

WING WISE FSI STATEMENT:

BUILDING NAME	RESI.	TENEMENTS	TOTAL FSI AREA
WING - A	0.00	0	0.00
WING - B	2074.10	28	2074.10
ADDITIONAL SERVICES A&B	22.28	0	22.28
TOTAL		28	2096.38

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.
NA				

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.
B	1ST TO 7TH FLOOR	101,201,301,401,501,601,701	53.54	9.43	0.00
		102,202,302,402,502,602,702	54.65	9.85	0.00
		103,203,303,403,503,603,703	54.65	9.85	0.00
		104,204,304,404,504,603,703	54.65	9.85	0.00

FORM OF STATEMENT 2 (PROPOSED BUILDING) (Sr. No. 9(a))

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
WING A	B+G+0	0.00
WING B	B+G+7	2074.10
ADDITIONAL SERVICES A&B		22.28
TOTAL		2096.38

WING WISE WATER STORAGE CAPACITY:

BUILDING NAME	O.H. WATER TANK	U.G. WATER TANK
WING - B	10800	21600.00
TOTAL	10800	21600.00

PARKING STATEMENT

FLOOR	CAR	SCOTER
GROUND FLOOR	15	30
BASEMENT FLOOR	15	30
TOTAL	30.00	60.00

PARKING AREA STATEMENT

AREA OF STATEMENT	PROP. NO. OF TENEMENT	BY RULE	PARKING REQ. FOR EVERY	REQ. PARKING
RESIDENTIAL	28	2	14	14
			28	28
VISITORS PARKING (5%)				
			1	1
TOTAL				15
TOTAL REQUIRED PARKING				15
TOTAL PROPOSED PARKING				30

FSI STATEMENT: ADDITIONAL SERVICES A & B WING

SERVICES NAME	TOTAL FSI AREA
LOBBY / LETTER BOX/STAIRCASE	22.28
TOTAL	22.28

A&B WING LOBBY/LETTER BOX AREA STATEMENT

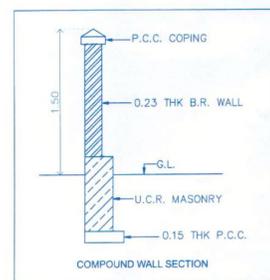
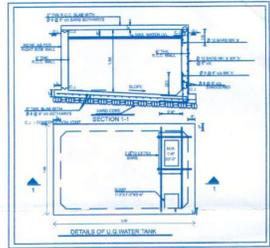
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
5.24	X	2.40	X	0.1	=	12.58	Sq.m.																		
TOTAL						12.58	Sq.m.																		

B WING LOBBY/LETTER BOX AREA STATEMENT

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
2.84	X	3.92	X	0.1	=	11.14	Sq.m.																		
TOTAL						11.14	Sq.m.																		

B WING LOBBY/LETTER BOX AREA STATEMENT

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
2.84	X	3.92	X	0.1	=	11.14	Sq.m.																		
TOTAL						11.14	Sq.m.																		

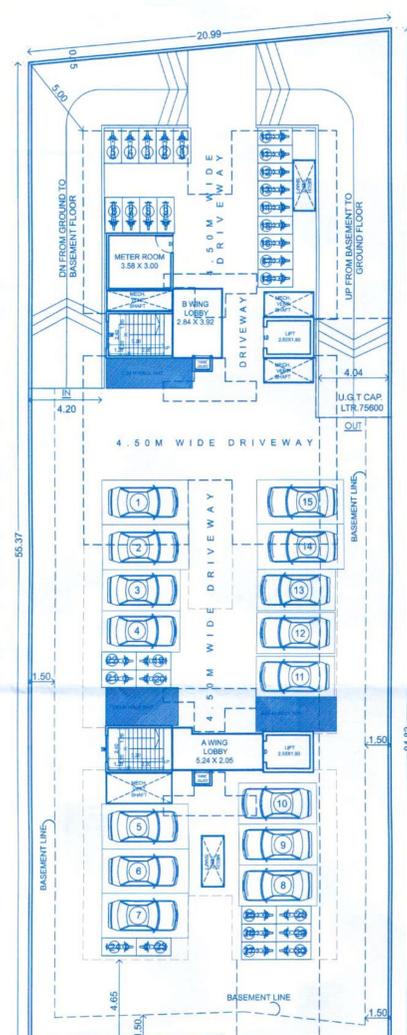
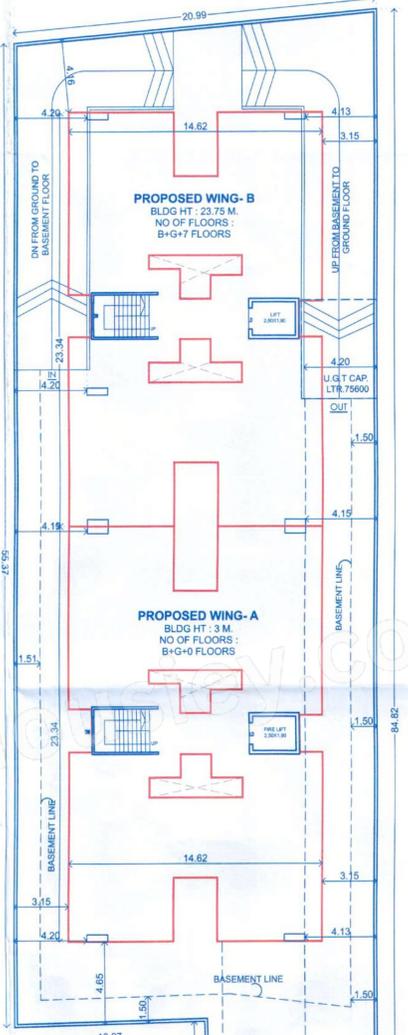
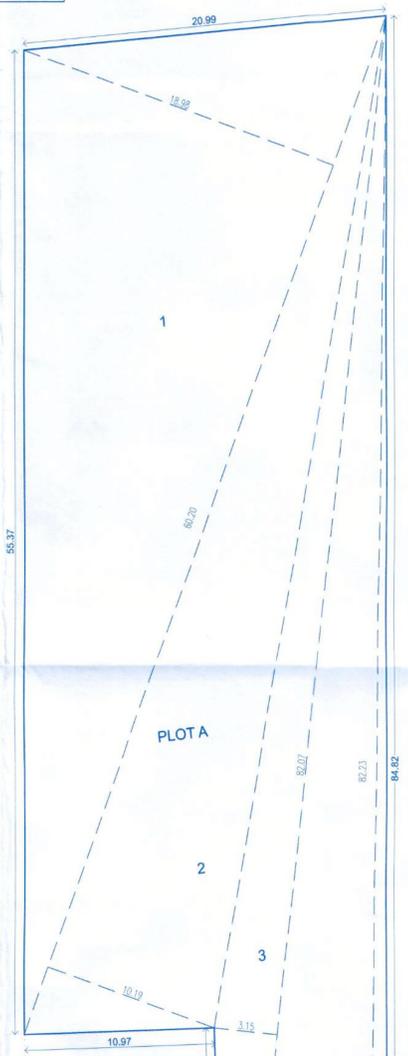


AREA OF PLOT A BY TRIANGULATION

TRIANGULATION METHOD	01	02	03	04	05	TOTAL		
	60.20	X	18.98	X	0.50	=	571.28	SQ.M.
	60.20	X	10.19	X	0.50	=	306.71	SQ.M.
	82.07	X	3.15	X	0.50	=	129.26	SQ.M.
	82.23	X	6.05	X	0.50	=	248.75	SQ.M.
	82.23	X	1.07	X	0.50	=	43.99	SQ.M.
TOTAL						1300.00	SQ.M.	

AREA OF ROAD WIDENING KEY PLAN (SCALE:1:200)

TRIANGULATION METHOD	01	02	03	TOTAL				
	13.08	X	5.41	X	0.50	=	35.41	SQ.M.
	13.09	X	6.10	X	0.50	=	39.92	SQ.M.
	9.85	X	1.10	X	0.50	=	5.42	SQ.M.
TOTAL						80.75	SQ.M.	



EV CHARGING FACILITY DETAILS:GROUND

NO.	DESCRIPTION	TOTAL QTY.	30%
1	ELECTRIC VEHICLES - CAR	15	5
2	ELECTRIC VEHICLES - SCOOTER	30	9

GROUND FLOOR PARKING

	B	X	L	
SMALL CAR	2.50	X	4.50	7
BIG CAR	2.50	X	5.00	8
TOTAL				15
SCOOTER	1.00	X	2.00	30

STAMP OF APPROVAL (LAYOUT PLAN, AREA STATEMENT) 01/03

Sanctioned No. B.P. (Charholi) 66/2025
 Subject to conditions mentioned in the Office Order No. 31/03/2025
 Pimpri
 Date 31/03/25

ESTD. 1974
 Pimpri-411 008

O.C. Signed by 6 Ward Officer
 PCMC., Chinchwad, Pune-411 033

AREA STATEMENT

Sl. No.	Description	Area (Sq. M)
1	Area of plot (Minimum area of a, b, c to be considered)	1300.00
	(a) As per ownership document (7/12 CTS extract)	1300.00
	(b) As per measurement sheet	1300.00
	(c) As per site	1300.00
2	Deductions for:	
	(a) Proposed D.P./D.P. Road Widening Area / Service Road / Highway Widening	80.75
	(b) Any D.P. Reservation area	0.00
	(c) Other	0.00
	TOTAL (a+b+c)	80.75
3	Balance area of plot (1-2)	1219.25
4	Amenity Space (if applicable)	
	(a) Required - (Not Applicable)	0.00
	(b) Adjustment of 2(b), if any -	0.00
	(c) Balance Proposed -	0.00
5	Net Plot Area (3-4)	1219.25
6	Recreational Open Space (if applicable)	
	(a) Required -10% if plot area more than 4000 sq.m	0.00
	(b) Proposed	0.00
7	Built Up Area With Reference to Basic F.S.I as per front road width (sr. no. 5 x 1.10)	1341.18
8	Addition of FSI on payment of premium	
	(a) Maximum Permissible premium fee - based on road width (sr. no. 1-2b x 0.5)	0.0000
	(b) Proposed premium FSI	0
9	In - Situ FSI / TDR loading	
	(a) In - Situ Area against D.P. road [2.0 x sr. no. 2 (a)], if any	0.0000
	(b) In - situ area against Amenity space if handed over [2.00 or 1.85 x sr.no. 4 (b) and / or (c)]	0.00
	(c) TDR area (sr. no. 1-2b x 0.65) -11a - 11b	0.0000
	(d) Proposed TDR	0.0000
	(e) Total in - situ / TDR loading proposed: 11 (a)+(b)+(d)	0
10	Addition FSI Area Under Chapter No. 7	0.00
11	Total Entitlement of FSI in the Proposal	1341.18
	(a) [7+(8b) + 9(a)] or 12 whichever is applicable	
	(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)	1341.18
	(a3) Commercial area	0.00
	(a4) Residential area	1341.18
	(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)	804.71
	(B) Total Ancillary proposed	755.20
	(C) Total entitlement (a+b)	2096.38
12	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	2096.38
13	Total Built-up Area in proposal, (excluding area at Sr. no.17b)	2096.38
	Proposed Built up Area	
	(i) Residential	2096.38
	(ii) Commercial	0.00
	(C) Total (i)+(ii)	2096.38
14	F.S.I. Consumed (15/13); should not be more than serial No.14 above.	
15	Area for Inclusive Housing, if any	
	(a) Required	0.0000
	(b) Proposed	0.00

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

B. 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 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.

C. OWNER'S / DEVELOPER NAME AND SIGNATURE:-
 SHRI. RAJU POPAT BHOSALE & OTHERS THROUGH POH M/S. BHOSALE HOUSING L.L.P THROUGH PARTNER
 1) SHRI. GANESH BHOSALE
 2) SHRI. VISHAL BHOSALE
 3) SHRI. VINOD PATHARE

D. PROJECT- PROPOSED RESIDENTIAL BUILDING
 ADDRESS- S. NO - 254 / 3 (P), PLOT - A VILLAGE - CHARHOLI, TAL. - HAVELI, DIST.- PUNE

ARCHITECT
 YOGESH WAKCHAURE
 CA/0103/05842
 313, FORTUNA BUSINESS HUB SHIVAR GARDEN, PIMPLE SAJADGAR Pune - 411027

SCALE	DRG. NO.	DRAWN BY	CHECKED BY
1:100	----	PALLAVI	NIKITA
INWARD NO.	----	DATE	07.02.2025
KEY NO.	----		

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)-2096.38 Sq Mts