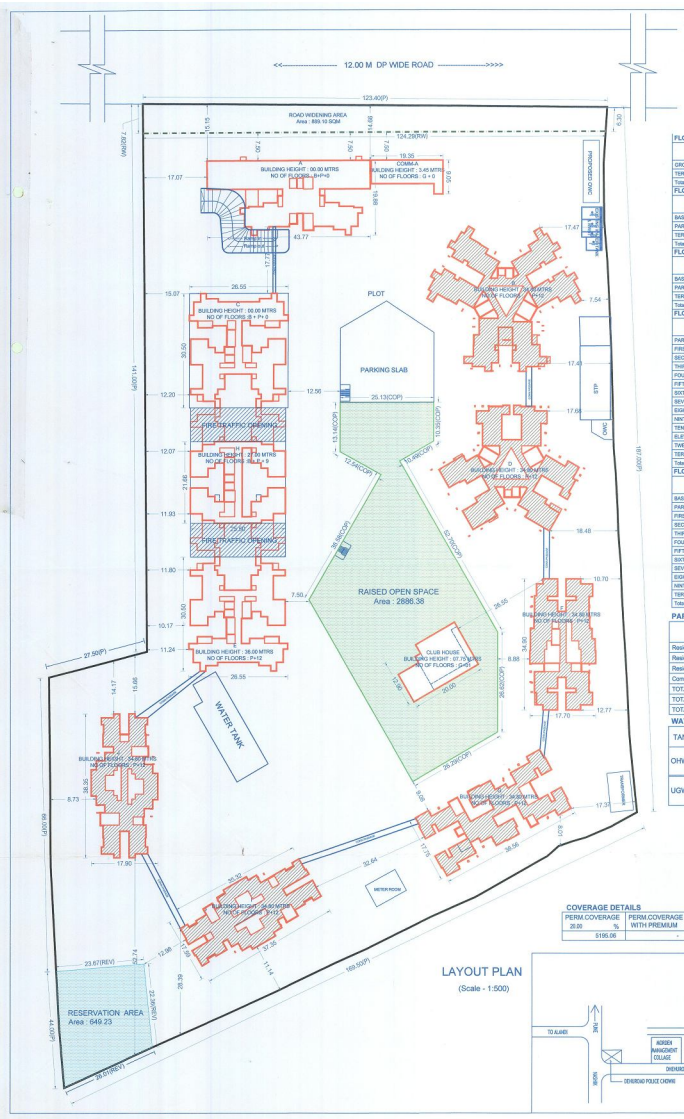


BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
COMM-A	128.59	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	128.59
A	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	7.86	10.62	0.00	0.00	0.00	0	0.00
B (WING)	0.00	3665.67	0.00	0.00	-	661.74	-	0.00	0.00	588.75	589.63	764.42	511.61	5.14	5.60	56	5666.61
C	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	5.67	10.44	0.00	0.00	0.00	0	0.00
D(WING-D)	0.00	4851.55	0.00	0.00	-	589.09	-	589.09	0.00	1162.96	589.63	765.05	509.09	5.14	5.60	56	4851.55
E	0.00	3894.86	0.00	0.00	-	644.34	-	637.24	0.00	1125.25	189.94	135.73	599.22	0.88	0.00	70	3894.86
F(WING-F)	0.00	4125.86	0.00	0.00	-	514.09	-	514.09	0.00	910.06	39.94	111.06	540.09	5.14	5.60	70	4125.86
G(WING-G)	0.00	3955.30	0.00	0.00	-	593.01	-	592.37	0.00	1162.37	225.65	151.25	710.70	5.45	5.60	70	3955.30
H	0.00	3034.44	0.00	0.00	-	543.74	-	543.73	0.00	839.17	75.15	111.72	542.02	0.88	18.00	63	3034.44
I(WING-I)	0.00	3954.80	0.00	0.00	-	644.65	-	642.99	0.00	1125.25	189.65	145.96	599.05	5.14	5.60	56	3954.80
J(WING-J)	0.00	3801.67	0.00	0.00	-	595.65	-	595.65	0.00	1125.51	286.55	145.96	615.68	5.14	5.60	56	3801.67
Total	128.59	32717.30	0.00	0.00	4608.69	6016.38	89.36	6009.16	0.00	7996.89	1314.38	1727.57	5577.46	71.52	106.85	595	32845.96 + 89.36

FLOORWISE FSI STATEMENT: COMM

FLOORS	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
GROUND FLOOR	128.59	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	128.59
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	128.59	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	128.59

FLOORWISE FSI STATEMENT: A

FLOORS	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
BASSMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	7.86	10.62	0.00	0.00	-	0	0.00
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	7.86	10.62	0.00	0.00	0.00	0	0.00

FLOORWISE FSI STATEMENT: C

FLOORS	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
BASSMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00

FLOORWISE FSI STATEMENT: E

FLOORS	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	8.43	10.44	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	347.65	0.00	0.00	-	48.64	-	48.64	0.00	83.93	8.43	10.44	49.94	0.88	-	6	347.65
SECOND FLOOR	0.00	333.49	0.00	0.00	-	62.80	-	62.80	0.00	103.07	8.43	10.44	49.94	0.00	-	6	333.49
THIRD FLOOR	0.00	347.65	0.00	0.00	-	48.64	-	48.64	0.00	94.08	8.43	10.44	49.94	0.00	-	6	347.65
FOURTH FLOOR	0.00	333.49	0.00	0.00	-	62.80	-	62.80	0.00	103.07	8.43	10.44	49.94	0.00	-	6	333.49
FIFTH FLOOR	0.00	347.65	0.00	0.00	-	48.64	-	48.64	0.00	94.08	8.43	10.44	49.94	0.00	-	6	347.65
SIXTH FLOOR	0.00	333.49	0.00	0.00	-	62.80	-	62.80	0.00	103.07	8.43	10.44	49.94	0.00	-	6	333.49
SEVENTH FLOOR	0.00	347.65	0.00	0.00	-	48.64	-	48.64	0.00	94.08	8.43	10.44	49.94	0.00	-	6	347.65
EIGHTH FLOOR	0.00	256.86	0.00	0.00	-	38.51	-	31.40	0.00	75.60	8.43	10.44	49.94	0.00	-	4	256.86
NINTH FLOOR	0.00	347.65	0.00	0.00	-	48.64	-	48.64	0.00	94.08	8.43	10.44	49.94	0.00	-	6	347.65
TENTH FLOOR	0.00	333.49	0.00	0.00	-	62.80	-	62.80	0.00	103.07	8.43	10.44	49.94	0.00	-	6	333.49
ELEVENTH FLOOR	0.00	347.65	0.00	0.00	-	48.64	-	48.64	0.00	94.08	8.43	10.44	49.94	0.00	-	6	347.65
TWELFTH FLOOR	0.00	324.34	0.00	0.00	-	62.80	-	62.80	0.00	103.07	8.43	10.44	49.94	0.00	-	6	324.34
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3994.86	0.00	0.00	-	644.34	-	637.24	0.00	1125.25	100.54	135.73	599.22	0.88	0.00	70	3994.86

FLOORWISE FSI STATEMENT: H

FLOORS	FSI AREA COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	BALCONY PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE AREAS	STAIR PAID	FIRE	PASSAGE PAID	LIFT PAID	LIFT M/C ROOM	TENEMENTS	TOTAL FSI AREA
BASSMENT FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	0.00
PARKING FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	7.52	11.17	0.00	0.00	-	0	0.00
FIRST FLOOR	0.00	247.33	0.00	0.00	-	9.00	-	5.00	0.00	29.02	7.52	11.17	76.79	0.88	-	4	247.33
SECOND FLOOR	0.00	382.50	0.00	0.00	-	97.16	-	97.16	0.00	106.66	7.52	11.17	83.15	0.00	-	8	382.50
THIRD FLOOR	0.00	481.82	0.00	0.00	-	47.84	-	47.84	0.00	106.48	7.52	11.17	83.15	0.00	-	8	481.82
FOURTH FLOOR	0.00	352.50	0.00	0.00	-	97.16	-	97.16	0.00	106.66	7.52	11.17	83.15	0.00	-	8	352.50
FIFTH FLOOR	0.00	481.82	0.00	0.00	-	47.84	-	47.84	0.00	106.48	7.52	11.17	83.15	0.00	-	8	481.82
SIXTH FLOOR	0.00	352.50	0.00	0.00	-	97.16	-	97.16	0.00	106.66	7.52	11.17	83.15	0.00	-	8	352.50
SEVENTH FLOOR	0.00	481.82	0.00	0.00	-	47.84	-	47.84	0.00	106.48	7.52	11.17	83.15	0.00	-	8	481.82
EIGHTH FLOOR	0.00	269.73	0.00	0.00	-	72.87	-	72.87	0.00	82.28	7.52	11.17	83.15	0.00	-	6	269.73
NINTH FLOOR	0.00	294.39	0.00	0.00	-	39.88	-	39.88	0.00	99.79	7.52	11.17	83.15	0.00	-	5	294.39
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.00	0	0.00
Total	0.00	3034.44	0.00	0.00	-	543.74	-	543.75	0.00	839.17	75.15	111.72	742.02	0.88	18.00	63	3034.44

PARKING CALCULATION

TYPE	CARPET AREA (FSI (M2)	TENEMENT(NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 80	2	595	1	299	4	1196	4	1196
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	1	2	2	2	2	2	2
Commercial	128.59	100	2	2	4	6	12	2	4
TOTAL REQD.(NOS.)					305		1210		1202
TOTAL REQD. AREA					3812.50		3630.00		1682.80
TOTAL PROP. AREA							12969.42		

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
E	101.13	134.95
H	124.03	134.81

WATER REQUIREMENT

TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	406390.00	
	FIRE REQUIREMENT	192000.00	
	TOTAL	598390.00	1317319.60
UGWT		600390.00	
	FIRE REQUIREMENT	400000.00	
	TOTAL	1000390.00	8069592.91

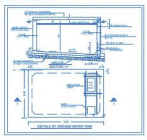
MAHADA AREA STATEMENT

MIN. REQ. AREA	5195.06
PROP. AREA	1365.51
PERM. BALC. AREA	204.83
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	197.91
TOTAL BALC. AREA (1+2)	197.91
MAHADA TOTAL TEN. NO.	35

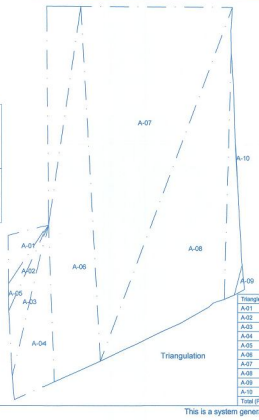
अए /अद /अ महारेरी के पंजीकृत गृहनिर्माण/गृह निर्माण के पंजीकृत गृहसमूह के प्रोजेक्टों की वेबसाईट की विजिट से रियल इस्टेट रेगुलेशन ऐक्ट/रेगुलेशनऐक्ट/रियल एस्टेट (रेरा) अंतर्गत क्रीडांगण इमारतीत के दर्शनी क्षेत्रात लावण्यात यावे व महारेरा, म. अ.नि.का. पुणेच्या नियम आहे.

COVERAGE DETAILS

PERM.COVERAGE %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00	-	3625.13	0.00

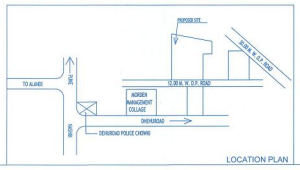


COMPOUND WALL SECTION



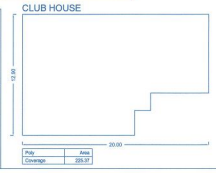
Triangle	Area
A-01	425.66
A-02	237.40
A-03	630.03
A-04	1844.05
A-05	0.49
A-06	5164.13
A-07	13036.27
A-08	8606.14
A-09	58.31
A-10	2.55
Total (PLOT)	30857.57

LAYOUT PLAN
(Scale - 1:500)



LOCATION PLAN

CLUB HOUSE



Poly	Area
Coverage	225.37

STAMP OF APPROVAL

01/13

SANCTION :- BP(LA YDD)/MOSHI BORHADEWADI/14/2012 EVEN DATED-31/05/2012
REV.SAN. :- BP(LA YDD)/MOSHI BORHADEWADI/13/2013 EVEN DATED-08/05/2013
REV.SAN. :- BP(LA YDD)/MOSHI BORHADEWADI/71/2014 EVEN DATED-08/07/2014
REV.SAN. :- BP(LA YDD)/MOSHI BORHADEWADI/15/2018 EVEN DATED-10/05/2018
REV.SAN. :- BP/ BORHADEWADI/24/2018 EVEN DATED-30/06/2018
REV.SAN. :- BP/ BORHADEWADI/42/2018 EVEN DATED-24/10/2018
REV.SAN. :- BP/ BORHADEWADI/26/2019 EVEN DATED-17/01/2019

Sanctioned No. B.P. /BORHADEWADI / 26/2019
Subject to condition mentioned on the Office Order No. ——— even dated 28/03/2019

Date 28/03/2019

O. C. Signed by For Joint City Engineer
Joint City Engineer Building Permission Dept. PCMC, Pimpri, Pune-18

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	30400.00
2. DEDUCTIONS FOR	
(a) ROAD SET BACK (R/W)	669.10
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	649.23
(d) NDZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	1318.33
3. BALANCE AREA OF PLOT (1-2)	29081.68
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	2886.38
PHYSICAL OS PROVIDED = 2886.38	
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	25975.30
6. ADDITION FOR F. S. I.	
(a) OPEN SPACE (NOTIONAL)	0.00
(b) INTERNAL ROAD	0.00
(c) ADDITIONAL INT ROAD BENEFIT	0.00
(d) OTHER	0.00
TOTAL (a+b+c+d)	0.00
7. TOTAL AREA (5+6)	25975.30
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	25975.30
9. TDR AREA	5058.90
PERM. TDR AREA	16583.95
10. SPECIAL CASES FSI	545.25
11. ROAD(s) SET BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA [8+9+10+11+12]	31579.45
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	32717.38
(b) PROPOSED COMMERCIAL AREA	128.59
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	32845.96
15. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.	89.39
18. EXISTING BUILT UP AREA	0.00
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	31589.85
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	32935.38
21. CONSUMED FSI WITHOUT MHADA	1.2104
22. CONSUMED FSI WITH MHADA	1.2673
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	4926.89
(ii) PROPOSED BALCONY AREA	5016.26
(iii) EXCESS BALCONY AREA (TOTAL)	89.39
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	32845.96
(ii) LESS NON. RESIDENTIAL AREA	128.59
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	32717.38
(iv) TENEMENTS PERMISSIBLE 250.00/tenc.	756
(v) TENEMENTS PROPOSED	595
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	595
D) PARKING STATEMENT	

	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	305	1210	1202
(ii) REQUIRED PARKING AREA	3812.50	3630.00	1682.80
(iii) TOTAL PARKING PROPOSED		12969.42	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	3
CONSTRUCTION AREA	34186.06
CONSTRUCTION AREA FOR EC	34489.33
SPECIFICATIONS	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE AND SURVEYED BY ME OR ——— AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA 30 MORESO OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / 7/12 SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHAGN SHOWN HATCHED YELLOW

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

MR. VINAYAK PANDHARINATH BHONGALE

I. PROJECT :- RESIDENTIAL & COMMERCIAL

Village :- MOSHI(BORHADEWADI),Tal :-Haveli

S.No :- 199+181(P) C.T.S.No :- 747+749

H.No :- ——— P.No :- ———

Discrepation :- REGULAR TRACK

Owner's SIGN.

Dream Infra
Mahendra Thakur
Architect
3018,919A, Vishwa Vision, Plot No.23, Near BMP School, Morwadi, Pimpri, Pune - 411018
Email - mail@dreamindia@gmail.com

ARCHITECT'S SIGN

SCALE	DRG.NO.	DRAWN BY	CHECKED BY
1:100	0857 -B	ANANT	MAHENDRA
INWARD NO.	0000/0000/0000/11	DATE	20 Feb 2019
KEY NO.	———	SHEET NO.	01/13

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer