FSI STATEMENT:WING - A					
FLOOR NAME	RESI.	MHADA	TENEMENTS	MHADA TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	00	00	0.00
GROUND FLOOR	0.00	0.00	00	00	0.00
FIRST FLOOR	585.67	0.00	09	00	585.67
SECOND FLOOR	585.67	0.00	09	00	585.67
THIRD FLOOR	585.67	0.00	09	00	585.67
FOURTH FLOOR	357.29	228.38	05	04	585.67
FIFTH FLOOR	357.29	228.38	05	04	585.67
SIXTH FLOOR	357.29	228.38	05	04	585.67
SEVENTH FLOOR	357.29	228.38	05	04	585.67
EIGHTH FLOOR	453.16	87.02	07	01	540.18
NINTH FLOOR	323.90	0.00	04	00	323.90
TERRACE FLOOR	0.00	0.00	00	00	0.00
TOTAL	3983.23	1000.54	58.00	17.00	4963.77
			75		

FSI STATEMENT:WING - B			
FLOOR NAME	RESI.	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	00	0.00
GROUND FLOOR	42.05	00	42.05
FIRST FLOOR	620.59	09	620.59
TERRACE FLOOR	0.00	00	0.00
TOTAL	662.64	9	662.64

FSI STATEMENT: ADDITIONAL SERVICES	
SERVICES NAME	TOTAL FSI AREA
DRIVER ROOM	19.03
SERVANT'S TOILET	3.12
FITNESS CENTER ,CRECHE	57.32
CCTV ROOM	11.50
A WING LOBBY / LETTER BOX	22.66
B WING LOBBY / LETTER BOX	22.66
TOTAL	136.29

FORM OF STATEMENT 2 (PROPOSED BUILDING) (Sr.NO.9(a))		
BUILDING NAME	FLOOR NAME	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
WING - A	B+G+9(P)	4963.77
WING - B	B+G+1	662.64
ADDITIONAL SERVICES		136.29
TOTAL		5762.70

WING WISE FSI STATEMENT:			
BUILDING NAME	RESI.	TENEMENTS	TOTAL FSI AREA
WING - A	4963.77	75	4963.77
WING - B	662.64	9	662.64
ADDITIONAL SERVICES	136.29	0	136.29
TOTAL		84	5762.70

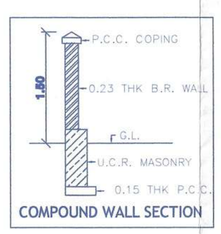
FORM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED)(Sr. No. 8(a)(iii))				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
N.A				

WING WISE REFUGE AREA STATEMENT(IN SQ.M)					
BUILDING NAME	REQUIRED AREA/FLOOR	PROPOSED AREA/FLOOR	NO.OF.FLR.	TOTAL PROPOSED REFUGE AREA	EXCESS REFUGE AREA TAKEN IN FSI
WING - A	44.14	52.10	1	52.10	0.00
TOTAL				52.10	0.00

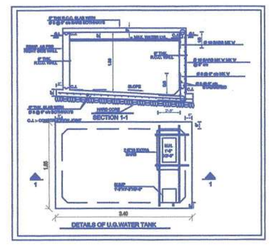
PARKING AREA STATEMENT						
AREA OF STATEMENT	PROP.NO. OF TENEMENT	PARKING REQ. FOR EVERY			REQ. PARKING	
		BY RULE		TOTAL REQ.	CAR	SCOOTER
RESIDENTIAL 30-40	35	2		18	18	35
		1	2	35		
RESIDENTIAL 40-80	49	2		25	25	49
		1	2	49		
VISITORS PARKING (5%)					2	4
TOTAL					44	88
TOTAL REQUIRED PARKING					44	88
TOTAL PROPOSED PARKING					60	121

PARKING STATEMENT		
FLOOR	CAR	SCOTER
GROUND FLOOR	30	60
BASEMENT	30	61
TOTAL	60.00	121.00

WING WISE WATER STORAGE CAPACITY :			FIRE TANK	
BUILDING NAME	O.H.WATER TANK	U.G.WATER TANK	O.H.WATER TANK	U.G.WATER TANK
WING - A	50625	101250.00	25000	75000
WING - B	6075	12150.00	25000	75000
TOTAL	56700	113400.00	50000.00	150000.00



COMPOUND WALL SECTION

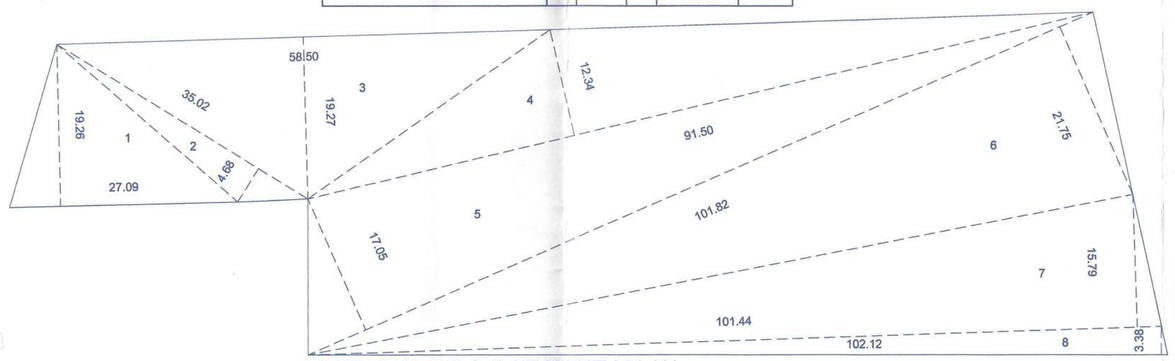


OPEN SPACE AREA CALCULATION KEY PLAN
(1:500)

OPEN SPACE AREA CALCULATION									
TRIANGULATION METHOD :-									
1	=	37.51	X	9.71	X	0.50	=	182.11	SQ.M.
2	=	39.88	X	3.06	X	0.50	=	61.02	SQ.M.
3	=	39.88	X	7.59	X	0.50	=	151.34	SQ.M.
3A	=	3.53	X	0.73	X	0.68	=	1.70	SQ.M.
4	=	16.52	X	1.26	X	0.50	=	10.41	SQ.M.
5	=	16.52	X	4.29	X	0.50	=	35.42	SQ.M.
TOTAL							=	442.00	SQ.M.

LOCATION PLAN
(NTS)
PROPOSED SITE

PLOT AREA CALCULATION									
TRIANGULATION METHOD :-									
1	=	27.09	X	19.26	X	0.50	=	260.88	SQ.M.
2	=	35.02	X	4.68	X	0.50	=	81.95	SQ.M.
3	=	58.50	X	19.27	X	0.50	=	563.65	SQ.M.
4	=	91.50	X	12.34	X	0.50	=	564.69	SQ.M.
5	=	101.82	X	17.05	X	0.50	=	868.05	SQ.M.
6	=	101.82	X	21.75	X	0.50	=	1107.34	SQ.M.
7	=	101.44	X	15.79	X	0.50	=	800.87	SQ.M.
8	=	102.12	X	3.38	X	0.50	=	172.58	SQ.M.
TOTAL							=	4420.00	SQ.M.



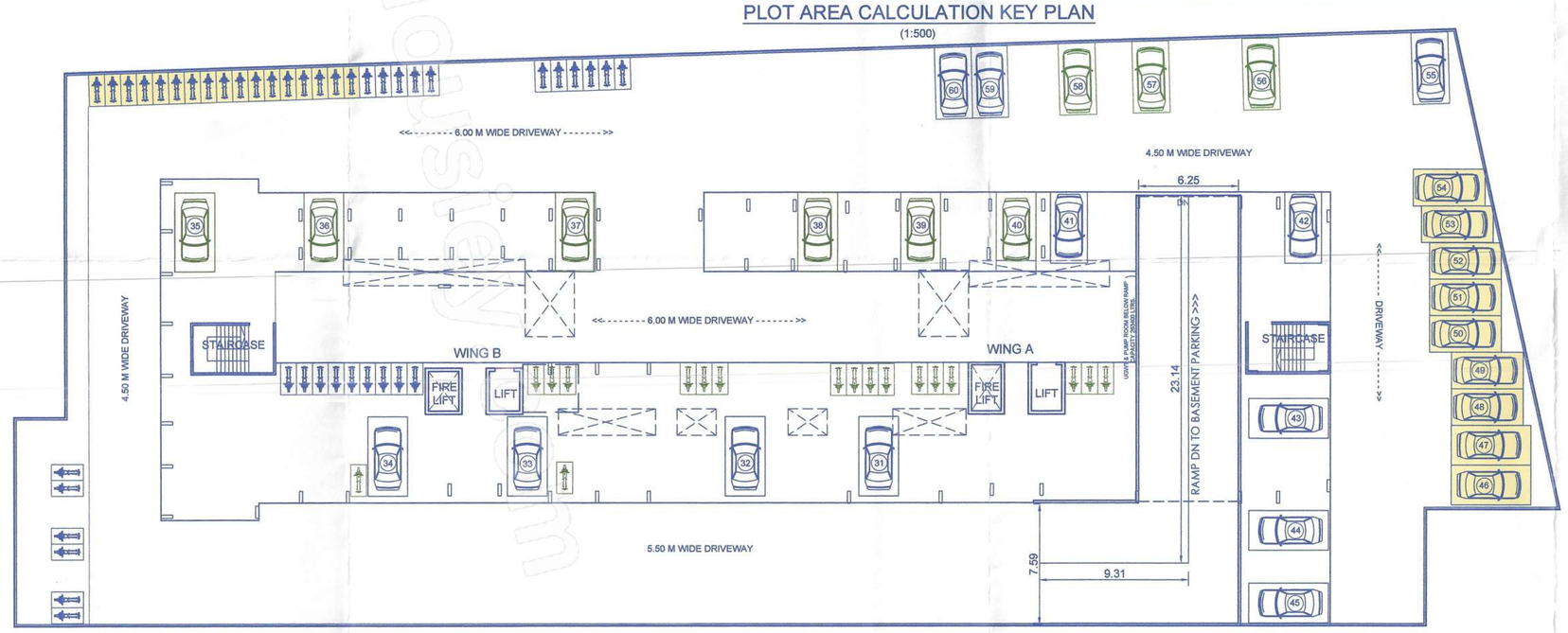
PLOT AREA CALCULATION KEY PLAN
(1:500)

FORM OF STATEMENT 3 (AREA DETAILS OF APARTMENT)(Sr. No. 9(g))					
WING	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
A	1ST TO 9TH FLOOR	101,201,301,401,501,601, 701,801,901	53.65	3.66	0.00
		102,202,302,402,502,602, 702,802,902	53.65	3.66	0.00
		103,203,303,403,503,603, 703,803	53.65	3.66	0.00
		104,204,304,804	37.31	3.73	0.00
		105,205,305	36.18	3.73	0.00
		106,206,306,806	36.18	3.73	0.00
		107,207,307	36.18	3.73	0.00
		108,208,308,408,508,608, 708,808,908	53.18	3.66	0.00
		109,209,309,409,509,609, 709,809,909	52.53	3.66	0.00
	MHADA	404,504,604,704	37.31	3.73	0.00
		405,505,605,705,805	36.18	3.73	0.00
		406,506,606,706	36.18	3.73	0.00
		407,507,607,707	36.18	3.73	0.00
B	1ST FLOOR	101	53.77	10.18	0.00
		102	58.98	6.93	0.00
		103	36.17	3.73	0.00
		104	36.19	3.73	0.00
		105	36.19	3.73	0.00
		106	36.93	3.73	0.00
		107	56.23	6.93	0.00
		108	56.23	6.93	0.00
		109	53.77	10.18	0.00

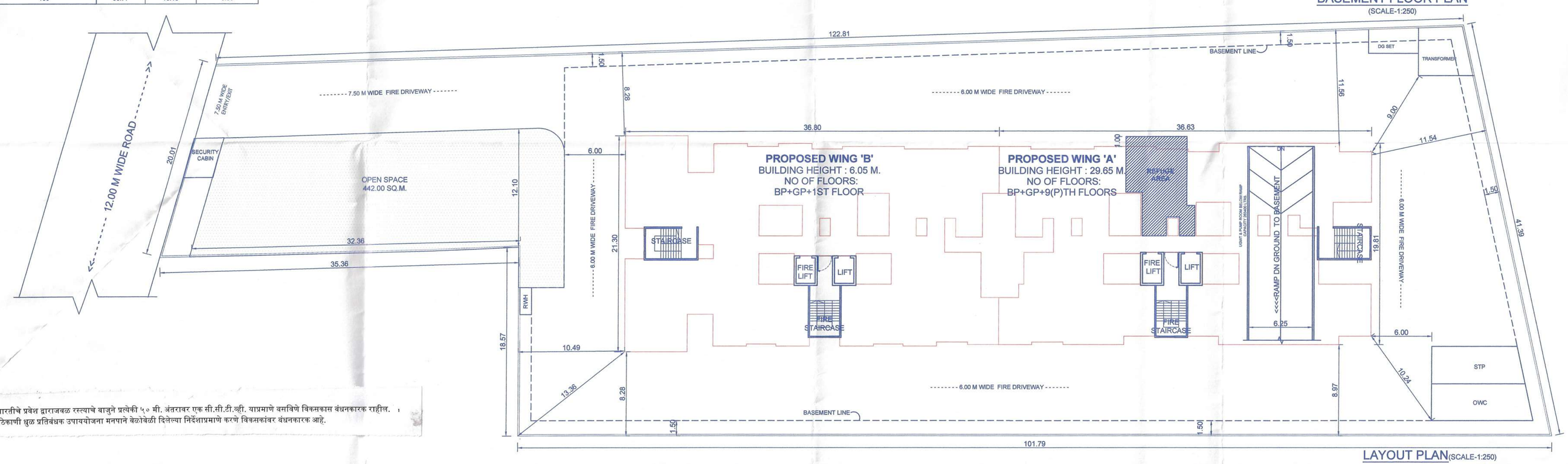
REQUIRED AREA FOR ADDITIONAL SERVICES				
Fitness Centre,Creche,Society Office Cum Letter Box Room Each				
1	Minimum Area Req for 100 tenement	100	20	20
REQUIRED CARPET AREA FOR DRIVER'S ROOM				
1	Minimum Area Req for 100 tenement	100	12	12
REQUIRED CARPET AREA FOR SANITARY BLOCK SERVANTS				
1	Minimum Area Req for 100 tenement	100	3	3.00
MIN.REQUIRED CARPET AREA FOR ENTRANCE LOBBY ON GR.FLOOR FOR EACH WING			BUILDING	AREA
			2.00	9.00
REQUIRED CCTV ROOM AREA				10.66
				10.66

BASEMENT FLOOR PARKING				
	B	X	L	
SMALL CAR	2.50	X	4.50	15
BIG CAR	2.50	X	5.00	15
TOTAL				30
SCOOTER	1.00	X	2.00	61

EV CHARGING FACILITY DETAILS: BASEMENT			
NO.	DESCRIPTION	TOTAL QTY.	30%
1	ELECTRIC VEHICLES - CAR	30	9
2	ELECTRIC VEHICLES - SCOOTER	61	18



BASEMENT FLOOR PLAN
(SCALE-1:250)



LAYOUT PLAN(SCALE-1:250)

अट क्र. : प्रकल्पाचे / इमारतीचे प्रवेश द्वाराजवळ रस्त्याचे बाजुने प्रत्येकी ५.० मी. अंतरावर एक सी.सी.टी.व्ही. याप्रमाणे बसविणे विकसकास बंधनकारक राहील. ।
अट क्र. : विकसनाच्या ठिकाणी क्षेत्र प्रतिबंधक उपाययोजना मनपाने वेळोवेळी दिलेल्या निर्देशाप्रमाणे करणे विकसकांवर बंधनकारक आहे.

STAMP OF APPROVAL 01/05

(LAYOUT PLAN, AREA STATEMENT)

Sanctioned No. B.P (charholi) 106/2024
Subject to conditions mentioned in the
Office Order No.
aven dated 09/07/2024
Pimpri
Date 09/07/2024

Pimpri Chinchwad Municipal Corporation ESTD. 11/10/82 Pimpri-411 018

O. C. Signed by
City Engineer

For City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

	AREA STATEMENT	(SQ.M.)
1	Area of plot *(Minimum area of a, b, c to be considered)*	4420.00
	(a) As per ownership document (7/12, CTS extract)	
	(b) as per measurement sheet	
	(c) as per site	
2	Deductions for	
	(a) Proposed D.P / D.P. Road widening Area/Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(b) Other	0.00
	(Total a+b)	0.00
3	Balance area of plot (1-2)	4420.00
4	Amenity Space (if applicable)	
	(a) Required - (Not Applicable)	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(b) Balance Proposed -	0.00
5	Net Plot Area (3)	4420.00
6	Recreational Open space (if applicable)	
	(a) Required -10% if plot area more than 4000 sq.m.	442.00
	(b) Proposed -	442.00
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width *(Sr. No. 5x1.10)*	**4862.00**
10	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width *(Sr. No. 1 - 2b x 0.5)*	**0.00**
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road *[2.0 x Sr. No. 2 (a)],if any*	0.00
	(b)In-situ area against Amenity Space if handed over *[2.00 or1.85 x Sr. No. 4 (b)and /or(c)],*	0.00
	(c)TDR area ((Sr. No. 1 - 2b x0.65) - 11a -11b)	0.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	**0.00**
12	Addition FSI area under Chapter No.7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)]or 12 whichever is applicable.	**4862.00**
	(a1) Deduction -Built-up area /FSI /utilized Area /FSI to be retained as per old DC rule.	0.00
	(a2) Balance entitlement for Ancillary Area (a1-a2)	4862.00
	(a3) Commercial Area	0.00
	(b4) Residential Area	4862.00
	(b1) Commercial Ancillary Area FSI upto 80% with payment of charges.(on a3)	0.00
	(b2) Residential Ancillary Area FSI upto 60% with payment of charges.(on a4)	0.00
	(b)Total Ancilliary FSI (b1+b2)	**0.00**
	(C) Total entitlement (a+b)	**4862.00**
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	1.08
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	Proposed Built-up Area	0.00
	i) Residential	4762.16
	ii)Commercial	0.00
	(c) Total (a+b)	**4762.16**
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
17	Area for Inclusive Housing, if any	
	(a) Required	972.40
	(b) Proposed .	1000.54

A. CERTIFICATE

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 TALLES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORD DEPTT / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

C. LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATER LINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED HATCHED
- DEMOLISHION SHOWN HATCHED YELLOW

D. OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PCMC. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANTIONED 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 SIGN.

E. OWNER'S / DEVELOPER NAME AND SIGNATURE:-

1) M/S. BHOSALE PROPERTIES L.L.P
PARTNERSHIP FIRM THROUGH PARTNER
M/S.BHOSALE HOUSING L.L.P THROUGH PARTNER
MR. GANESH SHANTARAM BHOSALE & OTHERS
2) MR. PRAVIN RAGHUNATH BHOSALE
3) MR. MAYURESH RAGHUNATH BHOSALE

OWNER'S SIGN.

F. PROJECT:- PROPOSED RESIDENTIAL BUILDING

ADDRESS:- S.NO :- 250 / 1(P)
VILLAGE :- CHARHOLI, TAL :- HAVELI, DIST:- PUNE

ARCHITECT

ARCHITECTS
YOGESH WAKCHAURE
CA/2010/50842
313, FORTUNA BUSSINESS HUB
SHIVAR GARDEN,PIMPLE SAUDAGAR
Pune - 411027

ARCHITECT 's SIGN

SCALE	DRG.NO.	DRAWN BY	CHECKED BY
1:100	- - - - -	PALLAVI	NEHA
INWARD NO.	- - - - -	DATE	03.07.2024
KEY NO.	- - - - -		