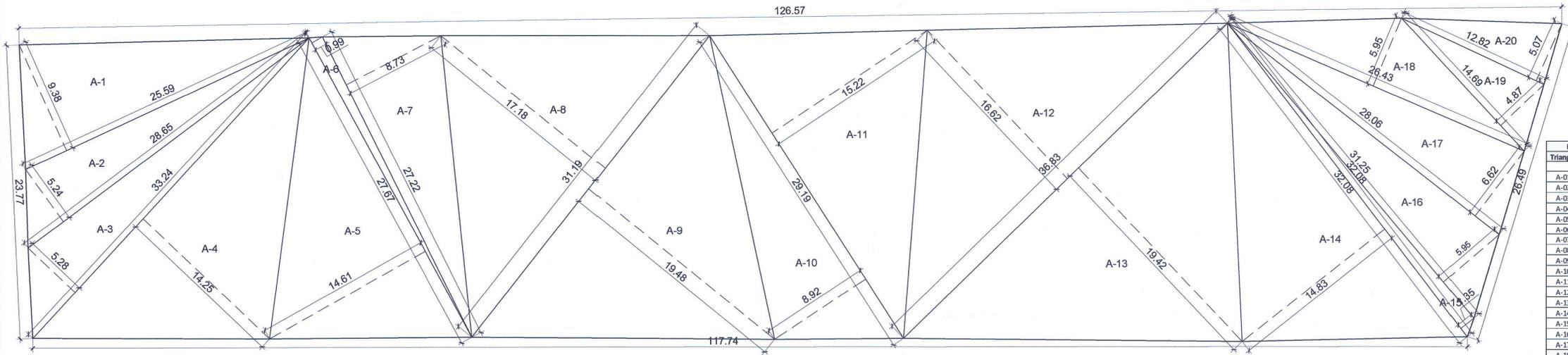


Sanctioned No. B.P. 17/10/2025  
Subject to conditions mentioned in the Office Order No. even dated 3/9/2025  
Pimpri Date: 3/9/2025

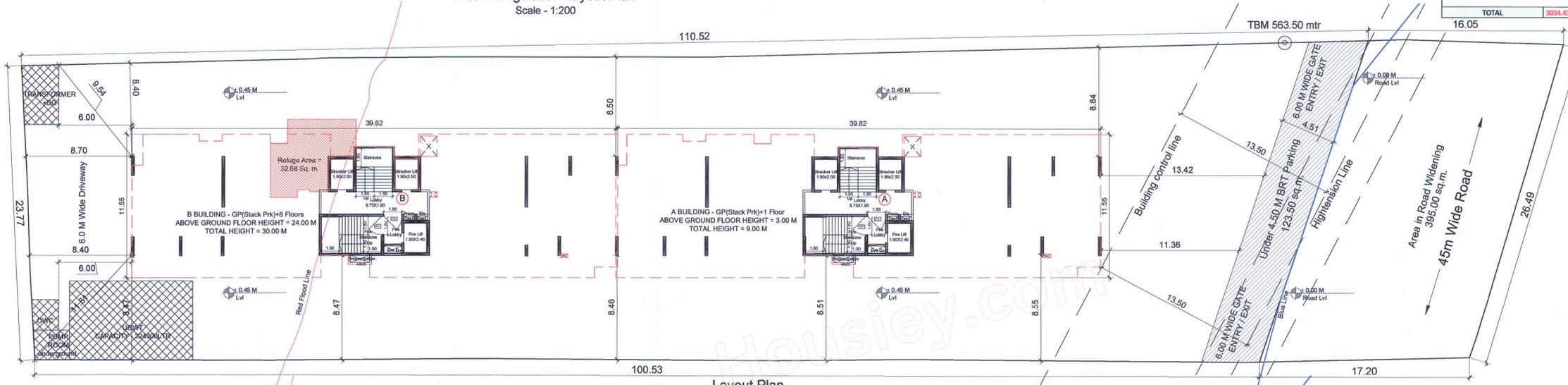


Executive Engineer  
Building Permission and Unauthorized Building Construction Control Department  
Pimpri Chinchwad Municipal Corporation  
Pimpri-411 018.

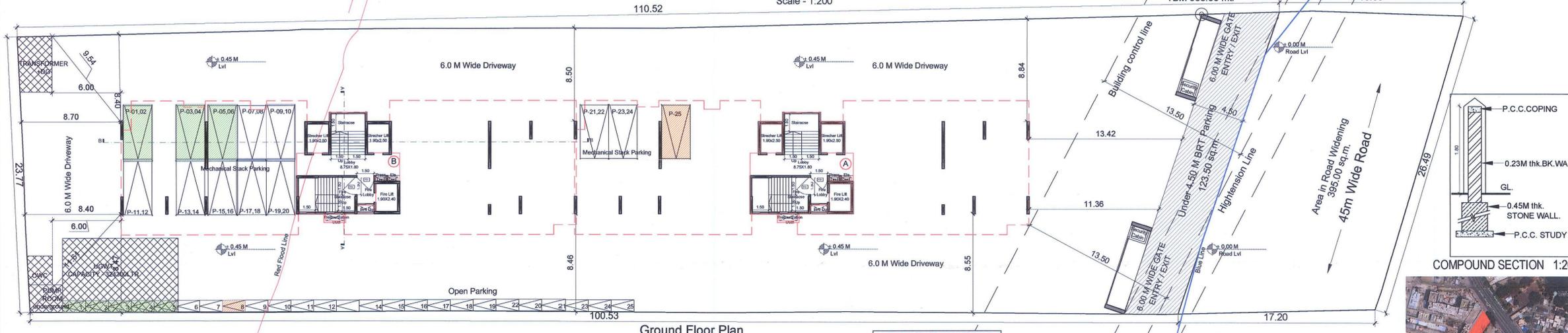


Triangle	Base	Height	Area
A-01	25.59	9.38	120.05
A-02	28.65	5.24	75.07
A-03	33.24	5.28	87.76
A-04	33.24	14.25	236.86
A-05	27.67	14.61	202.16
A-06	27.67	0.99	13.70
A-07	27.22	8.73	118.83
A-08	31.19	17.18	267.93
A-09	31.19	19.48	303.79
A-10	29.19	8.92	130.19
A-11	29.19	15.22	222.14
A-12	36.83	16.62	306.06
A-13	36.83	19.42	357.62
A-14	32.08	14.83	237.87
A-15	32.08	1.35	21.65
A-16	31.25	5.95	92.97
A-17	28.06	6.62	92.88
A-18	26.43	5.95	78.63
A-19	14.69	4.87	35.77
A-20	12.82	5.07	32.50
<b>TOTAL</b>			<b>3034.43</b>

Plot Triangulation Layout Plan  
Scale - 1:200



Layout Plan  
Scale - 1:200



Ground Floor Plan  
Scale - 1:200

Existing Building no.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Occupancy
1)	2)	3)	4)	5)
-	-	-	0	-

Building No.	Floor No.	Residential	Commercial	Total	Residential	Commercial
A	GROUND	55.44	-	55.44	-	-
	1st	418.37	-	418.37	2	-
<b>TOTAL</b>		<b>473.81</b>	<b>0.00</b>	<b>473.81</b>	<b>2</b>	<b>0</b>

Sr. No.	Building No.	Residential	Commercial	Total	Residential	Commercial
1	A	473.81	-	473.81	2	-
2	B	3380.40	-	3380.40	16	-
<b>TOTAL</b>		<b>3854.21</b>	<b>0.00</b>	<b>3854.21</b>	<b>18</b>	<b>0</b>

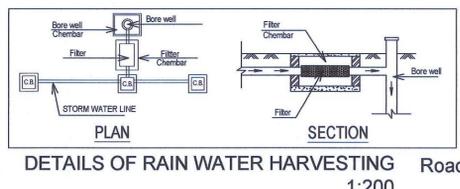
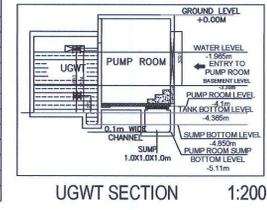
Triangle	Base	Height	Area
A-01	25.94	16.34	211.93
A-02	20.68	0.90	9.31
A-03	19.41	4.22	40.96
A-04	14.38	5.64	40.55
A-05	11.93	5.34	31.85
A-06	15.01	4.17	31.30
A-07	15.01	3.41	25.59
A-08	4.20	1.68	3.52
<b>TOTAL</b>			<b>395.00</b>

Occupancy	Tenement Size	Tenements per parking	No. of tenements	4 Wheelers	2 Wheelers
4WHEELER	<30	2	0	0	2
	30-40	2	0	1	2
	40-80	2	0	1	2
EV	80-150	1	19	1	18
	>150	1	0	2	1
2WHEELER	0	-	0	2	6
	0	-	0	3	11
5% Additional on Residential				1	1
<b>Total Required</b>				<b>19</b>	<b>19</b>
<b>PROPOSED</b>				<b>25</b>	<b>25</b>
<b>Total No. of Residential Tenements</b>				<b>18</b>	<b>18</b>
<b>Commercial Carpet Area</b>				<b>0.00</b>	<b>0.00</b>

Tank	Use	Required Capacity	Proposed Capacity
OHWT	Residential	10800	10800
	Commercial	0	0
	Fire	25000	25000
<b>Total</b>		<b>35800</b>	<b>35800</b>
UGWT	Residential	21600	21600
	Commercial	0	0
	Fire	150000	150000
<b>Total</b>		<b>171600</b>	<b>171600</b>
<b>Total No. of Residential Tenements</b>		<b>16</b>	<b>16</b>
<b>Commercial Carpet Area</b>		<b>0.00</b>	<b>0.00</b>

Tank	Use	Required Capacity	Proposed Capacity
OHWT	Residential	1350	1350
	Commercial	0	0
	Fire	25000	25000
<b>Total</b>		<b>26350</b>	<b>26350</b>
UGWT	Residential	2700	2700
	Commercial	0	0
	Fire	150000	150000
<b>Total</b>		<b>152700</b>	<b>152700</b>
<b>Total No. of Residential Tenements</b>		<b>2</b>	<b>2</b>
<b>Commercial Carpet Area</b>		<b>0.00</b>	<b>0.00</b>

Building No.	Floor No.	Residential	Commercial	Total	Residential	Commercial
B	GROUND	55.44	-	55.44	-	-
	1st	418.37	-	418.37	2	-
	2nd	418.37	-	418.37	2	-
	3rd	418.37	-	418.37	2	-
	4th	418.37	-	418.37	2	-
	5th	418.37	-	418.37	2	-
	6th	418.37	-	418.37	2	-
	7th	396.35	-	396.35	2	-
	8th	418.37	-	418.37	2	-
<b>TOTAL</b>		<b>3380.40</b>	<b>0.00</b>	<b>3380.40</b>	<b>16</b>	<b>0</b>



Road Widening Triangulation Plan  
Scale - 1:200



Location Map

Sr. No.	Description	Area Sq. M.
1	Area of plot (Minimum area of a, b, c to be considered)	3000.00
a.	As per ownership document (7/12, CTS extract)	3000.00
b.	As per measurement sheet	3000.00
c.	As per site	3034.43
2	Deductions for	
a.	Proposed D.P./D.P. Road widening Area	395.00
b.	Area under BRT Parking	123.50
3	Balance Plot Area(1-2)	2481.50
4	Amenity Space (if applicable)	0.00
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))	2481.50
6	Recreational Open space (if applicable)	0.00
a.	Required	0.00
b.	Proposed	0.00
7	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x1) 2481.50 X 1	2481.50
10	Addition of FSI on payment of premium	
a.	Maximum permissible premium FSI (0.5)	0.00
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.	BRT Parking Area	0.00
d.	TDR area(1.75)	0.00
e.	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Green FSI (3% of Sr.No. 9)	0.00
13	Total entitlement of FSI in the proposal	
a.	[9 + 10(b)+(11(d)) or 12 whichever is applicable]	2481.50
b.	Ancillary Area FSI upto 60% or 80% with payment of charges.	1488.90
c.	Total entitlement (a+b)	3970.40
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)	1.32
15	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	
a.	Existing Built-up Area	0.00
b.	Proposed Built-up Area (as per 'P-line')	3854.21
c.	Total (a+b)	3854.21
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.97
17	Area for Inclusive Housing, if any	
a.	Required (20% of Sr.No.5)	0.00
b.	Proposed	0.00

CERTIFICATE OF AREA  
Certify that the plot under reference was surveyed by me on 29/01/2022 and the dimension of sides etc. plot stated on plans are measured on site and the area so worked out tallies with the area stated in document of ownership/TP Scheme land record Department/City Survey records.

Proposed residential building at S.No. 146/3, 146/4, Tathawade, Pune  
OWNER'S DECLARATION - I/We undersigned 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 technical person so as to ensure the quality and safety at the work site.

MS. Shree Developers Through Mr. Jitendra Panraj Sonigara  
Architect name and signature  
Ar. Abhishek Agarwal  
CA/2018/10 1043