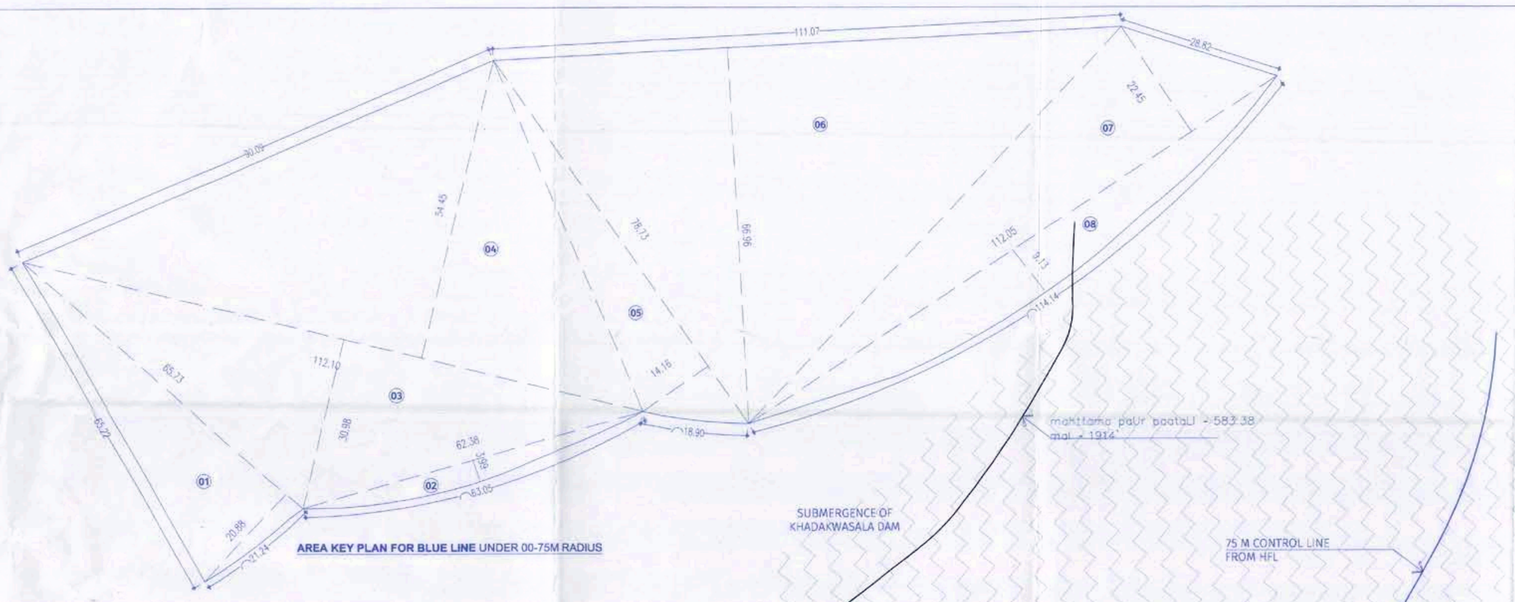


AREA CALCULATION FOR 00-75M RADIUS							
01	20.88	X	65.73	X	0.50	=	686.22
02	3.99	X	62.38	X	1/3	=	165.93
03	30.98	X	112.10	X	0.50	=	1736.43
04	54.45	X	112.10	X	0.50	=	3051.92
05	14.16	X	78.73	X	0.50	=	557.41
06	66.96	X	111.07	X	0.50	=	3718.62
07	22.45	X	112.05	X	0.50	=	1257.76
08	9.13	X	112.05	X	1/3	=	682.01
							11856.31

DISTRIBUTION OF FSI ON EACH PLOT

Sector	Plot Area	Rounding Area of Road	Remaining Area of Road (B-C)	B/UP area on pro-rata basis (D X FSI Factor) i.e. D X 1.17	Front Road width	Permissible FSI	Permissible B/UP area on normal FSI (E x G)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
1	440.03	0	440.03	514.84	12.00	1.00	514.84
2	444.81	0	444.81	520.43	12.00	1.00	520.43
3	327.35	0	327.35	383.00	12.00	1.00	383.00
4	335.32	0	335.32	392.22	12.00	1.00	392.32
5	344.55	0	344.55	403.12	12.00	1.00	403.12
6	399.26	0	399.26	467.13	12.00	1.00	467.13
7	353.59	0	353.59	413.70	12.00	1.00	413.70
8	357.18	0	357.18	417.90	12.00	1.00	417.90
9	359.62	0	359.62	420.76	12.00	1.00	420.76
10	361.45	0	361.45	422.90	12.00	1.00	422.90
11	362.72	0	362.72	424.38	12.00	1.00	424.38
12	363.15	0	363.15	424.89	12.00	1.00	424.89
13	363.13	0	363.13	424.86	12.00	1.00	424.86
14	362.39	0	362.39	424.00	12.00	1.00	424.00
15	360.81	0	360.81	422.15	12.00	1.00	422.15
16	358.78	0	358.78	419.77	12.00	1.00	419.77
17	498.12	0	498.12	582.80	12.00	1.00	582.80
18	423.87	0	423.87	495.93	12.00	1.00	495.93
19	223.20	0	223.20	261.14	12.00	1.00	261.14
20	223.20	0	223.20	261.14	12.00	1.00	261.14
21	223.20	0	223.20	261.14	12.00	1.00	261.14
22	223.20	0	223.20	261.14	12.00	1.00	261.14
23	223.20	0	223.20	261.14	12.00	1.00	261.14
24	223.09	0	223.09	261.02	12.00	1.00	261.02
25	223.30	0	223.30	261.26	12.00	1.00	261.26
26	223.21	0	223.21	261.16	12.00	1.00	261.16
27	223.21	0	223.21	261.16	12.00	1.00	261.16
28	223.32	0	223.32	261.28	12.00	1.00	261.28
29	251.50	0	251.50	294.26	12.00	1.00	294.26
30	246.97	0	246.97	288.95	12.00	1.00	288.95
31	241.32	0	241.32	282.34	12.00	1.00	282.34
32	235.45	0	235.45	275.48	12.00	1.00	275.48
33	235.45	0	235.45	275.48	12.00	1.00	275.48
34	235.67	0	235.67	275.73	12.00	1.00	275.73
35	290.04	0	290.04	339.35	12.00	1.00	339.35
36	316.69	0	316.69	370.53	12.00	1.00	370.53
37	260.08	0	260.08	304.29	12.00	1.00	304.29
38	260.31	0	260.31	304.56	12.00	1.00	304.56
							13597.44

DISTRIBUTION OF FSI ON EACH PLOT

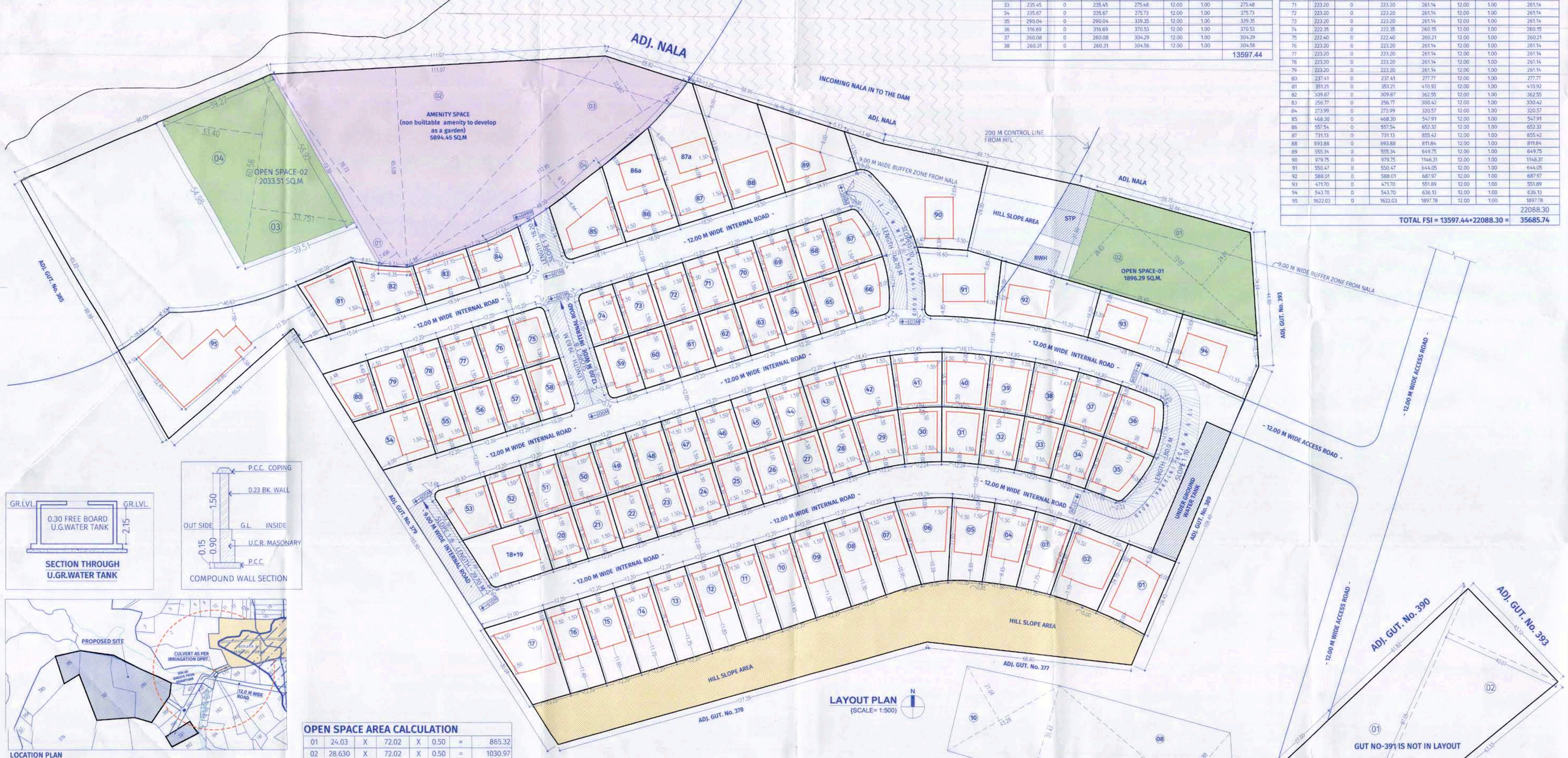
Sector	Plot Area	Rounding Area of Road	Remaining Area of Road (B-C)	B/UP area on pro-rata basis (D X FSI Factor) i.e. D X 1.17	Front Road width	Permissible FSI	Permissible B/UP area on normal FSI (E x G)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
39	260.20	0	260.20	304.43	12.00	1.00	304.43
40	279.76	0	279.76	327.32	12.00	1.00	327.32
41	297.99	0	297.99	348.65	12.00	1.00	348.65
42	307.64	0	307.64	359.94	12.00	1.00	359.94
43	223.32	0	223.32	261.28	12.00	1.00	261.28
44	223.20	0	223.20	261.14	12.00	1.00	261.14
45	223.20	0	223.20	261.14	12.00	1.00	261.14
46	223.20	0	223.20	261.14	12.00	1.00	261.14
47	223.20	0	223.20	261.14	12.00	1.00	261.14
48	223.20	0	223.20	261.14	12.00	1.00	261.14
49	223.20	0	223.20	261.14	12.00	1.00	261.14
50	223.20	0	223.20	261.14	12.00	1.00	261.14
51	223.20	0	223.20	261.14	12.00	1.00	261.14
52	223.20	0	223.20	261.14	12.00	1.00	261.14
53	291.71	0	291.71	341.30	12.00	1.00	341.30
54	378.02	0	378.02	442.28	12.00	1.00	442.28
55	223.20	0	223.20	261.14	12.00	1.00	261.14
56	223.20	0	223.20	261.14	12.00	1.00	261.14
57	223.20	0	223.20	261.14	12.00	1.00	261.14
58	222.35	0	222.35	260.15	12.00	1.00	260.15
59	222.40	0	222.40	260.21	12.00	1.00	260.21
60	223.20	0	223.20	261.14	12.00	1.00	261.14
61	223.20	0	223.20	261.14	12.00	1.00	261.14
62	223.20	0	223.20	261.14	12.00	1.00	261.14
63	223.20	0	223.20	261.14	12.00	1.00	261.14
64	223.20	0	223.20	261.14	12.00	1.00	261.14
65	223.49	0	223.49	261.48	12.00	1.00	261.48
66	257.43	0	257.43	301.39	12.00	1.00	301.39
67	252.45	0	252.45	295.37	12.00	1.00	295.37
68	223.08	0	223.08	261.00	12.00	1.00	261.00
69	223.20	0	223.20	261.14	12.00	1.00	261.14
70	223.20	0	223.20	261.14	12.00	1.00	261.14
71	223.20	0	223.20	261.14	12.00	1.00	261.14
72	223.20	0	223.20	261.14	12.00	1.00	261.14
73	223.20	0	223.20	261.14	12.00	1.00	261.14
74	222.35	0	222.35	260.15	12.00	1.00	260.15
75	222.40	0	222.40	260.21	12.00	1.00	260.21
76	223.20	0	223.20	261.14	12.00	1.00	261.14
77	223.20	0	223.20	261.14	12.00	1.00	261.14
78	223.20	0	223.20	261.14	12.00	1.00	261.14
79	223.20	0	223.20	261.14	12.00	1.00	261.14
80	237.41	0	237.41	277.77	12.00	1.00	277.77
81	351.21	0	351.21	410.92	12.00	1.00	410.92
82	309.87	0	309.87	362.55	12.00	1.00	362.55
83	256.77	0	256.77	300.42	12.00	1.00	300.42
84	273.99	0	273.99	320.57	12.00	1.00	320.57
85	468.30	0	468.30	547.91	12.00	1.00	547.91
86	557.54	0	557.54	652.32	12.00	1.00	652.32
87	731.13	0	731.13	855.42	12.00	1.00	855.42
88	693.88	0	693.88	811.84	12.00	1.00	811.84
89	555.34	0	555.34	649.75	12.00	1.00	649.75
90	979.75	0	979.75	1146.31	12.00	1.00	1146.31
91	550.47	0	550.47	644.05	12.00	1.00	644.05
92	588.01	0	588.01	687.97	12.00	1.00	687.97
93	471.70	0	471.70	551.89	12.00	1.00	551.89
94	543.70	0	543.70	636.13	12.00	1.00	636.13
95	1622.03	0	1622.03	1897.78	12.00	1.00	1897.78
							22088.30
						TOTAL FSI = 13597.44+22088.30 =	35685.74

DATE & STAMP OF APPROVAL

02/06

PLOTTING LAYOUT PLAN

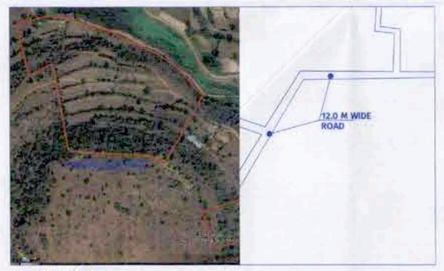
Approved as amended in ... subject to conditions mentioned in Annexure 'A' of letter No. TMP/C.R. No. 1603/2020 dated 27-7-20 & No. 28/, 26/, 22/
Date: 02-12-2020
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



SECTION THROUGH U.GR.WATER TANK

COMPOUND WALL SECTION

LOCATION PLAN
SCALE:-1:10000



LOCATION PLAN

LAYOUT PLAN
(SCALE= 1:500)

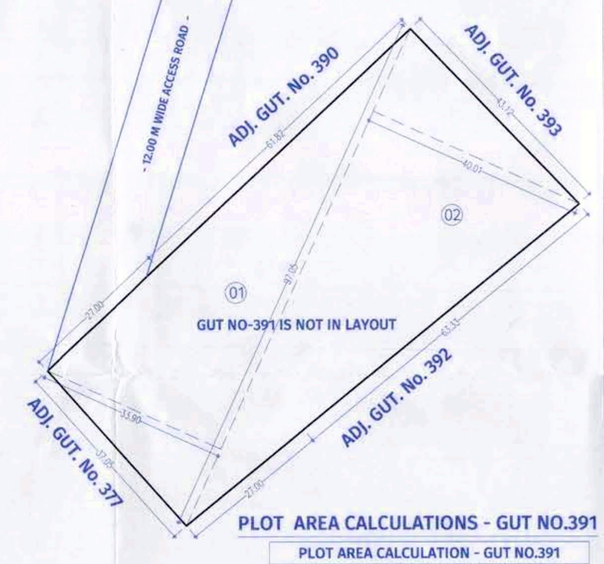
OPEN SPACE AREA CALCULATION							
01	24.03	X	72.02	X	0.50	=	865.32
02	28.630	X	72.02	X	0.50	=	1030.97
03	33.751	X	60.56	X	0.50	=	1021.98
04	33.400	X	60.56	X	0.50	=	1011.35
							3929.63

AMENITY SPACE AREA CALCULATION							
01	7.456	X	78.73	X	0.50	=	293.52
02	111.07	X	65.536	X	0.50	=	3639.51
03	22.557	X	112.95	X	0.50	=	1273.93
04	9.13	X	112.95	X	1/3	=	687.49
							5894.45

SLOPE AREA CALCULATION							
01	14.40	X	132.62	X	0.50	=	954.86
02	18.68	X	132.62	X	0.50	=	1238.67
03	24.84	X	18.38	X	0.50	=	228.28
04	1.40	X	24.84	X	1/3	=	23.18
05	19.54	X	72.50	X	0.50	=	708.33
06	10.01	X	72.50	X	0.50	=	362.86
							3516.19

SLOPE AREA CALCULATION							
07	4.43	X	55.90	X	0.50	=	123.82
07a	0.75	X	55.90	X	1/3	=	27.95
08	23.54	X	75.34	X	0.50	=	886.79
09	30.17	X	98.12	X	0.50	=	1480.14
10	20.04	X	41.16	X	0.50	=	412.42
							2931.12

TOTAL HILL SLOP AREA-3516.19+2931.12 =6447.31



PLOT AREA CALCULATIONS - GUT NO.391

PLOT AREA CALCULATION - GUT NO.391							
1	33.90	X	97.05	X	0.50	=	1645.00
2	40.01	X	97.05	X	0.50	=	1941.49
							3586.48

GUT NO.	AS PER 7/12 EXTRACT	AS PER TRIANGULATION
GUT NO. 390	3,500.00 SQ.M.	3586.48 SQ.M.

A AREA STATEMENTS

		PREVIOUS SANCTION	PROPOSED SANCTION
01	Area of Plot (Minimum area of a, b, c to be considered)	57600.00	57600.00
	(a) As per ownership document (7/12, CTS extract)	57600.00	57600.00
	(b) As per measurement sheet	57825.12	57825.12
	(c) As per site	57825.12	57825.12
02	Deductions for:		
	(a) Road Acquisition Area	0.00	0.00
	(b) Proposed D.P./ D.P. Road widening Area	0.00	0.00
	(c) Area under Blue line upto 0.75 m radius	11856.31	11856.31
	(d) Area Under Hill Slope area in 1:5	6447.30	6447.30
	Total (a + b + c + d)	18303.61	18303.61
03	GROSS Area of the plot (01 - 02)	39296.39	39296.39
04	Recreational Open space		
	(a) Required	3929.63	3929.63
	(b) Proposed	3929.63	3929.63
05	Amenity Space		
	(a) Required	5894.45	5894.45
	(b) Proposed	5894.45	5894.45
06	Service road and Highway widening	0.00	0.00
07	Internal Road area	15025.48	10726.75
08	Area under layout plots (1+(2+7) amenity & open space provided under blau line so not deducted ! (in previous sanction Amenity space and Open Space deducted twice)	14446.83	28589.64
09	Net area of plots for FSI Calculations = (3-5b)	33081.24	33421.94
10	Permissible FSI factor for layout plots = (9/8)	2.08	1.17
11	Proposed Area		
	(a) Proposed B/Up Area (For Plot No- 95)	0.00	1222.39
	(b) Excess balcony	0.00	0.00
	(c) Total: Proposed Area	0.00	1222.39

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 PLOTTING LAYOUT / BUNGALOW SCHEME-ON GAT NO 386,387,388 OF VILLAGE GORHE BK. TALUKA - HAVELI,PUNE

D OWNER NAME AND SIGNATURE

Owner(s) name: MS Lifestyle Resorts through Its Owner Mr.Prashant Bhandari

Owner(s) sign

E ARCHITECT

Architect(s) name: Vishwas Kulkarni : CA/1984/8461
Hrishikesh Kulkarni : CA/2002/29235

Architect(s) sign

SCALE: N

VK:a architecture
(T) 2 Bhakti Marg(Off) Law College Road Pune 411 004
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E mail@vkarch.com
W www.vkarch.com

Drawing Title: PLOTTING LAYOUT		Scale: 1:500 at A0-Paper Size
Drawn by: Sarika	Checked by: Bandu F.	Date: 18/02/2020
File: 1118	Drawing No.: 235	Revision: -
Status: FOR P.M.R.D.A. SANCTION		