

BUILDING WISE FSI STATEMENT:				
FLOORS NAME	FSI AREA	TNMTS	TOTAL FSI AREA	
A	118.28	1107.30	10	1225.58
B	336.00	472.95	03	808.95
C	336.00	472.95	03	808.95
D	336.00	472.95	03	808.95
TOTAL	1182.28	11572.11	126	12729.28
FLOORWISE FSI STATEMENT: BUILDING A				
FLOORS NAME	FSI AREA	TNMTS	TOTAL FSI AREA	
BASMENT 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	118.28	97.09	0	215.37
FIRST FLOOR	0.00	454.78	05	454.78
SECOND FLOOR	0.00	454.78	05	454.78
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	118.28	1107.30	10	1225.58
FLOORWISE FSI STATEMENT: BUILDING B				
FLOORS NAME	FSI AREA	TNMTS	TOTAL FSI AREA	
BASMENT 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	3	808.95
FLOORWISE FSI STATEMENT: BUILDING C				
FLOORS NAME	FSI AREA	TNMTS	TOTAL FSI AREA	
BASMENT 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	3	808.95

PARKING AREA STATEMENT AS PER UDCPR					
AREA OF TATEMENT	PROP. NO. OF TENEMENT	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ. REQUIRED	PARKING CAR	PARKING SCOOTER
30 - 40	0	2	0/2 = 00	00	00
40 - 80	126	1	126/2 = 63	63	315
COMM.	1083.93	2	1083.17/100 = 11	22	66
TOTAL				85	381
VISITORS PARKING (5%)				04	16
TOTAL REQUIRED PARKING				89	794
REQUIRED AREA				1112.50	1588.00
				CAR	SCOOTER
				89	794

WATER REQUIREMENT				
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)		
OHWT	102407.25	102407.25		
UGWT	153610.88	153610.88		
TOTAL	256018.13	256018.13		

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA	
SOCIETY OFFICE	126	20.00 sqm	A BUILD 40.00 sqm	
SANITARY BLOCK		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	454.78	05	
B BUILDING	STILT FLOOR	293.07	03	
C BUILDING	STILT FLOOR	293.07	03	
D BUILDING	STILT FLOOR	228.28	02	
TOTAL		1272.20	13	

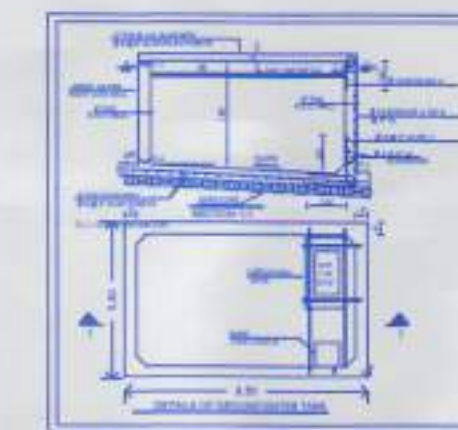
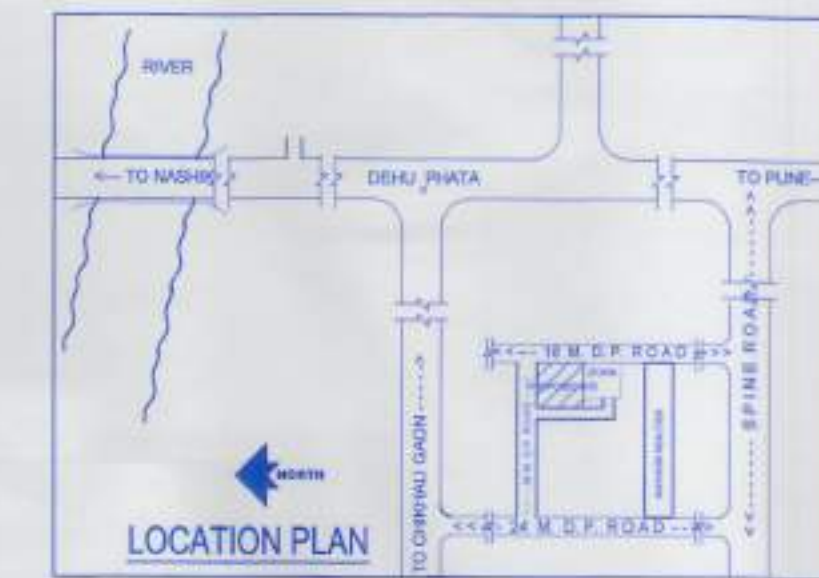
MAHADA AREA STATEMENT				
MIN. REQ. AREA	1640.59			
PROP. AREA	1724.98			
PERM. BALC. AREA	0.00			
1) PROP. OPEN BALC. AREA	0.00			
2) PROP. ENCL. BALC. AREA	0.00			
TOTAL BALC. AREA (1+2)	0.00			
MAHADA TOTAL TEN. NO.	18			

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED) (Sr. No. 8(a) (iii))					
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	AREA OF OPEN BALCONY SQM
A	GROUND FLOOR	SHOP 01	35.84	—	—
		SHOP 02	42.80	—	—
		SHOP 03	31.41	—	—
	TYPICAL - STILT & FIRST FLOOR	01,101	49.87	6.83	8.51
		02,102	49.87	6.83	8.51
		03,103	49.87	6.83	8.51
		04,104	49.87	6.83	8.51
		05,105	49.87	6.83	8.51
		06,106	49.87	6.83	8.51
		07,107	49.87	6.83	8.51

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	AREA OF OPEN 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	--	--
	STILT FLOOR	01	49.78	6.75	8.57
		02	49.78	6.75	8.57
		03	49.78	6.75	8.57

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	AREA OF OPEN 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	--	--
	STILT FLOOR	01	49.78	6.75	8.57
		02	49.78	6.75	8.57
		03	49.78	6.75	8.57

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	AREA OF OPEN 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	—	—
	STILT FLOOR	01	49.78	6.75	8.57
		02	49.78	6.75	8.57
		03	49.78	6.75	8.57
	TYPICAL-1,2,3,4,5,6,8,9,10,11,13,14,15,16,18 FLOOR	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, 1801	55.15	—	06.53
		102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1202, 1402, 1502, 1602, 1802	59.19	—	06.53
		103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1203, 1403, 1503, 1603, 1803	59.19	—	06.53
		104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1804	59.19	—	06.53
		105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1205, 1405, 1505, 1605, 1805	59.19	—	06.53
		106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1206, 1406, 1506, 1606, 1806	59.19	—	06.53
		701, 1201, 1701	55.15	—	06.53
		702, 1202, 1702	59.19	—	06.53
		703, 1203, 1703	59.19	—	06.53
		704, 1204, 1704	59.19	—	06.53
	TYPICAL-7, 12, 17	705, 1205, 1705	59.19	—	06.53
		706, 1206, 1706	59.19	—	06.53



Proforma - I : Area Statement				
I. PROJECT :- COMMERCIAL/RESIDENTIAL			01/10	
VILLAGE :- MOSHI (BORHADEWADI), TAL :- HAVELI.				
G.NO :- 129(P)				
Sanctioned No. B.P/Borhadewadi/93/2021			Subject to conditions mentioned in the Office Order No. 111/2021 dated 16/12/2021	
Pimpri			2020. 15/10/20	
Date: 16/12/2021			2020. 15/10/20	
O. C. Signed by Joint City Engineer			For Commissioner Pimpri Joint City Engineer	
A. AREA STATEMENTS				SO.MT.
1. AREA OF PLOT (MINIMUM CONSIDERED)				9531.00
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)				9531.00
B) AS PER DEMARCATION SHEET				9536.29
C) AS PER SITE				9536.29
2. DEDUCTIONS FOR:-				
I/ PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD /HIGHWAY WIDENING				2073.79
(b) ANY D.P. RESERVATION AREA (GREEN ZONE)				0.00
TOTAL (a+b)				2073.79
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)				7457.21
(b) OPEN SPACE (PROPOSED)				7457.21
7. INTERNAL ROAD AREA				0.00
8. PLOTABLE AREA (if applicable)				0.00
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.No. 5a 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 /FOO ZONE				3728.62
(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
(e) TOTAL 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) (9+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.5.1 or 5.2 or 5.3 or 5.4 as applicable)x1.6 or 1.8				3.00X60%
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
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION 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				
WATER LINE 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 PCMC. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHN