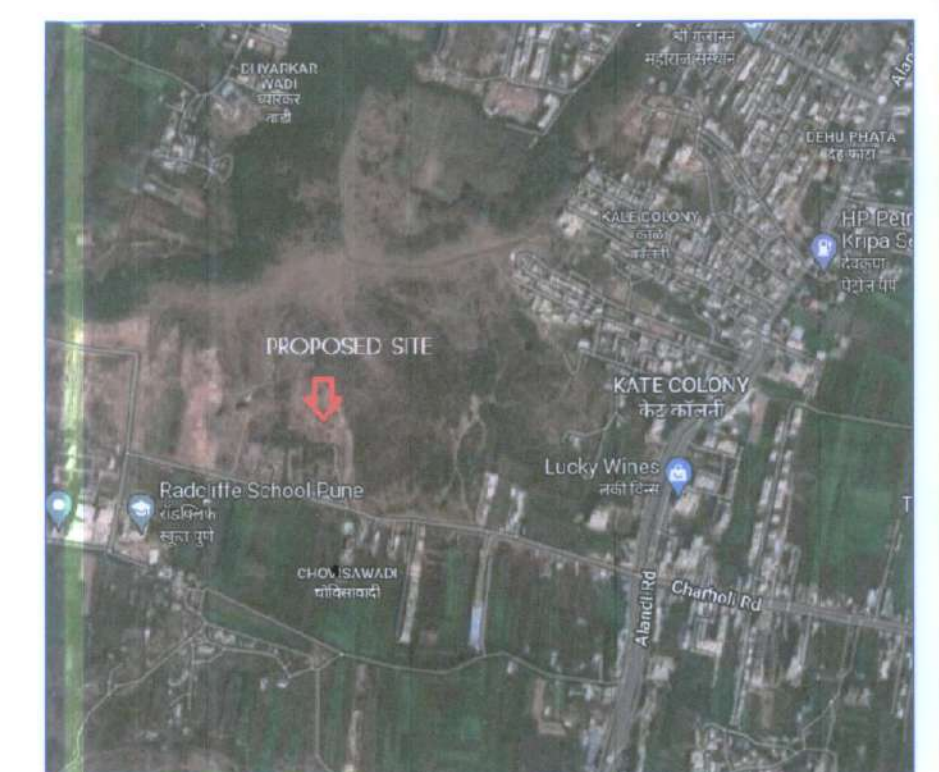


PROPOSED RESIDENTIAL PLOTTING
LAYOUT ON S. NO-96/1B(P), VILLAGE, 1/1
CHOVISAWADI TAL-HAVELI,
DIST-PUNE

STAMP OF APPROVAL

Sanctioned No. B.P. Layout/Chovisawadi/38/2022
Subject to conditions mentioned in the
Office Order No. 30/06/2022
even dated 30/06/2022Project
Date: 30/06/22Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pune Municipal Corporation
Pune-411 006LOCATION PLAN
(SCALE: N.T.S.)

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	3793.00
(a) As per ownership document (7/12, CTS extract)	3793.00
(b) as per measurement sheet	3793.00
(c) as per site	3793.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
3. Balance area of plot (1-2)	3793.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	3793.00
5. Net Plot Area (3-4 (c))	3793.00
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	702.43
8. Service road and Highway widening	0.00
9. Plottable area	3090.57
10. Pro-rata factor for F.S.I Calculation on layout plots=(5/9)	1.2273
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

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
Ar. Shashikant S. Wali

OWNERS 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 signature
Mr. VIKRANT VILAS LANDE & Mr. SATISH SUDAM MOZE
& Mr. NAGUNATH B. MOZE & OTHERS

ARCHITECT:	ARCH. SIGN:
S.S.WALI & ASSOCIATES	
OFFICE: HIDE 113, WORLD OF MOTHER, RAJENDRA PUNE-411 006	
Ar. Shashikant Shankar Wali	CA/2019/117267
JOB NO.	DRG. NO.
INWARD NO.	SCALE
KEY NO.	DATE
	CHECKED BY
	28-03-2022
	SHEET NO.

S.No-96/1B Plot-F Triangulation
(Scale - 1:500)

Triangle	Area
B-01	247.46
B-02	242.90
B-03	435.16
B-04	356.32
B-05	202.42
B-06	629.74
Total (S NO. 96/1B)	2114.00

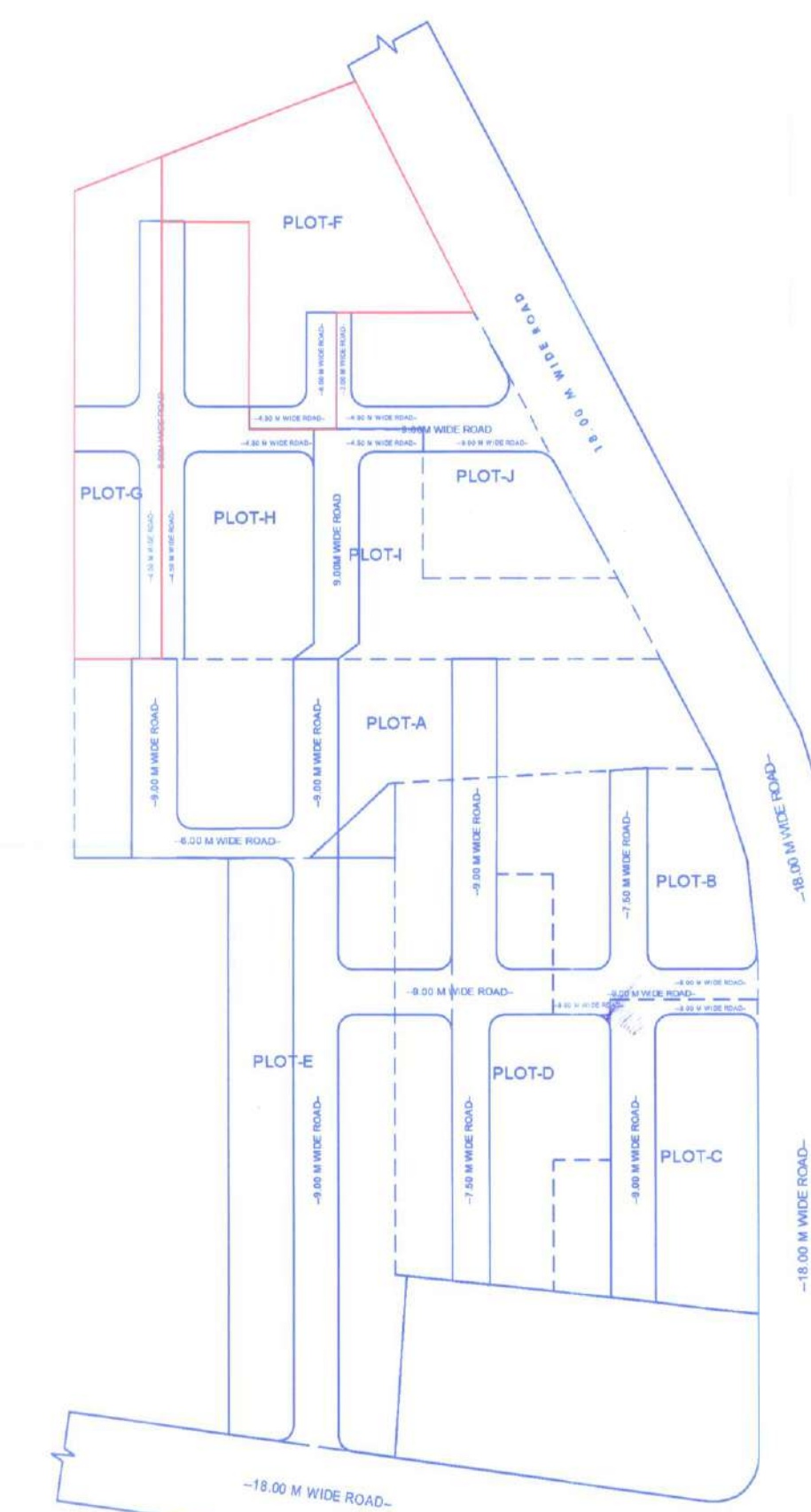
Plot-F+Plot-G Triangulation
S.No-96/1B
(Scale - 1:1000)

PLOT NO	AREA CALCULATION IN Sqm.	CORNER ROUNDING AREA OF ROAD	TOTAL	REMAINING PLOT AREA (b-c)	BASIC F.S.I	PERMISSIB LE BUILT- UP AREA ON BASIC FSI (dxe)	F.S.I. AS PER PRO-RATA BASIS (1.2273)	PERMISSIBLE BUILT-UP AREA ON BASIC FSI + PRO-RATA F.S.I (f+h)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
FG-SD01	11.51 X 9.31	1.93	105.23	105.23	0.825	86.81	23.92	110.73
FG-SD02	11.51 X 9.31		107.16	107.16	0.825	88.41	24.36	112.76
FG-D03	(16.607 + 13.165) X 48.530 X 0.50		722.42	722.42	0.825	595.99	164.21	760.20
FG-D04	(17.150 + 17.387) X 40.760 X 0.50		703.86	703.86	0.825	580.69	159.99	740.68
FG-D05	(8.524 + 13.039) X 26.235 X 0.50		282.85	282.85	0.825	233.35	64.29	297.65
FG-D06	(3.652 + 4.244) X 13.545 X 0.50		53.48	53.48	0.825	44.44	11.59	56.03
	(5.308 + 9.037) X 18.086 X 0.50		129.72	129.72	0.825	106.14	27.25	133.39
FG-SD07	13.05 X 9.00		117.45	117.45	0.825	96.90	26.70	123.59
FG-RH08	13.05 X 7.50		97.88	97.88	0.825	80.75	22.25	102.99
FG-RH09	13.05 X 7.50		97.88	97.88	0.825	80.75	22.25	102.99
FG-SD10	13.05 X 10.95	1.93	140.97	140.97	0.825	116.30	32.04	148.34
FG-SD11	13.05 X 10.11	1.93	130.01	130.01	0.825	107.25	29.55	136.80
FG-RH12	13.05 X 7.32		95.53	95.53	0.825	78.81	21.71	100.52
FG-RH13	13.05 X 7.32		95.53	95.53	0.825	78.81	21.71	100.52
FG-RH14	13.05 X 7.32		95.53	95.53	0.825	78.81	21.71	100.52
FG-SD15	13.05 X 8.82		115.10	115.10	0.825	94.96	26.16	121.12
TOTAL			3090.57	3090.57		2549.72	702.43	3252.15

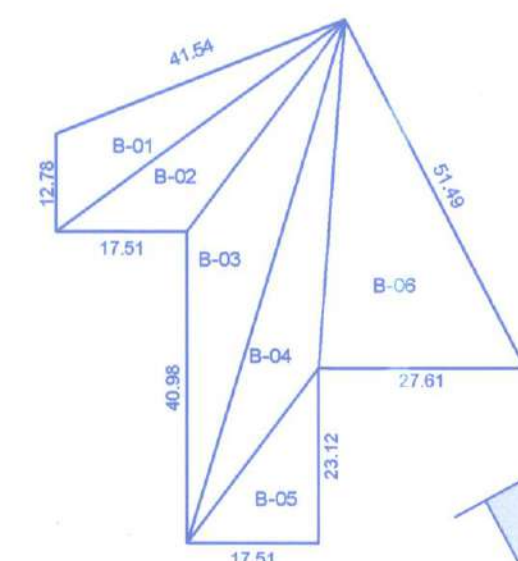
= = सदर लेआऊट मधील अंतर्गत रस्ते हे सार्वजनिक वापरा करिता राहतील, त्यासाठी कोणताही मज्जाव करता येणार नाही. = =

Triangulation for
INTERNAL ROAD AREA
(SCALE 1:500)

1. 13.05 X 9.00	= 117.45 SQ.M.
2. 4.50 X 86.37	= 388.67 SQ.M.
3. 11.51 X 4.50	= 51.80 SQ.M.
4. 6.00 X 23.12	= 138.72 SQ.M.
a. 1.93 X 3 (ROUNDING INTERIOR CORNER AREA)	= 5.79 SQ.M.
TOTAL	= 702.43 SQ.M.

PLAN SHOWING ROAD EASEMENT RIGHTS
FROM S. NO 95/2(P), 96/1B, 95/3
(SCALE: N.T.S.)S.No-96/1B Plot-G Triangulation
(Scale - 1:500)

Triangle	Area
A-01	809.00
A-02	870.00
Total (S NO. 96/1B)	1679.00

S.No-96(p)
92.20LAYOUT PLAN
(SCALE 1:250)

AREA TABLE BEFORE AMALGAMATION

PLOT	AREA AS PER						
	7/12 EXT.	PR CARD	DEMARICATION	AS PER SITE	PAH	OTHERS	AS PER DWG.
PLOT -A	1679.00	0.00	1679.00	1679.00	0.00	0.00	1679.00
PLOT -B	2114.00	0.00	2114.00	2114.00	0.00	0.00	1679.00
Total	3793.00	0.00	3793.00	3793.00	0.00	0.00	3793.00

AREA TABLE AFTER AMALGAMATION

PLOT	AREA AS PER							MINIMUM AREA CONSIDERED (M2)
	7/12 EXT.	PR CARD	DEMARICATION	AS PER SITE	PAH	OTHERS	AS PER DWG.	
S NO.96/1B(PLOT F+G)	3793.00	00.00	3793.00	3793.00	00.00	00.00	3793.00	3793.00
Total	3793.00	00.00	3793.00	3793.00	00.00	00.00	3793.00	3793.00