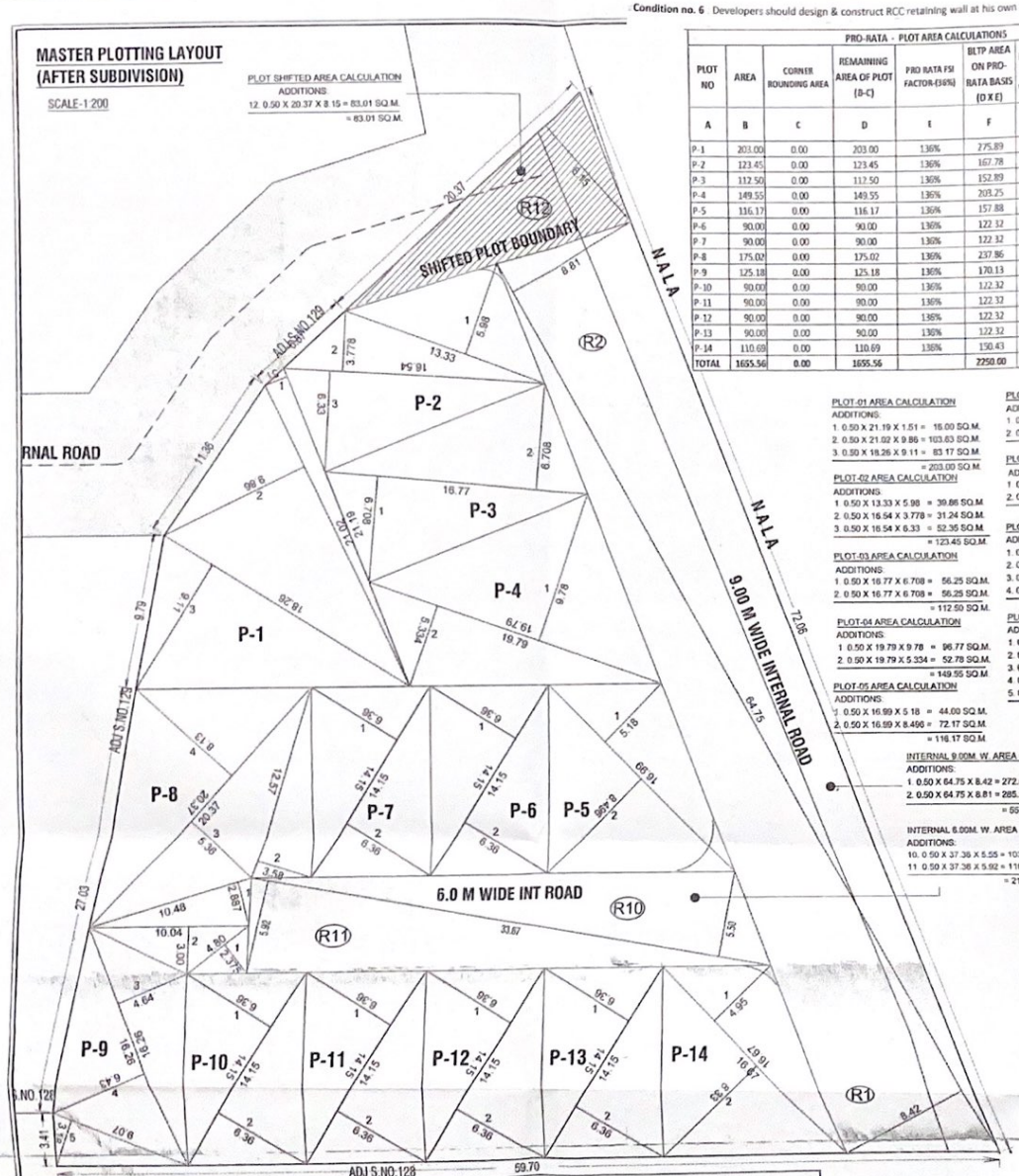
Condition no. 6 Developers should design & construct RCC retaining wall at his own cost before development of works.

MASTER PLOTTING LAYOUT (AFTER SUBDIVISION)

SCALE-1:200

PLOT SHIFTED AREA CALCULATION
ADDITIONS:
12. 0.50 X 20.37 X 8.15 = 83.01 SQ.M.
= 83.01 SQ.M.



PRO-RATA - PLOT AREA CALCULATIONS									
PLOT NO	AREA	CORNER ROUNDING AREA	REMAINING AREA OF PLOT (B-C)	PRO RATA FSI FACTOR-(136%)	BLTP AREA ON PRO-RATA BASIS (D X E)	FRONT ROAD WIDTH	BASIC FSI-(0.825)	PERMISSIBLE BLTP AREA ON BASIC FSI (F X H)	
A	B	C	D	E	F	G	H	I	
P-1	203.00	0.00	203.00	136%	275.89	9.00	0.825	227.61	
P-2	123.45	0.00	123.45	136%	167.78	9.00	0.825	138.42	
P-3	112.50	0.00	112.50	136%	152.89	9.00	0.825	126.14	
P-4	149.55	0.00	149.55	136%	203.25	9.00	0.825	167.68	
P-5	116.17	0.00	116.17	136%	157.88	9.00	0.825	130.25	
P-6	90.00	0.00	90.00	136%	122.32	6.00	0.825	100.91	
P-7	90.00	0.00	90.00	136%	122.32	6.00	0.825	100.91	
P-8	175.02	0.00	175.02	136%	237.86	6.00	0.825	196.24	
P-9	125.18	0.00	125.18	136%	170.13	6.00	0.825	140.35	
P-10	90.00	0.00	90.00	136%	122.32	6.00	0.825	100.91	
P-11	90.00	0.00	90.00	136%	122.32	6.00	0.825	100.91	
P-12	90.00	0.00	90.00	136%	122.32	6.00	0.825	100.91	
P-13	90.00	0.00	90.00	136%	122.32	6.00	0.825	100.91	
P-14	110.69	0.00	110.69	136%	150.43	9.00	0.825	124.10	
TOTAL	1655.56	0.00	1655.56		2250.00			1856.25	

PLOT-01 AREA CALCULATION
ADDITIONS:
1. 0.50 X 21.19 X 1.51 = 15.00 SQ.M.
2. 0.50 X 21.02 X 9.86 = 103.63 SQ.M.
3. 0.50 X 18.26 X 9.11 = 83.17 SQ.M.
= 203.00 SQ.M.

PLOT-02 AREA CALCULATION
ADDITIONS:
1. 0.50 X 13.33 X 5.98 = 39.86 SQ.M.
2. 0.50 X 16.54 X 3.778 = 31.24 SQ.M.
3. 0.50 X 16.54 X 6.33 = 52.35 SQ.M.
= 123.45 SQ.M.

PLOT-03 AREA CALCULATION
ADDITIONS:
1. 0.50 X 16.77 X 6.708 = 56.25 SQ.M.
2. 0.50 X 16.77 X 6.708 = 56.25 SQ.M.
= 112.50 SQ.M.

PLOT-04 AREA CALCULATION
ADDITIONS:
1. 0.50 X 19.79 X 9.78 = 96.77 SQ.M.
2. 0.50 X 19.79 X 5.334 = 52.78 SQ.M.
= 149.55 SQ.M.

PLOT-05 AREA CALCULATION
ADDITIONS:
1. 0.50 X 16.99 X 5.18 = 44.00 SQ.M.
2. 0.50 X 16.99 X 8.496 = 72.17 SQ.M.
= 116.17 SQ.M.

INTERNAL 9.00M. W. AREA CALCULATION
ADDITIONS:
1. 0.50 X 64.75 X 8.42 = 272.60 SQ.M.
2. 0.50 X 64.75 X 8.81 = 285.22 SQ.M.
= 557.82 SQ.M.

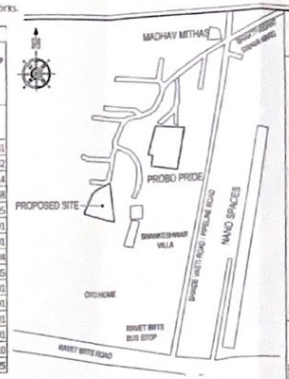
INTERNAL 6.00M. W. AREA CALCULATION
ADDITIONS:
10. 0.50 X 37.38 X 5.55 = 103.67 SQ.M.
11. 0.50 X 37.38 X 5.92 = 110.59 SQ.M.
= 214.26 SQ.M.

PLOT-06 AREA CALCULATION
ADDITIONS:
1. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
2. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
= 90.00 SQ.M.

PLOT-07 AREA CALCULATION
ADDITIONS:
1. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
2. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
= 90.00 SQ.M.

PLOT-08 AREA CALCULATION
ADDITIONS:
1. 0.50 X 10.48 X 2.887 = 15.13 SQ.M.
2. 0.50 X 12.57 X 3.58 = 22.50 SQ.M.
3. 0.50 X 20.37 X 5.36 = 54.59 SQ.M.
4. 0.50 X 20.37 X 8.13 = 82.80 SQ.M.
= 175.02 SQ.M.

PLOT-09 AREA CALCULATION
ADDITIONS:
1. 0.50 X 4.80 X 2.375 = 5.70 SQ.M.
2. 0.50 X 10.04 X 3.00 = 15.06 SQ.M.
3. 0.50 X 16.26 X 4.64 = 37.72 SQ.M.
4. 0.50 X 16.26 X 6.43 = 52.28 SQ.M.
5. 0.50 X 9.07 X 3.18 = 14.42 SQ.M.
= 125.18 SQ.M.



GOOGLE LOCATION

PLOT-10 AREA CALCULATION
ADDITIONS:
1. 0.50 X 14.15 X 6.36 = 45.00 SQ.M
2. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
= 90.00 SQ.M.

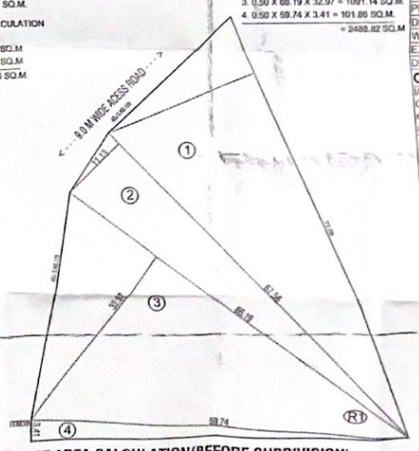
PLOT-11 AREA CALCULATION
ADDITIONS:
1. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
2. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
= 90.00 SQ.M.

PLOT-12 AREA CALCULATION
ADDITIONS:
1. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
2. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
= 90.00 SQ.M.

PLOT-13 AREA CALCULATION
ADDITIONS:
1. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
2. 0.50 X 14.15 X 6.36 = 45.00 SQ.M.
= 90.00 SQ.M.

PLOT-14 AREA CALCULATION
ADDITIONS:
1. 0.50 X 16.67 X 4.95 = 41.28 SQ.M.
2. 0.50 X 16.67 X 8.33 = 69.43 SQ.M.
= 110.69 SQ.M.

PLOT AREA CALCULATION
ADDITIONS:
1. 0.50 X 72.06 X 25.53 = 919.85 SQ.M.
2. 0.50 X 67.56 X 11.13 = 375.97 SQ.M.
3. 0.50 X 68.19 X 32.97 = 1091.14 SQ.M.
4. 0.50 X 59.74 X 3.41 = 101.86 SQ.M.
= 2488.82 SQ.M.



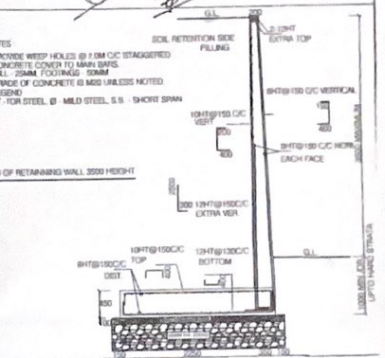
PLOT AREA CALCULATION(BEFORE SUBDIVISION) SCALE-1:500

STAMP OF APPROVAL

Sanctioned No. B.P./layout/ravet/47/22
Subject to conditions mentioned in the Office Order No.
even dated 24/03/22

Pimpri
Date 24/03/2022

Executive Engineer
Building Permission and Unauthorized Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.



Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of 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 Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor)

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

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.

Owner (s) name and signatur

M/S CROISSANCE BUILDCON
MR.MITHIL SURESH DHOTRE
MR.SUCHIT SUBHASHCHANDRA DAGA
MR.TEJAS SURESH DHOTRE
AR.SHASHANK SHRIKANTRAO REVANWAR

PROJECT
SURVEY NO 127/1A(P) HISSA NO
PLOT NO CTS NO
DESCRIPTION : REGULAR TRACK, VILLAGE- RAVET

ARCHITECT
Mr.Shashank Shrikantrao Revanwar
Sketch art Architecture
Hari Om Plaza Shop No-2 Nadhenagar kalewadi Pune 17
SKA

ARCHITECT'S SIGN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:200	SHAL	S.K.A

INWARD NO	PCMC/0135/2022/ZONE	DATE	March 25, 2022
KEY NO.	B/RAVET/PRB-19	SHEET NO.	1 / 1

PLOT	AREA AS PER							
	7 / 12 EXTRACT	PROPERTY CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DRAWING	MINIMUM AREA
S.NO. 127/8/1A (P)	2250 SQ.MT	–	= 2488.82 SQ.M.	= 2488.82 SQ.M.	–	–	= 2488.82 SQ.M.	2250 SQ.MT
TOTAL	2250 SQ.MT	–	= 2488.82 SQ.M.	= 2488.82 SQ.M.	–	–	= 2488.82 SQ.M.	2250 SQ.MT