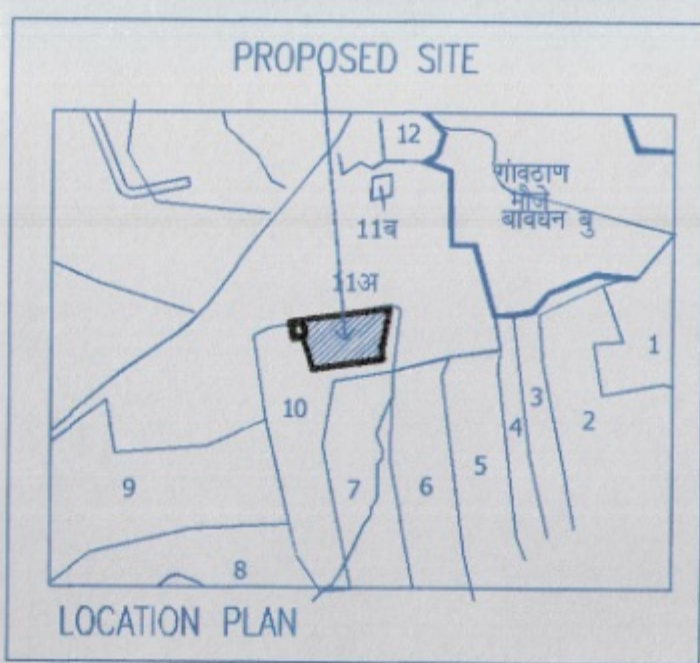


PROPOSED SITE

GOOGLE IMAGE



PREVIOUS SANCTIONED
1.BMU/CR NO.1490/22-23 DATE : 15/03/2024

Approved as amended in _____
 Subject to conditions mentioned in Annexure "A" of letter
 No. BM/1 / C.F. No. 960/88-24 / Mouza बाकसगंज
 S. No. / G. No. / CTS No. 96/93
 Dated: 26/08/2024

 Deputy / Joint Metropolitan planner
 Pune Metropolitan Regional Development Authority, Pune

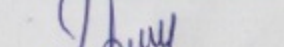
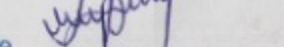
01/05

AREA	STATEMENT	PREVIOUS SANCTION	PROPOSED
1	Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CTS extract) b) as per Demarcation plot c) as per site	3,000.00	3,000.00
2	Deductions for a) D.P.Road widening Area/Any Reservation	---	---
	(Total)	---	---
3	Balance Area of Plot (1-2)	3,000.00	3,000.00
4	Amenity Space a) Required - b) Proposed -	---	---
5	Net Plot Area (3-4(b))	3,000.00	3,000.00
6	Recreational Open Space a) Required - b) Proposed -	---	---
7	Internal Road Area	0.00	---
8	Plottable Area	3,000.00	3,000.00
9	Built up area with reference to basic F.S.I as per front road width (sr.no.8x1.10)	---	3,300.00
10	Addition of F.S.I on Payment of Premium a) Maximum Permissible Premium F.S.I. Based on road width/TOD zone	---	---
11	In-situ F.S.I./TDR Loading a) In-situ area against D.P.road b) In-situ area against Amenity Space if handed over c) TDR area d) Additional FSI area under (Green rating *)	---	---
	Total	---	---
12	Additional Area Under Chapter 7	---	---
13	Total entitlement F.S.I. in the proposal	3,000.00	3,300.00
a)	Additional Incentive Area	---	---
	TOTAL	3,000.00	3,300.00
b)	Ancillary Area FSI upto 80% & 60% with Payment of charges. 60% for resi. = 4,050.00 sqm	---	1,980.00
c)	Total entitlement (a+b)	---	1,980.00
	Total Perm. Built Up Area (9+13)	3,000.00	5,280.00
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable]		
15	Total built-up area in proposal. a) Existing Built-up Area b) Proposed Commercial Built-up Area c) Proposed Residential Built-up Area d) Excess Balcony Area	2,638.17 40.77	5,246.68
	(Total of a+b+c)	2,678.94	5,246.68
16	F.S.I. consumed (15/8)		
17	area of inclusive housing if any a) Required (20%of sr.no.9) b) Proposed -		00.00 00.00

Architect's declaration
 Certified that the plot under ref. was surveyed by me on / / & the dim. of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in documents of ownership/l.p.scheme records/land records department/city survey records.

Ar. Prakash Kulkarni
Owner's declaration
/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation.
/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 of the work site.

Owner's Signature	
ARCHITECT SIGN	OWNER SIGN.

	Mr. Dilip Uttamrao Dagade	
Ar. Prakash Kukarni CA/98/22909	Mr. Nandkumar Sonba Dagade G.M.O.S.S.I.E	
	Mr. Garach Maruti Dagade	

PROPOSED RESI. BUILDING ON S.NO.10/1A(P),
AT BAVDHAN (BK.),TAL.MULSHI,DIST.PUNE.

AKASH KULKARNI
ankur associates
ARCHITECTS

REGISTRATION NO. 16, 16 TILAK, 10, FORT ROAD, BANGALORE,
INDIA - 560001, TEL: 080-26540000, 080-26540001, 080-26540002
mail: prakash@ankurassociates.in

DATE	SCALE	DRAWN BY
17-04-2025	1 : 100	shilpa

\\shilpa\\URGP\\LPG\\A\\2\\ND\\SAB\\00007\\17-04-2025.dwg

