

BUILDING WISE FSI STATEMENT :

BUILDING NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
A	1289.29	5451.47	36	6740.76
TOTAL	1289.29	5451.47	36	6740.76

FLOORWISE FSI STATEMENT : A

FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND / PARKING FLOOR	1289.29	205.29	0	1494.58
FIRST FLOOR	0.00	1365.89	8	1365.89
SECOND FLOOR	0.00	1078.29	8	1078.29
THIRD FLOOR	0.00	1078.29	8	1078.29
FOURTH FLOOR	0.00	1078.29	8	1078.29
FIFTH FLOOR	0.00	651.42	4	651.42
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	1289.29	5451.47	36	6740.76

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+05	6740.76	36
TOTAL	TOTAL	6740.76	36

WATER REQUIREMENT

O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	LIT.	REQ.	PROP.
RESIDENTIAL	36	X 5	180	X 135	24300	24300
COMM.			430	X 45	19350	19350
FOR FIRE					10000	10000
TOTAL					53650	53650
U.G.W. TANK			43650	X 2.0	87300	87300
FOR FIRE					0	0
TOTAL					87300	87300

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

DESCRIPTION	PROPOSED TENE.	REQUIRED AREA	BUILDING NAME	PROPOSED AREA
SOCIETY OFFICE		20.00 sqm		5th FLOOR
SANITARY BLOCK	36	03.00 sqm (max)	A	20.82 sqm
DRIVER ROOM		12.00 sqm		5th FLOOR
				14.39 sqm

PARKING AREA STATEMENT

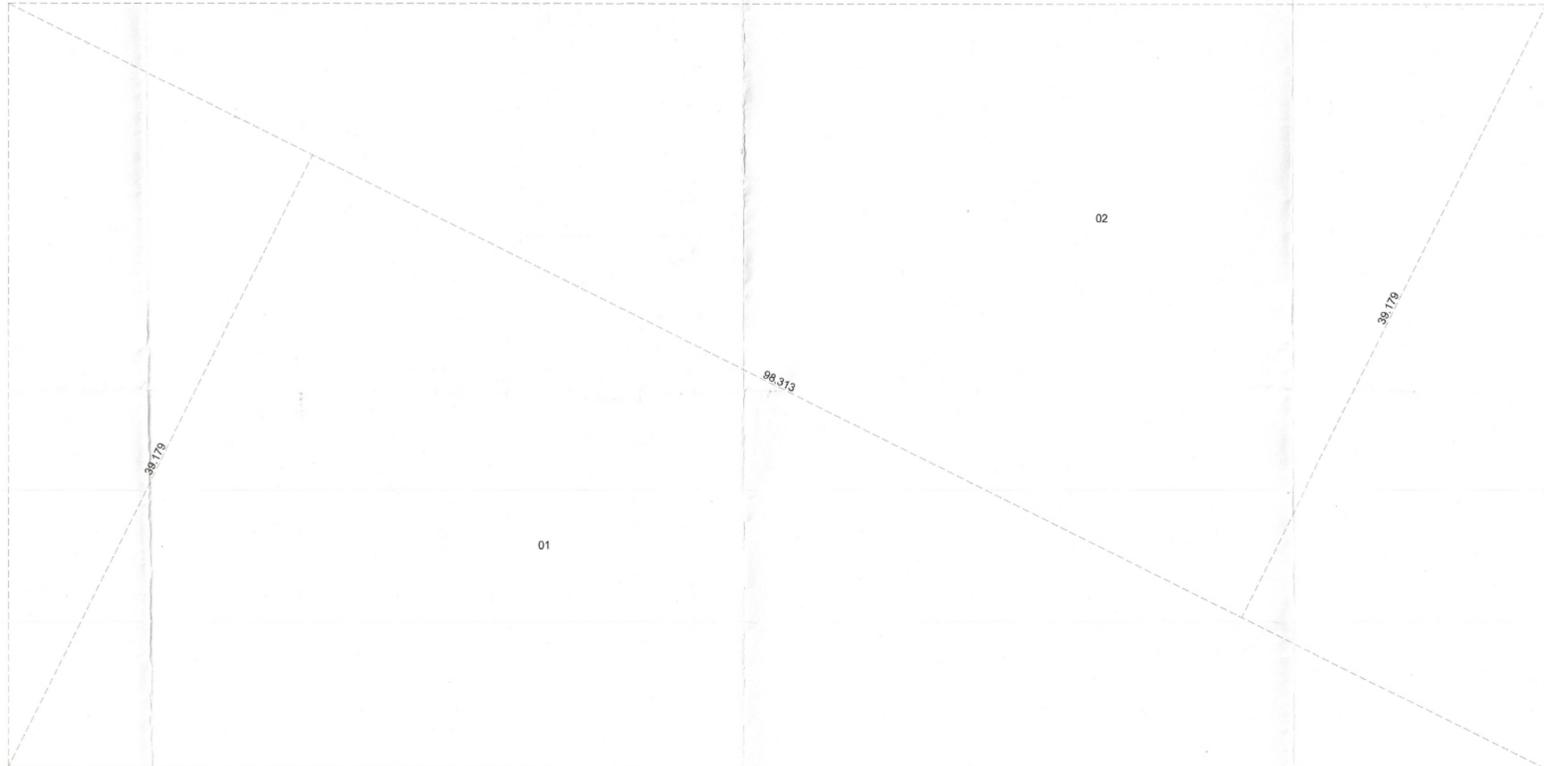
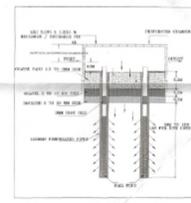
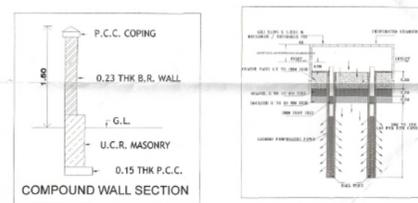
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY		PARKING REQUIRED
		BY RULE	TOTAL REQ.	
40-80 Sqm. (Carpet)	0	1	2	0
80-150 Sqm. (Carpet)	36	1	1	36
COMM. (Carpet)	1227.44	100	6	74
TOTAL				110
VISITORS PARKING (5%)				2
TOTAL REQUIRED PARKING				112
TOTAL AREA (SQM.)				224.00

PARKING PROVIDED

FLOOR NAME	CAR	SCOOTER
BASEMENT FLOOR	59	91
GROUND FLOOR	36	21
TOTAL	95	112

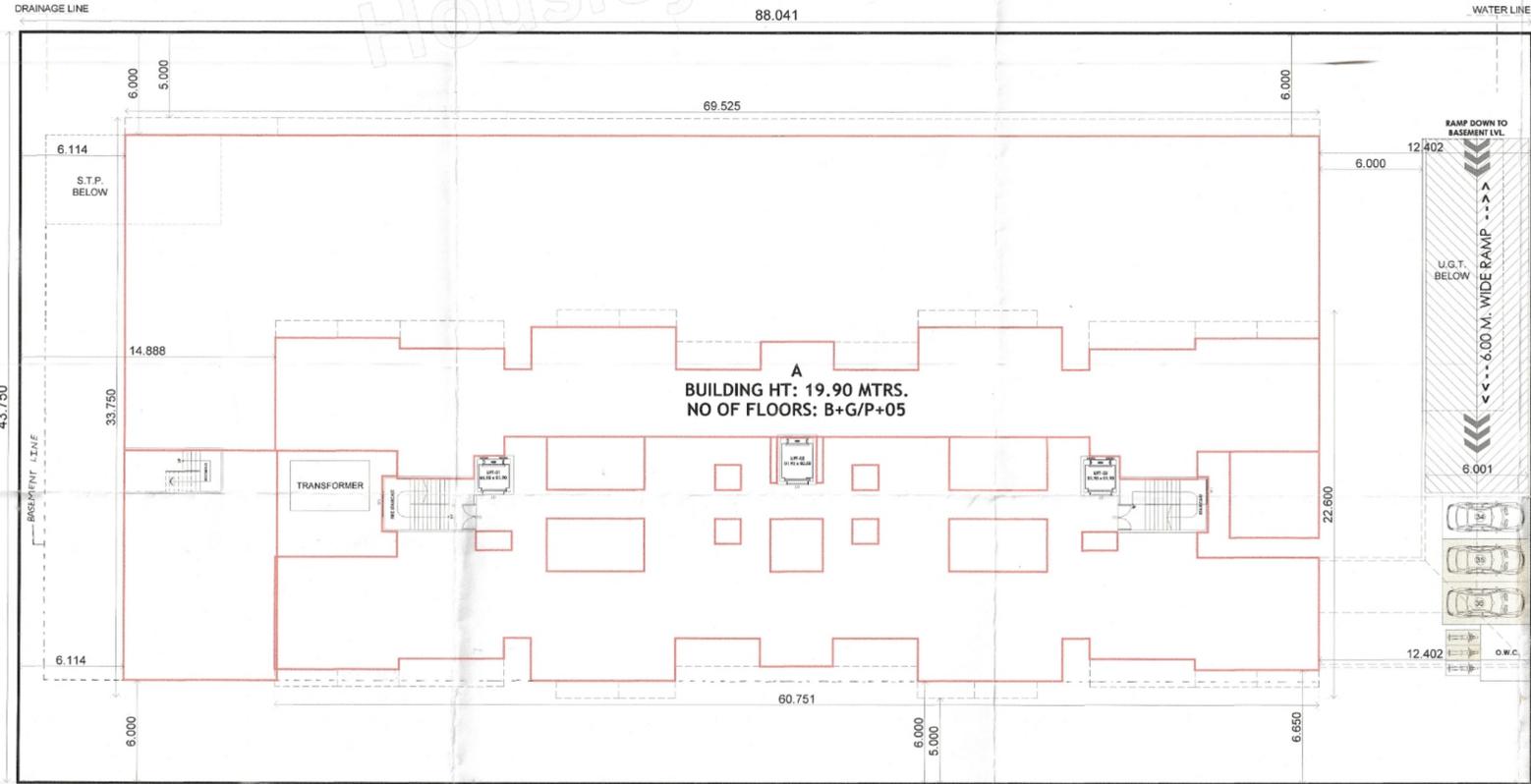
E.V. PARKING= 13 REQUIRED, 13 PROVIDED

E.V. PARKING
 COMM. PARKING
 VISITORS PARKING



AREA STATEMENT OF PLOT

01	=	98.313	X	39.179	X	0.5	=	1925.90	Sq.m.
02	=	98.313	X	39.179	X	0.5	=	1925.90	Sq.m.
TOTAL								3851.80	Sq.m.



Proforma -I : Area Statement
 PROJECT :- RESIDENTIAL / COMMERCIAL 01/07
 VILLAGE :- BHOSARI, TAL :- HAVELI, PUNE
 SECTOR NO :- 10, P.No :- 243 TO 260
 Sanctioned No. B.P. [Bhosari] PCMC/DA/331/2024
 Subject to conditions mentioned in the Office Order No. [10/12/2024]
 even dated 10/12/2024



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

A. AREA STATEMENTS

NO.	DESCRIPTION	SQ.MT.
1.	AREA OF PLOT	3851.80
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	3851.80
	B) AS PER DEMARCATION SHEET	3851.80
	C) AS PER SITE	3851.80
2.	DEDUCTIONS FOR:-	
	(A) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	0.0
	(b) ANY (RESERVATION AREA)	0.00
	TOTAL (a+b)	0.00
3.	BALANCE AREA OF PLOT (1-2)	3851.80
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))	3851.80
6.	RECREATIONAL OPEN SPACE	
	(a) OPEN SPACE (REQUIRED)	385.18
	(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.5XBASIC FSI 1.10)	4236.98
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH /TOD ZONE	1925.90
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11.	IN-SITU FSI/ TDR LOADINGS	
	(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	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	4236.98
	(b) ANCILLARY AREA FSI (80% Resi.) (Perm.=2542.19)	2505.00
	(c) TOTAL ENTITLEMENT (a+b)	6741.98
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	3.00 x 1.6
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
	(a) EXISTING AREA	0.00
	(b) PROPOSED RESIDENTIAL AREA	5451.47
	(c) PROPOSED COMMERCIAL AREA	1289.29
	TOTAL PROPOSED AREA (a+b+c)	6740.76
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)	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

OWNER'S DECLARATION
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PCMC. I/WE WOULD EXCLUDE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXCLUDE 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 :-
 SANTIGO REALTECH THROUGH ITS PARTNER
 MUKESHKUMAR SAH & OTHER 3
 Owner's Sign.

I. PROJECT :- RESIDENTIAL / COMMERCIAL
 Village :- Bhosari, Tal :- Haveli, Dist:- Pune.
 Sector No :- 10
 P.No :- 243 to 260
 Discrepancy :- REGULAR TRACK
Mahendra Thakur
 CA200454766
 SPLIT SHOPS, 3 B 4, Ground Floor,
 MSR Capital Building,
 Samrat Chowk, Pimpri Court Road,
 Morewad, Pimpri-Chinchwad,
 Maharashtra - 411018
 Email :- info@mahendra.com
 Architect's Sign.

SCALE	FILE NO.	DRAWN BY	CHECKED BY
1:100	187-04	ANANT	MAHENDRA
KEY NO.	---	DATE	14.11.2024
INWARD NO.	PCMC_0931_2024_ZONE C_BHOSARI_PRB-32		