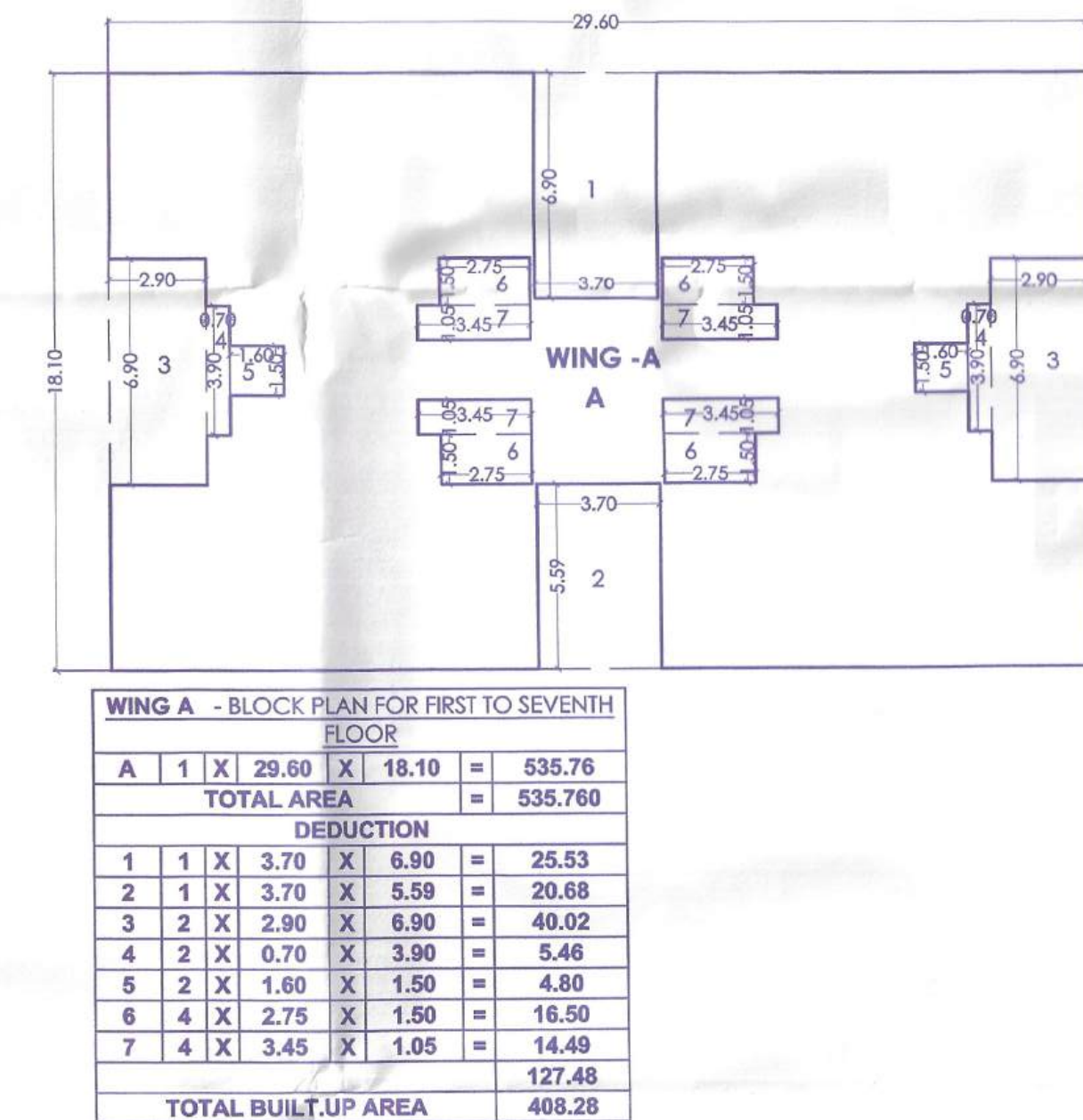
WING A - BLOCK PLAN FOR TYPICAL UNIT			
A	1 X	2.75 X	1.11 = 3.05
TOTAL AREA			3.053
TOTAL CARPET AREA			3.05

WING A - BLOCK PLAN FOR TYPICAL UNIT			
A	1 X	3.35 X	1.18 = 3.69
TOTAL AREA			3.685
TOTAL CARPET AREA			3.69

TYPICAL UNIT CARPET AREA AS PER PERMITTED			
UNIT TYPE	AREA OF TYPICAL UNIT	AREA OF TYPICAL UNIT	AREA OF TYPICAL UNIT
1B	11.55	0.81	11.20
2B	11.20	0.81	11.20
3B	11.20	0.81	11.20
4B	11.20	0.81	11.20
5B	11.20	0.81	11.20
6B	11.20	0.81	11.20
7B	11.20	0.81	11.20



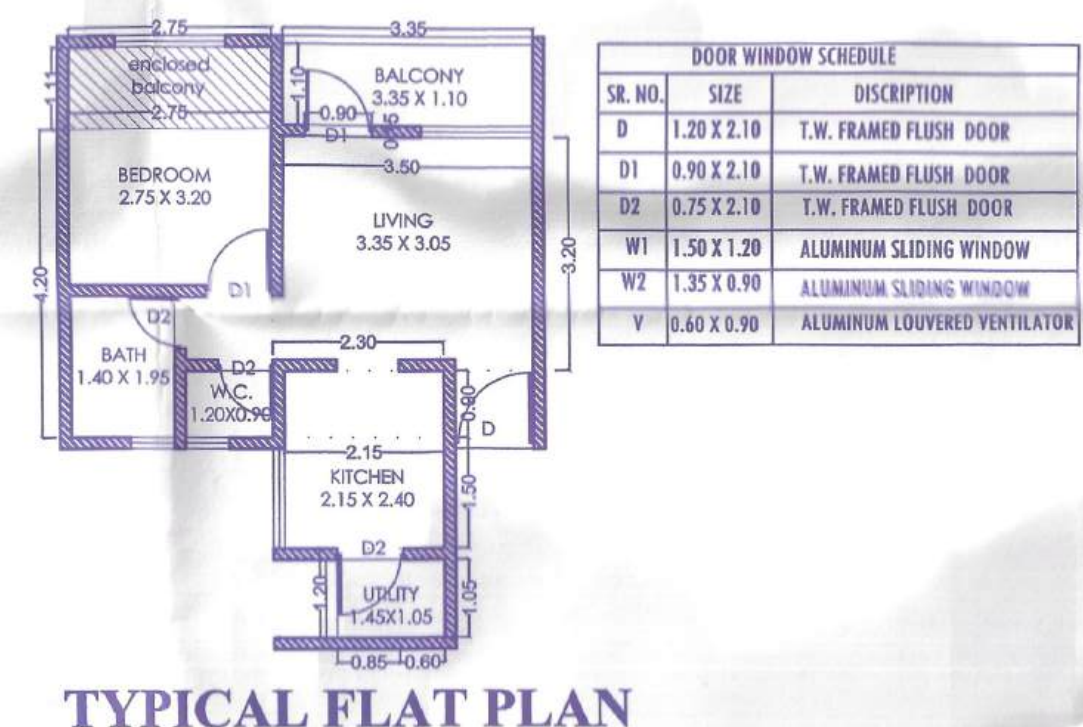
SEPTIC TANK DETAIL

SECTION FOR RAIN
WATER HARVESTINGRAIN WATER HARVESTING
AREA STATEMENTWING 'A'
STILT FLOOR PLANWING 'A'
TYPICAL FIRST TO SEVENTH FLOOR PLAN

WING A - BLOCK PLAN FOR FIRST TO SEVENTH FLOOR			
A	1 X	29.60 X	18.10 = 535.76
TOTAL AREA			535.760
REDUCTION			
1	1 X	3.70 X	0.90 = 25.53
2	1 X	3.70 X	0.90 = 25.53
3	2 X	2.90 X	0.90 = 49.02
4	2 X	0.70 X	0.90 = 5.46
5	2 X	1.60 X	1.50 = 4.80
6	4 X	2.75 X	1.50 = 16.50
7	4 X	3.45 X	1.05 = 14.49
TOTAL BUILTUP AREA			127.48
TOTAL BUILTUP AREA			408.28

WING A - BLOCK PLAN STILT PARKING FLOOR			
1	1 X	4.00 X	2.76 = 11.04
TOTAL BUILTUP AREA			11.040

WING A - BLOCK PLAN SOCIETY OFFICE & TOILET			
1	1 X	2.45 X	1.35 = 3.31
2	1 X	3.57 X	5.60 = 19.99
TOTAL BUILTUP AREA			23.300



TYPICAL FLAT PLAN

DOOR WINDOW SCHEDULE			
NO.	SIZE	DESCRIPTION	
1	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
2	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
3	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
4	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
5	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
6	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
7	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
8	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
9	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	
10	1.20 X 2.10	1. M. FRAMED FLUSH DOOR	

JOB TITLE:-

Revised Residential Scheme For Digambar Balasaheb Ingavale Under Pradhan Mantri Awas Yojana, AHP (PPP) Model
ON R.S.NO 1170/1A, 'A' Ward, Fulewadi, Tal-Karveer, Dist-Kolhapur.

OWNER'S SIGN

Guruprasad Developers & Builders
Proprietor
Mr. Digambar Balasaheb Ingavale

ARCHITECT'S SIGN

AMAR UPADHYE
REGD. NO. 27516
KOLHAPUR

Owner's declaration -

I / WE UNDERTAKE HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/MUNICIPAL CORPORATION. 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.

Guruprasad Developers & Builders

Proprietor
Mr. Digambar Balasaheb Ingavale
OWNERS NAME & SIGNATURE

SIGNATURE OF ARCHITECT



A - SQUARE

AMAR UPADHYE			
ARCHITECT, INTERIOR & LANDSCAPE DESIGNER			
SURSHA APT, 12TH LANE, BALASAMUR, KOLHAPUR.			
DRG. NO.	SCALE	DATE	CHD. BY
M. 1	1:100 1:500	24-03-2026	AMAR UPADHYE
		DRN. BY	RAJESH

FORM OF STATEMENT 3							
WING 'B' AREA OF DETAIL APARTMENT							
BUILDING NAME	FLOOR NO	UNIT TYPE	TENAMENT NO./SHOP NO./OFFICE NO.	CARPET AREA OF APARTMENT /SHOP/OFFICE	AREA OF BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF ENCLOSED BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO TENAMENT /SHOP/OFFICE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
WING A	FIRST	1BHK	101 TO 108	29.870	3.680	3.040	0.000
WING A	SECOND	1BHK	201 TO 208	29.870	3.680	3.040	0.000
WING A	THIRD	1BHK	301 TO 308	29.870	3.680	3.040	0.000
WING A	FOURTH	1BHK	401 TO 408	29.870	3.680	3.040	0.000
WING A	FIFTH	1BHK	501 TO 508	29.870	3.680	3.040	0.000
WING A	SIXTH	1BHK	601 TO 608	29.870	3.680	3.040	0.000
WING A	SEVENTH	1BHK	701 TO 708	29.870	3.680	3.040	0.000
		TOTAL	56 NOS	168.740	22.760	21.280	0.00

FLOOR	USE	P LINE BUILTUP AREA (A)
STILT PARKING	RESIDENTIAL	34.34
FIRST FLOOR	RESIDENTIAL	408.28
SECOND FLOOR	RESIDENTIAL	408.28
THIRD FLOOR	RESIDENTIAL	408.28
FOURTH FLOOR	RESIDENTIAL	408.280
FIFTH FLOOR	RESIDENTIAL	408.280
SIXTH FLOOR	RESIDENTIAL	408.280
SEVENTH FLOOR	RESIDENTIAL	408.280
		2892.30

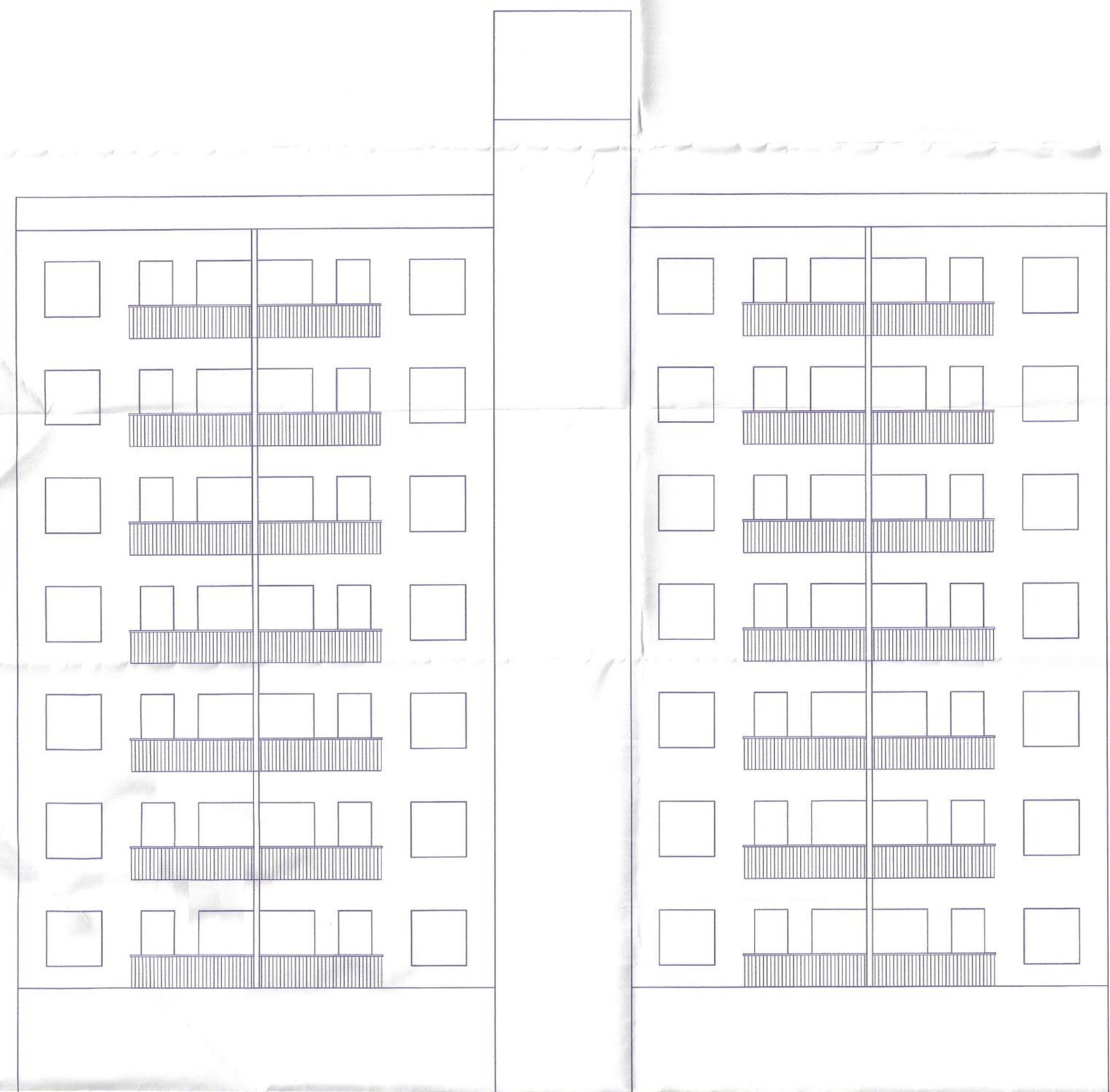
WING 'B' PARKING STATEMENT AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	56	00	56
Visitor's parking 5%	00	0.1		00	03
	TOTAL PARKING			00	59
	PROVIDED PARKING			00	70

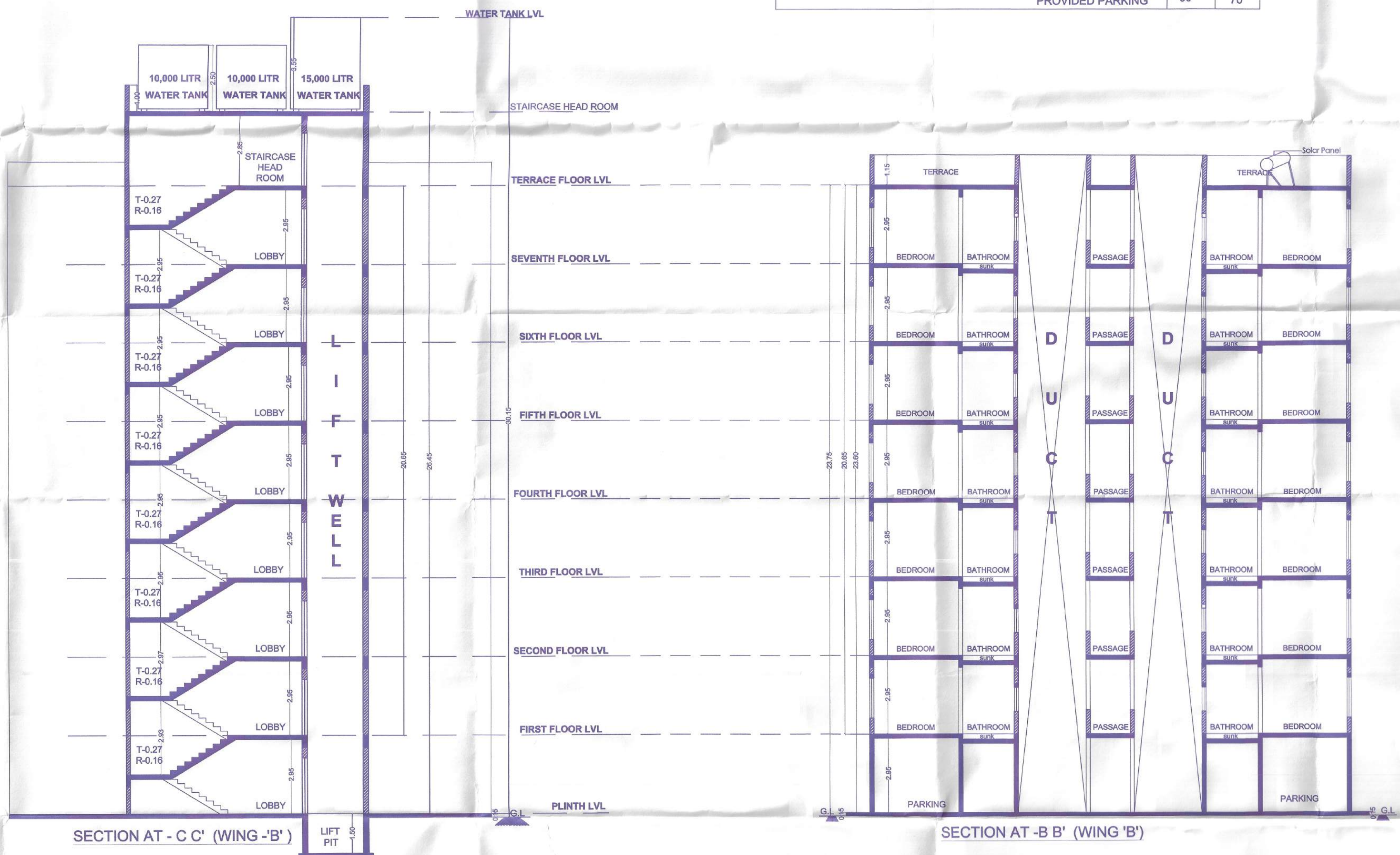
The Approval of The Previous Plans Sanctioned Under No..... is Here With Cancelled

Approved Amended Plan Subject to Conditions Mentioned in this office
IOA Letter no. EE/PP/PMATA/A/MHADA/...../20.....
date.....

Ex. Engr. /Mdy Permission Cell / PMAN/A
MHADA

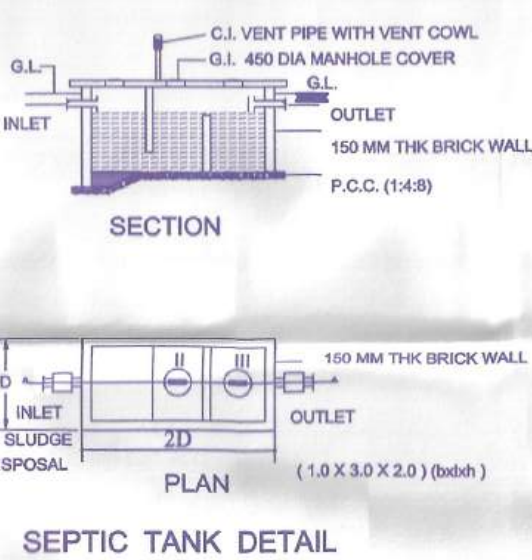
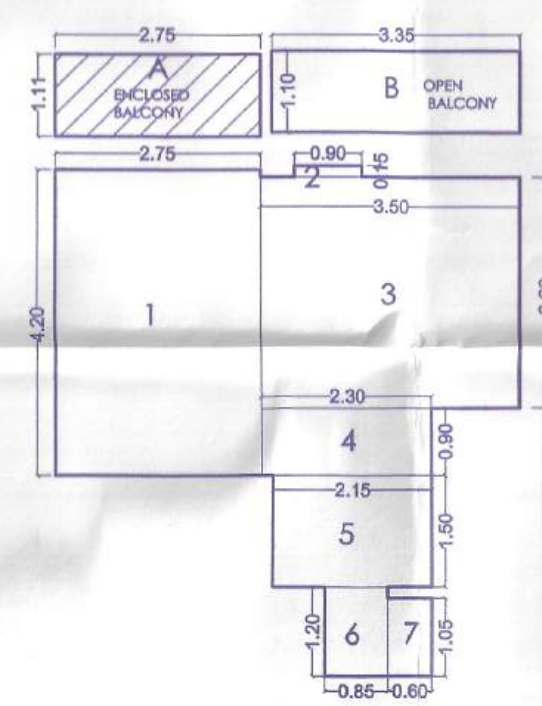


SOUTH SIDE ELEVATION (WING 'B')



SECTION AT - C 'C' (WING 'B')

SECTION AT - B 'B' (WING 'B')



WING B - BLOCK PLAN FOR TYPICAL UNIT			
1	1	2.75	X 4.20 = 11.55
2	1	3.50	X 0.15 = 0.53
3	1	3.50	X 3.20 = 11.20
4	1	2.30	X 0.90 = 2.07
5	1	2.15	X 1.50 = 3.23
6	1	0.85	X 1.20 = 1.02
7	1	0.60	X 1.05 = 0.63
TOTAL AREA			29.830
TOTAL CARPET AREA			29.83

WING B - BLOCK PLAN FOR TYPICAL UNIT ENCLOSED BALCONY			
A	1	2.75	X 1.11 = 3.05
TOTAL AREA			3.053
TOTAL CARPET AREA			3.05

WING B - BLOCK PLAN FOR TYPICAL UNIT OPEN BALCONY			
A	1	3.35	X 1.10 = 3.69
TOTAL AREA			3.695
TOTAL CARPET AREA			3.69

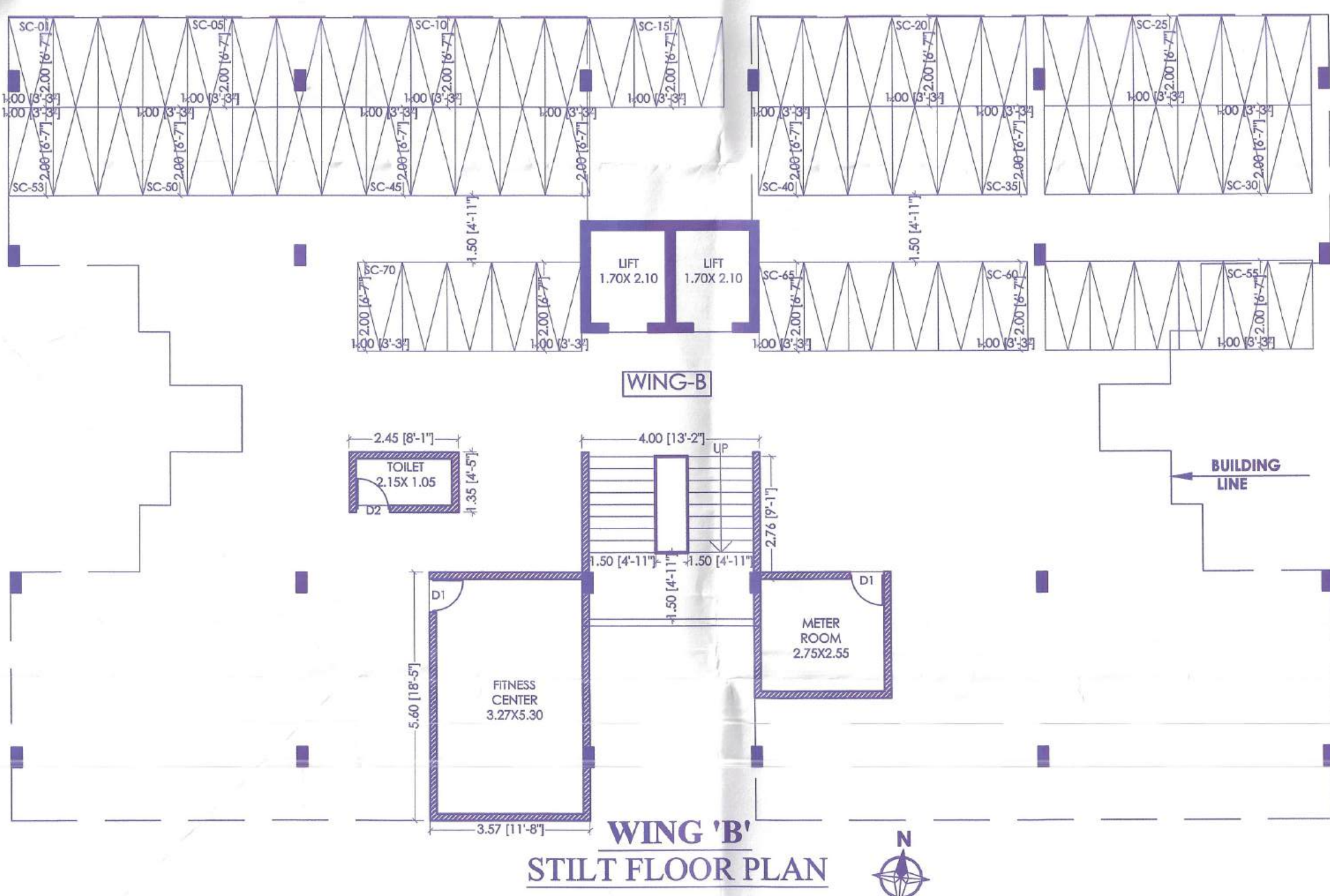
TYPICAL UNIT CARPET AREA AS PER FLOOR & WING			
UNIT TYPE	CARPET AREA OF UNIT (sq.m)	AREA OF BALCONY ATTACHED TO UNIT (sq.m)	AREA OF ENCLOSED BALCONY ATTACHED TO UNIT (sq.m)
1B	29.83	3.05	3.69
10B	29.83	3.05	3.69

WING B - BLOCK PLAN STILT PARKING FLOOR			
1	1	4.00	X 2.70 = 11.00
TOTAL BUA AREA			11.00

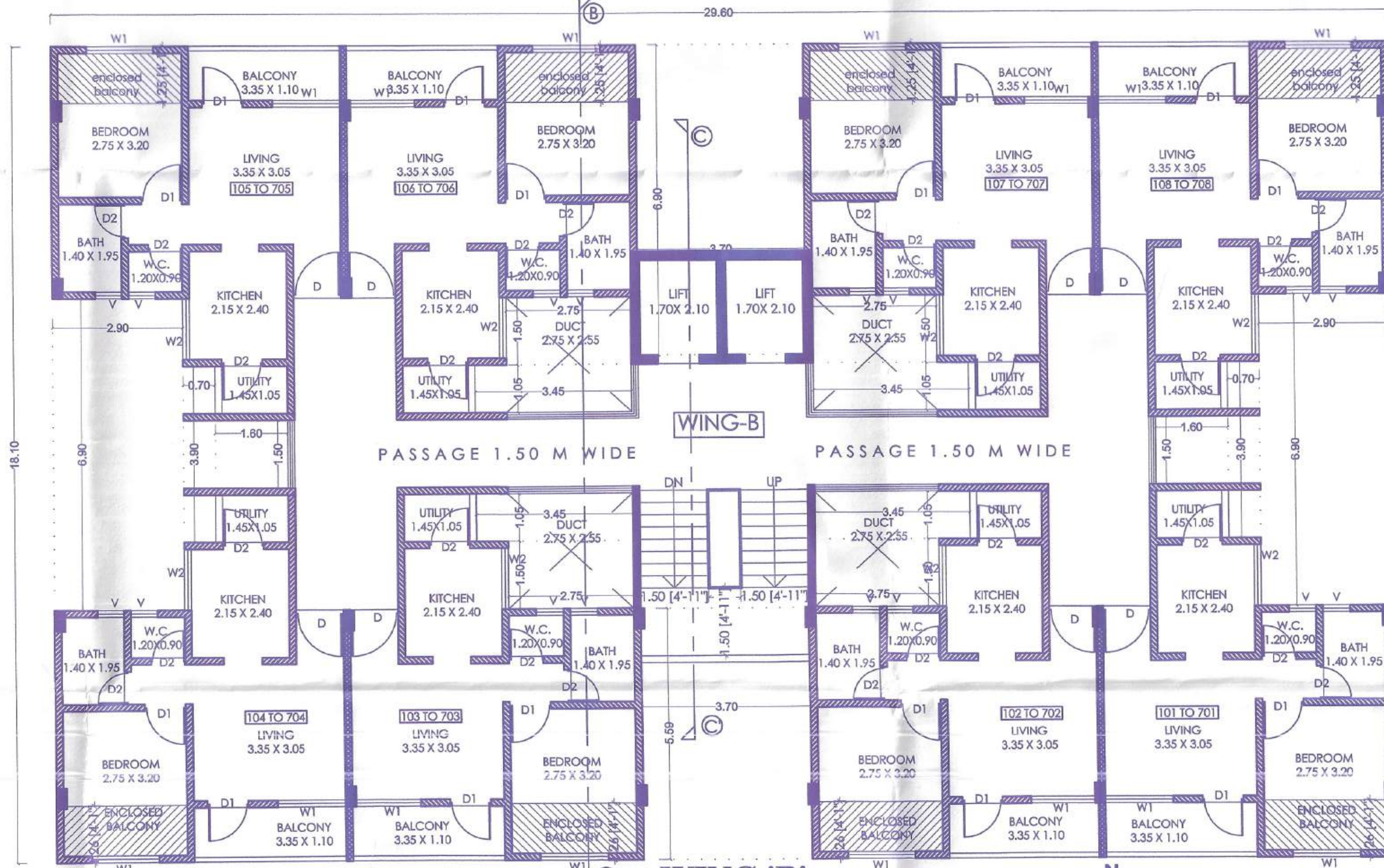
WING B - BLOCK PLAN FITNESS CENTER & TOILET			
1	1	2.45	X 1.35 = 3.31
2	1	3.57	X 5.60 = 19.99
TOTAL BUA AREA			23.30

DOOR WINDOW SCHEDULE		
SL. NO.	SIZE	DESCRIPTION
D1	1.20 X 2.10	T.M. FRAMED FLUSH DOOR
D2	0.90 X 2.10	T.M. FRAMED FLUSH DOOR
D3	0.75 X 2.10	T.M. FRAMED FLUSH DOOR
W1	1.50 X 1.50	ALUMINIUM GLAZED WINDOW
W2	1.20 X 1.50	ALUMINIUM GLAZED WINDOW
V	0.60 X 0.60	ALUMINIUM LOUVERED VENTILATOR

TYPICAL FLAT PLAN



WING 'B' STILT FLOOR PLAN



TYPICAL FIRST TO SEVENTH FLOOR PLAN

JOB TITLE:-

Revised Residential Scheme For Digambar Balasaheb Ingavale Under Pradhan Mantri Awas Yojana,AHP (PPP) Model
ON R.S.NO 1170/1A, 'A' Ward ,Fulewadi,Tal-Karveer, Dist-Kolhapur .

OWNER'S SIGN

Gunprasad Developers & Builders

Mr. Digambar Balasaheb Ingavale

ARCHITECT'S SIGN



Amr

Owner's declaration -
I / WE UNDERTAKEN HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY (MUNICIPAL CORPORATION, I / WE WOULD EXCEPT THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXCEPT THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO MAINTAIN THE QUALITY AND SAFETY AT THE WORK SITE.

Gunprasad Developers & Builders

Mr. Digambar Balasaheb Ingavale

SIGNATURE OF ARCHITECT



A - SQUARE

ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS

SIRSIWA APT., 1ST FLOOR, KOLHAPUR, KOLHAPUR.

DRG. NO.	SCALE	DATE	CHD. BY	DRN. BY
M.1	1:100 1:500	24-03-2026	AMAR UPADHYE	RAJESH

FORM OF STATEMENT 3							
WING 'C' AREA OF DETAIL APPARTMENT							
BUILDING NAME	FLOOR NO	UNIT TYPE	TENANT NO. /SHOP NO./ OFFICE NO.	CARPET AREA OF APARTMENT /SHOP/OFFICE	AREA OF BALCONY ATTACHED TO TENANT /SHOP/OFFICE	AREA OF ENCLOSED BALCONY ATTACHED TO TENANT /SHOP/OFFICE	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO TENANT /SHOP/OFFICE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
WING A	FIRST	1BHK	101 TO 108	29.820	3.680	3.040	0.000
WING A	SECOND	1BHK	201 TO 208	29.820	3.680	3.040	0.000
WING A	THIRD	1BHK	301 TO 308	29.820	3.680	3.040	0.000
WING A	FOURTH	1BHK	401 TO 408	29.820	3.680	3.040	0.000
WING A	FIFTH	1BHK	501 TO 508	29.820	3.680	3.040	0.000
WING A	SIXTH	1BHK	601 TO 608	29.820	3.680	3.040	0.000
WING A	SEVENTH	1BHK	701 TO 708	29.820	3.680	3.040	0.000
		TOTAL	56 NOS	208.740	25.76	21.280	0.00

WING 'C' P LINE AREA CHART		
FLOOR	USE	P LINE BUILTUP AREA (A)
STILT PARKING	RESIDENTIAL	34.34
FIRST FLOOR	RESIDENTIAL	408.28
SECOND FLOOR	RESIDENTIAL	408.28
THIRD FLOOR	RESIDENTIAL	408.28
FOURTH FLOOR	RESIDENTIAL	408.280
FIFTH FLOOR	RESIDENTIAL	408.280
SIXTH FLOOR	RESIDENTIAL	408.280
SEVENTH FLOOR	RESIDENTIAL	408.280
		2892.30

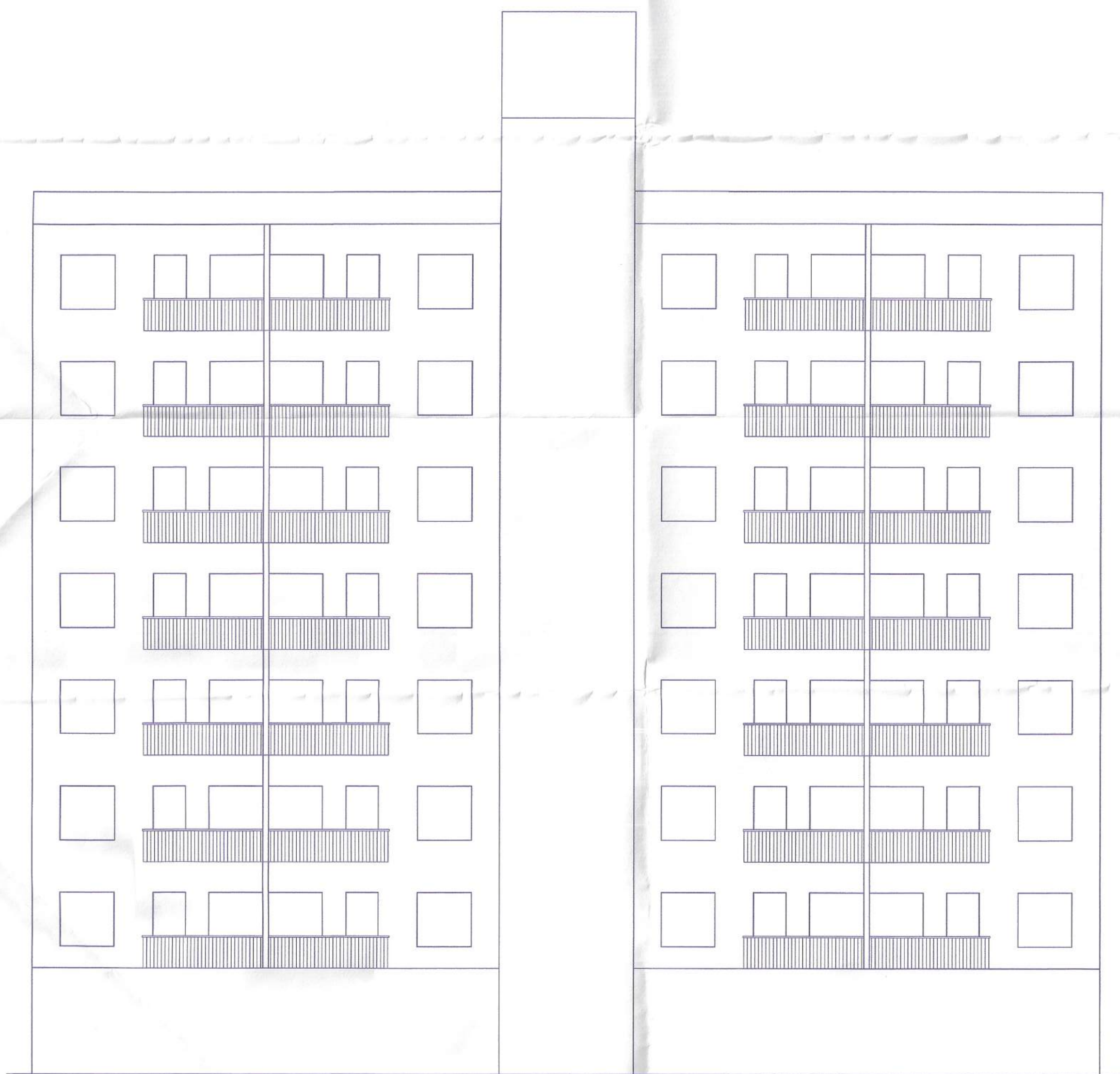
WING 'C' PARKING STATEMENT AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENANT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
For every 2 tenement with each tenement having carpet area less than 30 sq.m	00	02	56	00	56
Visitor's parking 5%	00	0.1		00	03
	TOTAL PARKING			00	59
	PROVIDED PARKING			00	70

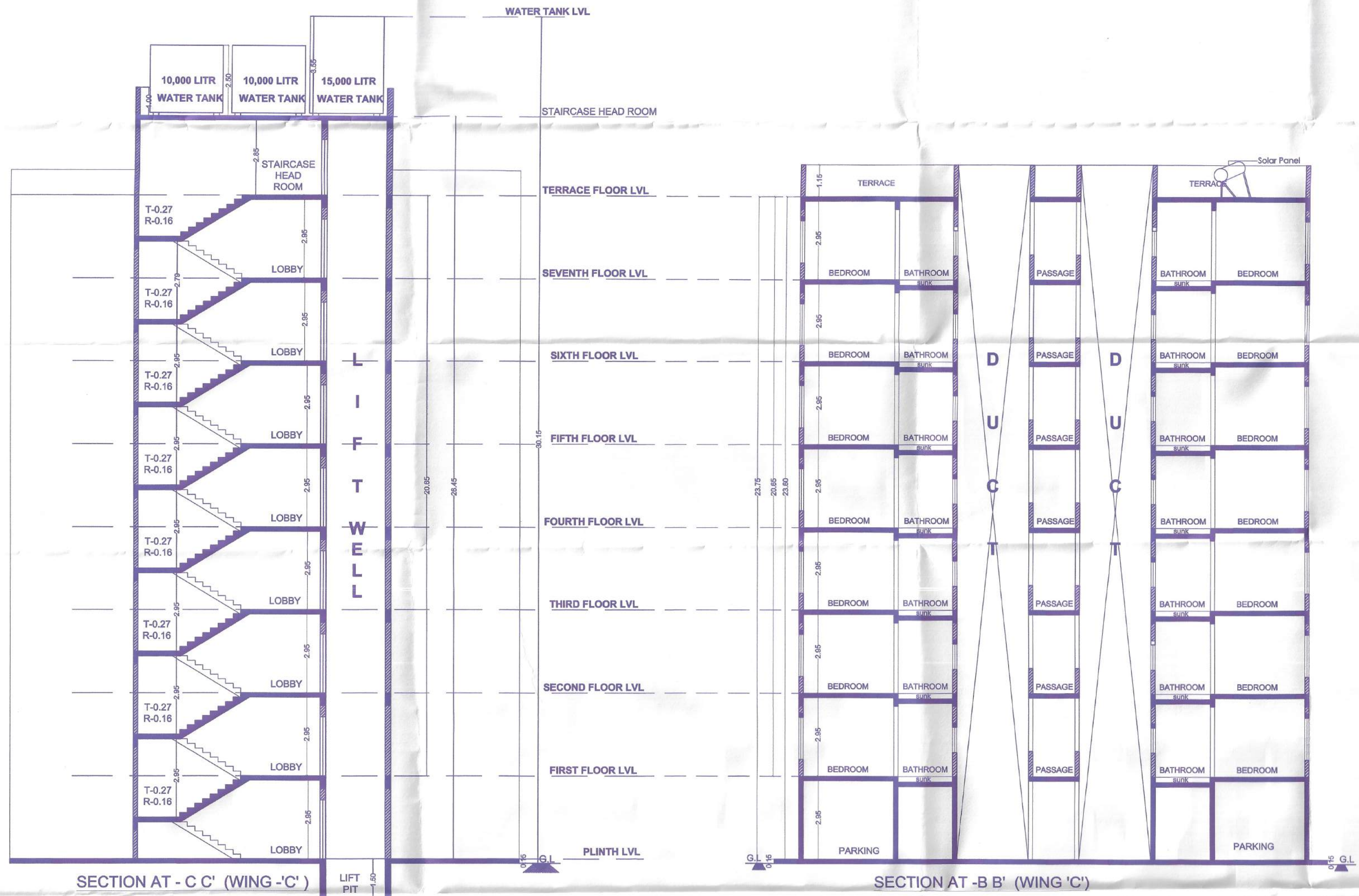
The Approval of The Previous Plans Sanctioned Under No..... is Here With Cancelled

Approved Amended Plan Subject to Conditions Mentioned in this office
IOA Letter no. EE/PP/PMAY/A/MHADA/...../20.....
date.....

Ex. Engr./Bldg Permission Cell / PMAY/A
DATE.....

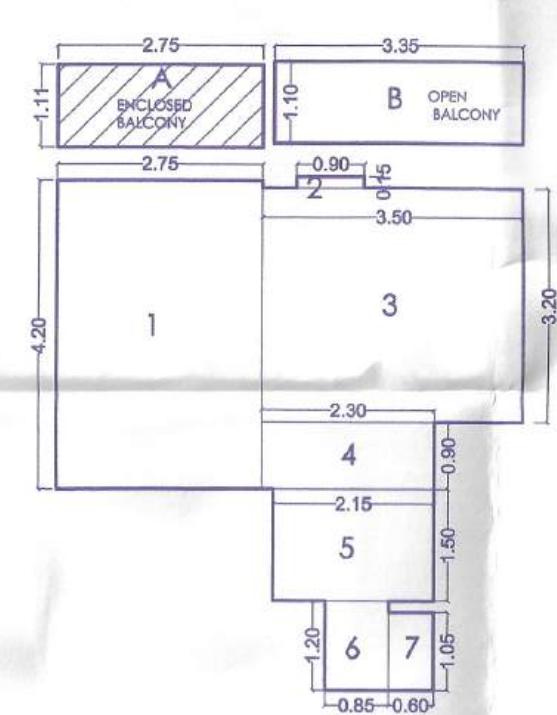


SOUTH SIDE ELEVATION (WING 'C')



SECTION AT -C-C' (WING 'C')

SECTION AT -B-B' (WING 'C')

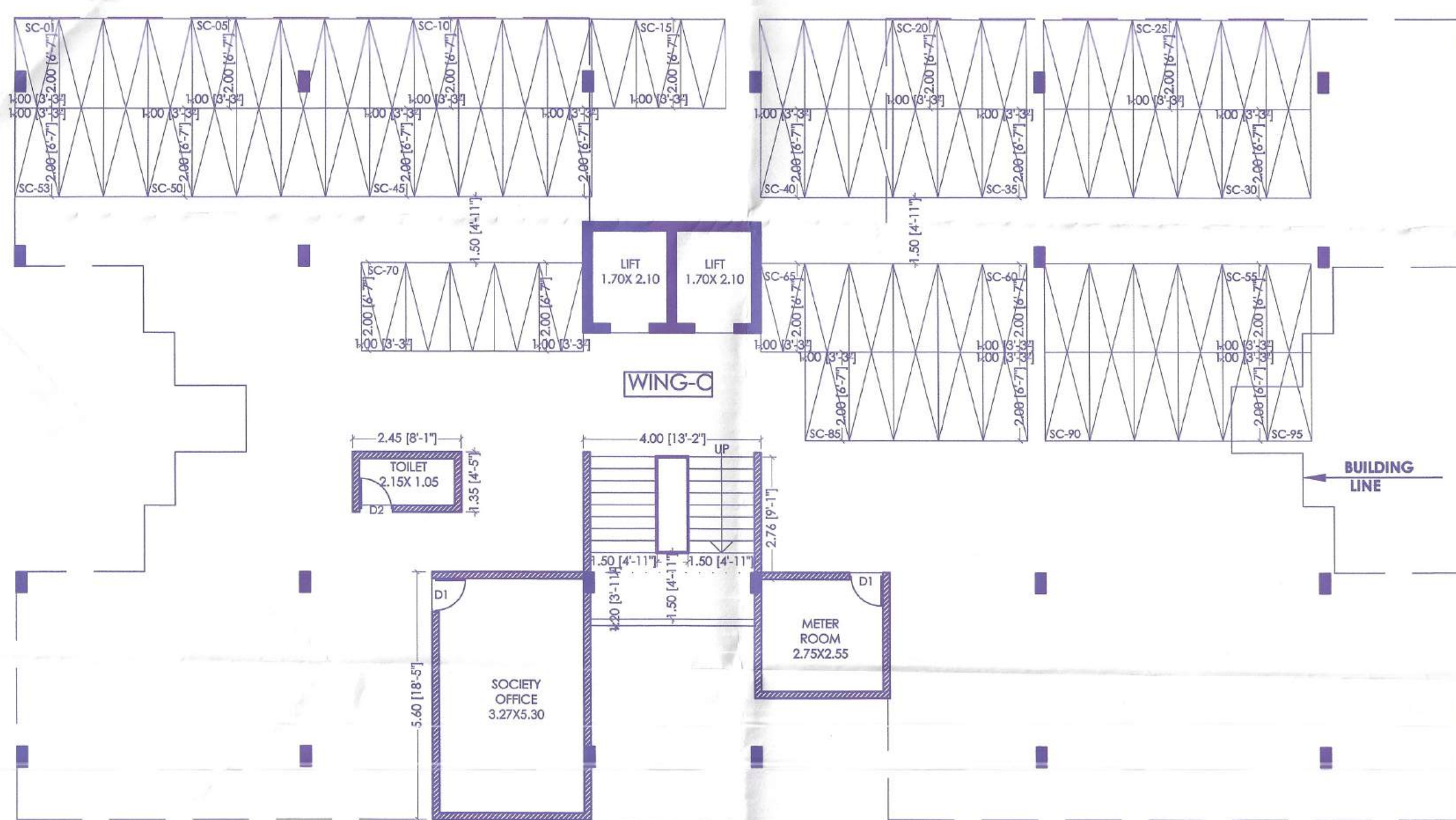
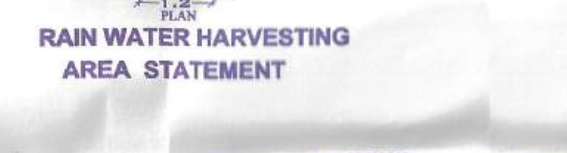
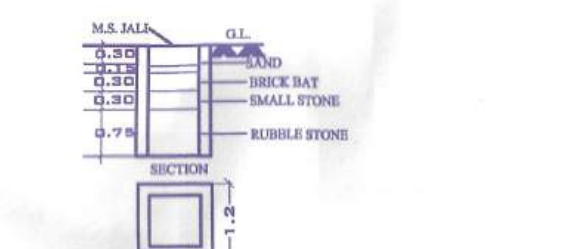
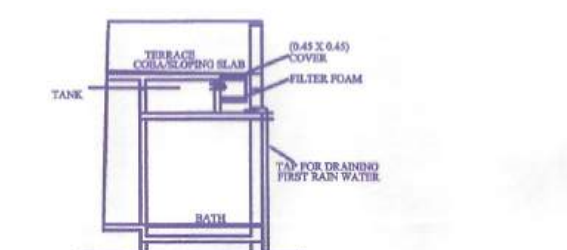
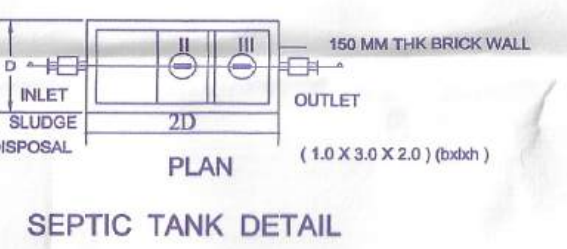
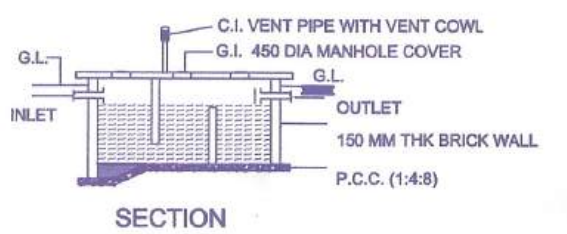


WING C - BLOCK PLAN FOR TYPICAL UNIT							
1	1	X	2.75	X	4.20	=	11.55
2	1	X	0.90	X	0.15	=	0.14
3	1	X	3.50	X	3.20	=	11.20
4	1	X	2.30	X	0.90	=	2.07
5	1	X	2.15	X	1.90	=	3.22
6	1	X	0.85	X	1.20	=	1.02
7	1	X	0.60	X	1.05	=	0.63
TOTAL AREA						=	29.830
TOTAL CARPET AREA						=	29.83

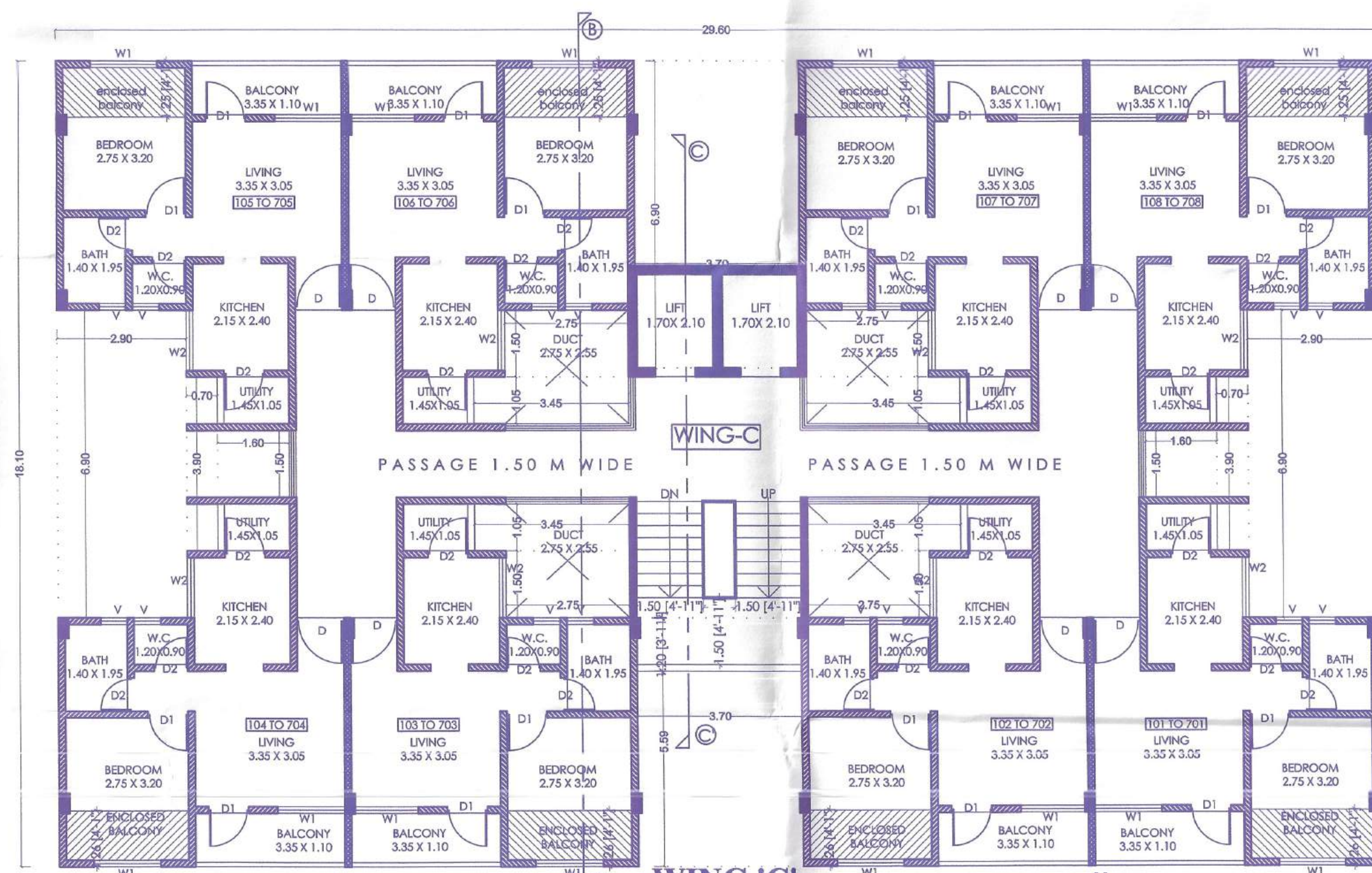
WING C - BLOCK PLAN FOR TYPICAL UNIT ENCLOSED BALCONY							
A	1	X	2.75	X	1.11	=	3.05
TOTAL AREA						=	3.053
TOTAL CARPET AREA							3.05

WING C - BLOCK PLAN FOR TYPICAL UNIT OPEN BALCONY							
A	1	X	3.35	X	1.10	=	3.69
TOTAL AREA						=	3.685
TOTAL CARPET AREA							3.69

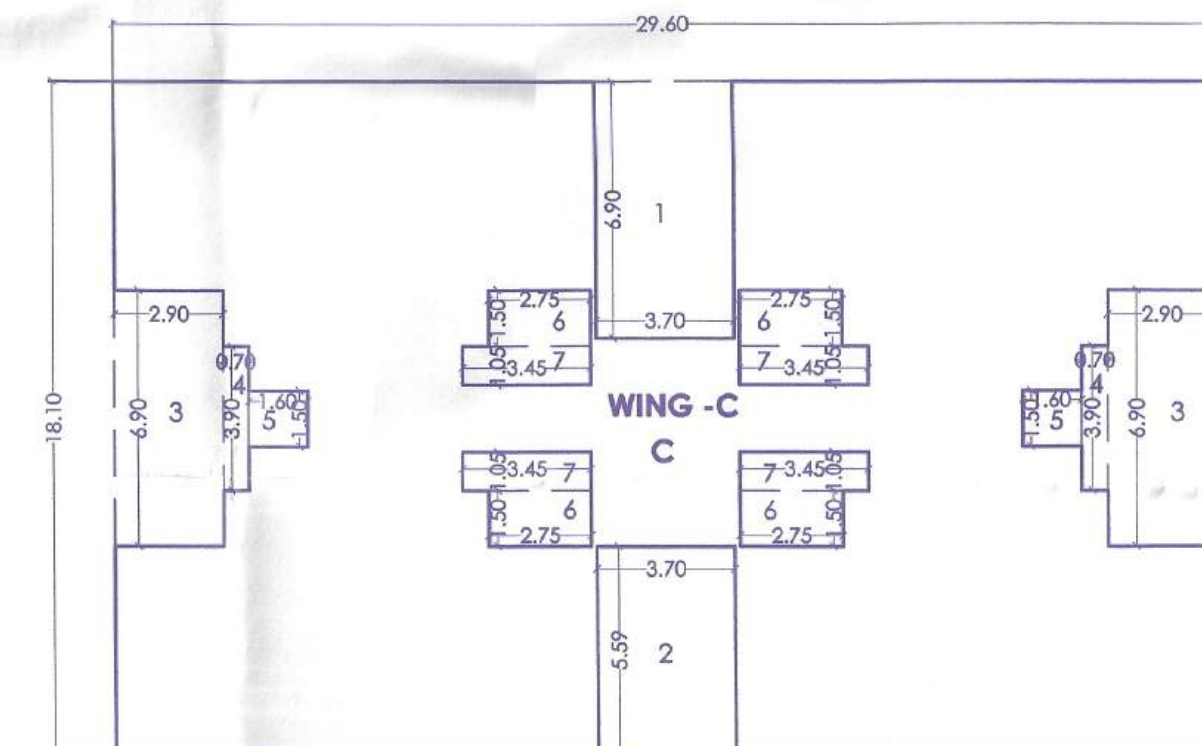
TYPICAL UNIT CARPET AREA AS PER REPER C WING				
UNIT TYPE	CARPET AREA AS PER REPER C	BALCONY ATTACHED TO UNIT	BALCONY ATTACHED TO UNIT	BALCONY ATTACHED TO UNIT
1BHK	29.83	1.10	0.60	0.60



WING 'C' STILT FLOOR PLAN



TYPICAL FIRST TO SEVENTH FLOOR PLAN



WING C - BLOCK PLAN FOR FIRST TO SEVENTH FLOOR							
C	1	X	29.80	X	18.10	=	535.76
TOTAL AREA						=	535.760
DEDUCTION							
1	1	X	3.70	X	6.90	=	25.53
2	1	X	3.70	X	5.59	=	20.68
3	2	X	2.90	X	6.90	=	40.02
4	2	X	0.70	X	3.90	=	5.46
5	2	X	1.60	X	1.50	=	4.80
6	4	X	2.75	X	1.50	=	16.50
7	4	X	3.45	X	1.05	=	14.49
							127.48
TOTAL BUILT UP AREA							408.28

A diagram of a rectangular area. The vertical dimension on the left is labeled 2.76. The horizontal dimension at the bottom is labeled 4.00. The number 01 is centered within the rectangle.

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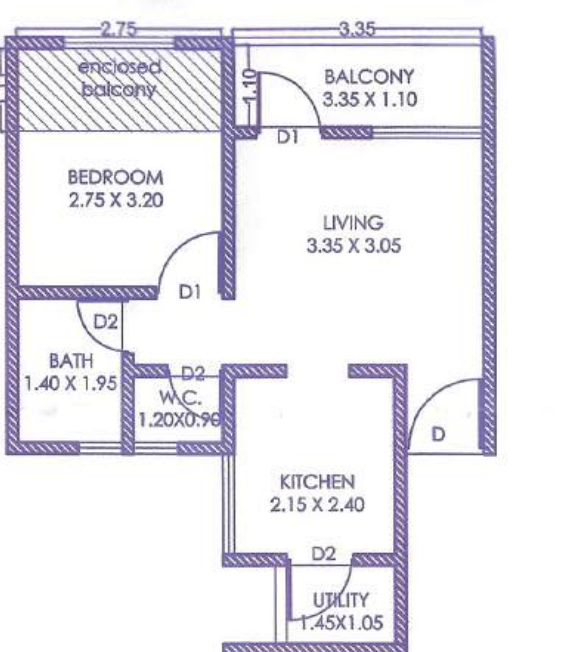
4.00

01

2.76

4.00

WING C - BLOCK PLAN SOCIETY OFFICE & TOILET						
1	1	X	2.45	X	1.35	= 3.31
2	1	X	3.57	X	5.60	= 19.99
TOTAL B/UP AREA						= 23.300



TYPICAL FLAT PLAN

DOOR WINDOW SCHEDULE		
SL. NO.	SIZE	DESCRIPTION
D1	1.50 X 2.10	1.W. FRAMED FLOOR DOOR
D2	0.75 X 2.10	1.W. FRAMED FLOOR DOOR
D3	0.75 X 2.10	1.W. FRAMED FLOOR DOOR
W1	1.50 X 1.20	ALUMINIUM SLIDING WINDOW
W2	1.35 X 0.90	ALUMINIUM SLIDING WINDOW
V	1.60 X 0.90	ALUMINIUM LOUVERED VENTILATOR

Owner's declaration -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/MUNICIPAL CORPORATION. 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.

Guruprasad Developers & Builders

Proprietor
Mr. Dhanraj Kumar

SIGNATURE OF ARCHITECT



A - SQUARE

AMAR UPADHYE.

ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS

mob: 9028740004

DRG. - NO. SCALE

M. 1

CHD. BY

AMAR UPADHYE

DRN. BY

RAJESH

OWNER'S SIGN

Guruprasad Developers & Builders

Proprietor

Mr. Dhanraj Kumar

ARCHITECT'S SIGN



Signature of the architect, Amar Upadhye.

JOB TITLE:-

Revised Residential Scheme For Digambar Balasaheb Ingavale Under Pradhan Mantri Awas Yojana,AHP (PPP) Model
ON R.S.NO 1170/1A, 'A' Ward ,Fulewadi,Tal-Karveer, Dist-Kolhapur .

FORM OF STATEMENT 3

WING 'D' AREA OF DETAIL APPARTMENT

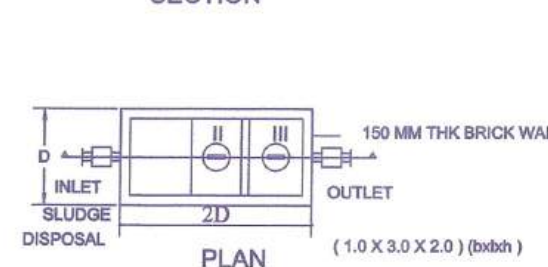
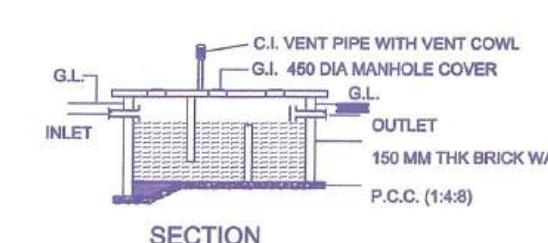
BUILDING NO	FLOOR NO	UNIT TYPE	TENANT NO. /SHOP NO./ OFFICE NO.	CARPET AREA OF TENAMENT /SHOP/OFFICE	AREA OF BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF ENCLOSED BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO TENAMENT /SHOP/OFFICE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
WING D	FIRST	2 BHK	101 TO 108	57.220	5.410	0.000	0.000
WING D	SECOND	2 BHK	201 TO 208	57.220	5.410	0.000	0.000
WING D	THIRD	2 BHK	301 TO 308	57.220	5.410	0.000	0.000
WING D	FOURTH	2 BHK	401 TO 408	57.220	5.410	0.000	0.000
WING D	FIFTH	2 BHK	501 TO 508	57.220	5.410	0.000	0.000
WING D	SIXTH	2 BHK	601 TO 608	57.220	5.410	0.000	0.000
WING D	SEVENTH	2 BHK	701 TO 708	57.220	5.410	0.000	0.000
	TOTAL		56 NOS	400.540	37.87	0.000	0.00

WING 'D' P LINE AREA CHART

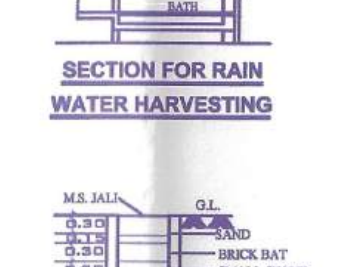
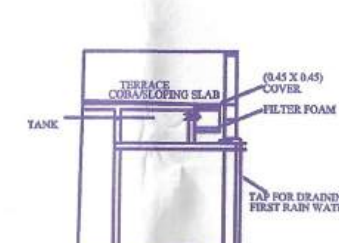
FLOOR	USE	P LINE BUILTUP AREA (A)
STILT PARKING	RESIDENTIAL	31.99
FIRST FLOOR	RESIDENTIAL	608.15
SECOND FLOOR	RESIDENTIAL	608.15
THIRD FLOOR	RESIDENTIAL	608.15
FOURTH FLOOR	RESIDENTIAL	608.150
FIFTH FLOOR	RESIDENTIAL	608.150
SIXTH FLOOR	RESIDENTIAL	608.150
SEVENTH FLOOR	RESIDENTIAL	608.150
		4291.04

TOTAL PARKING STATEMENT OF WING 'D' BUILDING AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS	TENANT/ CARPET /sq.mt	NO. OF TENAMENT	PROVIDED AS PER PLAN
	4Wh 2Wh			4Wh 2Wh
For every 2 tenement with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	01 02	57.18 SQM.	56	28 56
Visitor's parking 5%	00			01 03
TOTAL PARKING				29 59
MULTIPLYING FACTOR FOR D CLASS (0.6)				17 59
PROVIDED PARKING				17 87



SEPTIC TANK DETAIL



RAIN WATER HARVESTING AREA STATEMENT

The Approval of The Previous Plans Sanctioned Under No. Date: is Here With Cancelled

Approved Amended / Subject to Conditions Mentioned in this office IOA Letter no. EE/PP/PMAY/A/AMHADA/...../20..... date.....

Ex. Engr./Bldg Permission CH7/PMAY/A/AMHADA

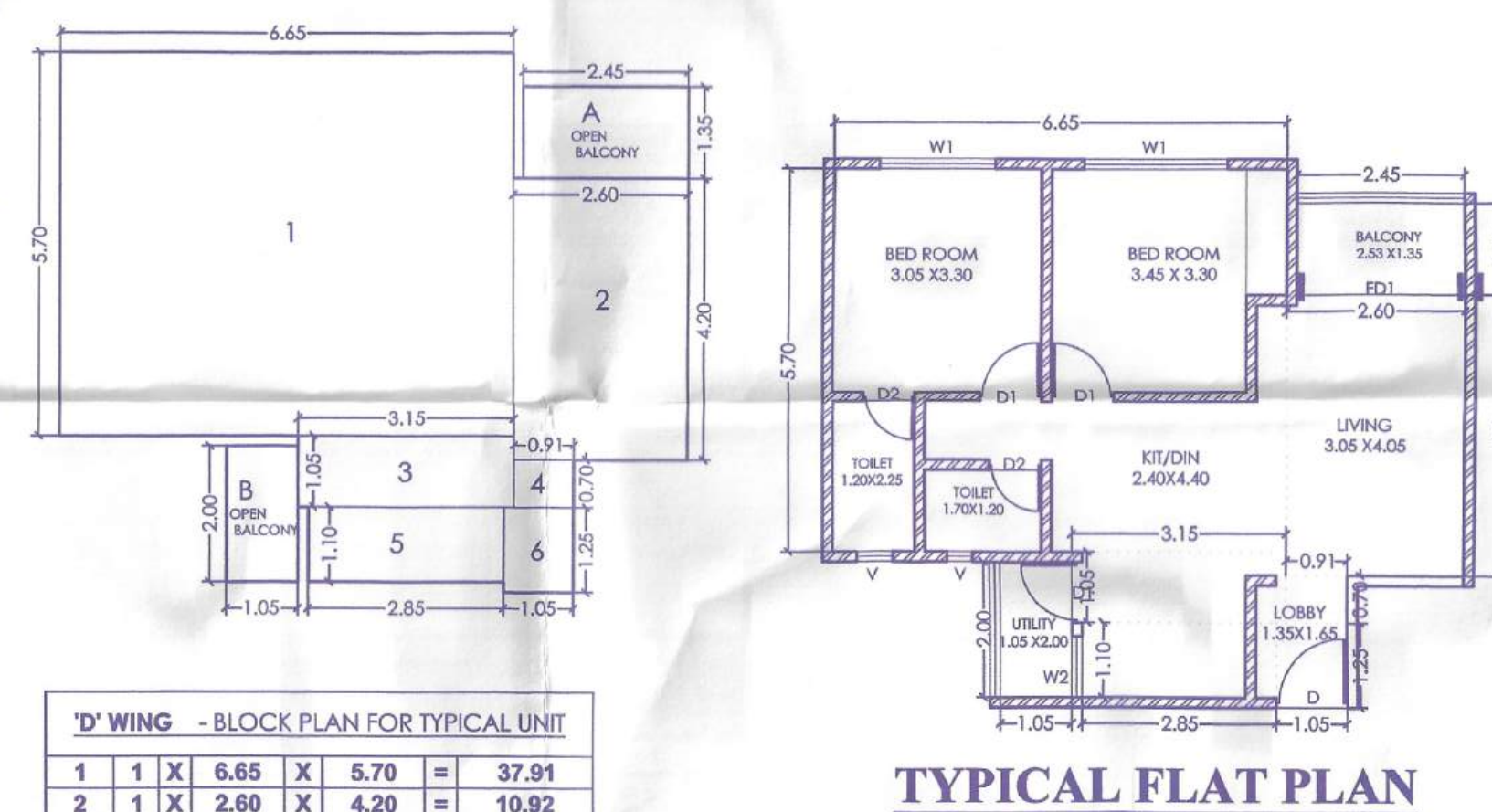


SOUTH SIDE ELEVATION (WING 'B')



SECTION AT - E E' (WING 'D')

SECTION @ D D' (WING - D')



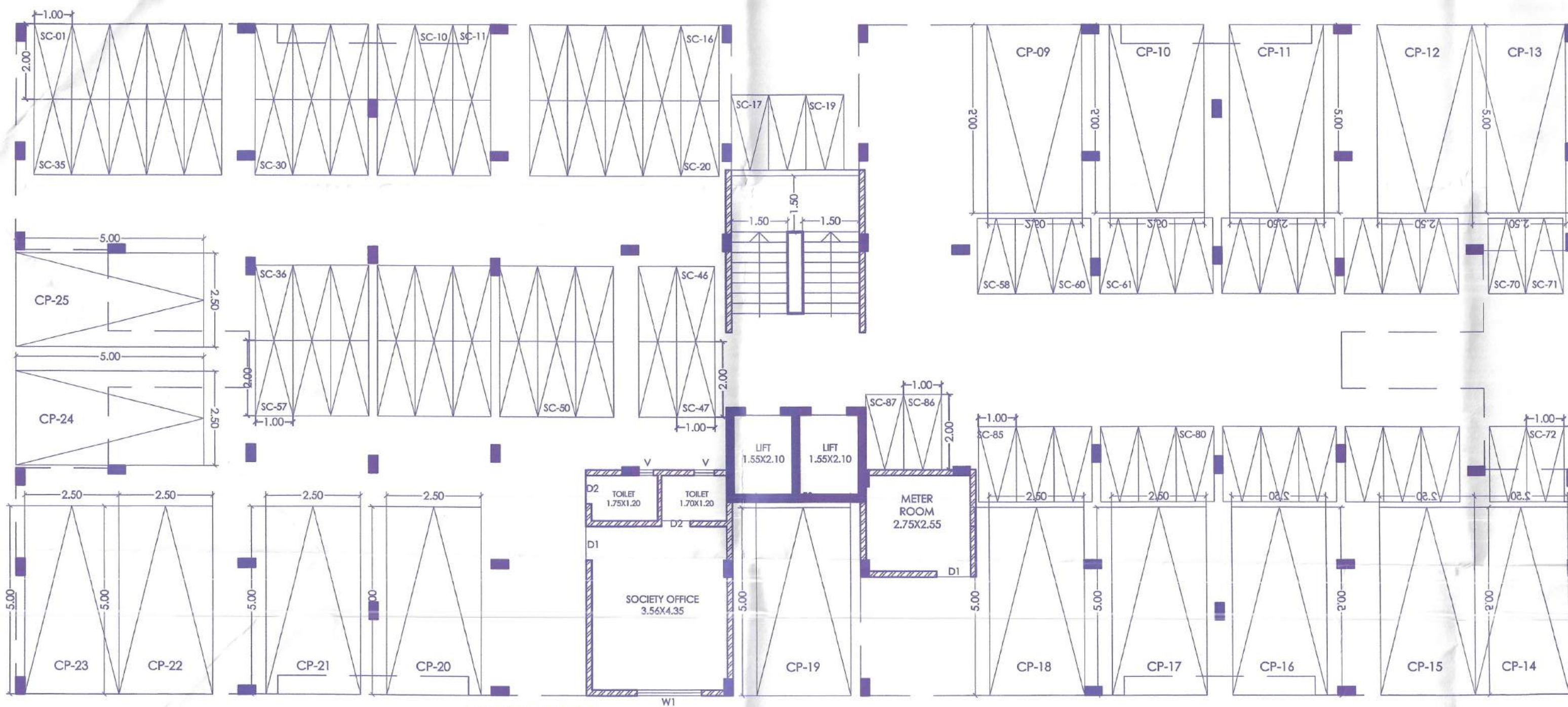
TYPICAL FLAT PLAN

TYPICAL UNIT - BLOCK PLAN FOR TYPICAL UNIT			
1	1	X	6.65
2	1	X	2.60
3	1	X	3.15
4	1	X	0.91
5	1	X	2.85
6	1	X	1.65
TOTAL AREA			
TOTAL CARPET AREA			

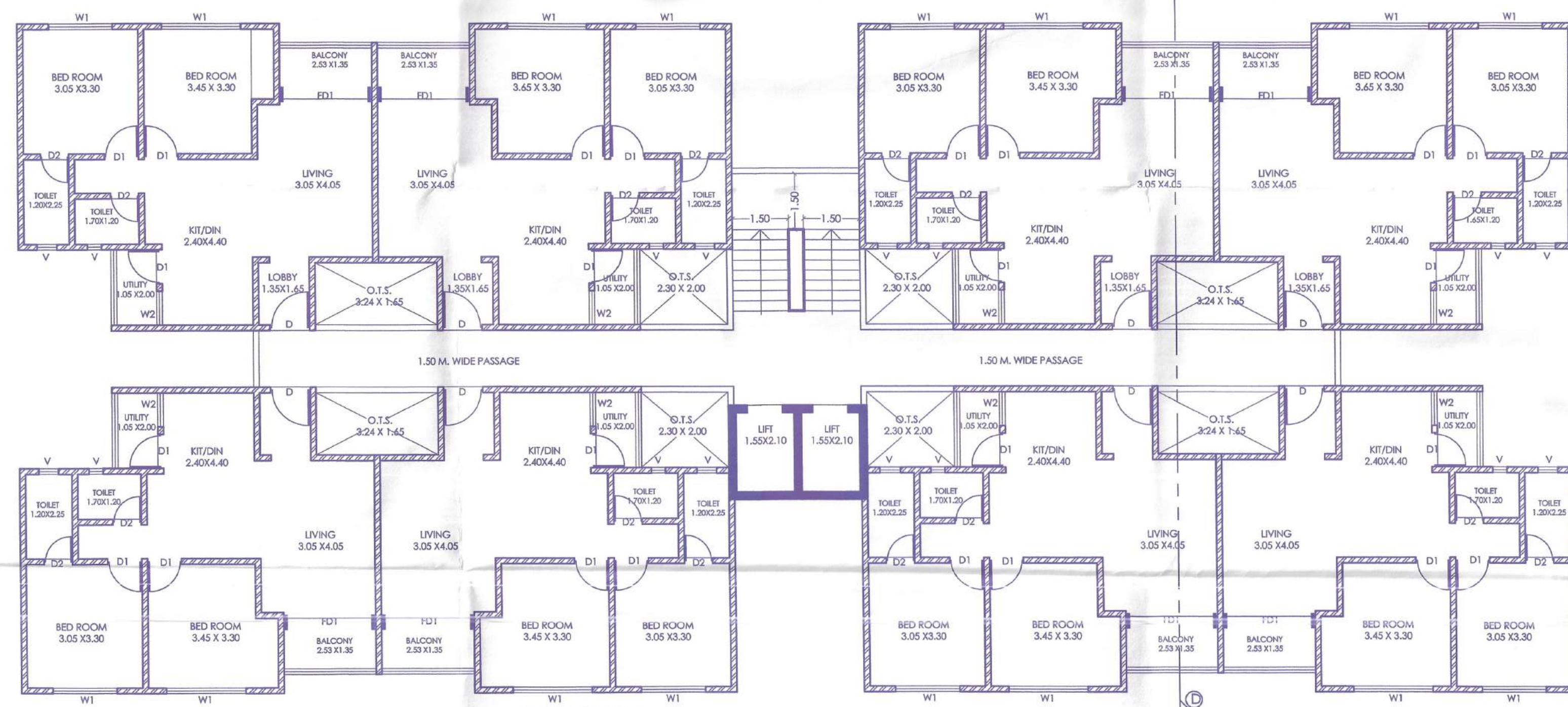
TYPICAL UNIT - BLOCK PLAN FOR TYPICAL UNIT			
A	1	X	2.45
B	1	X	1.95
TOTAL AREA			
TOTAL CARPET AREA			

TYPICAL UNIT CARPET AREA AND PER PERCENTAGE			
UNIT TYPE	AREA OF UNIT	PERCENTAGE	AREA OF UNIT
1	6.65	100	6.65
2	2.60	39.1	2.60
3	3.15	47.5	3.15
4	0.91	13.7	0.91
5	2.85	42.8	2.85
6	1.65	24.8	1.65
TOTAL CARPET AREA			

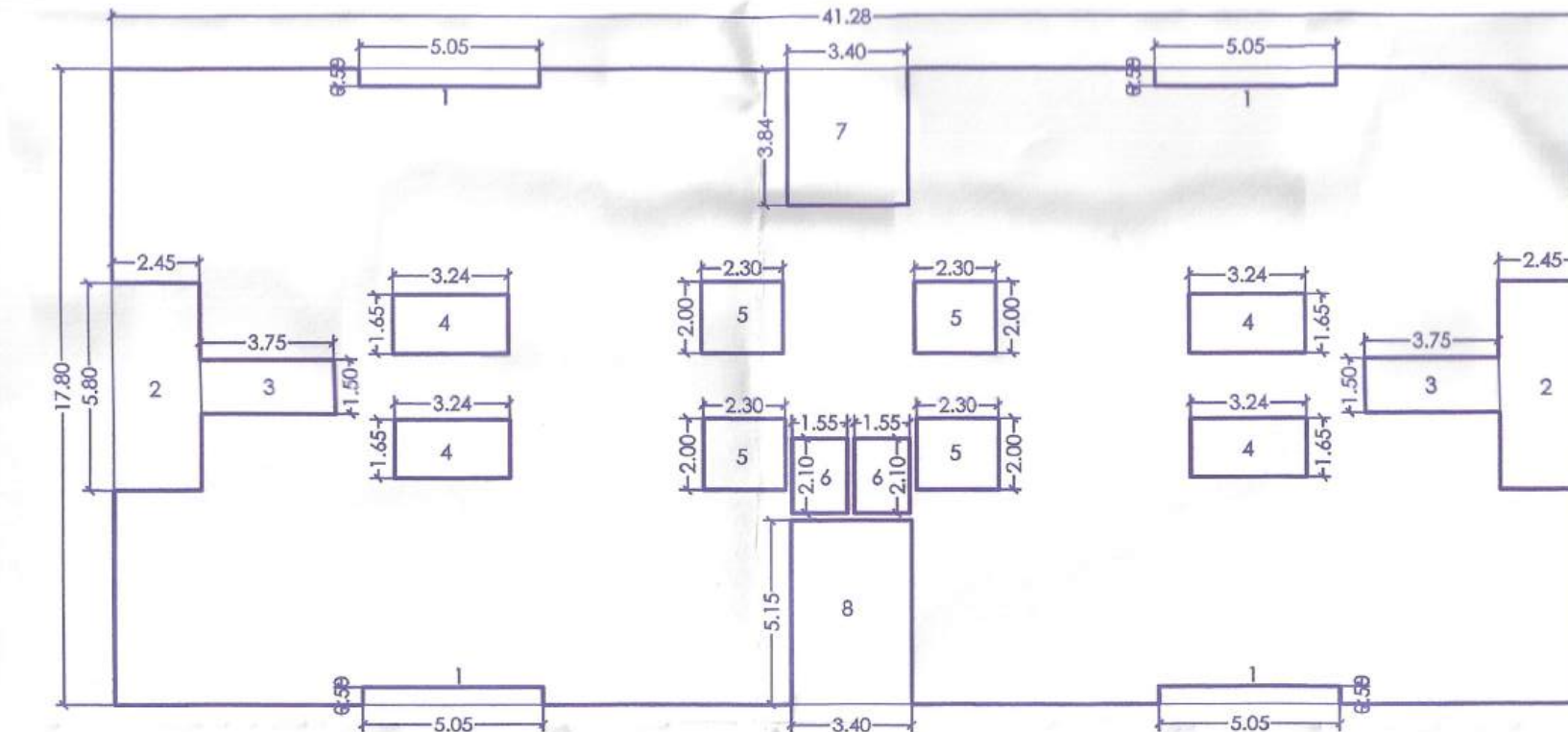
DOOR WINDOW SCHEDULE			
SL. NO.	SIZE	DESCRIPTION	SL. NO.
1	1.20 X 2.10	1.20 M. FRAMED FLUSH DOOR	1
2	0.90 X 2.10	1.20 M. FRAMED FLUSH DOOR	2
3	0.75 X 2.10	1.20 M. FRAMED FLUSH DOOR	3
4	1.20 X 2.10	ALUMINUM SLIDING WINDOW	4
5	1.20 X 2.10	ALUMINUM SLIDING WINDOW	5
6	1.20 X 2.10	ALUMINUM LOUVERED VENTILATOR	6



WING 'D' STILT FLOOR PLAN



WING 'D' TYPICAL FIRST TO SEVENTH FLOOR PLAN



WING D - BLOCK PLAN FOR FIRST TO SEVENTH FLOOR			
D	1	X	41.28
TOTAL AREA			
DEDUCTION			
1	4	X	5.05
2	2	X	2.45
3	2	X	3.75
4	4	X	3.24
5	4	X	2.30
6	2	X	1.95
7	1	X	3.40
8	1	X	3.40
TOTAL BUILTUP AREA			

WING D - BLOCK PLAN STILT PARKING FLOOR			
1	1	X	3.70
TOTAL BUILTUP AREA			

WING D - BLOCK PLAN SOCIETY OFFICE & TOILET			
2	1	X	3.86
TOTAL BUILTUP AREA			

JOB TITLE:-
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OWNER'S SIGN

Guruprasad Developers & Builders
Proprietor
Mr. Digambar Balasaheb Ingavale

ARCHITECT'S SIGN

AMAR UPADHYE
REGD. NO. CA 2007 21516
CHD. BY

Owner's declaration -
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Guruprasad Developers & Builders

Proprietor
Mr. Digambar Balasaheb Ingavale

SIGNATURE OF ARCHITECT

AMAR UPADHYE

mob: 9028740004

ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS
SUSHILA APT., 12TH LANE, RAJARAMPURI, KOLHAPUR.

DRG. NO. SCALE DATE

M. 1 1:100 24-03-2026

CHD. BY

AMAR UPADHYE

DRN. BY

RAJESH

Approved/Amended/Rev Subject to Conditions Mentioned in this office
IAA Letter no. EE/PP/PMATA/A/MHADA/...../20.....
Date:.....

The Approval of The
Previous Plans Sanctioned
Under No.:.....
Date:..... Is Here
With Cancelled

Est. Engrs./Bldg Permission Cell / PMAY/A
MHADA

FORM OF STATEMENT 3 WING 'D' AREA OF DETAIL APPARTMENT							
BUILDING NO	FLOOR	UNIT TYPE	TENAMENT NO. /SHOP NO./ OFFICE NO.	CARPET AREA OF /SHOP/OFFICE	AREA OF BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF ENCLOSED BALCONY ATTACHED TO TENAMENT /SHOP/OFFICE	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO TENAMENT /SHOP/OFFICE
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
COMMERCIAL	GROUND	SHOP	01 TO 06	22.00 X 6= 132.00	0.000	0.000	0.000
COMMERCIAL	FIRST	SHOP	101 TO 105	22.00 X 5= 110.00	0.000	0.000	0.000
COMMERCIAL	SECOND	SHOP	201 TO 205	22.00 X 5= 110.00	0.000	0.000	0.000
COMMERCIAL	THIRD	SHOP	301 TO 305	22.00 X 5= 110.00	0.000	0.000	0.000
COMMERCIAL	FOURTH	SHOP	401 TO 405	22.00 X 5= 110.00	0.000	0.000	0.000
		TOTAL	36 NOS	572.00	0.00	0.000	0.00

COMMERCIAL BUILDING P LINE AREA CHART NEW		
FLOOR	USE	P LINE BUILTUP AREA (A)
GROUND FLOOR	COMMERCIAL	168.36
FIRST FLOOR	COMMERCIAL	214.09
SECOND FLOOR	COMMERCIAL	214.09
THIRD FLOOR	COMMERCIAL	214.09
THIRD FLOOR	COMMERCIAL	214.09
TOTAL		1024.72

TOTAL PARKING STATEMENT OF COMMERCIAL BUILDING AS PER UNIFIED

TYPE	REQUIREMENT AS PER BYE LAWS		TENAMENT/ CARPET no / sq.mt	PROVIDED AS PER PLAN	
	4Wh	2Wh		4Wh	2Wh
FOR EVERY 100 SQ.MT CARPET AREA	02	06	572.21	11	34
TOTAL PARKING				11	34
MULTIPLYING FACTOR FOR D CLASS (0.6)				07	20
PROVIDED PARKING				07	20

SANITATION REQUIREMENTS COMMERCIAL BUILDING

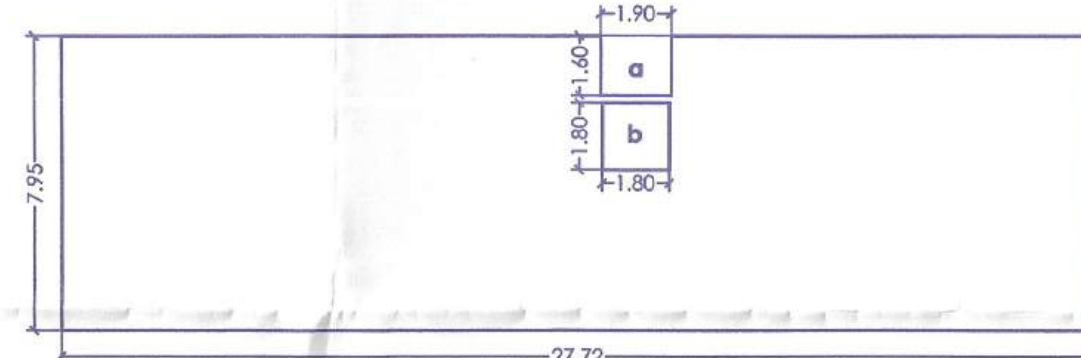
ITEM	SPECIFICATION Table no. 12 Shop owners/common toilets	Total no. of persons Table no. 12 O OCCUPANT LOAD FLOOR AREA IN SQ. M. PER PERSON						REQ. NO.	PROCP. NO.
		STREET FLOOR	UPPER SAFE FLOOR	First floor	Second floor	Third floor	Fourth floor		
Water Closet	MALE	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	TOTAL 14 NOS	TOTAL 17 NOS
	FEMALE	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	01 SQM./PER 02 SQM./PER 03 SQM./PER 04 SQM./PER	TOTAL 11 NOS	TOTAL 14 NOS
Urinals	1 for 7 to 20 2 for 21 to 45 3 for 46 to 70 4 for 71 to 100	02 NOS	01 NOS	01 NOS	01 NOS	01 NOS	01 NOS	TOTAL 06 NOS	TOTAL 06 NOS



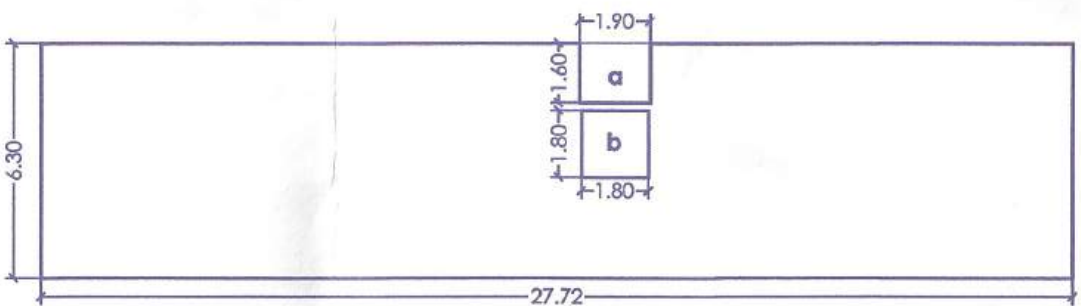
COMMERCIAL BUILDING FRONT ELEVATION



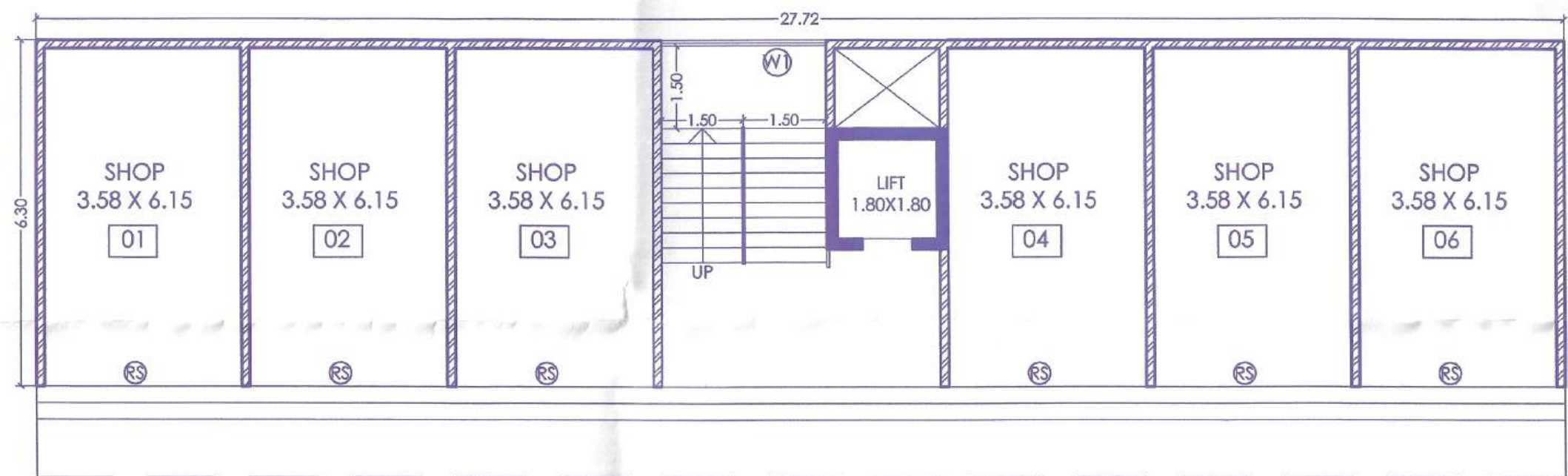
COMMERCIAL BUILDING
SECTION-EE



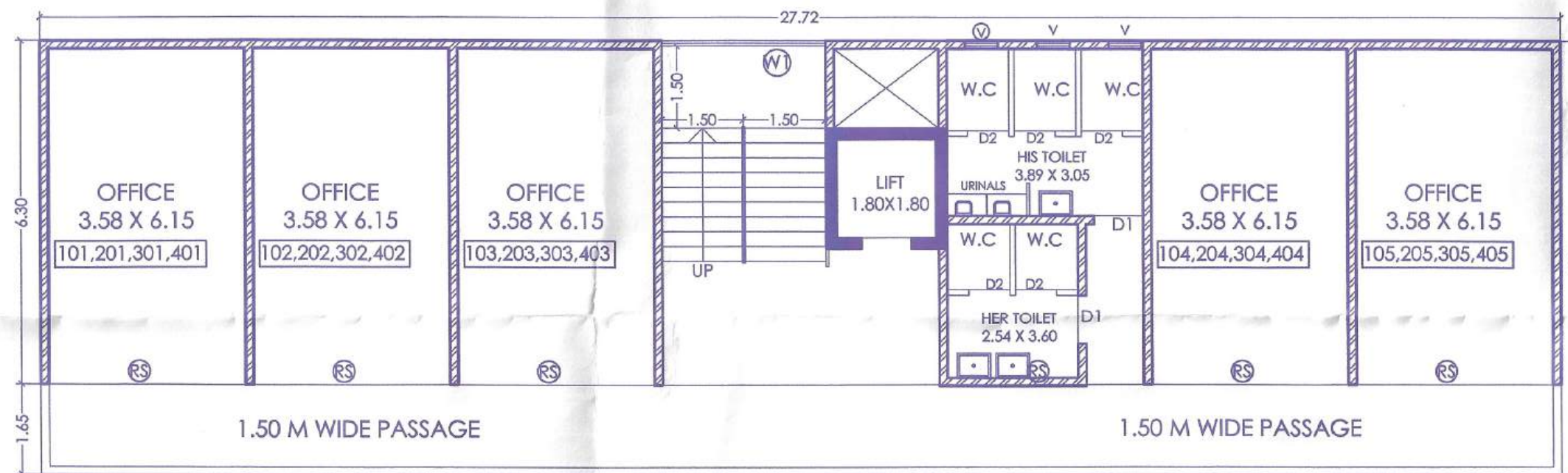
COMMERCIAL BUILDING - BLOCK PLAN TO GROUND FLOOR		
01	1	27.72 X 7.95 = 220.97
TOTAL AREA		= 220.97
DEDUCTION		
a	1	1.90 X 1.60 = 3.04
b	1	1.90 X 1.90 = 3.61
TOTAL BUILT-UP AREA		214.09



COMMERCIAL BUILDING - BLOCK PLAN TO GROUND FLOOR		
01	1	27.72 X 6.30 = 174.64
TOTAL AREA		= 174.64
DEDUCTION		
a	1	1.90 X 1.60 = 3.04
b	1	1.90 X 1.90 = 3.61
TOTAL BUILT-UP AREA		168.36

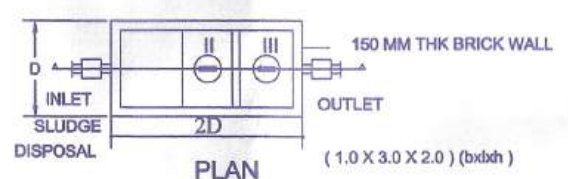
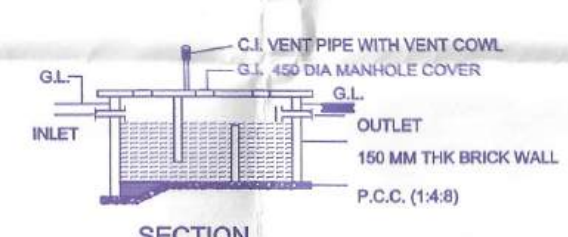


(COMMERCIAL BUILDING)
GROUND FLOOR PLAN



(COMMERCIAL BUILDING)
FIRST TO FOURTH FLOOR PLAN

DOOR WINDOW SCHEDULE		
SL. NO.	SIZE	DESCRIPTION
D1	1.80 X 2.40	M.S. ROLLING SHUTTER
D2	4.80 X 2.10	T.W. FRAMED FLUSH DOOR
D3	4.80 X 2.10	FLUSH DOOR
D4	1.80 X 2.10	ALUMINIUM SLIDING WINDOW
D5	1.80 X 2.10	ALUMINIUM SLIDING WINDOW
D6	1.80 X 2.10	GLASS LOUVERS



SEPTIC TANK DETAIL

RAIN WATER HARVESTING
AREA STATEMENT

JOB TITLE:-

Revised Residential Scheme For Digambar Balasaheb Ingavale Under Pradhan Mantri Awas Yojana,AHP (PPP) Model
ON R.S.NO 1170/1A, 'A' Ward ,Fulewadi,Tal-Karveer, Dist-Kolhapur .

OWNER'S SIGN

Guruprasad Developers & Builders
Proprietor
Mr. Digambar Balasaheb Ingavale

ARCHITECT'S SIGN

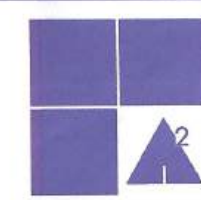
AMAR UPADHYE
DRG. NO. 9028740004
SCALE 1:100
DATE 24-03-2028

Owner's declaration -
I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/MUNICIPAL CORPORATION. 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.

Guruprasad Developers & Builders

Proprietor
Mr. Digambar Balasaheb Ingavale
OWNERS NAME & SIGNATURE

SIGNATURE OF ARCHITECT



AMAR UPADHYE
DRG. NO. 9028740004

SCALE 1:100
DATE 24-03-2028

A - SQUARE
ARCHITECTS, INTERIOR & LANDSCAPE DESIGNERS
SUSHILA APT, 12TH LANE, RAJARAMPURI, KOLHAPUR.

CHD. BY
AMAR UPADHYE

DRN. BY
RAJESH