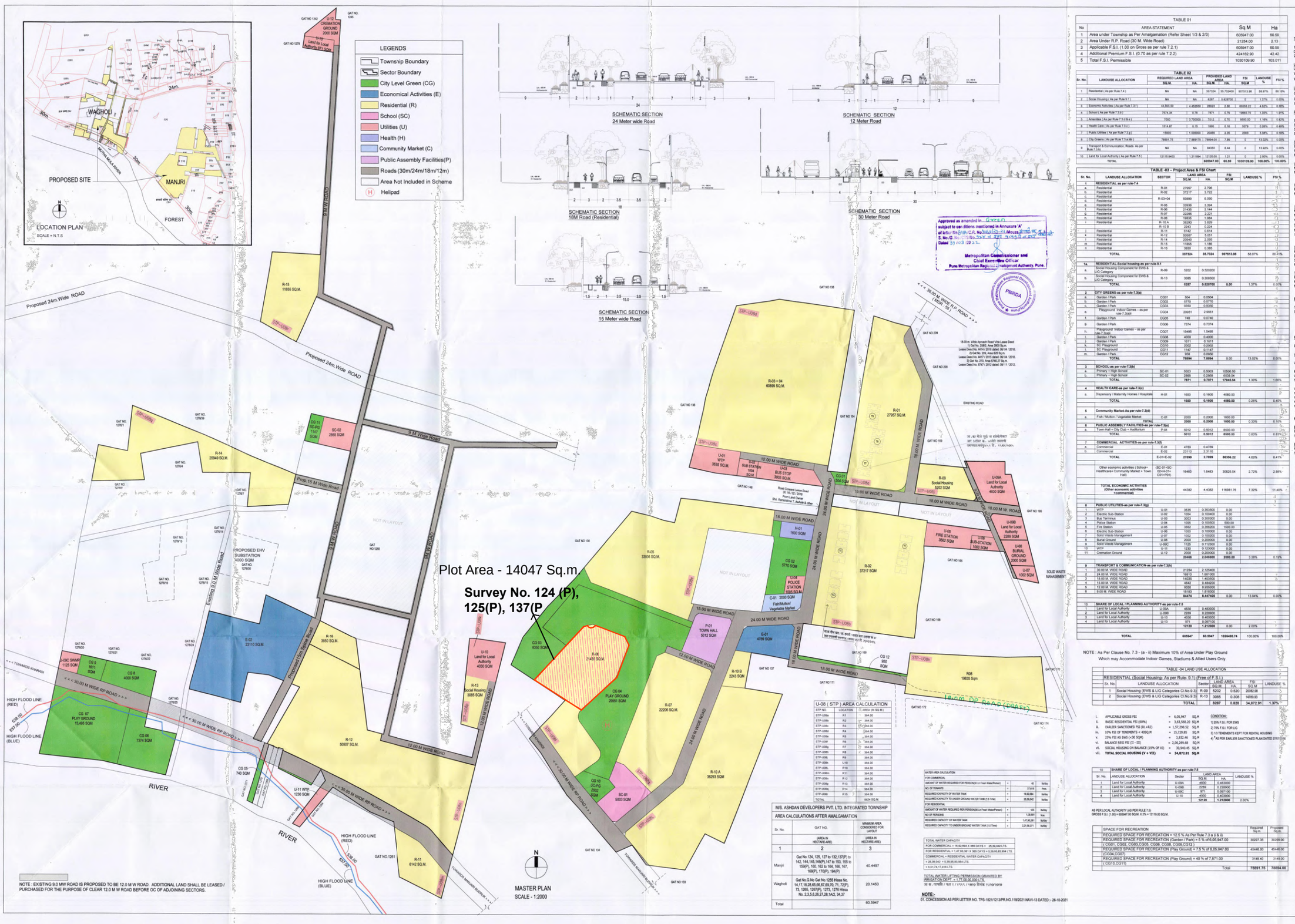

NOTE : EXISTING 9.0 MW ROAD IS PROPOSED TO BE 12.0 M W ROAD. ADDITIONAL LAND SHALL BE LEASED / PURCHASED FOR THE PURPOSE OF CLEAR 12.0 M W ROAD BEFORE OC OF ADJOINING SECTORS.

U-08 (STP) AREA CALCULATION		
STP NO	LOCATION	AREA (IN SQ.M.)
STP-U08a	R1	364.00
STP-U08b	R2	364.00
STP-U08c	R3	364.00
STP-U08d	R4	364.00
STP-U08e	R5	364.00
STP-U08f	R6	364.00
STP-U08g	R7	364.00
STP-U08h	R8	364.00
STP-U08i	R9	364.00
STP-U08j	U10	364.00
STP-U08k	R10	364.00
STP-U08m	R11	364.00
STP-U08n	R12	364.00
STP-U08o	R13	364.00
STP-U08q	R14	364.00
STP-U08r	R15	364.00
Total		5824 SQ.M.

M/S. ASHDAN DEVELOPERS PVT. LTD. INTEGRATED TOWNSHIP AREA CALCULATIONS AFTER AMALGAMATION		
Sr. No.	GAT NO.	MINIMUM AREA CONSIDERED FOR LAYOUT
	(AREA IN HECTARE-ARE)	(AREA IN HECTARE-ARE)
1	2	3
Manjri	Gat No.124, 125, 127 to 132,137(P) to 142, 144,145,146(P),147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170(P), 194(P)	40.4497
Wagholi	Gat No.G.No Gat No.1255 Hissa No. 14,17,18,28,65,66,67,69,70, 71, 72(P), 73, 1265, 1267(P), 1273, 1276 Hissa No. 2,3,5,6,26,27,28,1A/2, 34,37	20.1450
Total		60.5947

WATER AREA CALCULATION			
FOR COMMERCIAL			
AMOUNT OF WATER REQUIRED FOR PERSONS(@ Lit Fresh Water/Person)	=	40	lit/day
NO.OF TENANTS	=	37.815	Pers.
REQUIRED CAPACITY OF WATER TANK	=	16.52.60m	lit/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK (1/3 Time)	=	25,56.942	lit/day
FOR RESIDENTIAL			
AMOUNT OF WATER REQUIRED PER PERSON(@ Lit Fresh Water/Person)	=	135	lit/day
NO.OF PERSONS	=	1,06,081	Nos.
REQUIRED CAPACITY OF WATER TANK	=	1,47,93,381	lit/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK (1/3 Time)	=	3,21,06,071	lit/day

TOTAL WATER CAPACITY
FOR COMMERCIAL = 16,52,604 X 365 DAYS = 25,56,942 LTS.
FOR RESIDENTIAL = 1,47,93,381 X 365 DAYS = 5,39,95,89,954 LTS.
COMMERCIAL + RESIDENTIAL WATER CAPACITY
= 25,56,942 + 5,39,95,89,954 LTS.
= 5,51,74,17,416 LTS.

TOTAL WATER LIFTING PERMISSION GRANTED BY IRRIGATION DEPT. = 1,77,06,00,000 LTS.
जल स्रोत / पाटबंधारे / सिंचाई / / Water Resources Department

NOTE-
01. CONCESSION AS PER LETTER NO. TPS-1821/1213/PR.NO.118/2021 NAV-13 DATED :- 26-10-2021

TABLE 01

No	AREA STATEMENT	Sq.M	Ha
1	Area under Township as Per Amalgamation (Refer Sheet 1/3 & 2/3)	605947.00	60.59
2	Area Under R.P. Road (30 M. Wide Road)	21254.00	2.13
3	Applicable F.S.I. (1.00 on Gross as per rule 7.2.1)	605947.00	60.59
4	Additional Premium F.S.I. (0.70 as per rule 7.2.2)	424162.90	42.42
5	Total F.S.I. Permissible	1030109.90	103.011

TABLE 02

Sr. No.	LANDUSE ALLOCATION	REQUIRED LAND AREA SQ.M.	REQUIRED LAND AREA HA.	PROVIDED LAND AREA SQ.M.	PROVIDED LAND AREA HA.	FSI SQ.M	LANDUSE %	FSI %
1	Residential (As per Rule 7.4)	NA	NA	357324	35.732400	907513.98	58.97%	88.10%
2	Social Housing (As per Rule 9.1)	NA	NA	8287	0.828700	0	1.37%	0.00%
3	Economic Activities (As per Rule 7.3.7)	44,505.50	4.450550	28023	2.80	86356.22	4.62%	8.38%
4	School (As per Rule 7.3.3)	7974.34	0.79	7971	0.79	18663.70	1.32%	1.81%
5	Amenities (As per Rule 7.3.5 & e)	7000	0.700000	7012	0.70	9500.00	1.16%	0.92%
6	Health Care (As per Rule 7.3.c)	1914.87	0.19	1800	0.18	5079	0.28%	0.49%
7	Public Utilities (As per Rule 7.3.g)	15000	1.500000	20486	2.05	3000	0.38%	0.29%
8	City Greens (As per Rule 7.3.a/.8d)	78951.75	7.895175	78994.00	7.89	0	13.52%	0.00%
9	Transport & Communication, Roads As per Rule 7.3.h)	NA	NA	84580	8.44	0	13.92%	0.00%
10	Land for Local Authority (As per Rule 7.5)	12118.9450	1.211894	12120.00	1.21	0	2.00%	0.00%
	TOTAL			605947.00	60.59	1030109.90	100.00%	100.00%

TABLE -03 – Project Area & FSI Chart

Sr. No.	LANDUSE ALLOCATION	SECTOR	LAND AREA SQ.M.	LAND AREA HA.	FSI SQ.M	LANDUSE %	FSI %
1	RESIDENTIAL- as per rule-7.4						
a.	Residential	R-01	27957	2.796			
b.	Residential	R-02	37217	3.722			
c.	Residential	R-03+04	60899	6.090			
d.	Residential	R-05	33936	3.394			
e.	Residential	R-06	21435	2.144			
f.	Residential	R-07	22296	2.231			
g.	Residential	R-08	18835	1.884			
h.	Residential	R-10 A	36293	3.629			
i.	Residential	R-10 B	2243	0.224			
j.	Residential	R-11	6142	0.614			
k.	Residential	R-12	50507	5.051			
l.	Residential	R-14	20949	2.095			
m.	Residential	R-15	11855	1.186			
n.	Residential	R-16	3650	0.365			
	TOTAL		357324	35.7324	907513.98	58.97%	88.10%
1a.	RESIDENTIAL-Social housing-as per rule-9.1						
a.	Social Housing Component for EWS & LIG Category	R-09	5202	0.520200			
b.	Social Housing Component for EWS & LIG Category	R-13	3085	0.308500			
	TOTAL		8287	0.828700	0.00	1.37%	0.00%
2	CITY GREENS-as per rule-7.3(a)						
a.	Garden / Park	CG01	504	0.0504			
b.	Garden / Park	CG02	5770	0.5770			
c.	Garden / Park	CG03	6350	0.6350			
e.	Playground Indoor Games – as per rule-7.3(e)i	CG04	29951	2.9951			
f.	Garden / Park	CG05	740	0.0740			
g.	Garden / Park	CG06	7374	0.7374			
h.	Playground Indoor Games – as per rule-7.3(e)i	CG07	15495	1.5495			
i.	Garden / Park	CG08	4000	0.4000			
j.	Garden / Park	CG09	1611	0.1611			
k.	SC Playground	CG10	2002	0.2002			
l.	SC Playground	CG11	1147	0.1147			
m.	Garden / Park	CG12	960	0.0960			
	TOTAL		76994	7.6994	0.00	13.52%	0.00%
3	SCHOOL-as per rule-7.3(b)						
a.	Primary + High School	SC-01	5003	0.5003	10636.50		
b.	Primary + High School	SC-02	2868	0.2868	6539.04		
	TOTAL		7971	0.7871	17175.54	1.20%	1.66%
4	HEALTH CARE-as per rule-7.3(c)						
a.	Dispensary / Maternity Homes / Hospitals	H-01	1600	0.1600	4080.00		
	TOTAL		1600	0.1600	4080.00	0.28%	0.40%
5	Community Market-As per rule-7.3(d)						
a.	Fish / Mutton / Vegetable Market	C-01	2000	0.2000	1000.00		
	TOTAL		2000	0.2000	1000.00	0.33%	0.10%
6	PUBLIC ASSEMBLY FACILITIES-as per rule-7.3(e)						
a.	Town Hall + City Club + Auditorium	P-01	5012	0.5012	8500.00		
	TOTAL		5012	0.5012	8500.00	0.83%	0.83%
7	COMMERCIAL ACTIVITIES-as per rule-7.3(f)						
a.	Commercial	E-01	4789	0.4789			
b.	Commercial	E-02	23110	2.3110			
	TOTAL	E-01+E-02	27899	2.7899	86356.22	4.60%	8.41%
	Other economic activities (School+ Healthcare+ Community Market + Town Hall)	(SC-01+SC-02+H-01+ C01+P01)	16483	1.6483	30625.54	2.72%	2.98%
	TOTAL ECONOMIC ACTIVITIES (Other economic activities +commercial)		44382	4.4382	116981.76	7.32%	11.40%
8	PUBLIC UTILITIES-as per rule-7.3(g)						
1	WTP	U-01	3535	0.353500	0.00		
2	Electric Sub-Station	U-02	1094	0.109400	0.00		
3	Bus Terminus	U-03	3003	0.300300	0.00		
4	Police Station	U-04	1005	0.100500	500.00		
5	Fire Station	U-05	3562	0.356200	1800.00		
6	Electric Sub-Station	U-06	1000	0.100000	0.00		
7	Solid Waste Management	U-07	1002	0.100200	0.00		
8	Burial Ground	U-08	2000	0.200000	0.00		
9	Solid Waste Management	U-09C	1125	0.112500	0.00		
10	WTP	U-11	1230	0.123000	0.00		
11	Cremation Ground	U-12	2000	0.200000	0.00		
			20466	2.046600	2000.00	3.38%	0.19%
9	TRANSPORT & COMMUNICATION-as per rule-7.3(h)						
1	30.00 M WIDE ROAD		21254	2.125400			
2	24.00 M. WIDE ROAD		16810	1.681000			
3	18.00 M. WIDE ROAD		14035	1.403500			
4	15.00 M WIDE ROAD		4642	0.464200			
5	12.00 M. WIDE ROAD		9350	0.935000			
6	9.00 M. WIDE ROAD		18193	1.819300			
			84474	8.447400	0.00	13.94%	0.00%
10	SHARE OF LOCAL / PLANNING AUTHORITY-as per rule-7.5						
1	Land for Local Authority	U-09A	4830	0.483000			
2	Land for Local Authority	U-09B	2289	0.228900			
3	Land for Local Authority	U-10	4030	0.403000			
4	Land for Local Authority	U-13	871	0.087100			
			12120	1.212000	0.00	2.00%	
	TOTAL		605947	60.5947	1020495.74	100.00%	100.00%

NOTE : As Per Clause No. 7.3 - (a - ii) Maximum 10% of Area Under Play Ground Which may Accommodate Indoor Games, Stadiums & Allied Users Only.

TABLE -04 LAND USE ALLOCATION

RESIDENTIAL (Social Housing- As per Rule- 9.1) (Free of F.S.I.)						
Sr. No.	LANDUSE ALLOCATION	Sector	LAND AREA SQ.M.	LAND AREA HA.	FSI SQ.M	LANDUSE %
1	Social Housing (EWS & LIG Categories Cl.No.9.3)	R-09	5202	0.520	20062.98	
2	Social Housing (EWS & LIG Categories Cl.No.9.3)	R-13	3085	0.308	14769.93	
	TOTAL		8287	0.828	34,872.91	1.37%

I.	APPLICABLE GROSS FSI	= 6,05,947 SQ.M	CONDITION :
II.	BASIC RESIDENTIAL FSI (60%)	= 3,63,568.20 SQ.M	1) 25% F.S.I. FOR EWS
III.	EARLIER SANCTIONED FSI (R1+R2)	= 1,37,296.52 SQ.M	2) 75% F.S.I. FOR LIG
iv.	10% FSI OF TENEMENTS < 40SQ.M	= 15,729.85 SQ.M	3) 1/3 TENEMENTS KEPT FOR RENTAL HOUSING
v.	25% FSI AS EWS (<30 SQM)	= 3,932.46 SQ.M	4) * AS PER EARLIER SANCTIONED PLAN DATED 27/02/2018
vi.	BALANCE RESI FSI (I - III)	= 2,26,269.68 SQ.M	
vii.	SOCIAL HOUSING ON BALANCE (15% OF VI)	= 33,940.45 SQ.M	
viii.	**TOTAL SOCIAL HOUSING (V + VII)**	**= 34,872.91 SQ.M**	

10	SHARE OF LOCAL / PLANNING AUTHORITY-as per rule-7.5				
Sr. No.	LANDUSE ALLOCATION	Sector	LAND AREA SQ.M.	LAND AREA HA.	LANDUSE %
1	Land for Local Authority	U-09A	4830	0.483000	
2	Land for Local Authority	U-09B	2289	0.228900	
3	Land for Local Authority	U-09C	871	0.087100	
4	Land for Local Authority	U-10	4030	0.403000	
			12120	1.212000	2.00%

AS PER LOCAL AUTHORITY (AS PER RULE 7.5)
GROSS F.S.I. (1.00) = 605947.00 SQ.M. X 2% = 12118.90 SQ.M.

SPACE FOR RECREATION	Required Sq.m.	Proposed Sq.m.
REQUIRED SPACE FOR RECREATION = 12.5 % As Per Rule 7.3 a (i & ii)		
REQUIRED SPACE FOR RECREATION (Garden / Parks) = 5 % of 6,05,947.00	30297.35	30299.00
[CG01, CG02, CG03,CG05, CG06, CG08, CG09,CG12]		
REQUIRED SPACE FOR RECREATION (Play Ground) = 7.5 % of 6,05,947.00	45446.00	45446.00
[CG04,CG07]		
REQUIRED SPACE FOR RECREATION (Play Ground) = 40 % of 7,871.00	3148.40	3149.00
[CG10,CG11]		
Total	**78891.75**	**78894.00**

TOWNSHIP NOTES:-

1) Integrated Township Notified by Govt. Notification No. TPS-1807 / 245 / CR-641 / 07 / UD-13, Dated : 04 / 04 / 2008 . Adhesion & Corrigendum Dated: 04/12/2008.
2) Notification No. TPS-1816 / CR-368 / 16 / UD-13, Dated : 08 / 03 / 2019.

LETTER OF INTENT
Letter of intent given by Collector Pune vide Letter No.
जा / एमव्ही / कार्यावि / ६२८७ / २०१८, दि. ०७/१२/२०१८.
जा / एमव्ही / कार्यावि / ६२६६ / २०२० दि. ०६/१०/२०२०.

LOCATIONAL CLEARANCE
Government Notice No. TPS - 1807 / 245 / ने. वि. 641 / 07 / नपेवि -13 dated 04/08/2008.
Government Notice No. TPS - 1807 / 245 / ने. वि. 641 / 07 / नपेवि -13 dated 03/02/2012.
Government Notice No.NP PUNE / VILLAGE - MANJARI KH. , WAGHOLI - ITPTPN-1 / 2586

PREVIOUS SANCTION MASTER LAYOUT
Sanctioned by Collector of Pune vide no. : 1) PRH / TSSR / 07 / 2013, dated 15 / 04 / 2013.
Sanctioned by P.M.R.D.A. vide no. Pune: 2) BHA / CR. NO. 146 / 19-19, dated 14 / 05 / 2019.
Sanctioned by P.M.R.D.A. vide no. Pune: 2) BHA / CR. NO. 328 / 19-20, dated 21 / 11 / 2019.
Sanctioned by P.M.R.D.A. vide no. Pune: 3) BHA / CR. NO. 618 / 20-21, dated 09 / 07 / 2021.

DEMARCATION PLAN
MO. R. NO. 22/1/11 , DT.- 28 / 02 / 2012 -MANJRI KHURD, TAL. HAVELI, PUNE.
MO. R. NO. 707,708,709,710,711,712 /15, DT.- 04/01/2019 -WAGHOLI, TAL. HAVELI, PUNE.
MO. R. NO. 2225 /2020, DT.- 27 & 28/03/2020 -MANJRI KHURD, TAL. HAVELI, PUNE.

ARCHEOLOGICAL DEPT
MOC LETTER NO. 2010/515, DATED 08 / 03 / 2010 (Manjari)
MOC LETTER NO. 2020/141, DATED 23 / 01 / 2020 (Wagholi)

FOREST DEPT
MOC LETTER NO. 478/2010-11, DATED 26 / 10 / 2010 - MANJRI KHURD, TAL. HAVELI, PUNE.
MOC LETTER NO. 124/2019-20, DATED 07 / 11 / 2019 -WAGHOLI, TAL. HAVELI, PUNE.

IRRIGATION DEPT
MOC LETTER NO. 183 / 2010 DATED 29 / 07 / 2010
MOC LETTER NO. 4961, DATED 16 / 10 / 2019
मार्गी गावठाणाच्या चतुर्थ्यांश विकास के क्षेत्रों सहभाग झालेल्या जमिनीचा
दि. ७ ऑ. मार्गी / सा. - ५ / ४९३ / २०१०.
MOC LETTER NO. Ich.Pa.Vi.6554/067/2018, DATED 18 / 09 / 2018 (Extension Letter for 6 Years from Khadakwasla Patbandhare Vibhag)
ID. JAA. K. MUA. WA-2UA-36NW WAGHOLI / MOC LETTER NO. 4421 / 2020 DATED 15 / 10 / 2020

DEFENSE DEPT
MOC LETTER NO. AIR HQS 17726 /AI A73 (Ty BM-MCD XXXVIII)
DY. NO. 719 / F / D (AIR) DATED 13 / 11 / 2013, for Building ht. 180.00 M.
Site Elevation Certificate- PMRDA/001 DATED 08 / 08 / 2020
MOC LETTER NO. 5984C / 2904 / 8 / 2250 ATS (BM) DATED 26 /11 /2020

TRIBAL LAND DEPT
MOC LETTER NO. 384 /2012 DATED 27 / 02 / 2012, MANJRI KHURD, TAL. HAVELI, PUNE.
MOC LETTER NO. 204 /2020 DATED 24 / 07 / 2020,WAGHOLI, TAL. HAVELI, PUNE.
MOC LETTER NO. 197 /2021 DATED 03 / 08 / 2021,WAGHOLI, TAL. HAVELI, PUNE.

ENVIRONMENTAL CLEARANCE
The Environmental Clearance granted by State Level Environment Impact Assessment Authority vide Letter No. SEIAA-EC-0000001428, dated 28/03/2019.
Plot Area = 4,04,467.00 sq.m.
FSI Area = 6,87,845.00 sq.m.
Non FSI Area = 5,39,862.90 sq.m.
Permissible Built Up Area = 13,27,527.90 sq.m.

FIRE CLEARANCE
Directorate of Maharashtra Fire Service No.MFS / 51 / 2018 / 472, dated 10 / 07 / 2018.

AREA & BOUNDARY
As per city survey map with Mo.R. no. 22/1/11 dated 28/02/12. of On Gat No.124, 125, 127 to 132, 137(P), 138 to 142, 144,145,146(P),147 to 153, 155 to 158, 159(P), 160, 161(P), 162 to 164, 166, 167, 169(P), 170(P), 194(P) At.. Manjri Khurd. Tal., Haveli-PUNE.
As per city survey map with mo.R. no. 2225/2020 dated 27& 28/03/12. of On Gat No.124, 125, 137(P), 138 to 142, 144,145,146(P),147 to 153, 159(P), 160, 162 to 164, 166, 167, 170(P), 194(P) At.. Manjri Khurd. Tal., Haveli-PUNE.

As per city survey map with mo. r. no. 707/18, dt. 04/01/2019 of Gat no.1285.
mo. r. no. 708/18, dt. 04/01/2019 of Gat no.1255, hissa no.14, 17, 18, 28, 29, 31, 33, 46, 47, 48, 65, 66, 67, 69, 70, 71, 72, 73
mo. r. no. 709/18, dt. 04/01/2019 of Gat no.1267, mo. r. no. 710/18, dt. 04/01/2019 of Gat no.1273,
mo. r. no. 711/18, dt. 04/01/2019 of Gat no.1265,
mo. r. no. 712/18, dt. 04/01/2019 of Gat no.1276, hissa no. 1, 2, 3, 5, 6, 13, 16, 26, 27, 28, 30, 32, 33, 34, 35, 37
At -Wagholi, Tal. Haveli, Pune.

MPCB Consent to Establishment Vide No. BO / RO / HQ / Pune / CE / CC - 44, DATED 06 / 04 / 2011.

BANK GURANTEE Given By ICICI Bank
No. 0995INDG00001113, Dated. 10 / 01 / 2013.
15% Premium Amount Rs. 7,03,80,000/-

BANK GURANTEE Given By ICICI Bank
No. 0995INDG00001522, Dated. 03 / 07 / 2021.
15% Premium Amount Rs. 3,35,25,000/-

NOTES: FOLLOWING PROVISIONS WILL BE FULFILLED BY COMPANY :-

1) ECO-FRIENDLY AMENITIES TO BE DEVELOPED PROVIDED AS DETAILED PLANNING OF RESPECTIVE BLOCK IN CONSULTATION WITH MPCB AS SPECIFIED BY THE COMPANY IN ENVIRONMENTAL MANAGEMENT PLAN.
2) SMART FACILITES WILL BE PROVIDED AS PER RULE NO. 10.4
3) TREE PLANTATION & MAINTENANCE TO BE DONE AS PER RULE NO. 12.3
4) INFRASTRUCTURE FACILITES LIKE WATER SUPPLY, DRAINAGE, ELECTRICITY POWER DESIGNED FOR RESIDENTIAL POPULATION + FLOATING POPULATION IN COMMERCIAL, RECREATIONAL, AMENITY, UTILITY AREAS. RESIDENT POPULATION CONSIDERED AS 18,500 AS PER CALCULATIONS.
5) 10% OPEN SPACE WILL BE PROVIDED IN RES. / COMMERCIAL SECTORS.
6) RAINWATER HARVESTING SYSTEMS TO BE PROVIDED SECTORWISE.
7) SOLID WASTE MANAGEMENT WITH 100% CAPACITY & NO LAND-FILLING.
8) CREMATION GROUND EXISTING AVAILABLE IN MANJARI NEAR RIVER.
9) BURIAL GROUND EXISTING AVAILABLE IN MANJARI AREA.
10) SEWAGE TREATMENT PLANT TO BE PROVIDED SECTORWISE.

PREMIUM DEPOSITED AS PER RULES NO. (7.1.2)

1) TOTAL PREMIUM AMOUNT RS 6,65,48,360/-
TO BE PAID MENTIONED BELOW
A) AT THE TIME OF LOCATION CLEARANCE 10% CHALLAN NO. 1338 DATED 16 / 03 / 2019 AMOUNT PAID RS 68,54,840/-
B) AT THE TIME OF LETTER OF INTENT 10% CHALLAN NO. 1339 DATED 16 / 03 / 2019 AMOUNT PAID RS 68,54,840/-
C) AT THE TIME OF SANCTIONED MASTER LAYOUT 20% CHALLAN NO. 1340 DATED 16 / 03 / 2019 AMOUNT PAID RS 1,37,09,680/-
D) PER YEAR 4 EQUAL INSTALLMENT (SUBJECT TO INTEREST AS PER PRIME LANDING RATE) 20% = 4,11,28,016/-

2) PREMIUM FOR ADDITIONAL FSI (A3) AS PER RULE NO. (7.2.2)
TOTAL PREMIUM AMOUNT RS 3,34,38,612/-
TO BE PAID AT THE TIME OF BUILDING PERMISSION

NOTE -
1)- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER / P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
2)- THIS DRAWING IS COPYRIGHT OF "VK:a ARCHITECTURE" & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF THE ARCHITECT

DATE & STAMP OF APPROVAL

03/03

MASTER LAYOUT INTEGRATED TOWNSHIP PROJECT

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.

Sign of the Architect

C JOB TITLE / SITE ADDRESS

Proposed 4th Revised Master Layout Plan Of Integrated Township for
1) M/s. Ashdan Developers Pvt. Ltd.
2) Manjari Housing Projects LLP
On Gat No.124, 125, 127 to 132,137(P) to 142, 144,145,146(P),147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170(P), 194(P) Village-Manjri Khurd, Tal. Haveli, PUNE.
On Gat No.1255 Hissa No. 14,17,18,28,65,66,67,69,70, 71, 72(P), 73, 1265, 1267(P), 1273, 1276 Hissa No. 2,3,5,6,26,27,28,1A/2, 34,37 Village-Wagholi, Tal. Haveli, PUNE.

D OWNER NAME AND SIGNATURE

Joint Venture by:
1) M/s. Ashdan Developers Pvt. Ltd.
2) Manjari Housing Projects LLP
through authorized signatory Mrs. Meena Karne

Authorised Sign

E ARCHITECT

Vishwas Kulkarni CA/1994/84605
Hrishikesh Kulkarni CA/2002/229235
Architect Sign
VK:a architecture
Sth Floor,Hariyan Avenue,Sr.No.103(p), C.T.S.No.2085,S.B.Road,Near ICC Trade Tower,Bahirbhaval, Pune-411016.
P : +91 20 6526 6660
E : mail@vkarch.com
W : www.vkarch.com

Drawing Title	Proposed Land Use Plan
Scale	1:2000 at A0 - 841 x 1330
Drawn by	D.C.
Checked by	Bhavsar
Date	14/03/2022
Drawing No.	1713
Revision	203
Sheet No.	G