

BUILDING WISE FSI STATEMENT :-

BUILDING NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
A	367.92	8411.46	102	8779.38
B	0.00	7587.88	128	7587.88
TOTAL	367.92	15999.34	230	16367.26

FLOOR WISE FSI STATEMENT : A

FLOORS NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	241.65	110.31	0	351.96
MEZZANINE FLOOR	126.27	0.00	0	126.27
FIRST FLOOR	0.00	648.67	8	648.67
SECOND FLOOR	0.00	648.67	8	648.67
THIRD FLOOR	0.00	648.67	8	648.67
FOURTH FLOOR	0.00	648.67	8	648.67
FIFTH FLOOR	0.00	648.67	8	648.67
SIXTH FLOOR	0.00	648.67	8	648.67
SEVENTH FLOOR	0.00	582.89	7	582.89
EIGHTH FLOOR	0.00	648.67	8	648.67
NINTH FLOOR	0.00	648.67	8	648.67
TENTH FLOOR	0.00	648.67	8	648.67
ELEVENTH FLOOR	0.00	648.67	8	648.67
TWELFTH FLOOR	0.00	582.89	7	582.89
THIRTEENTH FLOOR	0.00	648.67	8	648.67
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	367.92	8411.46	102	8779.38

FLOOR WISE FSI STATEMENT : B

FLOORS NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	594.82	10	594.82
SECOND FLOOR	0.00	594.82	10	594.82
THIRD FLOOR	0.00	594.82	10	594.82
FOURTH FLOOR	0.00	594.82	10	594.82
FIFTH FLOOR	0.00	594.82	10	594.82
SIXTH FLOOR	0.00	594.82	10	594.82
SEVENTH FLOOR	0.00	532.07	09	532.07
EIGHTH FLOOR	0.00	594.82	10	594.82
NINTH FLOOR	0.00	594.82	10	594.82
TENTH FLOOR	0.00	594.82	10	594.82
ELEVENTH FLOOR	0.00	594.82	10	594.82
TWELFTH FLOOR	0.00	532.07	09	532.07
THIRTEENTH FLOOR	0.00	575.54	10	575.54
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	7587.88	128	7587.88

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 FLOOR.
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+P+MEZZ.+13	8779.38	102
B	B+P+13	7587.88	128
TOTAL		16367.26	230

PARKING AREA STATEMENT

SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY	TOTAL REQ.	CAR	SCOOTER
30 - 40	92	2	46.00	46	92
40 - 80	138	5	69.00	69	345
COMM.	335.68	100	3.36	7	20
TOTAL				122	457
VISITORS PARKING (5%)				6	22
TOTAL REQUIRED PARKING				128	479
TOTAL AREA (SQM.)				1600.00	958.00

PARKING PROVIDED

FLOOR NAME	CAR	SCOOTER
BASEMENT FLOOR	92	171
GROUND FLOOR	36	319
TOTAL	128	490

WATER REQUIREMENT

O.H.W. TANK	TENE.	PER. SON	TOTAL PERSON	REQ.	PROP.
RESIDENTIAL	230	5	1150	135	155290
COMM	81+21	5	102	45	4590
FOR FIRE				50000	50000
TOTAL				209840	209840
U.G.W. TANK			159840	X 1.50	239760
FOR FIRE				125000	125000
TOTAL				364760	364760

REFUGE AREA STATEMENT

BUILDING NAME	FLOOR	REQ.	PRPO.
A	7th FLOOR	38.55	65.60
	12th FLOOR	38.55	65.60
B	7th FLOOR	48.20	62.62
	12th FLOOR	48.20	62.62

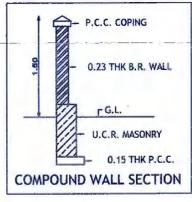
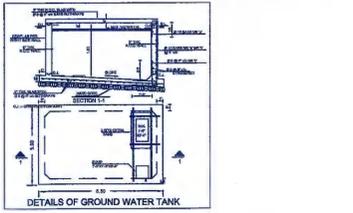
REQUIRED REFUGE AREA:
 REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.30 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS

OCCUPANT LOAD:- BUILDING-A
 NO OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (Person) X 0.30 Sqm.
 = 24 X 5 X 0.30 = 36.00 Sqm.
 = 102(Tene.) X 5 (Person) = 510 (Person)
 = 510/200 = 2.55 Sqm.
 REQD. REFUGE AREA = 36.00 + 2.55 = 38.55 Sqm.
 PROVIDED REFUGE AREA = 65.60 Sqm.

OCCUPANT LOAD:- BUILDING-B
 NO OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (Person) X 0.30 Sqm.
 = 30 X 5 X 0.30 = 45.00 Sqm.
 = 128(Tene.) X 5 (Person) = 640 (Person)
 = 640/200 = 3.20 Sqm.
 REQD. REFUGE AREA = 45.00 + 3.20 = 48.20 Sqm.
 PROVIDED REFUGE AREA = 62.62 Sqm.

FORM OF STATEMENT 3 (SR. NO. 9(g))

BLDG NAME	FLOOR NO.	FLAT NO.	CARPET AREA (Sq.m.)	AREA OF ENCL. BALCONY (Sq.m.)	AREA OF OPEN BALC./SIT-OUT (Sq.m.)
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302	29.84	5.72	3.53		
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303	29.84	5.72	3.53		
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304	29.76	4.77	3.53		
105,205,305,405,505,605,705,805,905,1005,1105,1205,1305	29.82	6.64	3.46		
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306	45.73	6.77	7.99		
107,207,307,407,507,607,707,807,907,1007,1107,1207,1307	29.76	4.77	3.53		
108,208,308,408,508,608,708,808,908,1008,1108,1208,1308	29.84	5.72	3.53		
109,209,309,409,509,609,709,809,909,1009,1109,1209,1309	29.84	5.72	3.53		
110,210,310,410,510,610,710,810,910,1010,1110,1210,1310	49.35	6.71	8.46		
1301	46.75	9.31	8.46		
1302	29.84	5.72	3.53		
1303	29.84	5.72	3.53		
1304	29.76	4.77	3.53		
1305	29.82	6.64	3.46		
1306	30.82	4.94	6.75		
1307	29.76	4.77	3.53		
1308	29.84	5.72	3.53		
1309	29.84	5.72	3.53		
1310	49.35	6.71	8.46		



Triangulation (Scale = 1:500)

Triangle	Area
A-01	1583.04
A-02	2367.26
A-03	768.06
Total (PLOT)	4718.36

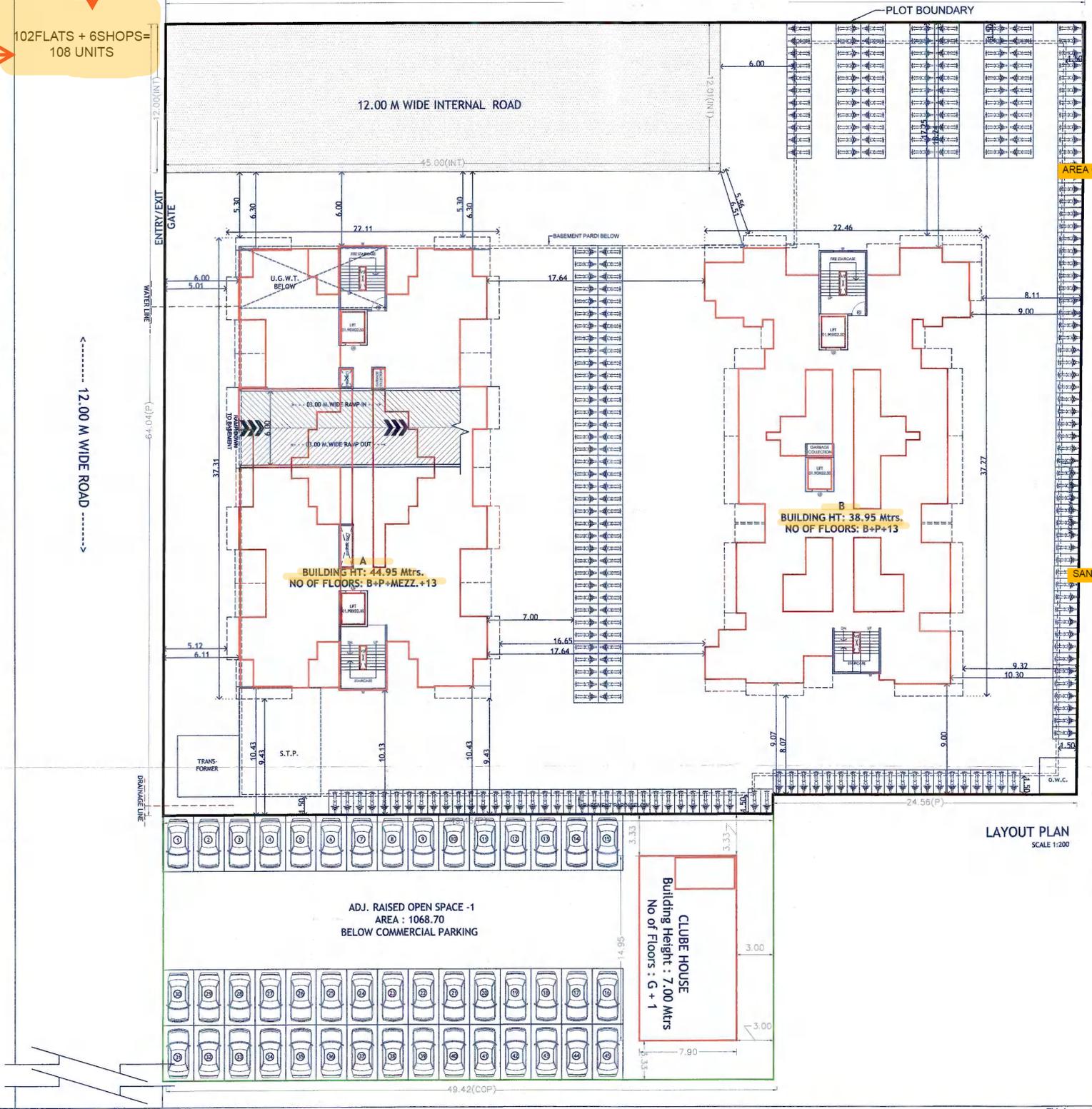
FORM OF STATEMENT 3 (SR. NO. 9(g))

BUILDING NAME	FLOOR NO.	SHOP NO.	CARPET AREA (Sq.m.)	MEZZANINE AREA (Sq.m.)
		02	43.55	21.62
		03	24.43	12.06
		04	47.74	23.72
		05	36.46	18.08
		06	28.59	14.14

FORM OF STATEMENT 3 (SR. NO. 9(g))

BUILDING NAME	FLOOR NO.	FLAT NO.	CARPET AREA (Sq.m.)	AREA OF ENCL. BALCONY (Sq.m.)	AREA OF OPEN BALC./SIT-OUT (Sq.m.)
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302	49.35	6.71	8.46		
103,203,303,403,503,603,703,803,903,1003,1103,1203,1303	49.35	6.71	8.46		
104,204,304,404,504,604,704,804,904,1004,1104,1204,1304	46.75	9.31	8.46		
105,205,305,405,505,605,705,805,905,1005,1105,1205,1305	46.75	9.31	8.46		
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306	49.35	6.71	8.46		
107,207,307,407,507,607,707,807,907,1007,1107,1207,1307	49.35	6.71	8.46		
108,208,308,408,508,608,708,808,908,1008,1108,1208,1308	46.75	9.31	8.46		

अ.प्र. ४४ - सर्व समावेशक आणि एकात्मिक नियमन व प्रोसायन नियमावली (UDCP) क्र. ११२(B) प्रमाणे बेसमेंट क्षेत्राच्या २.५% पेक्षा कमी वेगळेपण असल्यामुळे Mechanical Ventilation Exhaust Fan बसविणे व कार्यान्वित ठेवणे विकसक बांधकामासाठी आवश्यक आहे.



Proforma - I : Area Statement
 PROJECT :- RESIDENTIAL / COMMERCIAL
 VILLAGE :- CHIKHALI, TAL :- HAVELI, DIST:- PUNE. 01/08
 G.No :- 117(P),118(1P), P.No :- 04

Sanctioned No. B.P / Chikhal / 13 2 / 2022
 Subject to conditions mentioned in the Office Order No. _____
 Date: 02/12/2022



O. C. Signed by _____
 City Engineer
 Building Permission Dept.
 P.C.M.C., Pimpri, Pune-18.

A. AREA STATEMENTS

NO.	DESCRIPTION	SQ.MT.
1.	AREA OF PLOT	4718.36
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	4718.36
	B) AS PER DEMARCATION SHEET	4718.36
	C) AS PER SITE	4718.36
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)	4718.36
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-(a+c))	4718.36
6.	RECREATIONAL OPEN SPACE	
	(a) OPEN SPACE (REQUIRED)	0.00
	(b) OPEN SPACE (PROPOSED)	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTTABLE AREA (if applicable)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr.No.5) Basic F.S.I 2.50	11795.90
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH / TDR ZONE	0.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11.	IN-SITU FSI / TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD (2 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	0.00
	(d) TOTL IN-SITU /TDR LODING PROPOSED (11(a)+(b)+(c))	0.00
12.	ADDITIONAL FSI UNDER CHAPTER 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9+10(b)+11(c) or 12) WHICHEVER APPLICABLE	11795.90
	(b) ANCILLARY AREA FSI (60% OR 80%)	4575.00
	(c) TOTAL ENTITLEMENT (a+b)	16370.90
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 1.6 or 1.8	2.25X1.6
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
	(a) EXISTING AREA	0.00
	(b) PROPOSED RESIDENTIAL AREA	15999.34
	(c) PROPOSED COMMERCIAL AREA	367.92
	TOTAL PROPOSED AREA (a+b+c) (WITH MHADA)	16367.26
	TOTAL PROPOSED AREA (WITHOUT MHADA)	16367.26
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)	0.00
	(B) PROPOSED	0.00

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.

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 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 :-
 M/s. Aksha Enterprises Through
 Shri. Akram Z. Choudhary &
 Shri. Zikarullah A. Choudhary
 Owner's SIGN.

I. PROJECT :- RESIDENTIAL/COMMERCIAL
 Village :- Chikhal, Tal :- Haveli, Dist:- Pune.
 S.No :- 117(P),118(1P), P.No :- 04
 C.T.S.No :- _____
 Discrepancy :- REGULAR TRACK

Dream Space
 Mahendra Thakur
 CA/2004/2019
 2018, 02/A, Vishnu Vision,
 Plot No.22, Near SNBP School,
 Morwad, Pimpri, Pune - 411018
 Email :- mth@dreamspace.com
 ARCHITECT'S SIGN.

SCALE 1:100

FILE NO.	DRAWN BY	CHECKED BY
---	ANANT	MAHENDRA
KEY NO.	DATE	
---	06.10.2022	