

PLOT-B

STAMP OF APPROVAL

Sanctioned No. B.P. (Layout) Chikhali/86/2022-
Subject to conditions mentioned in the
Office Order No.
even dated 21/07/2022-

Pimpri
Date: 21/07/2022

Deputy Engineer
Building Permission and Unauthorised Construction
Enforcement Control & Demolition Department
Pinxot Chinchwad Municipal Corporation
Pimon - 411 018

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)	1600.00 SQ.M.
a) As per ownership documents (71/2, GTIS extract/POA)	1600.00 SQ.M.
b) As per measurement sheet	1600.00 SQ.M.
c) As per site	1600.00 SQ.M.
2. Deduction for	
(a) Proposed D.P./Road /Widening Area/ Service Road/Highway widening	0.00 SQ.M.
b) Any D.P. Reservation area	0.00 SQ.M.
(Total a+b)	0.00 SQ.M.
3. Balance area of plot (1-2)	1600.00 SQ.M.
4. Amenity Space (if applicable)	
a) Required	0.00 SQ.M.
b) Adjustment of 2(b), if any -	0.00 SQ.M.
c) Balance Proposed -	0.00 SQ.M.
5. Net Plot Area (3 - 4 (c))	1600.00 SQ.M.
6. Recreational Open space (if applicable)	
(a) Required	0.00 SQ.M.
b) Proposed -	0.00 SQ.M.
7. Internal Road Area	525.86 SQ.M.
8. Service road and Highway widening	0.00 SQ.M.
9. Plottable area	1074.14 SQ.M.
10. Pro-rata factor for F.S. calculations on layouts plots = (5/9)	1.4895
11. Area for inclusive	
a) Required -	0.00 SQ.M.
b) Proposed -	0.00 SQ.M.

LOCATION PLAN



ADJ. PLOT A

INT. ROAD AREA :
(SCALE-1:500)

POLYGON	AREA
A-BLOCK	1600.00
01	1074.14
TOTAL	525.86

Triangulation (SCALE-1:500)

TRIANGLE	AREA
A-01	864.60
A-02	735.40
TOTAL	1600.00

AREA STATEMENT						
PLOT NO. B	AREA CALCULATION	ROUNDING AREA OF ROAD (EACH PLOT)	REMAINING PLOT AREA (EACH PLOT)	B/U/ AREA ON PRO-RATA (D X PRO-RATA (1.4895)) SQ.M.	PERMISSIBLE B/U/ AREA ON BASIC FSI (D X1.10X0.75)	TOTAL AREA PERMISSIBLE (SQ.M.) (E+F)
(A)	(B)	(C)	(D)	(E)	(F)	(G)
PLOT 01	(7.71+7.55)X15.56X0.50	3.45	115.27	56.42	95.10	151.52
PLOT 02	(6.64+6.47)X14.06X0.50		92.16	45.11	76.03	121.14
PLOT 03	(6.64+6.46)X13.89X0.50		90.97	44.53	75.05	119.58
PLOT 04	(6.86+7.04)X13.89X0.5		96.53	47.25	79.64	126.89
PLOT 05	(6.86+6.71)X13.89X0.5		94.24	46.13	77.75	123.88
PLOT 06	(6.88+6.76)X13.86X0.5		94.52	46.27	77.98	124.25
PLOT 07	(6.85+6.86)X13.76X0.5		94.32	46.17	77.81	123.98
PLOT 08	(6.87+6.81)X13.81X0.5		94.46	46.24	77.93	124.17
PLOT 09	(6.92+6.80)X13.87X0.5		95.14	46.57	78.49	125.06
PLOT 10	(7.01+6.93)X14.02X0.5		97.71	47.83	80.61	128.44
PLOT 11	(7.41+7.12)X14.98X0.5		108.82	53.27	89.78	143.04
TOTAL		3.45	1074.14	525.79	886.17	1411.96

AREA STATEMENT

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
S.NO.164P1 WADUKHIVADI 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 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 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.

OWNER NAME :-	M/S. RAJENDRA SINGH & SONS (HUF) THROUGH POA M/S. ANJANI GANESH ASSOCIATES PARTNER GANESH MALEKAR AND OTHER 1.
OWNER SIGN :	

PROJECT :-	
S. NO.:- 1604	PLOT:- B

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DESCRIPTION : REGULAR TRACK, VILLAGE -CHILKHALI, PUNE.	

PATIL & BUGADE ASSOCIATES ARCHITECT - INTERIOR DESIGNER Plot No. 19/2, K. K. Road, 1st Stage, Shivajinagar, Pune-411 005 Maharashtra-411 005, India Email: patilbugade@gmail.com 982 306 4990 982 975 2549	SHEET NO :- 1/1	DATE : 13 APR 2022		SCALE :- 1:100
	DRAWN BY :- AR. JETUA PROJECT NO :- ARCHITECT SIGN :- ANIL BUGADE			