

BUILDING NAME	RESI.	TOTAL FSI AREA
RESIDENTIAL	4643.67	4643.67
COMMERCIAL	454.47	454.47
<b>TOTAL</b>	<b>5098.14</b>	<b>5098.14</b>

FLOOR NAME	COMM.	SHOPS	TOTAL FSI AREA
GROUND FLOOR	295.46	08	295.46
MEZZANINE FLOOR	159.01	08	159.01
<b>TOTAL</b>	<b>454.47</b>	<b>16.00</b>	<b>454.47</b>

FLOOR NAME	RESI.	COMM.	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0.00	0.00
GROUND FLOOR	50.00	295.46	0.00	345.46
MEZZANINE FLOOR	0.00	159.01	0.00	159.01
FIRST FLOOR	804.61	0.00	08	804.61
SECOND FLOOR	844.29	0.00	12	844.29
THIRD FLOOR	844.29	0.00	12	844.29
FOURTH FLOOR	844.29	0.00	12	844.29
FIFTH FLOOR	844.29	0.00	12	844.29
SIXTH FLOOR	611.90	0.00	08	611.90
TERRACE FLOOR	0.00	0.00	00	0.00
<b>TOTAL</b>	<b>4643.67</b>	<b>454.47</b>	<b>64.00</b>	<b>5098.14</b>

FOR RESIDENTIAL	TOTAL TENEMENT NO.	TOTAL
FOR RESIDENTIAL	64	43200
FOR COMMERCIAL	TOTAL BUA GROUND FLOOR = 295.46/3 = 100 PPL TOTAL BUA MEZZ. FLOOR = 159.01/6 = 27 PPL TOTAL = 127 PPL	5715

TOTAL NET CAPACITY OF O.H.W.TANK	= 48915 LTR.
TOTAL NET CAPACITY OF O.H.WATER TANK ADD. FIRE FIGHTING CAP. 25000 LTRS.	= 25000 LTR.
TOTAL O.H.W.TANK CAPACITY	= 73915 LTR.
NET CAPACITY OF U.G.WATER TANK (1.5X O.H.WATER TANK CAPACITY) 1.50X48915	= 73372.500 LTR.
ADD. FIRE FIGHTING CAP. 75000	= 75000 LTR.
TOTAL U.G.WATER TANK CAPACITY	= 148372.50 LTR.

AREA OF STATEMENT	PROP NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	SCOOTER
RESIDENTIAL	64	2	6400.5X1	32	64
COMMERCIAL	454.47	5.00	5X2	10	30
<b>TOTAL</b>				<b>42</b>	<b>94</b>
VISITORS PARKING (5%)				4	21
TOTAL REQUIRED PARKING				<b>46</b>	<b>115</b>
TOTAL PROPOSED PARKING				<b>46</b>	<b>115</b>

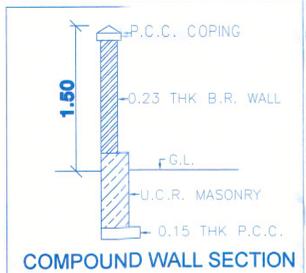
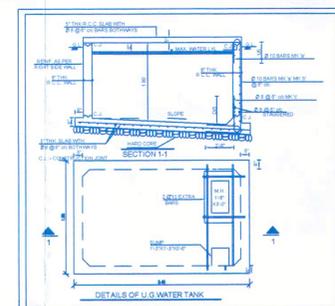
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
0	0	0.00	0.00	0
<b>TOTAL</b>		<b>0.00</b>	<b>0.00</b>	

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
RESIDENTIAL	B+G+6	4593.67
COMMERCIAL	G+MEZZ.	454.47
ADDITIONAL SERVICES	GROUND	50.00
<b>TOTAL</b>		<b>5098.14</b>

SERVICES NAME	TOTAL FSI AREA
LOBBY LETTER BOX AREA	12.94
FITNESS CENTER	21.91
DRIVERS ROOM	12.15
SERVANTS TOILET	3.00
<b>TOTAL</b>	<b>50.00</b>

FITNESS CENTER AREA STATEMENT	DRIVERS ROOM AREA STATEMENT	SERVANTS TOILET AREA STATEMENT
A = 5.62 X 3.90 X 01 = 21.91 Sq.m	A = 4.50 X 2.70 X 01 = 12.15 Sq.m	A = 2.30 X 1.30 X 01 = 3.00 Sq.m
<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>

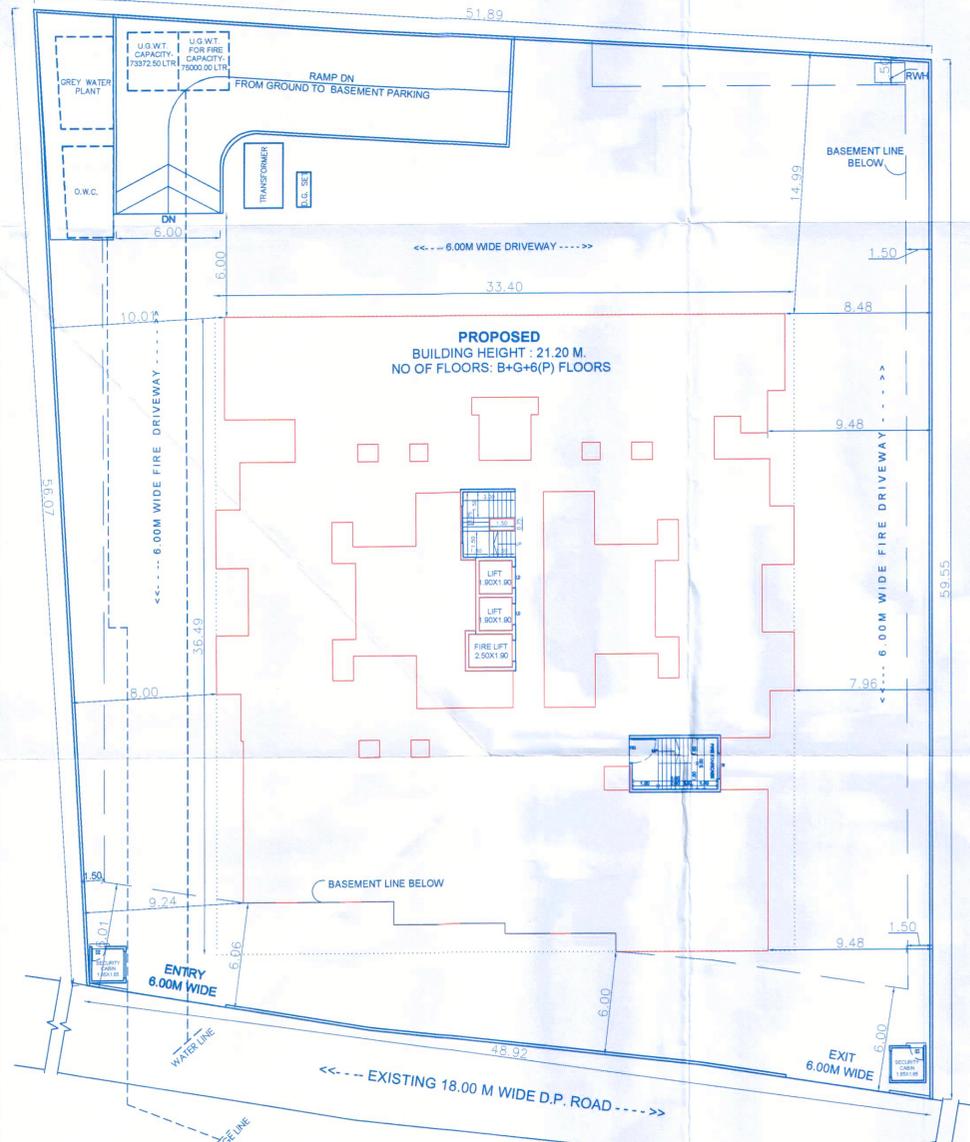
FITMENTS	FOR PERSONS	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	1 PER 8 PERSONS OR PART THEREOF	3 FOR 36-65	3 FOR 26-40	PROPOSED	
	FOR MALE - 54, FEMALE - 27	3	3	4	4



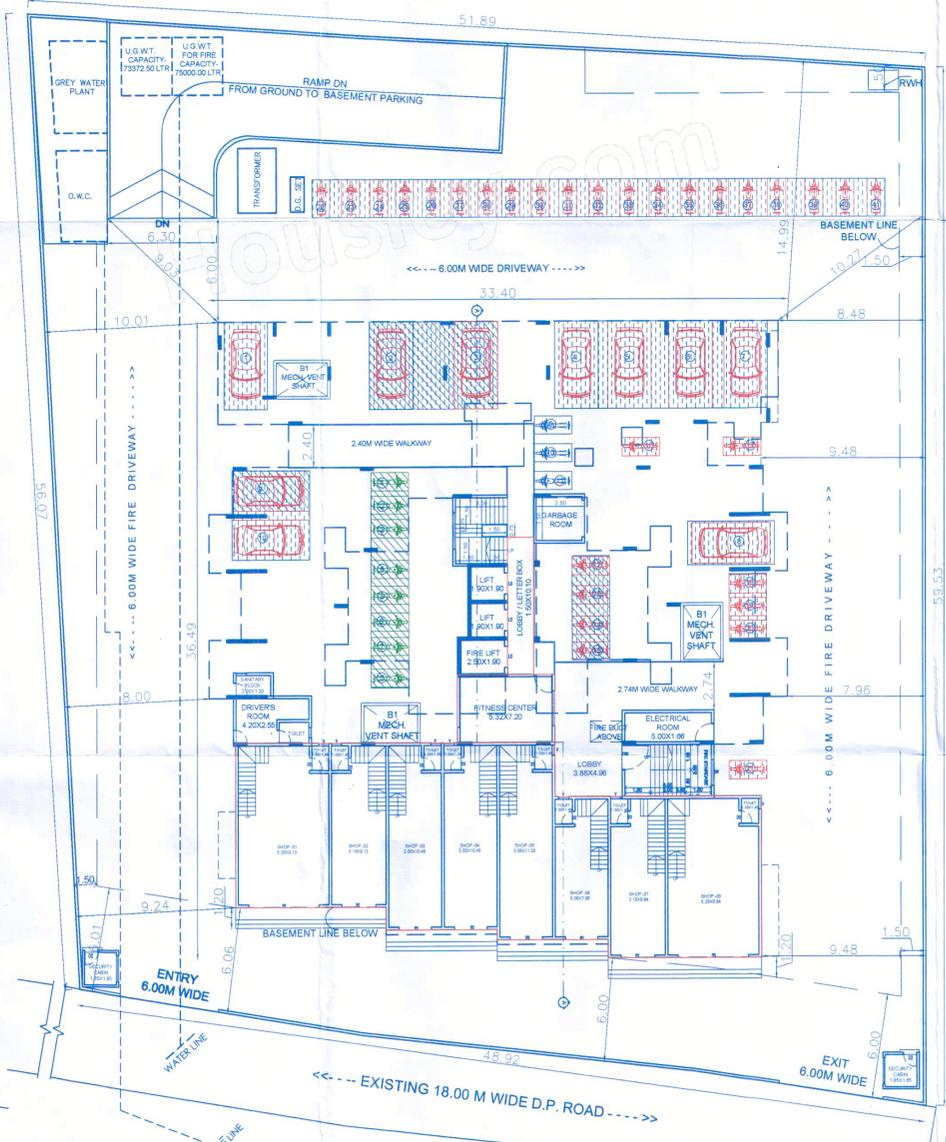
PROPOSED SITE LOCATION PLAN (NTS)

BUILDING	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT.
RESIDENTIAL	1ST TO 6TH FLOOR	201,301,401,501,601	58.65	3.78	0.00
		202,302,402,502,602	37.45	3.65	0.00
		203,303,403,503,603	37.45	3.65	0.00
		204,304,404,504,604	58.65	3.78	0.00
		105,205,305,405,505,605	55.15	6.43	0.00
		106,206,306,406,506,606	55.15	6.43	0.00
		107,207,307,407,507	59.91	3.78	0.00
		108,208,308,408,508	37.44	3.65	0.00
		109,209,309,409,509	37.44	3.65	0.00
		110,210,310,410,510	59.85	3.78	0.00
		111,211,311,411,511,611	55.15	6.43	0.00
COMMERCIAL	GROUND	112,212,312,412,512,612	55.15	6.43	0.00
		SHOP-1	46.54	0.00	0.00
		SHOP-2	28.05	0.00	0.00
		SHOP-3,4	32.20	0.00	0.00
		SHOP-5	34.02	0.00	0.00
		SHOP-6	24.42	0.00	0.00
		SHOP-7	28.45	0.00	0.00
		SHOP-8	47.53	0.00	0.00
		MEZZANINE-1	23.70	0.00	0.00
		MEZZANINE-2	14.22	0.00	0.00
		MEZZANINE-3,4	15.93	0.00	0.00
MEZZANINE-5	16.84	0.00	0.00		
MEZZANINE-6	12.03	0.00	0.00		
MEZZANINE-7	13.92	0.00	0.00		
MEZZANINE-8	23.21	0.00	0.00		

NO.	DESCRIPTION	TOTAL QTY	30%
01	ELECTRIC VEHICLES - CAR	10	03
02	ELECTRIC VEHICLES - BIKE	41	12



LAYOUT PLAN (SCALE-1:200)



GROUND PARKING PLAN (SCALE-1:200)

STAMP OF APPROVAL 01/05

FSI STATEMENT, LAYOUT PLAN, COMMERCIAL BUILDING, LOCATION PLAN

Sanctioned No. B.P./mashi/39/2023  
Subject to conditions mentioned in the Office Order No. even dated 30/11/2023

Pinprf Date: 30/11/2023

Executive Engineer  
Building Permission and Unauthorised Building Construction Control Department  
Pimpri Chinchwad Municipal Corporation  
Pinprf 411015

AREA STATEMENT

1	AREA OF PLOT (Minimum area of a, b, c to be considered)	1000.00
	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT) - S.NO. 329	900.00
	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT) - S.NO. 330	1000.00
	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT) - S.NO. 331	2800.00
	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT) - TOTAL	2800.00
	(c) AS PER MEASUREMENT SHEET	2800.00
	(c) AS PER SITE	2800.00
2	DEDUCTIONS FOR	
	(a) PROPOSED D.P.'S D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0.00
	(b) ANY D.P. RESERVATION AREA	0.00
	(c) OTHER	0.00
	TOTAL (a+b+c)	0.00
3	BALANCE AREA OF PLOT (1-2)	2800.00
4	AMENITY SPACE (if applicable)	0.00
	(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 (c))	2800.00
6	RECREATIONAL OPEN SPACE (if applicable)	0.00
	(a) REQUIRED	0.00
	(b) PROPOSED	0.00
7	INTERNAL ROAD AREA	0.00
8	PLOT AREA (if applicable)	0.00
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X 1.10)	3190.00
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	
	(b) IN - SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER [ 2.00 OR 1.85 X SR. NO. 4 (b) AND / OR (c) ]	
	(c) TOR AREA (SR. NO. 1 - 2b X 0.9) - 11a - 11b	0.00
	(d) TOTAL IN - SITU / TDR LOADING PROPOSED (a)+(b)+(c)	11
12	ADDITION FSI AREA UNDER CHAPTER NO. 7	
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) [(b)+(c) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE	3190.00
	(a) DEDUCTION - BUILT UP AREA / FSI / UTILIZED AREA / FSI TO BE RETAINED AS PER OLD F.S.I. RULE	0.00
	(a) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a 1-a 2)	3190.00
	(a) COMMERCIAL AREA	252.48
	(a) RESIDENTIAL AREA	2837.52
	(b) COMMERCIAL ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (CN a 3)	201.99
	(b) RESIDENTIAL ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES. (CN a 4)	1782.51
	(c) Total ANCILLARY (b1+b2)	1964.50
	(c) Total ENTITLEMENT (a+a2)	5154.50
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 1.8 OR 1.5	2.50
15	TOTAL BUILT UP AREA IN PROPOSAL EXCLUDING AREA AT SR. NO. 17(b)	
	(a) EXISTING BUILT UP AREA	0.00
	(i) Commercial	
	(ii) Residential	
	(b) PROPOSED BUILT UP AREA (as per P-line)	4643.67
	(i) Commercial	454.47
	(ii) Residential	4643.67
	TOTAL (a+b)	5098.14
16	F.S.I. CONSUMED (15/13) (should not be more than serial No. 14 above)	
17	AREA FOR INCLUSIVE HOUSING IF ANY	0.00
	(a) REQUIRED (20% of sr.no.5)	
	(b) PROPOSED	

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
- DEMOLITION SHOWN HATCHED YELLOW

D. OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PMRA. 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.

E. OWNER'S / DEVELOPER NAME AND SIGNATURE-

PRATAP DASHRATH JAMBHULKAR  
RAJESH DASHRATH JAMBHULKAR  
ASHOK DASHRATH JAMBHULKAR  
MANGESH RAMCHANDRA JAMBHULKAR  
GANESH RAMCHANDRA JAMBHULKAR  
DRAUPADABAI VITTHAL JAMBHULKAR & SANJAY VITTHAL JAMBHULKAR  
THROUGH POA HOLDER  
PRARAMBH BULDCON  
THROUGH PARTNERS  
PRITAM PRATAP JAGTAP  
PRITAJ POPAT THORAT  
PRAKSANT THORAT  
VIVEK TAPKIR  
JAYRAM BHIKAJI GAGRE

F. PROJECT- PROPOSED RESIDENTIAL BUILDING

ADDRESS- G.NO - 329,330,331  
VILLAGE - MOSHI, TAL - HAVELI, DIST- PUNE

ARCHITECT

YOGESH WAKCHAURE  
CA/2015/0842  
313, FORTUNA BUSINESS HUB  
SHIVAR GARDEN, PIMPLE SAUDAGAR  
Pune - 411027

SCALE 1:100  
INWARD NO.  
KEY NO.

DRG. NO. PALLAVI  
DATE 23.06.2023  
SHEET NO. 01/05