BUILDING WISE FSI STATEMENT :-

BUILDING NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
A	350.79	3829.34	36	4180.13
TOTAL	350.79	3829.34	36	4180.13

FLOOR WISE FSI STATEMENT : A

FLOORS NAME	FSI AREA		TENE.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	168.24	0.00	0	168.24
STILT FLOOR	182.55	89.54	0	272.09
FIRST FLOOR	0.00	830.05	08	830.05
SECOND FLOOR	0.00	830.05	08	830.05
THIRD FLOOR	0.00	830.05	08	830.05
FOURTH FLOOR	0.00	830.05	08	830.05
FIFTH FLOOR	0.00	419.60	04	419.60
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	350.79	3829.34	36	4180.13

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	B+G+ STILT+05th	4180.13	36
	TOTAL	4180.13	36

WATER REQUIREMENT

O.H.W. TANK	TENE.		PERSON	TOTAL PERSON		LIT.	REQ.	PROP.
RESIDENTIAL	36	X	5	180	X	135	24300	24300
COMM.	(168.24/3)+(182.55/6) = 86.50 Total = 87 persons			87	X	45	3915	3915
FOR FIRE	-						0	0
TOTAL							28215	28215
U.G.W. TANK				28215	X	2.00	56430	56430
FOR FIRE	-						0	0
TOTAL							56430	56430

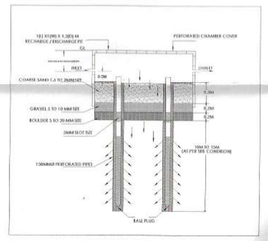
FORM OF STATEMENT 3 (SR. NO. 9(g))

AREA DETAILS OF APARTMENT

BUILDING NAME	FLOOR NO.	FLAT NO.	CARPET AREA (SQM.)	AREA OF ENCLOSED BALCONY (SQM.)	AREA OF OPEN BALCONY (SQM.)
A	GROUND FLOOR	SHOP 01	16.89	--	--
		SHOP 02	21.72	--	--
		SHOP 03	14.75	--	--
		SHOP 04	17.11	--	--
		SHOP 05	52.96	--	--
		SHOP 06	34.84	--	--
	STILT FLOOR	SPLIT SHOP 01	16.53	--	--
		SPLIT SHOP 02	21.26	--	--
		SPLIT SHOP 03	14.37	--	--
		SPLIT SHOP 04	16.73	--	--
		SPLIT SHOP 05	52.39	--	--
		SPLIT SHOP 06	34.45	--	--
	Typical 1st 2nd,3rd,4th 5th Floor	101,201,301,401	77.69	5.27	12.57
		102,202,302,402	76.76	5.27	12.49
		103,203,303,403	79.26	6.20	14.67
		104,204,304,404	79.70	5.43	14.67
		105,205,305,405,505	76.76	5.27	12.49
		106,206,306,406,506	78.60	5.27	12.57
		107,207,307,407,507	44.93	9.49	7.77
		108,208,308,408,508	46.12	9.01	8.44

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES

DESCRIPTION	PROP. NO. OF TENEMENT	REQUIRED AREA	PROPOSED AREA
SOCIETY OFFICE	36	20.00 sqm	STILT FLOOR
SANITARY BLOCK		03.00 sqm	
DRIVER ROOM		12.50 sqm	



PARKING AREA STATEMENT

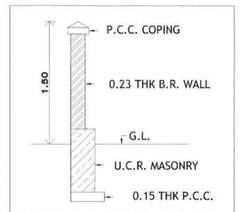
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY			PARKING REQUIRED	
		BY RULE		TOTAL REQ	CAR	SCOOTER
40 - 80	26	2		13.00	13	26
		1	2			
80 - 150	10	1		10.00	10	10
		1	1			
(FOR SHOP & OTHER COMM.) FOR EVERY 100.00 Sqm. CARPET	314.00	100		3.14	6	19
		2	6			
TOTAL					29	55
VISITORS PARKING (5%)					1	2
TOTAL REQUIRED PARKING					30	57
TOTAL AREA (SQM.)					375.00	114.00

	CAR	SCOOTER
BASEMENT 01	39	00
GROUND PARKING	06	65
STACK PARKING	0	00
TOTAL	45	65

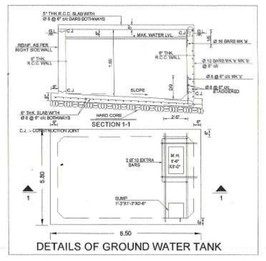
E.V PARKING 6 REQUIRED ,8 PROVIDED

COMM. PARKING 6 REQUIRED ,6 PROVIDED

VISITOR. PARKING 2 REQUIRED ,2 PROVIDED



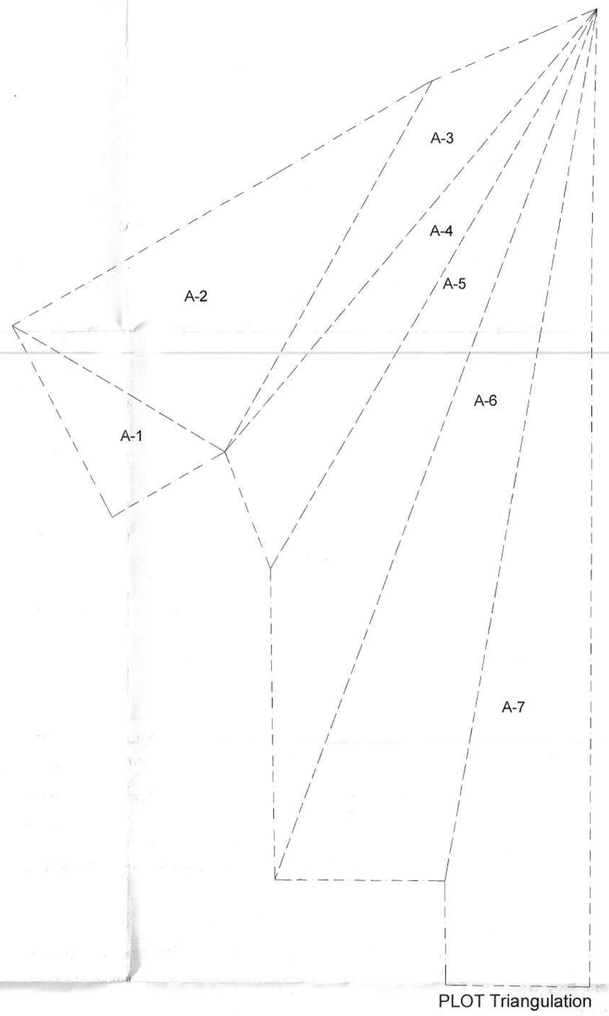
COMPOUND WALL SECTION



DETAILS OF GROUND WATER TANK

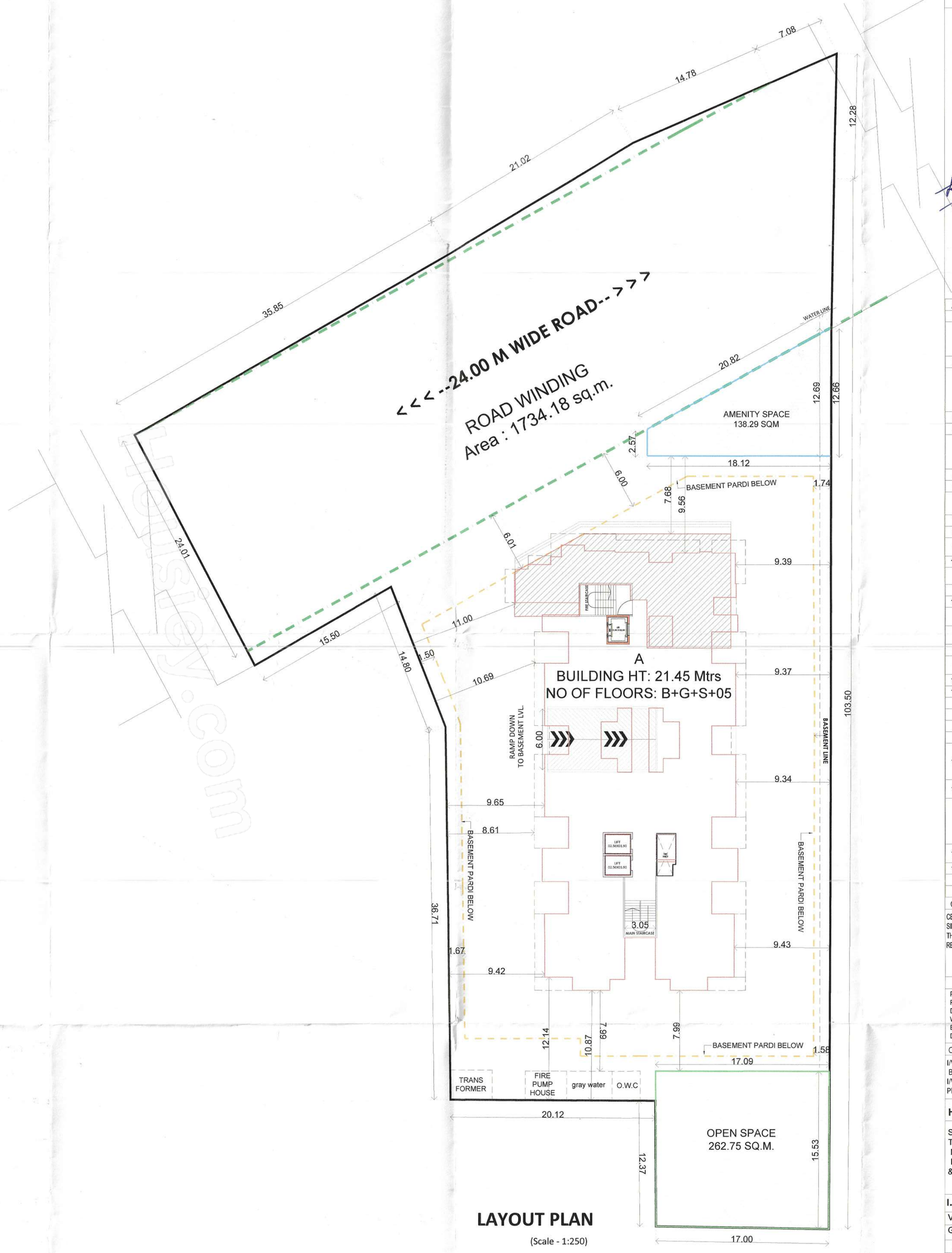
Table No. 12-O- SANITATION FOR BUILDING A (AS PER NEW RULE)

BUILDING USE	RULE NAME	Public Toilet for Floating Population		Required			Proposed
		Male	Female	Male	Female	Total	
COMMERCIAL	No. Of. Persons	(168.24/3)+(182.55/6)= 88 Total = 88 persons, Male = 44 , Female =44					
	Water Closet	1 per 50 (Minimum 2)	1 per 50 (Minimum 2)	2	2	4	5
	Urinal	1 per 50	-	1	-	1	1



PLOT Triangulation

Triangle	Area
A-01	197.98
A-02	731.06
A-03	322.22
A-04	443.22
A-05	725.17
A-06	1039.08
A-07	1077.91
Total	4536.64



LAYOUT PLAN

(Scale - 1:250)

Proforma -I : Area Statement

PROJECT :- RESIDENTIAL & COMMERCIAL

01/04

Village :- Chikhali, Tal :- Haveli, Dist:- Pune.

G.NO :- 63

Sanctioned No. B.P/Chikhali/160/2024
Subject to conditions mentioned in the Office Order No.
evan dated 31/12/2024
Pimpri
Date : 3 /12/2024

Executive Engineer
Building Permission 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	4500.00
	A) AS PER OWNERSHIP DOCUMENT	5457.00
	B) AS PER DEMARCATION SHEET	4536.62
	c) AS PER SITE	4500.00
2.	DEDUCTIONS FOR:-	
	(A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	1734.18
	(b) Road area under BRT parking	0.00
	TOTAL (a+b)	1734.18
3.	BALANCE AREA OF PLOT (1-2)	2765.82
4.	AMENITY SPACE (if applicable)	
	(a) REQUIRED	138.29
	(b) ADJUSTMENT OF 2(B), IF ANY-	0.00
	(c) BALANCE PROPOSED	138.29
5.	NET AREA OF THE PLOT (3- 4(c))	2627.53
6.	RECREATIONAL OPEN SPACE	
	(a) OPEN SPACE (REQUIRED)	262.75
	(b) OPEN SPACE (PROPOSED)	262.75
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 1.00)	2627.53
10.	ADDITION OF FSI ON PAYMENT PRIMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH /TOD ZOBNE	2250.00
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11.	IN-SITU FSI/ TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P ROAD(2.0 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) TOATL 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	2627.53
	(b) ANCILLARY AREA FSI (80%)	155.91
	(b) ANCILLARY AREA FSI (60%)	1404.59
	(c) TOTAL ENTITLEMENT (a+b)	4188.02
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}	3.00X Ancillary
15.	TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT SR.NO.17B)	
	(a) EXISTING AREA	0.00
	(b) PROPOSED RESIDENTIAL AREA	3829.34
	(c) PROPOSED COMMERCIAL AREA	350.79
	TOTAL PROPOSED AREA (a+b+c)	4180.13
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.

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
DEMOLISHION SHOWN HATCHED YELLOW

OWNER'S DECLERATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PMRDA. 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 :-

SHRI BHARAT RAJARAM ROKADE & OTHERS THROUGH P.O.A HOLDER
M/S SAI VAASTU BUILDCON THOROUGH ITS PARTNER SACHIN KIRANRAJ SONIGRA & OTHER 2

I. PROJECT :- RESIDENTIAL & COMMERCIAL

Village :- Chikhali, Tal :- Haveli, Dist:- Pune.

G.NO :- 63

Discrepation :- REGULAR TRACK

Owner`s SIGN.

DREAM SPACE ARCHITECTS

Mahendra Thakur
CA/2006/34769
101&101A, Vishnu Vision,
Plot.No.22, Near SNBP School,
Morwadi, Pimpri, Pune - 411018
Email :- my@dsarchitect001.com

ARCHITECT`s SIGN.

SCALE	FILE NO.	DRAWN BY	CHECKED BY
1:100	- -	ANANT	MAHENDRA
KEY NO.	- - -	DATE	12.08.2024
INWARD NO.			

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