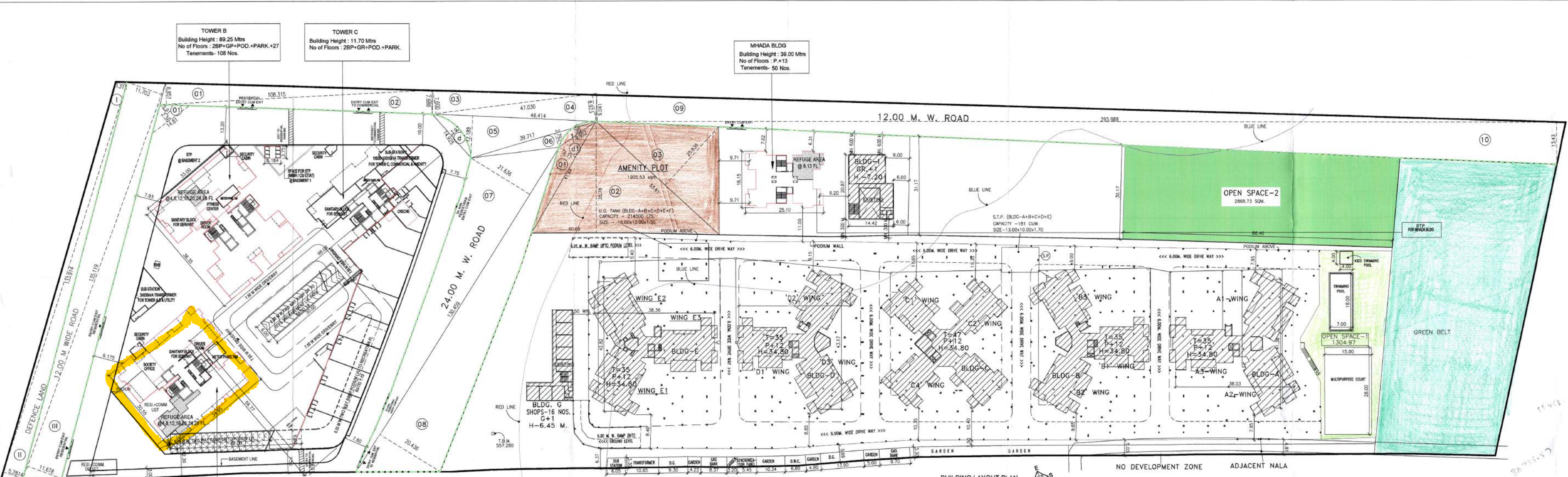




BUILDING LAYOUT PLAN (SCALE:1:500)



AREA KEY PLAN (SCALE:1:1000) (LAND AREA EARMARKED FOR EXISTING STRUCTURE)

EXISTING PLOT AREA CALCULATION

1)	80.242 x 14.84 x 0.50	= 595.40 SQM
2)	77.30 x 22.29 x 0.50	= 861.51 SQM
3)	81.89 x 20.35 x 0.50	= 841.42 SQM
4)	96.68 x 22.74 x 0.50	= 1101.53 SQM
5)	113.76 x 16.74 x 0.50	= 952.17 SQM
6)	113.76 x 62.03 x 0.50	= 3528.27 SQM
7)	77.42 x 23.21 x 0.50	= 886.85 SQM
8)	87.42 x 37.08 x 0.50	= 1416.83 SQM
9)	93.88 x 34.54 x 0.50	= 1443.43 SQM
10)	83.38 x 57.70 x 0.50	= 2411.28 SQM
11)	127.75 x 46.86 x 0.50	= 2993.18 SQM
12)	127.75 x 24.37 x 0.50	= 1537.05 SQM
13)	139.91 x 41.62 x 0.50	= 1912.65 SQM
14)	109.62 x 43.60 x 0.50	= 2389.72 SQM
15)	109.62 x 33.50 x 0.50	= 1836.14 SQM
TOTAL		= 24727.43 SQM

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MHADA	P+13	-	-	4311.58
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STAMP OF APPROVAL

LAYOUT

Sanctioned No. B.F. [Pimple Nijak] 24/2023

Subject to conditions mentioned in the

Office Order No.

aven dated 31/3/2023

Pimpri

Date 3/13/2023

Building Planning and Unauthorised Building

Construction Control Department

Pune District Municipal Corporation

Pune-411 018

City Engineer

Building Planning Dept.

PCMC, Pune-411 018

AREA STATEMENT FOR PURPOSE OF NEW DEVELOPMENT

Sl. No.	Description	Area (SQM)
1.	Plot area as per previous sanction	55463.00
a)	Deduction against land area earmarked for existing structure	24727.43
b)	Balance area for remaining development	30735.57
2.	Deductions for	
a)	Proposed C.P./D.P. Road widening Area/Service Road/Highway widening (As per previous sanction)	9131.96
b)	Green Belt Area (50%)	-
c)	Defence Land (As per previous sanction)	575.59
d)	Total (a+b+c)	9707.55
3.	Balance area of plot (1-2)	21028.02
4.	Amenity space (if applicable)	
a)	Required	1905.53
b)	Adjustment of 2(b) if any	-
c)	Balance proposed (As per previous sanction)	1905.53
5.	Net plot area (3-4+c)	19122.49
6.	Recreational Open space (if applicable)	
a)	Required	2868.73
b)	Proposed	2868.73
7.	Internal Road area	
a)	Proposed	19122.49
8.	Plotable area (if applicable)	21024.74
9.	Build up area with reference to Basic F.S.I. as per front road width 19122.49 x 1.10 (F.S.I. 1.10)	23224.74
10.	Addition of FSI on payment of premium	
a)	Minimum permissible premium (F.S.I. based on road width/100 Zone)	3249.28
b)	Proposed FSI on payment of premium	3249.28
c)	Balance	3249.28
11.	In-situ FSI/TDR loading	7388.11
a)	In-situ area against C.P. road (2.0 x 5.0 x 2.0) if any	-
b)	In-situ area against amenity space 7 loaded on (2.00 or 1.80 x 5.0 x 2.0) and/or (c)	-
c)	TDR cover	-
d)	Total in-situ/TDR loading proposed (11a)+(b)+(c)	7388.11
12.	Additional FSI area under Chapter No.7	
a)	Total entitlement of FSI in the proposal	31672.11
b)	Additional FSI area in the proposal	31672.11
c)	Additional FSI area in the proposal	31672.11
d)	Additional FSI area in the proposal	31672.11
e)	Additional FSI area in the proposal	31672.11
f)	Additional FSI area in the proposal	31672.11
13.	Total entitlement of FSI in the proposal	18929.31
a)	Additional FSI area in the proposal	18929.31
b)	Additional FSI area in the proposal	18929.31
c)	Additional FSI area in the proposal	18929.31
d)	Additional FSI area in the proposal	18929.31
e)	Additional FSI area in the proposal	18929.31
f)	Additional FSI area in the proposal	18929.31
14.	Maximum utilization limit of FSI (building potential) (As per Regulation No.1 or 52 or 53 or 54 as applicable) 1.6 or 1.8	50601.42
15.	Total Built-up Area in proposal (loading area of S. No.13)	405.76
a)	Existing Built-up Area	2291.31
b)	Proposed Built-up Area	405.76
c)	Total (a+b)	405.76
16.	FSI consumed (15/13) (smaller value of S. No.14 and 15)	4206.95
17.	Area for In-situ Housing, if any	
a)	In-situ area of S. No.13	4206.95
b)	Proposed area	4311.58
c)	Total	4311.58
Certificate of area		
I/We undersigned hereby certify that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in document of Ownership/F.P. Scheme Records/Land Records Department/City Survey Records.		
Signature		
(Name of Architect/Licensed Engineer/Supervisor.)		
PROJECT		
PROPOSED BUILDING ON S.No.14/11, 14/11/1+2+3+4, 14/21, 14/11/12, 14/11/11, 14/12/1+3/1, 14/5/1, 14/5/12+3+4 CTS No. 753(P) TO 759(P), 805(P) TO 810(P) PIMPLE NILAKH, PUNE.		
Owner's Declaration		
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector.		