No. EE/BP/PMAY/A/MHADA/ /2025
Dated:-

To,
Ashtavinayak Reality
S.No.85/1, Siddhivinayak Pride,
Behind Siddhivinayak Petrol Pump,
Pune –Solar Road Highway,
Manjari BK, Pune -412 307.

Sub :- Full Occupation certificate for Proposed development of 6 bldgs comprising 160 EWS tenements, 132 LIG tenements & 7 conv.Shops on plot bearing S.No.162, Hissa No.9/1 and 9/2 of Mouje Fursungi, Dist. Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana .

Ref :- Your application letter dated 07/11/2025 for permission of O.C.

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Building No. 2 to 5 of St. + 7, Building No. 6 of St. + 6 & 2 Gr.Floor Club house (Part OC received) and Building No. 1 of St. + 5 & Comm. Bldg. of Gr. + 1 comprising 160 EWS tenements, 132 LIG tenements & 7 conv.Shops on plot bearing S.No.162, Hissa No.9/1 and 9/2 of Mouje Fursungi, City Pune under AHP -PPP Model under Pradhan Mantri Awas Yojana which is constructed & completed under the supervision of supervisor / Engineer Shri Anuj Pramod Shete., Architect M/s Studio 24, Architect - Shreyash Sunil Rukari (Regn. Lic. No.CA/2013/65193) and Structural Engineer Shri Shishir Dhawade (Regn. Lic.No. AM81002/1) 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. That you have to maintain and hand over recreational open space to the co-operative housing society as per UDCPR Norms.
9. That the parking should be provided as per plans sanctioned.
10. All Terms and conditions mentioned in CFO NOC should be strictly followed.

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

Executive Engineer/B.P.Cell
PMAY/ MHADA

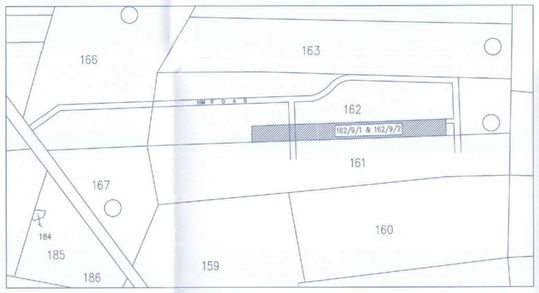
Copy forwarded for favour of information :

1. Arch. Shreyash Suniel Rukari, 2134, Sadashiv Peth, Pune-30 For Information
2. Chief Officer, Pune Board, MHADA for information.
3. Commissioner, PCMC, Pune for favour of information.
4. Asst. Director of Town Planning, PCMC 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

GOOGLE MAP
N.T.S

R.P EXTRACT
N.T.S



LOCATION PLAN
N.T.S

BUILT UP AREA STATEMENT (FSI STATEMENT) - AS PER SANCTION								
BUILDING NO.	BUILDING TYPE		NO. OF FLOORS	NO. OF TENEMENTS LIG	NO. OF TENEMENTS EWS	TOTAL BUILT UP AREA (SQ.M)	HEIGHT OF BUILDING (M)	STATUS
1	L.I.G.		STILT + 5	20		1689.79	17.90 M	PROPOSED FOR O.C.
2 WING A & B	L.I.G.		STILT + 7	56		4662.73	23.80 M	O.C. RECEIVED
3 WING C & D	L.I.G.		STILT + 7	56		4683.12	23.80 M	O.C. RECEIVED
4 WING F & E	E.W.S.		STILT + 7		56	2369.09	23.80 M	O.C. RECEIVED
5 WING D & C	E.W.S.		STILT + 7		56	2369.09	23.80 M	O.C. RECEIVED
6 WING B & A	E.W.S.		STILT + 6		48	2056.38	20.85 M	O.C. RECEIVED
7- CONVENIENCE SHOPPING	7 SHOPS		GROUND+1			248.14	8.50 M	PROPOSED FOR O.C.
	TOTAL			132	160	18078.34		

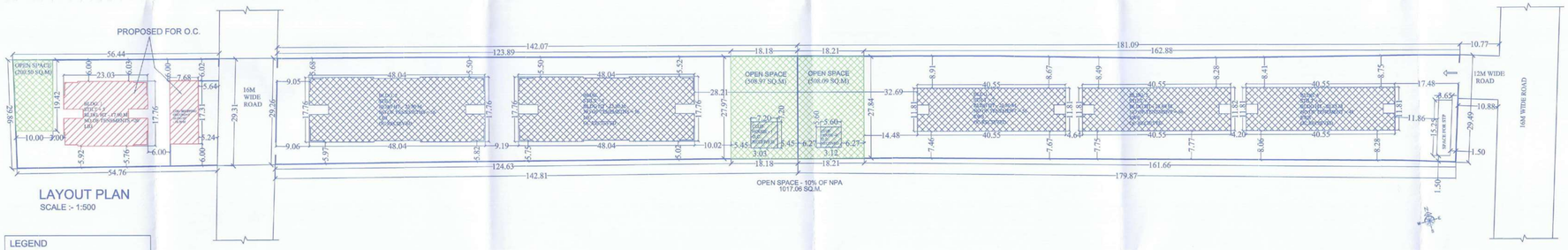
NON FSI AREA STATEMENT- AS PER SANCTION								
BUILDING NO.	BUILDING TYPE	GROUND AREA	METER ROOM	STAIR CASE HEAD ROOM	CLUB HOUSE	O.H.W.T. AREA	U.G.W.T. AREA	TOTAL NON F.S.I. AREA
1	L.I.G.	309.04	7.59	30.40	51.84	16.32	165.20	3364.28 SQM
CON SHOP		130.69	0.00	25.37	31.36	6.19		
2	L.I.G.	619.42	14.18	60.80		16.32		
3	L.I.G.	619.42	14.18	60.80		32.62		
4	E.W.S.	291.70	18.40	41.46		32.62		
5	E.W.S.	291.70	18.40	41.46		32.62		
6	E.W.S.	291.70	18.40	41.46		32.62		
	TOTAL	2553.67	91.15	301.75	83.20	169.31	165.20	

TOTAL FSI AND NON FSI AREA = 18078.34 SQ M + 3364.28 SQ M = 21442.62 SQ M

TENEMENT STATEMENT- AS PER SANCTION											
BUILDING NO.	BUILDING TYPE	NO. OF FLOORS	NO. OF TENEMENTS LIG	NO. OF TENEMENTS EWS	NO. OF TENEMENTS SHOPS	CARPET AREA DETAILS FLOOR	FLAT	CARPET AREA	PROPOSED FOR P.M.A.Y	PROPOSED FOR SALE	STATUS
CON. SHOPPING	COMMERCIAL	G + 1			7		SHOP 1,2,3	33.88 SQ.M			PROPOSED FOR
							SHOP 4,5,6,7	14.80 SQ.M			PROPOSED FOR O.C.
							TOTAL	160.84 SQ.M			
1	L.I.G.	STILT + 5	20			ODD	CORNER	59.58 SQ.M	00	20	
						EVEN	CORNER	59.71 SQ.M			
2 WING A & B	L.I.G.	STILT + 7	56			ODD	CORNER	59.58 SQ.M	00	56	O.C. RECEIVED
							MIDDLE	59.74 SQ.M			
						EVEN	CORNER	59.71 SQ.M			
							MIDDLE	59.94 SQ.M			
3 WING C & D	L.I.G.	STILT + 7	56			ODD	CORNER	59.58 SQ.M	00	56	O.C. RECEIVED
							MIDDLE	59.74 SQ.M			
						EVEN	CORNER	59.71 SQ.M			
							MIDDLE	59.94 SQ.M			
4 WING F & E	E.W.S.	STILT + 7		56				29.38 SQ.M	56	00	O.C. RECEIVED
5 WING D & C	E.W.S.	STILT + 7		56				29.38 SQ.M	56	00	O.C. RECEIVED
6 WING B & A	E.W.S.	STILT + 6		48				29.38 SQ.M	28	20	O.C. RECEIVED
	TOTAL TENEMENTS		132	160	7			TOTAL	140	152	

TENEMENT STATEMENT- FOR O/C PROPOSED FOR BUILDING NO - 1AND CONVENIENCE SHOPPING									
BUILDING NO.	BUILDING TYPE	NO. OF FLOORS	NO. OF TENEMENTS LIG	NO. OF TENEMENTS EWS	CARPET AREA DETAILS FLOOR		CARPET AREA	PROPOSED FOR P.M.A.Y	PROPOSED FOR SALE
1	L.I.G.	STILT + 5	20		ODD	CORNER	59.58 SQ.M	00	20
					EVEN	CORNER	59.71 SQ.M		
	TOTAL TENEMENTS		20				TOTAL	00	20

BUILT UP AREA STATEMENT (FSI STATEMENT)- FOR O/C PROPOSED FOR BUILDING NO -1 AND CONVENIENCE SHOPPING						
BUILDING NO.	BUILDING TYPE	NO. OF FLOORS	NO. OF TENEMENTS LIG	NO. OF TENEMENTS EWS	TOTAL BUILT UP AREA (SQ.M)	HEIGHT OF BUILDING (M)
1	L.I.G.	STILT + 5	20		1689.79	17.90 M
2- CONVENIENCE SHOPPING	7 SHOPS	GROUND+1			248.14	8.50 M
	TOTAL		20		1937.93	



LAYOUT PLAN
SCALE :- 1:500

LEGEND	
	PROPOSED FOR O.C
	O.C. RECIEVED

PROFORMA -I 1 / 11

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING
AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI,
TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No.....CC/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

A		AREA STATEMENTS	SQM
1	a	AREA OF PLOT (AS PER SANCTIONED LAYOUT)	11300.00 SQM
	b	AREA OF PLOT (AS PER DEMARCATION)	11300.00 SQM
	c	As per ownership documents 7/12 , extract	11300.00 SQM
	d	minimum area considered	11300.00 SQM
2		DEDUCTIONS FOR	
	a	Proposed D.P/D.P. road widening area/service road/highway widening	NIL
	b	Any D.P. reservation area	NIL
		Total (a+b)	NIL
3		Balance area of plot (1-2)	11300.00 SQ.M
4		Amenity space (if applicable)	NIL
	a	Required	NIL
	b	Adjustment of 2(b) , if any-	NIL
	c	Balance proposed	NIL
5		ELECTRIC SUBSTATION AREA	25.00 SQ. M
6		Net plot area for F.S.I. purpose(Residential)	11300.00SQ.M
7		Receational open space (if applicable)	1130.00 SQ.M
	a	Required (10%)	1130.00 SQ.M
	b	Proposed	1217.58 SQ.M
8	a	Area under16 m wide road	NIL
	b	Area under12 m wide road	NIL
9		Plotable area (if applicable)	NIL
10		FSI Permissible as per UDCPR (for Agriculture)	1.0
11		Builup area with reference to permissible F.S.I. as per front road width (sr.no. 6 x permissible F.S.I. - 1.0)	11300.00 SQ.M
12		Addition of FSI on payment of premium	NIL
	a	Maximum permissible premium FSI -based on road width/TOD zone	NIL
	b	Proposed FSI on payment of premium	NIL
13		In situ FSI / TDR loading	NIL
	a	In-situ area against D.P. road (2.0xsr.no-2(a). If any	NIL
	b	In-situ area against amenity space if handed over (2.0 or 1.85x sr.no.4 (b) and /or (c)	NIL
	c	TDR area	NIL
	d	Total in situ / TDR loading proposed [11(a)+(b)+(c)]	NIL
14		Additional FSI area under chapter no-7	NIL
15		Total entitlement of FSI in proposal	11300.00 SQ.M
	a	(12+13+14) whichever is applicable	NIL
	b	Ancillary area FSI upto 60% with payment of charges	6780.00 SQ.M
	c	Total entitlement (a+b)	18080.00 SQ.M
16		Maximum utilization limit of FSI (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)	18080.00 SQ.M
17		Total builtup area proposed as per sanction	18078.34 SQ.M
	a	Existing builtup area	NIL
	b	Proposed builtup area (as per p line)	18078.34 SQ.M
	c	Total entitlement (a+b)	18078.34 SQ.M
18		Total proposed ancillary area out of permissible as per sanction	6778.34 SQ.M
19		Total proposed builtup area for residential use as per sanction	17830.20 SQ.M
20		Total proposed builtup area for commercial use as per sanction	248.14 SQ.M
21		Total proposed tenaments in this proposal as per sanction	292
	a	EWS	160
	b	LIG	132
22		FSI consumed (17/6) (INCLUDING ANCILLARY AREA) as per sanction	1.59
23		Area for inclusive housing, if any	NIL
	a	Required (20% of sr no 6)	N.A.
	b	proposed	N.A.
24		PROPOSED BUILT UP AREA AS PER SANCTION PLAN	18078.34 SQ.M
25		BUILT UP AREA FOR WHICH PART O.C. IS ISSUED	16140.41 SQ.M
26		PROPOSED BUILT UP AREA FOR FULL O.C.	18078.34 SQ.M

Certificate of area -

Certified that the plot under reference was surveyed by me on 21/10/2025 and the dimensions 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 records / Land records department/ city survey records.

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI

OWNER'S DECLARATION

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.

ASHTAVINAYAK REALTY
THR. MR. SAGAR DILIP RUKARI

ASHTAVINAYAK REALTY
THR. MR. SAGAR DILIP RUKARI

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI

Architect Regn. No. CA/2013/61593

SIGNATURE OF OWNER

SIGNATURE OF LIC. ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593
2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

SCALE	DATE	DRAWN BY	CHECKED BY
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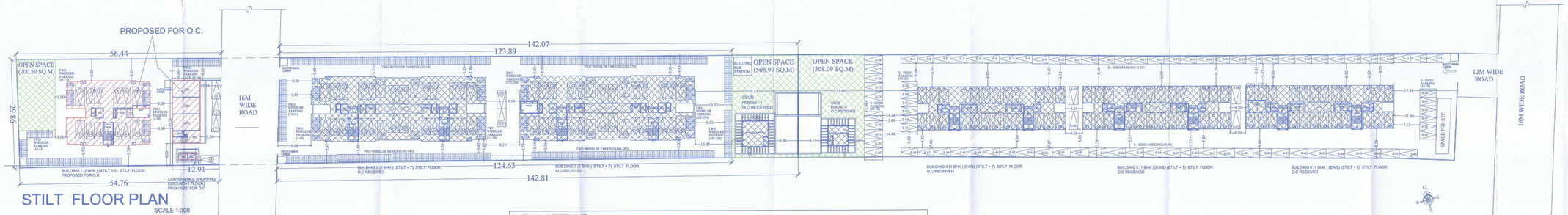


STILT FLOOR PLAN

SCALE 1:300

LEGEND

	PROPOSED FOR O.C
	O.C. RECIEVED

PARKING STATEMENT

(AS PER U.D.C.P.R. TABLE NO -8B PARKING REQUIREMENT)
FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 SQ.M
= CARS - 0, SCOOTER - 4 + 5% VISITERS

(AS PER U.D.C.P.R. TABLE NO -8B PARKING REQUIREMENT)
FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M = CARS - 1, SCOOTER - 5 + 5% VISITERS

(AS PER U.D.C.P.R. TABLE NO -8B PARKING REQUIREMENT)
SHOPS AND MERCANTILE FOR EVEIRY 100 SQ M CARPET AREA
= CARS - 2, SCOOTER - 6 + 5% VISITERS (TOTAL SHOPS CARPET AREA = 160.84 SQ M)

BUILDING NO.	BUILDING TYPE	FLOOR	FLAT	CARPET AREA / TENEMENTS	NO. OF SHOP/ TENEMENTS	REQUIRED PARKING		PROPOSED PARKING		STATUS
						CAR	SCOOTER	CAR	SCOOTER	
CON. SHOPPING	COMMERCIAL		SHOP 1,2,3	33.88 SQ.M	7	4	13	4	13	O.C PROPOSED
			SHOP 4,5,6,7	14.80 SQ.M						
			TOTAL	160.84 SQ.M						
1	L.I.G.	ODD	CORNER	59.58 SQ.M	20	11	53	12	53	
		EVEN	CORNER	59.71 SQ.M						
2 WING A&B	L.I.G.	ODD	CORNER	59.58 SQ.M	56	29	147	29	147	O.C RECEIVED
			MIDDLE	59.74 SQ.M						
		EVEN	CORNER	59.71 SQ.M						
			MIDDLE	59.94 SQ.M						
3 WING C&D	L.I.G.	ODD	CORNER	59.58 SQ.M	56	29	147	29	148	
			MIDDLE	59.74 SQ.M						
		EVEN	CORNER	59.71 SQ.M						
			MIDDLE	59.94 SQ.M						
4 WING F & E	E.W.S.			29.38 SQ.M	56	00	118	56	-	
5 WING D & C	E.W.S.			29.38 SQ.M	56	00	118	56	-	
6 WING B & A	E.W.S.			29.38 SQ.M	48	00	101	48	-	
				TOTAL	292	73	697	234	361	

TOTAL REQUIRED CAR PARKING - 73

TOTAL PROPOSED CAR PARKING - 234

AS PER UDCPR'S CLAUSE NO - 8.1.1 (ii) (v) , THE TOTAL 336 TWO WHEELER PARKING CONVERTED TO 56 FOUR WHEELER AS A COMPOSITE PARKING

TOTAL EXCESS PARKING ON PREMIUM = 234 - (73X1.5 = 109) = 125 - 56 = 69 Nos

TOTAL AREA FOR EXCESS PARKING = 69 X 12.50 = 862.50 SQM

NOTE :-

INSPITE OF TOTAL 697 NOS OF TWO WHEELER REQUIRED 361 HAVE BEEN PROPOSED, AGAINST BALANCE 336 TWO WHEELERS, EXCESS 69 FOUR WHEELER PARKING HAS BEEN PROPOSED. THE DETAILS ARE MENTIONED IN THE ABOVE CHART

ALL CAR PARKING PROPOSED FOR BUILDING 1 AND CONVENIENCE SHOPPING SHALL BE ALLOTTED FOR THESE BUILDINGS ONLY NOT FOR ANY OTHER BUILDING

STILT/ PARKING FLOOR PLAN

BUILDING FILE

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING
AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI,
TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of application for Part OC by this office vide No. ____/CBP/MWS/MHADA
Date:_____/20 Date:_____
Executive Engineer building Permission Cell/PMAY/A MHADA

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING
AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI,
TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY
THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

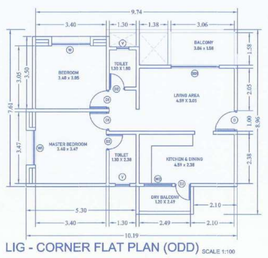
AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

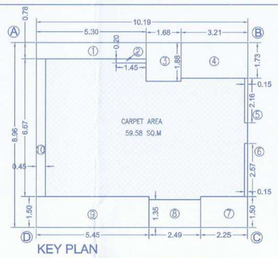
2134, Sadashiv Peth, Vijayanagar colony,
Achishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

SCALE	DATE	DRAWN BY	CHECKED BY
1:300	29.12.2025	VASIM	SHREASH



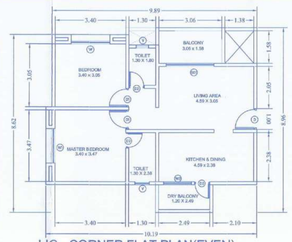
LIG - CORNER FLAT PLAN (ODD) SCALE 1:100

CARPET AREA CALCULATION

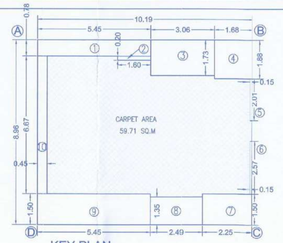


KEY PLAN
LIG - CORNER FLAT ODD FLOOR SCALE 1:100

AREA CALCULATION LIG- CORNER UNIT PLAN (ODD) (BLOCK A, B, C, D) 10.19 X 8.96	=	91.30 SQ.M
DEDUCTION		
1) 5.30 X 0.78 X 1	=	4.13 SQ.M
2) 1.45 X 0.20 X 1	=	0.29 SQ.M
3) 1.68 X 1.88 X 1	=	3.15 SQ.M
4) 3.21 X 1.73 X 1	=	5.55 SQ.M
5) 0.15 X 2.16 X 1	=	0.32 SQ.M
6) 0.15 X 2.57 X 1	=	0.38 SQ.M
7) 2.25 X 1.50 X 1	=	3.37 SQ.M
8) 2.49 X 1.35 X 1	=	3.36 SQ.M
9) 5.45 X 1.50 X 1	=	8.17 SQ.M
10) 0.45 X 6.67 X 1	=	3.00 SQ.M
TOTAL DEDUCTION	=	31.72 SQ.M
NET CARPET AREA	=	59.58 SQ.M

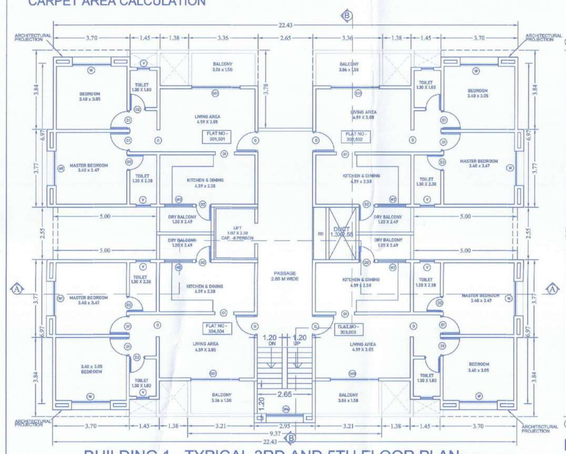


LIG - CORNER FLAT PLAN(EVEN)
SCALE 1:100

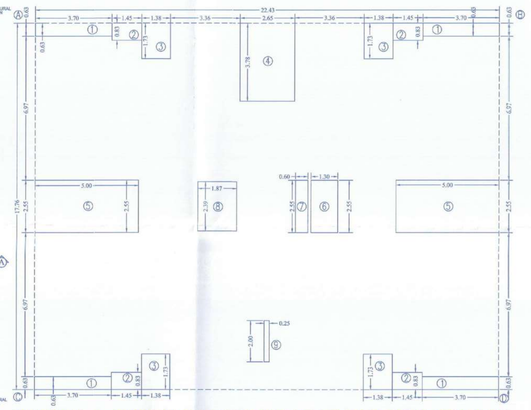


KEY PLAN
LIG - CORNER FLAT EVEN FLOOR
SCALE 1:100

AREA CALCULATION LIG-CORNER UNIT PLAN (EVEN) (BLOCK A, B, C, D) 10.19 X 8.96	=	91.30 SQ.M
DEDUCTION		
1) 5.45 X 0.78 X 1	=	4.25 SQ.M
2) 1.60 X 0.20 X 1	=	0.32 SQ.M
3) 3.08 X 1.73 X 1	=	5.29 SQ.M
4) 1.68 X 1.88 X 1	=	3.15 SQ.M
5) 0.15 X 2.01 X 1	=	0.30 SQ.M
6) 0.15 X 2.57 X 1	=	0.38 SQ.M
7) 2.25 X 1.50 X 1	=	3.37 SQ.M
8) 2.49 X 1.35 X 1	=	3.36 SQ.M
9) 5.45 X 1.50 X 1	=	8.17 SQ.M
10) 0.45 X 6.67 X 1	=	3.00 SQ.M
TOTAL DEDUCTION	=	31.59 SQ.M
NET CARPET AREA	=	59.71 SQ.M

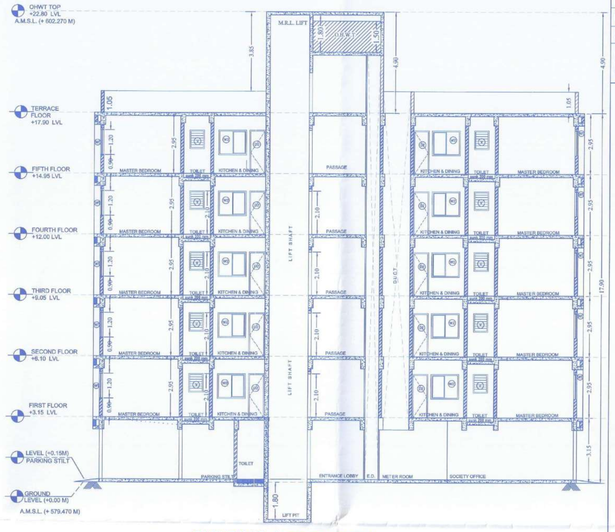


BUILDING 1 - TYPICAL 3RD AND 5TH FLOOR PLAN SCALE 1:100

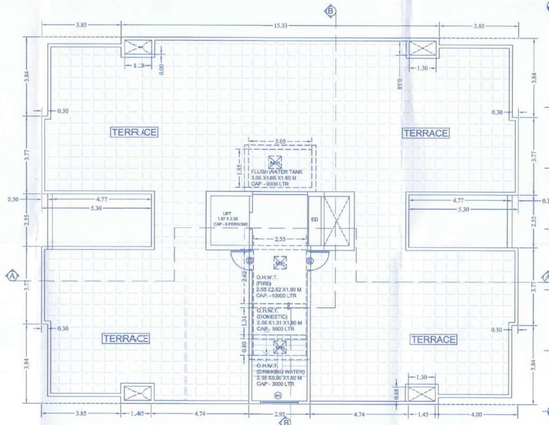


BUILDING 1 - TYPICAL 1ST ,3RD AND 5TH FLOOR AREA KEY PLAN
SCALE 1:100

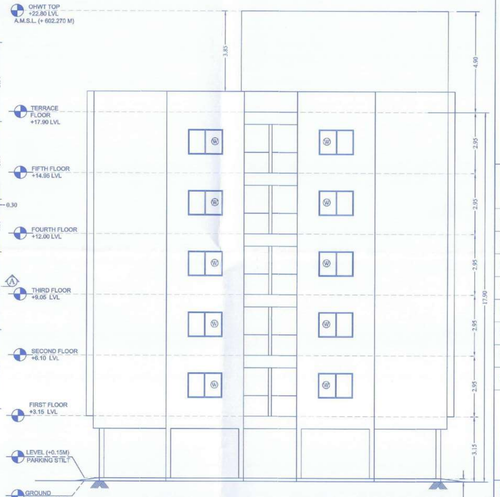
BUILDING 1				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
101	LIG	59.58	4.82	2.99
102	LIG	59.58	4.82	2.99
103	LIG	59.58	4.82	2.99
104	LIG	59.58	4.82	2.99
201	LIG	59.71	4.82	2.99
202	LIG	59.71	4.82	2.99
203	LIG	59.71	4.82	2.99
204	LIG	59.71	4.82	2.99
301	LIG	59.58	4.82	2.99
302	LIG	59.58	4.82	2.99
303	LIG	59.58	4.82	2.99
304	LIG	59.58	4.82	2.99
401	LIG	59.71	4.82	2.99
402	LIG	59.71	4.82	2.99
403	LIG	59.71	4.82	2.99
404	LIG	59.71	4.82	2.99
501	LIG	59.58	4.82	2.99
502	LIG	59.58	4.82	2.99
503	LIG	59.58	4.82	2.99
504	LIG	59.58	4.82	2.99



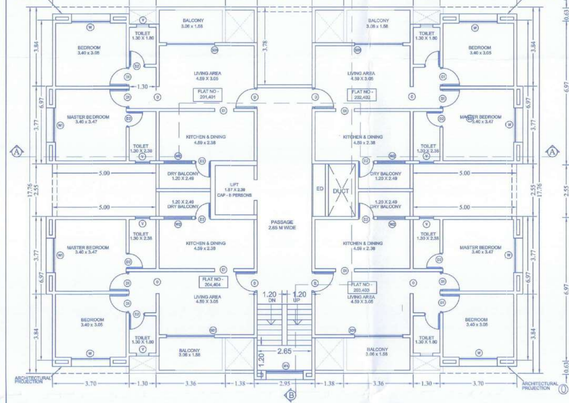
BUILDING 1 SECTION AA SCALE 1:100



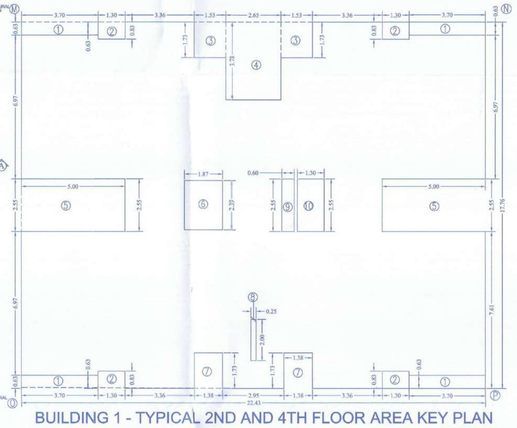
BUILDING 1 -TERRACE FLOOR PLAN SCALE 1:100



BUILDING 1 ELEVATION SCALE 1:100



BUILDING 1 - TYPICAL 2ND AND 4TH FLOORPLAN SCALE 1:100

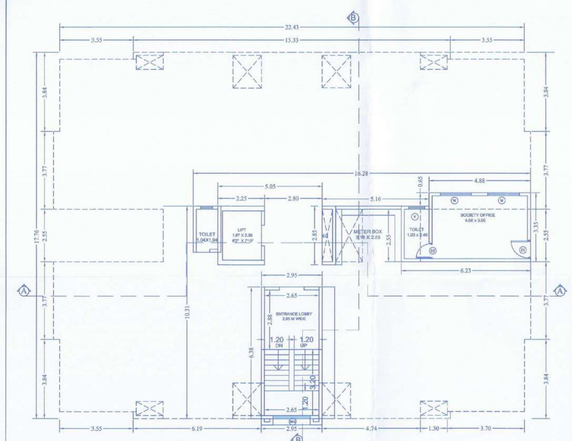


BUILDING 1 - TYPICAL 2ND AND 4TH FLOOR AREA KEY PLAN
SCALE 1:100

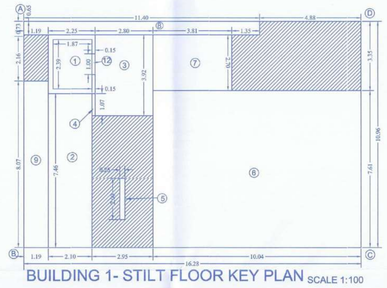
AREA CALCULATION FOR TYPICAL ODD (1,3,5) FLOOR PLAN BLOCK A, B, C, D 22.43 X 17.76 X 1	=	398.35 SQ.M
DEDUCTION		
1) 3.70 X 0.63 X 4	=	9.32 SQ.M
2) 1.45 X 0.83 X 4	=	4.81 SQ.M
3) 1.38 X 1.73 X 4	=	9.54 SQ.M
4) 2.65 X 3.78 X 1	=	10.01 SQ.M
5) 5.00 X 2.55 X 2	=	25.50 SQ.M
6) 1.30 X 2.55 X 1	=	3.31 SQ.M
7) 0.60 X 2.55 X 1	=	1.53 SQ.M
8) 1.87 X 2.39 X 1	=	4.46 SQ.M
9) 0.25 X 2.00 X 1	=	0.50 SQ.M
TOTAL DEDUCTION	=	68.98 SQ.M
NET BUILT UP AREA	=	329.37 SQ.M

AREA CALCULATION FOR TYPICAL EVEN (2,4) FLOOR PLAN BLOCK M, N, O, P 22.43 X 17.76 X 1	=	398.35 SQ.M
DEDUCTION		
1) 3.70 X 0.63 X 4	=	9.32 SQ.M
2) 1.30 X 0.83 X 4	=	4.31 SQ.M
3) 1.53 X 1.73 X 2	=	5.29 SQ.M
4) 2.65 X 3.78 X 1	=	10.01 SQ.M
5) 5.00 X 2.55 X 2	=	25.50 SQ.M
6) 1.87 X 2.39 X 1	=	4.46 SQ.M
7) 1.38 X 1.73 X 2	=	4.77 SQ.M
8) 0.25 X 2.00 X 1	=	0.50 SQ.M
9) 0.60 X 2.55 X 1	=	1.53 SQ.M
10) 1.30 X 2.55 X 1	=	3.31 SQ.M
TOTAL DEDUCTION	=	69.00 SQ.M
NET BUILT UP AREA	=	329.35 SQ.M

BUILT UP AREA STATEMENT FOR BUILDING - 1		
BUILT UP AREA		
FLOOR	B.UP AREA	NO.OF TENE.
STILT	42.98	-
FIRST	329.37	4
SECOND	329.35	4
THIRD	329.37	4
FOURTH	329.35	4
FIFTH	329.37	4
TOTAL	1689.79	20

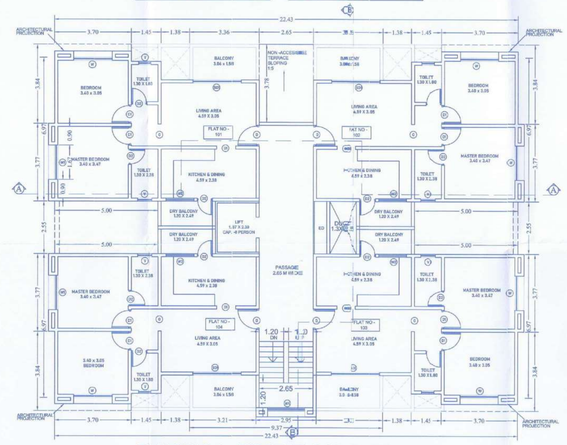


BUILDING 1 - STILT FLOOR PLAN SCALE 1:100

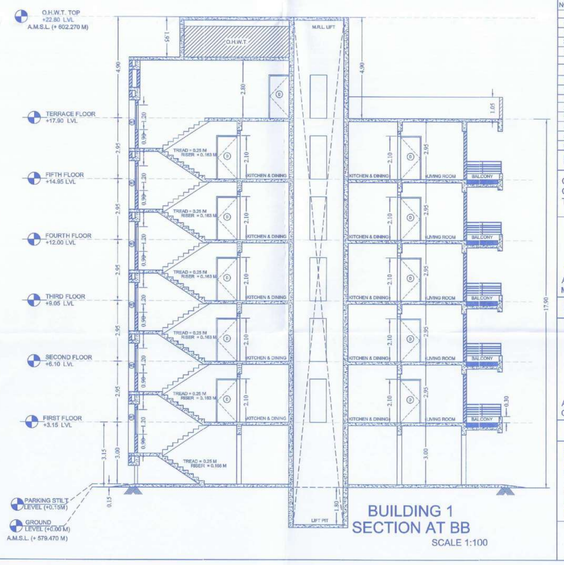


BUILDING 1- STILT FLOOR KEY PLAN SCALE 1:100

AREA CALCULATION FOR STILT FLOOR PLAN BLOCK A, B, C, D 16.28 X 10.96	=	178.42 SQ.M
DEDUCTION		
1) 1.87 X 2.39	=	4.46 SQ.M
2) 2.10 X 7.46	=	15.66 SQ.M
3) 2.80 X 3.92	=	10.97 SQ.M
4) 0.15 X 1.07	=	0.16 SQ.M
5) 0.25 X 2.00	=	0.50 SQ.M
6) 10.04 X 7.61	=	76.40 SQ.M
7) 3.81 X 2.70	=	10.28 SQ.M
8) 11.40 X 0.65	=	7.41 SQ.M
9) 1.19 X 8.07	=	9.60 SQ.M
TOTAL DEDUCTION	=	135.44 SQ.M
NET BUILT UP AREA 178.42 - 135.44	=	42.98 SQ.M



BUILDING 1 - FIRST FLOOR PLAN SCALE 1:100



BUILDING 1
SECTION AT BB
SCALE 1:100

BUILDING 1 - LIG

BUILDING FILE 3 / 11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/8/1 AND 162/8/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No. EGSR/PMAY/MHADA
Date.....20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

AREA DESCRIPTION - LIG BUILDING 1

1.	BUILTUP AREA ON STILT FLOOR	42.98 SQMT
2.	BUILTUP AREA OF 1ST,3RD AND 5TH FLOOR	329.37 SQMT
3.	BUILTUP AREA OF 2ND AND 4TH FLOOR	329.35 SQMT
4.	TOTAL BUILTUP AREA OF BUILDING 1	1689.79 SQMT
5.	RERA CARPET AREA OF ODD CORNER TENEMENT	59.58 SQMT
6.	RERA CARPET AREA OF EVEN CORNER TENEMENT	59.71 SQMT
7.	NUMBER OF TENEMENTS IN BUILDING 1	20 TENEMENTS
8.	HEIGHT OF BUILDING	17.90 MTR

(WALLING)

EXTERNAL WALLING = 150 MM THIK.

INTERNAL WALLING = 150 MM THIK.

SCHEDULE OD DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM	AS PER9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF T ROOM
DOOR					
1	D	1.00 x 2.10 M	-	LIVING ROOM	
2	D1	0.90 x 2.10 M	-	BED ROOM	
3	D2	0.75 x 2.10 M	-	W.C , BATH	
4	SD1	2.33 x 2.10 M	-	LIVING ROOM	
OPENING					
1	O	1.00 x 2.10 M	-	LIVING ROOM	
2	O1	0.90 x 2.10 M	-	LIVING ROOM	

WINDOWS					REQUIRED	PROPOSED
1	W	1.85 x 1.20 M	0.90 M	BEDROOM	1.04 SQ.M	2.20 SQ.M
2	W1	1.67 x 1.20 M	0.90 M	M. BEDROOM	1.18 SQ.M	2.00 SQ.M
3	W2	1.35 x 0.90 M	1.20 M	KITCHEN	1.09 SQ.M	1.22 SQ.M
4	W4	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M
5	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.23 SQ.M	0.54 SQ.M
6	V	0.60 x 0.90 M	1.20 M	TOILET	0.30 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

A.K. SHREYASH SUNIEL RUKARI
CA/2013/61593

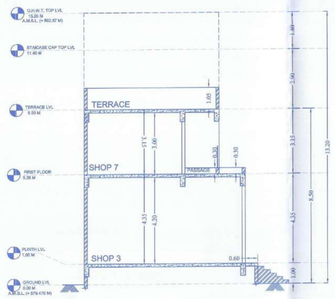
Architect Reg. No. CA/2013/61593

SIGNATURE OF LIC ARCHITECT

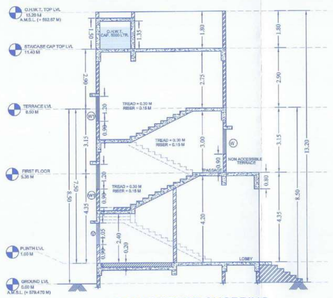
STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

2134, Sadashiv Peth, Vijayanagar colony,
Adhisthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

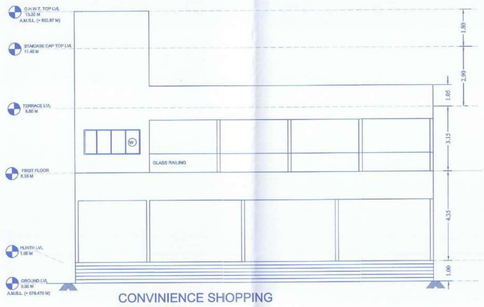
SCALE	DATE	DRAWN BY	CHECKED BY
1:100	03.03.2022	VASIM	SHREASH



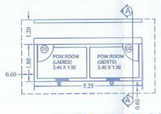
CONVINIENCE SHOPPING
SECTION AA SCALE 1:100



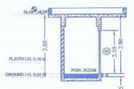
CONVINIENCE SHOPPING
SECTION BB
SCALE 1:100



CONVINIENCE SHOPPING
ELEVATION SCALE 1:100



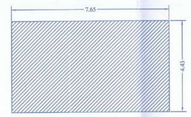
SANITATION BLOCK
PLAN
SCALE 1:100



SANITATION BLOCK
SECTION AT AA
SCALE 1:100

SANITATION BLOCK
KEY PLAN SCALE 1:100

AREA CALCULATION SANITATION BLOCK (BLOCK W,X,Y,Z)		
5.25 X 1.80	=	9.45 SQ.M
TOTAL DEDUCTION	=	0.00 SQ.M
NET BUILT UP AREA	=	9.45 SQ.M

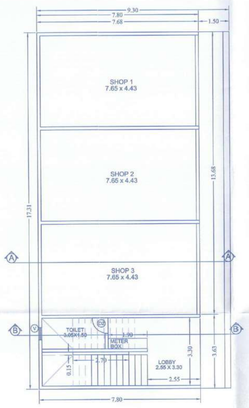


KEY PLAN
CON. SHOPPING
TYPICAL SHOP 1, 2 AND 3
SCALE 1:100

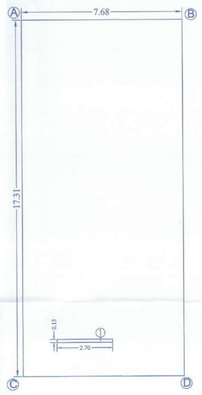
KEY PLAN
CON. SHOPPING
TYPICAL SHOP 4, 5,6 AND 7
SCALE 1:100

CARPET AREA STATEMENT CONVINIENCE SHOPING BUILDING		
1] SHOP 1 - GROUND FLOOR 7.65 X 4.43	=	33.88 SQ.M
2] SHOP 2 - GROUND FLOOR 7.65 X 4.43	=	33.88 SQ.M
3] SHOP 3 - GROUND FLOOR 7.65 X 4.43	=	33.88 SQ.M
4] SHOP 4 - FIRST FLOOR 4.50 X 3.29	=	14.80 SQ.M
5] SHOP 5 - FIRST FLOOR 4.50 X 3.29	=	14.80 SQ.M
6] SHOP 6 - FIRST FLOOR 4.50 X 3.29	=	14.80 SQ.M
7] SHOP 7 - FIRST FLOOR 4.50 X 3.29	=	14.80 SQ.M
TOTAL	=	160.84 SQ.M

CARPET AREA CALCULATIONS

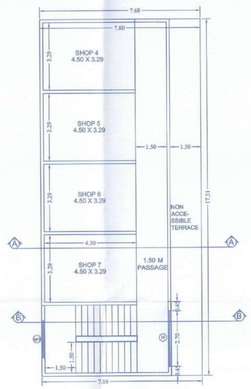


CONVENIENCE SHOPPING
GROUND FLOOR PLAN
SCALE 1:100



CONVENIENCE SHOPPING
GROUND FLOOR PLAN
KEY PLAN

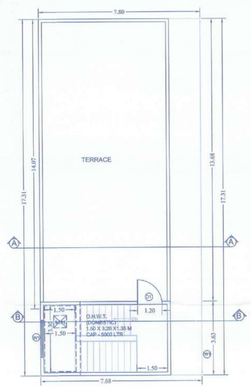
AREA CALCULATION CONVINIENCE SHOPING - GROUND FLOOR - (BLOCK A,B,C,D,)		
7.68 X 17.31	=	132.94 SQ.M
DEDUCTION		
1] 2.70 x 0.15 x 1	=	0.41 SQ.M
TOTAL DEDUCTION	=	0.41 SQ.M
NET BUILT UP AREA	=	132.53 SQ.M



CONVENIENCE SHOPPING
FIRST FLOOR
SCALE 1:100

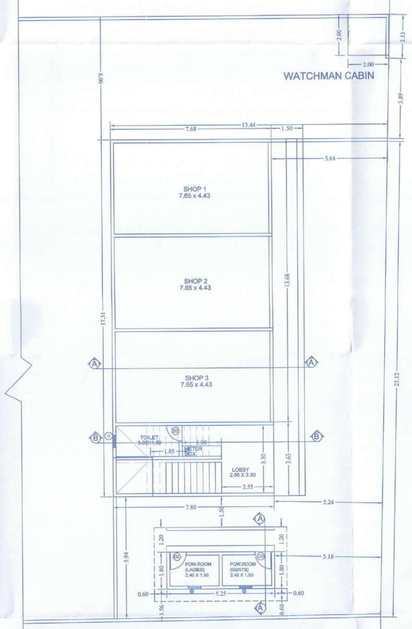
CONVENIENCE SHOPPING
FIRST FLOOR PLAN
KEY PLAN SCALE 1:100

AREA CALCULATION CONVINIENCE SHOPPING - FIRST FLOOR - (BLOCK J,J,K,L)		
7.68 X 17.31	=	132.94 SQ.M
DEDUCTION		
1] 1.50 X 17.31 X 1	=	25.96 SQ.M
2] 2.73 X 0.30 X 1	=	0.82 SQ.M
TOTAL DEDUCTION	=	26.78 SQ.M
NET BUILT UP AREA	=	106.16 SQ.M



TERRACE FLOOR PLAN
SCALE 1:100

TOTAL BUILT UP AREA CONVINIENCE SHOPING BUILDING		
1] GROUND FLOOR	=	132.53 SQ.M
2] FIRST FLOOR	=	106.16 SQ.M
3] SANITATION BLOCK	=	9.45 SQ.M
TOTAL BUILT UP AREA	=	248.14 SQ.M



CONVENIENCE SHOPPING
GROUND FLOOR PLAN SCALE 1:100

CONVENIENCE SHOPPING

BUILDING FILE 4/11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No. EE/P/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

AREA DESCRIPTION - CONVENIENCE SHOPPING BUILDING

1.	BUILTUP AREA OF GROUND FLOOR	132.53 SQMT
2.	BUILTUP AREA OF FIRST FLOOR	106.16 SQMT
3.	BUILTUP AREA OF SANITATION BLOCK	9.45 SQMT
3.	TOTAL BUILTUP AREA OF CONVINIENCE SHOPPING BUILDING	248.14 SQMT
4.	RERA CARPET AREA OF TYPICAL SHOP 1,2 AND 3	33.88 SQMT
5.	RERA CARPET AREA OF TYPICAL SHOP 4,5, 6 AND 7	14.80 SQMT
6.	TOTAL NO OF SHOPS	7 SHOPS
7.	HEIGHT OF BUILDING	8.50 MTRS

(WALLING)

EXTERNAL WALLING = 150 MM THIK .
INTERNAL WALLING = 150 MM THIK .

SCHEDULE OF DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM
	DOOR			
1	D	1.50 x 2.10 M	-	STAIRCASE
1	D1	1.20 x 2.10 M	-	STAIRCASE
1	D2	0.75 x 2.10 M	-	TOILET

AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM

WINDOWS					REQUIRED	PROPOSED
1	W	2.70 x 1.20 M -1NO	0.90 M	STAIRCASE	1.98 SQ.M	5.40 SQ.M
2	W	1.20 x 1.20 M-1 NO	0.90 M	STAIRCASE		
3	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.29 SQ.M	0.54 SQ.M
4	V	0.60 x 0.90 M	1.20 M	SANITATION BLOCK	0.18 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

Architect Shreyash Suniel Rukari Reg. No. CA/2013/61593 Pune, India

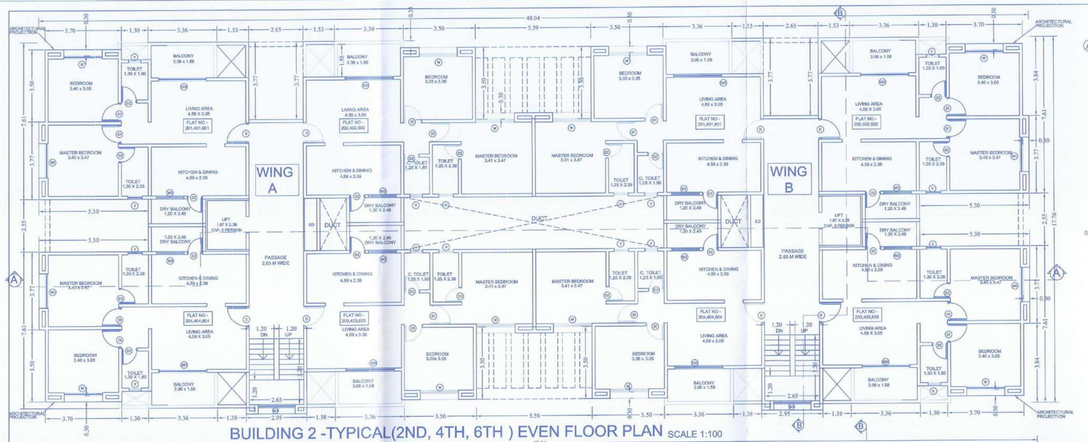
SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

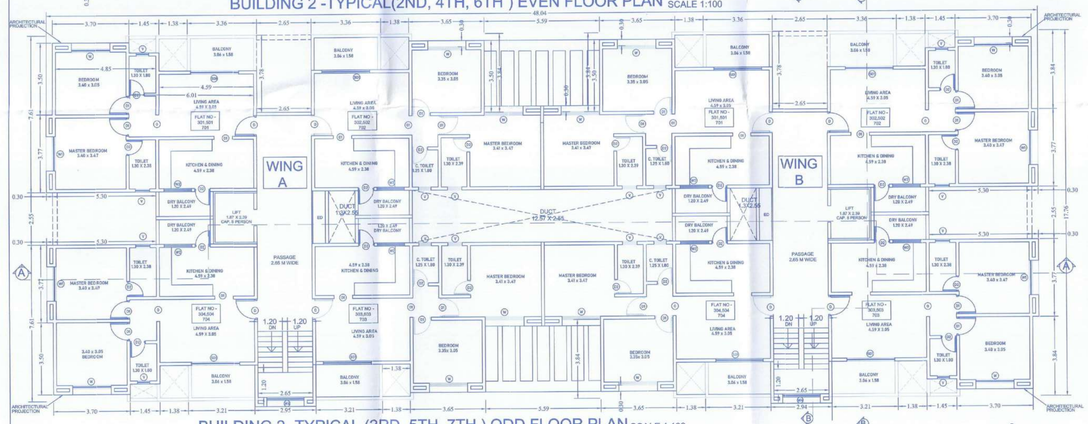
2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

STUDIO 24

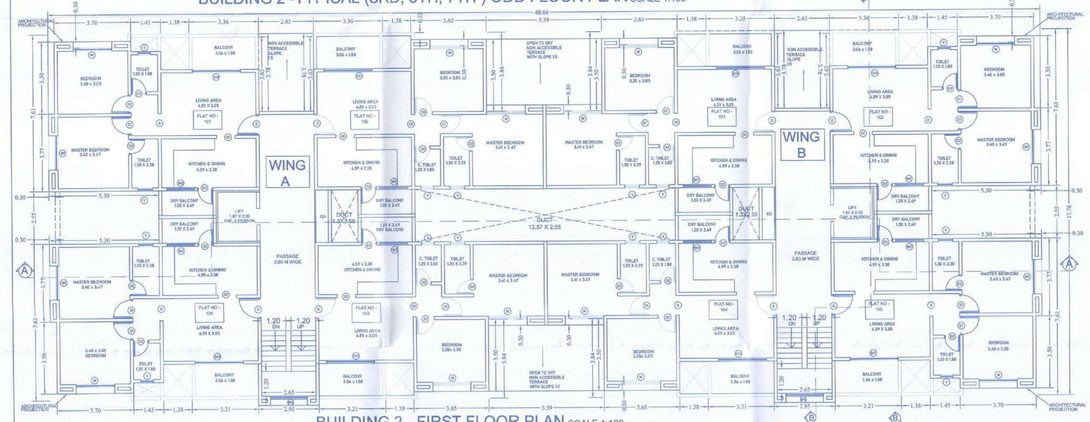
SCALE	DATE	DRAWN BY	CHECKED BY
1:100	29.12.2025	VASIM	SHREASH



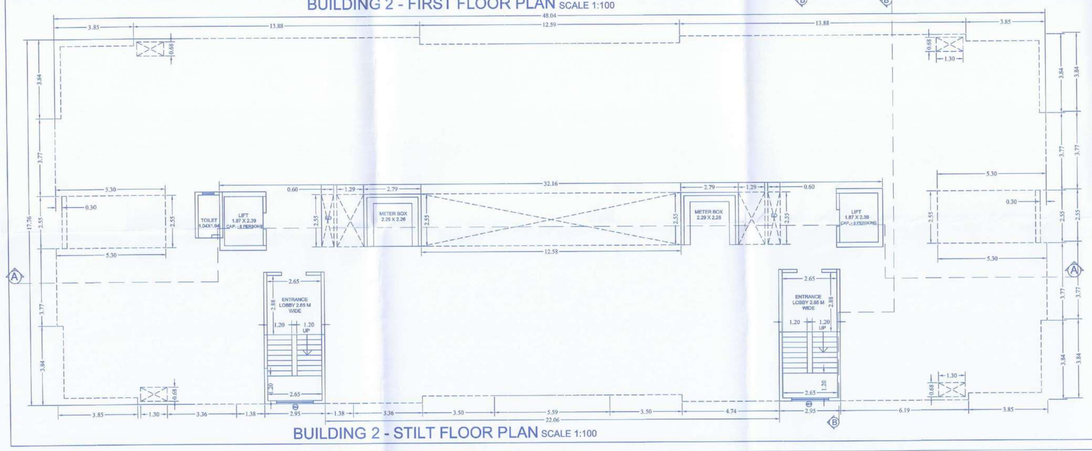
BUILDING 2 -TYPICAL(2ND, 4TH, 6TH) EVEN FLOOR PLAN SCALE 1:100



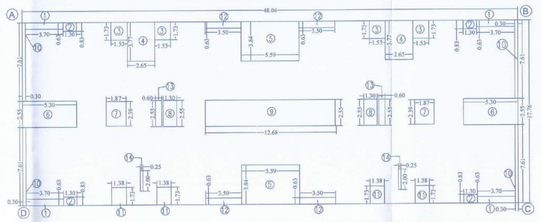
BUILDING 2 -TYPICAL (3RD, 5TH, 7TH) ODD FLOOR PLAN SCALE 1:100



BUILDING 2 - FIRST FLOOR PLAN SCALE 1:100



BUILDING 2 - STILT FLOOR PLAN SCALE 1:100

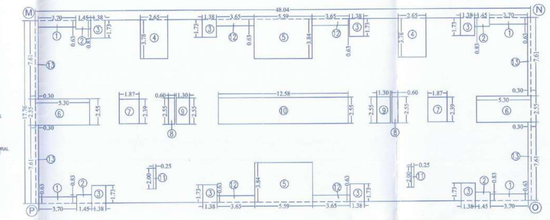


BUILDING 2 -TYPICAL(2ND, 4TH, 6TH) EVEN FLOOR AREA KEY PLAN

SCALE 1:200

AREA CALCULATION
FOR TYPICAL EVEN FLOOR (2,4,6) PLAN
BLOCK A, B, C, D

48.04 X 17.76 X 1	=	853.19 SQ.M
DEDUCTION		
1] 3.70 X 0.63 X 4	=	9.32 SQ.M
2] 1.30 X 0.63 X 4	=	4.31 SQ.M
3] 1.53 X 1.73 X 4	=	10.58 SQ.M
4] 2.65 X 3.77 X 2	=	19.98 SQ.M
5] 5.59 X 3.84 X 2	=	42.93 SQ.M
6] 5.30 X 2.55 X 2	=	27.03 SQ.M
7] 1.87 X 2.39 X 2	=	8.93 SQ.M
8] 1.30 X 2.55 X 2	=	6.63 SQ.M
9] 12.58 X 2.55 X 1	=	32.07 SQ.M
10] 0.30 X 7.81 X 4	=	9.13 SQ.M
11] 1.38 X 1.73 X 4	=	9.54 SQ.M
12] 3.50 X 0.63 X 4	=	8.82 SQ.M
13] 0.6 X 2.55 X 2	=	3.06 SQ.M
14] 0.25 X 2.00 X 2	=	1.00 SQ.M
TOTAL DEDUCTION =		193.33 SQ.M
NET BUILT UP AREA =		659.86 SQ.M

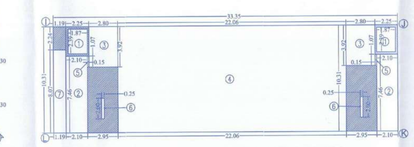


BUILDING 2 -TYPICAL (1ST,3RD, 5TH, 7TH) ODD FLOOR AREA KEY PLAN

SCALE 1:200

AREA CALCULATION
FOR TYPICAL ODD FLOOR (1,3,5,7) PLAN
KEY PLAN - (BLOCK M, N, O, P)

48.04 X 17.76 X 1	=	853.19 SQ.M
DEDUCTION		
1] 3.70 X 0.63 X 4	=	9.32 SQ.M
2] 1.45 X 0.63 X 4	=	4.81 SQ.M
3] 1.38 X 1.73 X 8	=	19.09 SQ.M
4] 2.65 X 3.78 X 2	=	20.03 SQ.M
5] 5.59 X 3.84 X 2	=	42.93 SQ.M
6] 5.30 X 2.55 X 2	=	27.03 SQ.M
7] 1.87 X 2.39 X 2	=	8.93 SQ.M
8] 0.60 X 2.55 X 2	=	3.06 SQ.M
9] 1.30 X 2.55 X 2	=	6.63 SQ.M
10] 12.58 X 2.55 X 1	=	32.07 SQ.M
11] 0.25 X 2.00 X 2	=	1.00 SQ.M
12] 3.85 X 0.63 X 4	=	9.19 SQ.M
13] 0.30 X 7.81 X 4	=	9.13 SQ.M
TOTAL DEDUCTION	=	193.22 SQ.M
NET BUILT UP AREA	=	659.97 SQ.M



BUILDING 2 STILT FLOOR AREA KEY PLAN

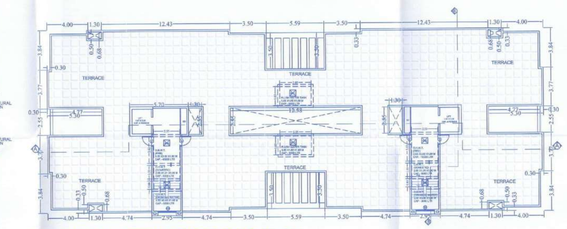
SCALE 1:200

AREA CALCULATION
FOR STILT FLOOR PLAN
BLOCK L,J, K, L

33.35 X 10.31 X 1	=	343.83 SQ.M
DEDUCTION		
1] 1.87 X 2.39 X 2	=	8.93 SQ.M
2] 2.10 X 7.46 X 2	=	31.33 SQ.M
3] 2.80 X 3.92 X 2	=	21.95 SQ.M
4] 22.06 X 10.31 X 1	=	227.43 SQ.M
5] 0.15 X 1.07 X 2	=	0.32 SQ.M
6] 0.25 X 2.00 X 2	=	1.00 SQ.M
7] 1.19 X 8.07 X 1	=	9.60 SQ.M
TOTAL DEDUCTION	=	300.56 SQ.M
NET BUILT UP AREA 343.83 - 300.56	=	43.27 SQ.M

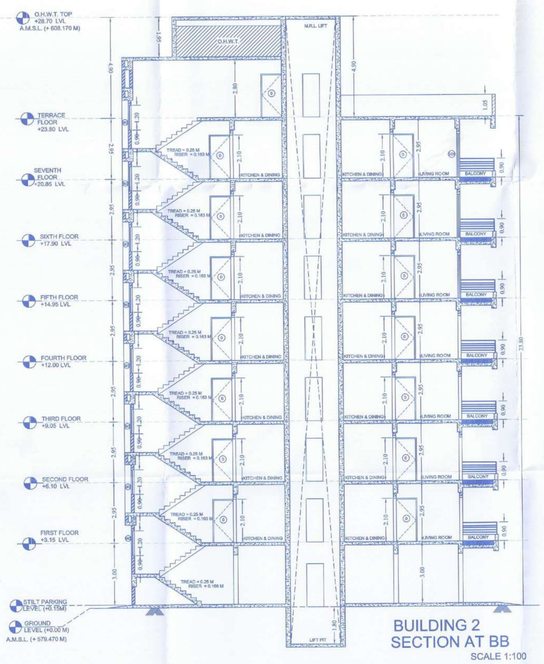
BUILT UP AREA STATEMENT
FOR BUILDING - 2

B-UP AREA FLOOR	B.UP AREA	NO.OF TENE.
STILT	43.27	-
FIRST	659.97	8
SECOND	659.86	8
THIRD	659.97	8
FOURTH	659.86	8
FIFTH	659.97	8
SIXTH	659.86	8
SEVENTH	659.97	8
TOTAL	4662.73	56



BUILDING 2 - TERRACE FLOOR PLAN

SCALE 1:200



BUILDING 2
SECTION AT BB

SCALE 1:100

BUILDING 2 - A WING

FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
A-101	LIG	59.58	4.82	2.99
A-102	LIG	59.74	4.82	2.99
A-103	LIG	59.74	4.82	2.99
A-104	LIG	59.58	4.82	2.99
A-201	LIG	59.71	4.82	2.99
A-202	LIG	59.94	4.82	2.99
A-203	LIG	59.94	4.82	2.99
A-204	LIG	59.71	4.82	2.99
A-301	LIG	59.58	4.82	2.99
A-302	LIG	59.74	4.82	2.99
A-303	LIG	59.74	4.82	2.99
A-304	LIG	59.58	4.82	2.99
A-401	LIG	59.71	4.82	2.99
A-402	LIG	59.94	4.82	2.99
A-403	LIG	59.94	4.82	2.99
A-404	LIG	59.71	4.82	2.99
A-501	LIG	59.58	4.82	2.99
A-502	LIG	59.74	4.82	2.99
A-503	LIG	59.74	4.82	2.99
A-504	LIG	59.58	4.82	2.99
A-601	LIG	59.71	4.82	2.99
A-602	LIG	59.94	4.82	2.99
A-603	LIG	59.94	4.82	2.99
A-604	LIG	59.71	4.82	2.99
A-701	LIG	59.58	4.82	2.99
A-702	LIG	59.74	4.82	2.99
A-703	LIG	59.74	4.82	2.99
A-704	LIG	59.58	4.82	2.99

BUILDING 2 - B WING

FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
B-101	LIG	59.74	4.82	2.99
B-102	LIG	59.58	4.82	2.99
B-103	LIG	59.58	4.82	2.99
B-104	LIG	59.74	4.82	2.99
B-201	LIG	59.94	4.82	2.99
B-202	LIG	59.71	4.82	2.99
B-203	LIG	59.71	4.82	2.99
B-204	LIG	59.94	4.82	2.99
B-301	LIG	59.74	4.82	2.99
B-302	LIG	59.58	4.82	2.99
B-303	LIG	59.58	4.82	2.99
B-304	LIG	59.74	4.82	2.99
B-401	LIG	59.94	4.82	2.99
B-402	LIG	59.71	4.82	2.99
B-403	LIG	59.71	4.82	2.99
B-404	LIG	59.94	4.82	2.99
B-501	LIG	59.74	4.82	2.99
B-502	LIG	59.58	4.82	2.99
B-503	LIG	59.58	4.82	2.99
B-504	LIG	59.74	4.82	2.99
B-601	LIG	59.94	4.82	2.99
B-602	LIG	59.71	4.82	2.99
B-603	LIG	59.71	4.82	2.99
B-604	LIG	59.94	4.82	2.99
B-701	LIG	59.74	4.82	2.99
B-702	LIG	59.58	4.82	2.99
B-703	LIG	59.58	4.82	2.99
B-704	LIG	59.74	4.82	2.99

TYPE BLDG NO-2 - LIG

BUILDING FILE

5 / 11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acc... ce Full OC by this office letter under No..... ...ERP/MAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

AREA DESCRIPTION - LIG BUILDING 2

1.	BUILTUP AREA ON STILT FLOOR	43.27 SQMT
2.	BUILTUP AREA OF (1,3,5,7 FLR) EACH FLOOR	659.97 SQMT
3.	BUILTUP AREA OF (2,4,6 FLR) EACH FLOOR	659.86 SQMT
4.	TOTAL BUILTUP AREA OF BUILDING 2	4662.73 SQMT
5.	RERA CARPET AREA OF ODD CORNER TENAMENT	59.58 SQMT
6.	RERA CARPET AREA OF ODD MIDDLE TENAMENT	59.74 SQMT
7.	RERA CARPET AREA OF EVEN CORNER TENAMENT	59.71 SQMT
8.	RERA CARPET AREA OF EVEN MIDDLE TENAMENT	59.94 SQMT
9.	NUMBER OF TENAMENT IN BUILDING 2	56
10.	HEIGHT OF BUILDING	23.80 MTR

(WALLING)

EXTERNAL WALLING = 150 MM THICK FLY ASH BRICK .

INTERNAL WALLING = 150 MM THICK FLY ASH BRICK

SCHEDULE OF DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM
	DOOR			
1	D	1.00 x 2.10 M	-	LIVING ROOM
2	D1	0.90 x 2.10 M	-	BED ROOM
3	D2	0.75 x 2.10 M	-	W.C , BATH
4	SD1	2.33 x 2.10 M	-	LIVING ROOM
	OPENING			
1	O	1.05 x 2.10 M	-	LIVING ROOM
2	O1	0.90 x 2.10 M	-	LIVING ROOM

AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM

WINDOWS					REQUIRED	PROPOSED
1	W	1.85 x 1.20 M	0.90 M	BEDROOM	1.04 SQ.M	2.20 SQ.M
2	W1	1.67 x 1.20 M	0.90 M	M. BEDROOM	1.18 SQ.M	2.00 SQ.M
3	W2	1.35 x 0.90 M	1.20 M	KITCHEN	1.09 SQ.M	1.22 SQ.M
4	W4	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M
5	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.23 SQ.M	0.54 SQ.M
6	V	0.60 x 0.90 M	1.20 M	TOILET	0.30 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

Architect Shreyash Suniel Rukari Reg. No. CA/2013/61593 Pune Maharashtra

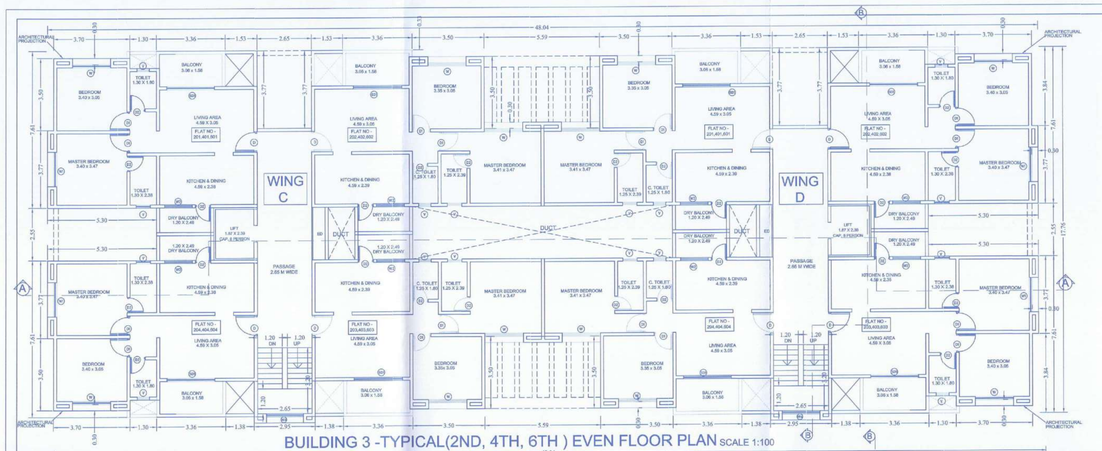
SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

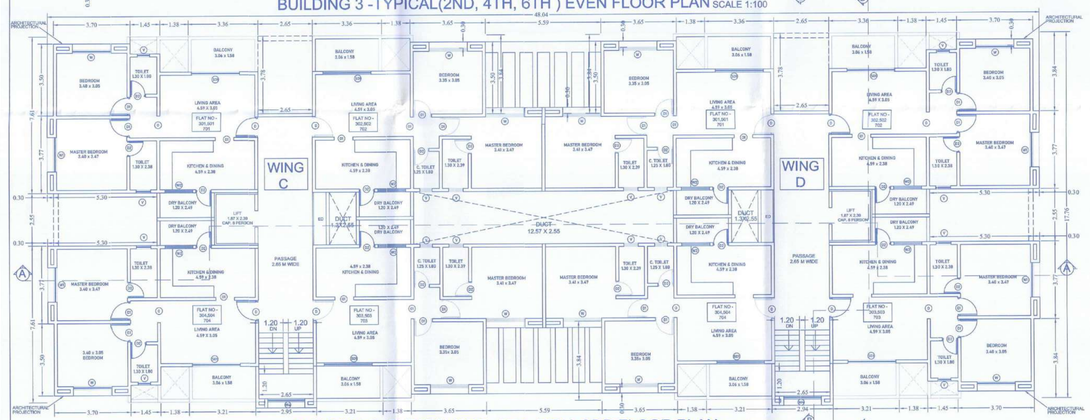
2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

STUDIO 24 STUDIO 24

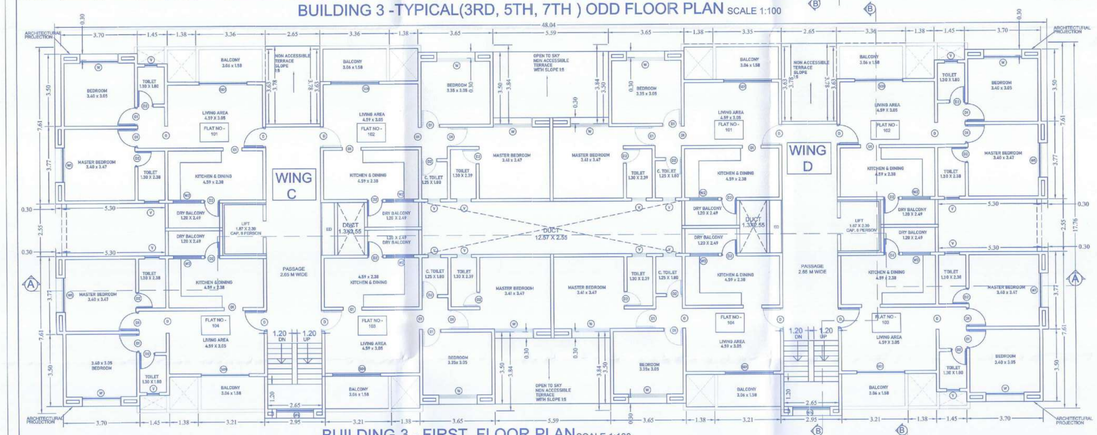
SCALE	DATE	DRAWN BY	CHECKED BY
1:100	29.12.2025	VASIM	SHREASH



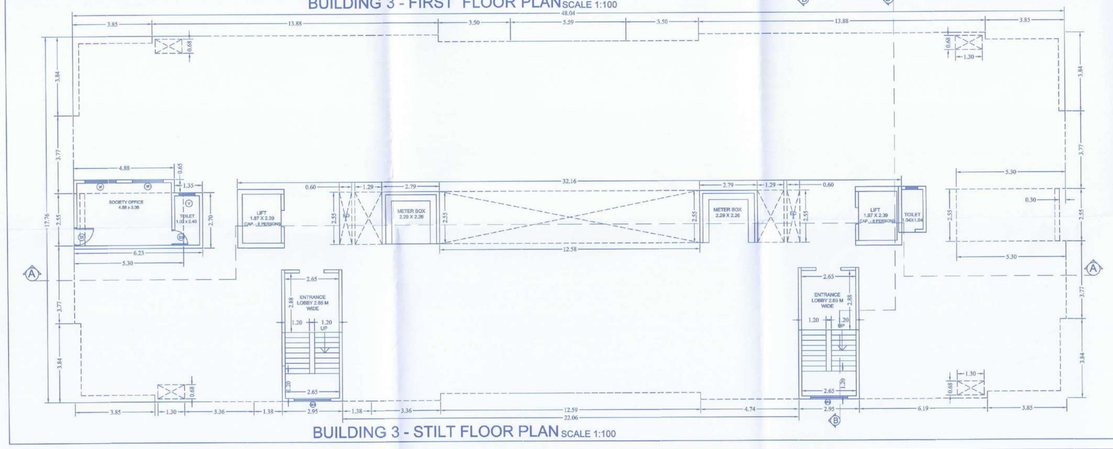
BUILDING 3 -TYPICAL(2ND, 4TH, 6TH) EVEN FLOOR PLAN SCALE 1:100



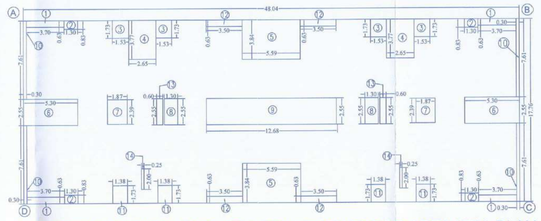
BUILDING 3 -TYPICAL(3RD, 5TH, 7TH) ODD FLOOR PLAN SCALE 1:100



BUILDING 3 - FIRST FLOOR PLAN SCALE 1:100



BUILDING 3 - STILT FLOOR PLAN SCALE 1:100



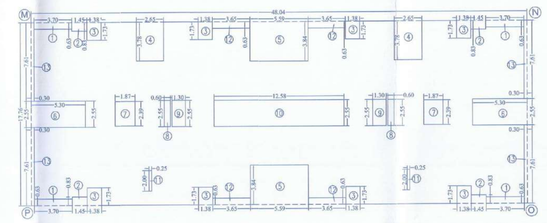
BUILDING 3 -TYPICAL(2ND, 4TH, 6TH) EVEN FLOOR AREA KEY PLAN

SCALE 1:200

AREA CALCULATION
FOR TYPICAL EVEN FLOOR (2,4,6) PLAN
BLOCK A, B, C, D
48.04 X 17.76 X 1 = 853.19 SQ.M

DEDUCTION

1)	3.70 X 0.63 X 4	=	9.32 SQ.M
2)	1.30 X 0.83 X 4	=	4.31 SQ.M
3)	1.53 X 1.73 X 4	=	10.58 SQ.M
4)	2.65 X 3.77 X 2	=	19.98 SQ.M
5)	5.59 X 3.84 X 2	=	42.93 SQ.M
6)	5.30 X 2.65 X 2	=	27.03 SQ.M
7)	1.87 X 2.39 X 2	=	8.93 SQ.M
8)	1.30 X 2.55 X 2	=	6.63 SQ.M
9)	12.58 X 2.55 X 1	=	32.07 SQ.M
10)	0.30 X 7.61 X 4	=	9.13 SQ.M
11)	1.38 X 1.73 X 4	=	9.54 SQ.M
12)	3.50 X 0.63 X 4	=	8.82 SQ.M
13)	0.6 X 2.55 X 2	=	3.06 SQ.M
14)	0.25 X 2.00 X 2	=	1.00 SQ.M
	TOTAL DEDUCTION	=	193.33 SQ.M
	NET BUILT UP AREA	=	659.86 SQ.M



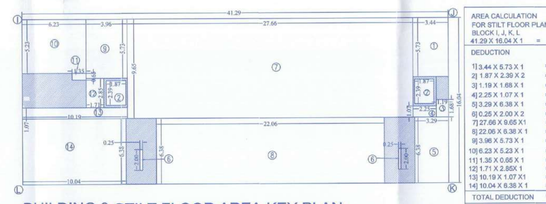
BUILDING 3 -TYPICAL (1ST,3RD, 5TH, 7TH) ODD FLOOR AREA KEY PLAN

SCALE 1:200

AREA CALCULATION
FOR TYPICAL ODD FLOOR (1,3,5,7) PLAN
KEY PLAN - (BLOCK M, N, O, P)
48.04 X 17.76 X 1 = 853.19SQ.M

DEDUCTION

1)	3.70 X 0.63 X 4	=	9.32 SQ.M
2)	1.45 X 0.83 X 4	=	4.81 SQ.M
3)	1.38 X 1.73 X 8	=	19.09 SQ.M
4)	2.65 X 3.78 X 2	=	20.03 SQ.M
5)	5.59 X 3.84 X 2	=	42.93 SQ.M
6)	5.30 X 2.55 X 2	=	27.03 SQ.M
7)	1.87 X 2.39 X 2	=	8.93 SQ.M
8)	0.60 X 2.55 X 2	=	3.06 SQ.M
9)	1.30 X 2.55 X 2	=	6.63 SQ.M
10)	12.58 X 2.55 X 1	=	32.07 SQ.M
11)	0.25 X 2.00 X 2	=	1.00 SQ.M
12)	3.65 X 0.63 X 4	=	9.19 SQ.M
13)	0.30 X 7.61 X 4	=	9.13 SQ.M
	TOTAL DEDUCTION	=	193.22 SQ.M
	NET BUILT UP AREA	=	659.97 SQ.M



BUILDING 3 STILT FLOOR AREA KEY PLAN

SCALE 1:200

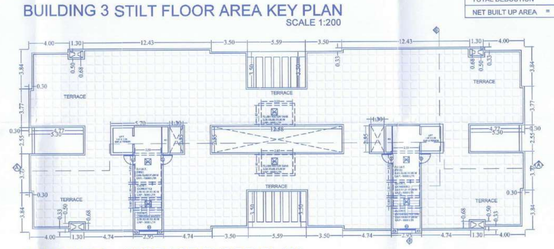
AREA CALCULATION
FOR STILT FLOOR PLAN
BLOCK I, J, K, L
41.29 X 16.04 X 1 = 662.29 SQ.M

DEDUCTION

1)	3.44 X 5.73 X 1	=	19.71 SQ.M
2)	1.87 X 2.39 X 2	=	8.93 SQ.M
3)	1.19 X 1.68 X 1	=	1.99 SQ.M
4)	2.25 X 1.07 X 1	=	2.40 SQ.M
5)	3.29 X 6.38 X 1	=	20.99 SQ.M
6)	0.25 X 2.00 X 2	=	1.00 SQ.M
7)	27.66 X 9.65 X1	=	266.91 SQ.M
8)	22.66 X 6.38 X 1	=	140.74 SQ.M
9)	3.96 X 5.73 X 1	=	22.69 SQ.M
10)	6.23 X 5.23 X 1	=	32.58 SQ.M
11)	1.36 X 0.65 X 1	=	0.87 SQ.M
12)	1.71 X 2.85X 1	=	4.87 SQ.M
13)	10.19 X 1.07 X1	=	10.90 SQ.M
14)	10.04 X 6.38 X 1	=	64.06 SQ.M
	TOTAL DEDUCTION	=	598.63 SQ.M
	NET BUILT UP AREA	=	63.66 SQ.M

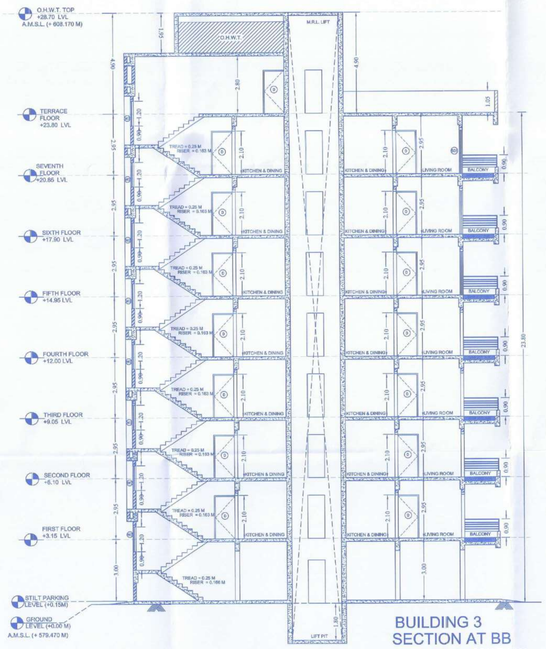
BUILT UP AREA STATEMENT FOR BUILDING 3

BUILT UP AREA		
FLOOR	B.UP AREA	NO.OF TENE.
STILT	63.66	-
FIRST	659.97	8
SECOND	659.86	8
THIRD	659.97	8
FOURTH	659.86	8
FIFTH	659.97	8
SIXTH	659.86	8
SEVENTH	659.97	8
TOTAL	4683.12	56



BUILDING 3 - TERRACE FLOOR PLAN

SCALE 1:200



BUILDING 3
SECTION AT BB

SCALE 1:100

BUILDING 3 - C WING

FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
C-101	LIG	59.58	4.82	2.99
C-102	LIG	59.74	4.82	2.99
C-103	LIG	59.74	4.82	2.99
C-104	LIG	59.58	4.82	2.99
C-201	LIG	59.71	4.82	2.99
C-202	LIG	59.94	4.82	2.99
C-203	LIG	59.94	4.82	2.99
C-204	LIG	59.71	4.82	2.99
C-301	LIG	59.58	4.82	2.99
C-302	LIG	59.74	4.82	2.99
C-303	LIG	59.74	4.82	2.99
C-304	LIG	59.58	4.82	2.99
C-401	LIG	59.71	4.82	2.99
C-402	LIG	59.94	4.82	2.99
C-403	LIG	59.94	4.82	2.99
C-404	LIG	59.71	4.82	2.99
C-501	LIG	59.58	4.82	2.99
C-502	LIG	59.74	4.82	2.99
C-503	LIG	59.74	4.82	2.99
C-504	LIG	59.58	4.82	2.99
C-601	LIG	59.71	4.82	2.99
C-602	LIG	59.94	4.82	2.99
C-603	LIG	59.94	4.82	2.99
C-604	LIG	59.71	4.82	2.99
C-701	LIG	59.58	4.82	2.99
C-702	LIG	59.74	4.82	2.99
C-703	LIG	59.74	4.82	2.99
C-704	LIG	59.58	4.82	2.99

BUILDING 3 - D WING

FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
D-101	LIG	59.74	4.82	2.99
D-102	LIG	59.58	4.82	2.99
D-103	LIG	59.58	4.82	2.99
D-104	LIG	59.74	4.82	2.99
D-201	LIG	59.94	4.82	2.99
D-202	LIG	59.71	4.82	2.99
D-203	LIG	59.71	4.82	2.99
D-204	LIG	59.94	4.82	2.99
D-301	LIG	59.74	4.82	2.99
D-302	LIG	59.58	4.82	2.99
D-303	LIG	59.58	4.82	2.99
D-304	LIG	59.74	4.82	2.99
D-401	LIG	59.94	4.82	2.99
D-402	LIG	59.71	4.82	2.99
D-403	LIG	59.71	4.82	2.99
D-404	LIG	59.94	4.82	2.99
D-501	LIG	59.74	4.82	2.99
D-502	LIG	59.58	4.82	2.99
D-503	LIG	59.58	4.82	2.99
D-504	LIG	59.74	4.82	2.99
D-601	LIG	59.94	4.82	2.99
D-602	LIG	59.71	4.82	2.99
D-603	LIG	59.71	4.82	2.99
D-604	LIG	59.94	4.82	2.99
D-701	LIG	59.74	4.82	2.99
D-702	LIG	59.58	4.82	2.99
D-703	LIG	59.58	4.82	2.99
D-704	LIG	59.74	4.82	2.99

TYPE BLDG NO-3 - LIG

BUILDING FILE

6 / 11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING . AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No..... EBP/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

AREA DISCRIPTION - LIG BUILDING 3

1.	BUILTUP AREA ON STILT FLOOR	63.66 SQMT
2.	BUILTUP AREA OF (1,3,5,7 FLR) EACH FLOOR	659.97 SQMT
3.	BUILTUP AREA OF (2,4,6 FLR) EACH FLOOR	659.86 SQMT
4.	TOTAL BUILTUP AREA OF BUILDING 3	4683.12 SQMT
5.	RERA CARPET AREA OF ODD CORNER TENAMENT	59.58 SQMT
6.	RERA CARPET AREA OF ODD MIDDLE TENAMENT	59.74 SQMT
7.	RERA CARPET AREA OF EVEN CORNER TENAMENT	59.71 SQMT
8.	RERA CARPET AREA OF EVEN MIDDLE TENAMENT	59.94 SQMT
9.	NUMBER OF TENAMENT IN EACH BUILDING 3	56
10.	HEIGHT OF BUILDING	23.80 MTR

(WALLING)

EXTERNAL WALLING = 150 MM THICK FLY ASH BRICK .

INTERNAL WALLING = 150 MM THICK FLY ASH BRICK

SCHEDULE OF DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM	AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR OF THE ROOM	
DOOR						
1	D	1.00 x 2.10 M	-	LIVING ROOM		
2	D1	0.90 x 2.10 M	-	BED ROOM		
3	D2	0.75 x 2.10 M	-	W.C. BATH		
4	SD1	2.30 x 2.10 M	-	LIVING HALL		
OPENING						
1	O	1.06 x 2.10 M	-	LIVING ROOM		
2	O1	0.90 x 2.10 M	-	LIVING ROOM		
WINDOWS					REQUIRED	PROPOSED
1	W	1.88 x 1.20 M	0.90 M	BEDROOM	1.04 SQ.M	2.20 SQ.M
2	W1	1.67 x 1.20 M	0.90 M	M. BEDROOM	1.18 SQ.M	2.00 SQ.M
3	W2	1.35 x 0.90 M	1.20 M	KITCHEN	1.09 SQ.M	1.22 SQ.M
4	W4	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M
5	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.23 SQ.M	0.54 SQ.M
6	V	0.60 x 0.90 M	1.20 M	TOILET	0.30 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

Architect Reg. No. CA/2013/61593

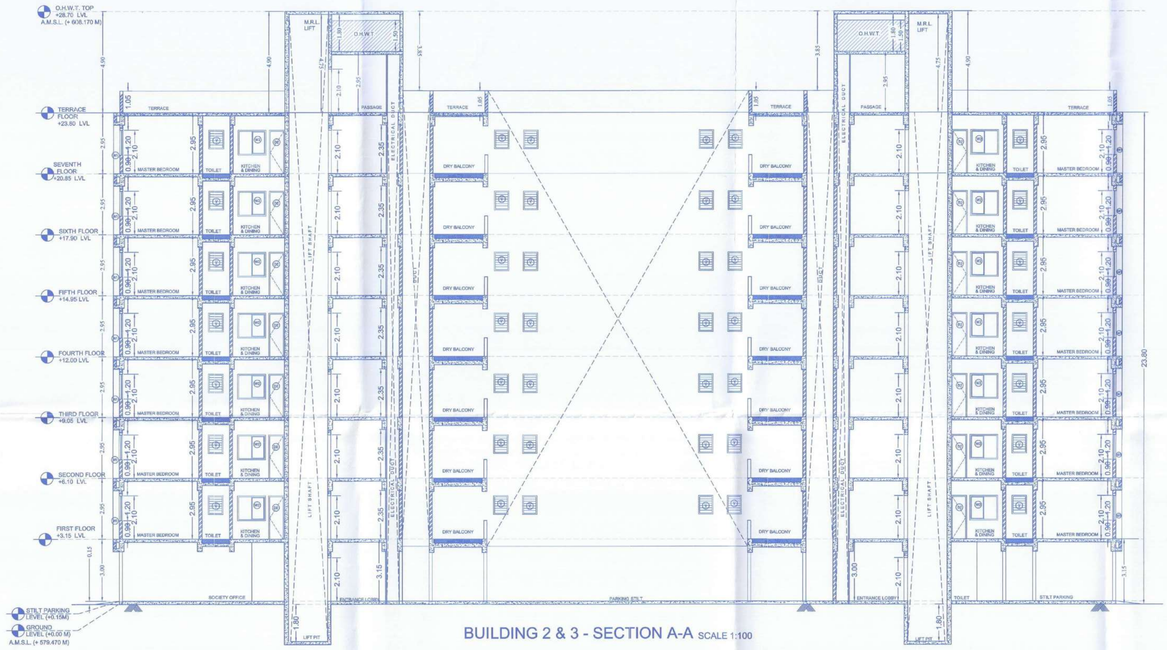
SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 4110030. India. Phone 020 - 24324458

STUDIO 24 STUDIO 24

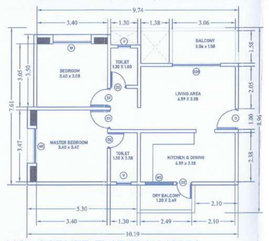
SCALE	DATE	DRAWN BY	CHECKED BY
1:100	29.12.2025	VASIM	SHREASH



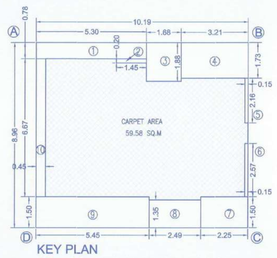
BUILDING 2 & 3 - SECTION A-A SCALE 1:100

BUILDING 2 & 3 - ELEVATION SCALE 1:100

CARPET AREA CALCULATIONS



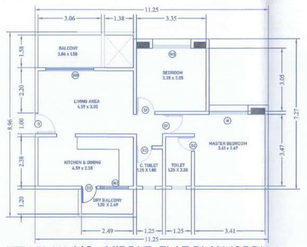
LIG - CORNER FLAT PLAN (ODD) SCALE 1:100



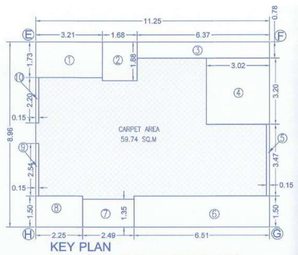
KEY PLAN
LIG - CORNER FLAT ODD FLOOR SCALE 1:100

AREA CALCULATION LIG- CORNER UNIT PLAN (ODD) (BLOCK A, B, C, D) 10.19 X 8.96	=	91.30 SQ.M
DEDUCTION		
1] 5.30 X 0.78 X 1	=	4.13 SQ.M
2] 1.45 X 0.20 X 1	=	0.29 SQ.M
3] 1.68 X 1.88 X 1	=	3.15 SQ.M
4] 3.21 X 1.73 X 1	=	5.55 SQ.M
5] 0.15 X 2.15 X 1	=	0.32 SQ.M
6] 0.15 X 2.57 X 1	=	0.38 SQ.M
7] 2.25 X 1.50 X 1	=	3.37 SQ.M
8] 2.49 X 1.35 X 1	=	3.36 SQ.M
9] 5.45 X 1.50 X 1	=	8.17 SQ.M
10] 0.45 X 6.67 X 1	=	3.00 SQ.M
TOTAL DEDUCTION	=	31.72 SQ.M
NET CARPET AREA	=	59.58 SQ.M

ELEVATIONAL CUPBOARD = 0.82 M



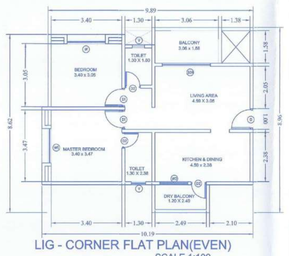
KEY PLAN LIG - MIDDLE FLAT PLAN (ODD)
SCALE 1:100



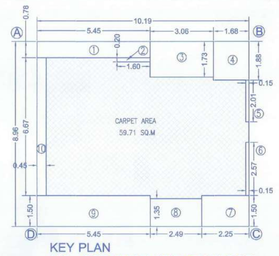
KEY PLAN
LIG - MIDDLE FLAT ODD FLOOR
SCALE 1:100

AREA CALCULATION LIG- MIDDLE UNIT PLAN (ODD) (BLOCK E, F, G, H) 11.25 X 8.96	=	100.80 SQ.M
DEDUCTION		
1] 3.21 X 1.73 X 1	=	5.55 SQ.M
2] 1.68 X 1.88 X 1	=	3.15 SQ.M
3] 6.37 X 0.78 X 1	=	4.96 SQ.M
4] 3.02 X 3.20 X 1	=	9.66 SQ.M
5] 0.15 X 3.47 X 1	=	0.52 SQ.M
6] 6.51 X 1.50 X 1	=	9.76 SQ.M
7] 2.49 X 1.35 X 1	=	3.36 SQ.M
8] 2.25 X 1.50 X 1	=	3.37 SQ.M
9] 0.15 X 2.54 X 1	=	0.38 SQ.M
10] 0.15 X 2.20 X 1	=	0.33 SQ.M
TOTAL DEDUCTION	=	41.06 SQ.M
NET CARPET AREA	=	59.74 SQ.M

ELEVATIONAL CUPBOARD = 0.56 M



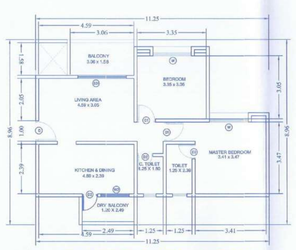
LIG - CORNER FLAT PLAN(EVEN)
SCALE 1:100



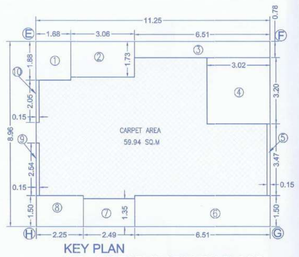
KEY PLAN
LIG - CORNER FLAT EVEN FLOOR
SCALE 1:100

AREA CALCULATION LIG-CORNER UNIT PLAN (EVEN) (BLOCK A, B, C, D) 10.19 X 8.96	=	91.30 SQ.M
DEDUCTION		
1] 5.45 X 0.78 X 1	=	4.25 SQ.M
2] 1.60 X 0.20 X 1	=	0.32 SQ.M
3] 3.06 X 1.73 X 1	=	5.29 SQ.M
4] 1.68 X 1.88 X 1	=	3.15 SQ.M
5] 0.15 X 2.01 X 1	=	0.30 SQ.M
6] 0.15 X 2.57 X 1	=	0.38 SQ.M
7] 2.25 X 1.50 X 1	=	3.37 SQ.M
8] 2.49 X 1.35 X 1	=	3.36 SQ.M
9] 5.45 X 1.50 X 1	=	8.17 SQ.M
10] 0.45 X 6.67 X 1	=	3.00 SQ.M
TOTAL DEDUCTION	=	31.59 SQ.M
NET CARPET AREA	=	59.71 SQ.M

ELEVATIONAL CUPBOARD = 0.82 M



LIG - MIDDLE FLAT PLAN (EVEN)
SCALE 1:100



KEY PLAN
LIG - MIDDLE FLAT EVEN FLOOR
SCALE 1:100

AREA CALCULATION LIG- MIDDLE UNIT PLAN (EVEN) (BLOCK E, F, G, H) 11.25 X 8.96	=	100.80 SQ.M
DEDUCTION		
1] 1.68 X 1.88 X 1	=	3.15 SQ.M
2] 3.06 X 1.73 X 1	=	5.29 SQ.M
3] 6.51 X 0.78 X 1	=	5.07 SQ.M
4] 3.02 X 3.20 X 1	=	9.66 SQ.M
5] 0.15 X 3.47 X 1	=	0.52 SQ.M
6] 6.51 X 1.50 X 1	=	9.76 SQ.M
7] 2.49 X 1.35 X 1	=	3.36 SQ.M
8] 2.25 X 1.50 X 1	=	3.37 SQ.M
9] 0.15 X 2.54 X 1	=	0.38 SQ.M
10] 0.15 X 2.05 X 1	=	0.30 SQ.M
TOTAL DEDUCTION	=	40.86 SQ.M
NET CARPET AREA	=	59.94 SQ.M

ELEVATIONAL CUPBOARD = 0.57 M

TYPE BLDG NO-2 AND 3 - LIG

BUILDING FILE 7/11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No.....PEBP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

(WALLING)

EXTERNAL WALLING = 150 MM THICK FLY ASH BRICK .

INTERNAL WALLING = 150 MM THICK FLY ASH BRICK

SCHEDULE OF DOOR AND WINDOWS

SR. NO	TYPE	SIZE	SILL LVL	LOCATION ROOM
	DOOR			
1	D	1.00 x 2.10 M	-	LIVING ROOM
2	D1	0.90 x 2.10 M	-	BED ROOM
3	D2	0.75 x 2.10 M	-	W.C , BATH
4	SD1	2.53 x 2.10 M	-	LIVING ROOM
	OPENING			
1	O	1.00 x 2.10 M	-	LIVING ROOM
2	D1	0.90 x 2.10 M	-	LIVING ROOM

AS PER 9.20.1 U.D.C.P.R. REQUIRED OPEINING AREA 10% OF FLOOR AREA OF ROOM

	WINDOWS				REQUIRED	PROPOSED
1	W	1.85 x 1.20 M	0.90 M	BEDROOM	1.04 SQ.M	2.20 SQ.M
2	W1	1.67 x 1.20 M	0.90 M	M. BEDROOM	1.18 SQ.M	2.00 SQ.M
3	W2	1.35 x 0.90 M	1.20 M	KITCHEN	1.09 SQ.M	1.22 SQ.M
4	W4	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M
5	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.23 SQ.M	0.54 SQ.M
6	V	0.60 x 0.90 M	1.20 M	TOILET	0.30 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING ... AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

Architect Reg. No. CA/2013/61593 Shreyash Suniel Rukari Maharashtra, India

SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

SCALE	DATE	DRAWN BY	CHECKED BY
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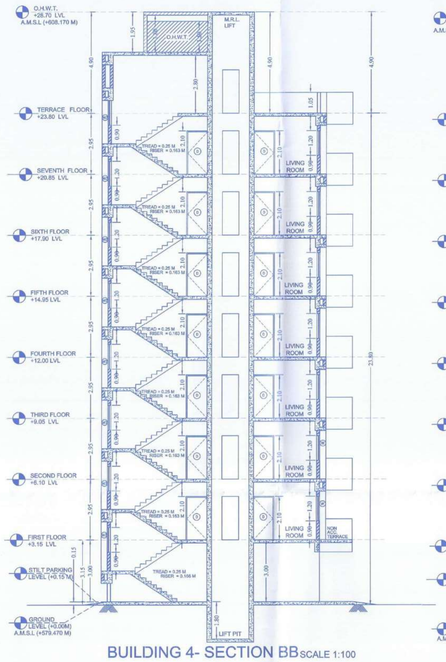
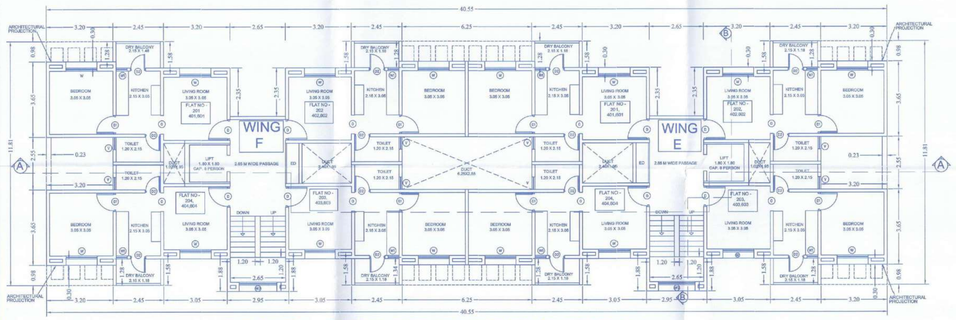


BUILDING 4- SECTION BB SCALE 1:100

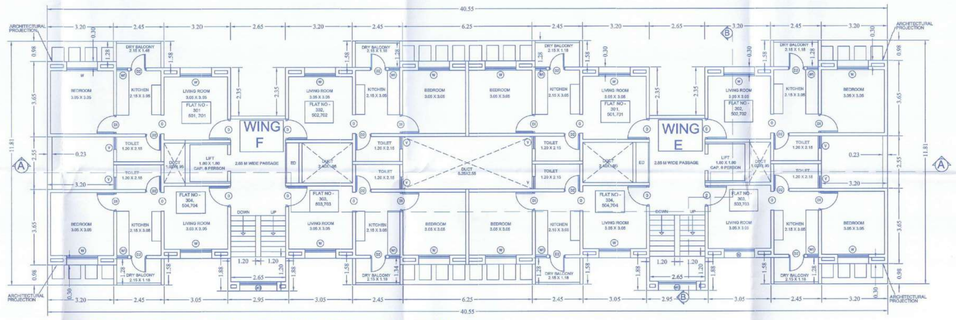
BUILDING 4- ELEVATION SCALE 1:100

BUILDING 4 - F WING				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
F-101	EWS	29.38	0	2.54
F-102	EWS	29.38	0	2.54
F-103	EWS	29.38	0	2.54
F-104	EWS	29.38	0	2.54
F-201	EWS	29.38	0	2.54
F-202	EWS	29.38	0	2.54
F-203	EWS	29.38	0	2.54
F-204	EWS	29.38	0	2.54
F-301	EWS	29.38	0	2.54
F-302	EWS	29.38	0	2.54
F-303	EWS	29.38	0	2.54
F-304	EWS	29.38	0	2.54
F-401	EWS	29.38	0	2.54
F-402	EWS	29.38	0	2.54
F-403	EWS	29.38	0	2.54
F-404	EWS	29.38	0	2.54
F-501	EWS	29.38	0	2.54
F-502	EWS	29.38	0	2.54
F-503	EWS	29.38	0	2.54
F-504	EWS	29.38	0	2.54
F-601	EWS	29.38	0	2.54
F-602	EWS	29.38	0	2.54
F-603	EWS	29.38	0	2.54
F-604	EWS	29.38	0	2.54
F-701	EWS	29.38	0	2.54
F-702	EWS	29.38	0	2.54
F-703	EWS	29.38	0	2.54
F-704	EWS	29.38	0	2.54

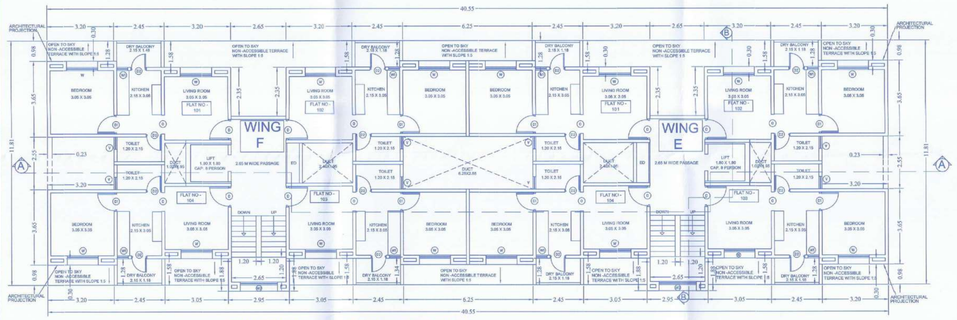
BUILDING 4 - E WING				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
E-101	EWS	29.38	0	2.54
E-102	EWS	29.38	0	2.54
E-103	EWS	29.38	0	2.54
E-104	EWS	29.38	0	2.54
E-201	EWS	29.38	0	2.54
E-202	EWS	29.38	0	2.54
E-203	EWS	29.38	0	2.54
E-204	EWS	29.38	0	2.54
E-301	EWS	29.38	0	2.54
E-302	EWS	29.38	0	2.54
E-303	EWS	29.38	0	2.54
E-304	EWS	29.38	0	2.54
E-401	EWS	29.38	0	2.54
E-402	EWS	29.38	0	2.54
E-403	EWS	29.38	0	2.54
E-404	EWS	29.38	0	2.54
E-501	EWS	29.38	0	2.54
E-502	EWS	29.38	0	2.54
E-503	EWS	29.38	0	2.54
E-504	EWS	29.38	0	2.54
E-601	EWS	29.38	0	2.54
E-602	EWS	29.38	0	2.54
E-603	EWS	29.38	0	2.54
E-604	EWS	29.38	0	2.54
E-701	EWS	29.38	0	2.54
E-702	EWS	29.38	0	2.54
E-703	EWS	29.38	0	2.54
E-704	EWS	29.38	0	2.54



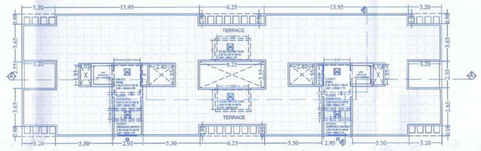
BUILDING 4 - TYPICAL 2ND, 4TH AND 6TH FLOOR PLAN SCALE 1:100



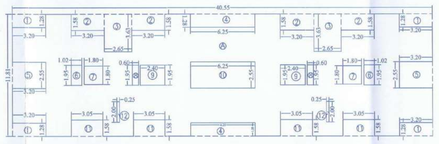
BUILDING 4 - TYPICAL 3RD, 5TH AND 7TH FLOOR PLAN SCALE 1:100



BUILDING 4 - FIRST FLOOR PLAN SCALE 1:100



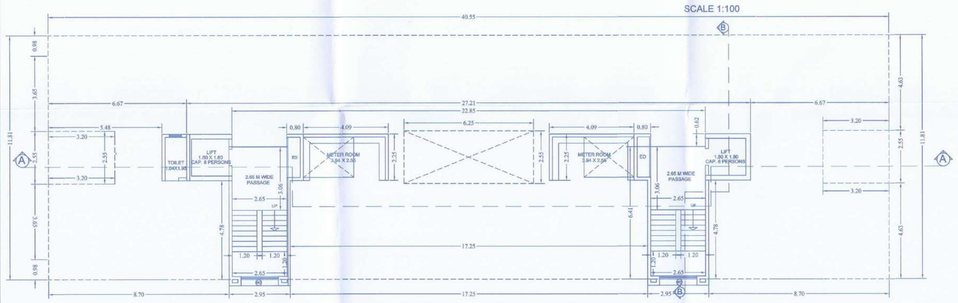
BUILDING 4 - TERRACE FLOOR PLAN
SCALE 1:200



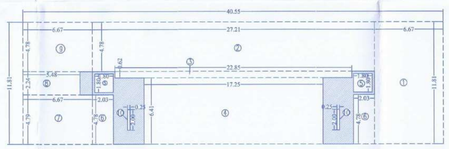
BUILDING 4 -
TYPICAL 1ST,2ND,3RD,4TH,5TH,6TH AND 7TH FLOOR AREA KEY PLAN
SCALE 1:200

AREA CALCULATION FOR TYPICAL 1ST,2ND,3RD,4TH,5TH,6TH AND 7TH FLOOR PLAN - BLOCK A			
A.40.55 X 11.81 X 1	=	478.89	SQ.M
DEDUCTION			
1] 3.20 X 1.28 X 4	=	16.38	SQ.M
2] 3.20 X 1.58 X 4	=	20.22	SQ.M
3] 2.55 X 3.63 X 2	=	19.23	SQ.M
4] 6.25 X 1.28 X 2	=	16.00	SQ.M
5] 3.20 X 2.55 X 2	=	16.32	SQ.M
6] 1.02 X 1.95 X 2	=	3.97	SQ.M
7] 1.80 X 1.80 X 2	=	6.48	SQ.M
8] 0.60 X 1.95 X 2	=	2.34	SQ.M
9] 2.40 X 1.95 X 2	=	9.36	SQ.M
10] 6.25 X 2.55 X 1	=	15.93	SQ.M
11] 3.05 X 1.58 X 4	=	19.27	SQ.M
12] 0.25 X 2.00 X 2	=	1.00	SQ.M
TOTAL DEDUCTION	=	146.50	SQ.M
NET BUILT UP AREA	=	332.39	SQ.M

BUILT UP AREA STATEMENT FOR TYPICAL BUILDING - 4		
B-UP AREA		NO.OF TENE.
FLOOR	B.UP AREA	
STILT	42.36	-
FIRST	332.39	8
SECOND	332.39	8
THIRD	332.39	8
FOURTH	332.39	8
FIFTH	332.39	8
SIXTH	332.39	8
SEVENTH	332.39	8
TOTAL	2369.09	56



BUILDING 4 - STILT FLOOR PLAN SCALE 1:100



BUILDING 4 - STILT FLOOR KEY PLAN
SCALE 1:200

AREA CALCULATION FOR STILT FLOOR			
A. 40.55 X 11.81 X 1	=	478.89	SQ.M
DEDUCTION			
1] 6.67 X 11.81 X 1	=	78.77	SQ.M
2] 27.21 X 4.78 X 1	=	130.06	SQ.M
3] 22.85 X 0.62 X 1	=	14.16	SQ.M
4] 17.25 X 6.41 X 1	=	110.57	SQ.M
5] 1.80 X 1.80 X 2	=	6.48	SQ.M
6] 2.03 X 4.78 X 2	=	19.40	SQ.M
7] 6.67 X 4.79 X 1	=	31.94	SQ.M
8] 5.48 X 2.24 X 1	=	12.27	SQ.M
9] 6.67 X 4.78 X 1	=	31.88	SQ.M
10] 0.25 X 2.00 X 2	=	1.00	SQ.M
TOTAL DEDUCTION	=	436.53	SQ.M
NET BUILT UP AREA	=	42.36	SQ.M

TYPE BLDG NO - 4 - EWS

BUILDING FILE 8 / 11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No. ..... ESR/PMAY/MHADA
Date..... /20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

AREA DESCRIPTION - BUILDING 4 - EWS

1.	BUILTUP AREA ON STILT FLOOR	42.36 SQMT
2.	BUILTUP AREA OF (1,2,3,4,5,6,7) EACH FLOOR	332.39 SQMT
3.	TOTAL BUILTUP AREA OF BUILDING	2369.09 SQMT
4.	RERA CARPET AREA OF EACH TENAMENT	29.38 SQMT
5.	NUMBER OF TENAMENT IN BUILDING 4	56
6.	HEIGHT OF BUILDING	23.80 MTR

(WALLING)

EXTERNAL WALLING = 150 MM THIK .

INTERNAL WALLING = 150 MM THIK .

SCHEDULE OF DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM	AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM		
	DOOR						
1	D	1.00 x 2.10 M	-	LIVING ROOM			
2	D1	0.90 x 2.10 M	-	BED ROOM			
3	D2	0.75 x 2.10 M	-	W.C , BATH			
	OPENING						
1	O	0.90 x 2.10 M	-	LIVING ROOM			
	WINDOWS				REQUIRED	PROPOSED	
1	W	1.50 x 1.20 M	0.90 M	LIVING ROOM	0.93 SQ.M	1.80 SQ.M	
2	W1	0.53 x 1.20 M	0.90 M	BEDROOM	0.53 SQ.M	1.80 SQ.M	
3	W2	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M	
4	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.28 SQ.M	0.54 SQ.M	

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

Suresh Suniel Rukari Architect Reg. No CA/2013/61593 Pune 141 0020

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

SIGNATURE OF LIC ARCHITECT

STUDIO 24
2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

STUDIO 24 STUDIO 24

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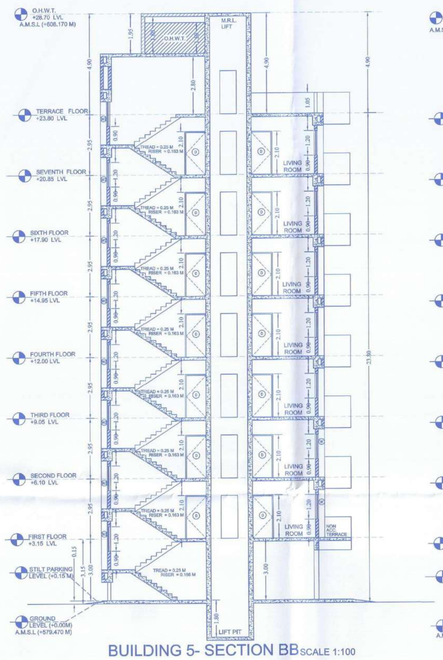
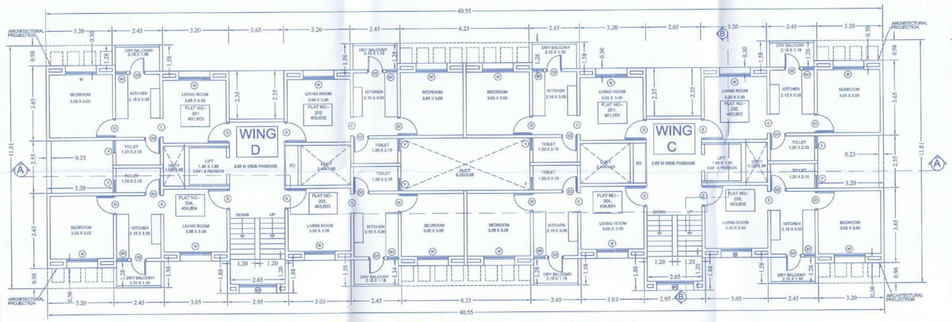


BUILDING 5- SECTION BB SCALE 1:100

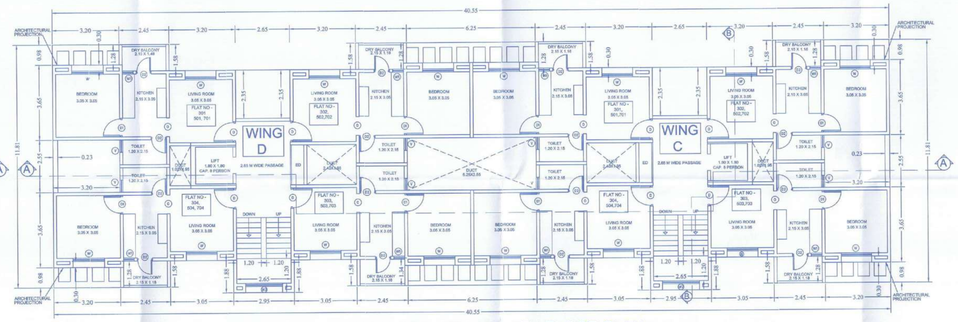
BUILDING 5- ELEVATION SCALE 1:100

BUILDING 5 - D WING				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
D-101	EWS	29.38	0	2.54
D-102	EWS	29.38	0	2.54
D-103	EWS	29.38	0	2.54
D-104	EWS	29.38	0	2.54
D-201	EWS	29.38	0	2.54
D-202	EWS	29.38	0	2.54
D-203	EWS	29.38	0	2.54
D-204	EWS	29.38	0	2.54
D-301	EWS	29.38	0	2.54
D-302	EWS	29.38	0	2.54
D-303	EWS	29.38	0	2.54
D-304	EWS	29.38	0	2.54
D-401	EWS	29.38	0	2.54
D-402	EWS	29.38	0	2.54
D-403	EWS	29.38	0	2.54
D-404	EWS	29.38	0	2.54
D-501	EWS	29.38	0	2.54
D-502	EWS	29.38	0	2.54
D-503	EWS	29.38	0	2.54
D-504	EWS	29.38	0	2.54
D-601	EWS	29.38	0	2.54
D-602	EWS	29.38	0	2.54
D-603	EWS	29.38	0	2.54
D-604	EWS	29.38	0	2.54
D-701	EWS	29.38	0	2.54
D-702	EWS	29.38	0	2.54
D-703	EWS	29.38	0	2.54
D-704	EWS	29.38	0	2.54

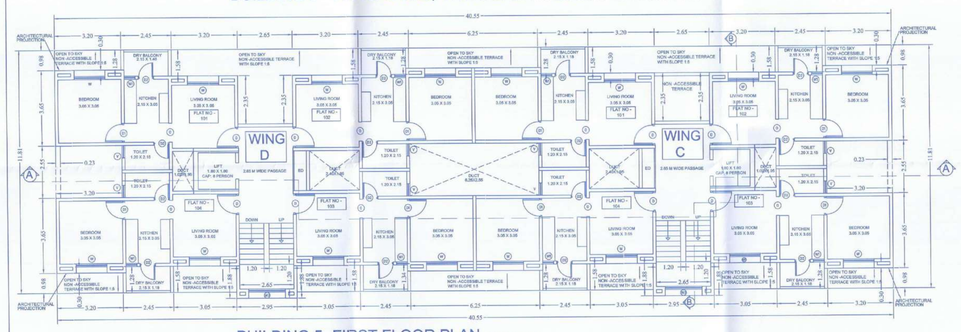
BUILDING 5 - C WING				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
C-101	EWS	29.38	0	2.54
C-102	EWS	29.38	0	2.54
C-103	EWS	29.38	0	2.54
C-104	EWS	29.38	0	2.54
C-201	EWS	29.38	0	2.54
C-202	EWS	29.38	0	2.54
C-203	EWS	29.38	0	2.54
C-204	EWS	29.38	0	2.54
C-301	EWS	29.38	0	2.54
C-302	EWS	29.38	0	2.54
C-303	EWS	29.38	0	2.54
C-304	EWS	29.38	0	2.54
C-401	EWS	29.38	0	2.54
C-402	EWS	29.38	0	2.54
C-403	EWS	29.38	0	2.54
C-404	EWS	29.38	0	2.54
C-501	EWS	29.38	0	2.54
C-502	EWS	29.38	0	2.54
C-503	EWS	29.38	0	2.54
C-504	EWS	29.38	0	2.54
C-601	EWS	29.38	0	2.54
C-602	EWS	29.38	0	2.54
C-603	EWS	29.38	0	2.54
C-604	EWS	29.38	0	2.54
C-701	EWS	29.38	0	2.54
C-702	EWS	29.38	0	2.54
C-703	EWS	29.38	0	2.54
C-704	EWS	29.38	0	2.54



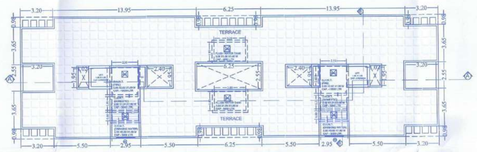
BUILDING 5 - TYPICAL 2ND, 4TH AND 6TH FLOOR PLAN SCALE 1:100



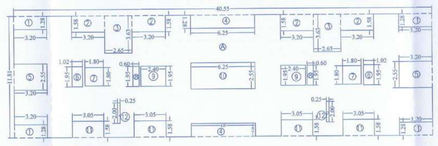
BUILDING 5 - TYPICAL 3RD, 5TH AND 7TH FLOOR PLAN SCALE 1:100



BUILDING 5 -FIRST FLOOR PLAN SCALE 1:100



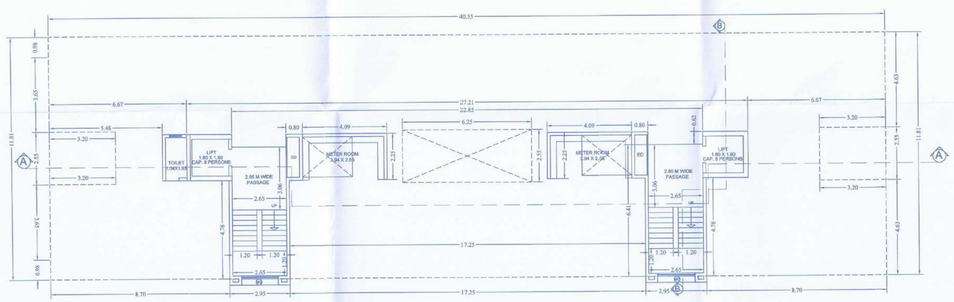
BUILDING 5 - TERRACE FLOOR PLAN
SCALE 1:200



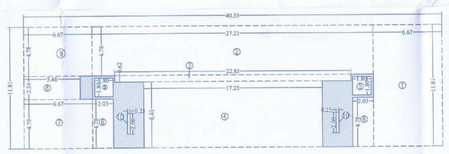
BUILDING 5 -
TYPICAL 1ST,2ND,3RD,4TH,5TH,6TH AND 7TH FLOOR AREA KEY PLAN
SCALE 1:200

AREA CALCULATION FOR TYPICAL 1ST,2ND,3RD,4TH,5TH,6TH AND 7TH FLOOR PLAN - BLOCK A			
A.40.55 X 11.81 X 1	=	478.89	SQ.M
DEDUCTION			
1] 3.20 X 1.28 X 4	=	16.38	SQ.M
2] 3.20 X 1.58 X 4	=	20.22	SQ.M
3] 2.65 X 3.63 X 2	=	19.23	SQ.M
4] 6.25 X 1.28 X 2	=	16.00	SQ.M
5] 3.20 X 2.55 X 2	=	16.32	SQ.M
6] 1.02 X 1.95 X 2	=	3.97	SQ.M
7] 1.80 X 1.80 X 2	=	6.48	SQ.M
8] 0.60 X 1.95 X 2	=	2.34	SQ.M
9] 2.40 X 1.95 X 2	=	9.36	SQ.M
10] 6.25 X 2.55 X 1	=	15.93	SQ.M
11] 3.05 X 1.58 X 4	=	19.27	SQ.M
12] 0.25 X 2.00 X 2	=	1.00	SQ.M
TOTAL DEDUCTION	=	146.50	SQ.M
NET BUILT UP AREA	=	332.39	SQ.M

BUILT UP AREA STATEMENT FOR TYPICAL BUILDING - 5		
B-UP AREA		NO.OF TENE.
FLOOR	B.UP AREA	
STILT	42.36	-
FIRST	332.39	8
SECOND	332.39	8
THIRD	332.39	8
FOURTH	332.39	8
FIFTH	332.39	8
SIXTH	332.39	8
SEVENTH	332.39	8
TOTAL	2369.09	56



BUILDING 5 - STILT FLOOR PLAN SCALE 1:100



BUILDING 5 - STILT FLOOR KEY PLAN
SCALE 1:200

AREA CALCULATION FOR STILT FLOOR			
A. 40.55 X 11.81 X 1	=	478.89	SQ.M
DEDUCTION			
1] 6.67 X 11.81 X 1	=	78.77	SQ.M
2] 27.21 X 4.78 X 1	=	130.06	SQ.M
3] 22.85 X 0.62 X 1	=	14.16	SQ.M
4] 17.25 X 6.41 X 1	=	110.57	SQ.M
5] 1.80 X 1.80 X 2	=	6.48	SQ.M
6] 2.03 X 4.78 X 2	=	19.40	SQ.M
7] 6.67 X 4.79 X 1	=	31.94	SQ.M
8] 5.48 X 2.24 X 1	=	12.27	SQ.M
9] 6.67 X 4.78 X 1	=	31.88	SQ.M
10] 0.25 X 2.00 X 2	=	1.00	SQ.M
TOTAL DEDUCTION	=	436.53	SQ.M
NET BUILT UP AREA	=	42.36	SQ.M

TYPE BLDG NO - 5 - EWS

BUILDING FILE 9/11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No.....SBP/PMAY/A/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

AREA DESCRIPTION - BUILDING 5 EWS

1.	BUILTUP AREA ON STILT FLOOR	42.36 SQMT
2.	BUILTUP AREA OF (1,2,3,4,5,6,7 FLR) EACH FLOOR	332.39 SQMT
3.	TOTAL BUILTUP AREA OF BUILDING	2369.09 SQMT
4.	RERA CARPET AREA OF EACH TENAMENT	29.38 SQMT
5.	NUMBER OF TENAMENTS IN BUILDING 5	56
6.	HEIGHT OF BUILDING	23.80 MTR

(WALLING)

EXTERNAL WALLING = 150 MM THIK .

INTERNAL WALLING = 150 MM THIK .

SCHEDULE OF DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM
DOOR				
1	D	1.00 x 2.10 M	-	LIVING ROOM
2	D1	0.90 x 2.10 M	-	BED ROOM
3	D2	0.75 x 2.10 M	-	W.C , BATH
OPENING				
1	D	0.90 x 2.10 M	-	LIVING ROOM

AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM

WINDOWS					REQUIRED	PROPOSED
1	W	1.50 x 1.20 M	0.90 M	LIVING ROOM	0.93 SQ.M	1.80 SQ.M
2	W1	0.53 x 1.20 M	0.90 M	BEDROOM	0.93 SQ.M	1.80 SQ.M
3	W2	1.80 x 1.20 M	0.90 M	ST.AIRCASE	1.17 SQ.M	2.16 SQ.M
4	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.26 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

Shreyash Suniel Rukari Architect (Reg. No. CA/2013/61593) Pune, Maharashtra

SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

STUDIO 24

SCALE	DATE	DRAWN BY	CHECKED BY
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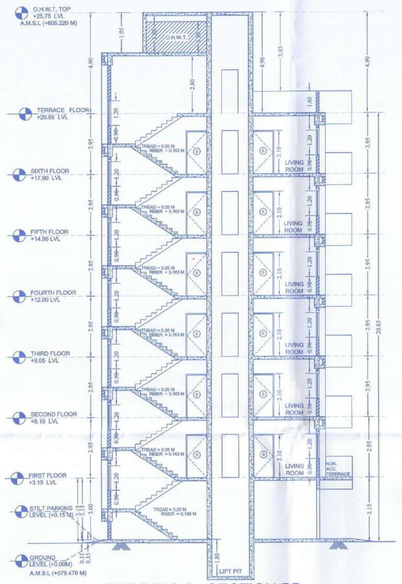
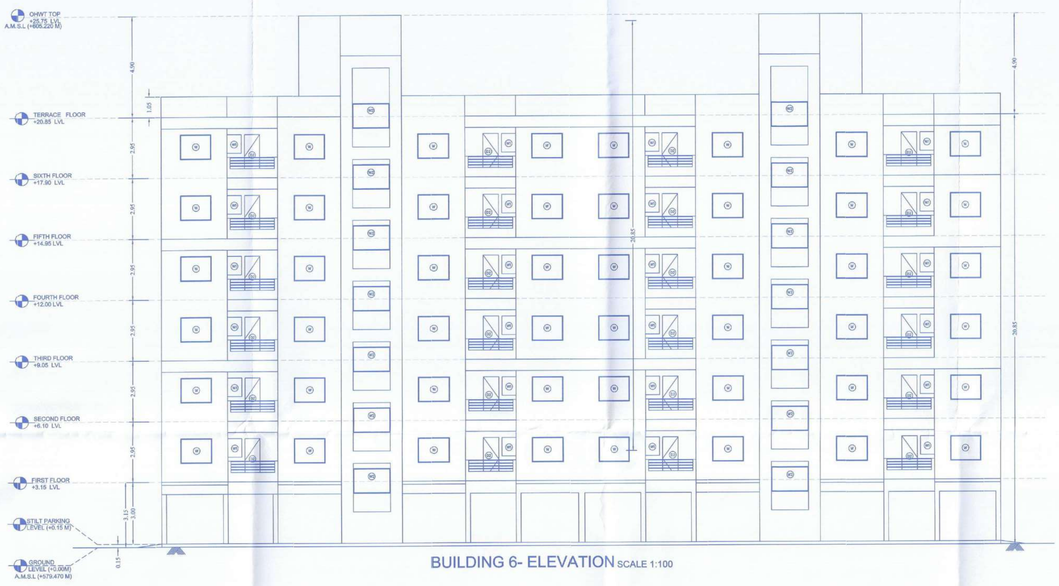


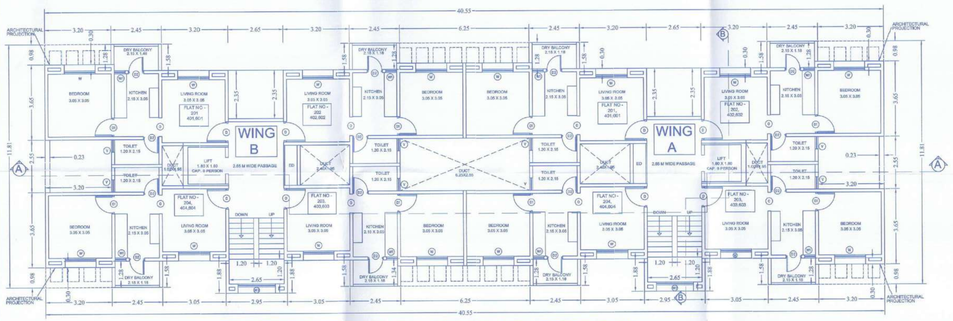
BUILDING 6 - SECTION BB SCALE 1:100



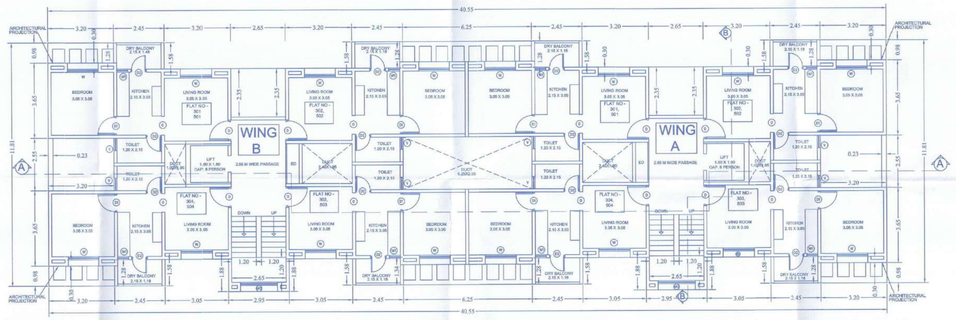
BUILDING 6- ELEVATION SCALE 1:100

BUILDING 6 WING B				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
B-101	EWS	29.38	0	2.54
B-102	EWS	29.38	0	2.54
B-103	EWS	29.38	0	2.54
B-104	EWS	29.38	0	2.54
B-201	EWS	29.38	0	2.54
B-202	EWS	29.38	0	2.54
B-203	EWS	29.38	0	2.54
B-204	EWS	29.38	0	2.54
B-301	EWS	29.38	0	2.54
B-302	EWS	29.38	0	2.54
B-303	EWS	29.38	0	2.54
B-304	EWS	29.38	0	2.54
B-401	EWS	29.38	0	2.54
B-402	EWS	29.38	0	2.54
B-403	EWS	29.38	0	2.54
B-404	EWS	29.38	0	2.54
B-501	EWS	29.38	0	2.54
B-502	EWS	29.38	0	2.54
B-503	EWS	29.38	0	2.54
B-504	EWS	29.38	0	2.54
B-601	EWS	29.38	0	2.54
B-602	EWS	29.38	0	2.54
B-603	EWS	29.38	0	2.54
B-604	EWS	29.38	0	2.54

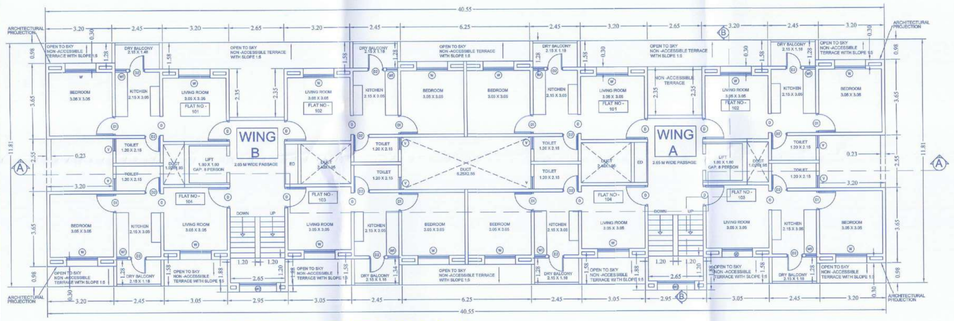
BUILDING 6 - WING A				
FLAT NO	TYPE	RERA CARPET	BALCONY	DRY BALCONY
A-101	EWS	29.38	0	2.54
A-102	EWS	29.38	0	2.54
A-103	EWS	29.38	0	2.54
A-104	EWS	29.38	0	2.54
A-201	EWS	29.38	0	2.54
A-202	EWS	29.38	0	2.54
A-203	EWS	29.38	0	2.54
A-204	EWS	29.38	0	2.54
A-301	EWS	29.38	0	2.54
A-302	EWS	29.38	0	2.54
A-303	EWS	29.38	0	2.54
A-304	EWS	29.38	0	2.54
A-401	EWS	29.38	0	2.54
A-402	EWS	29.38	0	2.54
A-403	EWS	29.38	0	2.54
A-404	EWS	29.38	0	2.54
A-501	EWS	29.38	0	2.54
A-502	EWS	29.38	0	2.54
A-503	EWS	29.38	0	2.54
A-504	EWS	29.38	0	2.54
A-601	EWS	29.38	0	2.54
A-602	EWS	29.38	0	2.54
A-603	EWS	29.38	0	2.54
A-604	EWS	29.38	0	2.54



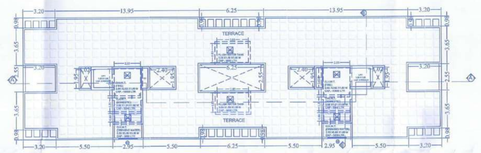
BUILDING 6 - TYPICAL 2ND, 4TH AND 6TH FLOOR PLAN SCALE 1:100



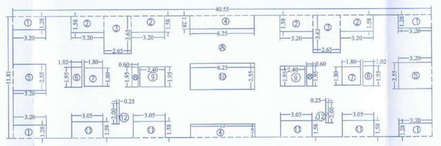
BUILDING 6 - TYPICAL 3RD AND 5TH FLOOR PLAN SCALE 1:100



BUILDING 6 - FIRST FLOOR PLAN SCALE 1:100



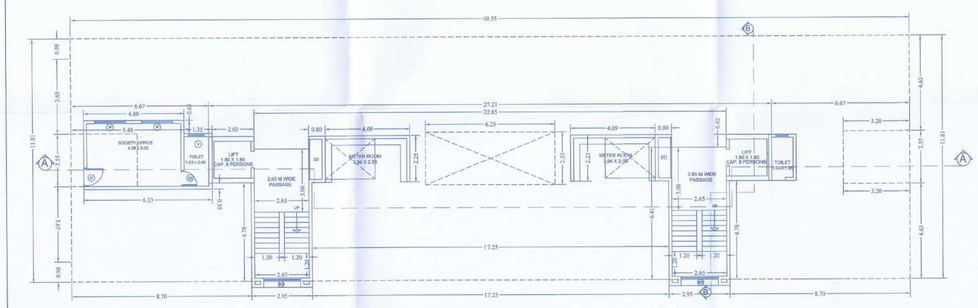
BUILDING 6 - TERRACE FLOOR PLAN SCALE 1:200



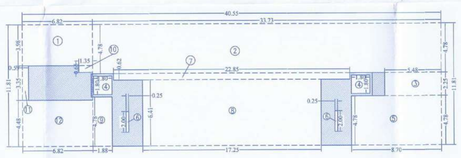
BUILDING 6 - TYPICAL 1ST,2ND,3RD,4TH,5TH AND 6TH FLOOR AREA KEY PLAN SCALE 1:200

AREA CALCULATION FOR TYPICAL 1ST,2ND,3RD,4TH,5TH, AND 6TH FLOOR PLAN - BLOCK A		
A. 40.55 X 11.81 X 1	=	478.89 SQ.M
DEDUCTION		
1] 3.20 X 1.28 X 4	=	16.38 SQ.M
2] 3.20 X 1.58 X 4	=	20.22 SQ.M
3] 2.65 X 3.63 X 2	=	19.23 SQ.M
4] 6.25 X 1.28 X 2	=	16.00 SQ.M
5] 3.20 X 2.55 X 2	=	16.32 SQ.M
6] 1.02 X 1.95 X 2	=	3.97 SQ.M
7] 1.80 X 1.80 X 2	=	6.48 SQ.M
8] 0.60 X 1.95 X 2	=	2.34 SQ.M
9] 2.40 X 1.95 X 2	=	9.36 SQ.M
10] 6.25 X 2.55 X 1	=	15.93 SQ.M
11] 3.05 X 1.58 X 4	=	19.27 SQ.M
12] 0.25 X 2.00 X 2	=	1.00 SQ.M
TOTAL DEDUCTION	=	146.50 SQ.M
NET BUILT UP AREA	=	332.39 SQ.M

BUILT UP AREA STATEMENT FOR TYPICAL BUILDING - 6		
B-UP AREA		
FLOOR	B.UP AREA	NO.OF TENE.
STILT	62.04	-
FIRST	332.39	8
SECOND	332.39	8
THIRD	332.39	8
FOURTH	332.39	8
FIFTH	332.39	8
SIXTH	332.39	8
TOTAL	2056.38	48



BUILDING 6 - STILT FLOOR PLAN SCALE 1:100



BUILDING 6 - STILT FLOOR KEY PLAN SCALE 1:100

AREA CALCULATION FOR STILT FLOOR		
A. 40.55 X 11.81 X 1	=	478.89 SQ.M
DEDUCTION		
1] 6.82 X 3.98 X 1	=	27.14 SQ.M
2] 33.73 X 4.78 X 1	=	161.22 SQ.M
3] 5.48 X 2.25 X 1	=	12.33 SQ.M
4] 1.80 X 1.80 X 2	=	6.48 SQ.M
5] 8.70 X 4.78 X 1	=	41.58 SQ.M
6] 0.25 X 2.00 X 2	=	1.00 SQ.M
7] 22.85 X 0.62 X1	=	14.16 SQ.M
8] 17.25 X 6.41 X1	=	110.57 SQ.M
9] 1.88 X 4.78 X1	=	8.98 SQ.M
10] 1.35 X 0.65 X1	=	0.87 SQ.M
11] 0.59 X 3.35 X1	=	1.97 SQ.M
12] 6.82 X 4.48 X1	=	30.55 SQ.M
TOTAL DEDUCTION	=	416.85 SQ.M
NET BUILT UP AREA	=	62.04 SQ.M

TYPE BLDG NO - 6 - EWS

BUILDING FILE 10 11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

Accepted as completion plans as accompaniments of acceptance Full OC by this office letter under No.....EE/BP/PMAY/MIHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MIHADA

AREA DESCRIPTION - EWS - BUILDING 6

1.	BUILTUP AREA ON STILT FLOOR	62.04 SQMT
2.	BUILTUP AREA OF (1,2,3,4,5,6) EACH FLOOR	332.39 SQMT
3.	TOTAL BUILTUP AREA OF BUILDING 6	2056.38 SQMT
4.	RERA CARPET AREA OF EACH TENAMENT	29.38 SQMT
5.	NUMBER OF TENAMENTS IN BUILDING 6	48
6.	HEIGHT OF BUILDING	20.85 MTR

(WALLING)

EXTERNAL WALLING = 150 MM THIK .

INTERNAL WALLING = 150 MM THIK .

SCHEDULE OF DOOR AND WINDOWS

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM
	DOOR			
1	D	1.00 x 2.10 M	-	LIVING ROOM
2	D1	0.90 x 2.10 M	-	BED ROOM
3	D2	0.75 x 2.10 M	-	W.C , BATH
	OPENING			
1	O	0.90 x 2.10 M	-	LIVING ROOM

AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM

WINDOWS					REQUIRED	PROPOSED
1	W	1.50 x 1.20 M	0.90 M	LIVING ROOM	0.93 SQ.M	1.80 SQ.M
2	W1	0.93 x 1.20 M	0.90 M	BEDROOM	0.93 SQ.M	1.80 SQ.M
3	W2	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M
4	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.26 SQ.M	0.54 SQ.M

PROJECT

COMPLETION DRAWING FOR FULL O.C. PROPOSED FOR BUILDING AND CONVENIENCE SHOPPING AT SURVEY NO - 162/9/1 AND 162/9/2, FURSUNGI, TAL - HAVELI, DIST - PUNE 412308

ASHTAVINAYAK REALTY THROUGH
MR. SAGAR DILIP RUKARI

SIGNATURE OF OWNER

Shreesh

Architect Regd. No. CA/2013/61593 Maharashtra

AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

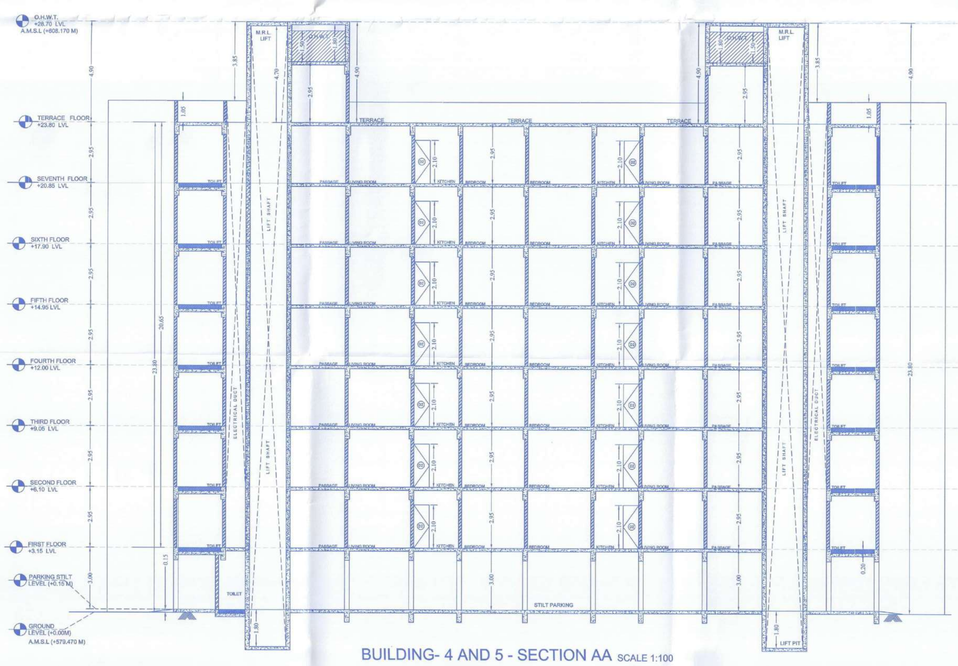
SIGNATURE OF LIC ARCHITECT

STUDIO 24
THR. AR. SHREYASH SUNIEL RUKARI
CA/2013/61593

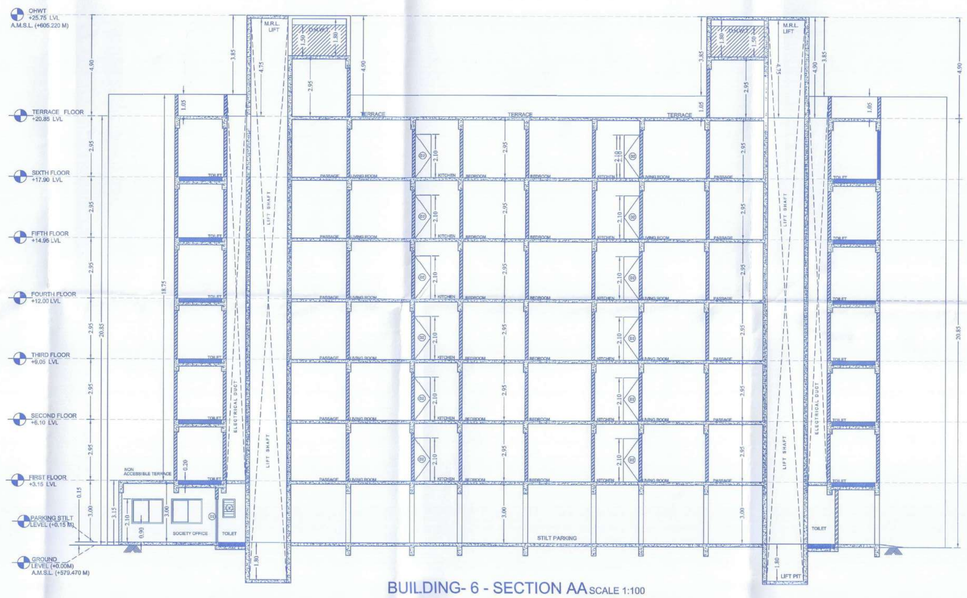
2134, Sadashiv Peth, Vijayanagar colony,
Adhishthan, Office #6, Off Tilak Road,
Pune - 411030. India. Phone 020 - 24324458

STUDIO 24 STUDIO 24

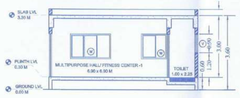
SCALE	DATE	DRAWN BY	CHECKED BY
1:100	29.12.2025	VASIM	SHREASH



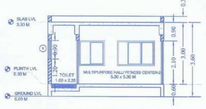
BUILDING- 4 AND 5 - SECTION AA SCALE 1:100



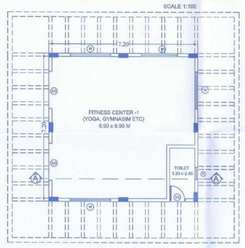
BUILDING- 6 - SECTION AA SCALE 1:100



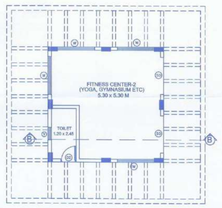
CLUBHOUSE 1 - SECTION AA
SCALE 1:100



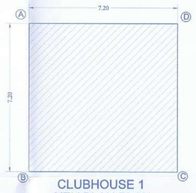
CLUBHOUSE 2 - SECTION BB
SCALE 1:100



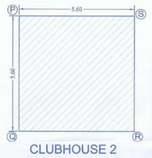
CLUBHOUSE 1 - PLAN
SCALE 1:100



CLUBHOUSE 2 - PLAN
SCALE 1:100



CLUBHOUSE 1
KEY PLAN PLAN
SCALE 1:100



CLUBHOUSE 2
KEY PLAN PLAN
SCALE 1:100

BUILT- UP AREA CALCULATION CLUBHOUSE - 1	
BLOCK A, B, C, D	
7.20 X 7.20 X 1	= 51.84 SQ.M
NET BUILT UP AREA	= 51.84 SQ.M

BUILT UP - AREA CALCULATION CLUBHOUSE - 2	
BLOCK P, Q, S, R	
5.60 X 5.60 X 1	= 31.36 SQ.M
NET BUILT UP AREA	= 31.36 SQ.M

TOTAL BUILT UP AREA CLUBHOUSE	
CLUBHOUSE-1	= 51.84 SQ.M
CLUBHOUSE- 2	= 31.36 SQ.M
NET BUILT UP AREA	= 83.20 SQ.M

AREA CALCULATION OF CLUB HOUSE	
TOTAL REQUIRED RG AREA	1130.00 SQ.M
PERMISSIBLE BUILT UP AREA AT GROUND FLOOR (10% X RG AREA)	113.00 SQ.M
PERMISSIBLE BUILT UP AREA ON FIRST FLOOR (5% X RG AREA)	56.50 SQ.M
TOTAL PERMISSIBLE BUILT UP AREA (15% X RG AREA)	169.50 SQ.M
PROPOSED BUILT UP AREA ON GROUND FLOOR	83.20 SQ.M
PROPOSED AREA FOR CLUB HOUSE ON FIRST FLOOR	0.00 SQ.M
TOTAL PROPOSED BUILT UP AREA FOR CLUB HOUSE	83.20 SQ.M

TYPE BLDG NO- 4,5,6- E.W.S.

BUILDING FILE 11/11

STAMP OF RECEIPT STAMP OF APPROVAL OF PLAN

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Accepted as completion plans as accompaniments of acceptance Ful OC by this office letter under No.....EE/BP/PMAY/MHADA
Date...../20 Date:.....
Executive Engineer Building Permission Cell/PMAY/A MHADA

(WALLING)

EXTERNAL WALLING = 150 MM THICK FLY ASH BRICK .

INTERNAL WALLING = 150 MM THICK FLY ASH BRICK

SCHEDULE OF DOOR AND WINDOWS

AS PER 9.20.1 U.D.C.P.R. REQUIRED OPENING AREA 10% OF FLOOR AREA OF ROOM

SR NO	TYPE	SIZE	SILL LVL	LOCATION ROOM	REQUIRED	PROPOSED
	DOOR					
1	D	1.00 x 2.10 M	-	LIVING HALL		
2	D1	0.90 x 2.10 M	-	BED ROOM		
3	D2	0.75 x 2.10 M	-	W.C., BATH		
	OPENING					
1	O	0.90 x 2.10 M	-	LIVING ROOM		
	WINDOWS					
1	W	1.50 x 1.20 M	0.90 M	LIVING ROOM	0.93 SQ.M	1.80 SQ.M
2	W1	0.53 x 1.20 M	0.90 M	BEDROOM	0.93 SQ.M	1.80 SQ.M
3	W2	1.80 x 1.20 M	0.90 M	STAIRCASE	1.17 SQ.M	2.16 SQ.M
4	V	0.60 x 0.90 M	1.20 M	C. TOILET	0.28 SQ.M	0.54 SQ.M

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STUDIO 24

SCALE	DATE	DRAWN BY	CHECKED BY
1:100	29.12.2025	VASIM	SHREASH