

STAMP OF APPROVAL

Sanctioned No. B.P./Dudulgaon/74/2023  
 Subject to conditions mentioned in the  
 Office Order No. \_\_\_\_\_  
 even dated 13/12/2023



Pimpri  
 Date: 13/12/2023

Executive Engineer  
 Issuing Permission and Unauthorised Building  
 Construction Control Department  
 Pimpri-Chinchwad Municipal Corporation  
 Pimpri-411 018.

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING	Sheet No.:
AREA STATEMENT	NY

1. Area of plot (Minimum area of a, b, c to be considered)	2892.00
(a) As per ownership document (7/12, CTS extract)	2892.00
(b) as per measurement sheet	2892.00
(c) as per site	2892.00
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway	0.00
(b) NAL/A area (Total a-b)	0.00
3. Balance area of plot (1-2)	2892.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	2892.00
6. Recreational Open space (if applicable)	
(a) Required -	289.20
(b) Proposed -	291.85
7. Internal Road area	
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subbasic F.S.I. 1.00)	2892.00
10. Addition of F.S.I. on payment of premium	
(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	1446.00
(b) Proposed F.S.I. on payment of premium	0.00
11. In-situ F.S.I. / 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 (c)])	
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)-(b)-(c))	
12. Additional F.S.I. area under Chapter No. 7	0.00
(a) [9 = 10(a)+11(d)] or 12 whichever is applicable	2892.00
(b) Ancillary Area F.S.I. upto 60% with payment of charges	1424.34
(c) Ancillary Area F.S.I. upto 80% with payment of charges	414.82
(d) Ancillary Area F.S.I. upto 60% or 80% with payment of charges Proposed Ancillary Area	1838.92
(e) Total entitlement (a-b)	4730.08
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) x 1.6 or 1.8	1.00
TOTAL PERMISSIBLE AREA	4730.08
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	0.00
(b) Residential	0.00
(c) Commercial	0.00
(d) Proposed Built-up Area (as per "P-line")	
(i) Residential	3797.49
(ii) Commercial	932.59
(c) Total (a-b)	4730.08
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

Certificate of Area:  
 Certified 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 so worked out tallies with the area stated in document of Ownership 'T.P. Scheme Records' Land Records Department/City Survey records.

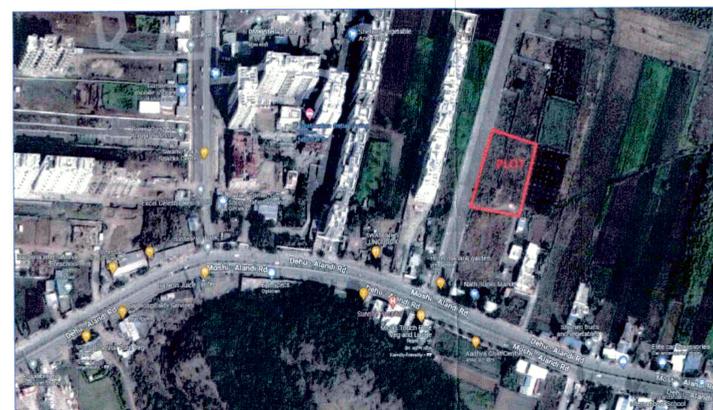
Signature: MR. USHA RANGARAJAN  
 Owner's Declaration  
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.  
 Signature: MR. HANUMANT LAXMAN TALEKAR & OTHERS THROUGH (POAH) MS BLUSKY REALTY LLP THROUGH ITS PARTNERS MR. VIJAY NIVRUTTI RASKAR & MR. KAUSTUBH SUKHADEV TALEKAR.

OWNER'S NAME:	OWNER'S SIGN:
MR. HANUMANT LAXMAN TALEKAR & OTHERS, THROUGH (POAH) MS BLUSKY REALTY LLP THROUGH ITS PARTNERS MR. VIJAY NIVRUTTI RASKAR & MR. KAUSTUBH SUKHADEV TALEKAR.	<i>Kausubh</i>

PROJECT:  
 SURVEY NO.: GAT NO. 205 (P) & 206 (P) HISSA NO.:  
 PLOT NO.: CTS NO.:  
 DESCRIPTION: VILLAGE - DUDULGAON PUNE.

ARCHITECT:	ARCH. SIGN:			
Usha Rangarajan LIC. NO. CA/90/13423. PLOT NO. 32 SECTOR NO. 29, SEC. 04, TEMPLE ROAD, BAYAT PRADESHWAR PUNE 411001	<i>Usha</i>			
JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	DATE	01-08-2023		
KEY NO.	SHEET NO.	1/8		

अट. क्र. ५३ - विक्रमनाथ टिठारी भूखण्ड उपाययोजना मन्गणे बेळोवडी लेल्या 1 विभागाच्या कामे विक्रमनाथ वसनाथक. अह.  
 अट. क्र. ५६ - प्रकल्पचे / दमापतीचे प्रवेश द्वारावरचढ रस्त्याचे बाजूने प्रत्येकी ५.० मी. अंतरात एक मी.मी.टी.सी. याप्रमाणे अवधिचे विक्रमनाथ वसनाथक. अह.



LOCATION PLAN (NTS)

TYPE	CARPET AREA / FSI(M2)	TEMPS.(NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	40-80	2	38	1	19	2	38
RESIDENTIAL	80-150	1	0	1	0	1	0
COMMERCIAL	789.81	100	8	2	16	6	47
TOTAL					35		85
VISITORS PARKING 5%					1		2
TOTAL					36		87
Regular Total Prop.(Nos)					79		0

NOTE :- Reg. No. 8.1(v) Page No. 156 Composite Parking - 6 Scooter = 1 Car  
 EV CHARGING PROVISION FOR 30% OF TOTAL PARKING = 35 x (30%) X 0.30 = 15 NOS.



FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
TOTAL	932.59	3797.49	38	4730.08

FLOOR	COMM. FSI	RESI. FSI	TENEMENTS	TOTAL FSI AREA
2nd BASEMENT FLOOR	0.00	0.00	0	0.00
1st BASEMENT FLOOR	0.00	0.00	0	0.00
GROUND FLOOR	472.17	78.28	0	550.45
FIRST FLOOR	460.42	431.47	4	891.89
SECOND FLOOR	0.00	757.45	8	757.45
THIRD FLOOR	0.00	757.45	8	757.45
FOURTH FLOOR	0.00	757.45	8	757.45
FIFTH FLOOR	0.00	757.45	8	757.45
SIXTH FLOOR	0.00	257.94	2	257.94
TOTAL	932.59	3797.49	38.00	4730.08

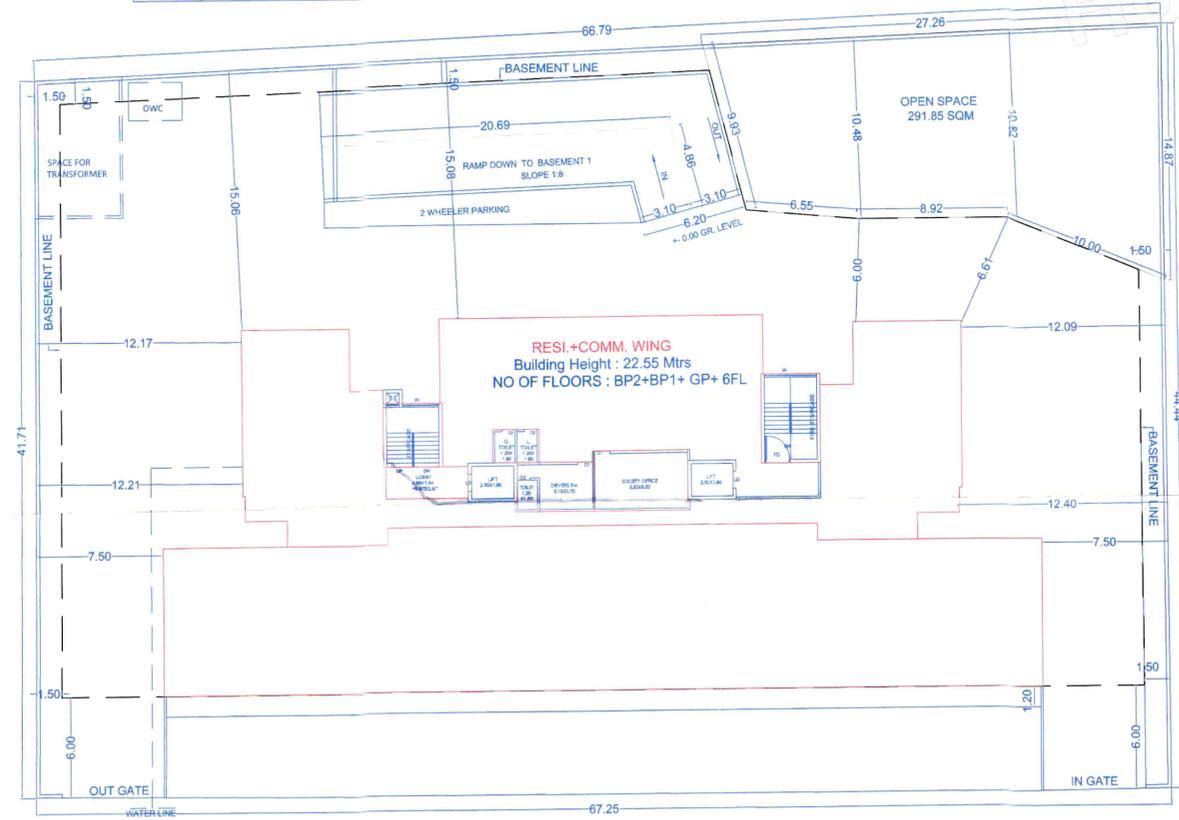
TANK	CARPET AREA / FSI(M2)	REQUIRED CAPACITY(LIT)	PROPOSED CAPACITY(LIT)
OHWT	Resi. + Comm.	36185.70	37000.00
	Fire Requirement	25000.00	25000.00
	TOTAL	61185.70	62000.00
UGWT	1.5 Times OHWT	54278.55	55500.00
	Fire Requirement	25000.00	25000.00
	TOTAL	79278.55	80500.00

FLOOR	CARPET AREA
GROUND FLOOR	418.00
FIRST FLOOR	324.02
Total	742.02

Floor	Built-Up Area	Occupant Load Floor Area In sq.m per person	No Persons			Required Sanitation's		Proposed Sanitation's		
			Total	Male	Female	Male	Female	Male	Female	Shop / OFFICE
Ground Floor(shop)	472.17	3	157.39	79	79	3	5	2	2	15
1ST Floor (Shop)	460.42	6	76.74	38	38	3	4	0	0	15
Total	932.59		117	117	6	9	2	2	2	30

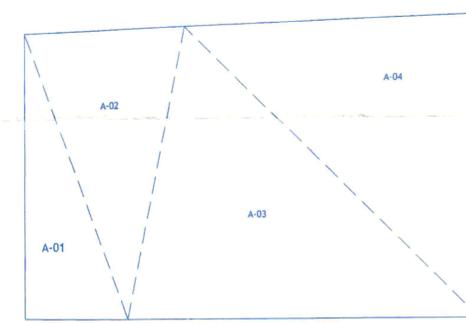
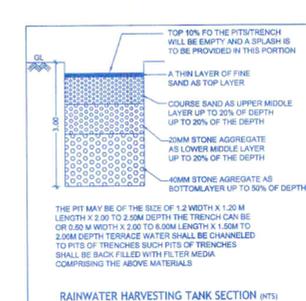
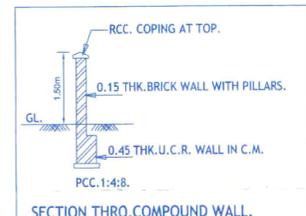
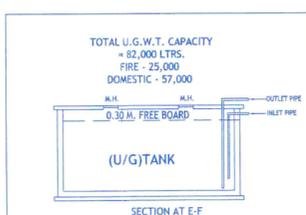
NOTE: PER SHOP 1 W.C. IS ADDITIONAL PROVISION

EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
N/A	N/A	N/A	N/A	N/A



18.00 M. WIDE D.P. ROAD

LAYOUT PLAN SCALE - 1:200



Area of Plot by Triangulation SCALE 1:500

Triangle	Area
A-01	316.73
A-02	502.42
A-03	1113.61
A-04	959.24
Total (PLOT)	2892.00