

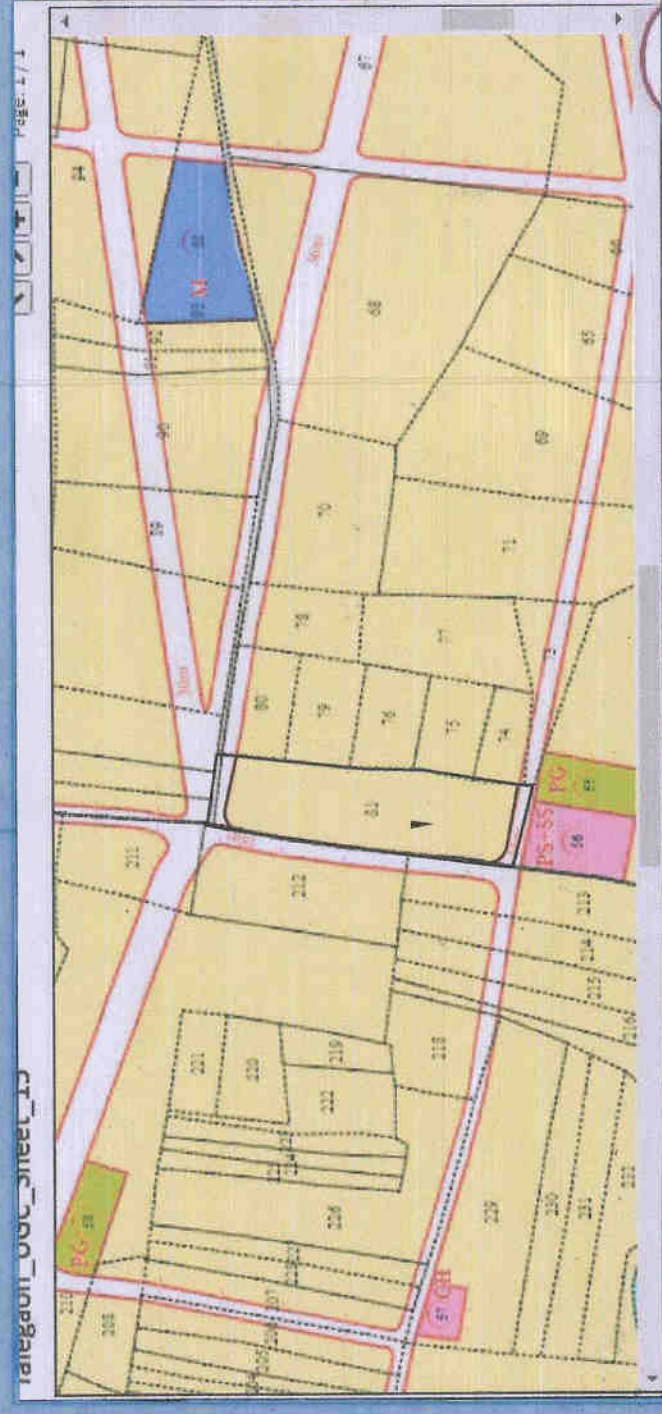
Stamps of Approval of Plans:

Approved as amended in
subject to conditions mentioned in Annexure A
of letter No. 94/M.C.R. No. 1312/2022
S. No. G. No. UTS No. 1312
Dated 23/06/2022
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



LAYOUT

PROPOSED SITE

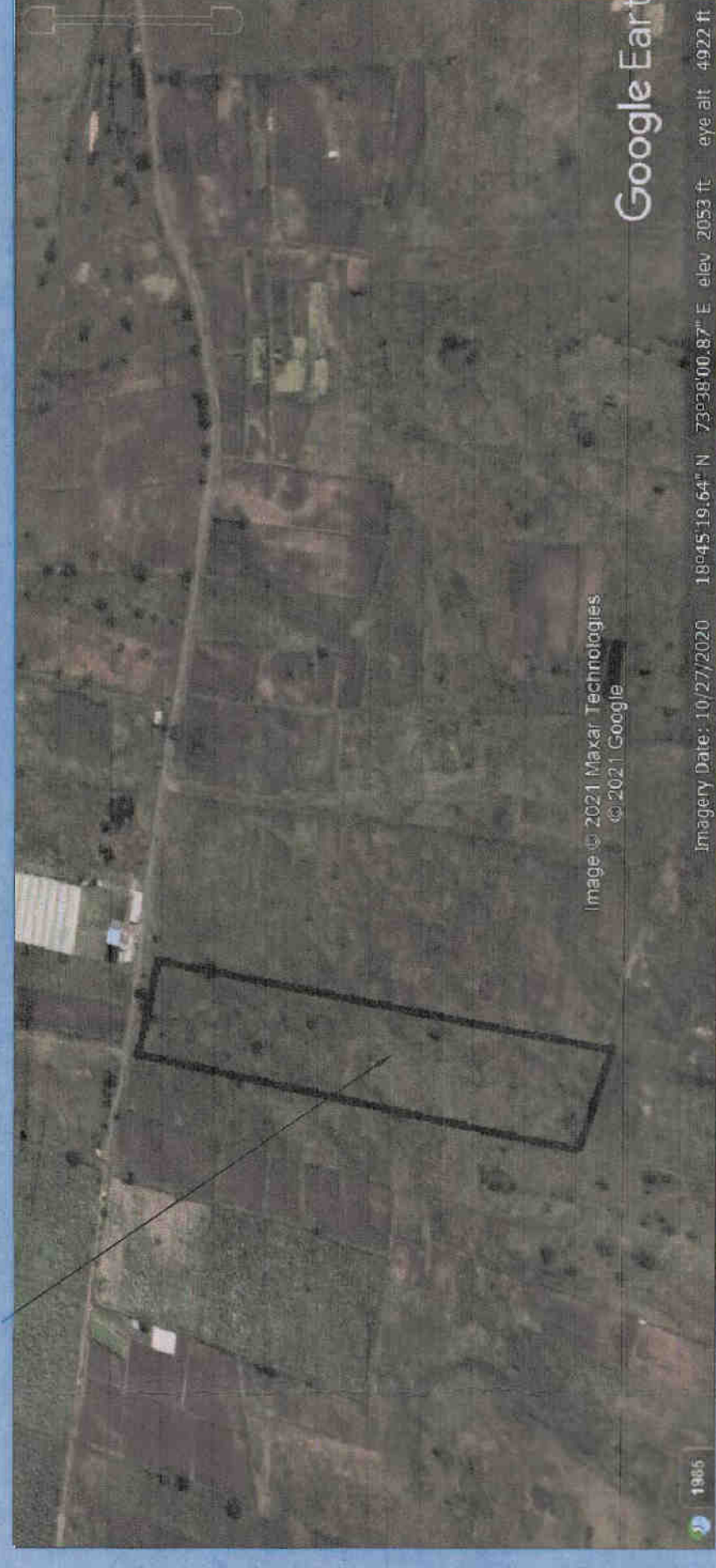


DP MAP
N.T.S.



R.P MAP
N.T.S.

PROPOSED SITE



GOOGLE IMAGE

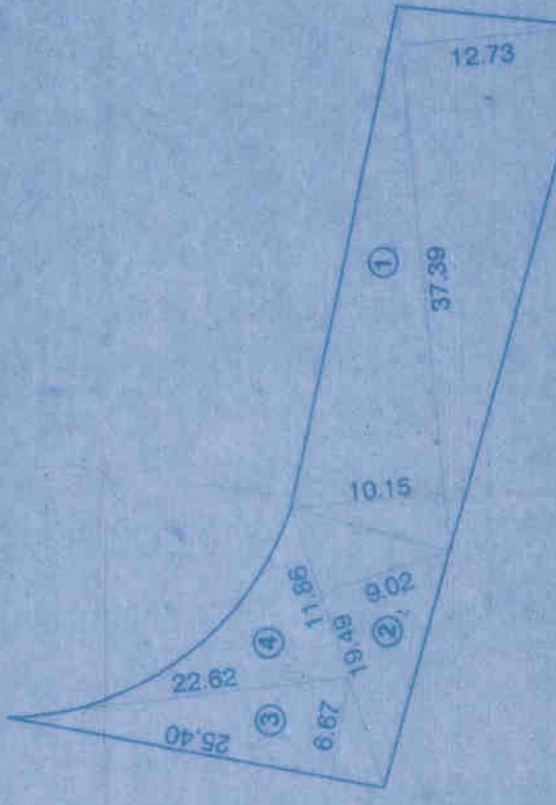


PLOT AREA CALCULATION
OF GAT. NO. 81 / 2
SCALE - 1:500

NO.	BASE S.Q.M	HEIGHT 1 S.Q.M	HEIGHT 2 S.Q.M	B*(H1+H2)/2 S.Q.M	2 S.Q.M
A	67.69	X (35.73 + 31.66) X 0.5 =		2267.58	
B	86.97	X (43.94 + 40.23) X 0.5 =		3726.51	
C	94.58	X (42.38 + 41.68) X 0.5 =		3975.20	
D	66.32	X (35.70 + 0.00) X 0.5 =		1237.36	
E	84.63	X (9.71 + 0.00) X 0.5 =		410.68	
F	107.16	X (42.99 + 10.41) X 0.5 =		2861.17	
G	52.11	X (12.80 + 0.00) X 0.5 =		333.50	
PLOT AREA AS PER TRIANGULATION METHOD =				14832.21	
LEAST LAND AREA TAKEN					14812.00

NO.	BASE S.Q.M	HEIGHT 1 S.Q.M	HEIGHT 2 S.Q.M	B*(H1+H2)/2 S.Q.M	2 S.Q.M
1	37.39	X (12.73 + 10.15) X 0.5 =		427.75	
2	19.49	X (9.02 + 0.00) X 0.5 =		87.50	
3	25.40	X (6.67 + 0.00) X 0.5 =		84.71	
4	22.62	X (11.86 + 12.62) X 11.86 X 3.14 / 4 =		57.68	
TOTAL ROAD WIDENING AREA					658.08

18.00 M.W.D.P. ROAD WIDENING
AREA CALCULATION
SCALE - 1:500



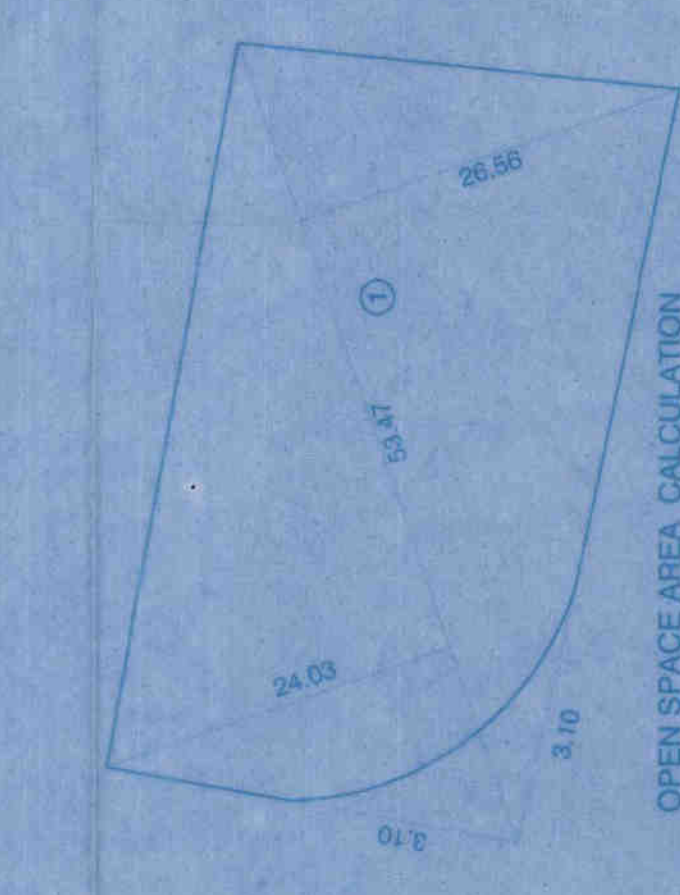
NO.	BASE S.Q.M	HEIGHT 1 S.Q.M	HEIGHT 2 S.Q.M	B*(H1+H2)/2 S.Q.M	2 S.Q.M
1	46.38	X (14.63 + 14.35) X 0.5 =		672.06	
2	6.89	X (3.95 + 3.85) X 3.14 / 4 =		5.70	
TOTAL ROAD WIDENING AREA					677.76

40.00 M.W. ROAD WIDENING AREA
CALCULATION
SCALE - 1:500



NO.	BASE S.Q.M	HEIGHT 1 S.Q.M	HEIGHT 2 S.Q.M	B*(H1+H2)/2 S.Q.M	2 S.Q.M
1	53.47	X (26.56 + 24.03) X 0.5 =		1352.41	
DEDUCTION	0.50	X 3.10 X 3.10		4.81	
TOTAL				1347.61	
PROP. OPEN SPACE AREA				1347.61	
REQ. OPEN SPACE AREA				1347.61	

OPEN SPACE AREA CALCULATION
SCALE - 1:500



NO.	BASE S.Q.M	HEIGHT 1 S.Q.M	HEIGHT 2 S.Q.M	B*(H1+H2)/2 S.Q.M	2 S.Q.M
1	59.22	X (11.89 + 10.32) X 0.5 =		657.68	
2	13.95	X (3.96 + 0.00) X 0.5 =		27.62	
3	7.89	X (0.42 + 0.42) X 3.14 / 4 =		0.71	
TOTAL ROAD WIDENING AREA					686.03

12.00 M.W. INTERNAL ROAD AREA
SCALE - 1:500



LEGEND

PLOT BOUNDARY SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
ROAD WIDENING LINE SHOWN IN GREEN DOTTED
OPEN SPACE SHOWN IN GREEN
AMENITY SPACE SHOWN IN BROWN

PROJECT (AFFORDABLE HOUSING)
PROPOSED LAYOUT OF RESIDENTIAL BUILDING ON
GAT.NO - 81/2 , AT - SANGVI , TAL. - MAVAL, DIST. -
PUNE.

OWNER'S SIGN. & DECLARATION -

I/WE UNDERSIGNED HERE BY CONFIRM THAT I/WE WOULD ABIDE BY PLANS
SANCTIONED BY PMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER
SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER
SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE
QUALITY AND SAFETY AT THE WORKSITE.

OWNER (S) NAME AND SIGNATURE
Mr. Parag D. Shah
Mr. Deepesh R. Shah
Mr. Ashish K. Chavla
Mr. Shabir T. Poonawala
Mr. Ashish D. Kasat

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
DATE 10/02/2020. THE AREA OF THE PLOT WAS FOUND TO BE
AS MEASURED ON SITE AND THE AREA SO WORKED OUT VALUES WITH
THE AREA STATED IN DOCUMENT OF OWNERSHIP / T P SCHEME RECORDS /
LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

SIGNATURE -
(SHIRPAD PANDURANG PADHYE)

ARCHITECT NAME AND SIGNATURE
SHIRPAD PANDURANG PADHYE
Registration Number No. of Arch./
11150 ARCH/REG/26 245
CAY/11151

NO.	AREA STATEMENT	SQ.M
1	LAND AREA AS PER 7/12	14812.00
2	LAND AREA AS PER DEMARCATION	14832.21
3	LEAST LAND AREA TAKEN FOR CALCULATIONS	14812.00
4	DEDUCTIONS FOR	
	A. 40.00 M.W.D.P. ROAD WIDENING AREA	677.76
	B. 18.00 M.W.D.P. ROAD WIDENING AREA	558.08
	C. ANY RESERVATION	NIL
	D. TOTAL = A + B + C	1335.86
5	NET GROSS AREA OF THE PLOT (1 - 4D)	13476.14
6	DEDUCTIONS FOR	
	A. AMENITY SPACE 15% = (REQ. 2021.42 SQ.M)	2021.42
	B. OPEN SPACE 10% = (REQ. 1347.61 SQ.M)	1347.61
	C. INTERNAL ROAD	686.03
	D. TOTAL = A + B + C	4055.06
7	PERMISSIBLE BASIC FSI UNDER GROUP HOUSING SCHEME = (5 - 6A) X 1.20 (13476.14 - 2021.42) = 11454.72 X 1.20 NET PLOT AREA	13745.66
8	PERMISSIBLE PREMIUM PAID FSI (11454.72 X 0.20)	2290.94
9	TOTAL MAXIMUM PERMISSIBLE FLOOR AREA (7+8)	16036.60
10	PROPOSED RESIDENTIAL FLOOR AREA	
	BUILDING - A	2430.12
	BUILDING - B	2430.12
	BUILDING - C	2430.12
	BUILDING - D	2430.12
	BUILDING - E	2430.12
	BUILDING - F	2430.12
11	PROPOSED TOTAL RESIDENTIAL FLOOR AREA (10A TO 10F)	14580.72
12	REQUIRED PREMIUM PAID FSI (11-7)	885.06
13	F. A. R. CONSUMED (11-5)	1.0