

BUILDING WISE FSI STATEMENT :				
BUILDING NAME	COMM.	RESI.	TNMTS.	TOTAL FSI AREA
A	0.00	7037.70	34	7037.70
B	0.00	10417.21	59	10417.21
C (MHADA)	319.93	1248.96	18	1568.59
TOTAL	319.93	18703.87	111	19023.50

FLOORWISE FSI STATEMENT : A				
FLOORS NAME	COMM.	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
TWELFTH FLOOR	0.00	128.82	1	128.82
THIRTEENTH FLOOR	0.00	128.82	1	128.82
FOURTEENTH FLOOR	0.00	128.82	1	128.82
FIFTEENTH FLOOR	0.00	128.82	1	128.82
SIXTEENTH FLOOR	0.00	128.82	1	128.82
SEVENTEENTH FLOOR	0.00	128.82	1	128.82
EIGHTEENTH FLOOR	0.00	128.82	1	128.82
NINETEENTH FLOOR	0.00	128.82	1	128.82
TWENTIETH FLOOR	0.00	128.82	1	128.82
TWENTY FIRST FLOOR	0.00	128.82	1	128.82
TWENTY SECOND FLOOR	0.00	128.82	1	128.82
TWENTY THIRD FLOOR	0.00	128.82	1	128.82
TWENTY FOURTH FLOOR	0.00	128.82	1	128.82
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	7037.70	34	7037.70

FLOORWISE FSI STATEMENT : B				
FLOORS NAME	COMM.	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	56.88	0	56.88
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	891.42	4	891.42
THIRD FLOOR	0.00	891.42	4	891.42
FOURTH FLOOR	0.00	890.87	4	890.87
FIFTH FLOOR	0.00	891.42	4	891.42
SIXTH FLOOR	0.00	891.42	4	891.42
SEVENTH FLOOR	0.00	891.42	4	891.42
EIGHTH FLOOR	0.00	890.87	4	890.87
NINTH FLOOR	0.00	891.42	4	891.42
TENTH FLOOR	0.00	891.42	4	891.42
ELEVENTH FLOOR	0.00	890.87	4	890.87
TWELFTH FLOOR	0.00	890.87	4	890.87
THIRTEENTH FLOOR	0.00	144.66	1	144.66
FOURTEENTH FLOOR	0.00	144.66	1	144.66
FIFTEENTH FLOOR	0.00	144.66	1	144.66
SIXTEENTH FLOOR	0.00	144.66	1	144.66
SEVENTEENTH FLOOR	0.00	144.66	1	144.66
EIGHTEENTH FLOOR	0.00	144.66	1	144.66
NINETEENTH FLOOR	0.00	144.66	1	144.66
TWENTIETH FLOOR	0.00	144.66	1	144.66
TWENTY FIRST FLOOR	0.00	144.66	1	144.66
TWENTY SECOND FLOOR	0.00	144.66	1	144.66
TWENTY THIRD FLOOR	0.00	144.66	1	144.66
TWENTY FOURTH FLOOR	0.00	144.66	1	144.66
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	10417.21	59	10417.21

FLOORWISE FSI STATEMENT : C (MHADA)				
FLOORS NAME	COMM.	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	319.93	14.76	0	334.69
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	319.93	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+24	7037.70	34	
B	2B+GP+3P+24	10417.21	59	
C (MHADA)	2B+GP+03	1568.59	18	
TOTAL		19023.50	111	

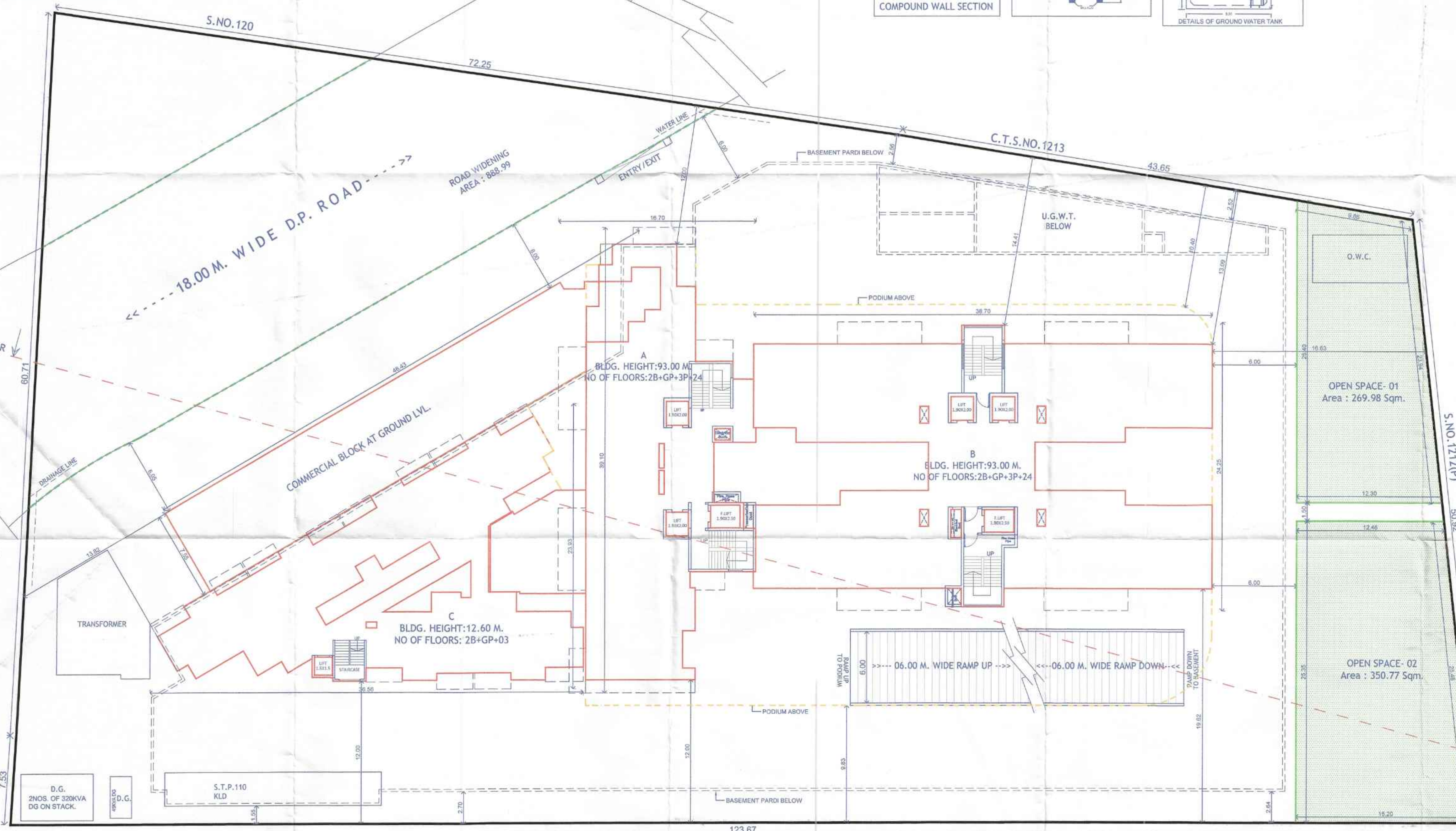
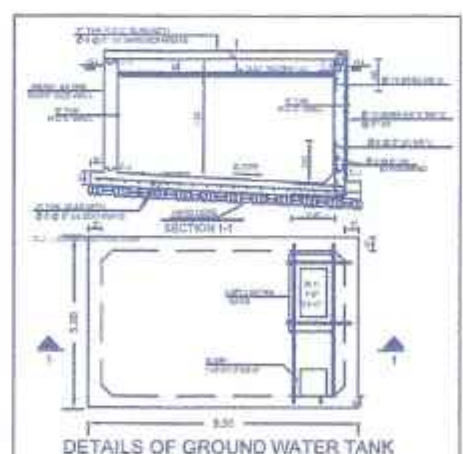
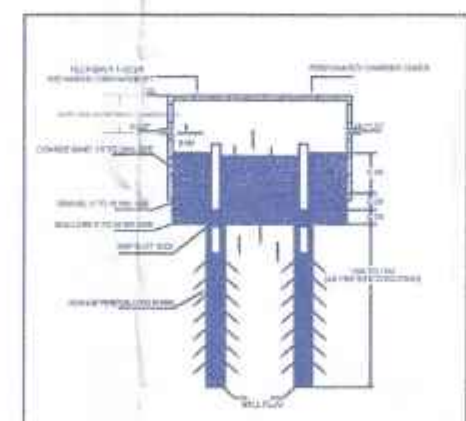
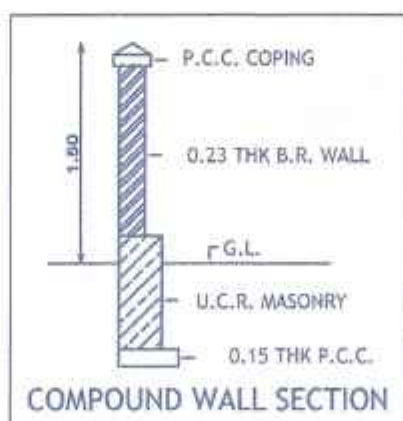
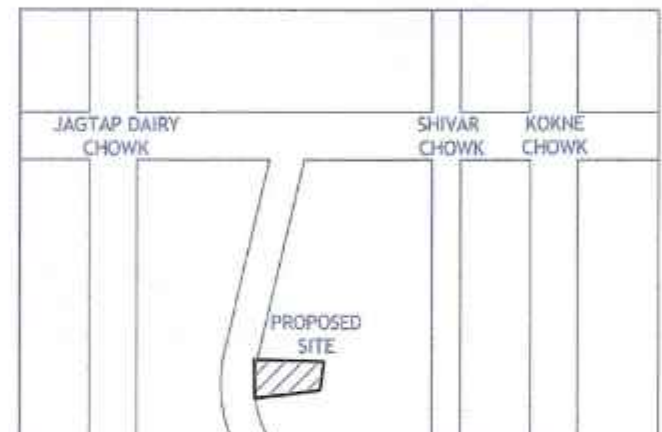
PARKING AREA STATEMENT						
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY			PARKING REQUIRED	
		BY RULE	TOTAL REQ.		CAR	SCOOTER
40-80 Sqm. (Carpet)	43	2		21.50	22	43
		1	2			
80-150 Sqm. (Carpet)	68	1	1	68.00	68	68
		1	1			
150 Sqm. & Above (Carpet)	0	1		0.00	0	0
		2	1			
COMM. (Carpet)	272.47	100				
		2	8	2.72	5	16
TOTAL					95	127
VISITORS PARKING (5%)					4	6
TOTAL REQUIRED PARKING					99	133
TOTAL AREA (SQM.)					1237.50	266.00

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

WATER REQUIREMENT									
O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	LIT.	REQ.	PROP.			
RESIDENTIAL	111	X	5	555	X	135	74925	74925	
COMM.				107	X	45	4815	4815	
FOR FIRE							50000	50000	
TOTAL							129740	129740	
U.G.W. TANK				79740	X	1.50	119610	119610	
FOR FIRE							200000	200000	
TOTAL							319610	319610	

REFUGE AREA STATEMENT				
BUILDING NAME	FLOOR	REQ.	PRPO.	Sq.m.
A	4th FLOOR	15.00	25.99	Sq.m.
	8th FLOOR	15.00	25.99	Sq.m.
	12th FLOOR	15.00	15.32	Sq.m.
	18th FLOOR	15.00	15.32	Sq.m.
B	20th FLOOR	15.00	15.32	Sq.m.
	24th FLOOR	15.00	15.32	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.
	18th FLOOR	15.00	18.15	Sq.m.
	20th FLOOR	15.00	18.15	Sq.m.
	24th FLOOR	15.00	18.15	Sq.m.



Proforma - I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE :- PIMPLE SAUDAGAR, TAL :- HAVELI. 01/16

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
3) Sanctioned no. /BP/Pimpale saudagar/15/2023 Even dated:-11/04/2023

Sanctioned No. B.P. / Pimple Saudagar / 15/2023

Subject to conditions mentioned in the Office Order No. 031/10/2023

Pimpri
Date :- 03/10/2023

O. C. Signed by City Engineer

A. AREA STATEMENTS

Sl. No.	DESCRIPTION	SQ.MT.
1.	AREA OF PLOT	7098.50
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	7098.50
	B) AS PER DEMARCATION SHEET	7098.50
	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 (NDZ) 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. 5X BASIC FSI 1.0)	6207.51
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH / TO D 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 (2.05XSR. N 2(a))	1822.40
	(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) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	1822.40
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	11133.67
	(b) ANCILLARY AREA FSI (80 % COMMERCIAL)	142.06
	(c) TOTAL ENTITLEMENT (a+b)	11275.73
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 1.5 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	18703.87
	(c) PROPOSED COMMERCIAL AREA	319.93
	TOTAL PROPOSED AREA (a+b+c) WITH MHADA	19023.50
	TOTAL PROPOSED AREA (WITHOUT MHADA)	17774.54
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.996
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(A) REQUIRED (20% OF SR.NO.5)	1241.50
	(B) PROPOSED	1248.96
CERTIFICATE OF AREA		
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY P.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.		
SIGN OF ARCHITECT		
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.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 :-		
Mr. Sharad Subrav Kokate & others through their partner Mr. Ravindra Naupatlal Sakla Mr. Abhinandan Ravindra Sakla Mr. Shatrughan Sitaram Kate Mr. Bharat Sitaram Kate.		
Village :- Pimple Saudagar, Tal :- Haveli		
S.No :- 119 C.T.S.No :- 1212(P),		
H.No :- 2A, P.No :- ,		
Discrepancy :- REGULAR TRACK		
Mahendra Thakur		
101&102A, Vishnu Vihar, Plot No.22, Near SNBP School, Morwad, Pimpri, Pune - 411018		
Email :- mthakur@mahendraspace.com		
ARCHITECT'S SIGN.		
SCALE FILE NO. DRAWN BY CHECKED BY		
1:100 140/A ANANT MAHENDRA		
KEY NO. DATE 11.07.2023		
INWARD NO. PPS/PRBS5/0008/20		