

FLOORWISE FSI STATEMENT : B				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	55.88	0	55.88
1st PODIUM FLOOR	0.00	56.75	0	56.75

PARKING AREA STATEMENT						
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY			PARKING REQUIRED	
		BY RULE	TOTAL REQ.		CAR	SCOOTER
40-80 Sqm. (Carpet)	18	1	2	9.00	9	18
80-150 Sqm. (Carpet)	122	1	1	122.00	122	122
150 Sqm & Above (Carpet)	0	2	1	0.00	0	0
COMM. (Carpet)	272.47	100		2.72	5	16
		2	6			
TOTAL					136	156
VISITORS PARKING (5%)					7	7
TOTAL REQUIRED PARKING					143	163
TOTAL AREA (SQM.)					1787.50	326.00

WATER REQUIREMENT							
O.H.W. TANK	TENE	PERSON	TOTAL PERSON	LIT.	REQ.	PROP.	
RESIDENTIAL	140	X	5	700	X 135	94500	94500
COMM				107	X 45	4815	4815
FOR FIRE			-			50000	50000
TOTAL						149315	149315
U.G.W. TANK			99315	X 1.50		148973	148973
FOR FIRE			-			200000	200000
TOTAL						348973	348973

REFUGE AREA STATEMENT				
BUILDING NAME	FLOOR	REQ.	PRPO.	
A	4th FLOOR	15.00	25.99	Sq.m.
	8th FLOOR	15.00	25.99	Sq.m.
	12th FLOOR	15.00	25.99	Sq.m.
	16th FLOOR	15.00	25.99	Sq.m.
B	20th FLOOR	15.00	25.99	Sq.m.
	4th FLOOR	19.48	42.38	Sq.m.
	8th FLOOR	19.48	42.38	Sq.m.
	12th FLOOR	19.48	42.38	Sq.m.
	16th FLOOR	19.48	42.38	Sq.m.
	20th FLOOR	19.48	42.38	Sq.m.

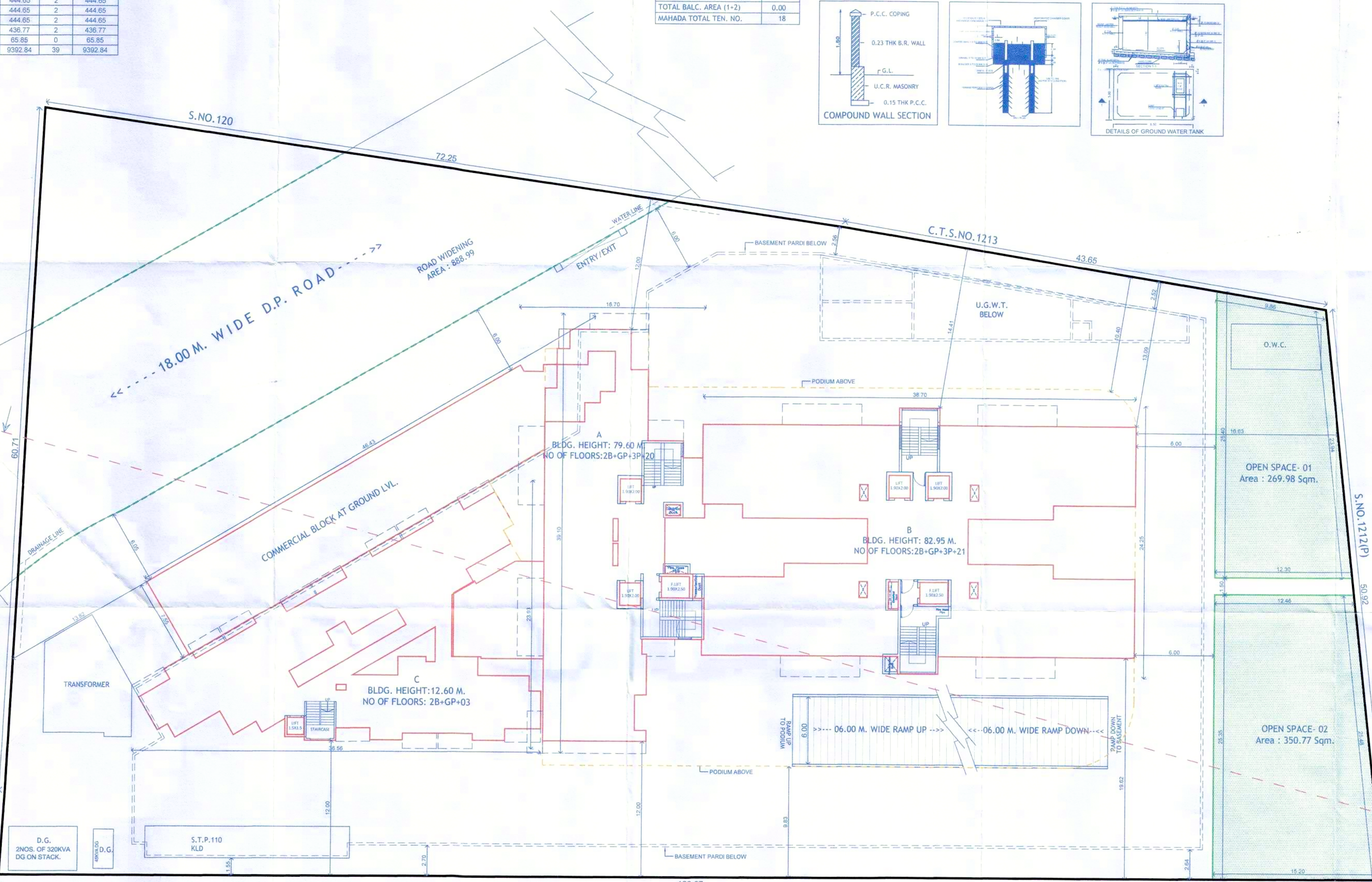
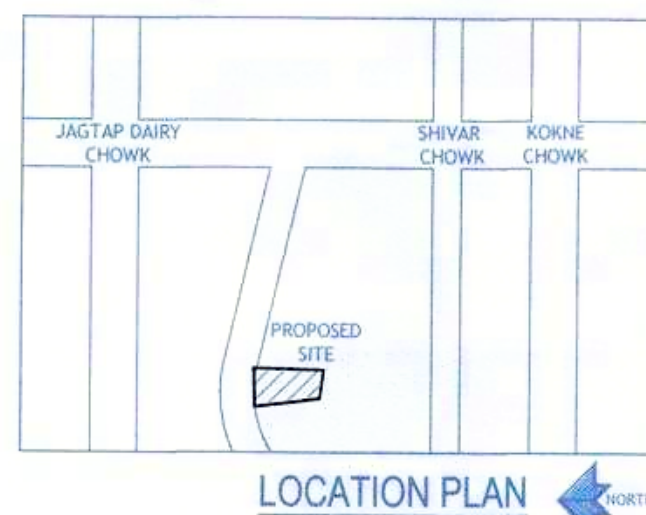
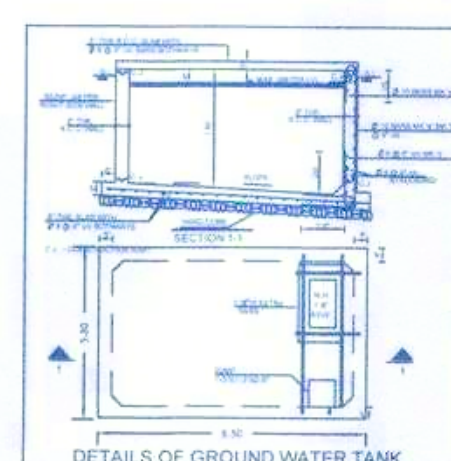
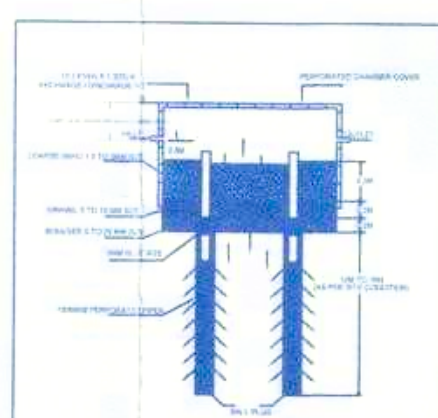
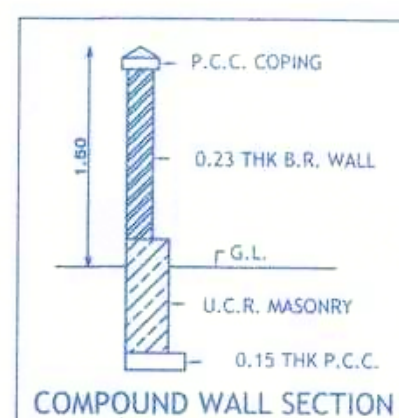
PARKING PROVIDED		
FLOOR NAME	CAR	SCOOTER
2nd BASEMENT FLOOR	76	120
1st BASEMENT FLOOR	72	102
PARKING FLOOR	50	7
PODIUM FLOOR- 01	17	0
PODIUM FLOOR- 02	0	0
PODIUM FLOOR- 03	0	0
TOTAL	215	229

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1241.50
PROP. AREA	1248.96
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

2 ND PODIUM FLOOR	0.00	56.25	0	56.25
3 RD PODIUM FLOOR	0.00	56.25	0	56.25
FIRST FLOOR	0.00	852.51	3	852.51
SECOND FLOOR	0.00	691.42	4	691.42
THIRD FLOOR	0.00	691.42	4	691.42
FOURTH FLOOR	0.00	690.87	4	690.87
FIFTH FLOOR	0.00	691.42	4	691.42
SIXTH FLOOR	0.00	691.42	4	691.42
SEVENTH FLOOR	0.00	691.42	4	691.42
EIGHTH FLOOR	0.00	690.87	4	690.87
NINTH FLOOR	0.00	691.42	4	691.42
TENTH FLOOR	0.00	691.42	4	691.42
ELEVENTH FLOOR	0.00	691.42	4	691.42
TWELFTH FLOOR	0.00	690.87	4	690.87
THIRTEENTH FLOOR	0.00	691.42	4	691.42
FOURTEENTH FLOOR	0.00	691.42	4	691.42
FIFTEENTH FLOOR	0.00	691.42	4	691.42
SIXTEENTH FLOOR	0.00	690.87	4	690.87
SEVENTEENTH FLOOR	0.00	691.42	4	691.42
EIGHTEENTH FLOOR	0.00	691.42	4	691.42
NINETEENTH FLOOR	0.00	691.42	4	691.42
TWENTIETH FLOOR	0.00	690.87	4	690.87
TWENTY FIRST FLOOR	0.00	691.42	4	691.42
TERRACE FLOOR	0.00	50.76	0	50.76
TOTAL	0.00	14993.55	83	14993.55

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 BLDG.	USE/OCCUPANCY OF FLOORS.
TOTAL	NA	NA	NA	NA

FROM OF STATEMENT 2 (PROPOSED BUILDING)			
(Sr.No.9(a))			
BUILDING NO.	FLOOR NO	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL TENEMENTS
A	2B+GP+3P+20	9392.84	39
B	2B+GP+3P+21	14993.55	83
C (MHADA)	2B+GP+03	1568.59	18
	TOTAL	25954.98	140



Sanctioned No. B.P/pimp/c Saudagar/03/2025
Subject to conditions mentioned in the
Office Order No.
aven dated 18/02/2025
Pimpri
Date: 18/02/2025

O. C. Signed by
City Engineer

A.	AREA STATEMENTS	SQ.MT.
1.	AREA OF PLOT	7096.50
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	7096.50
	B) AS PER DEMARCATION SHEET	7096.50
	C) AS PER SITE	0.00
2.	DEDUCTIONS FOR:-	
	(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/ HIGHWAY WIDENING	888.99
	(B) ANY (INDZ AREA)	0.00
	TOTAL (a+b)	888.99
3.	BALANCE AREA OF PLOT (1-2)	6207.51
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))	6207.51
6.	RECREATIONAL OPEN SPACE	
	(a) OPEN SPACE (REQUIRED)	620.75
	(b) OPEN SPACE (PROPOSED)	620.75
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. 5XBASIC FSI 1.0)	6207.51
10.	ADDITION OF FSI ON PAYMENT PRIMUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH /TOD ZONE	3548.25
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	3103.76
11.	IN-SITU FSI /TOR LOADING	
	(a) IN-SITU AREA AGAINST D.P.ROAD/D.05XSR.N 2(a))	1822.40
	(b)IN-SITU AREA AGAINST AMENITY SPACE HAND OVER (2.00 or 1.85 X SR.No.4) and/or (c)	0.00
	(c) TDR AREA (3304.80 + 1065.21)	4390.01
	(d) TOATL IN-SITU /TOR LODING PROPOSED (11(a)+b)+(c))	6212.41
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	15523.68
	(b) ANCILLARY AREA FSI (80 % COMMERCIAL)	0.00
	(b1) ANCILLARY AREA FSI (60 % RESIDENTIAL)	9207.66
	(c) TOTAL ENTITLEMENT (a+b)	24731.34
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)X 1 or 1.8)	31224.60
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
	(a) EXISTING AREA	0.00
	(b) PROPOSED RESIDENTIAL AREA	25635.35
	(c) PROPOSED COMMERCIAL AREA	319.63
	TOTAL PROPOSED AREA (a+b+c) WITH MHADA	25954.98
	TOTAL PROPOSED AREA (WITHOUT MHADA)	24706.02
16.	F.S.I. CONSUMED (15/13) SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.999
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(A) REQUIRED (20% OF SR.NO 5)	1241.50
	(B) PROPOSED	1248.96

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.

SIGN OF ARCHITECT	
LEGEND	
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGELINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION 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 TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

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

1) M/s. Govind Raviraj Developers LLP, Through its partner Mr. Ravindra Naupatyal Sakla, Mr. Abhinandan Ravindra Sakla Through its POAH Mr. Ambadas Patilaba Khade.

2) M/s. Govind Raviraj Developers LLP, Through its partner Mr. Bharat Sitaram Kate & Mr. Shatrughan Sitaram Kate.

I. PROJECT :- RESIDENTIAL & COMMERCIAL		Owner's Stamp:
Village :- Pimple Saudagar, Tal :- Haveli		
S.No :- 119	C.T.S.No :- 1212(P),	
H.No :- 2A,	P.No :- -----,	
Description :- REGULAR TRACK		

Mahendra Thakur
CA/2004/34789
Office No.3 & 4, Ground Floor,
MSR Capital Building,
Samrat Chowk Pimpri Court Road,
Morewadi, Pimpri-Chinchwad,
Maharashtra - 411018
Email - info@dsdarchi

DREAM SPACE
ARCHITECTS

ARCHITECT'S SIGN.

	SCALE	FILE NO.	DRAWN BY	CHECKED BY
	1:100	140/1	ANANT	MAHENDRA
	KEY NO.	- - -	DATE	30.01.2025
	INWARD NO.	PP5/PR855/0008/20		

LAYOUT PLAN (Scale - 1:200)