



PROPOSED BUILDING ON S.NO. 90(P), 115/4/5/1, 115/4/5/2
OF VILLAGE MAJJE - WAKAD, PUNE

STAMP OF AUTHORITY 1 / 6

Sanctioned No. S.P. Wakad/38/2022
Subject to conditions mentioned in the
Office Order No.
even dated 10/03/2022

Pimpri
Date: 10/03/2022

Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 016.

Pimpri Chinchwad Municipal Corporation
ESTD. 11/10/1982

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT (MINIMUM AREA OF B TO BE CONSIDERED)	3550.00
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3550.00
(b) AS PER MEASUREMENT SHEET	3550.00
(c) AS PER SITE	3550.00
2. DEDUCTIONS FOR	
(a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00
(b) ANY NDZ AREA	0.00
TOTAL (a+b)	0.00
3. BALANCE AREA OF PLOT (1-2)	3550.00
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 PLOT AREA (3-4 (c))	3550.00
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	0.00
(b) PROPOSED	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTABLE AREA (IF APPLICABLE)	N/A
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH 3550.00 X 1.10	3905.00
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH	1775.00
(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.NO.2(a)], if any	0.00
(b) IN - SITU AREA AGAINST AMENITY SPACE IF HANDED 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 [(1) (a) + (b) + (c)]	0.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	-
13. TOTAL ESTILLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10 (b) + 11 (d)] or 12 WHICHEVER IS APPLICABLE	3905.00
(b) ANCILLARY AREA FSI UPTO 80 % OR 80 % WITH PAYMENT OF CHARGES.	2343.00
(c) TOTAL ENTITLEMENT (a + b)	6248.00
14. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO 6.1 OR 6.2 6.3 OR 6.4 AS APPLICABLE] X 1.6 OR 1.8 (1.10+0.50+0.65= 2.25)X1.60	3.60
15. PROPOSED AREA	
(a) EXISTING BUILT UP AREA	0.00
(b) PROPOSED COMMERCIAL BUILT UP AREA (AS PER PLINE)	0.00
(c) PROPOSED RESIDENTIAL BUILT UP AREA (AS PER PLINE)	6246.34
(d) TOTAL (a + b + c)	6246.34
16. FSI CONSUMED (15 / 5) SHOULD NOT BE MORE THAN SR. NO. 14	1.759
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED	0.00
(b) PROPOSED	0.00

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.

SIGNATURE
(Sudhir Digambar Surdi)

OWNER'S DECLARATION

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR
I / WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED 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.

SIGNATURE
(M/S. FIVE STAR CONSTRUCTION COMPANY)

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 NAME: M/S. FIVE STAR CONSTRUCTION COMPANY thro.
Mr. SUNIL H. ADWANI & OTHERS

PROJECT:
SURVEY NO : 90(P), 115/4/5/1, 115/4/5/2
PLOT NO :
DESCRIPTION : REGULAR TRACK,

HIS SA NO :
CTS NO :
VILLAGE - WAKAD

LICENSE ENGINEER : SuPa ASSOCIATES **ENGINEER'S SIGN:**

Sudhir Digambar Surdi

FLAT NO.-1, 1st FLR, MAHARAJAPURAM 304S,
NEAR RAJYADAV SCHOOL, SHANWARPETH, PUNE-411030
PANKAJ SOLAPURWAR SUDHIR SURDI PCMA/EA/0789/2019

JOB NO. **DRG NO.** **SCALE** **DRAWN BY** **CHECKED BY**

INWARD NO. **DATE** **21 / 02 / 2022**

KEY NO. **SHEET NO.** **1 / 6**