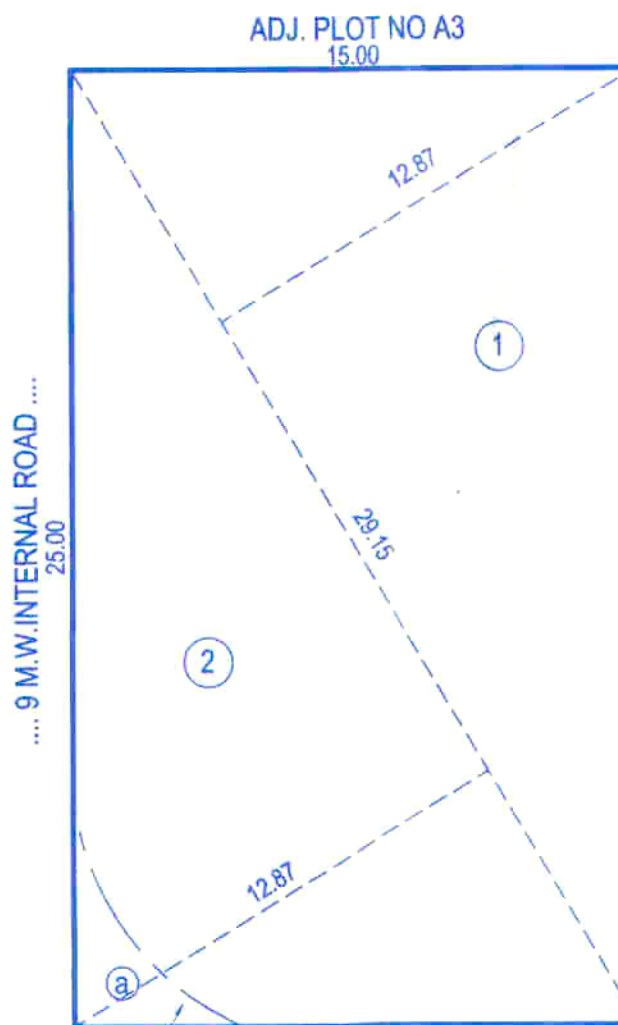
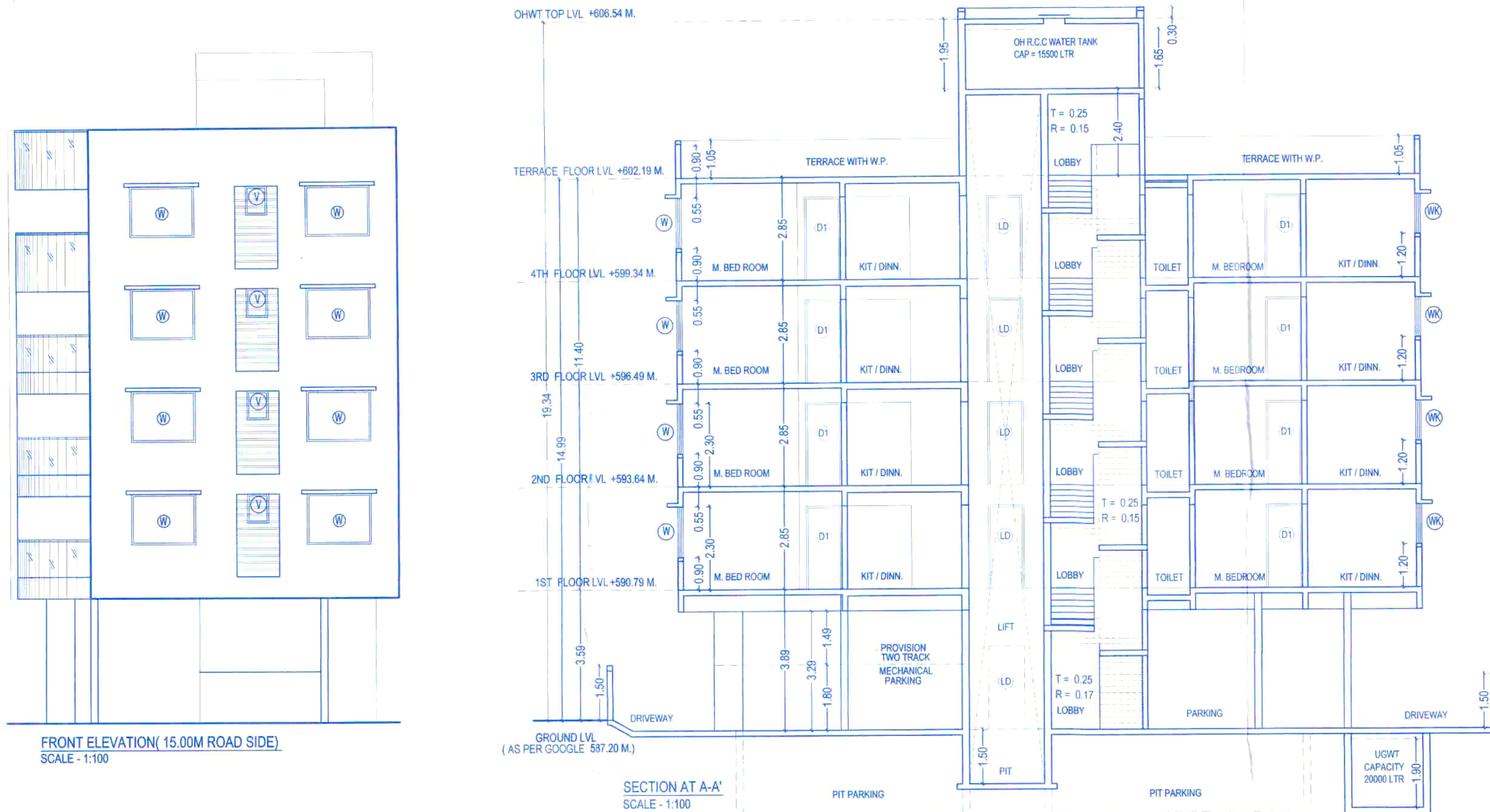




PLOT AREA CALCULATION BY TRIANGULATION METHOD

NO.	BASE	X	HEIGHT	X	1/2	=	TOTAL AREA	SQ. M.
1	29.15	X	12.87	X	0.50	=	187.58	SQ. M.
2	29.15	X	12.87	X	0.50	=	187.58	SQ. M.
TOTAL							375.16	SQ. M.
AREA AS PER LAYOUT							375.00	SQ. M.
AREA AS PER TRIANGULATION							375.16	SQ. M.
MINIMUM AREA							375.00	SQ. M.

ROAD AREA CALCULATION BY TRIANGULATION METHOD

NO.	BASE	X	HEIGHT	X	1/2	=	TOTAL AREA	SQ. M.
1	29.15	X	12.87	X	0.50	=	187.58	SQ. M.
2	29.15	X	12.87	X	0.50	=	187.58	SQ. M.
TOTAL							375.16	SQ. M.
AREA AS PER LAYOUT							375.00	SQ. M.
AREA AS PER TRIANGULATION							375.16	SQ. M.
MINIMUM AREA							375.00	SQ. M.

CHAMFER AREA = 8.29 SQ. M.

PREVIOUS / SANCTIONED DETAILS
PREVIOUS SANCTION NO. CC / 0993 / 22 DATE - 18-07-2022
REVISED LAYOUT APPROVAL NO. CC / 0083 / 17 DATE - 13-04-2017
LAYOUT APPROVAL NO. CC / 3731 / 14 DATED 20-02-2015

STAMP OF APPROVAL

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. 1563/22
DATE 20/03/2022
Building Engineer
Building Development Department

AREA STATEMENT

	AREA STATEMENT	SQ. M.
1	AREA OF PLOT (MIN. AREA OF A.B.C. TO BE CONSIDERED)	375.00
	A) AS PER OWNERSHIP DOCUMENT (AS PER 7/12)	375.00
	B) AS PER SITE	375.00
	C) AS PER TRIANGULATION	375.16
2	DEDUCTION FOR	0.00
	A) PROPOSED D.P. ROAD WIDENING AREA	0.00
	B) AREA UNDER ROAD CHAMFER	8.29
	C) AREA LEFT FOR 6.00 M.W. ROAD	0.00
	D) AREA LEFT FOR 8.00 M.W. ROAD	0.00
	TOTAL AREA	8.29
3	BALANCE AREA OF PLOT (375.00 - 8.29)	366.71
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)	366.71
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	ADDITIONAL F.S.I. FOR AREA UNDER ROAD CHAMFER	8.29
10	TOTAL AREA (366.71 + 8.29)	375.00
11	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (375.00 X 1.16)	412.50
12	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	0.00
	A) MAXIMUM PERMISSIBLE PREMIUM (PAID) FSI - BASED ON ROAD WIDTH (375.00 X 50%)	187.50
	B) PROPOSED F.S.I. PAYMENT OF PREMIUM	187.50
13	PERMISSIBLE T.D.R. (375.00 X 90%)	337.50
	PROPOSED T.D.R.	337.50
14	a. (SLUM DRC NO. 004503) TDR = 67.00, INDEXING 1.8199 AREA = 121.93	337.50
	b. (REGULAR DRC NO. 006644) TDR = 185.55, INDEXING 1.1618 AREA = 215.57	
	c. PROPOSED T.D.R. TOTAL AREA (121.93 + 215.57) = 337.50	
15	TOTAL F.S.I. (412.50 + 187.50 + 337.50)	937.50
16	ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES.	562.50
	A) PERM. ANCILLARY AREA F.S.I. UPTO 80% WITH PAYMENT OF CHARGES. 0.00 X 80% =	0.00
	B) PERM. ANCILLARY AREA F.S.I. UPTO 60% WITH PAYMENT OF CHARGES. 0.00 X 60% = (TOTAL ANCL. = 0.00 + 0.00)	0.00
	C) PROPOSED ANCILLARY AREA	559.28
	D) TOTAL ENTITLEMENT (937.50 + 559.28)	1496.78
17	PROPOSED COMMERCIAL BUILT UP AREA (AS PER 'P-LINE')	0.00
18	PROPOSED RESIDENTIAL BUILT UP AREA (AS PER 'P-LINE')	852.08
19	TOTAL PROPOSED BUILT UP AREA (AS PER 'P-LINE')	852.08
20	F.S.I. CONSUMED (1496.78 / 852.08)	0.57

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08-06-2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA - 375.00 SQ. WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER'S DECLARATION:

I/WE UNDERSIGNED HEREBY 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 PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

1. MR. KEDAR V. DESHPANDE
M/S. VARADA DREAM HOMES THROUGH PARTNER

2. MRS. PRAJAKTA K. DESHPANDE

PROPOSAL:

REVISED PLAN OF RESIDENTIAL BUILDING NAME 'MORAYA' ON PLOT NO. C-4, S.D. NO. 94/1(P), 95, 96 / 1/1, 96 / 1/2, 96 / 2, 96 / 3, 96 / 4 & 97, MOHAN NAGAR CO-OP HOUSING SOCIETY LTD., AT-BANER, TAL - HAVELI, DIST - PUNE.

NAME OF OWNERS / P.A.H.

MRS. MANEESHA MADHUKAR NATEKAR & OTHERS THROUGH P.A.H.

MRS. VARADA DREAM HOMES THROUGH PARTNER

1. MR. KEDAR VIKASRAO DESHPANDE

2. MRS. PRAJAKTA KEDAR DESHPANDE

ARCHITECTURAL CONSULTANT

for DWELLION 300

MR. SUNIL D. BHAMARE

ARCHITECTURAL CONSULTANT

for DWELLION 300

ARCHITECTURAL CONSULTANT

DWELLION 300

SUNIL D. BHAMARE (P.M.C. LIC. NO. 300)

FLAT NO. 01, VRINDAVAN APARTMENT,

KRISHNA PATH, OPPOSITE HOTEL, WADESHWAR,

LAW COLLEGE ROAD, ERANDWANE, PUNE 411004

PH : 020 - 25 43 96 11 MOB: 70 83 70 96 11

E-MAIL: info@dwelion300.com

WEBSITE: www.dwelion300.com

A Valid & Specified Designer

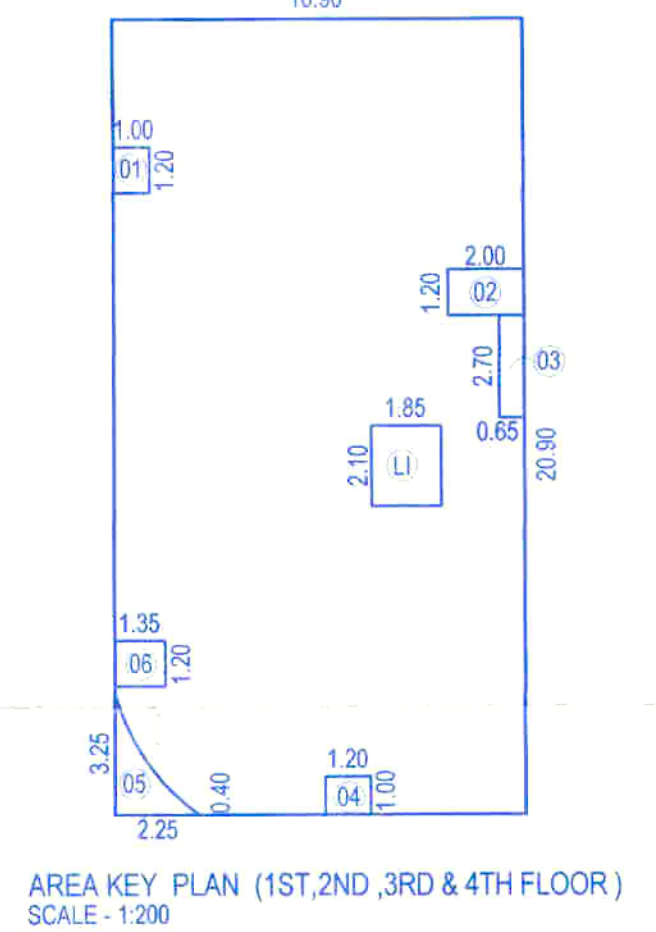
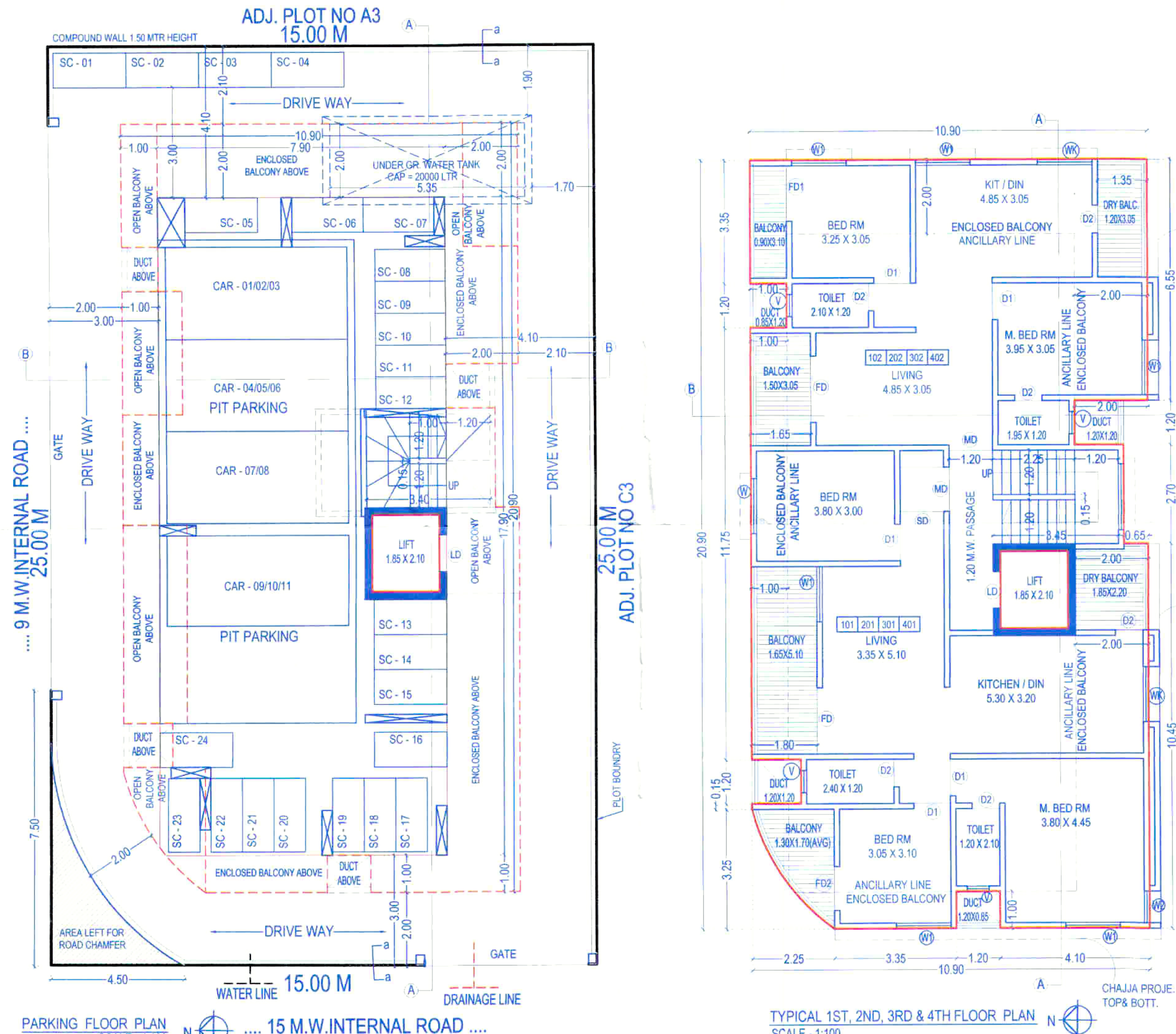
SCALE: 1:100

DRAWN BY: AR. MADHURA

CHECKED BY: S.D.B.

FILE NO:

FILE PATH:



BUILT UP AREA CALCULATIONS (AS PER P-LINE)

AREA OF BLOCK	10.90	X	20.90	=	227.81	SQ. M.
DEDUCTION						
1	1.00	X	1.20	X	1.20	SQ. M.
2	2.00	X	1.20	X	2.40	SQ. M.
3	0.65	X	2.70	X	1.75	SQ. M.
4	1.20	X	1.00	X	1.20	SQ. M.
5	AS PER P-LINE				2.74	SQ. M.
6	1.35	X	1.20	X	1.62	SQ. M.
LI	1.85	X	2.10	X	3.88	SQ. M.
TOTAL DEDUCTION					14.79	SQ. M.
TOTAL	227.81	-	14.79	=	213.02	SQ. M.

