

BUILDING WISE FSI STATEMENT :				
BUILDING NAME	FSI AREA	RESI	TNMTS.	TOTAL FSI AREA
A	0.00	8956.07	37	8956.07
B	0.00	13611.26	75	13611.26
C (MHADA)	319.63	1248.96	18	1568.59
TOTAL	319.63	23816.29	130	24135.92

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	141.93	0	141.93
2nd PODIUM FLOOR	0.00	141.93	0	141.93
3rd PODIUM FLOOR	0.00	141.93	0	141.93
FIRST FLOOR	0.00	442.23	1	442.23
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	436.77	2	436.77
THIRTEENTH FLOOR	0.00	444.65	2	444.65
FOURTEENTH FLOOR	0.00	444.65	2	444.65
FIFTEENTH FLOOR	0.00	444.65	2	444.65
SIXTEENTH FLOOR	0.00	436.77	2	436.77
SEVENTEENTH FLOOR	0.00	444.65	2	444.65
EIGHTEENTH FLOOR	0.00	444.65	2	444.65
NINETEENTH FLOOR	0.00	444.65	2	444.65
TERRACE FLOOR	0.00	65.85	0	65.85
TOTAL	0.00	8956.07	37	8956.07

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	852.51	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
THIRTEENTH FLOOR	0.00	690.87	4	690.87
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
TERRACE FLOOR	0.00	90.76	0	90.76
TOTAL	0.00	13611.26	75	13611.26

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	14.73	0	334.36
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+19	8956.07	37	
B	2B+GP+3P+19	13611.26	75	
C (MHADA)	2B+GP+03	1568.59	18	
TOTAL		24135.92	130	

PARKING AREA STATEMENT				
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	PARKING REQUIRED CAR SCOOTER
40-80 Sqm. (Carpet)	18	2	9.00	9 18
80-150 Sqm. (Carpet)	112	1	112.00	112 112
150 Sqm. & Above (Carpet)	0	1	0.00	0 0
COMM. (Carpet)	272.47	100	2.72	5 16
TOTAL				126 146
VISITORS PARKING (5%)				6 7
TOTAL REQUIRED PARKING				132 153
TOTAL AREA (SQM.)				1650.00 306.00

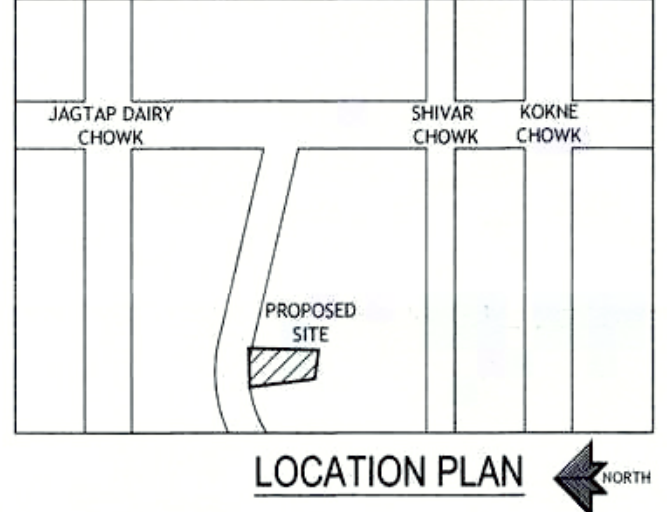
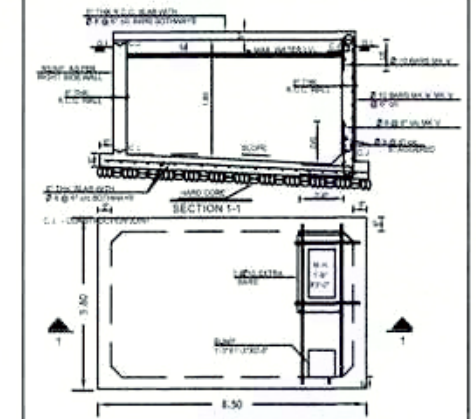
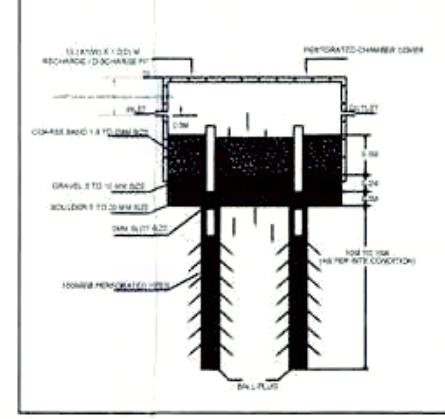
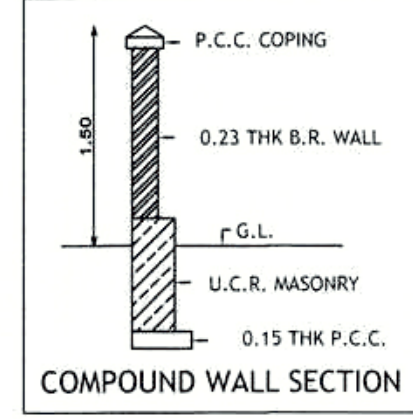
PARKING PROVIDED		
FLOOR NAME	CAR	SCOOTER
2nd BASEMENT FLOOR	76	120
1st BASEMENT FLOOR	72	102
PARKING FLOOR	50	7
PODIUM FLOOR-01	0	0
PODIUM FLOOR-02	0	0
PODIUM FLOOR-03	0	0
TOTAL	198	229

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

WATER REQUIREMENT						
O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	LIT.	REQ.	PROP.
RESIDENTIAL	130	X	5	650	X	135
COMM.				107	X	45
FOR FIRE						50000
TOTAL						142565
U.G.W. TANK				92565	X	1.50
FOR FIRE						200000
TOTAL						338848

REFUGE AREA STATEMENT			
BUILDING NAME	FLOOR	REQ.	PRPQ.
A	4th FLOOR	15.00	25.99
	8th FLOOR	15.00	25.99
	12th FLOOR	15.00	25.99
	16th FLOOR	15.00	25.99
B	4th FLOOR	19.48	42.38
	8th FLOOR	19.48	42.38
	12th FLOOR	19.48	42.38
	16th FLOOR	19.48	42.38

E.V. PARKING	
COMM. PARKING	
MHADA PARKING	
VISITORS PARKING	



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
3) Sanctioned no./BP/Pimpale saudagar/15/2023 Even dated:-11/04/2023
4) Sanctioned no./BP/Pimpale saudagar/35/2023 Even dated:-03/10/2023

Sanctioned No. B.P./Pimpale saudagar/32/2024
Even dated 14/10/2024
Pimpri
Date 14/10/2024

Building Permission and Unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

City Engineer
Building Permission Dept
P.C.M.C., Pimpri, Pune-16

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 (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	620.75
(a) OPEN SPACE (REQUIRED)	620.75
(b) OPEN SPACE (PROPOSED)	0.00
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 (2.05XSR. 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 (Sum 1876.11 + 1428.69 Regular)	3304.80
(d) TOTAL IN-SITU /TDR LOADING PROPOSED (11(a)+(b)+(c))	5127.20
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	14438.47
(b) ANCILLARY AREA FSI (80 % COMMERCIAL)	0.00
(b1) ANCILLARY AREA FSI (60 % RESIDENTIAL)	8450.00
(c) TOTAL ENTITLEMENT (a+b)	22888.47
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)x1.6 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	23816.29
(c) PROPOSED COMMERCIAL AREA	319.63
TOTAL PROPOSED AREA (a+b+c) WITH MHADA	24135.92
TOTAL PROPOSED AREA (WITHOUT MHADA)	22886.96
16. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	1.000
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

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 :-

1) M/s. Govind Raviraj Developers LLP. Through its partner Mr. Ravindra Naupatlal Sakia, Mr. Abhinandan Ravindra Sakia Through its POAH Mr. Ambadas Patilbha Khade.
2) M/s. Govind Raviraj Developers LLP. Through its partner Mr. Bharat Sitaram Kate & Mr. Shatrughan Sitaram Kate.

Owner's SIGN.

I. PROJECT :- RESIDENTIAL & COMMERCIAL

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/2004/34769

Office No. 3 & 4, Ground Floor, MSR Capital Building, Sanjay Chowk Pimpri Court Road, Koregaon, Pimpri-Chinchwad, Maharashtra - 411018

Email :- info@mahendra.in

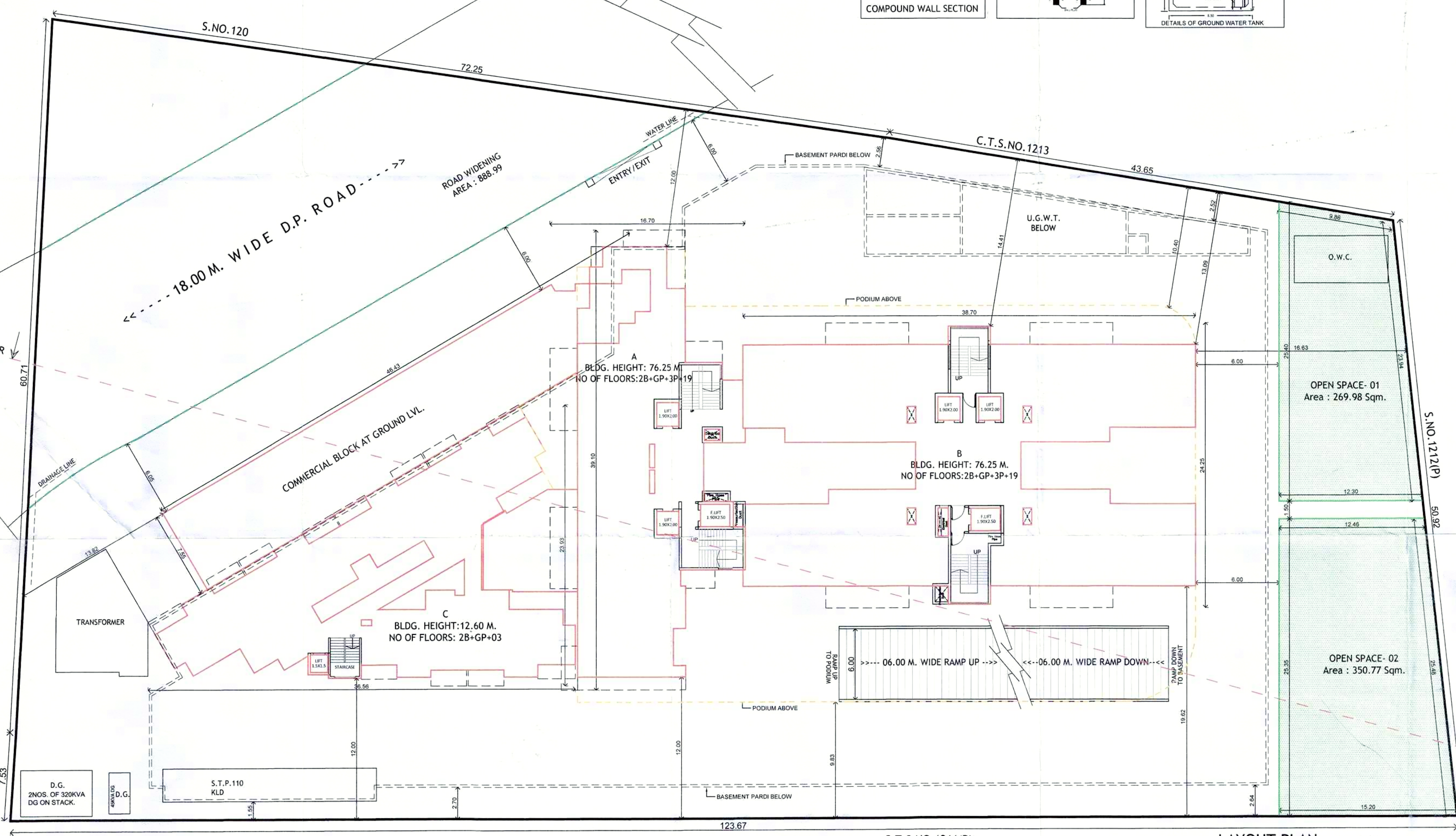
ARCHITECT'S SIGN.

SCALE FILE NO. DRAWN BY CHECKED BY

1:100 140/A ANANT MAHENDRA

KEY NO. DATE 23.09.2024

INWARD NO. PPS/PR855/0008/20



LAYOUT PLAN (Scale - 1:200)