

BUILDING WISE FSI STATEMENT :				
BUILDING NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
A	347.23	501.65	3	848.88
B	0.00	1634.14	16	1634.14
C	0.00	9682.65	94	9682.65
TOTAL	347.23	11181.44	113	12165.67

FLOORWISE FSI STATEMENT : A				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	347.23	158.82	1	506.05
FIRST FLOOR	0.00	342.83	2	342.83
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	347.23	501.65	3	848.88

FLOORWISE FSI STATEMENT : B				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	547.98	4	547.98
SECOND FLOOR	0.00	543.08	6	543.08
THIRD FLOOR	0.00	543.08	6	543.08
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	1634.14	16	1634.14

FLOORWISE FSI STATEMENT : C				
FLOORS NAME	FSI AREA		TNMTS.	TOTAL FSI AREA
	COMM.	RESI.		
BASEMENT FLOOR	0.00	0.00	0	0.00
PARKING FLOOR	0.00	0.00	0	0.00
FIRST FLOOR	0.00	713.66	7	713.66
SECOND FLOOR	0.00	713.66	7	713.66
THIRD FLOOR	0.00	713.66	7	713.66
FOURTH FLOOR	0.00	713.66	7	713.66
FIFTH FLOOR	0.00	713.66	7	713.66
SIXTH FLOOR	0.00	713.66	7	713.66
SEVENTH FLOOR	0.00	713.66	7	713.66
EIGHTH FLOOR	0.00	859.85	8	859.85
NINTH FLOOR	0.00	713.66	7	713.66
TENTH FLOOR	0.00	713.66	7	713.66
ELEVENTH FLOOR	0.00	713.66	7	713.66
TWELFTH FLOOR	0.00	713.66	7	713.66
THIRTEENTH FLOOR	0.00	859.85	8	859.85
FOURTEENTH FLOOR	0.00	513.66	5	513.66
TERRACE FLOOR	0.00	0.00	0	0.00
TOTAL	0.00	9682.65	94	9682.65

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	B+G/P+01	848.88	3
B	B+P+03	1634.14	16
C	B+P+14	9682.65	94
TOTAL		12165.67	113

PARKING AREA STATEMENT					
SIZE OF TENEMENT	PROP. TENE.	PARKING REQ. FOR EVERY	TOTAL REQ.	PARKING REQUIRED	SCOOTER
40-80 Sqm. (Carpet)	112	2	56.00	56	112
80-150 Sqm. (Carpet)	0	1	0.00	0	0
150 Sqm. & Above (Carpet)	1	2	1.00	2	1
COMM. (Carpet)	322.53	100	3.23	6	19
TOTAL				64	132
VISITORS PARKING (5%)				3	6
TOTAL REQUIRED PARKING				67	138
TOTAL AREA (SQ.M.)			837.50	132	276.00

PARKING PROVIDED		
FLOOR NAME	CAR	SCOOTER
BASEMENT FLOOR	101	187
GROUND FLOOR	0	0
TOTAL	101	187

E.V. PARKING
COMM. PARKING
MHADA PARKING
VISITORS PARKING

WATER REQUIREMENT							
O.H.W. TANK	TENE.	PERSON	TOTAL PERSON	LIT.	REQ.	PROP.	
RESIDENTIAL	113	X	565	X	135	76275	76275
COMM.			116	X	45	5220	5220
FOR FIRE						25000	25000
TOTAL						108495	108495
U.G.W. TANK			81485	X	2.0	162990	162990
FOR FIRE						75000	75000
TOTAL						237990	237990

ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
DESCRIPTION	PROPOSED TENE.	REQUIRED AREA	BUILDING NAME	PROPOSED AREA
SOCIETY OFFICE		20.00 sqm	B	1st FLOOR
SANITARY BLOCK	113	03.00 sqm (max.)	B	1st FLOOR
DRIVER ROOM		12.00 sqm	C	13th FLOOR

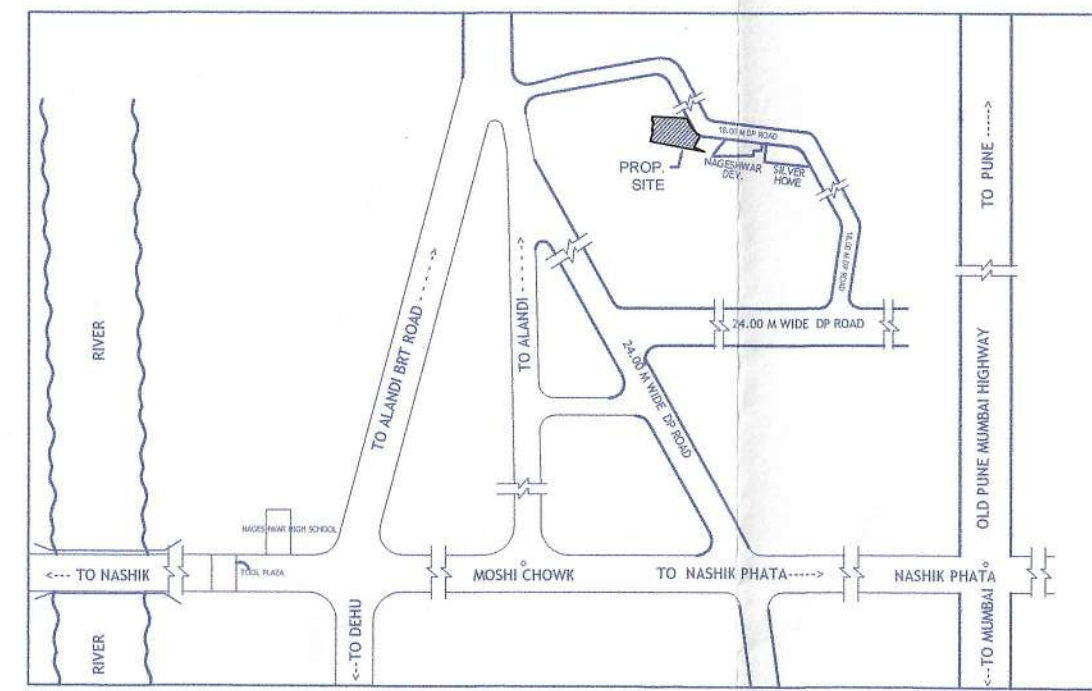
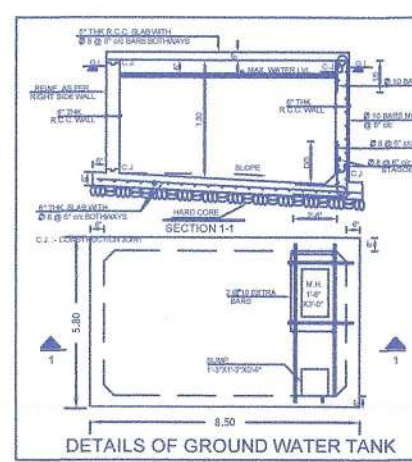
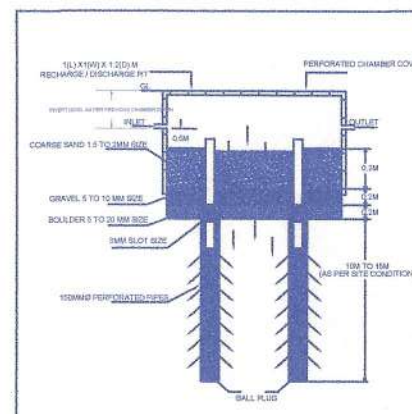
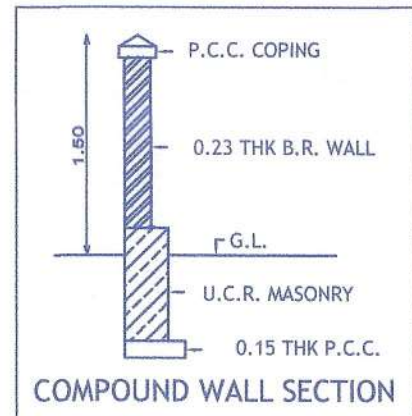
MHADA AREA STATEMENT	
MIN. REQUIRED AREA	1377.42
PROPOSED AREA	1383.24
MHADA TOTAL TEN. NO.	15

MHADA F.S.I. AREA STATEMENT				
BLDG. NAME	FLOOR NO.	BUILT UP AREA	TENE.	
B	FIRST FLOOR	307.08	3	
	SECOND FLOOR	543.08	6	
	THIRD FLOOR	543.08	6	
TOTAL		1393.24	15	

REFUGE AREA STATEMENT				
BUILDING NAME	FLOOR	REQ.	PRPO.	
C	8th FLOOR	53.65	54.55	Sq.m.
	13th FLOOR	53.65	53.81	Sq.m.

REQUIRED REFUGE AREA:-
 REFUGE AREA OF 15 SQ.M. OR AN AREA EQUIVALENT TO 0.30 SQ.M. PER PERSON TO ACCOMMODATE THE OCCUPANTS OF THREE CONSECUTIVE FLOORS

OCCUPANT LOAD:- Building-C
 Three Consecutive Floors B-up Area / 12.50 = 713.66 x 3 (Floors) = 2140.98 Sqm.
 = 2140.98 / 12.50 = 171 (Person)
 = 171 x 0.30 = 51.30 Sqm.
 For Handicapped Person= 1.00 Sqm. For 200 Person = 94 (Tene.) x 5 = 470 (Person)
 = 470 / 200 = 2.35 Sqm.
 Req'd. Refuge Area = 51.30 + 2.35 = 53.65 Sqm.
 Provided Refuge Area = 54.55 / 53.81 Sqm.



A Wing Shops Nos 08

A Wings Flats Nos 3

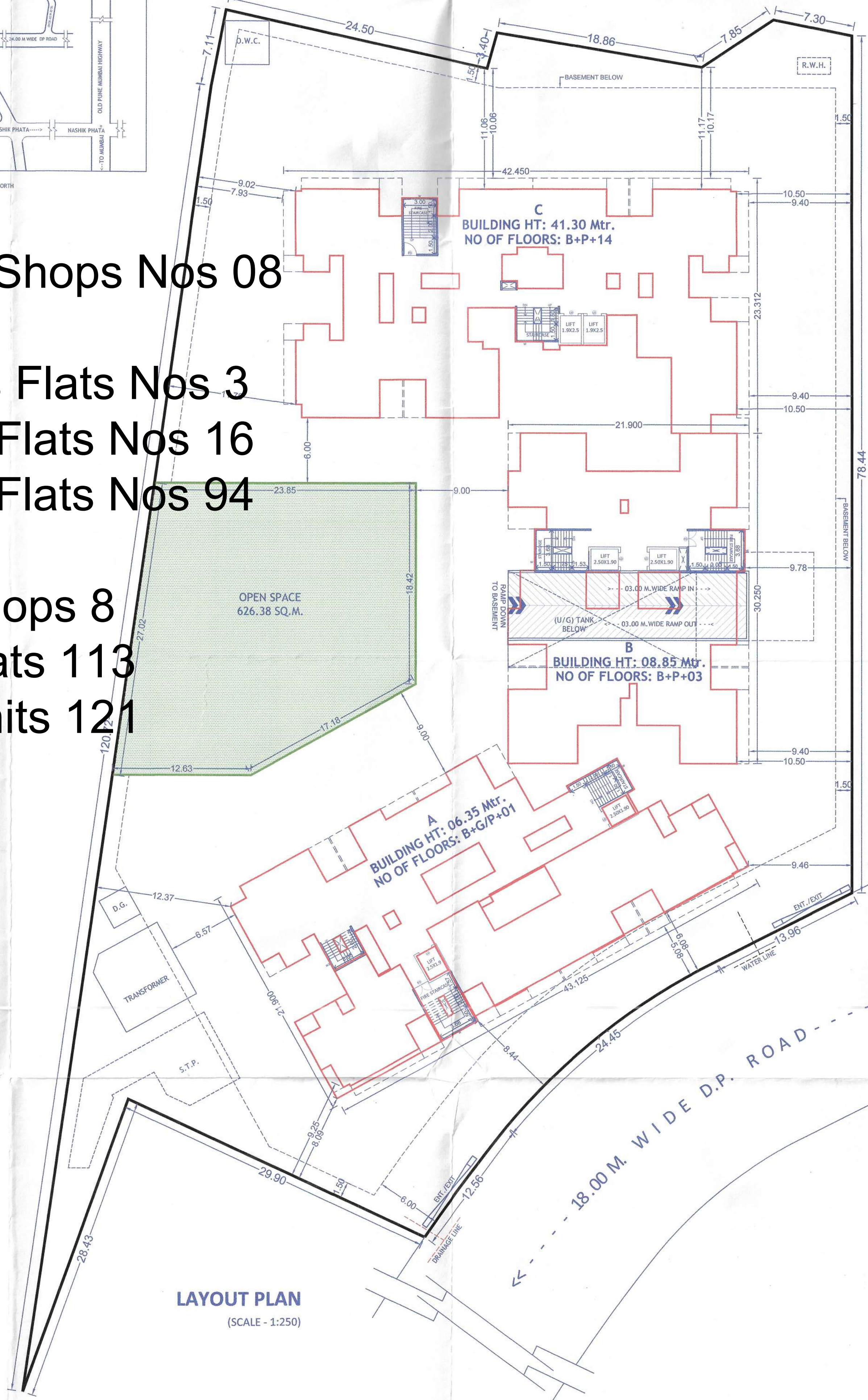
B Wing Flats Nos 16

C Wing Flats Nos 94

Total Shops 8

Total Flats 113

Total Units 121



LAYOUT PLAN
(SCALE : 1:250)

Area of Plot by Triangulation : PLOT
(Scale : 1:500)

Triangle	Area	Sq.m.
A-01	378.75	Sq.m.
A-02	1408.72	Sq.m.
A-03	1294.27	Sq.m.
A-04	368.62	Sq.m.
A-05	984.28	Sq.m.
A-06	759.09	Sq.m.
A-07	513.26	Sq.m.
A-08	276.77	Sq.m.
A-09	280.51	Sq.m.
TOTAL (Plot)	6262.27	Sq.m.

Proforma -I : Area Statement

PROJECT :- RESIDENTIAL / COMMERCIAL 01/09

VILLAGE :- MOSHI, TAL :- HAVELI, DIST:- PUNE.

G.No :- 288(P),289 C.T.S.No :-

Sanctioned No. B.P./Moshi/33/2024
 Subject to conditions mentioned in the
 Office Order No. 24/05/2024
 Pimpri
 Date : 24/05/2024

O. C. Signed by City Engineer
 City Engineer
 Building Permission Dept.
 PCMC, Pimpri, Pune-18.

A. AREA STATEMENTS	SQ.MT.
1. AREA OF PLOT	6262.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT.)	6262.00
b) AS PER DEMARCATION SHEET	6262.27
c) AS PER SITE	6262.27
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)	6262.00
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))	6262.00
6. RECREATIONAL OPEN SPACE	
(a) OPEN SPACE (REQUIRED)	626.20
(b) OPEN SPACE (PROPOSED)	626.38
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 (as no. 5x Basic F.S.I. 1.10)	6888.20
10. ADDITION OF FSI ON PAYMENT PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI- BASED ON ROAD WIDTH/TOO ZONE	3131.00
(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) TOTAL 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) (b+10b) +11(c) or 12 WHICHEVER APPLICABLE	6888.20
(b) ANCILLARY AREA FSI (80% COMM.)	0.00
(c) ANCILLARY AREA FSI (80% RESI.)	3890.00
(d) TOTAL ENTITLEMENT (a+b+c)	10778.20
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)	(2.50)x1.6
15. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
(a) EXISTING AREA	0.00
(b) PROPOSED RESIDENTIAL AREA	11818.44
(c) PROPOSED COMMERCIAL AREA	347.23
TOTAL PROPOSED AREA (a+b+c) WITH MHADA	12165.67
TOTAL PROPOSED AREA (WITHOUT MHADA)	10772.43
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)	1377.64
(b) PROPOSED	1393.24

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.

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 :-
 Mr. ROHIDAS DATTU BORATE & OTHERS,
 NIVRUTTI TABAJI KUDALE & OTHERS,
 THROUGH P.O.A. M/s. CORAL INFRA THROUGH,
 Mr. PARTH S. PATEL & OTHERS 4

I. PROJECT :- RESIDENTIAL/COMMERCIAL
 Village :- Moshi, Tal :- Haveli, Dist:- Pune.
 G.No :- 288(P), 289 P.No :-
 C.T.S.No :-
 Discrepancy :- REGULAR TRACK

Mahendra Thakur
 CA/2004/14769
 Office No. 3 & 4, Ground Floor,
 MSR Capital Building,
 Samrat Chowk, Pimpri Court Road,
 Morewadi, Pimpri-Chinchwad,
 Maharashtra - 411018
 Email :- info@mahendra.in

Architect's Sign.

SCALE	FILE NO.	DRAWN BY	CHECKED BY
1:100	210	ANANT	MAHENDRA
KEY NO.	DATE		
INWARD NO.	PCMC/mob0034/2024/ZONE E/MOSHI-BORADEWADI/PRB-6		

28.03.2024

Shops Units Duly
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