



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)

INTIMATION OF APPROVAL (IOA)

U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

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

Dated: -

To,

M/s Deshmukh Development
47/368, Morya Bungalow, I
n front of Aruna Asafali Garden,
Maharshi Nagar, Pune-411037.

SUB: Proposed development of Bldg No.A to C for 215 EWS tenements, 48 LIG tenements & 20 conv.Shops on plot bearing on Land Bearing Gut No.215, 216 (P), 217 Mauje Boripardhi, Tal Daund, Dist Pune. under vertical AHP – PPP model under PMAY scheme.

REF: 1. Your proposal dated. 29/07/2025

Sir,

With reference to your application U/S 44 of the MRTP Act 1966 for building permissions submitted with letter dated 29/07/2025 and the plans, Sections, Description and further particulars and details of your buildings at Proposed development of building no. A of P / S + 12 & Bldg No.B of G + 5, Bldg No. C of G +1 floor of total 3 Bldgs. having for 215 EWS tenements,48 LIG tenements & 20 Conv. Shops on plot bearing Gut No.215, 216 (P), 217 Mauje Boripardhi, Tal Daund, Dist Pune 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 commencement certificate U/s-45 of MRTP Act shall be obtained before starting the proposed work.
2. That the structural Engineer shall be appointed and supervision memo as per provisions of unified DCPR shall be submitted by Applicant.
3. 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.

4. 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.
5. 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.
6. That the work should be carried out on the plot/ land proposed for above project as per approved layout vide letter No. जा क्र. अं.मं. व बां.प.कक्ष /पीएमएवाय/ए-६२३१६६९/२०२५ दिनांक २८/०७/२०२५. All conditions of this approved layout are binding on applicant/ owner & are mandatory to comply.
7. 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.
8. That the you have to prepare complete 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

14. If any dues are pending with Local Authority, N.A. Charges, Agriculture 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.
15. 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.
16. That the road widening proposed in the layout if any will be binding on the applicant. The approach road & internal road of layout shall be handover to the Local Authority.
17. That the approach road should be constructed at your own cost before completion of work.
18. That the DP road widening area mentioned in sanctioned plan should be handed over to local authority before completion of work.
19. That the right of way / Purchase agreement for 12.00m wide approach road should be submitted before obtaining commencement Certificate of the project.
20. Requisitions of clause as per the Prevailing Development control Regulations of 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 Prevailing Development control Regulations of PMRDA. 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.

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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 UD's circular vide no. TPB,43200/2133/CR-230/01/UD-11, Date 10/03/2005 for Rain Water Harvesting & DCR.1094/2829/UD-11, Date 19/09/1995 for Solar Water Heating system as per adequate design should be provided.
30. That the NOC from Maharashtra Pollution Controll Board (Consent to establish) should be submitted before asking Plinth C C.
31. That, if drainage line is not available on site, then it is mandatory to provide STP in adequate design approved by concern authority & also if the plot is more than 4000.00 sq. m. then, Sewage Water Treatment recycling plant shall be provided for subjected project.
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 amount of Rs. 1,20,015/- (Rupees One Lakh Twenty Thousand Fifteen Only) deposited to the Planning Authority as security deposit before issue of Plinth C.C. & 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 all other charges Viz, Premium Labour Cess, Development Charges etc. when intimated to you should be paid before issue of Plinth C C.**
37. That the notice in the form of DCPR of PMRDA 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.
38. That the debris shall be disposed as per the norms of respective Local Authority.
39. 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.
40. 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.
41. 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.
42. 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.

43. 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 DCPR
44. 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.
45. 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.
46. 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.
47. 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.
48. 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.
49. **That you have submitted Self declaration regarding NOC of Civil Aviation that the subjected site does not full under the funnel zone of Airport Authority. However, if required you have to obtain Civil Aviation NOC from the concerned dept. & submit the same to this office.**
50. **That you have to obtain revised CSMC / SLSMC (Curtilment) approval for the proposed scheme if necessary.**
51. 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.
52. **That the Construction area for subjected project mentioned in plan & certified by architect is 14747.06sq.mtr. which is less than 20,000.00 sq.mtr. then the environment clearance from State Level Environment Impact Assessment Authority is not mandatory to the subjected project. However, if any discrepancy found in calculation of construction area and if construction area is found to be more than 20,000 sq.mtrs then you have to obtain environmental Clearance from State Level Environment Impact Assessment Authority is mandatory.**
53. **That the Bldg Height is more than 15.00 m then the provisional Fire / CFO Noc is mandatory and should be submitted before issue of Plinth C.C. & final NOC before asking O.C.**
54. Area / Remaining Area (where structure of Club House is proposed as per DCPR Clause 15.3.7) 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

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clause 15.3.2 of DCPR. The conditions of clause 15.3.2 (a)(b) & 15.3.7 of DCPR 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 R.C.C. retaining wall should be necessary, the same should be designed by R.C.C. Consultant.
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 if required you have to obtain NOC from NHAI or PWD for proposed National Highway of 60.00m wide & submit the same to this office.
65. That you have to obtain NOC from Competent Authority i.e. PMRDA, regarding development on amenity plot on your own. If not submitted you have to charge location of sewerage treatment / STP) and obtain revised plans for the same.
66. **That the sanctioned houses under PMAY-U scheme have been granted extension up to 31/12/2025 vide Central Govt. GR dtd.20/12/2024. The same shall be adhered to the applicant & accordingly the work of project shall be completed before 31/12/2025 by the applicant.**
67. 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.
68. That the final NOC for lift from Lift inspector shall be taken before asking O.C.
69. 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.
70. 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

71. 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.
72. 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.
73. 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.
74. **That the Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities wherever required not for start of work.**
75. **The Construction work will be start only after the Commencement Certificate upto Plinth u/s 45 of MRTP ACT will be issued**
76. That, if you failed to fulfill the IOA conditions then the commencement certificate will be granted under Section 45 (ii) of the Maharashtra Regional and Town Planning Act 1966, to be withdrawn.
77. 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.
78. 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.
79. 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 (06 nos of plans)


Executive Engineer/B.P.Cell
PMAY/ MHADA

Copy forwarded for favour of information :

1. Commissioner, PMRDA
2. Chief Officer, Pune Board, Pune MHADA.
3. Asst. Director of Town Planning, PMRDA
4. Arch. Vipul Takwane, Shukratara Apartment, Flat No.306, Shukrawarpeth, Pune-411 002, 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

Approved subject to condition mentions in this office
I.O.A. letter no. EE/BP/PMAY/A/MHADA/ /20
DATE & Plinth C.C. to be issued.

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

DETAILS OF CLUB HOUSE		
SR.NO	DESCRIPTION	AREA IN SQ.MTS
1.	PERMISSIBLE AREA ON GROUND FLOOR (10%)	75.45
2	PERMISSIBLE AREA ON FIRST FLOOR	37.72
3	TOTAL PERMISSIBLE AREA	113.17
4	PROPOSED AREA ON GROUND FLOOR	75.00
5	PROPOSED AREA ON FIRST FLOOR	37.50
6	TOTAL PROPOSED AREA	112.50

BUILT UP AREA IN SQ.MTS	
BLDG	BUILT UP AREA
A BLDG	5715.79
B BLDG	5459.64
C BLDG	768.20
TOTAL	11943.63

NUMBER OF EWS TENEMENTS			
BLDG	NO.EWS TENEMENTS	LIG TENEMENTS	SHOPS
A BLDG	47	48	12
B BLDG	148	0	4
C BLDG	20	0	4
TOTAL	215	48	20

FSI & NON FSI AREA STATEMENT IN SQ.MTS			
BLDG NO.	FSI AREA	NON FSI AREA	TOTAL
A BLDG	5715.79	932.67	6648.46
B BLDG	5459.64	722.01	6181.65
C BLDG	768.20	866.39	1624.59
STP	29.25	29.25	
UGT	35.82	35.82	
OWC	7.54	7.54	
OHT	107.25	107.25	
CLUB HOUSE	112.50	112.50	
TOTAL AREA	11943.63	2803.43	14747.06

STP AREA STATEMENT	
STP -A	29.25
TOTAL STP AREA PROVIDED	29.25

SR.NO	AMENITY AREA STATEMENT	PLOT (AREA IN SQ.M.)
1	GROSS PLOT AREA	10131.57
2.00	AMENITY AREA REQ.	1519.74
3	AMENITY AREA PROVIDED	1525.00

SR.NO	OPEN SPACE/ R.G AREA STATEMENT	PLOT (AREA IN SQ.M.)
1.	NET PLOT AREA	10131.57
2	10% OPEN SPACE/ R.G AREA REQ.	1013.16
3	OPEN SPACE / R.G AREA PROVIDED	1021.53

R.G AREA STATEMENT	
R.G-1	754.53
R.G-2	287.00
TOTAL	1021.53



FSI AREA STATEMENT								
PROPOSED FSI AREA STATEMENT FOR COMMERCIAL + RESIDENTIAL BUILDING								
SR.NO	BUILDING NO	TYPE OF BUILDING	NO. OF FLOORS	HEIGHT OF BLDG	NO. OF TENEMENTS PER FLOOR	CARPET AREA PER TENEMENT (SQ.MTS)	TENEMENT PER BLDG	TOTAL PROPOSED BUILT UP AREA (SQ.MTS)
1	A	SHOPS	P+12	37.2	12	19.45	12	5715.79
		EWS			4	30	47	
		LIG			4	39.88	48	
2	B	SHOPS	G+5	17.7	4	12.2	4	5459.64
		EWS			25	30	148	
3	C	SHOPS	G+1	6.3	4	12.2	4	768.2
		EWS			18	30	20	
GRAND TOTAL							283	11943.63

AREA STATEMENT IN SQ.MTS	
Area of Plot (Minimum area of a,b,c to be considered)	13832
(a) As per Ownership Document (7/12, CTS Extract) (Gat 216x217)	10350
(b) As per Measurement Sheet	13815.77
(c) Area under Proposal	10131.57
(d) Minimum of Above	10131.57
Deductions For	
(a) Proposed D.P./R.P./ Road Widening Area / Service Road/ Highway Widening	0
(b) Any D.P. Reservation area (Total A+B)	0
Balance area of Plot (1-2)	10131.57
Amenity Space (If applicable)	
(a) Required	1519.74
(b) Adjustment of 2(b) if any	0
(c) Balance Proposed	1525
Net Plot Area (3-4 (C))	8606.57
Recreational Open Space (If applicable) (10% of Sno5)	
(a) Required	1013.16
(b) Proposed	1021.53
Plotable Area (If Applicable)	
Built Up area with reference to Basic FSI as per front road width (Sr.No.5 x 1.2)	10327.88
(a) Maximum permissible premium FSI - based on road width (Previously Sanctioned)	1929.75
In Situ FSI / TDR Loading	
(a) In-Situ area against D.P. road (2.0X Sr. No 2(a) , if any	0
(b) In-Situ area against Amenity space if handed over (2.00 or 1.85 X Sr.No.4(b) and / or (c))	0
(c) TDR area	0
(d) Total In-Situ / TDR loading proposed (10(a) + (b) + (c))	0
Additional FSI area under Chapter No. 7	0
Total Entitlement of FSI in proposal	12257.63
(a) (Sr.No.5) + 10 (d) or 11 whichever is applicable	12257.63
(b) Ancillary Area FSI upto 60% or 80% with payment of charges - Resi 60%	0
(c) Total Entitlement (a+b)	12257.63
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)	12257.63
Total Built up area in proposal (Excluding area at Sr.No.16b)	11943.63
a. Commercial	351.05
b. Residential	11592.58
FSI Consumed (14/5) (Should not be more than serial no.14 above)	1.38
Area of Inclusive Housing (If any)	
(a) Required (20% of Sr. no. 5)	
(b) Proposed	
No of Tenements	
a. Commercial Shops	20
b. Residential - LIG	48
c. Residential - EWS	215

Certificate of Area :
Certified that the plot under reference was surveyed by me on 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

Owner's Declaration -
I/We undersigned hereby confirm that I/we would abide by plans sanctioned by PMRDA. I/We would execute the structure as per sanctioned 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.

Owner(s) name and signature

PROJECT

REVISED RESIDENTIAL LAYOUT & GROUP HOUSING SCHEME AT
215/216-OLD Gat No.263, 217-OLD Gat No.264,
A/P-BORIPARDHL TAL - DAUND, DISTRICT - PUNE.

POWER OF ATTORNEY HOLDER & DEVELOPER

NAME OF ARCHITECT
SIGN OF ARCHITECT
NAME OF ARCHITECT
SIGN OF ARCHITECT

AK VIKUL TANKHANE
JOB NO. DRG NO. DATE SCALE DRN BY CHD BY
----- 07/11/2025 -----

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

TABLE NO.7 - OFF STREET PARKING SPACE - NON CONGESTED AREA - BUILDING B and C							
USE - RESIDENTIAL	TENEMENTS	REQUIRED			PROPOSED		
		CAR	SCOOTERS	CYCLE	CAR	SCOOTERS	CYCLE
4 Tenements having built up area upto 50 sqmts	168	0	210	210	0	210	210
100 Sq Built up area or fraction thereof	144 Sq ms	2	8	8	2	8	8
TOTAL PARKING PROPOSED					2	218	218

TOTAL PARKING PROPOSED			
SR.NO	CARS	SCOOTERS	CYCLE
1	62 No.s	336 No.s	336 No.s

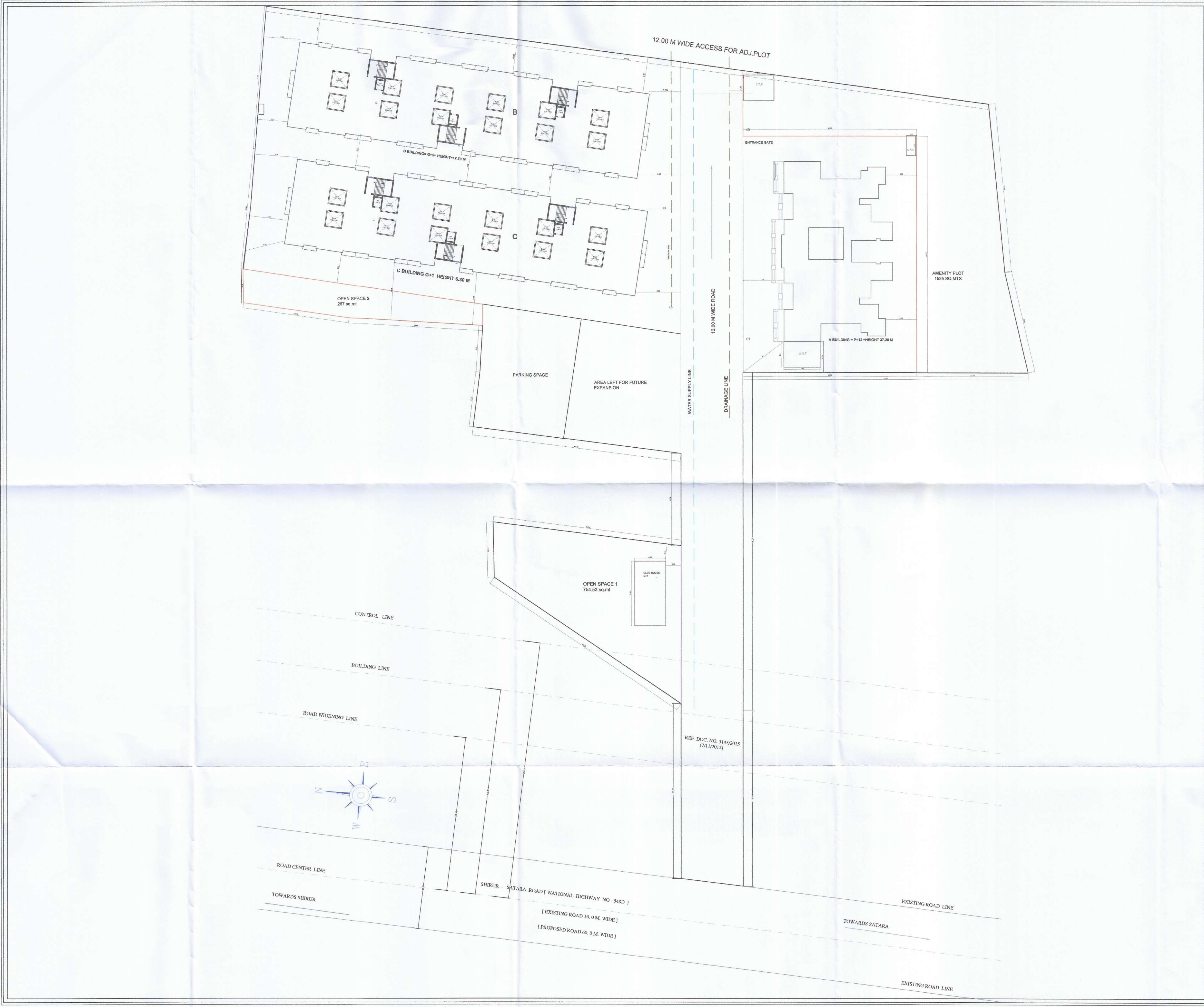
Owner's Declaration -
I/We undersigned hereby confirm that I/we would abide by plans sanctioned by PMRDA. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

PROJECT

POWER OF ATTORNEY HOLDER & DEVELOPER

Patekik

 AR. VIPUL TAKAWANE							
	JOB NO.	DRG NO.	DATE	SCALE	DRN BY	CHD BY	



STAMP OF APPROVAL

03/06

Approved subject to condition mentions in this office
I.O.A. letter no. EE/SP/PMAY/MHADA/_____/20_____
DATE _____ & Plinth C.C. to be issued.

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

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ 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

Owner's Declaration -
I/We undersigned hereby confirm that I/we would abide by plans sanctioned by PMRDA. I/We would execute the structure as per sanctioned 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.

Owner(s) name and signature

PROJECT

REVISED RESIDENTIAL LAYOUT & GROUP HOUSING SCHEME AT
215,216 (OLD Gat No.283), 217 (OLD Gat No.284),
A/P: BONGPARDHIL TAL - DAUND, DISTRICT - PUNE.

POWER OF ATTORNEY HOLDER & DEVELOPER

Shri Pratik Dilip Deshmukh

NAME OF ARCHITECT

VSJ

AR VIPUL TAKAWANE

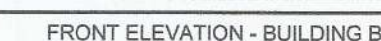
DESHMUKH DEVELOPMENTS
FOR SHRI PRATIK DILIP DESHMUKH

SIGN OF ARCHITECT

JOB NO. DRG NO. DATE SCALE DRN BY CHD BY

---- 07/11/2025 ----

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



AREA STATEMENT (BUILDING - B)			
FLAT NO.	CARPET AREA (SQ. MT.)	FLAT TYPE	
001, 101, 201, 301, 401, 501	29.94	EWS	
002, 102, 202, 302, 402, 502	29.94	EWS	
003, 103, 203, 303, 403, 503	29.94	EWS	
004, 104, 204, 304, 404, 504	29.94	EWS	
005, 105, 205, 305, 405, 505	29.94	EWS	
006, 106, 206, 306, 406, 506	29.94	EWS	
007, 107, 207, 307, 407, 507	29.94	EWS	
008, 108, 208, 308, 408, 508	29.94	EWS	
009, 109, 209, 309, 409, 509	29.94	EWS	
010, 110, 210, 310, 410, 510	29.94	EWS	
111, 111, 211, 311, 411, 511	29.94	EWS	
112, 112, 212, 312, 412, 512	29.94	EWS	
113, 113, 213, 313, 413, 513	29.94	EWS	
114, 114, 214, 314, 414, 514	29.94	EWS	
115, 115, 215, 315, 415, 515	29.94	EWS	
116, 216, 316, 416, 516	29.21	EWS	
117, 217, 317, 417, 517	29.21	EWS	
118, 118, 218, 318, 418, 518	29.94	EWS	
119, 119, 219, 319, 419, 519	29.94	EWS	
020, 120, 220, 320, 420, 520	29.94	EWS	
121, 121, 221, 321, 421, 521	29.94	EWS	
022, 122, 222, 322, 422, 522	29.94	EWS	
023, 123, 223, 323, 423, 523	29.94	EWS	
024, 124, 224, 324, 424, 524	29.94	EWS	
025, 125, 225, 325, 425, 525	29.94	EWS	
TOTAL (P.T.S. & P.O.R.)			

AREA STATEMENT (BUILDING - B)		
FLAT NO.	CARPET AREA (SQ.MT.)	FLAT TYPE
001,101,201,301,401,501	29.94	EWS
002,102,202,302,402,502	29.94	EWS
003,103,203,303,403,503	29.94	EWS
004,104,204,304,404,504	29.94	EWS
005,105,205,305,405,505	29.94	EWS
006,106,206,306,406,506	29.94	EWS
007,107,207,307,407,507	29.94	EWS
008,108,208,308,408,508	29.94	EWS
009,109,209,309,409,509	29.94	EWS
010,110,210,310,410,510	29.94	EWS
011,111,211,311,411,511	29.94	EWS
012,112,212,312,412,512	29.94	EWS
013,113,213,313,413,513	29.94	EWS
014,114,214,314,414,514	29.94	EWS
015,115,215,315,415,515	29.94	EWS
116,216,316,416,516	26.21	EWS
117,217,317,417,517	26.21	EWS
018,118,218,318,418,518	29.94	EWS
019,119,219,319,419,519	29.94	EWS
020,120,220,320,420,520	29.94	EWS
021,121,221,321,421,521	29.94	EWS
022,122,222,322,422,522	29.94	EWS
023,123,223,323,423,523	29.94	EWS
024,124,224,324,424,524	29.94	EWS
025,125,225,325,425,525	29.94	EWS
TOTAL (PER B. OR)		

TYPICAL EWS UNIT PL

AREA STATEMENT OF TYPICAL EWS UNIT		
RERA CARPET AREA (A)	BALCONY/TERRACES (B)	TOTAL CARPET AREA (C)
SQ.M	SQ.M	SQ.M
372.00	7.05	379.05

	SIZE IN MT.
D1	0.90 X 2.40
D2	0.75 X 2.40
SD	1.50 X 2.40
W1	1.00 X 1.50
W2	1.20 X 1.50
W3	1.50 X 1.50
V	0.60 X 0.90

F.S.I. STATEMENT IN SQ.MT. (BUILDING - B)									
FLOOR	BUILT UP AREA			BALCONY		STAIRCASE	LIFT AREA	MACHINE ROOM	
	COMM.	RES.	TOTAL	PERMISSIBLE	PROPOSED				
GROUND FLOOR	0.00	848.94	909.94	0.00	0.00	44.55	8.10	0.00	
FIRST FLOOR	0.00	909.94	909.94	138.49	75.00	44.55	8.10	0.00	
SECOND FLOOR	0.00	909.94	909.94	138.49	75.00	44.55	8.10	0.00	
THIRD FLOOR	0.00	909.94	909.94	138.49	75.00	44.55	8.10	0.00	
FOURTH FLOOR	0.00	909.94	909.94	138.49	75.00	44.55	8.10	0.00	
FIFTH FLOOR	0.00	909.94	909.94	138.49	75.00	44.55	8.10	0.00	
TOTAL FLOOR AREA	0.00	5396.84	5396.84	682.45	375.00	267.30	48.80	31.11	
		TOTAL		ALL FLOOR FSI ARE 0.05 ARE 0.05					

WATER STORAGE CAPACITY CALCULATIONS (BUILDING-B)	
OVER HEAD WATER TANK	
FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	135 LTRS.
NO OF TENEMENT	148 NOS.
WATER REQUIRED PER FLAT (135 LTRS. X 5)	675 LTRS.
WATER REQUIRED (675 X 148)	99,900.00 LTRS.
NET REQUIRED CAPACITY OF WATER (99,900-10,000.00)	10,000.00 LTRS.
	1,09,000.00 LT.
PROPOSED CAPACITY OF OVER HEAD WATER TANK	1,10,000.00 LT.
UNDERGROUND WATER TANK	
FOR RESIDENTIAL	
1,10,000.00 X 1.50 TIMES	1,65,000.00 LT.
FOR FIRE	20,000.00 LTR.
NET REQUIRED CAPACITY OF WATER (1,65,000.00-20,000.00)	1,85,000.00 LT.
PROPOSED CAPACITY OF UNDERGROUND WATER TANK	1,85,000.00 LT.

CERTIFICATE OF AREA -
 Certified that the plot under reference was surveyed by me on _____ 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.

OWNER'S DECLARATION -

I/We undersigned hereby confirm that I/we would abide by plans sanctioned by PMRAD. I/We would execute the structure as per sanctioned 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.

Owner(s) Name And Signature _____

PROJECT

PROJECT

REVISED RESIDENTIAL LAYOUT & GROUP HOUSING SCHEME AT
216 (OLD Gat No.263), 217 (OLD Gat No.264),
A/P- BORIPARDHI TAL - DAUND. DISTRICT - PUNE.

POWER OF ATTORNEY HOLDER & DEVELOPER

Phokk	
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DESHMUKH DEVELOPMENTS'

SIGN SHRI. PRATIK DILIP DESHMUKH	FOR SHRI. PRATIK DILIP DESHMUKH
-------------------------------------	---------------------------------

NAME OF ARCHITECT	SIGN OF ARCHITECT

105

VSJ

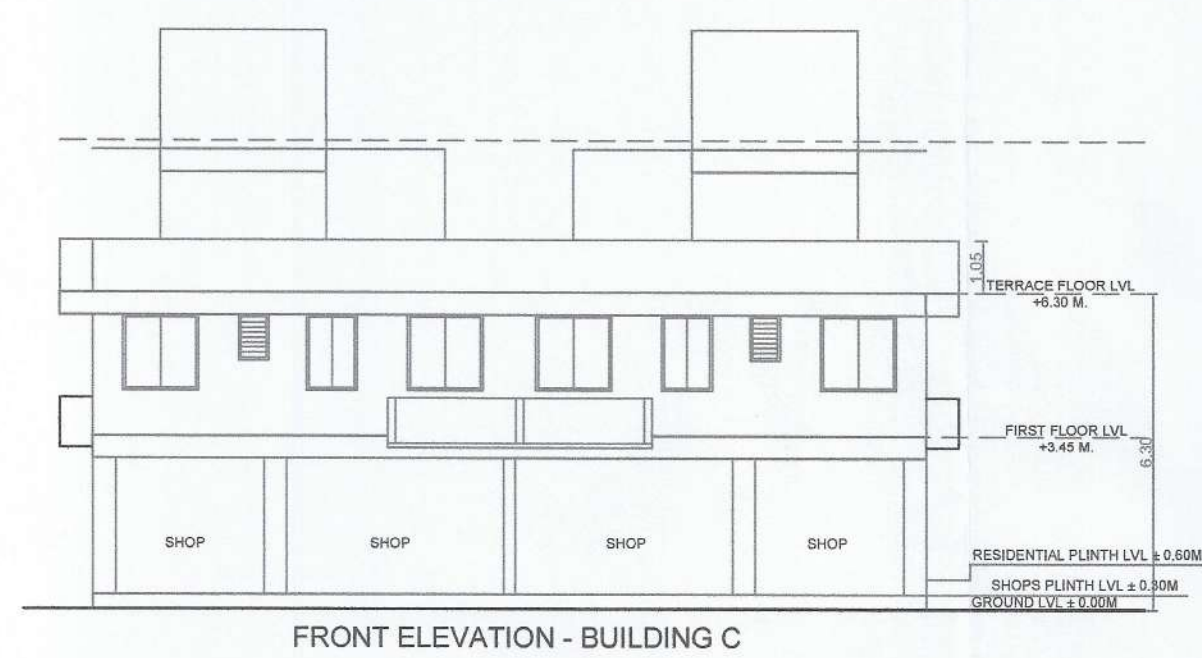
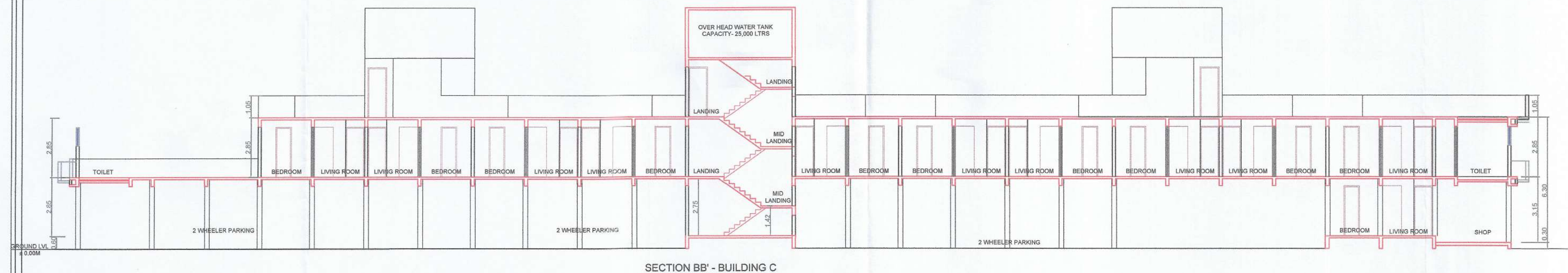
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JOB NO.	DRG NO.	DATE	SCALE	DRN BY	CHD BY
		07/11/2025			

	****	07/10/2023	****		
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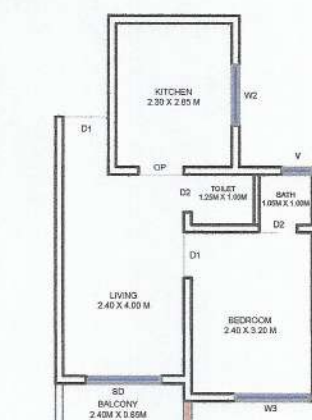
Approved subject to condition mentions in this office
I.O.A. letter no. EE/BP/PMAY/A/MHADA/ /20
DATE & Plinth C.C. to be issued.

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



F.S.I. STATEMENT IN SQ.MT. (BUILDING - C)									
FLOOR	COMM	RESI	TOTAL	PERMISSIBLE	PROPOSED	EXCESS	PERMISSIBLE	PROPOSED	MACHINE ROOM
GROUND FLOOR	61.00	66.39	127.39	0.00	0.00	0.00	0.00	44.55	8.10
FIRST FLOOR	0.00	640.81	640.81	96.12	56.65	0.00	181.98	44.55	8.10
TOTAL FLOOR AREA	61.00	707.20	768.20	96.12	56.65	0.00	181.98	89.10	16.20

TOTAL ALL FLOOR FSI AREA = 768.20 SQ.MT.

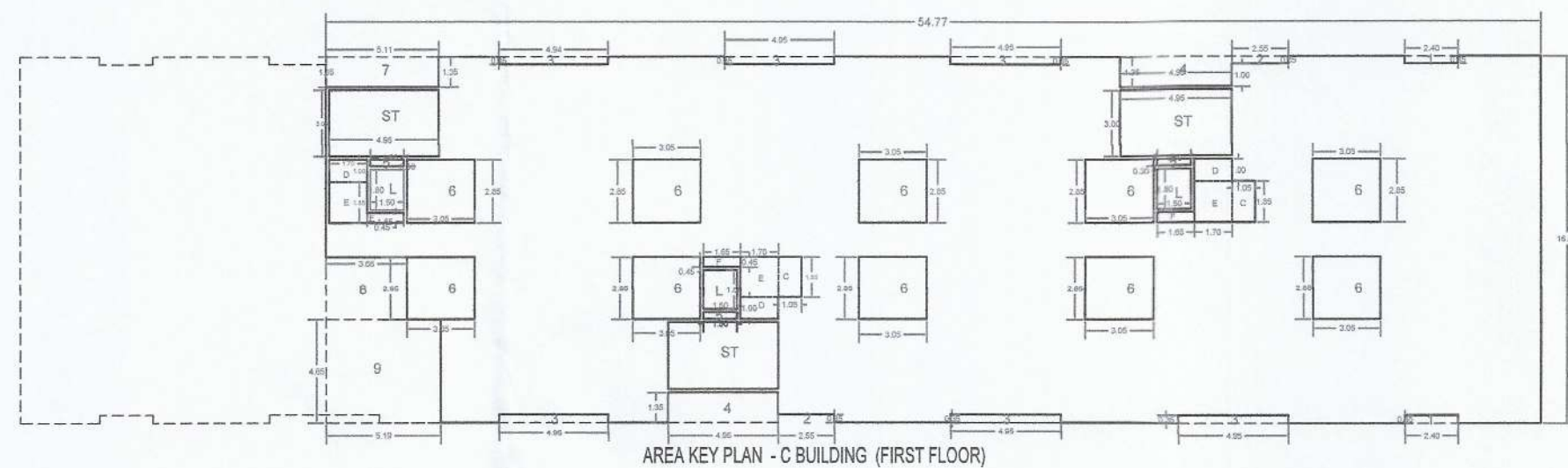


TYPICAL EWS UNIT PLAN

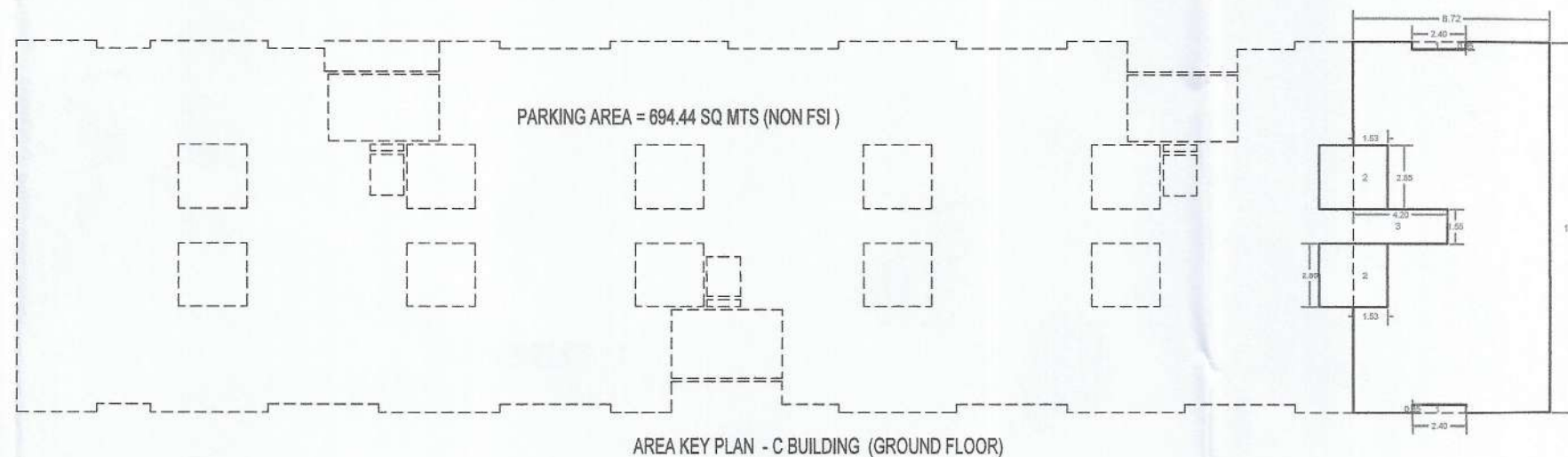
AREA STATEMENT OF TYPICAL EWS UNIT	AREA (SQ.MT.)
AREA CARPET AREA	27.80
BALCONY/TERRACE	2.04
TOTAL CARPET AREA	29.84

BUILT UP AREA GROUND FLOOR PLAN (BUILDING - C)			
BLOCK NO.	LENGTH	WIDTH	AREA IN (SQ.MT.)
B	8.72	16.55	144.30
1	2.40	0.35	0.84
2	1.93	2.85	5.50
3	4.80	1.95	9.36
TOTAL DEDUCTION			15.70
TOTAL BUILT UP AREA (144.30 - 15.70 = 128.60 SQ.MT.)			128.60

SCHEDULE OF OPENING - BUILDING C	
SIZE IN MT.	SIZE IN MT.
D1	0.90 X 2.40
D2	0.75 X 2.40
D3	1.50 X 2.40
V1	1.00 X 1.50
V2	1.20 X 1.50
V3	1.50 X 1.50
V	0.60 X 0.60

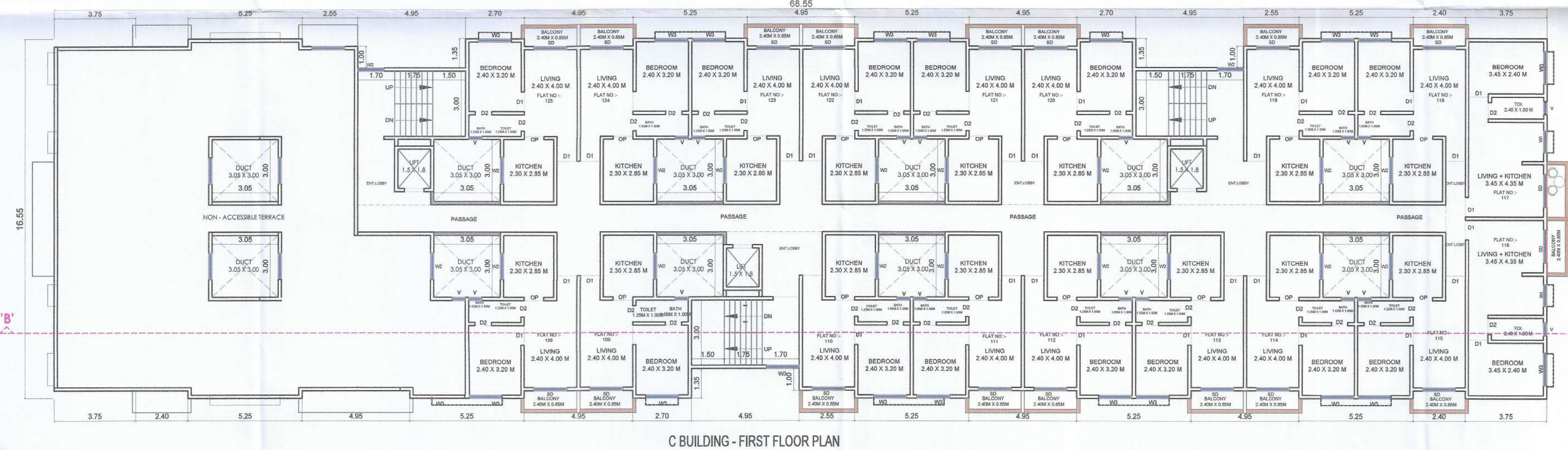


AREA KEY PLAN - C BUILDING (FIRST FLOOR)



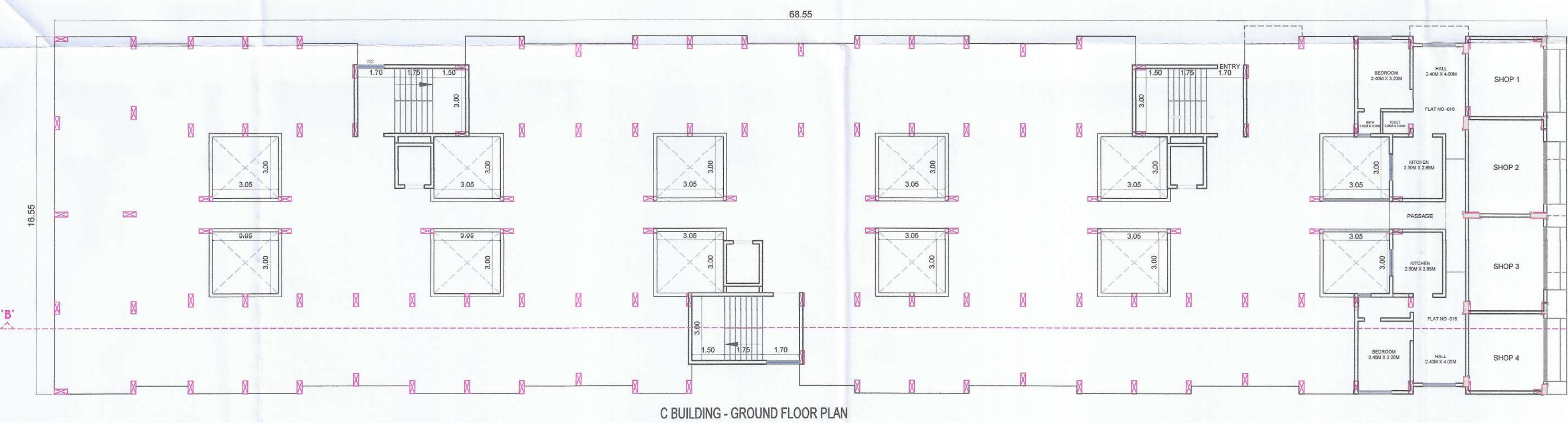
AREA KEY PLAN - C BUILDING (GROUND FLOOR)

BUILT UP AREA FIRST FLOOR PLAN (BUILDING - C)			
BLOCK NO.	LENGTH	WIDTH	AREA IN (SQ.MT.)
B	54.77	16.55	906.44
1	2.40	0.35	0.84
2	2.55	0.35	0.89
3	4.85	0.35	1.70
4	4.85	1.35	6.55
5	1.50	0.30	0.45
6	3.05	3.00	9.15
7	5.11	1.35	6.90
8	3.05	2.85	8.70
9	5.19	4.65	24.13
10	1.50	1.80	2.70
11	4.85	3.00	14.55
12	1.05	2.00	2.10
13	1.70	1.00	1.70
14	1.70	2.00	3.40
15	1.65	0.60	0.99
TOTAL DEDUCTION			28.63
TOTAL BUILT UP AREA (906.44 - 28.63 = 877.81 SQ.MT.)			877.81



C BUILDING - FIRST FLOOR PLAN

AREA STATEMENT (BUILDING - C)		
FLAT NO.	CARPET AREA (SQ.MT.)	FLAT TYPE
108	29.84	EWS
109	29.84	EWS
110	29.84	EWS
111	29.84	EWS
112	29.84	EWS
113	29.84	EWS
114	29.84	EWS
115,116	29.84	EWS
117	29.21	EWS
118,119	29.84	EWS
120	29.84	EWS
121	29.84	EWS
122	29.84	EWS
123	29.84	EWS
124	29.84	EWS
125	29.84	EWS
TOTAL (PER FLOOR)	29.84	EWS



C BUILDING - GROUND FLOOR PLAN

WATER STORAGE CAPACITY CALCULATIONS (BUILDING - C)	
OVER HEAD WATER TANK	
FOR RESIDENTIAL	
AMOUNT OF WATER REQUIRED PER PERSON	135 LTRS.
NO. OF TENEMENT	145 NOS.
WATER REQUIRED PER FLAT (135 LTRS. X 5)	675 LTRS.
WATER REQUIRED (675 X 20)	13,500.00 LTRS.
FOR FIRE	10,000.00 LTRS.
NET REQUIRED CAPACITY OF WATER (13,500+10,000.00)	23,500.00 LTRS.
PROPOSED CAPACITY OF OVER HEAD WATER TANK	25,000.00 LTRS.
UNDERGROUND WATER TANK	
FOR RESIDENTIAL	
25,000.00 X 1.50 TIMES	37,500.00 LTRS.
FOR FIRE	20,000.00 LTRS.
NET REQUIRED CAPACITY OF WATER (37,500.00+20,000.00)	57,500.00 LTRS.
PROPOSED CAPACITY OF UNDERGROUND WATER TANK	60,000.00 LTRS.

CERTIFICATE OF AREA -

Certified that the plot under reference was surveyed by me on _____ 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.

OWNER'S DECLARATION -

I/ We undersigned hereby confirm that I/we would abide by plans sanctioned by PMRAD. I/We would execute the structure as per sanctioned 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.

Owner(s) Name And Signature

PROJECT

REVISED RESIDENTIAL LAYOUT & GROUP HOUSING SCHEME AT
216 (OLD GR. No. 263), 217 (OLD GR. No. 264),
A/P- BORIPARDHI, TAL - DAUND, DISTRICT - PUNE.

POWER OF ATTORNEY HOLDER & DEVELOPER

Sd/-

DESHMUKH DEVELOPMENTS/

FOR SURE PRATIK DILIP DESHMUKH

NAME OF ARCHITECT SIGN OF ARCHITECT

Sd/-

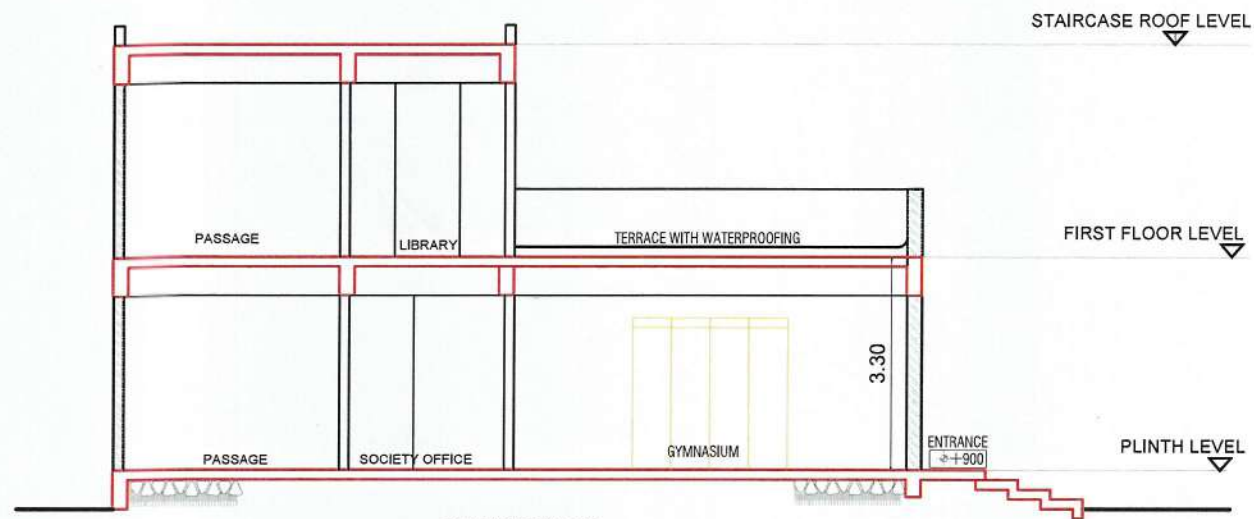
YIPUL TAKAR/ANE

JOB NO. DRG NO. DATE SCALE DRN BY CHD BY

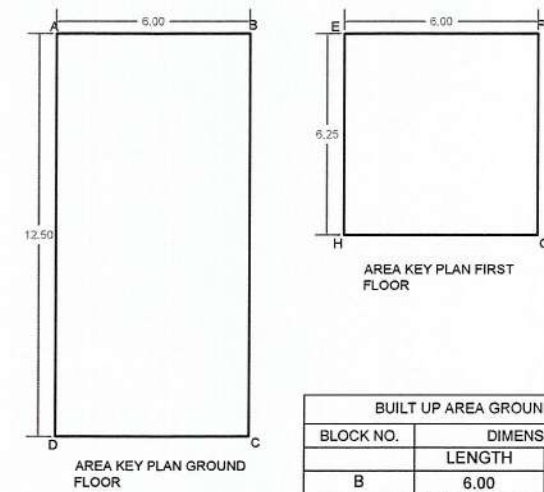
07/11/2023

Approved subject to condition mentions in this office
I.O.A. letter no. EE/BP/PMAY/A/MHADA/_____/20_____
DATE_____/_____/_____ & Plinth C.C. to be issued.

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

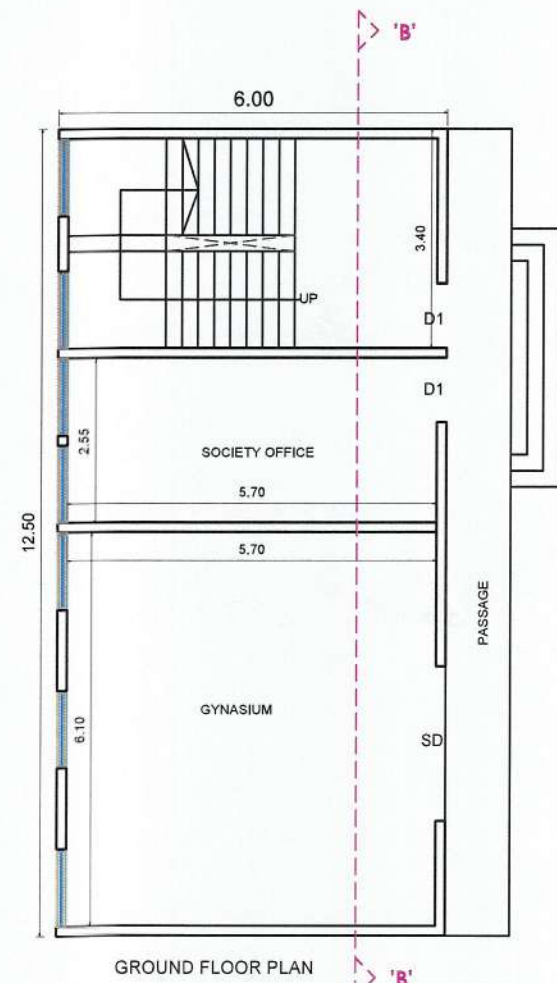


SECTION BB

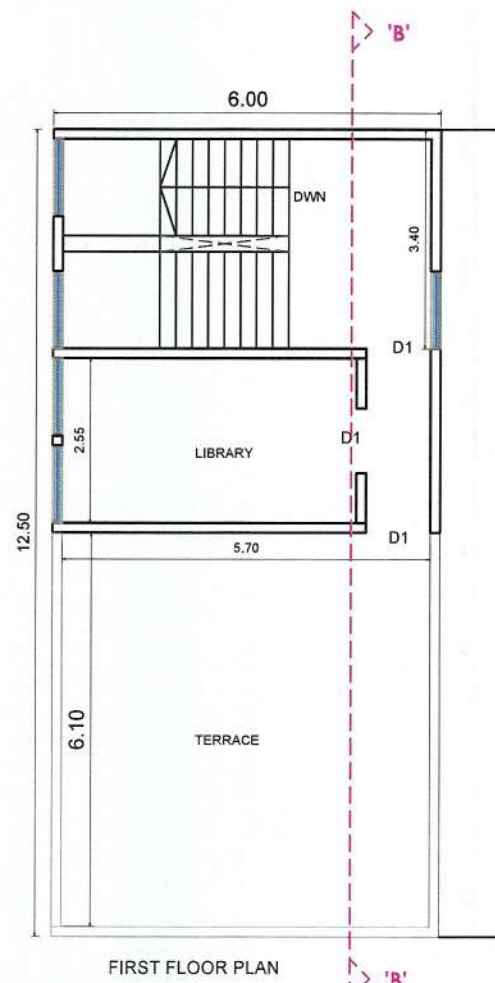


BUILT UP AREA GROUND FLOOR PLAN (CLUB HOUSE)		
BLOCK NO.	DIMENSIONS	
	LENGTH	WIDTH
B	6.00	6.25
TOTAL FLOOR AREA		37.50

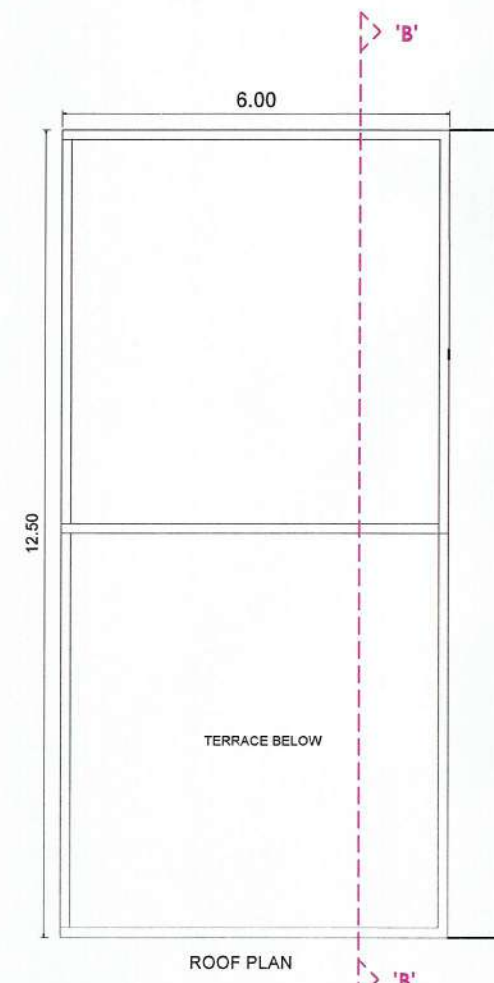
BUILT UP AREA FIRST FLOOR PLAN (CLUB HOUSE)		
BLOCK NO.	DIMENSIONS	
	LENGTH	WIDTH
B	6.00	12.50
TOTAL FLOOR AREA		75.00



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ 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

Owner's Declaration -
I/We undersigned hereby confirm that I/we would abide by plans sanctioned by PMRDA. I/We would execute the structure as per sanctioned 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.

Owner's name and signature
PROJECT
REVISED RESIDENTIAL LAYOUT & GROUP HOUSING SCHEME AT
215/216 OLD Gd No 26/3, 217 OLD Gd No 26/4,
A.P. BORDAPADHI TAL. - DAUND, DISTRICT - PUNE.

POWER OF ATTORNEY HOLDER & DEVELOPER
NAME OF ARCHITECT
SIGN OF ARCHITECT

DESHMUKH DEVELOPMENTS
FOR SHRI PRATIK DILIP DESHMUKH
SIGN OF ARCHITECT
AS VP/SCALE NAME
JOB NO. DRG NO. DATE SCALE DRN BY CHD BY
07/11/2025