

C.T.S.NO.	AREA AS PER PRC	AREA AS PER DEMARCATON	NET AREA
C.T.S.NO.153/1	552.11	553.96	552.11
C.T.S.NO.153/2	300.00	302.45	300.00
C.T.S.NO.153/3	318.00	318.40	318.00
C.T.S.NO.153/4	730.00	730.63	730.00
C.T.S.NO.153/7	262.00	262.02	262.00
TOTAL	2,162.11	2,167.46	2,162.11

C.T.S.NO.	AREA AS PER PRC	AREA AS PER DEMARCATON	NET AREA
C.T.S.NO.153/1+ C.T.S.NO.153/2+ C.T.S.NO.153/3+ C.T.S.NO.153/4+ C.T.S.NO.153/7	2,162.11	2,167.46	2,162.11
TOTAL	2,162.11	2,167.46	2,162.11

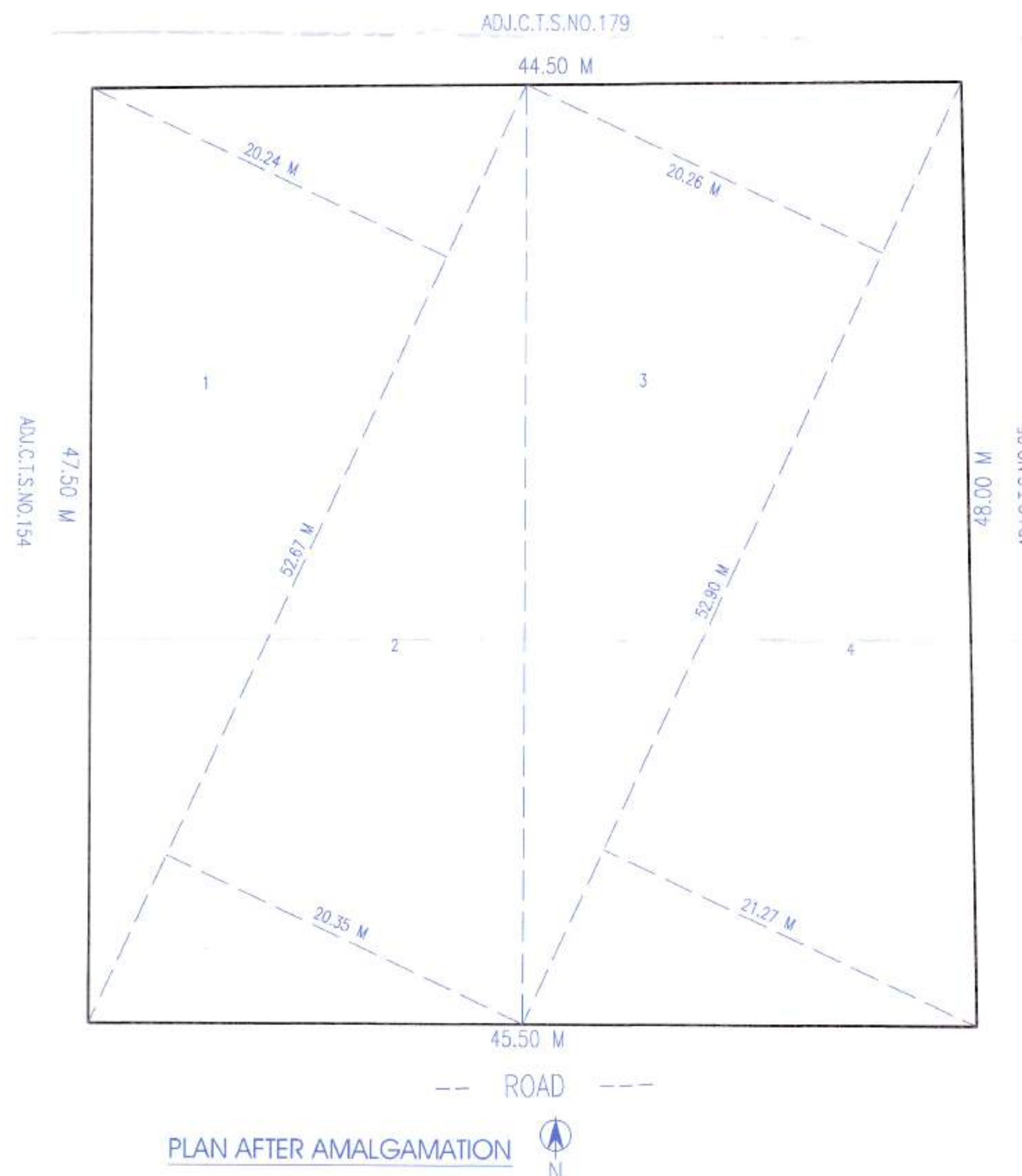
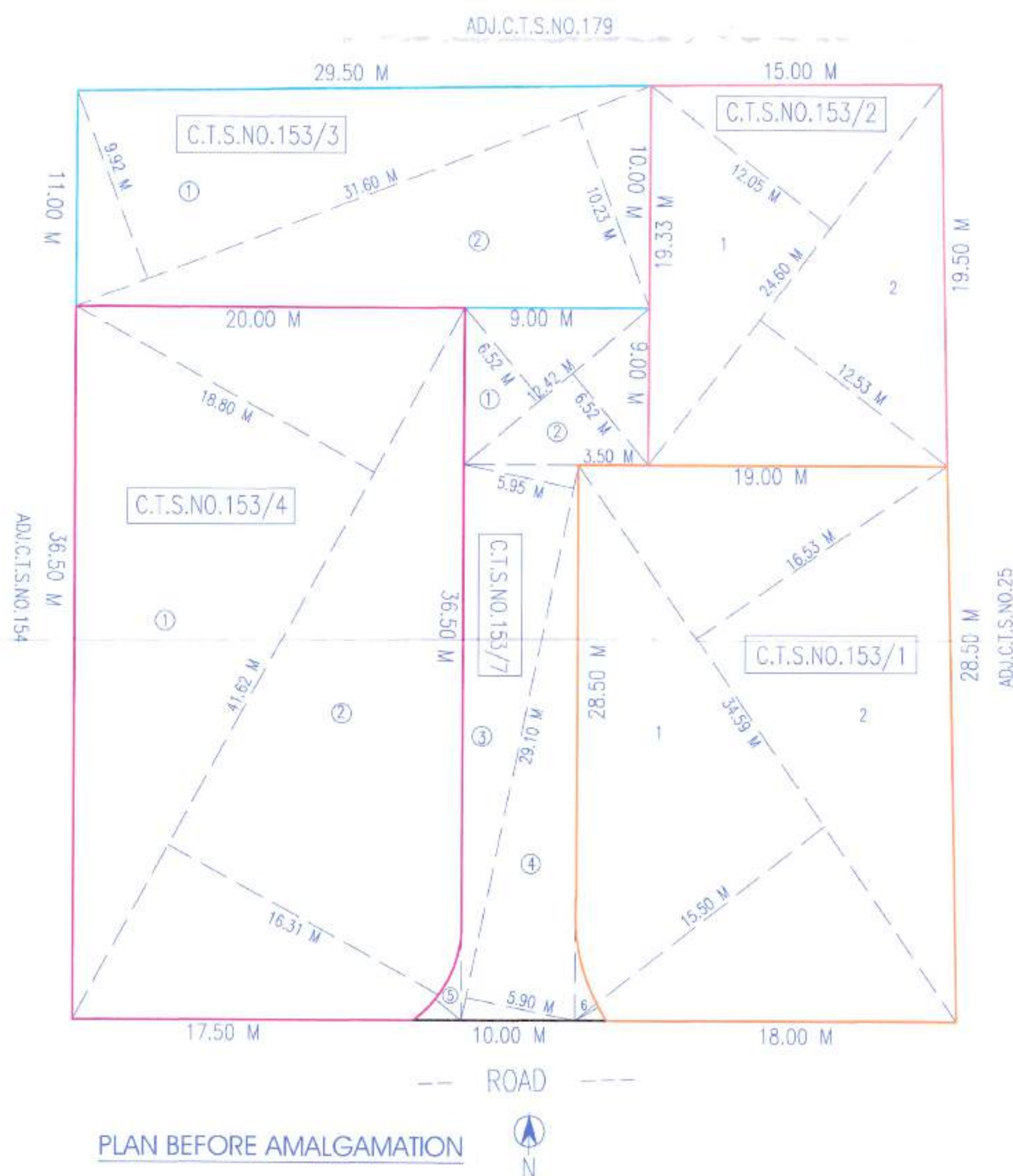
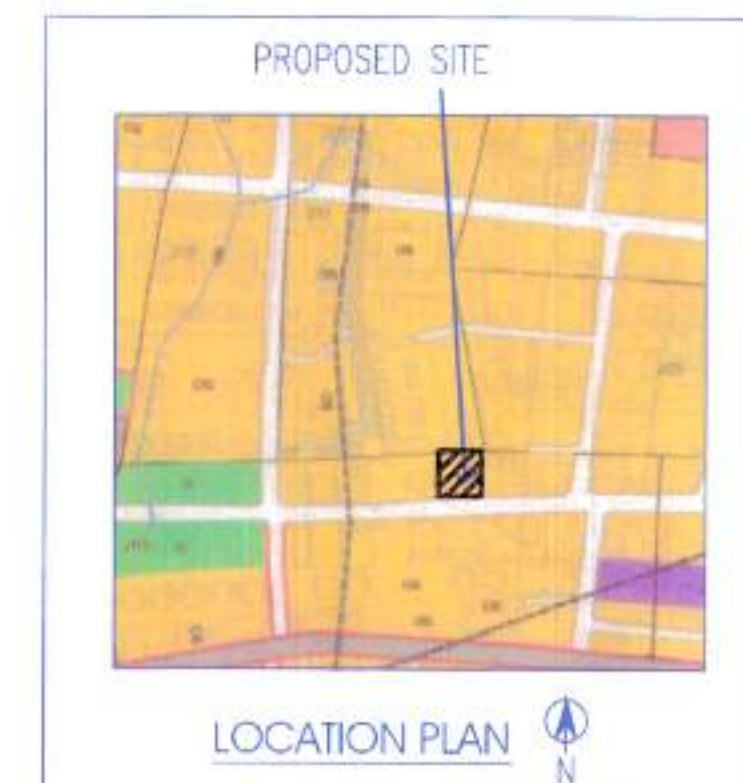
C.T.S.NO.153/1	C.T.S.NO.153/4
1. 0.50 X 34.59 X 15.50 X 1 = 288.07 SQ.M.	1. 0.50 X 41.62 X 18.80 X 1 = 391.22 SQ.M.
2. 0.50 X 34.59 X 16.53 X 1 = 285.89 SQ.M.	2. 0.50 X 41.62 X 16.31 X 1 = 339.41 SQ.M.
TOTAL = 573.96 SQ.M.	TOTAL = 730.63 SQ.M.
C.T.S.NO.153/2	C.T.S.NO.153/7
1. 0.50 X 24.60 X 12.05 X 1 = 148.21 SQ.M.	1. 0.50 X 12.47 X 6.52 X 1 = 40.50 SQ.M.
2. 0.50 X 24.60 X 12.54 X 1 = 154.24 SQ.M.	2. 0.50 X 12.42 X 6.52 X 1 = 40.50 SQ.M.
TOTAL = 302.45 SQ.M.	3. 0.50 X 25.10 X 5.95 X 1 = 86.60 SQ.M.
C.T.S.NO.153/3	4. 0.50 X 25.10 X 5.90 X 1 = 85.87 SQ.M.
1. 0.50 X 31.60 X 9.92 X 1 = 156.77 SQ.M.	5. 0.50 X 5.15 X 1.73 X 1 = 4.54 SQ.M.
2. 0.50 X 31.60 X 10.23 X 1 = 161.63 SQ.M.	6. 0.50 X 5.69 X 1.41 X 1 = 4.01 SQ.M.
TOTAL = 318.40 SQ.M.	TOTAL = 262.02 SQ.M.

C.T.S.NO.153/1+ C.T.S.NO.153/2+	
C.T.S.NO.153/3+ C.T.S.NO.153/4+	
C.T.S.NO.153/7	
1. 0.50 X 52.67 X 20.24 X 1 =	533.04 SQ.M.
2. 0.50 X 52.67 X 20.35 X 1 =	535.95 SQ.M.
3. 0.50 X 52.90 X 20.26 X 1 =	535.87 SQ.M.
4. 0.50 X 52.90 X 21.27 X 1 =	562.60 SQ.M.
TOTAL =	2,167.46 SQ.M.

Note : No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

विकास योजना कार्यालय Tentative Report for Research
 मान्य लेखांकन क्र. सं. २७/०६२०/२२
 वि.पी.ओ./डोन क्र. ६ दिनांक २२/१०/२०२२
Research
 कार्यालयी आवृत्ति
 विकास योजना व शोध 'गण (श्री.क्र. ६)
 पुणे महानगरपालिका R&D
Intafu

जामिन विकास निधी-२९६२-९९-चौ.मी. भू.प्लॉट/१
रकम रु. ६५३००.०० रु. ६५३००/- २९९८/२२
दि. ०६/०६/२०२२-ने भरले आहेत



AREA	STATEMENT	SQ.MT.
1 :	Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CIS- extract) b) as per Demarcation plot c) as per site	2,162.11
2 :	Deductions for	
	a) D.P.Road widening Area	--
	(Total)	--
3 :	Balance Area of Plot (1-2)	2,162.11
4 :	Amenity Space	
	a) Required - (15%) b) Proposed -	--
5 :	Net Plot Area (3-4(C))	2,162.11
6 :	Recreational Open Space	
	a) Required - (10%) b) Proposed -	--
7 :	Internal Road Area	--
8 :	Service road and Highway widening	--
9 :	Plotable Area	2,162.11
10 :	Pro-rata factor for FSI calculation on layout plots = (5/9)	--
11 :	area of inclusive housing if any	
	a) Required (20%of sr.no.5) b) Proposed -	---

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/I.P.S. SCHEME RECORDS/ LAND RECONSTRUCTION/ CITY SURVEY RECORDS.

Ar. PRAKASH KULKARNI
CA/98/22909

Owner's declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/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 at the work site.

Mr. JITEENDRA DHENDE

Umbel Icon LLP

PROJECT

PROPOSED AMALGAMATION ON
S.NO. 199+204+205+206/1+209/1,
C.T.S.NO.153/1,153/2,153/3,153/4 &153/7(P),
AT LOHEGAON,TAL.HAVELI,DIST.PUNE.

ARCHITECT

P R A K A S H K U L K A R N I
ankur associates
A R C H I T E C T S

TEJNIMAYA, OFF. NO.-101, 1ST FL., QTO. NO.-113THA, GHOLE ROAD, SHYAMNAGAR,
PUNE - 411 005. PHONE - (020) 66042600, 303-66042601, 020-66042602.

Email: prakash@anikaassociates.in

DATE	SCALE	DRN BY	
11.07.2022	1 : 200	shilpa	