1) Sanctioned no./BP/Moshi/33/2024 Even dated:-24/05/2024
2) Sanctioned no./BP/Moshi/30/2025 Even dated:-30/04/2025

Proforma -I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL — 01/12

VILLAGE :- MOSHI, TAL :- HAVELI, DIST:- PUNE.

G.NO :- 288(P),289 C.T.S.No :-

Sanctioned No. B. P. | moshi | 68 | 25
Subject to Conditions Mentioned InThe
Office Order No. 1911125
Even Dated 14/11/2025
Pimpri
Date:

Executive Engineer
Building Permission Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411018

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18

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

ESTD. 11/10/82 — Pimpri Chinchwad Municipal Corporation — Pimpri-411018

A.	AREA STATEMENTS	SQ.MT.
1.	AREA OF PLOT	6262.00
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	6262.00
	b) AS PER DEMARCATION SHEET	6262.27
	c) AS PER SITE	6262.27
2.	DEDUCTIONS FOR:-	
	(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	0.00
	(b) ANY (NALA AREA)	0.00
	TOTAL (a+b)	0.00
3.	BALANCE AREA OF PLOT (1-2)	6262.00
4.	AMENITY SPACE (if applicable)	
	(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))	6262.00
6.	RECREATIONAL OPEN SPACE	
	(a) OPEN SPACE (REQUIRED)	626.20
	(b) OPEN SPACE (PROPOSED)	626.38
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 1.10)	6888.20
10.	ADDITION OF FSI ON PAYMENT PRIMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH /TOD ZOBNE	3131.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	1565.08
11.	IN-SITU FSI/ TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P ROAD(2.0 X Sr.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 (Slum= 2817.14)	2817.14
	(d) TOATL IN-SITU /TDR LODING PROPOSED (11(a)+(b)+(c))	2817.14
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	11270.42
	(b) ANCILLARY AREA FSI (80% COMM.)	135.44
	(c) ANCILLARY AREA FSI (60% RESI.)	6660.67
	(d) TOTAL ENTITLEMENT (a+b+c)	18066.53
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)	(2.50)X1.6
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
	(a) EXISTING AREA	0.00
	(b) PROPOSED RESIDENTIAL AREA	19120.98
	(c) PROPOSED COMMERCIAL AREA	304.74
	TOTAL PROPOSED AREA (a+b+c) WITH MHADA	19425.72
	TOTAL PROPOSED AREA (WITHOUT MHADA)	18041.65
16.	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	1.00
17.	AREA FOR INCLUSIVE HOUSING, IF ANY	
	(a) REQUIRED (20% OF SR.NO.9)	1377.64
	(b) PROPOSED	1384.07

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
DEMOLISHOW SHOWN HATCHED YELLOW

OWNER'S DECLERATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PCMC. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANTIONED 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. ROHIDAS DATTU BORATE & OTHERS,
NIVRUTTI TABAJI KUDALE & OTHERS,
THROUGH P.O.A. M/s. CORAL INFRA THROUGH,
Mr. PARTH S. PATEL & OTHERS 4

Owner's Sign.

I. PROJECT :- RESIDENTIAL/COMMERCIAL

Village :- Moshi, Tal :- Haveli, Dist:- Pune.
G.No :- 288(P), 289 P.No :-
C.T.S.No :-
Discrepation :- REGULAR TRACK

DREAM SPACE ARCHITECTS
Mahendra Thakur
CA/2004/34950
Office No.3 & 4, Ground Floor,
MSR Capital Building,
Samrat Chowk Pimpri Court Road,
Morewadi, Pimpri-Chinchwad,
Maharashtra- 411018
Email :- info@dsarch.in

Architect's Sign.

SCALE	FILE NO.	DRAWN BY	CHECKED BY
1:100	CL-213/PR-01	ANANT	MAHENDRA
KEY NO.	---	DATE	29.10.2025
INWARD NO.	PCMC/mob0034/2024/ZONE E/MOSHI-BORADEWADI/PRB-6		

BUILDING WISE FSI STATEMENT :

BUILDING NAME	FSI AREA COMM.	FSI AREA RESI.	TNMTS.	TOTAL FSI AREA
A	304.74	1842.27	16	2147.01
B	0.00	7500.00	80	7500.00
C	0.00	9778.71	95	9778.71
TOTAL	304.74	19120.98	191	19425.72

FLOORWISE FSI STATEMENT : A

FLOORS NAME	FSI AREA COMM.	FSI AREA RESI.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND / PARKING FLOOR	304.74	159.32	1	464.06
FIRST FLOOR	0.00	344.58	2	344.58
SECOND FLOOR	0.00	706.16	7	706.16
THIRD FLOOR	0.00	632.21	6	632.21
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	304.74	1842.27	16	2147.01

FLOORWISE FSI STATEMENT : B

FLOORS NAME	FSI AREA COMM.	FSI AREA RESI.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	547.47	4	547.47
SECOND FLOOR	0.00	538.75	6	538.75
THIRD FLOOR	0.00	542.57	6	542.57
FOURTH FLOOR	0.00	542.57	6	542.57
FIFTH FLOOR	0.00	542.57	6	542.57
SIXTH FLOOR	0.00	542.57	6	542.57
SEVENTH FLOOR	0.00	542.57	6	542.57
EIGHTH FLOOR	0.00	495.95	5	495.95
NINTH FLOOR	0.00	542.57	6	542.57
TENTH FLOOR	0.00	542.57	6	542.57
ELEVENTH FLOOR	0.00	542.57	6	542.57
TWELFTH FLOOR	0.00	542.57	6	542.57
THIRTEENTH FLOOR	0.00	495.95	5	495.95
FOURTEENTH FLOOR	0.00	538.75	6	538.75
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	7500.00	80	7500.00

FLOORWISE FSI STATEMENT : C

FLOORS NAME	FSI AREA COMM.	FSI AREA RESI.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	713.66	7	713.66
SECOND FLOOR	0.00	713.66	7	713.66
THIRD FLOOR	0.00	713.66	7	713.66
FOURTH FLOOR	0.00	713.66	7	713.66
FIFTH FLOOR	0.00	713.66	7	713.66
SIXTH FLOOR	0.00	713.66	7	713.66
SEVENTH FLOOR	0.00	713.66	7	713.66
EIGHTH FLOOR	0.00	658.88	6	658.88
NINTH FLOOR	0.00	713.66	7	713.66
TENTH FLOOR	0.00	713.66	7	713.66
ELEVENTH FLOOR	0.00	713.66	7	713.66
TWELFTH FLOOR	0.00	713.66	7	713.66
THIRTEENTH FLOOR	0.00	659.85	6	659.85
FOURTEENTH FLOOR	0.00	609.72	6	609.72
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	9778.71	95	9778.71

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 TENE.
A	B+G/P+03	2147.01	16
B	B+P+14	7500.00	80
C	B+P+14	9778.71	95
	TOTAL	19425.72	191

PARKING AREA STATEMENT

SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY BY RULE		TOTAL REQ.	PARKING REQUIRED CAR	PARKING REQUIRED SCOOTER
40-80 Sqm. (Carpet)	188	2	1 / 2	94.00	94	188
80-150 Sqm. (Carpet)	2	1	1 / 1	2.00	2	2
150 Sqm. & Above (Carpet)	1	1	2 / 1	1.00	2	1
COMM. (Carpet)	281.45	100	2 / 6	2.81	6	17
TOTAL					104	208
VISITORS PARKING (5%)					5	10
TOTAL REQUIRED PARKING					109	218
TOTAL AREA (SQM.)					1362.50	436.00

PARKING PROVIDED

FLOOR NAME	CAR	SCOOTER
BASEMENT FLOOR	129	182
GROUND FLOOR	35	54
TOTAL	164	236

E.V PARKING
COMM. PARKING
MHADA PARKING
VISITORS PARKING

WATER REQUIREMENT

O.H.W. TANK	TENE.		PERSON	TOTAL PERSON		LIT.	REQ.	PROP.
RESIDENTIAL	191	X	5	955	X	135	128925	128925
COMM.	-			102	X	45	4590	4590
FOR FIRE	-						60000	60000
TOTAL							193515	193515
U.G.W. TANK				133515	X	2.0	267030	267030
FOR FIRE	-						150000	150000
TOTAL							417030	417030

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

DESCRIPTION	PROPOSED TENE.	REQUIRED AREA	BUILDING NAME	PROPOSED AREA
SOCIETY OFFICE	191	40.00 sqm	B	8th&13th FLOOR 41.24 sqm
SANITARY BLOCK		06.00 sqm (max.)	B	8th&13th FLOOR 06.00 sqm
DRIVER ROOM		22.00 sqm	C	13th FLOOR 23.95 sqm

MHADA AREA STATEMENT

MIN. REQUIRED AREA	1377.64
PROPOSED AREA	1384.07
MHADA TOTAL TEN. NO.	15

MHADA F.S.I. AREA STATEMENT

BLDG. NAME	FLOOR NO.	BUILT UP AREA	TENE.
B	FIRST FLOOR	306.57	3
	SECOND FLOOR	538.75	6
	FOURTEENTH FLOOR	538.75	6
	TOTAL	1384.07	15

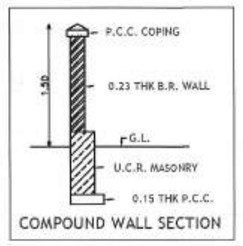
REFUGE AREA STATEMENT

BUILDING NAME	FLOOR	REQ.	PRPO.	
B	8th FLOOR	40.10	46.58	Sq.m.
	13th FLOOR	40.10	46.58	Sq.m.
C	8th FLOOR	52.48	54.55	Sq.m.
	13th FLOOR	52.48	53.81	Sq.m.

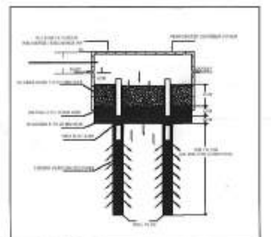
REQUIRED REFUGE AREA:-
REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.30 Sqm. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS

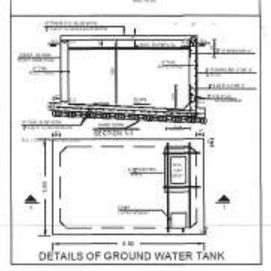
OCCUPANT LOAD:- Building-B
Three Consecutive Floors B-up Area / 12.50
= (542.57 x 2)+(495.95 X 1) (Floors) = 1581.09 Sqm.
= 1581.09 ÷ 12.50 = 126.48 (Person)
= 127 x 0.30 = 38.10 Sqm.
For Handicapped Person= 1.00 Sqm. For 200 Person
= 80 (Tene.) x 5 = 400 (Person)
= 400 ÷200 = 2.00 Sqm.
Reqd. Refuge Area = 38.10 + 2.00 = 40.10 Sqm.
Reqd. (Min. Area) = 40.10 Sqm.
Provided Refuge Area = 46.58 Sqm.

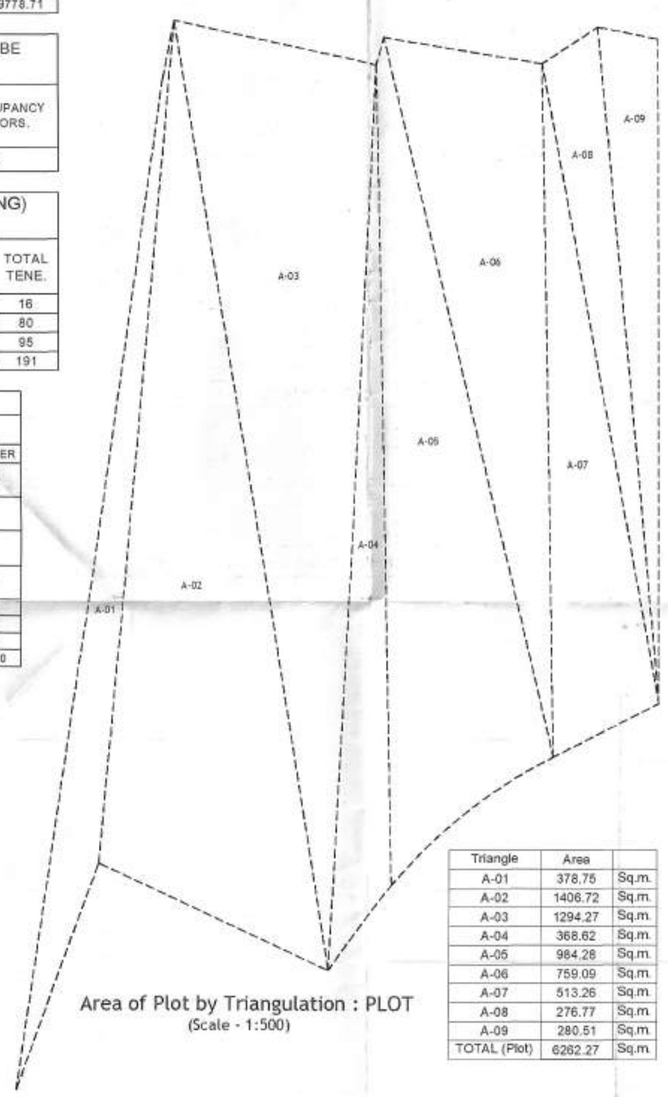
OCCUPANT LOAD:- Building-C
Three Consecutive Floors B-up Area / 12.50
= (713.66 x 2)+(659.85 X 1) (Floors) = 2087.17 Sqm.
= 2087.17 ÷ 12.50 = 166.97 (Person)
= 167 x 0.30 = 50.10 Sqm.
For Handicapped Person= 1.00 Sqm. For 200 Person
= 95 (Tene.) x 5 = 475 (Person)
= 475 ÷200 = 2.38 Sqm.
Reqd. Refuge Area = 50.10 + 2.38 = 52.48 Sqm.
Reqd. (Min. Area) = 52.48 Sqm.
Provided Refuge Area = 54.55 / 53.81 Sqm.



COMPOUND WALL SECTION

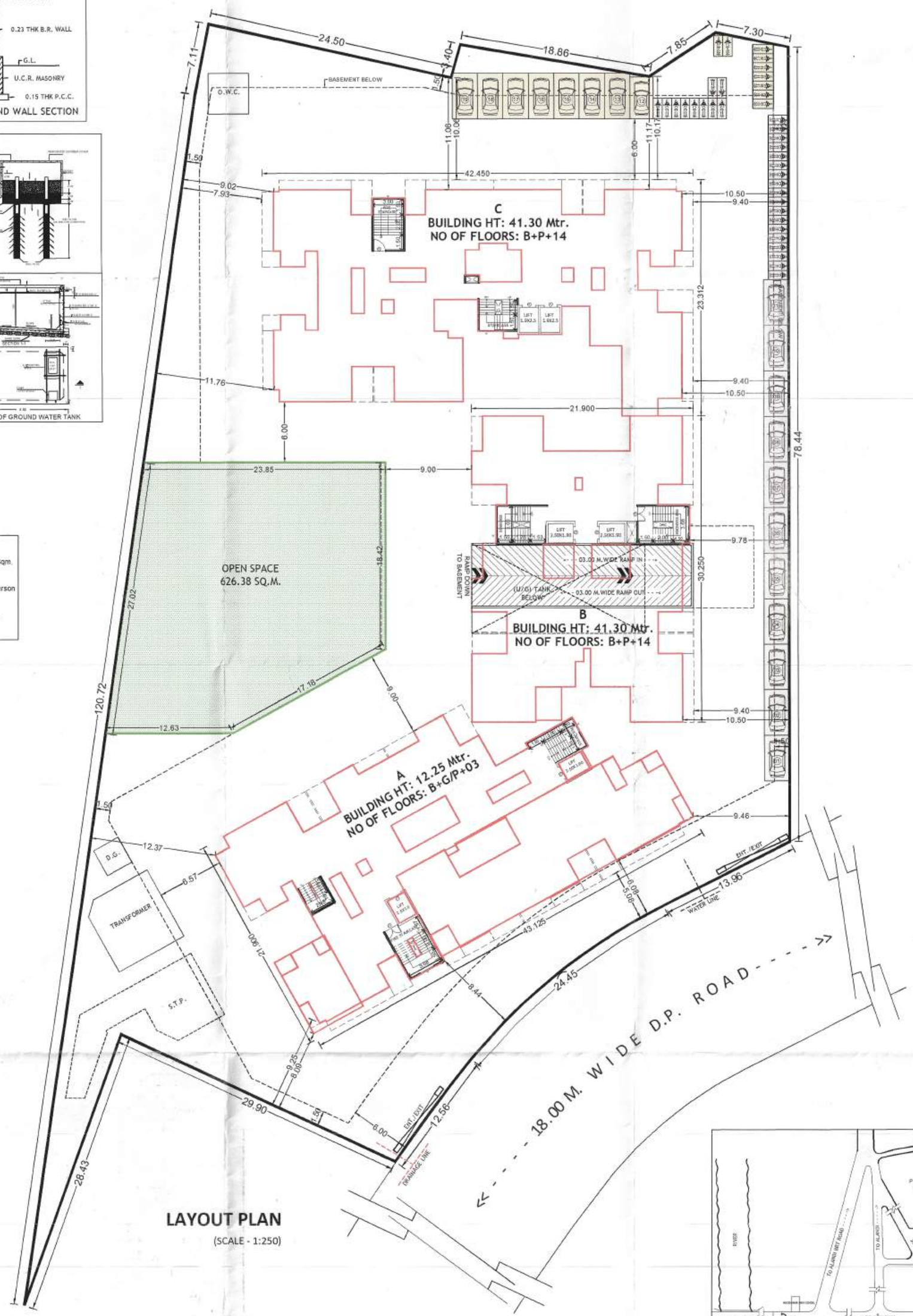



DETAILS OF GROUND WATER TANK



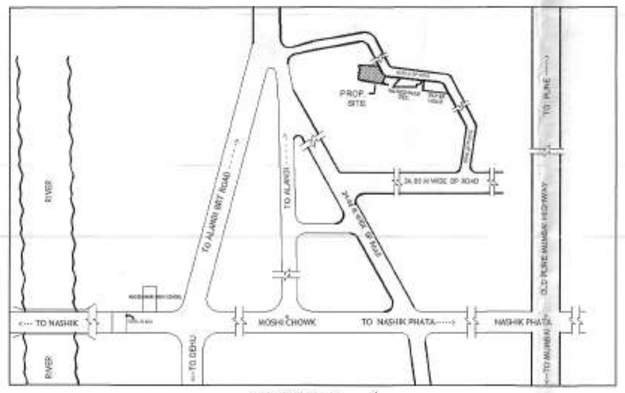
Area of Plot by Triangulation : PLOT
(Scale - 1:500)

Triangle	Area	
A-01	378.75	Sq.m.
A-02	1406.72	Sq.m.
A-03	1294.27	Sq.m.
A-04	368.62	Sq.m.
A-05	984.28	Sq.m.
A-06	759.09	Sq.m.
A-07	513.26	Sq.m.
A-08	276.77	Sq.m.
A-09	280.51	Sq.m.
TOTAL (Plot)	6262.27	Sq.m.



LAYOUT PLAN
(SCALE - 1:250)

ANCILLARY AREA CALCULATION
COMMERCIAL
= 304.74 (comm. b/up) / 1.8
= 169.30
= 169.30 X 0.8 (Ancillary)
= 135.44 (Permissible)
RESIDENTIAL
= (Applicable b/up) - (comm./1.8)
= 11270.42 - 169.30
= 11101.12
= 11101.12 X 0.60 (Ancillary)
= 6660.67 (Permissible)
Total Permissible Ancillary Area
= Comm. + Resi.
= 135.44 + 6660.67 = 6796.11 sqm.



LOCATION PLAN
(SCALE - N.T.S.)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer