

BUILDING WISE FSI STATEMENT :				
BUILDING NAME	FSI AREA	RESI.	TNMTS.	TOTAL FSI AREA
A	0.00	5429.02	21	5429.02
B	0.00	8772.05	47	8772.05
C (MHADA)	319.63	1248.96	18	15769.66
TOTAL	319.63	15450.03	86	15769.66

FLOORWISE FSI STATEMENT : A				
FLOORS NAME	FSI AREA	RESI.	TNMTS.	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	50.02	0	50.02
1st PODIUM FLOOR	0.00	144.05	0	144.05
2nd PODIUM FLOOR	0.00	144.05	0	144.05
3rd PODIUM FLOOR	0.00	144.05	0	144.05
FIRST FLOOR	0.00	450.13	1	450.13
SECOND FLOOR	0.00	444.65	2	444.65
THIRD FLOOR	0.00	444.65	2	444.65
FOURTH FLOOR	0.00	436.77	2	436.77
FIFTH FLOOR	0.00	444.65	2	444.65
SIXTH FLOOR	0.00	444.65	2	444.65
SEVENTH FLOOR	0.00	444.65	2	444.65
EIGHTH FLOOR	0.00	436.77	2	436.77
NINTH FLOOR	0.00	444.65	2	444.65
TENTH FLOOR	0.00	444.65	2	444.65
ELEVENTH FLOOR	0.00	444.65	2	444.65
TERRACE FLOOR	0.00	65.98	0	65.98
TOTAL	0.00	5429.02	21	5429.02

FLOORWISE FSI STATEMENT : B				
FLOORS NAME	FSI AREA	RESI.	TNMTS.	TOTAL FSI AREA
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	56.25	0	56.25
2nd PODIUM FLOOR	0.00	56.25	0	56.25
3rd PODIUM FLOOR	0.00	56.25	0	56.25
FIRST FLOOR	0.00	852.69	3	852.69
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
TERRACE FLOOR	0.00	90.76	0	90.76
TOTAL	0.00	8772.05	47	8772.05

FLOORWISE FSI STATEMENT : C (MHADA)				
FLOORS NAME	FSI AREA	RESI.	TNMTS.	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	319.63	14.75	0	334.39
FIRST FLOOR	0.00	411.40	6	411.40
SECOND FLOOR	0.00	411.40	6	411.40
THIRD FLOOR	0.00	411.40	6	411.40
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	319.63	1248.96	18	1568.59

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+11	5429.02	21	
B	2B+GP+3P+12	8772.05	47	
C (MHADA)	2B+GP+03	1568.59	18	
TOTAL		15769.66	86	

WATER REQUIREMENT								
O.H.W. TANK	TENE	PERSON	TOTAL PERSON	LIT.	REQ.	PROP.		
RESIDENTIAL	86	X	5	430	X	135	58050	58050
COMM.				107	X	45	4815	4815
FOR FIRE			-				50000	50000
TOTAL							112865	112865
U.G.W. TANK			62865	X	1.50	94297	94297	
FOR FIRE			-				150000	150000
TOTAL							244298	244298

PARKING AREA STATEMENT						
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY	TOTAL REQ.	PARKING REQUIRED	CAR	SCOOTER
40-80 Sqm. (Carpet)	18	2	9.00	9	18	
80-150 Sqm. (Carpet)	68	1	68.00	68	68	
150 Sqm. & Above (Carpet)	0	1	0.00	0	0	
COMM. (Carpet)	272.47	100	2.72	5	16	
TOTAL				82	102	
VISITORS PARKING (5%)				4	4	
TOTAL REQUIRED PARKING				86	106	
TOTAL AREA (SQ.M.)				1075.00	212.00	

PARKING PROVIDED		
FLOOR NAME	CAR	SCOOTER
2nd BASEMENT FLOOR	52	81
1st BASEMENT FLOOR	68	78
PARKING FLOOR-01	09	0
PODIUM FLOOR-02	0	0
PODIUM FLOOR-03	0	0
TOTAL	129	159

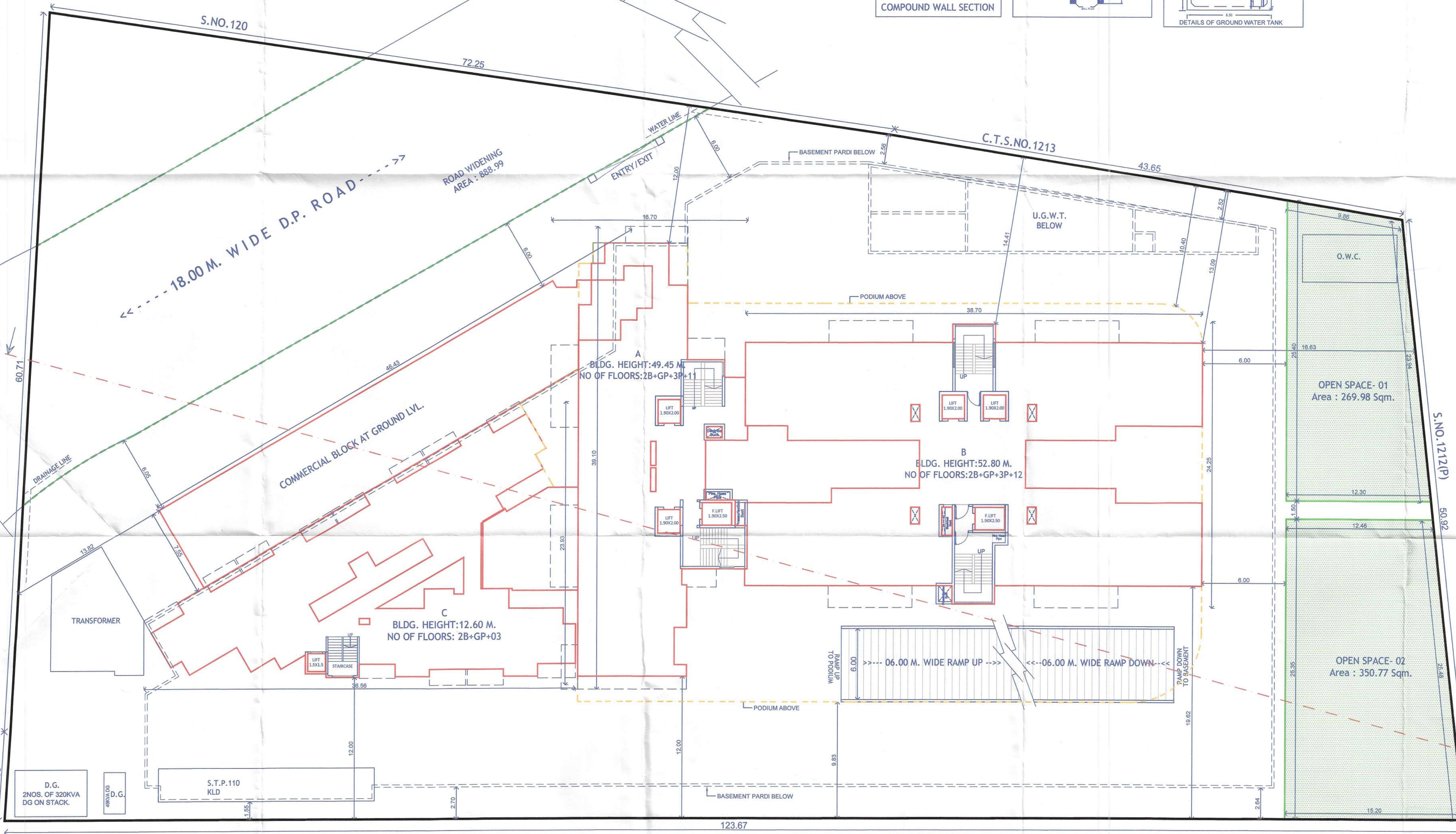
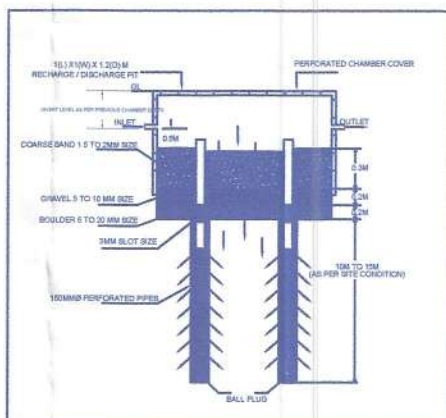
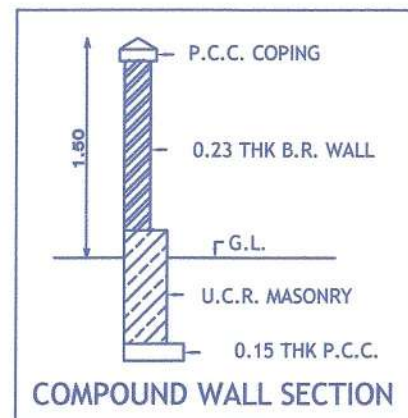
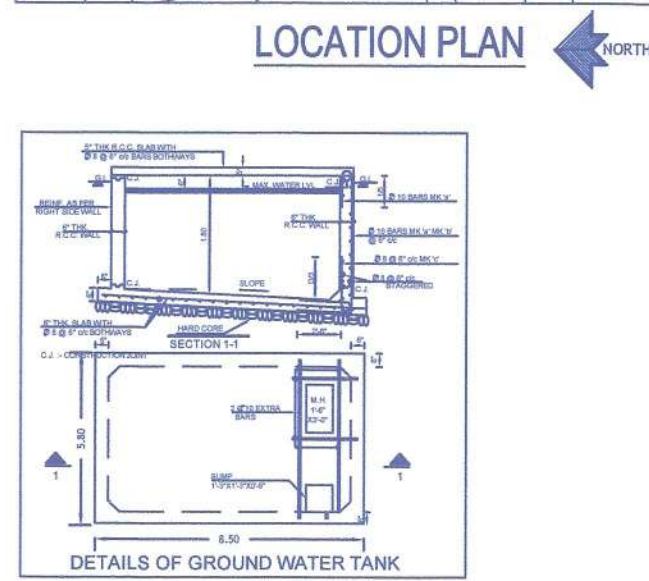
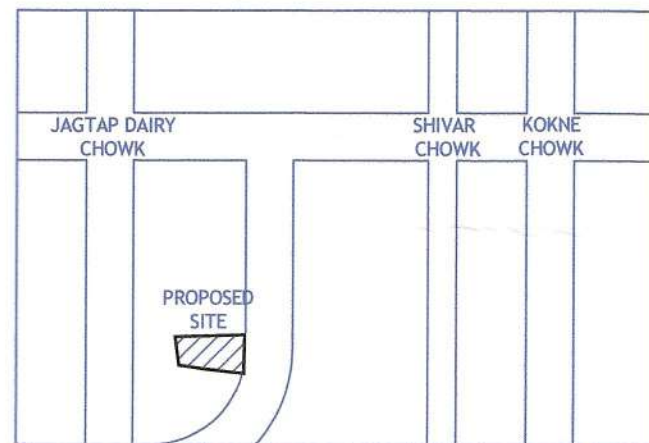
MAHADA AREA STATEMENT	
MIN. REQ. AREA	1241.50
PROP. AREA	1248.96
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	18

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.
	4th FLOOR	20.38	42.38	Sq.m.
	8th FLOOR	20.38	42.38	Sq.m.
B	12th FLOOR	20.38	42.38	Sq.m.

REQUIRED REFUGE AREA:-
REFUGE AREA OF 15.00 M. OR AN AREA EQUIVALENT TO 0.30 Sqm. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS

OCCUPANT LOAD:- A
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (Person) X 0.30 Sqm.
= 6 X 5 X 0.30 = 9.00 Sqm.
= 47 (Tene.) X 5 (Person) = 235 (Person)
= 235 X 0.30 = 70.50 Sqm.
REQD. REFUGE AREA = 9.00 + 1.18 = 10.18 Sqm.
REQD. (MIN. AREA) = 15.00 Sqm.
PROVIDED REFUGE AREA = 25.99 Sqm.

OCCUPANT LOAD:- B
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (Person) X 0.30 Sqm.
= 12 X 5 X 0.30 = 18.00 Sqm.
= 96 (Tene.) X 5 (Person) = 475 (Person)
= 475 X 0.30 = 142.50 Sqm.
REQD. REFUGE AREA = 18.00 + 2.38 = 20.38 Sqm.
PROVIDED REFUGE AREA = 42.38 Sqm.



Proforma - I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE:- PIMPLE SAUDAGAR, TAL:- HAVELI. 01/15
S.NO :- 119, C.T.S. NO. :- 1212(P), HISSA NO :- 2A
1) Sanctioned no./BP/Pimpale saudagar/16/2020 Even dated:-18/11/2020
2) Sanctioned no./BP/Pimpale saudagar/40/2021 Even dated:-14/10/2021

Sanctioned No. B.P/Pimpale saudagar/15/2023
Subject to conditions mentioned in the Office Order No. _____
aven dated Pimpri
Date: 11/04/2023

O. C. Signed by City Engineer

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

A. AREA STATEMENTS

Sl. No.	DESCRIPTION	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	888.99
	(B) ANY (NDZ) AREA	888.99
	TOTAL (a+b)	1777.98
3.	BALANCE AREA OF PLOT (1-2)	5318.52
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)	5318.52
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. 5X BASIC F.S.I. 1.0)	6207.51
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
	(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/ TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD(2.00XSR.N 2(a))	0.00
	(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) TDR AREA	0.00
	(d) TOATL IN-SITU /TDR LODING PROPOSED (11(a)+(b)+(c))	0.00
12.	ADDITIONAL FSI UNDER CHAPTER 7	
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9+10(b)) +11(d) or 12 WHICHEVER APPLICABLE	9311.27
	(b) ANCILLARY AREA FSI (60 % COMMERCIAL)	0.00
	(c) ANCILLARY AREA FSI (60 % RESIDENTIAL)	5225.00
	(d) TOTAL ENTITLEMENT (a+b)	14536.27
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no.5.1 or 6.2 or 6.3 or 6.4 as applicable)(1.6 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	15450.03
	(c) PROPOSED COMMERCIAL AREA	319.63
	TOTAL PROPOSED AREA (a+b+c) WITH MHADA	15769.66
	TOTAL PROPOSED AREA (WITHOUT MHADA)	14520.70
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 SITES, 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

OWNERS 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 :-
Mr. Sharad Subrav Kokate & others through their developer & POH M/s. Sanskruti Properties (AOP) through its Member M/s. Govind Habitat through its partner Mr. Ravindra Naupatyal Sakla Mr. Abhinandan Ravindra Sakla Mr. Shatrughan Sitaram Kate Mr. Bharat Sitaram Kate.

I. PROJECT :- RESIDENTIAL & COMMERCIAL
Village :- Pimple Saudagar, Tal :- Haveli
S.No :- 119 C.T.S.No :- 1212(P),
H.No :- 2A, P.No :- _____
Discreption :- REGULAR TRACK

Mahendra Thakur
CA/2004/74769
101&101A, Vishnu Vihar,
Plot No. 22, Near SNBP School,
Morwadi, Pimpri, Pune - 411018
Email :- my@architects90.com

SCALE 1:100 FILE NO. 140/A DRAWN BY ANANT CHECKED BY MAHENDRA
KEY NO. DATE 20.03.2023
INWARD NO. PPS/PRB55/0008/20