

BUILDING WISE FSI STATEMENT :-

BUILDING NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
A	0.00	780.68	8	780.68
TOTAL	0.00	780.68	8	780.68

FLOOR WISE FSI STATEMENT : A

FLOORS NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	390.34	4	390.34
SECOND FLOOR	0.00	390.34	4	390.34
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	780.68	8	780.68

PARKING AREA STATEMENT

SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY		PARKING REQUIRED
		BY RULE	TOTAL REQ.	
40-80	8	1 2	4.00	4 8
80-150	0	1 1	0.00	0 0
TOTAL				4 8
VISITORS PARKING (5%)				0 0
TOTAL REQUIRED PARKING				4 8
TOTAL AREA (SQM.)				50.00 24.0000
				CAR SCOOTER
GROUND PARKING				06 08

WATER REQUIREMENT

O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	LIT. REQ.	PROP.
RESIDENTIAL	8	X 5	40	X 135	5400 5400
COMM.			0	X 45	0 0
TOTAL					5400 5400
U.G.W. TANK			5400	X 2	10800 10800
TOTAL					0 0

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

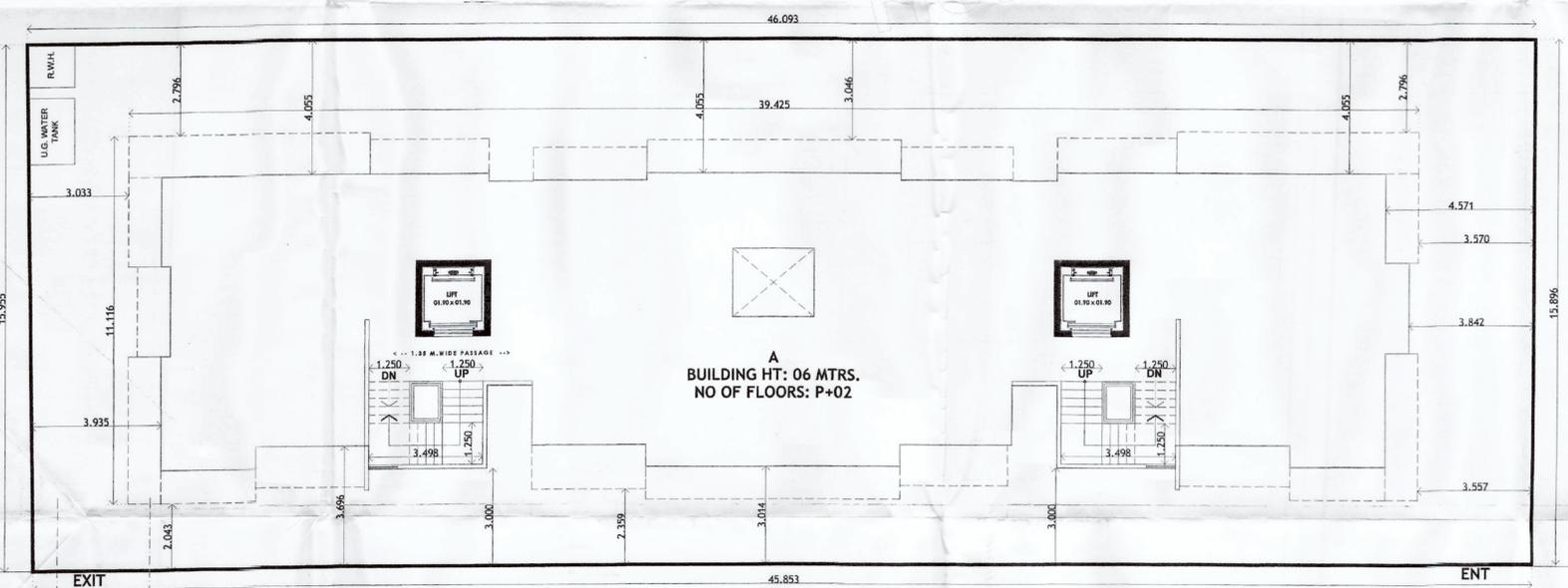
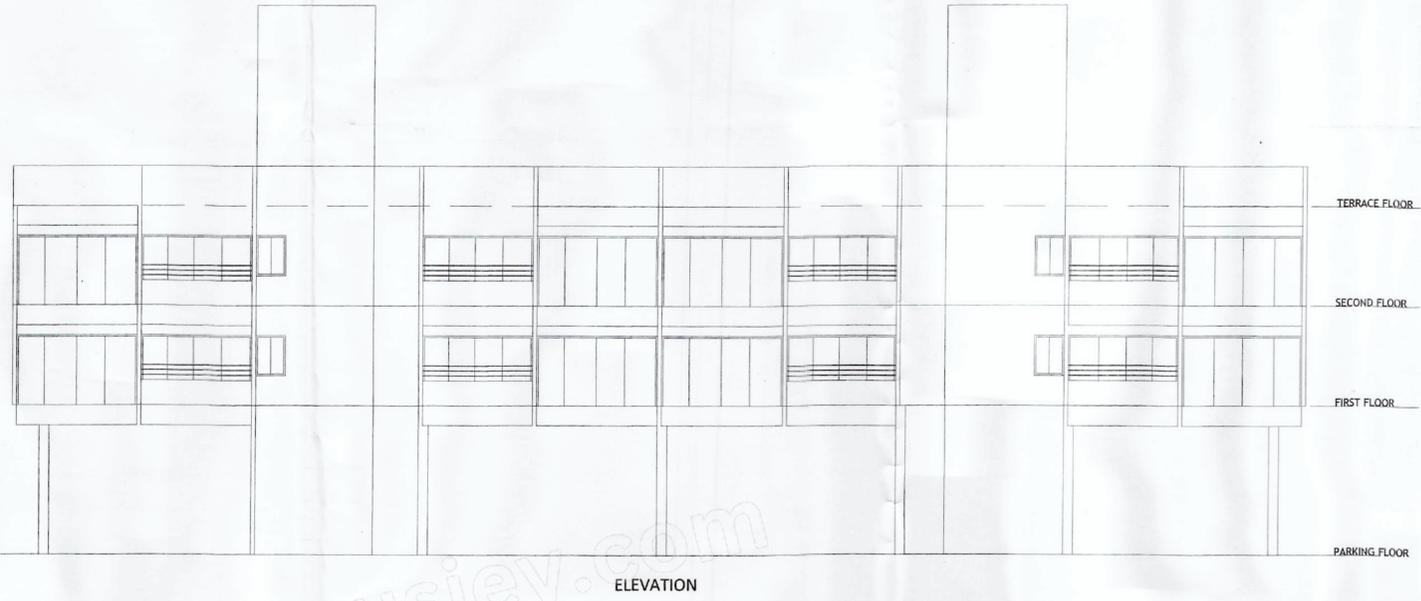
FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr.No.9(a))

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	TOTAL TENEMENT
A	P+2	780.68	8
TOTAL		780.68	8

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

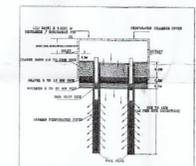
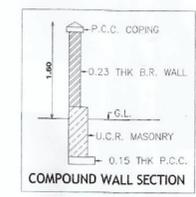
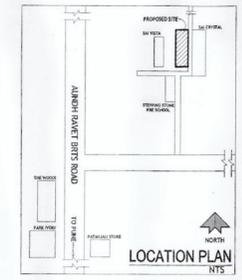
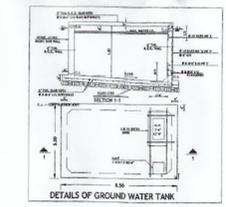
AREA DETAILS OF APARTMENT

BUILDING NAME	FLOOR NO.	FLAT NO.	CARPET AREA (SQM.)	AREA OF ENCLOSED BALCONY (SQM.)	AREA OF OPEN BALCONY (SQM.)
A	TYPICAL 1st To 2nd FLOOR	101,201	68.81	25.90	4.18
		102,202	60.40	11.23	4.18
		103,203	60.40	11.23	4.18
		104,204	71.19	23.18	4.18



< -- 9.00 M.WIDE ROAD -- >

LAYOUT PLAN
(SCALE - 1:100)



Triangle	Area	Sq.m.
A-01	364.44	Sq.m.
A-02	367.70	Sq.m.
TOTAL (Plot)	732.14	Sq.m.

Proforma - I : Area Statement

PROJECT :- RESIDENTIAL
VILLAGE:- RAHATANI, TAL :-HAVELI, PUNE
S.NO:-32/2B(P), C.T.S. NO:-1742(P),1743(P) **01/02**

Sanctioned No. B.F. [Signature] 107/10/2024
Subject to conditions mentioned in the Office Order No. [Signature]
aven dated 02/02/2024
Pimpri
Date: 02/10/2024

Deputy Engineer
Building Permission and Unauthorised Construction
/Enforcement Control & Demolition Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

Ward Officer
PCMC, Chinchwad,
Pune-411 033.

A. AREA STATEMENTS

Sl. No.	DESCRIPTION	SQ.MT.
1.	AREA OF PLOT	732.00
A)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	732.00
B)	AS PER DEMARCATION SHEET	732.14
C)	AS PER SITE	732.14
2.	DEDUCTIONS FOR:-	
(A)	PROPOSED D.P./ D.P. ROAD WIDENING AREA/SERVICE ROAD / HIGHWAY WIDENING	0.00
(B)	ANY (RESERVATION AREA)	0.00
TOTAL (a+b)		0.00
3.	BALANCE AREA OF PLOT (1-2)	732.00
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))	732.00
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.5x8BASIC FSI x 0.825)	603.90
10.	ADDITION OF FSI ON PAYMENT PREMIUM	
(a)	MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH / TDR ZONING	366.00
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11.	IN-SITU / 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	0.00
(d)	TOTAL IN-SITU / TDR LOADING 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	603.90
(c)	ANCILLARY AREA FSI (60% for resi) 362.34 permissible	180.00
(d)	TOTAL ENTITLEMENT (a+b+c)	783.90
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)x1.6 or 1.8)	2342.40
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
(a)	EXISTING AREA	0.00
(b)	PROPOSED RESIDENTIAL AREA	780.68
(c)	PROPOSED COMMERCIAL AREA	0.00
TOTAL PROPOSED AREA (a+b+c)		780.68
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.5)	0.00
(B)	PROPOSED	0.00

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON [Date] 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 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 :-

Shri Jagdish Nathuram Aaswani & Others 1
Shri Kisan Gopichand Aaswani & Others 2
Shri Yashchandrajara Aaswani & Others 3
Through P.O.A Holder Shri Jaykumar G. Aaswani

Owner's SIGN.

I. PROJECT :- RESIDENTIAL
VILLAGE:- RAHATANI, TAL :-HAVELI, PUNE
S.NO:-32/2B(P), C.T.S. NO:-1742(P),1743(P)
H.No:- P.No:-
Discrepancy :- REGULAR TRACK

Mahendra Thakur
CA/2024/1478
Office No. 1 & 4, Ground Floor,
MSR Capital Building,
Santosh Chavak Pimpri Court Road,
Morewadi, Pimpri-Chinchwad,
Maharashtra - 411018
Email: mahendra@mts.com

ARCHITECT'S SIGN.

SCALE FILE NO. DRAWN BY CHECKED BY
1:100 204 A JINAL MAHENDRA
KEY NO. DATE 02.11.2023
INWARD NO. PCMC/1104/2023/ZONE D/RAHATANI/PRB-46