

Proforma - I : Area Statement
PROJECT :- CHIKHALI, TAL :- HAVELI, DIST:- PUNE.
G.No :- 13, P.No :- 01/03

Sanctioned No. B.P.C. No. 119/2024
 Subject to conditions stipulated in the
 Office Order No. 14/10/2024
 dated 14/10/2024
 Pimpri
 Date: 14/10/2024



Deputy Engineer
 Building Permission and Unauthorised Construction/
 Enforcement Control & Demolition Department
 Pimpri Chinchwad Municipal Corporation
 Pimpri - 411 016
 (अपना बोर्डवे)
 प्र. आयुक्त

A. AREA STATEMENTS		SQ. MT.
1. AREA OF PLOT	1650.00	1650.00
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	1650.00	1650.00
B) AS PER DEMARCATION SHEET	1650.00	1650.00
C) AS PER SITE	1650.00	1650.00
2. DEDUCTIONS FOR:-		
(A) PROPOSED D.P./D.P. ROAD, WIDENING AREA	320.54	320.54
(B) ROAD AREA UNDER BRT PARKING	79.41	79.41
TOTAL (A+B)	399.95	399.95
3. BALANCE AREA OF PLOT (1-2)	1250.05	1250.05
4. AMENITY SPACE (If applicable)	0.00	0.00
(A) REQUIRED	0.00	0.00
(B) ADJUSTMENT OF 2(B), IF ANY-	0.00	0.00
(C) BALANCE PROPOSED	0.00	0.00
5. NET AREA OF THE PLOT (3-4(C))	1250.05	1250.05
6. RECREATIONAL OPEN SPACE	0.00	0.00
(A) OPEN SPACE (REQUIRED)	0.00	0.00
(B) INTERNAL ROAD AREA	0.00	0.00
7. PLOT AREA (If applicable)	0.00	0.00
8. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	1250.05	1250.05
9. AS PER FRONT ROAD WIDTH (Sr.No. 58 basic FSI 1.00)	0.00	0.00
10. ADDITION OF FSI ON PAYMENT PREMIUM	0.00	0.00
(A) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/ROAD ZONE	0.00	0.00
(B) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00	0.00
11. IN-SITU FSI/ TDR LOADING	0.00	0.00
(A) IN-SITU AREA AGAINST D.P. ROAD (2.0 X 2.0)	0.00	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	0.00
(C) TDR AREA	0.00	0.00
(D) TOTAL IN-SITU/TDR LOADING PROPOSED (1+(B)+(C)+(D))	0.00	0.00
12. ADDITIONAL FSI UNDER CHAPTER 7	0.00	0.00
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1250.05	1250.05
(A) ANCI LARY AREA FSI (60% PER-750/23)	500.00	500.00
(C) TOTAL ENTITLEMENT (A+B)	1750.05	1750.05
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (Regulation No.31 or 3.2 or 3.4 or 3.6 as applicable) (1.6 or 1.8)	3.25X1.6	3.25X1.6
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO.17B)	0.00	0.00
(A) EXISTING AREA	1313.84	1313.84
(B) PROPOSED RESIDENTIAL AREA	412.40	412.40
(C) PROPOSED COMMERCIAL AREA	1726.24	1726.24
TOTAL PROPOSED AREA (A+B+C)	0.89	0.89
F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.00	0.00
17. AREA FOR INCLUSIVE HOUSING, IF ANY	0.00	0.00
(A) REQUIRED (20% OF SR NO.9)	0.00	0.00
(B) PROPOSED	0.00	0.00

CERTIFICATE OF AREA
 CERTIFIED THAT THE ACT UNDER REFERENCE WAS SURVEYED BY ME ON THE DATE AND THE DIMENSION OF PLOTS, ETC. OF PLOT STATED ON PLAN 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 SURVEY RECORDS.

LEGEND
 PLOT BOUNDARY SHOWN BLACK
 PROPOSED WORK SHOWN RED
 EXISTING WORK SHOWN GREEN
 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 P.C.M.C. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD MAINTAIN THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD MAINTAIN THE QUALITY AND SAFETY AT THE WORK SITE.

H. OWNERS /DEVELOPER NAME AND SIGNATURE :-
 MR. ARJUN M. SANE &
 MRS. MANGAL RAHUL JADHAV

I. PROJECT :- RESIDENTIAL/COMMERCIAL
 Village :- Chikhali, Tal :- Haveli, Dist.- Pune
 G.No :- 13

Discreption :- REGULAR TRACK
 Owner's SIGN
 Mahendra Thakur
 402/2024/139
 4th Ground floor,
 402 Capital Building,
 Mahatma Jyotiba Phule
 Mahatma Jyotiba Phule
 Maharashtra-411018
 ARCHITECT & SIGN.
 DRAWN BY: SANYAL
 CHECKED BY: MAHENDRA
 DATE: 18.07.2024

FORM OF STATEMENT 3 (SR. NO. 9(G))
AREA DETAILS OF APARTMENT

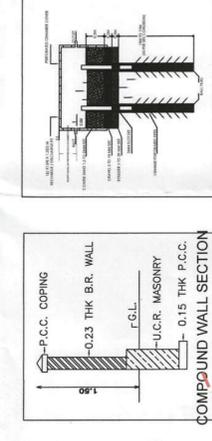
BLDG. NAME	FLOOR NO.	FLAT NO.	CARPET AREA (Sq.m)	BALCONY AREA (Sq.m)	BALC./SIT. OUT (Sq.m)	AREA OF BALC./SIT. OUT (Sq.m)
COM	GROUND/STILT FLOOR	01	18.82			
		02	143.34			
		03	88.35			
		04	120.82			
A	Typical 1st, 2nd, 3rd floor	101,201,301	52.98	3.03	3.03	7.77
		102,202,302	52.98	3.03	3.03	7.77
		103,203,303	55.18	5.27	5.27	5.98
		104,204,304	55.13	2.89	2.89	6.41
		105,205,305	55.13	2.89	2.89	6.41
		106,206,306	33.04	5.16	5.16	3.53

PARKING AREA STATEMENT

SIZE OF TENEMENT	PROP. BY RULE	PARKING REQ. FOR EVERY TENEMENT	TOTAL REQ.	PARKING REQUIRED	SCOOTER
30-40	03	2	1.50	2	3
40-80	15	2	7.50	8	15
COMM.	371.13	2	3.71	7	22
TOTAL				17	40
VISITORS PARKING (%)				0	1
TOTAL REQUIRED PARKING				17	41
TOTAL AREA (SQ.M)				212.50	82.00

WATER REQUIREMENT

O.H.W. TANK	TENEMENT	REQ. WATER	TOTAL	PROP. WATER
RESIDENTIAL	18 X 5	135	12150	12150
COMM.	105 X 45	4725	4725	4725
TOTAL			25000	25000
FOR FIRE			41875	41875
U.G.W. TANK			16875 X 2.00	33750
FOR FIRE			50000	50000
TOTAL			83750	83750



PARKING PROVIDED

FLOOR NAME	BUILDING-A	SCOOTER
GROUND FLOOR	7	70
STILT FLOOR/STACK PARKING	12	
TOTAL	19	70

LEGEND

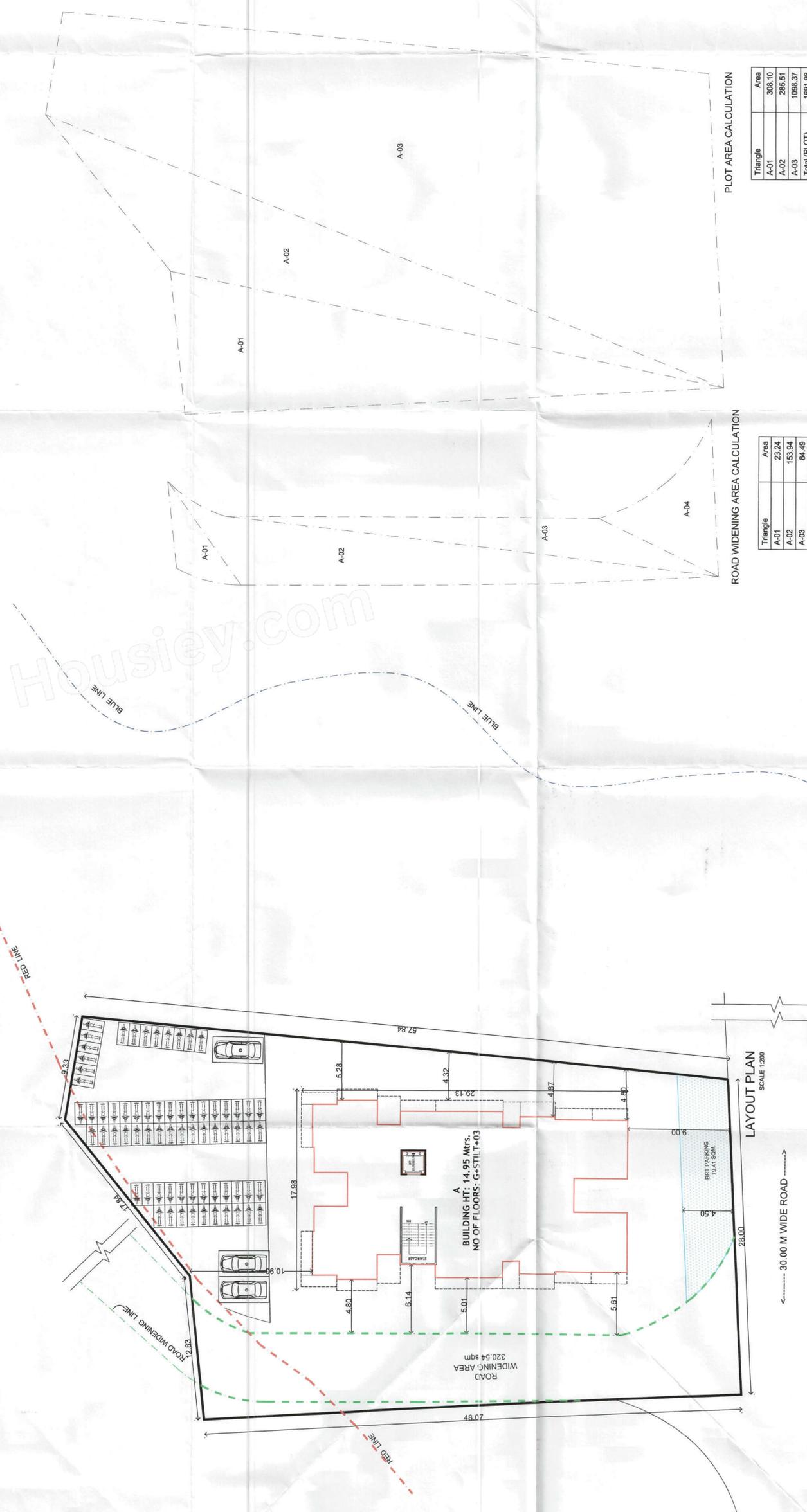
- EV PARKING
- COMM. PARKING
- PCMC (Amenity) PARKING
- VISITORS PARKING

FROM OF STATEMENT 1 (EXISTING BUILDING TO BE RETAINED) (Sr. No. 8(a) (iii))

EXISTING BUILDING NO.	FLOOR NO.	PUNTH AREA	USE/OCCUPANCY	NO. OF FLOORS	NA
					NA
TOTAL					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 FLOOR AREA	NO. OF FLOORS	NA
A	G+STILT+03	1726.24	1726.24	18	
	TOTAL	1726.24	1726.24	18	



BUILDING WISE FSI STATEMENT :-

BUILDING NAME	COMM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	TENE.
A	412.40	1313.84	1726.24	18
TOTAL	412.40	1313.84	1726.24	18

FLOOR WISE FSI STATEMENT - A

FLOORS NAME	COMM. FSI AREA	RESI. FSI AREA	TOTAL FSI AREA	TENE.
GROUND FLOOR	216.89	26.00	242.89	0
STILT FLOOR	195.71	0.00	195.71	0
FIRST FLOOR	0.00	429.28	429.28	6
SECOND FLOOR	0.00	429.28	429.28	6
THIRD FLOOR	0.00	429.28	429.28	6
TERRACE FLOOR	0.00	0.00	0.00	0
TOTAL	412.40	1313.84	1726.24	18