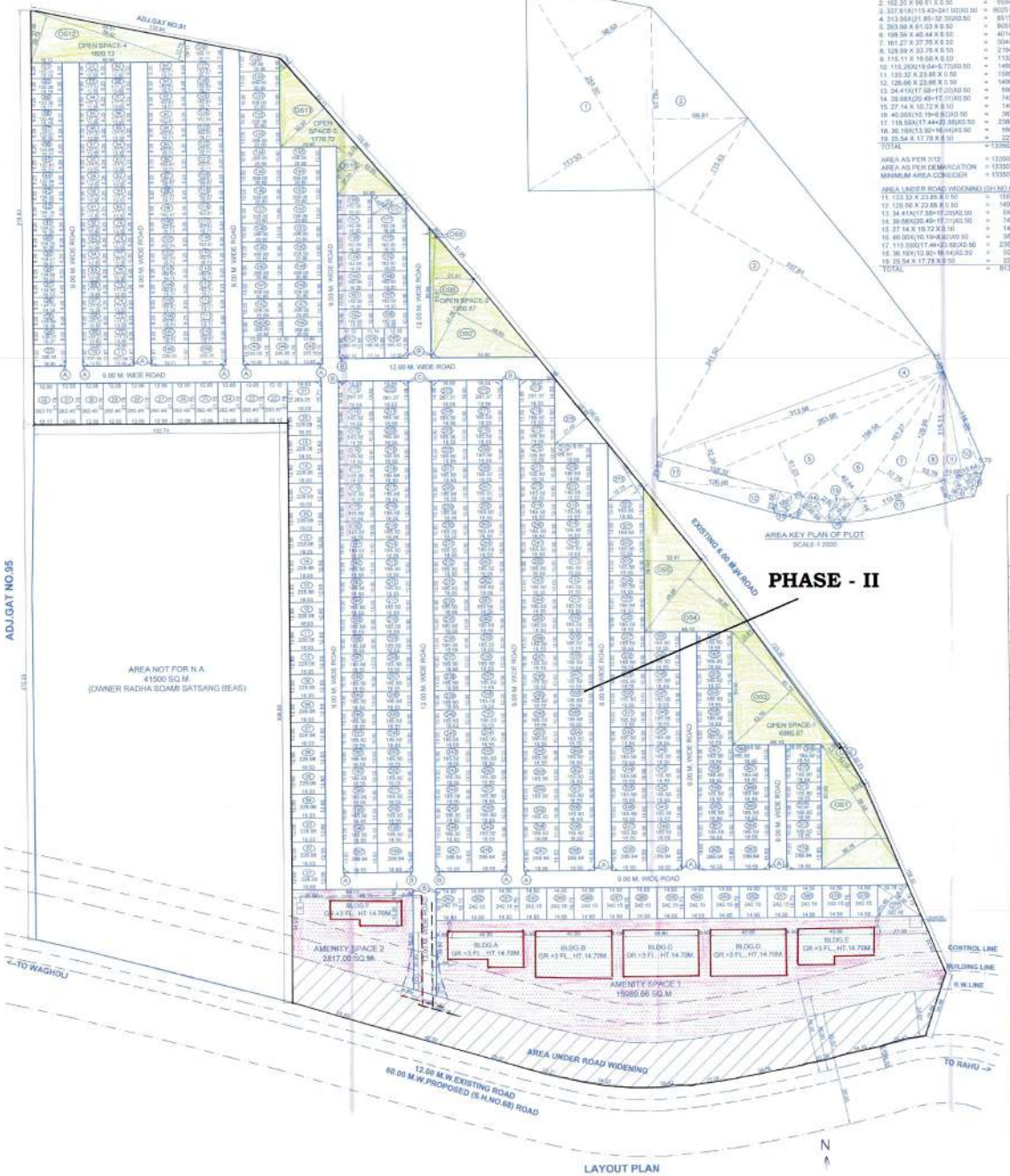


LAYOUT PLAN
SCALE - 1:1000

AREA CALCULATION OF PLOT

1. 255.50X(66.63+113.53)X0.50	=	2710.44 SQM
2. 192.20 X 99.81 X 0.50	=	9594.24 SQM
3. 337.61X(115.43+241.50)X0.50	=	60251.37 SQM
4. 313.98X(21.85+32.39)X0.50	=	8515.16 SQM
5. 263.98 X 61.02 X 0.50	=	8055.25 SQM
6. 198.56 X 46.44 X 0.50	=	4614.88 SQM
7. 161.27 X 37.76 X 0.50	=	3044.78 SQM
8. 129.99 X 33.78 X 0.50	=	2194.23 SQM
9. 115.11 X 19.58 X 0.50	=	1132.68 SQM
10. 115.26X(19.64+5.70)X0.50	=	1480.94 SQM
11. 133.32 X 23.85 X 0.50	=	1589.64 SQM
12. 126.66 X 23.66 X 0.50	=	1496.39 SQM
13. 34.41X(17.58+18.20)X0.50	=	598.39 SQM
14. 39.68X(20.49+17.31)X0.50	=	749.95 SQM
15. 27.14 X 10.72 X 0.50	=	145.47 SQM
16. 40.00X(10.19+8.82)X0.50	=	382.20 SQM
17. 119.50X(17.44+23.38)X0.50	=	2388.99 SQM
18. 36.18X(13.92+16.04)X0.50	=	556.45 SQM
19. 25.54 X 17.78 X 0.50	=	227.55 SQM
TOTAL	=	133502.48 SQM
AREA AS PER 7/12	=	133500.00 SQM
AREA AS PER DEMARCATION	=	133502.48 SQM
MINIMUM AREA CONSIDER	=	133500.00 SQM
AREA UNDER ROAD WIDENING (SH.NO.68)		
11. 133.32 X 23.85 X 0.50	=	1589.64 SQM
12. 126.66 X 23.66 X 0.50	=	1496.39 SQM
13. 34.41X(17.58+18.20)X0.50	=	598.39 SQM
14. 39.68X(20.49+17.31)X0.50	=	749.95 SQM
15. 27.14 X 10.72 X 0.50	=	145.47 SQM
16. 40.00X(10.19+8.82)X0.50	=	382.20 SQM
17. 119.50X(17.44+23.38)X0.50	=	2388.99 SQM
18. 36.18X(13.92+16.04)X0.50	=	556.45 SQM
19. 25.54 X 17.78 X 0.50	=	227.55 SQM
TOTAL	=	8130.83 SQM

AREA KEY PLAN OF PLOT
SCALE - 1:2000

AREA CALCULATION OF OPEN SPACE

OPEN SPACE-1

OS1. 89.40X(36.78+9.54)X0.50	=	2672.55 SQM
OS2. 33.10 X 7.58 X 0.50	=	125.13 SQM
OP3. 82.70X(42.76+12.67)X0.50	=	2388.00 SQM
OS4. 49.35 X 49.35 X0.50	=	1222.53 SQM
OS5. 78.70 X 32.41 X 0.50	=	1275.33 SQM
TOTAL	=	6995.87 SQM

OPEN SPACE-2

OS7. 47.26 X 49.60 X 0.50	=	1146.42 SQM
OS8. 65.51 X 21.31 X 0.50	=	698.01 SQM
OS9. 68.84 X 3.03 X 0.50	=	104.44 SQM
TOTAL	=	1950.87 SQM

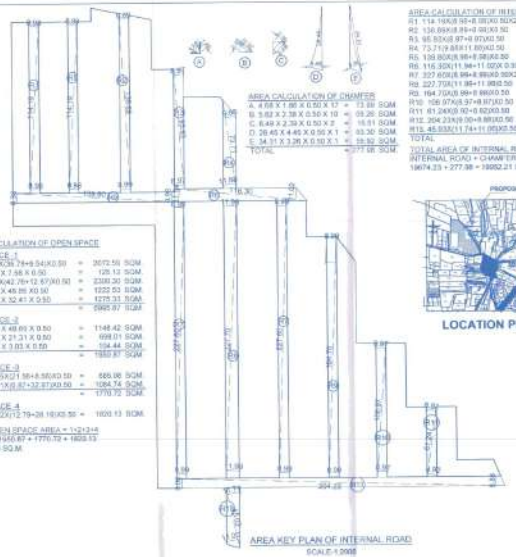
OPEN SPACE-3

OS10. 45.55X(31.58+8.55)X0.50	=	685.96 SQM
OS11. 54.11X(32.87+32.87)X0.50	=	1084.74 SQM
TOTAL	=	1770.72 SQM

OPEN SPACE-4

OS12. 66.82X(12.79+28.16)X0.50	=	1600.13 SQM

TOTAL OPEN SPACE AREA = 1+2+3+4
6995.87 + 1950.87 + 1770.72 + 1600.13
= 12317.59 SQ.M



AREA KEY PLAN OF INTERNAL ROAD
SCALE-1:2000

AREA CALCULATION OF CHAMFER

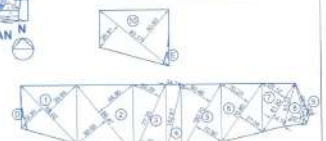
A. 4.68 X 1.86 X 0.50 X 13	=	13.86 SQM
B. 5.62 X 3.38 X 0.50 X 10	=	95.26 SQM
C. 6.49 X 2.39 X 0.50 X 2	=	15.51 SQM
D. 26.40 X 4.45 X 0.50 X 1	=	58.30 SQM
E. 34.31 X 3.26 X 0.50 X 1	=	55.92 SQM
TOTAL	=	277.06 SQM

AREA CALCULATION OF INTERNAL ROAD

R1. 114.19X(8.98+8.98)X0.50Q	=	2056.85 SQM
R2. 136.89X(8.89+9.49)X0.50	=	1223.90 SQM
R3. 95.93X(8.97+8.07)X0.50	=	860.49 SQM
R4. 73.71X(9.88X11.80)X0.50	=	801.96 SQM
R5. 130.80X(8.98+8.98)X0.50	=	1295.46 SQM
R6. 116.30X(11.94+11.02)X 0.50	=	1338.12 SQM
R7. 227.60X(8.99+8.99)X0.50Q	=	4092.25 SQM
R8. 227.70X(11.95+11.98)0.50	=	2720.12 SQM
R9. 164.72X(8.99+8.99)0.50	=	1480.55 SQM
R10. 106.07X(6.37+8.87)X0.50	=	958.52 SQM
R11. 61.24X(9.92+6.62)X0.50	=	946.28 SQM
R12. 204.23X(9.00+8.98)X0.50	=	1825.62 SQM
R13. 45.83X(11.74+11.05)X0.50	=	511.39 SQM
TOTAL	=	19674.23 SQM

TOTAL AREA OF INTERNAL ROAD
INTERNAL ROAD + CHAMFER
19674.23 + 277.98 = 19952.21 SQ.M

LOCATION PLAN



PLOT AREA KEY PLAN
SCALE - 1:2000

AREA CALCULATION OF AMENITY SPACE 1

1. 83.02X(30.65+29.30)X0.50	=	2870.40 SQ.M.
2. 87.85X(44.93+38.58)X0.50	=	3695.86 SQ.M.
3. 77.25X(29.29+28.57)X0.50	=	2234.02 SQ.M.
4. 65.12X(13.89+13.46)X0.50	=	891.17 SQ.M.
5. 78.56X(33.18+29.36)X0.50	=	2487.84 SQ.M.
6. 70.90X(33.23+27.09)X0.50	=	2103.02 SQ.M.
7. 61.62X(26.12+14.70)X0.50	=	1257.90 SQ.M.
8. 43.22 X 20.11 X 0.50	=	434.93 SQ.M.
9. 39.85 X 4.97 X 0.50	=	99.03 SQ.M.
TOTAL	=	15073.58 SQ.M.
LESS-AREA UNDER CHAMFER		
E. 34.31 X 3.26 X 0.50 X 1	=	55.92 SQM.
NET AREA OF AMENITY SPACE 1		
15073.58 - 55.92	=	15000.66 SQM
AREA CALCULATION OF AMENITY SPACE 2		
10. 85.04 X(26.91+40.83)X0.50	=	2860.30 SQ.M.
LESS-AREA UNDER CHAMFER		
D. 26.40 X 4.45 X 0.50 X 1	=	58.30 SQM.
NET AREA OF AMENITY SPACE 2		
2860.30 - 58.30	=	2817.00 SQM
TOTAL AREA OF AMENITY SPACE 1 + 2		
15000.66 + 2817.00	=	17817.66 SQ.M

PLOT AREA STATEMENT

PLOT NO	PLOT AREA (SQ.M.)		ROUNDING AREA OF ROAD (IF ANY) (SQ.M.)	REMAINING PLOT AREA (B-C) (SQ.M.)	BUP AREA ON PRORATA BASIS i.e. (0.X FACTORE OF F.S.I. i.e. 0X 1.10	NO. OF PLOTS	TOTAL AREA	FRONT ROAD WIDTH (m.)	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUP AREA ON NORMAL F.S.I. (0X1)
A	B		C	D	E	E1	E2	E	F	G
1 TO 20	18.83 X 12.05	= 226.98 SQ.M.	-	226.98	296.50	20	5930.00	9.00	1.00	226.98
21	18.83 X 15.71	= 263.26 SQ.M.	4.35	278.96	362.67	1	362.67	9.00	1.00	278.96
22	12.12 X 21.76	= 263.97 SQ.M.	-	263.97	343.16	1	343.16	9.00	1.00	263.97
23 TO 31	12.05 X 21.79	= 262.45 SQ.M.	-	262.45	341.18	9	3070.62	9.00	1.00	262.45
32	21.78X(12.05+12.17)X0.50	= 263.75 SQ.M.	-	263.75	342.87	1	342.87	9.00	1.00	263.75
33	11.67X(16.46+16.27)X0.50	= 195.10 SQ.M.	4.35	190.75	247.97	1	247.97	9.00	1.00	195.75
34	8.25X(16.37+16.36)X0.50	= 135.01 SQ.M.	-	135.01	175.51	1	175.51	9.00	1.00	135.01
35	8.25X(16.38+16.34)X0.50	= 134.89 SQ.M.	-	134.89	175.36	1	175.36	9.00	1.00	134.89
36	8.25X(16.34+16.33)X0.50	= 134.76 SQ.M.	-	134.76	175.19	1	175.19	9.00	1.00	134.76
37	8.25X(16.33+16.32)X0.50	= 134.68 SQ.M.	-	134.68	175.08	1	175.08	9.00	1.00	134.68
38	8.25X(16.32+16.31)X0.50	= 134.60 SQ.M.	-	134.60	174.98	1	174.98	9.00	1.00	134.60
39	8.25X(16.31+16.29)X0.50	= 134.47 SQ.M.	-	134.47	174.81	1	174.81	9.00	1.00	134.47
40	8.25X(16.29+16.28)X0.50	= 134.35 SQ.M.	-	134.35	174.65	1	174.65	9.00	1.00	134.35
41	8.25X(16.28+16.27)X0.50	= 134.27 SQ.M.	-	134.27	174.55	1	174.55	9.00	1.00	134.27
42	8.25X(16.27+16.25)X0.50	= 134.14 SQ.M.	-	134.14	174.38	1	174.38	9.00	1.00	134.14
43	8.25X(16.25+16.24)X0.50	= 134.02 SQ.M.	-	134.02	174.23	1	174.23	9.00	1.00	134.02
44	8.25X(16.24+16.23)X0.50	= 133.94 SQ.M.	-	133.94	174.12	1	174.12	9.00	1.00	133.94
45	8.25X(16.23+16.21)X0.50	= 133.81 SQ.M.	-	133.81	173.95	1	173.95	9.00	1.00	133.81
46	8.25X(16.21+16.20)X0.50	= 133.69 SQ.M.	-	133.69	173.80	1	173.80	9.00	1.00	133.69
47	8.25X(16.20+16.19)X0.50	= 133.61 SQ.M.	-	133.61	173.69	1	173.69	9.00	1.00	133.61
48	8.25X(16.19+16.17)X0.50	= 133.48 SQ.M.	-	133.48	173.52	1	173.52	9.00	1.00	133.48
49	8.25X(16.17+16.16)X0.50	= 133.36 SQ.M.	-	133.36	173.37	1	173.37	9.00	1.00	133.36
50	8.25X(16.16+16.15)X0.50	= 133.28 SQ.M.	-	133.28	173.25	1	173.25	9.00	1.00	133.28
51	8.25X(16.15+16.13)X0.50	= 133.11 SQ.M.	-	133.11	173.04	1	173.04	9.00	1.00	133.11
52 TO 66, 72 TO 89	13.00 X 8.25	= 111.37 SQ.M.	-	111.37	144.78	36	5212.08	9.00	1.00	111.37
70,71	13.00 X 11.87	= 157.54 SQ.M.	4.35	153.19	199.15	2	398.30	9.00	1.00	153.19
90 TO 107,110 TO127	13.71 X 8.25	= 162.61 SQ.M.	-	162.61	211.39	36	7610.04	9.00	1.00	162.61
108,109	18.71 X 11.87	= 230.01 SQ.M.	4.35	225.66	293.30	2	586.72	9.00	1.00	225.66
128	18.71X(11.49+7.40)X0.50	= 185.77 SQ.M.	-	185.77	241.50	1	241.50	9.00	1.00	185.77
129	20.80X(8.80+11.27)X0.50	= 186.88 SQ.M.	-	186.88	242.95	1	242.95	9.00	1.00	186.88
130 TO 142A,146 TO 165	20.00 X 10.00	= 200.00 SQ.M.	-	200.00	270.40	24	6489.60	9.00	1.00	200.00
143,145	13.50 X 14.75	= 200.55 SQ.M.	4.35	196.20	258.98	2	517.92	9.00	1.00	196.20
144	14.00 X 14.75	= 206.50 SQ.M.	-	206.50	268.45	1	268.45	9.00	1.00	206.50
166 TO 182	18.20 X 10.00	= 182.00 SQ.M.	-	182.00	236.60	7	1655.20	9.00	1.00	182.00
166 TO 171	18.20 X 10.00	= 182.00 SQ.M.	-	182.00	236.60	6	1419.60	12.00	1.00	182.00
183	12.33 X 15.85	= 195.43 SQ.M.	6.92	188.51	245.06	1	245.06	9.00	1.00	188.51
184	11.74 X 15.85	= 186.08 SQ.M.	-	186.08	241.90	1	241.90	9.00	1.00	186.08
185	12.33 X 15.85	= 195.43 SQ.M.	6.92	188.51	245.06	1	245.06	12.00	1.00	188.51
172	18.50 X 9.42 X 0.50 19.80X(6.62+3.14)X 0.50	= 79.01 SQ.M. = 100.03 SQ.M.	-	179.04	231.45	1	231.45	9.00	1.00	179.04
173,272,273	18.55 X 14.09	= 261.37 SQ.M.	6.92	254.45	330.78	3	992.34	12.00	1.00	254.45
174 TO 198, 249 TO 271, 274 TO 296, 299 TO 337, 340 TO 361, 364 TO 373	18.55 X 10.00	= 185.50 SQ.M.	-	185.50	241.15	140	33761.00	9.00	1.00	185.50
197,246,297,298,338, 339,362,363,374	18.55 X 15.63	= 289.94 SQ.M.	4.35	285.59	371.27	9	3341.43	9.00	1.00	285.59
199,247	18.55 X 15.63	= 289.94 SQ.M.	6.92	283.02	367.93	2	735.86	12.00	1.00	283.02
199 TO 221,224 TO 246	18.55 X 10.00	= 185.50 SQ.M.	-	185.50	241.15	46	11092.90	12.00	1.00	185.50
222,223	18.55 X 14.08	= 261.37 SQ.M.	7.70	253.62	329.71	2	659.42	12.00	1.00	253.62
375	35.27 X (15.79+3.52) X 0.50	= 340.35 SQ.M.	-	340.35	442.45	1	442.45	9.00	1.00	340.35
376	43.83 X (5.52+21.43) X 0.50	= 481.03 SQ.M.	-	481.03	625.34	1	625.34	9.00	1.00	481.03
377	28.30X(13.48+9.31)X0.50	= 322.48 SQ.M.	-	322.48	419.22	1	419.22	9.00	1.00	322.48
378 TO 392	14.50 X 16.70	= 242.15 SQ.M.	-	242.15	314.79	15	4721.85	9.00	1.00	242.15
393	14.50 X 16.70	= 242.15 SQ.M.	5.92	236.23	305.80	1	305.80	9.00	1.00	236.23

STAMP OF APPROVAL 1/1

Approved as amended in ..... subject to use clause mentioned in Annexure 'A' of letter No. DRP/BP/CS NA/0010/21 dt. 23.06.2021
2. B.U.C. No./CTS No. .....
Date(s) 10.12.2021

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

AREA STATEMENT		SQ.M.
1	TOTAL AREA OF GAT	175000.00
1A	AREA OF LAND / PLOT UNDER DEVP. & N.A.	133500.00
2	DEDUCTIONS FOR	–
	A ROAD WIDENING AREA (SH.NO.68)	8135.83
	B PROPOSED ROAD	–
	C ANY RESERVATION	–
	TOTAL A + B +C	8135.83
3	REMAINING GROSS AREA OF PLOT (1-2)	125364.17
4	DEDUCTION FOR	–
	A OPEN SPACE 10%	12536.42
	B INTERNAL ROAD	19952.21
	C AMENITY SPACE REQUIRED 10%	16804.82
	AMENITY SPACE PROPOSED	18000.66
	TOTAL DEDUCTIONS (A+B+C)	51293.25
5	NET AREA OF PLOTS = (3-4)	74070.92
6	NET AREA OF PLOT FOR F.S.I. CALCUL. = 0.90 X [1-(2+4C)] = 0.90X[133500-(8135.83+18804.82)]	95903.60
7	PERMISSIBLE F.S.I. FACTOR FOR LAYOUT PLOT=(6/5) i.e. 95903.60/74070.93	1.30

LEGEND

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
WATER LINE SHOWN IN DOTTED BLACK

NAME & SIGN. OF OWNER

VISHAL CHAJORA PROPERTIES INDIA PVT. LTD.

PROJECT

PROPOSED LAYOUT OF PLOTS ON G. NO. 90(PART) AT KESNAND, TAL. :- HAVELI, DIST. :- PUNE

NAME ADDRESS & SIGN OF ARCHITECT

ADITYA ASSOCIATES

OFF NO.3,DHINDUS'A COMPLEX,OPP.PC 152,NARAYAN PETH,S.P.COLLEGE ROAD,PUNE-30
PH 020 24451999,24 88881 12345

AJAY N. VAIDYA
Lic. No.
PMC/ARCH/0114

AJAY N. VAIDYA — KIRAN S. DHAVARE

SCALE	DATE	JOB/DELT	CHECKED BY	JOB NO
1:500	03.04.2019			