

BUILDING WISE FSI STATEMENT :				
FLOORS NAME	COMM.	RESI.	TNMTS.	TOTAL FSI AREA
A	230.73	9451.26	122	9681.99
B	421.16	9739.44	185	10180.60
C	193.36	7961.45	147	8154.81
TOTAL	845.25	27152.15	454	27997.40

FLOOR WISE FSI STATEMENT : A				
FLOORS NAME	COMM.	RESI.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR 02	0.00	0.00	0	0.00
BASEMENT FLOOR 01	0.00	0.00	0	0.00
GROUND FLOOR	160.34	55.09	0	215.43
FIRST FLOOR	70.39	553.15	7	623.54
SECOND FLOOR	0.00	687.86	9	687.86
THIRD FLOOR	0.00	687.86	9	687.86
FOURTH FLOOR	0.00	687.86	9	687.86
FIFTH FLOOR	0.00	687.86	9	687.86
SIXTH FLOOR	0.00	687.86	9	687.86
SEVENTH FLOOR	0.00	687.86	9	687.86
EIGHTH FLOOR	0.00	687.86	9	687.86
NINTH FLOOR	0.00	687.86	9	687.86
TENTH FLOOR	0.00	687.86	9	687.86
ELEVENTH FLOOR	0.00	687.86	9	687.86
TWELFTH FLOOR	0.00	687.86	9	687.86
THIRTEENTH FLOOR	0.00	687.86	9	687.86
FOURTEENTH FLOOR	0.00	687.86	9	687.86
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	230.73	9451.26	122	9681.99

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA	
SOCIETY OFFICE		40.00 sqm	A. Build REFUGE FLOOR 40.00 sqm	
SANITARY BLOCK	454	12.00 sqm	B. Build REFUGE FLOOR 12.00 sqm	
DRIVER ROOM		32.00 sqm	C. Build REFUGE FLOOR 32.00 sqm	

FLOOR WISE FSI STATEMENT : B				
FLOORS NAME	COMM.	RESI.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR 02	0.00	0.00	0	0.00
BASEMENT FLOOR 01	0.00	0.00	0	0.00
GROUND FLOOR	280.28	70.07	0	350.35
FIRST FLOOR	140.90	438.67	7	579.57
SECOND FLOOR	0.00	720.48	14	720.48
THIRD FLOOR	0.00	720.48	14	720.48
FOURTH FLOOR	0.00	720.48	14	720.48
FIFTH FLOOR	0.00	720.48	14	720.48
SIXTH FLOOR	0.00	720.48	14	720.48
SEVENTH FLOOR	0.00	720.48	14	720.48
EIGHTH FLOOR	0.00	652.71	12	652.71
NINTH FLOOR	0.00	720.48	14	720.48
TENTH FLOOR	0.00	720.48	14	720.48
ELEVENTH FLOOR	0.00	720.48	14	720.48
TWELFTH FLOOR	0.00	720.48	14	720.48
THIRTEENTH FLOOR	0.00	652.71	12	652.71
FOURTEENTH FLOOR	0.00	720.48	14	720.48
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	421.16	9739.44	185	10180.60

FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr. No. 9(a))				
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF TOTAL FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL TENEMENTS	
BUILDING-A	2B+G+14	9681.99	122	
BUILDING-B	2B+G+14	10180.60	185	
BUILDING-C	2B+G+14	8154.81	147	
TOTAL		27997.40	454	

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED) (Sr. No. 9(a) (ii))					
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS.	
NA	NA	NA	NA	NA	NA

FLOOR WISE FSI STATEMENT : C				
FLOORS NAME	COMM.	RESI.	TNMTS.	TOTAL FSI AREA
BASEMENT FLOOR 02	0.00	0.00	0	0.00
BASEMENT FLOOR 01	0.00	0.00	0	0.00
GROUND FLOOR	125.43	67.43	0	192.86
FIRST FLOOR	67.93	452.31	8	520.24
SECOND FLOOR	0.00	581.83	11	581.83
THIRD FLOOR	0.00	581.83	11	581.83
FOURTH FLOOR	0.00	581.83	11	581.83
FIFTH FLOOR	0.00	581.83	11	581.83
SIXTH FLOOR	0.00	581.83	11	581.83
SEVENTH FLOOR	0.00	581.83	11	581.83
EIGHTH FLOOR	0.00	520.79	9	520.79
NINTH FLOOR	0.00	581.83	11	581.83
TENTH FLOOR	0.00	581.83	11	581.83
ELEVENTH FLOOR	0.00	581.83	11	581.83
TWELFTH FLOOR	0.00	581.83	11	581.83
THIRTEENTH FLOOR	0.00	520.79	9	520.79
FOURTEENTH FLOOR	0.00	581.83	11	581.83
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	193.36	7961.45	147	8154.81

REFUGUE AREA STATEMENT				
BUILDING NAME	REQ.	PRPO.		
A (8TH & 13TH FLOOR)	43.55	50.48	Sq.m.	
B (8TH & 13TH FLOOR)	67.63	71.24	Sq.m.	
C (8TH & 13TH FLOOR)	53.18	62.75	Sq.m.	

OCCUPANT LOAD- BUILDING-A				
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M. = 27 X 5 X 0.30 = 40.50 SQ.M.				
REQ. REFUGUE AREA = 610 (Person)				
PROVIDED REFUGUE AREA = 50.48 SQ.M.				

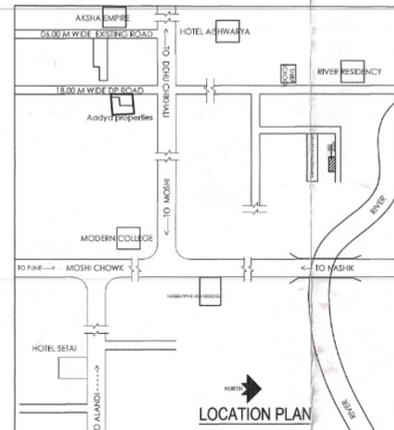
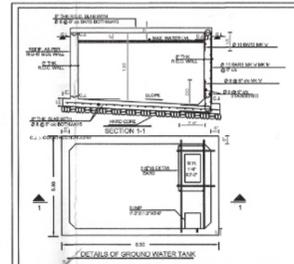
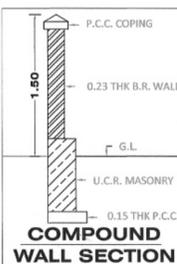
OCCUPANT LOAD- BUILDING-B				
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M. = 42 X 5 X 0.30 = 63.00 SQ.M.				
REQ. REFUGUE AREA = 610 (Person)				
PROVIDED REFUGUE AREA = 71.24 SQ.M.				

OCCUPANT LOAD- BUILDING-C				
NO. OF PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS X 5 (PERSON) X 0.30 SQ.M. = 33 X 5 X 0.30 = 49.50 SQ.M.				
REQ. REFUGUE AREA = 49.50 (Person)				
PROVIDED REFUGUE AREA = 62.75 SQ.M.				

WATER REQUIREMENT					
O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	REQ.	PROP.
RESIDENTIAL	454	5	2270	135	308450
COMM.			236	45	10620
FOR FIRE	(25000.00)	EACH BUILDING	75000	75000	
TOTAL			392070		392070
U.G.W. TANK			317070	12.00	634140
FOR FIRE			225000		225000
TOTAL			859140		860000

PARKING AREA STATEMENT					
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY	TOTAL REQ.	PARKING REQUIRED	
00 - 30	332	0	2	166.00	0
40 - 80	122	1	2	61.00	61
ABOVE 150	0	2	1	0.00	0
(FOR SHOP & OTHER COMM.) FOR EVERY 100.00 Sqm. GARINET	520.37	100	6	5.20	10
TOTAL				71	485
VISITORS PARKING (5%)				3	23
TOTAL REQUIRED PARKING				74	508
TOTAL AREA (SQM.)				925.00	1016.00
				CAR	SCOOTER
BASEMENT 02				132	295
BASEMENT 01				132	295
GROUND PARKING				51	0
TOTAL PROVIDED				315	510

Table No. 12-D- SANITATION FOR BUILDING A (AS PER NEW RULE)					
BUILDING USE	RULE NAME	Public Toilet for Floating Population		Required	Proposed
		Male	Female		
COMMERCIAL	No. Of Persons	243 (275.22/6) = 270 Total = 236 persons, Male = 118, Female = 118			
	Water Closet	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)	3	3
	Urinal	1 per 50		3	3



Triangulation	
Triangle	Area
A-01	1796.25
A-02	1691.71
A-03	1804.03
A-04	1689.24
Total (PLOT - 5+6)	6981.23

STAMP OF APPROVAL 01/13

Sanctioned No. B.P./Chikhali/26/2024
 Subject to conditions mentioned in the Office Order No. even dated 15/3/2024
 Date: 15/3/2024

Executive Engineer
 Building Permissions and Unauthorised Building Construction Control Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri-411 018.

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

A. AREA STATEMENTS		SQ.MT.
1. AREA OF PLOT		6981.23
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)		6981.23
B) AS PER DEMARCATION SHEET		6981.23
C) AS PER SITE		6981.23
2. DEDUCTIONS FOR:-		
(a) PROPOSED D.P.T.D.P. ROAD WIDENING AREA/SERVICE ROAD /HIGHWAY WIDENING		0.00
(b) ANY RESERVATION		0.00
TOTAL (a+b)		0.00
3. BALANCE AREA OF PLOT (1-2)		6981.23
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))		6981.23
6. RECREATIONAL OPEN SPACE		
(a) OPEN SPACE (REQUIRED)		698.12
(b) OPEN SPACE (PROPOSED)		700.40
7. INTERNAL ROAD AREA		0
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. 8(BASIC FSI 2.5))		17453.08
10. ADDITION OF FSI ON PAYMENT PREMIUM		
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH /TOD ZONE		0.00
(b) PROPOSED FSI ON PAYMENT OF PREMIUM		0.00
11. IN-SITU FSI TDR LOADING		
(a) IN-SITU AREA AGAINST (Internal Road)		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) TOTAL 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(d) or 12 WHICHEVER APPLICABLE		17453.08
(b) ANCILLARY AREA FSI (80 % commercial)		375.66
(c) ANCILLARY AREA FSI (60 % Residential)		10190.09
(d) TOTAL ENTITLEMENT (a+b)		28018.83
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 6 or 1.8		0.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)		
(a) EXISTING AREA		0.00
(b) PROPOSED RESIDENTIAL AREA		27152.15
(c) PROPOSED COMMERCIAL AREA		845.25
TOTAL PROPOSED AREA (a+b+c)		27997.40
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)		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	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

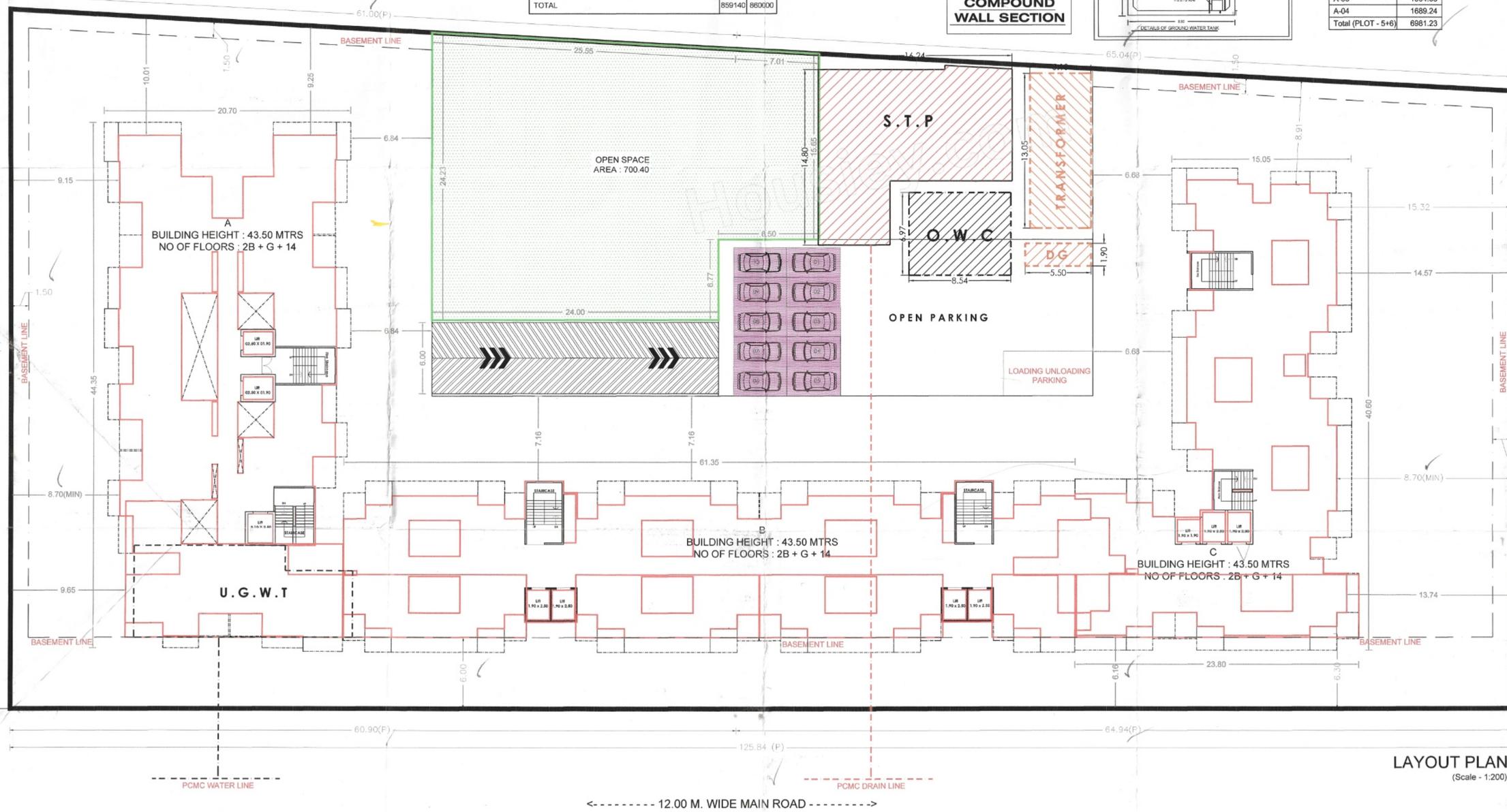
OWNER'S DECLARATION
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PCMC. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

PROPOSED RESIDENTIAL BUILDING
 H. OWNER'S /DEVELOPER NAME AND SIGNATURE :-
 M/s Sai Essen Developers Through Partner
 Shri.Surendra B. Agrawal and Others

I. PROJECT :- RESIDENTIAL
 VILLAGE :- CHIKHALLI TAL :- HAVELI.
 Sr No :- 94 , Plot No. - 5 & 6
 Discrepancy :- REGULAR TRACK

Mahendra Thakur
 CA/2004/1919
 Office No.3 & 4 Ground Floor,
 MSR Capital Building,
 Somnath Chowk, Pimpri Court Road,
 Morewad, Pimpri-Chinchwad,
 Maharashtra - 411 018
 Email - info@mahendra.in

SCALE	DRG. NO.	DRAWN BY	CHECKED BY
1:100	0057-B	ANANT	MAHENDRA
INWARD NO.		DATE	23 Nov 2023
KEY NO.		SHEET NO.	01/13



LAYOUT PLAN
 (Scale - 1:200)

----- 12.00 M. WIDE MAIN ROAD -----