

BUILDING WISE FSI STATEMENT :				
FLOORS NAME	COMM.	RESL.	TNMTS.	TOTAL FSI AREA
A	116.28	1107.30	10	1225.58
B	336.00	472.95	03	808.95
C	336.00	472.95	03	808.95
D	366.87	9518.91	110	9885.78
TOTAL	1157.15	11572.11	126	12729.26

FLOORWISE FSI STATEMENT : BUILDING A				
FLOORS NAME	COMM.	RESL.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR	0.00	33.55	0	33.55
LOWER BASEMENT FLOOR	0.00	33.55	0	33.55
UPPER BASEMENT FLOOR	0.00	33.55	0	33.55
GROUND FLOOR	116.28	97.09	0	213.37
FIRST FLOOR	0.00	454.75	05	454.75
SECOND FLOOR	0.00	454.75	05	454.75
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	116.28	1107.30	10	1225.58

FLOORWISE FSI STATEMENT : BUILDING B				
FLOORS NAME	COMM.	RESL.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR	0.00	39.87	0	39.87
LOWER BASEMENT FLOOR	0.00	39.87	0	39.87
UPPER BASEMENT FLOOR	0.00	39.87	0	39.87
GROUND FLOOR	336.00	60.27	0	396.27
STILT FLOOR	0.00	293.07	03	293.07
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	336.00	472.95	03	808.95

FLOORWISE FSI STATEMENT : BUILDING C				
FLOORS NAME	COMM.	RESL.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR	0.00	39.87	0	39.87
LOWER BASEMENT FLOOR	0.00	39.87	0	39.87
UPPER BASEMENT FLOOR	0.00	39.87	0	39.87
GROUND FLOOR	336.00	60.27	0	396.27
STILT FLOOR	0.00	293.07	03	293.07
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	336.00	472.95	03	808.95

PARKING AREA STATEMENT AS PER UDCPR					
AREA OF STATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER
30 - 40	0	2	0/2 = 00	00	00
40 - 80	126	2	126/2 = 63	63	315
COMM.	1083.93	1	1083.17/100 = 11	22	66
TOTAL				85	381
VISITORS PARKING (5%)				04	16
TOTAL REQUIRED PARKING				89	397
REQUIRED AREA				1112.50	1588.00
				CAR	SCOOTER
				89	397

WATER REQUIREMENT			
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)	
Residential	102407.25		
OHWT FIRE REQUIREMENT	25000.00		
TOTAL	127407.25	150000.00	
UGWT FIRE REQUIREMENT	75000.00		
TOTAL	228610.88	300000.00	

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES			
DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA
SOCIETY OFFICE		20.00 sqm	A BUILD 40.00 sqm
SANITARY BLOCK	126	06.00 sqm	A BUILD 6.00 sqm
DRIVER ROOM		12.00 sqm	B&C BUILD 24.00 sqm

BUILDING WISE FSI STATEMENT (MHADA)			
BUILDING NAME	FLOORS NAME	TOTAL FSI AREA	TNMTS
A BUILDING	STILT FLOOR	454.75	05
B BUILDING	STILT FLOOR	293.07	03
C BUILDING	STILT FLOOR	293.07	03
D BUILDING	STILT FLOOR	229.28	02
TOTAL		1274.90	18

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1640.59
PROP. AREA	1724.98
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	18

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED)				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS
NA	NA	NA	NA	NA

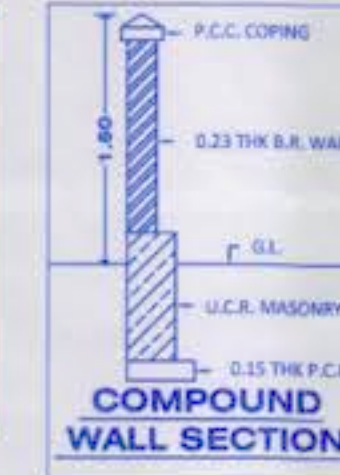
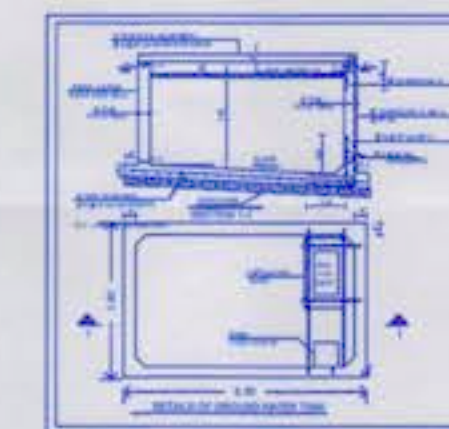
FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr. No. 9(a))			
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF TOTAL FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL TENEMENTS
BUILDING-A	3B+G+3	1225.58	10
BUILDING-B	3B+G+1	808.95	3
BUILDING-C	3B+G+1	808.95	3
BUILDING-D	3B+G+19	9885.78	110
TOTAL		12729.26	126

FROM OF STATEMENT 3 (SR. NO. 9(g))				
AREA DETAILS OF APARTMENT				
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM	AREA OF ENC. BALCONY SQM
A	GROUND FLOOR	SHOP 01	35.84	—
		SHOP 02	42.60	—
		SHOP 03	31.41	—
	TYPICAL - STILT & FIRST FLOOR	01.101	49.87	6.83
		02.102	49.87	6.83
		03.103	49.87	6.83
		04.104	49.87	6.83
		05.105	49.87	6.83

FROM OF STATEMENT 3 (SR. NO. 9(g))				
AREA DETAILS OF APARTMENT				
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM	AREA OF ENC. BALCONY SQM
B	GROUND FLOOR	SHOP 04	29.03	—
		SHOP 05	29.02	—
		SHOP 06	29.22	—
		SHOP 07	28.59	—
		SHOP 08	29.03	—
		SHOP 09	53.00	—
		SHOP 10	28.58	—
		SHOP 11	29.22	—
		SHOP 12	29.03	—
		SHOP 13	29.03	—
		01	49.78	6.75
		02	49.78	6.75
		03	49.78	6.75

FROM OF STATEMENT 3 (SR. NO. 9(g))				
AREA DETAILS OF APARTMENT				
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM	AREA OF ENC. BALCONY SQM
C	GROUND FLOOR	SHOP 14	29.03	—
		SHOP 15	29.03	—
		SHOP 16	29.22	—
		SHOP 17	28.59	—
		SHOP 18	53.00	—
		SHOP 19	29.03	—
		SHOP 20	28.59	—
		SHOP 21	29.22	—
		SHOP 22	29.03	—
		SHOP 23	29.03	—
		01	49.78	6.75
		02	49.78	6.75
		03	49.78	6.75

FROM OF STATEMENT 3 (SR. NO. 9(g))				
AREA DETAILS OF APARTMENT				
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM	AREA OF ENC. BALCONY SQM
D	GROUND FLOOR	SHOP 24	31.58	—
		SHOP 25	34.00	—
		SHOP 26	63.57	—
		SHOP 27	58.08	—
		SHOP 28	29.03	—
		SHOP 29	29.07	—
		SHOP 30	29.03	—
		SHOP 31	48.80	—
		01	49.78	6.75
		02	49.78	6.75
		03	49.78	6.75
		101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701	55.15	—
		102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702	59.19	—
D	STILT FLOOR	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703	59.19	—
		104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704	59.19	—
		105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705	59.19	—
		106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706	59.19	—
		701, 1201, 1701	55.15	—
		702, 1202, 1702	59.19	—
		703, 1203, 1703	59.19	—
		704, 1204, 1704	59.19	—
		707, 1207, 1707	59.19	—
		708, 1208, 1708	59.19	—



Proforma - I : Area Statement		
I. PROJECT :-	COMMERCIAL/RESIDENTIAL	01/10
VILLAGE :-	MOSHI(BORHADEWADI), TAL :- HAVELI.	
G.NO :-	129(P)	
Sanctioned No. B.P./Borhadewadi/9312021 Subject to conditions mentioned in the Office Order No. 16/1212021 Pimpri Date: 16/12/21		
O. C. Signed by Joint City Engineer		
A. AREA STATEMENTS		SQ.MT.
1. AREA OF PLOT (MINIMUM CONSIDERED)		9531.00
2. DEDUCTIONS FOR:-		
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		9531.00
(b) AS PER DEMARCATION SHEET		9536.29
(c) AS PER SITE		9536.29
3. BALANCE AREA OF PLOT (1-2)		7457.21
4. AMENITY SPACE (if applicable)		0.00
(a) REQUIRED		0.00
(b) ADJUSTMENT OF 2(b), IF ANY.		0.00
(c) BALANCE PROPOSED		0.00
5. NET AREA OF THE PLOT (3-4(c))		7457.21
6. RECREATIONAL OPEN SPACE		
(a) OPEN SPACE (REQUIRED)		745.72
(b) OPEN SPACE (PROPOSED)		745.72
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. 5x Basic F.S.I x 1.10)		8202.93
10. ADDITION OF FSI ON PAYMENT PREMIUM		
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TOD ZONE		3728.60
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		0.00
11. IN-SITU FSI/ TDR LOADING		
(a) IN-SITU AREA AGAINST D.P. ROAD (2.0 X Sr. No. 2(a))		0.0000
(b) IN-SITU AREA AGAINST AMENITY SPACE HAND OVER (2.00 or 1.85 X Sr.No.4(b) and/or (c))		0.00
(c) IN-SITU F.S.I./TDR LOADING		9093.41
(d) TOATL IN-SITU/TDR LOADING PROPOSED (11 (a)+(b)+(c)+(d))		9093.41
12. ADDITIONAL FSI UNDER CHAPTER 7		0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
(a) (8+10(b)+11(d) or 12 WHICHEVER APPLICABLE		17296.34
(b) ANCILLARY AREA FSI (60% FOR RESIDENTIAL)		0.00
(c) TOTAL ENTITLEMENT (a+b+c)		17296.34
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)x1.8 or 1.8)		3.00X50%
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)		
(a) EXISTING AREA		0.00
(b) PROPOSED RESIDENTIAL AREA		11572.11
(c) PROPOSED COMMERCIAL AREA		1157.15
TOTAL PROPOSED AREA (a+b+c) With Mhada		12729.26
TOTAL PROPOSED AREA (a+b+c) Without Mhada		11004.28
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)		0.64
17. AREA FOR INCLUSIVE HOUSING, IF ANY		
(A) REQUIRED (20% OF SR.NO.5)		1640.59
(B) PROPOSED		1724.98

CERTIFICATE OF AREA
I, THE UNDERSIGNED, HAVE SURVEYED THE PLOT UNDER REFERENCE AND HAVE FOUND THAT THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

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

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY P.C.M.C. 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.

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

Shri. Akshay Dipak Punjabi	
I. PROJECT :-	RESIDENTIAL
VILLAGE :-	MOSHI(BORHADEWADI), TAL :- HAVELI.
G.NO :-	129(P)
H.No :-	-----
P.No :-	-----
Discrepancy :- REGULAR TRACK	
OWNER'S SIGN.	
ARCHITECT'S SIGN.	

SCALE	DRG. NO.	DRAWN BY	CHECKED BY
1:100	0057-B	ANANT	MAHENDRA
INWARD NO	HBD/PRB/0017/20	DATE	06 Dec 2021
KEY NO.	-----	SHEET NO.	01/10

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

