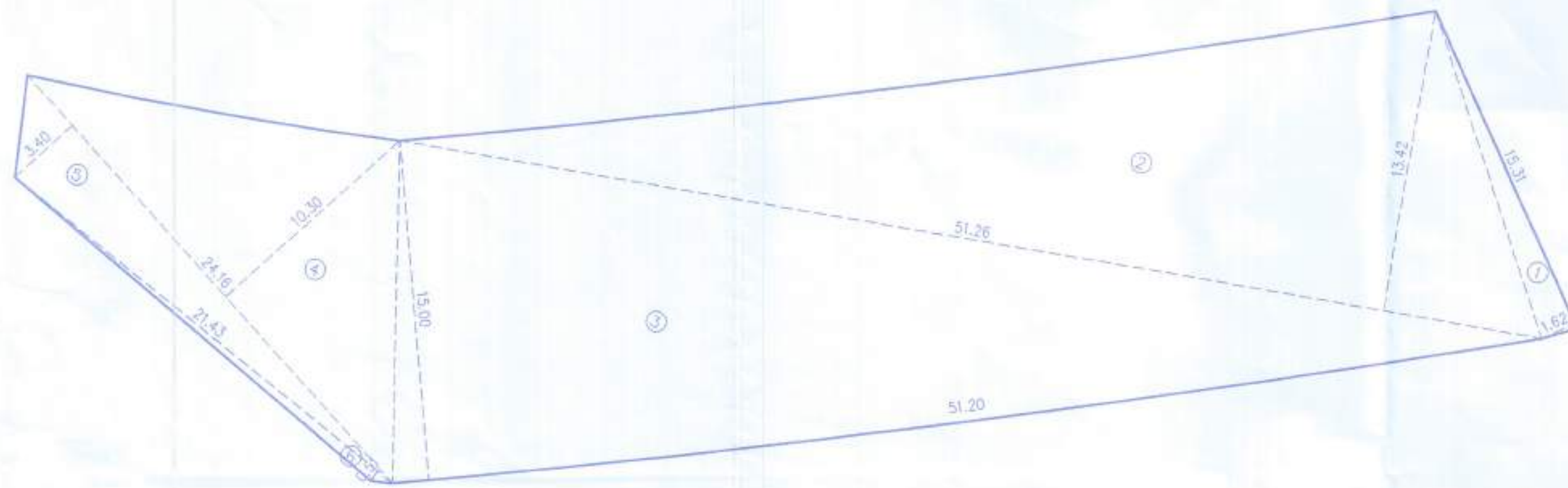


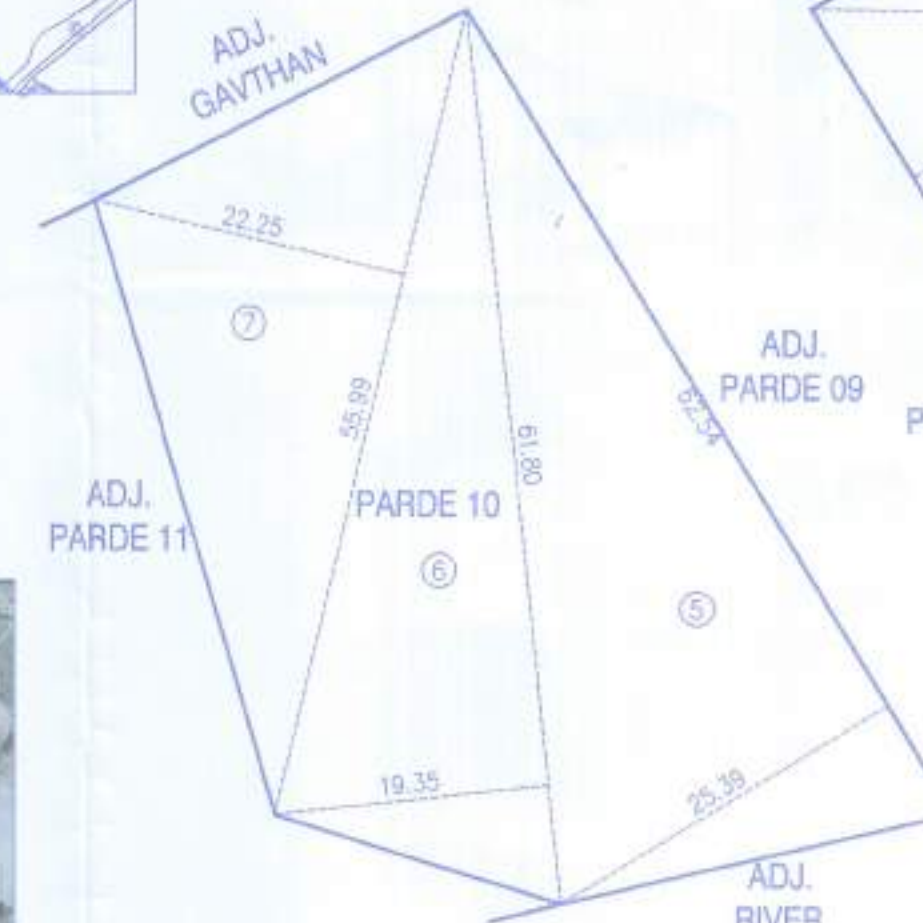


ROAD WINDING AREA CALCULATION
SCALE 1:500

ROAD WINDING AREA CALC.	
BY TRIANGULATION	
1) 15.31 X 01.62 X 0.50	= 12.40 SQ.M
2) 51.26 X 15.42 X 0.50	= 343.95 SQ.M
3) 51.20 X 15.00 X 0.50	= 384.45 SQ.M
4) 24.16 X 10.30 X 0.50	= 124.42 SQ.M
5) 24.16 X 03.40 X 0.50	= 41.07 SQ.M
6) 21.43 X 00.51 X 0.50	= 5.46 SQ.M
TOTAL	= 911.75 SQ.M

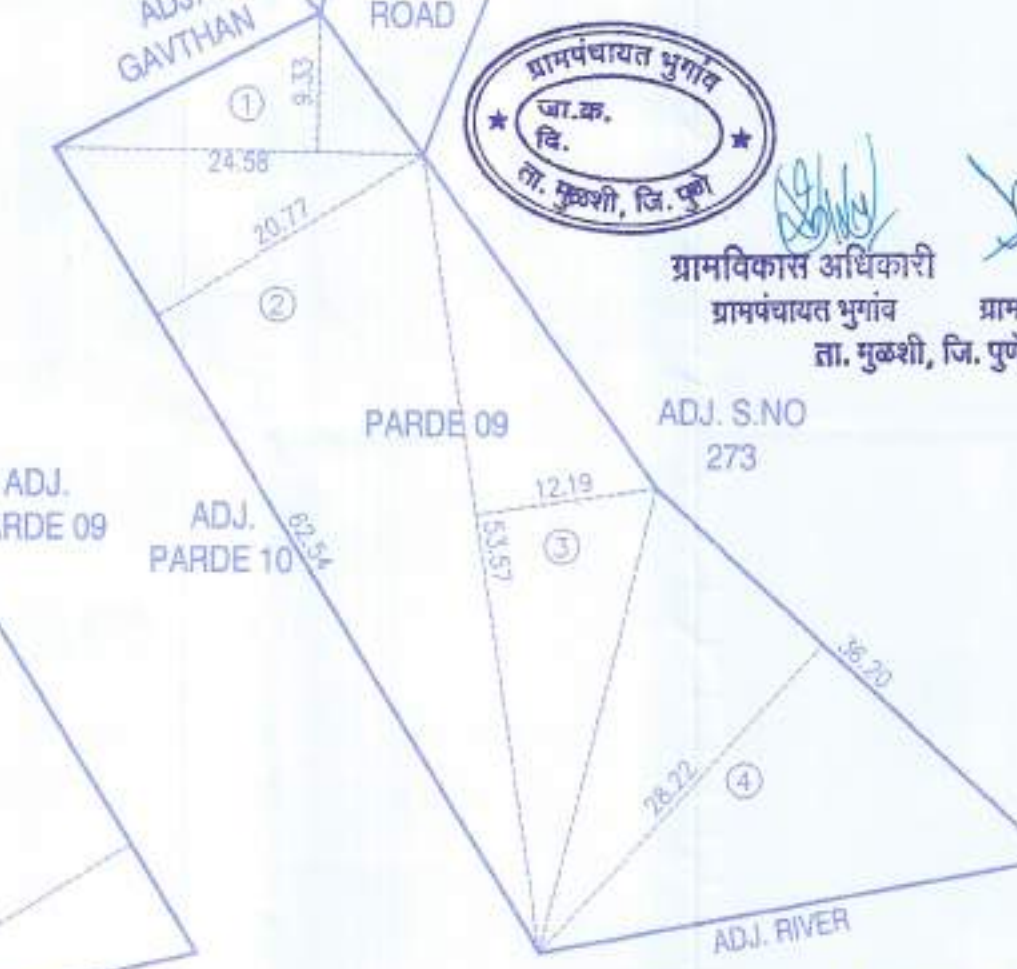


LAND PREMIUM AREA CALC.	
BY TRIANGULATION	
1) 54.00 X 17.20 X 0.50	= 464.40 SQ.M
TOTAL	= 464.40 SQ.M



PLOT AREA CALCULATION
BEFORE AMALGAMATION (PARDE 10)
SCALE 1:500

PLOT AREA CALCULATION BEFORE AMALGAMATION (PARDE 10)	
BY TRIANGULATION	
1) 62.54 X 25.39 X 0.50	= 793.94 SQ.M
2) 61.80 X 19.35 X 0.50	= 597.91 SQ.M
3) 55.99 X 22.25 X 0.50	= 622.88 SQ.M
TOTAL	= 2014.73 SQ.M
AREA AS PER 7/12 EXTRACT	= 2000.00 SQ.M
MINIMUM AREA CONSIDER	= 2000.00 SQ.M



PLOT AREA CALCULATION
BEFORE AMALGAMATION (PARDE 09)
SCALE 1:500

PLOT AREA CALCULATION BEFORE AMALGAMATION (PARDE 09)	
BY TRIANGULATION	
1) 24.58 X 09.33 X 0.50	= 114.67 SQ.M
2) 62.54 X 20.77 X 0.50	= 648.48 SQ.M
3) 53.57 X 12.19 X 0.50	= 326.51 SQ.M
4) 36.20 X 28.22 X 0.50	= 510.78 SQ.M
TOTAL	= 1600.44 SQ.M
AREA AS PER 7/12 EXTRACT	= 1600.00 SQ.M
MINIMUM AREA CONSIDER	= 1600.00 SQ.M



PLOT AREA CALCULATION
AFTER AMALGAMATION
SCALE 1:500

PLOT AREA CALCULATION AFTER AMALGAMATION	
BY TRIANGULATION	
1) 24.58 X 09.33 X 0.50	= 114.67 SQ.M
2) 62.54 X 20.77 X 0.50	= 648.48 SQ.M
3) 53.57 X 12.19 X 0.50	= 326.51 SQ.M
4) 36.20 X 28.22 X 0.50	= 510.78 SQ.M
5) 62.54 X 25.39 X 0.50	= 793.94 SQ.M
6) 61.80 X 19.35 X 0.50	= 597.91 SQ.M
7) 55.99 X 22.25 X 0.50	= 622.88 SQ.M
TOTAL	= 3616.17 SQ.M
AREA AS PER 7/12 EXTRACT	= 3600.00 SQ.M
MINIMUM AREA CONSIDER	= 3600.00 SQ.M

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF POWER OF ATTORNEY

SIGN OF OWNER

SIGN OF ARCHITECT

STAMP OF APPROVAL



Recommended for approval as amended in _____ vide A. D. T. P. Pune's Letter No. _____ dated _____

पुणे न. ३६.१०१.१६४८
Date: 31/8/18

Town Planner,
Assistant Director of Town Planning,
Pune Branch, Pune

AREA STATEMENT	SQ.M.
1. TOTAL AREA AS PER PROPERTY CARD	3600.00
2. PLOT AREA AS PER REGISTERED DEVELOPMENT AGREEMENT	3600.00
3. AREA OF PLOT DEMARCATION	3616.17
4. AREA OF PLOT MIN CONSIDERED	3600.00
5. DEDUCTIONS FOR	
a. 15.00 M. WIDE ROAD WINDING	911.75
TOTAL (a+b+c)	911.75
6. NET PLOT AREA FOR LAYOUT (4-5)	2688.25
7a. PERMISSIBLE OPEN SPACE = 10%	---
7b. PROPOSED OPEN SPACE =	---
8a. PERMISSIBLE AMENITY SPACE = 5%	---
8b. PROPOSED AMENITY SPACE =	---
9. PLOT AREA FOR GROUP HOUSING SCHEME	2688.25
10. PERMISSIBLE PLOT AREA = 0.90 X ---	---
11. PERMISSIBLE F.S.I. = 1.50	4032.37
12. ADD. FOR ROAD=911.75 X 1.50	1367.62
13. TOTAL PERMISSIBLE B/UP AREA	5399.99
14. PROPOSED RESIDENTIAL AREA	4902.96
15. PROPOSED COMMERCIAL AREA	---
16. PROPOSED B/UP AREA	4902.96
17. PROPOSED BALCONY TAKEN IN F.S.I.	132.80
18. PROPOSED TERRACE TAKEN IN F.S.I.	84.50
18. TOTAL B/UP AREA	5120.26
19. PERMISSIBLE GROUND COVERAGE 60%	2160.00
20. PROPOSED GROUND COVERAGE	565.10
21. PERMISSIBLE BALCONY AREA 15%	730.83
a) PROPOSED OPEN BALCONY AREA =	---
b) PROPOSED ENCLOSED BALCONY AREA =	333.15
c) PROPOSED BALCONY TAKEN IN F.S.I. =	132.80
22. PERMISSIBLE TERRACE AREA 20% =	974.44
a) PROPOSED TERRACE TAKEN IN F.S.I. =	84.50
b) PROPOSED TERRACE WITH PAYMENT OF PREMIUM	333.15

THIS SANCTION DRAWING IS PREPARED FROM INSTRUCTIONS, INFORMATION, SPECIFICATIONS & LEGAL DOCUMENTS GIVEN BY ME / US (THE OWNER / P.A.H.) TO THE ARCHITECT. I / WE (THE OWNER / P.A.H.) HAVE READ & STUDIED THIS & ALL DRAWINGS ALONG WITH THIS DRAWINGS FOR SUBMISSION AND THEY ARE AS PER MY INSTRUCTIONS AND INFORMATION GIVEN BY ME / US (THE OWNER / P.A.H.).

PROJECT ADDRESS

PROPOSED REVISED RESIDENTIAL BUILDING
PARDE NO.- 9 & 10 AT - BHUGAON,
TAL - MULASHI, DIST - PUNE.

OWNER NAME

M/S. GNP LANDMARKS LLP THROUGH

Mr. SANDEEP BALASAHEB INGAWALE

P.O.A

ARCHITECT

MILIND PANCHAL AND ASSOCIATES
Ar. milind panchal
Sai-Siddhi Apartment, first floor, office no 102, C.T.S. No 562 / 3, Shivajinagar, Bhamburda, Pune 411005, (beside Congress Bhavan)



JOB NO.	DRN BY	SANDEEP
SCALE	CHKD BY	SANDEEP
1 : 100	DATE	20.09.2018

