

BUILDING WISE FSI STATEMENT :				
BUILDING NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
A	0.00	552.90	03	552.90
B	0.00	713.37	06	713.37
C	0.00	752.20	09	752.20
D	0.00	515.14	06	515.14
E	0.00	10389.01	123	10389.01
F	0.00	549.45	06	549.45
CLUB HOUSE	0.00	363.72	0	363.72
TOTAL	0.00	13835.79	153	13835.79

FLOOR WISE FSI STATEMENT : A				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	552.90	3	552.90
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	552.90	3	552.90

FLOOR WISE FSI STATEMENT : B				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	713.37	6	713.37
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	713.37	6	713.37

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	P+1	552.90	03	
B	P+1	713.37	06	
C	P+1	752.20	09	
D	2B+P+1	515.14	06	
E	2B+P+21	10389.01	123	
F	P+1	549.45	06	
Club House	G+2	363.72	0	
TOTAL		13835.79	153	

FLOOR WISE FSI STATEMENT : C				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	752.20	09	752.20
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	752.20	9	752.20

FLOOR WISE FSI STATEMENT : D				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR 02	0.00	0.00	0	0.00
BASEMENT FLOOR 01	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	515.14	6	515.14
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	515.14	6	515.14

FLOOR WISE FSI STATEMENT : E				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR 02	0.00	0.00	0	0.00
BASEMENT FLOOR 01	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	503.54	6	503.54
SECOND FLOOR	0.00	503.54	6	503.54
THIRD FLOOR	0.00	503.54	6	503.54
FOURTH FLOOR	0.00	503.54	6	503.54
FIFTH FLOOR	0.00	500.33	6	500.33
SIXTH FLOOR	0.00	500.33	6	500.33
SEVENTH FLOOR	0.00	500.33	6	500.33
EIGHTH FLOOR	0.00	445.02	5	445.02
NINTH FLOOR	0.00	500.33	6	500.33
TENTH FLOOR	0.00	500.33	6	500.33
ELEVENTH FLOOR	0.00	500.33	6	500.33
TWELFTH FLOOR	0.00	500.33	6	500.33
THIRTEENTH FLOOR	0.00	445.02	5	445.02
FOURTEENTH FLOOR	0.00	503.54	6	503.54
FIFTEENTH FLOOR	0.00	503.54	6	503.54
SIXTEENTH FLOOR	0.00	503.54	6	503.54
SEVENTEENTH FLOOR	0.00	503.54	6	503.54
EIGHTEENTH FLOOR	0.00	457.72	5	457.72
NINETEENTH FLOOR	0.00	503.54	6	503.54
TWENTIETH FLOOR	0.00	503.54	6	503.54
TWENTY FIRST FLOOR	0.00	503.54	6	503.54
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	10389.01	123	10389.01

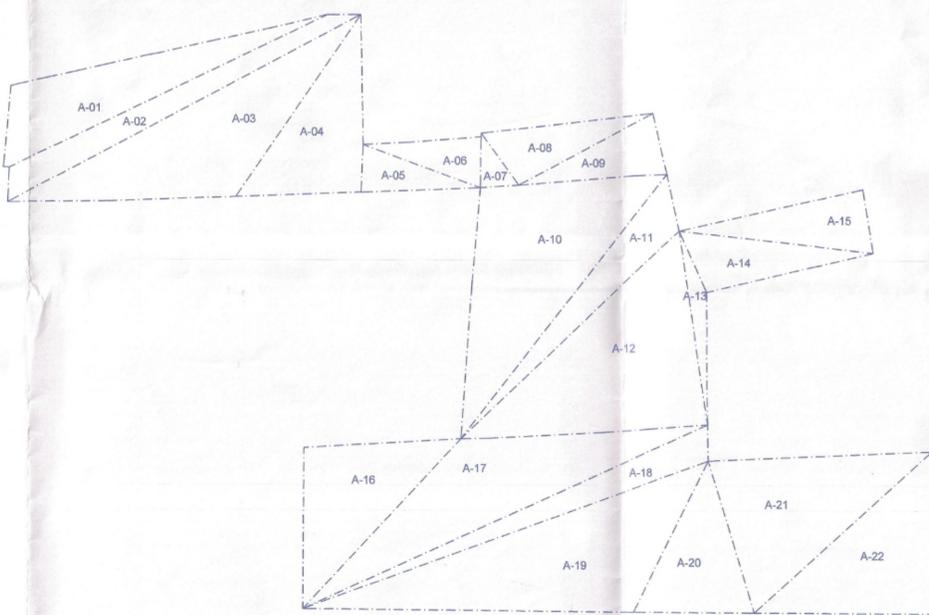
FLOOR WISE FSI STATEMENT : F				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	549.45	6	549.45
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	549.45	6	549.45

FLOOR WISE FSI STATEMENT : CLUB HOUSE				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
GROUND FLOOR	0.00	87.80	0	87.80
FIRST FLOOR	0.00	143.30	0	143.30
SECOND FLOOR	0.00	132.62	0	132.62
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	363.72	0	363.72

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
DESCRIPTION	PROPOSED TENE.	REQUIRED AREA	BUILDING NAME	PROPOSED AREA
SOCIETY OFFICE	153	20.00 sqm		
SANITARY BLOCK	153	03.00 sqm	club house	96.37 sqm
DRIVER ROOM		12.50 sqm		

WATER REQUIREMENT						
O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	LIT. REQ.	PROP.	
RESIDENTIAL	153	X	5	765	X	135
COMM.				0	X	45
FOR FIRE						25000
TOTAL				128275		128275
U.G.W. TANK				103275	X	2.0
FOR FIRE				200000		200000
TOTAL				406550		406550

AREA OF PLOT AFTER AMALGAMATION BY TRIANGULATION : C & D



Triangle	Area
A-01	1067.15
A-02	699.28
A-03	1688.32
A-04	927.61
A-05	232.17
A-06	242.80
A-07	86.43
A-08	394.27
A-09	370.55
A-10	1918.96
A-11	607.40
A-12	1998.12
A-13	145.46
A-14	462.11
A-15	496.98
A-16	1039.13
A-17	1609.82
A-18	610.12
A-19	2063.23
A-20	747.28
A-21	1404.97
A-22	1194.70
Total (C & D)	20007.58

Proforma - I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE :- CHARHOLI, TAL :- HAVELI
S.NO :- 502/1(P), 502/2(P), 503/1/2(P), 504/1(P)

Sanctioned No. B.P./Charholi/951
Subject to conditions mentioned in the Office Order No. 21/07/2025
Pimpri
Date: 21/07/2025



O. C. Signed by
City Engineer

City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-411006

A. AREA STATEMENTS	SQ. MT.
1. AREA OF PLOT	19984.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	19984.00
b) AS PER DEMARCATION SHEET	20007.58
c) AS PER SITE	20007.58
2. DEDUCTIONS FOR:-	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	0.00
(b) ANY (NALA AREA)	0.00
TOTAL (a+b)	0.00
3. BALANCE AREA OF PLOT (1-2)	19984.00
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))	19984.00
6. RECREATIONAL OPEN SPACE	
(a) OPEN SPACE (REQUIRED)	1996.40
(b) OPEN SPACE (PROPOSED)	1996.40
7. INTERNAL ROAD AREA	0.00
8. PLOTTABLE AREA (if applicable)	0.00
BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (or no. 5x Basic FSI 1.10)	21960.40
10. ADDITION OF FSI ON PAYMENT PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH / TO ZONE	9982.00
(b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11. IN-SITU FSI TOR 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	21960.40
(b) ANCILLARY AREA FSI (80% COMM.)	0.00
(c) ANCILLARY AREA FSI (60% RESI.)	0.00
(d) TOTAL ENTITLEMENT (a+(b)+(c))	21960.40
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 1.6 or 1.8)	(2.50) 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	13835.79
(c) PROPOSED COMMERCIAL AREA	0.00
TOTAL PROPOSED AREA (a+b+c) WITH MHADA	13835.79
TOTAL PROPOSED AREA (WITHOUT MHADA)	9443.44
F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.43
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED (20% OF SR. NO. 8)	4392.08
(b) PROPOSED	4392.35

CERTIFICATE OF AREA
I HEREBY CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSION OF ...

LEGEND	DESCRIPTION
[Symbol]	PLOT BOUNDARY SHOWN BLACK
[Symbol]	PROPOSED WORK SHOWN RED
[Symbol]	DRAINAGE LINE SHOWN RED DOTTED
[Symbol]	WATER LINE SHOWN BLACK DOTTED
[Symbol]	EXISTING TO BE RETAINED HATCHED
[Symbol]	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 VINAYAK G. KALIE & OTHERS
SHRI MILIND V. KADAM & OTHERS
SHRI RAMRAO KALIE & OTHERS
SHRI PANDHARINATH A. BHOSALE & OTHERS
SHRI ISHWARLAL K. PATEL & OTHERS THROUGH P.O.A
M/S SWASTIK BUILDTech THROUGH ITS PARTNER
SHRI SANDEEP SHIVAJI TAPKIR & OTHERS

I. PROJECT :- RESIDENTIAL			
SCALE	FILE NO.	DRAWN BY	CHECKED BY
1:100	---	ANANT	MAHENDRA
KEY NO.	---	DATE	29-03-2025
INWARD NO.	PCMC/CH40027/2024/ZONE C/CHARHOLI/PRB-7		

PARKING AREA STATEMENT				
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY BY RULE	TOTAL REQ.	PARKING PROVIDED
40-80 Sqm. (Carpet)	142	1 2	71.00	71
80-150 Sqm. (Carpet)	11	1 1	11.00	11
150 Sqm. & Above (Carpet)	0	2 1	0.00	0
COMM. (Carpet)	0.00	100	0.00	0
TOTAL			82	153
VISITORS PARKING (5%)			4	8
TOTAL REQUIRED PARKING			86	161
TOTAL AREA (SQ.M.)			1075.00	322.00

REFUGE AREA STATEMENT				
BUILDING NAME	FLOOR	REQ.	PRPO.	Sq.m.
E	8th, 13th FLOOR	30.08	48.10	Sq.m.
	16th FLOOR	30.08	57.54	Sq.m.

PARKING PROVIDED			
FLOOR NAME	CAR	SCOOTER	
TOTAL	91	220	

MHADA AREA STATEMENT	
MIN. REQUIRED AREA	4392.08
PROPOSED AREA	4392.35
MHADA TOTAL TEN. NO.	52

MHADA F.S.I. AREA STATEMENT			
BLDG. NAME	FLOOR NO.	BUILT UP AREA	TENE.
E	FIFTH FLOOR	500.33	6
	SIXTH FLOOR	500.33	6
	SEVENTH FLOOR	500.33	6
	EIGHTH FLOOR	445.02	5
	NINTH FLOOR	500.33	6
	TENTH FLOOR	500.33	6
	ELEVENTH FLOOR	500.33	6
	TWELFTH FLOOR	500.33	6
	THIRTEENTH FLOOR	445.02	5
	TOTAL	4392.35	52

FORM OF STATEMENT 3 (SR. NO. 9(ii))				
AREA DETAILS OF APARTMENT				
BUILDING NAME	FLOOR NO.	FLAT NO.	CARPET AREA (SQ.M.)	AREA OF ENCLOSED BALCONY (SQ.M.)
E	Typical 10th to 17th Floor	501,801,701,801,901,1001,1101,1201,1301	49.89	8.26
		502,802,702,802,1002,1102,1202	49.87	7.94
		503,803,703,803,903,1003,1103,1203,1303	49.39	7.94
		504,804,704,804,904,1004,1104,1204,1304	49.39	7.94
		505,805,705,805,905,1005,1105,1205,1305	49.87	7.94
		506,806,706,806,906,1006,1106,1206,1306	49.90	8.26

