

BUILDING WISE FSI STATEMENT :				
BUILDING NAME	FSI AREA	FSI AREA	TNMTS.	TOTAL FSI AREA
COMM.	RESI.			
A	0.00	5513.14	32	5513.14
B	147.15	5691.48	24	5838.63
C	96.41	1376.76	19	1473.17
TOTAL	243.56	12581.38	75	12824.94

FLOORWISE FSI STATEMENT : A				
FLOORS NAME	FSI AREA	FSI AREA	TNMTS.	TOTAL FSI AREA
COMM.	RESI.			
BASMENT FLOOR	0.00	42.24	00	42.24
PARKING FLOOR	0.00	118.90	00	118.90
PODIUM FLOOR-1ST	0.00	46.76	00	46.76
PODIUM FLOOR-2ND	0.00	46.76	00	46.76
PODIUM FLOOR-3RD	0.00	46.76	00	46.76
PODIUM FLOOR-4TH	0.00	46.76	00	46.76
FIRST FLOOR	0.00	645.62	04	645.62
SECOND FLOOR	0.00	645.62	04	645.62
THIRD FLOOR	0.00	645.62	04	645.62
FOURTH FLOOR	0.00	645.62	04	645.62
FIFTH FLOOR	0.00	645.62	04	645.62
SIXTH FLOOR	0.00	645.62	04	645.62
SEVENTH FLOOR	0.00	645.62	04	645.62
EIGHTH FLOOR	0.00	645.62	04	645.62
TERRACE FLOOR	0.00	0.00	00	0.00
TOTAL	0.00	5513.14	32	5513.14

FLOORWISE FSI STATEMENT : B				
FLOORS NAME	FSI AREA	FSI AREA	TNMTS.	TOTAL FSI AREA
COMM.	RESI.			
BASMENT FLOOR	0.00	27.50	00	27.50
PARKING FLOOR	147.15	121.34	00	268.49
PODIUM FLOOR-1ST	0.00	46.76	00	46.76
PODIUM FLOOR-2ND	0.00	46.76	00	46.76
PODIUM FLOOR-3RD	0.00	46.76	00	46.76
PODIUM FLOOR-4TH	0.00	46.76	00	46.76
FIRST FLOOR	0.00	669.45	03	669.45
SECOND FLOOR	0.00	669.45	03	669.45
THIRD FLOOR	0.00	669.45	03	669.45
FOURTH FLOOR	0.00	669.45	03	669.45
FIFTH FLOOR	0.00	669.45	03	669.45
SIXTH FLOOR	0.00	669.45	03	669.45
SEVENTH FLOOR	0.00	669.45	03	669.45
EIGHTH FLOOR	0.00	669.45	03	669.45
TERRACE FLOOR	0.00	0.00	00	0.00
TOTAL	147.15	5691.48	24	5838.63

FLOORWISE FSI STATEMENT : C				
FLOORS NAME	FSI AREA	FSI AREA	TNMTS.	TOTAL FSI AREA
COMM.	RESI.			
BASMENT FLOOR	0.00	11.88	00	11.88
PARKING FLOOR	96.41	19.63	00	116.04
FIRST FLOOR	0.00	345.05	05	345.05
SECOND FLOOR	0.00	345.05	05	345.05
THIRD FLOOR	0.00	345.05	05	345.05
FOURTH FLOOR	0.00	345.05	05	345.05
TERRACE FLOOR	0.00	0.00	00	0.00
TOTAL	96.41	1376.76	19	1473.17

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

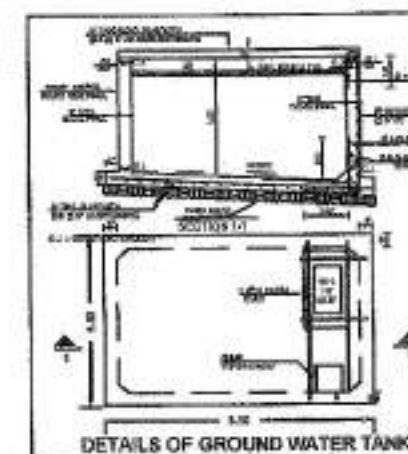
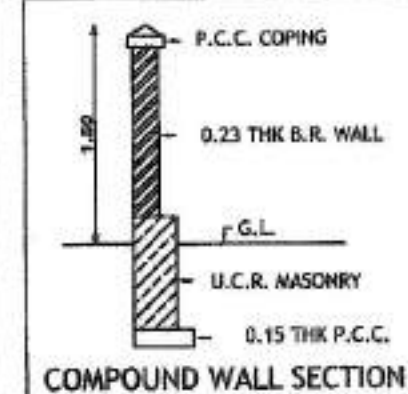
FROM OF STATEMENT 2 (PROPOSED BUILDING) (Sr.No.9(a))		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
A	B+P+P4+08	5513.14
B	B+P+P4+08	5838.63
C	B+P+04	1473.17
TOTAL		12824.94

REFUGE AREA STATEMENT				
BUILDING NAME	FLOOR	REQ.	PRPO.	Sq.m.
A	3rd FLOOR	20.29	24.39	Sq.m.
	7th FLOOR	20.29	24.39	Sq.m.
B	3rd FLOOR	15.15	20.60	Sq.m.
	7th FLOOR	15.15	20.60	Sq.m.

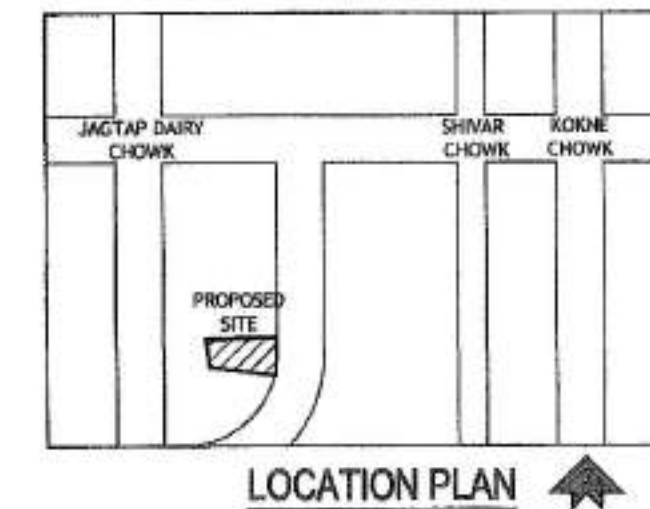
PARKING AREA STATEMENT AS PER UDCPR						
AREA OF STATEMENT OF TENEMENT	PROP. NO.	PARKING REQ. FOR EVERY	REQUIRED PARKING			
		BY RULE	TOTAL REQ.	CAR	SCOOTER	
40-80	19	2	19/2 = 9.50	10	48	
80-150	32	1	32/1 = 32	16	48	
150+above	24	2	24/2 = 12	48	72	
COMM.	243.56	1	243.56/100=2.43	05	15	
TOTAL				79	183	
VISITORS PARKING (5%)				04	06	
TOTAL REQUIRED PARKING				83	191	
REQUIRED AREA (SQM.)				1037.50	382.00	

PROVIDED PARKING		
FLOOR NAME	CAR	SCOOTER
BASMENT FLOOR	61	117
PARKING FLOOR-01	43	00
PODIUM FLOOR-02	24	88
PODIUM FLOOR-03	24	88
PODIUM FLOOR-04	24	88
TOTAL	190	469

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Resi+Comm	54278.40	
OHWT	50000.00	
TOTAL	104278.40	104278.40
UGWT	100000.00	
TOTAL	181478.40	181478.40



MAHADA AREA STATEMENT	
MIN. REQ. AREA	1241.50
PROP. AREA	1241.93
PERM. BALC. AREA	0.00
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	18



FROM OF STATEMENT 3 (SR. NO. 9(b))						
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM.	AREA OF ENCL. BALCONY SQM.	AREA OF OPEN BALCONY SQM.	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
A	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th Floor	101,201,301,401,501,601,701,801	111.67	-	14.95	-
		102,202,302,402,502,602,702,802	108.44	03.34	15.65	-
		103,203,303,403,503,603,703,803	105.69	05.19	15.65	-
		104,204,304,404,504,604,704,804	105.08	05.08	10.58	-

FROM OF STATEMENT 3 (SR. NO. 9(b))						
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM.	AREA OF ENCL. BALCONY SQM.	AREA OF OPEN BALCONY SQM.	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
B	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th Floor	SHOP-01	19.08	-	-	-
		SHOP-02	19.94	-	-	-
		SHOP-03	19.94	-	-	-
		SHOP-04	19.94	-	-	-
		SHOP-05	27.32	-	-	-
		SHOP-06	28.16	-	-	-
		101,201,301,401,501,601,701,801	168.35	-	24.35	-
		102,202,302,402,502,602,702,802	166.70	-	15.05	-
		103,203,303,403,503,603,703,803	166.71	-	15.05	-

FROM OF STATEMENT 3 (SR. NO. 9(b))						
BUILDING NAME	FLOOR NO.	FLAT NAME	CARPET AREA SQM.	AREA OF ENCL. BALCONY SQM.	AREA OF OPEN BALCONY SQM.	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
C	Ground, 1st, 2nd, 3rd, 4th, 5th Floor	SHOP-01	35.35	-	-	-
		SHOP-02	12.67	-	-	-
		SHOP-03	26.39	-	-	-
		101,201,301,401	42.89	-	07.32	-
		102,202,302,402	49.89	03.84	13.74	-
		103,203,303,403	49.97	05.89	08.25	-
		104,204,304,404	42.89	-	07.32	-
		105,205,305	40.81	02.82	07.32	-

Proforma - I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL
VILLAGE:- PIMPLE SAUDAGAR, TAL:- HAVELI. 01/12
S.No :- 119, C.T.S. NO. :- 1212(P), HISSA NO :- 2A
Sanctioned no./B.P.Layout/Pimple Saudagar/16/2020 Even dated: 18/11/2020
Sanctioned No. B.P.Layout/Pimple Saudagar/16/2020 Even dated: 18/11/2020
Subject to conditions mentioned in the Office Order No. 14/10/2024
Pimpri Date: 14/10/2024

O. C. Signed by
Joint City Engineer
Building Permission Dept.
P.C.M.C., Pimpri, Pune-411018.

A. AREA STATEMENTS

- AREA OF PLOT 7096.50
- DEDUCTIONS FOR:-
 - AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.) 7096.50
 - AS PER DEMARCATION SHEET 7096.50
 - AS PER SITE 0.00
- BALANCE AREA OF PLOT (1-2) 888.99
- AMENITY SPACE (if applicable) 0.00
- REQUIRED
 - ADJUSTMENT OF 2(B), IF ANY- 0.00
 - BALANCE PROPOSED 0.00
- NET AREA OF THE PLOT (3- 4(c)) 6207.51
- RECREATIONAL OPEN SPACE
 - OPEN SPACE (REQUIRED) 620.75
 - OPEN SPACE (PROPOSED) 620.89
- INTERNAL ROAD AREA 0.00
- PLOTABLE AREA (if applicable) 0.00
- BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. EXHIBIT FSI 1.0) 6207.51
- ADDITION OF FSI ON PAYMENT PREMIUM
 - MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH /TOD ZONE 3548.25
 - PROPOSED FSI ON PAYMENT OF PREMIUM 3103.76
- IN-SITU FSI TDR LOADING
 - IN-SITU AREA AGAINST D.P. ROAD (2.0 X S.N. 2(a)) 0.00
 - IN-SITU AREA AGAINST AMENITY SPACE HAND OVER (2.00 or 1.85 X S.No.4(b) and/or (c)) 0.00
 - TDR AREA 0.00
 - TOTAL IN-SITU TDR LOADING PROPOSED (11(a)+(b)+(c)) 0.00
- ADDITIONAL FSI UNDER CHAPTER 7 0.00
- TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL
 - (a)+(b)+(c)+(d) or 12 WHICHEVER APPLICABLE 9311.27
 - ANCILLARY AREA FSI (80 %) 2275.00
 - TOTAL ENTITLEMENT (a+b) 11586.27
- 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) 31224.60
- TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)
 - EXISTING AREA 0.00
 - PROPOSED RESIDENTIAL AREA 12581.38
 - PROPOSED COMMERCIAL AREA 243.56
 - TOTAL PROPOSED AREA (a+b+c) WITH MHADA 12824.94
 - TOTAL PROPOSED AREA (WITHOUT MHADA) 11583.01
- F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.) 1.000
- AREA FOR INCLUSIVE HOUSING, IF ANY
 - REQUIRED (20% OF SR.NO.5) 1241.50
 - PROPOSED 1241.93

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.SCHME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
DISTING 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 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 :-
Mr. Sharad Subrav Kokate & others through their developer & PCH M/s. Sanskriti Properties (ADP) through its Member M/s. Govind Habitat through its partner Mr. Ravindra Naupatal sakhia Mr. Abhinandan Ravindra Sakla Mr. Shatrughan Sitaram Kate Mr. Bharat Sitaram Kate. Owner's SIGN.

I. PROJECT :- RESIDENTIAL & COMMERCIAL
Village :- Pimple Saudagar, Tal :- Haveli
S.No :- 119, C.T.S.No :- 1212(P), H.No :- 2A, P.No :-
Discrepancy :- REGULAR TRACK

Architect's SIGN.
Mahendra Thakur
C/O: 101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832