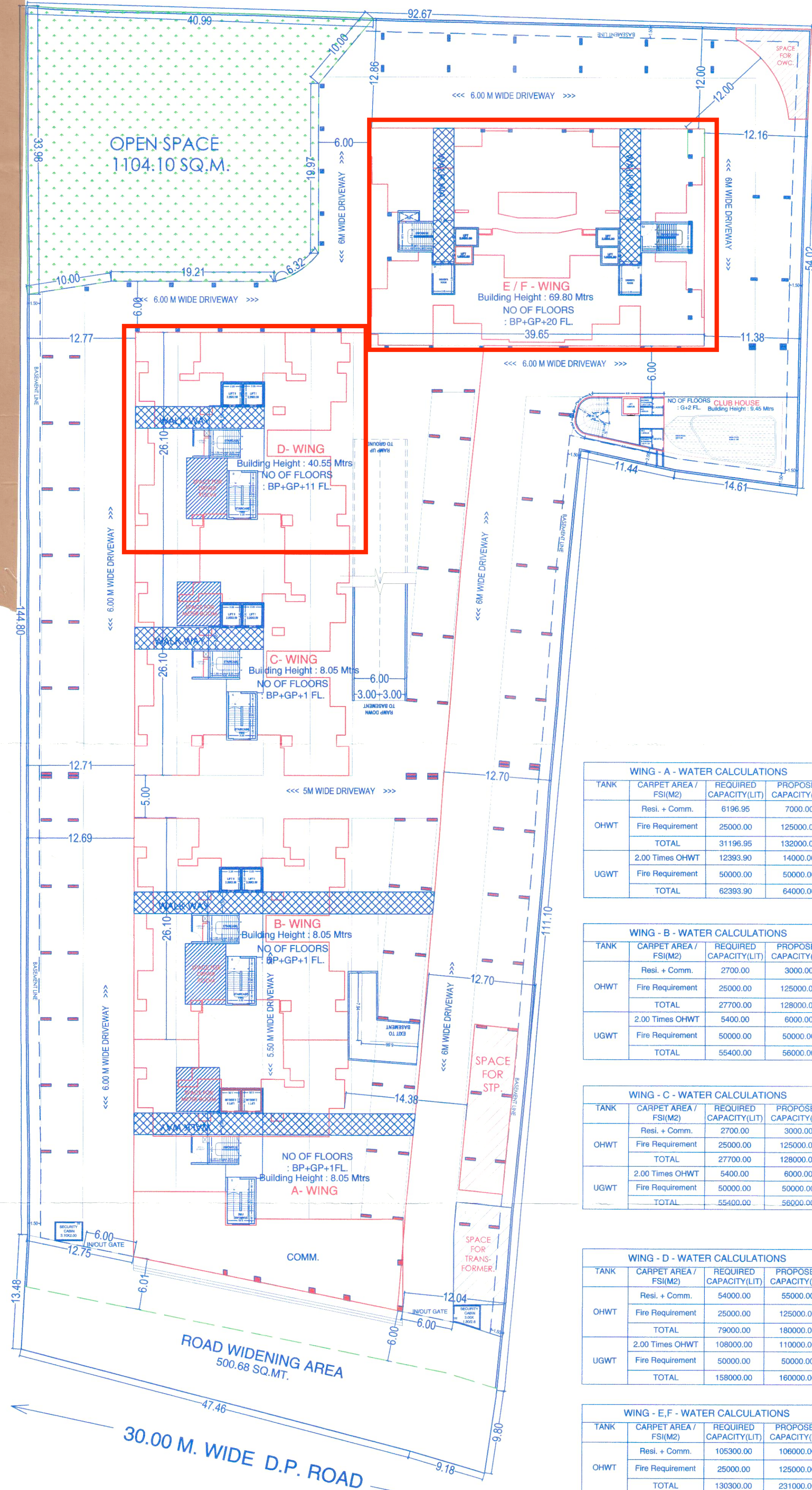




LAYOUT PLAN

SCALE - 1 : 300

PARKING CALCULATION - COMMERCIAL & RESIDENTIAL									
TYPE	CARPET AREA / FSIM2)	TEMPTS.(NOS)		CAR (NOS)		SCOOTER (NOS)		BY RULE	REOD.
		UNIT	PROP.	BY RULE	REOD.	BY RULE	REOD.		
RESIDENTIAL	40.80 (mhada)	2	28	1	14	2	28		
RESIDENTIAL	40.80	2	160	1	80	2	160		
RESIDENTIAL	80-150	1	23	1	23	1	23		
COMMERCIAL SHOP	278.13	100	3	2	6	6	17		
TOTAL REOD.(NOS)			214		123		228		
VISITORS PARKING 5%						6		11	
TOTAL REOD.(NOS)						129	238 / 6	238	
Regular Total Prop.(Nos)						190	39.67	0	
Mhada Total Prop.(Nos)						14		28	
NOTE :- Reg. No. 8.1(v) Page No. 243 Composite Parking - 6 Scooter = 1 Car									
EV CHARGING PROVISION FOR 20% OF TOTAL PARKING =129+(238/6) X 0.20 = 34 NOS.									

Form of Statement 2 (Sr. No. 9(a)) Proposed Building FLOOR WISE FSI STATEMENT - WING A						
FLOOR	COMM. FSI	RESI. FSI	SHOPS / OFFICE	TENEMENTS	TOTAL FSI	AREA
BASEMENT FLOOR	0.00	0.00	0	0	0.00	
GROUND/PARKING FLOOR	283.26	42.58	9	0	325.84	
1st FLOOR	0.00	462.13	0	3	462.13	
TOTAL	283.26	504.71	9	3	787.97	

Form of Statement 2 (Sr. No. 9(a)) Proposed Building FLOOR WISE FSI STATEMENT - WING B			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0	0.00
GROUND/PARKING FLOOR	42.58	0	42.58
1st FLOOR	455.36	4	455.36
TOTAL	497.94	4	497.94

Form of Statement 2 (Sr. No. 9(a)) Proposed Building FLOOR WISE FSI STATEMENT - WING C			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0	0.00
GROUND/PARKING FLOOR	9.00	0	9.00
1st FLOOR	455.36	4	455.36
TOTAL	464.36	4	464.36

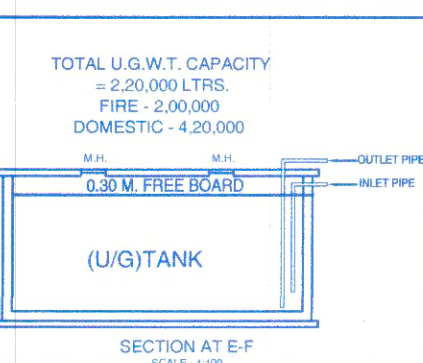
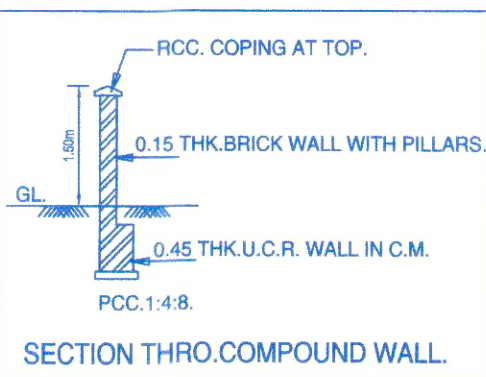
Form of Statement 2 (Sr. No. 9(a)) Proposed Building FLOOR WISE FSI STATEMENT - WING D			
FLOOR	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0	0.00
GROUND/PARKING FLOOR	76.90	0	76.90
1st FLOOR	454.09	4	454.09
2nd FLOOR	473.58	4	473.58
3rd FLOOR	473.58	4	473.58
4th FLOOR	473.58	4	473.58
5th FLOOR	473.58	4	473.58
6th FLOOR	473.58	4	473.58
7th FLOOR	456.75	4	456.75
8th FLOOR	473.58	4	473.58
9th FLOOR	473.58	4	473.58
10th FLOOR	473.58	4	473.58
11th FLOOR	473.58	4	473.58
TOTAL	5249.96	44	5249.96

Proposed BUA applied for registration
Wing D 5249.96 + Wing E/F 14525.73 = 19,775.69 Sq. Mtrs.

Premissible BUA as per IOD
Wing D 9478.52 + Wing E/F 14530.23 = 24,008.75 Sq. Mtrs.

Proportionate Land Area for Wings D, E/F = 4124.20 Sq. Mtrs.

FORM OF STATEMENT - 1 (Sr. No. 8(a)(iii))				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A

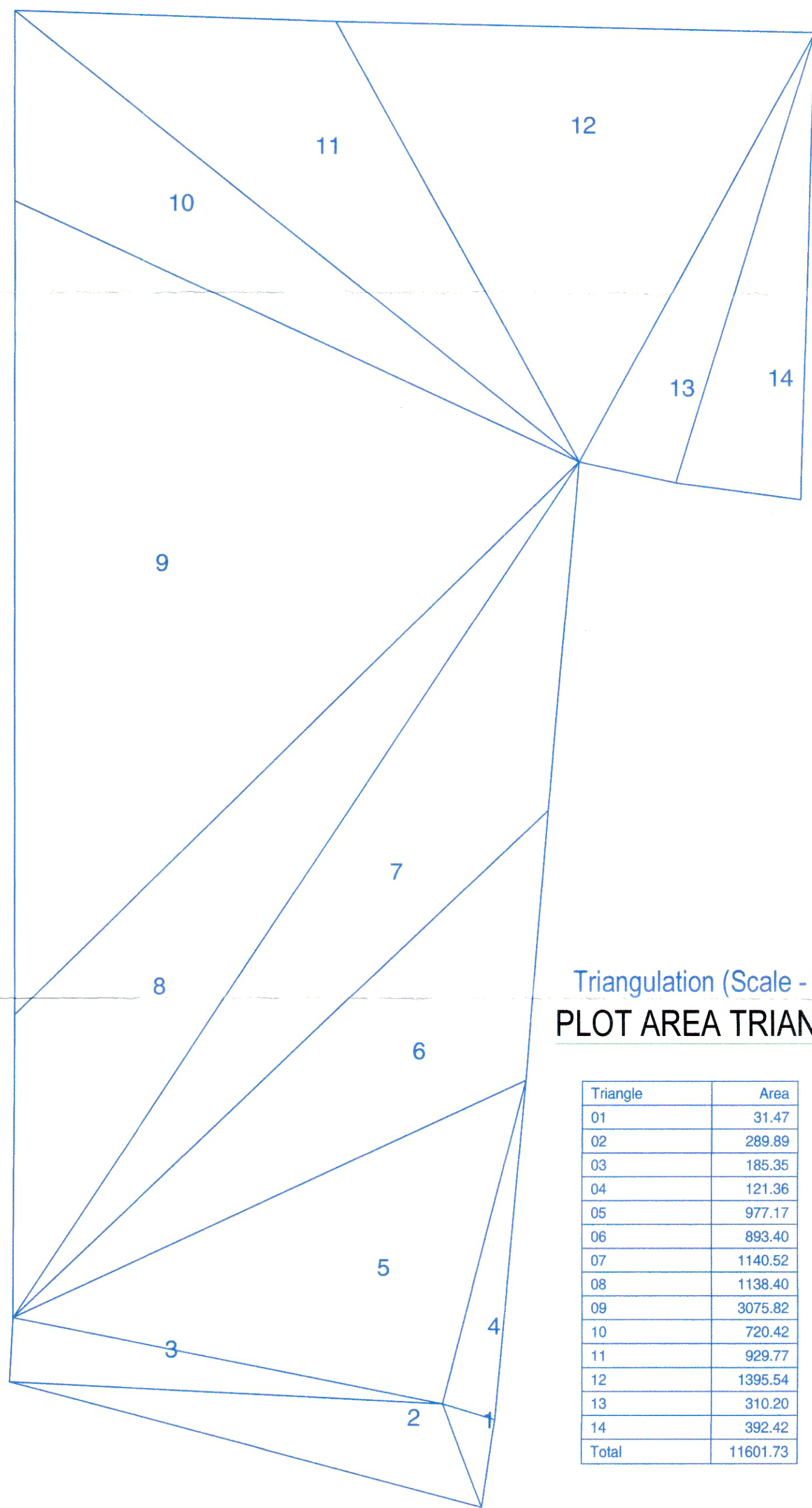


For of Statement 2 (Sr. No. 9(a)) Proposed Building BUILDING WISE FSI STATEMENT						
FLOOR	COMM. FSI	(MHADA) RESI. FSI	RESI. FSI	SHOPS / OFFICE	TENEMENTS	TOTAL FSI AREA
WING - A	283.26	0.00	504.71	9	3	787.97
WING - B	0.00	0.00	497.94	0	4	497.94
WING - C	0.00	0.00	464.36	0	4	464.36
WING - D	0.00	0.00	5249.96	0	44	5249.96
WING - E/F (MHADA)	0.00	2485.01	12040.72	0	156	14525.73
CLUB HOUSE	0.00	0.00	361.24	0	0	361.24
TOTAL	283.26	2485.01	19118.93	9.00	211	21887.20

EV Charging Parking	
Normal Parking	
Mhada Parking	
Visitors Parking	
COMM. PARKING	

Form of Statement 2 (Sr. No. 9(a)) Proposed Building FLOOR WISE FSI STATEMENT - WING - E / F				
FLOOR	(MHADA) RESI. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND/PARKING FLOOR	0.00	79.75	0	79.75
1st FLOOR	0.00	661.94	7	661.94
2nd FLOOR	0.00	744.77	8	744.77
3rd FLOOR	0.00	744.77	8	744.77
4th FLOOR	0.00	744.77	8	744.77
5th FLOOR	0.00	744.77	8	744.77
6th FLOOR	0.00	744.77	8	744.77
7th FLOOR	0.00	669.37	7	669.37
8th FLOOR	0.00	744.77	8	744.77
9th FLOOR	0.00	744.77	8	744.77
10th FLOOR	0.00	744.77	8	744.77
11th FLOOR	0.00	744.77	8	744.77
12th FLOOR	0.00	669.37	7	669.37
13th FLOOR	0.00	744.77	8	744.77
14th FLOOR	0.00	744.77	8	744.77
15th FLOOR	0.00	744.77	8	744.77
16th FLOOR	0.00	744.77	8	744.77
17th FLOOR	358.58	278.28	7	636.86
18th FLOOR	708.81	0.00	8	708.81
19th FLOOR	708.81	0.00	8	708.81
20th FLOOR	708.81	0.00	8	708.81
TOTAL	2485.01	12040.72	156	14525.73

Form of Statement 2 (Sr. No. 9(a)) Proposed Building FLOOR WISE FSI STATEMENT - CLUB HOUSE	
FLOOR	FSI AREA
BASEMENT FLOOR	0.00
GROUND/PARKING FLOOR	50.96
1st FLOOR	155.14
2nd FLOOR	155.14
TERRACE FLOOR	0.00
TOTAL	361.24



Triangle	Area
01	31.47
02	289.89
03	185.35
04	121.36
05	977.17
06	893.40
07	1140.52
08	1138.40
09	3075.82
10	720.42
11	929.77
12	1395.54
13	310.20
14	392.42
Total	11601.73

STAMP OF APPROVAL

Sanctioned No. B.P./Charholi/58/2025
Subject to conditions mentioned in the
Office Order No. 31/03/2025
Pimpri
Date: 31/03/2025



O. C. Signed by
City Engineer

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

PROPOSED COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / GAT

Stamp of Approval of Plans: Drawing Sheet No.:

AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	11500.00
(a) As per ownership document (712, CTS extract)	11500.00
(b) As per measurement sheet	11500.00
(c) As per site	11567.00
2. Deductions for:	
(a) Proposed D.P./D.P. Road widening Area/Service Road /	458.99
(b) Any D.P. Reservation area (Total a+b)	458.99
3. Balance area of plot (1-2)	11041.01
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	11041.01
6. Recreational Open space (if applicable)	
(a) Required -	1104.10
(b) Proposed -	1104.10
7. Internal Road area	
(a) Required -	
(b) Proposed -	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 3 basic FSI / 10)	12145.11
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	5750.00
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading (allo-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any [2.00 or 1.85 x Sr. No. 4 (b) and (c)]	0.00
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	0.00
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	12145.11
(a) (P = 1000 / 1100) or 12 whichever is applicable.	7192.65
(b) Ancillary Area FSI upto 60% with payment of charges.	125.89
(c) Ancillary Area FSI upto 80% with payment of charges.	7318.54
(d) Proposed Ancillary Area	7318.54
(e) Total entitlement (a+b)	19463.65
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) = 1.6 or 1.8	19463.65
TOTAL PERMISSIBLE AREA	19463.65
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(i) Completed	0.00
(ii) Residential	0.00
(iii) Commercial	0.00
(b) Proposed Built-up Area (as per P-line)	
(i) Residential	19118.93
(ii) Commercial	283.26
(c) Total (a+b)	19402.19
16. F.S.I. Consumed (15/13) (should not be more than serial No.14	1.00
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	2429.02
(b) Proposed	2485.01

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.

Signature: ARUNSHARANGARAJAN

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would execute the structure as per approved 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.
Signature: MS PRAKASH ASSOCIATES THROUGH MR. PRADIP HARUMAL ADWANI & MR. GOPAL HARUMAL ADWANI

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

OWNER'S NAME: MS PRAKASH ASSOCIATES THROUGH MR. PRADIP HARUMAL ADWANI & MR. GOPAL HARUMAL ADWANI

OWNER'S SIGN: [Signature]

PROJECT: SURVEY NO. : 228 (P), 229 (P)

PLOT NO. : HISSA NO. : CTS NO. :

DESCRIPTION : REGULAR TRACK, VILLAGE - CHARHOLI

ARCHITECT: AR. USHA RANGARAJAN

LANDMARK DESIGN GROUP

U.C. NO. : CARPOT3423

PLOT NO 32 SECTION NO 26 IN KOTON TEMPLE ROAD, RAVET PRADHARAN PUNE 411001

JOB NO. : DRG. NO. : SCALE : 1:100

DRAWN BY : CHECKED BY :

INWARD NO. : DATE : 07-03-2025

KEY NO. : SHEET NO. : 1/16