

LAYOUT PLAN (SCALE 1:250)



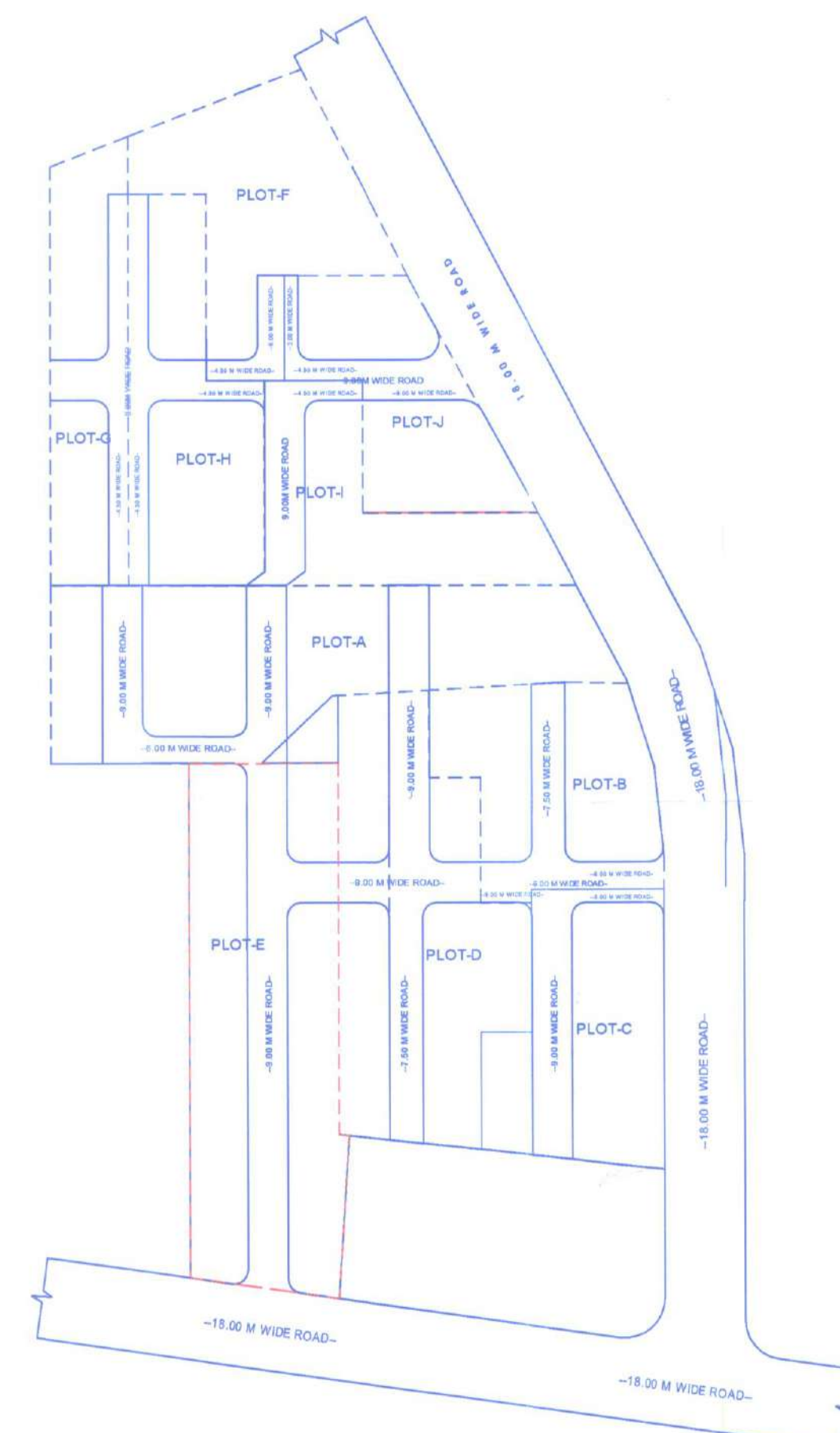
Triangulation : PLOT E (SCALE 1:500)

1. (30.772+32.225)X85.867X0.50 =	2704.68 SQ.M.
2. (26.386+25.480)X47.512X0.50 =	1232.12 SQ.M.
TOTAL	= 3936.80 SQ.M.

Triangulation for INTERNAL ROAD AREA (SCALE 1:500)

1. (8.97+8.88)X117.43X0.50 =	1048.06 SQ.M.
2. (9.00X11.50) =	103.50 SQ.M.
a. 2.03X 01 (ROUNDING INTERSECTION AREA) =	2.03 SQ.M.
b. 1.93X 02 (ROUNDING INTERSECTION AREA) =	3.86 SQ.M.
c. 2.66X 01 (ROUNDING INTERSECTION AREA) =	2.66 SQ.M.
d. 1.40X 01 (ROUNDING INTERSECTION AREA) =	1.40 SQ.M.
TOTAL	= 1161.76 SQ.M.

PLAN SHOWING ROAD EASEMENT RIGHTS FROM S. NO 95/2(P),96/1B,95/3 (SCALE N.T.S)



PLOT NO	AREA CALCULATION IN Sqm.	CORNER ROUNDING AREA OF ROAD	TOTAL	REMAINING PLOT AREA (b-c)	CONSIDER MIN PLOT AREA	BASIC F.S.I	PERMISSIB LE BUILT- UP AREA ON BASIC F.S.I (b-g)	F.S.I. AS PER PRO-RATA BASIS (1.4188)	PERMISSIBLE BUILT-UP AREA ON BASIC F.S.I + PRO-RATA F.S.I (h-i)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
E-D 01	(11.410 + 10.545) X 27.145 X 0.50	2.66	295.32	295.32	293.52	0.825	243.64	122.96	366.60
E-SD 02	10.670 X 13.000		138.71	138.71	138.71	0.825	114.44	58.11	172.54
E-RH 03	7.500 X 13.000		97.50	97.50	97.50	0.825	80.44	40.84	121.28
E-RH 04	7.50 X 13.00		97.50	97.50	97.50	0.825	80.44	40.84	121.28
E-RH 05	7.50 X 13.00		97.50	97.50	97.50	0.825	80.44	40.84	121.28
E-RH 06	10.67 X 13.00		138.71	138.71	138.71	0.825	114.44	58.11	172.54
E-SD 07	7.60 X 13.00		98.80	98.80	98.80	0.825	81.51	41.39	122.90
E-RH 08	6.10 X 13.00		79.30	79.30	79.30	0.825	65.42	33.22	98.64
E-RH 09	10.22 X 13.00		132.86	132.86	132.86	0.825	109.61	55.66	165.27
E-RH 10	7.56 X 13.00		98.28	98.28	98.28	0.825	81.08	41.17	122.25
E-RH 11	7.56 X 13.00		98.28	98.28	98.28	0.825	81.08	41.17	122.25
E-SD 12	(7.403 + 7.464) X 15.878 X 0.50	2.03	116.00	116.00	116.00	0.825	95.70	48.59	144.29
E-SD 13	(7.863 + 7.910) X 15.760 X 0.50		124.29	124.29	124.29	0.825	102.54	52.07	154.61
E-SD 14	11.45 X 11.50	1.93	128.75	128.75	128.75	0.825	107.04	54.35	161.39
E-SD 15	11.85 X 11.50	1.93	134.35	134.35	134.35	0.825	110.83	56.28	167.11
E-RH 16	7.62 X 11.50		87.63	87.63	87.63	0.825	72.29	36.71	109.00
E-RH 17	7.62 X 11.50		87.63	87.63	87.63	0.825	72.29	36.71	109.00
E-RH 18	7.62 X 11.50		87.63	87.63	87.63	0.825	72.29	36.71	109.00
E-RH 19	7.62 X 11.50		87.63	87.63	87.63	0.825	72.29	36.71	109.00
E-SD 20	8.98 X 11.50		103.27	103.27	103.27	0.825	85.20	43.26	128.46
E-SD 21	7.32 X 11.50		84.18	84.18	84.18	0.825	69.44	34.71	109.00
E-SD 22	(2.215 + 1.697) X 7.428 X 0.50		14.53	14.53	14.53	0.825	11.99	5.99	17.97
E-SD 23	(6.406 + 6.175) X 15.183 X 0.50		95.38	95.38	95.38	0.825	78.69	39.86	118.65
E-D 23	(10.774 + 10.430) X 23.714 X 0.50	1.40	250.02	250.02	250.02	0.825	206.26	104.74	311.00
TOTAL			2773.24		2773.24		206.26	104.74	311.00

PLOT-E
DRAWING SHEET NO 1/1

**PROPOSED RESIDENTIAL PLOTTING
LAYOUT ON S. NO-95/3(P),VILLAGE-
CHOVISAWADI TAL-HAVELI,
DIST-PUNE**

STAMP OF APPROVAL

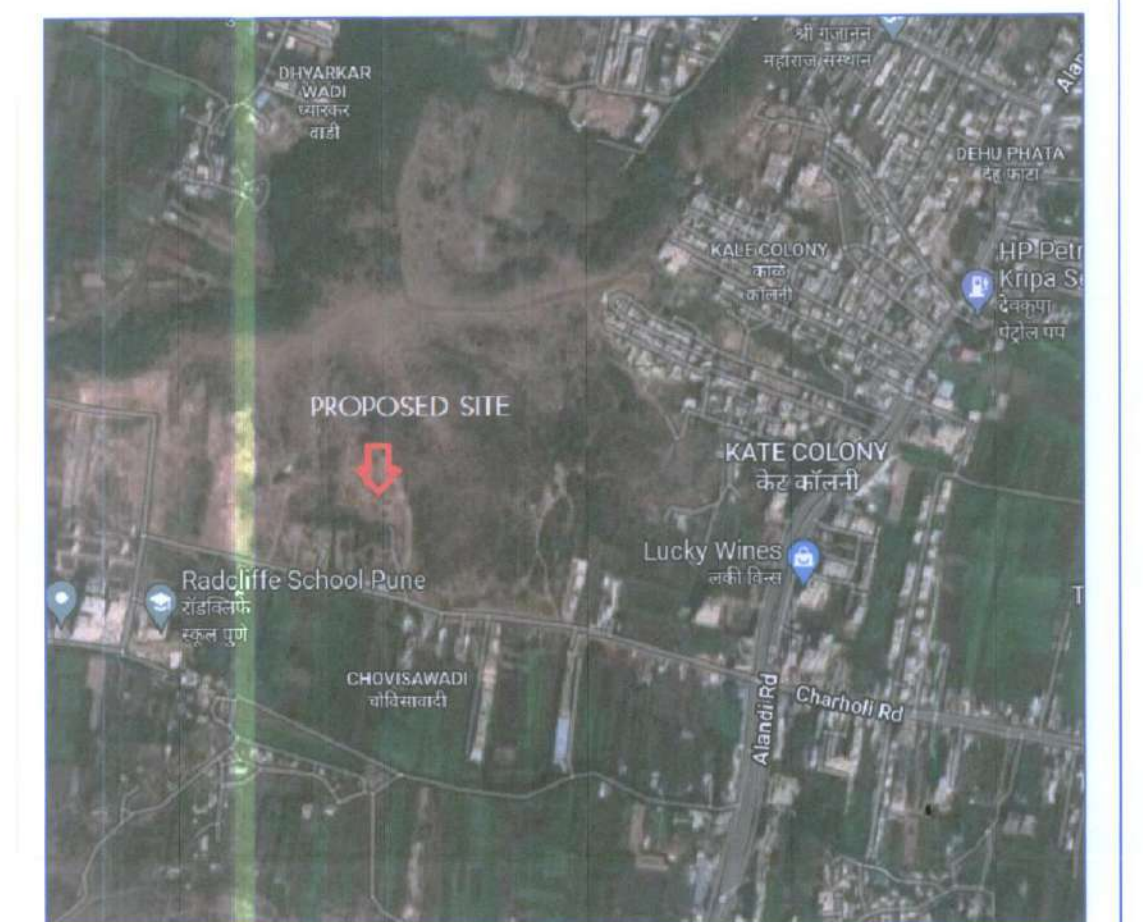
Sanctioned No. B.P. Layout/Chovisawadi/27/2022
Subject to conditions mentioned in the
Office Order No.
even dated 30/06/2022

Stamp: ESTD. 11/10/1982

Signature: *[Signature]*
Date: 30/06/2022

Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pune City Municipal Corporation
Pune-411004

सदर लेआउट मधील अंतर्गत रस्ते हे सार्वजनिक वापरा करिता राहतील, त्यासाठी कोणालाही मज्जाव करता येणार नाही.



LOCATION PLAN
(SCALE-N.T.S)

A) AREA STATEMENT	SQ. M.
1. AREA OF PLOT	3935.00
(a) As per ownership document (7/12, CTS extract)	3935.00
(b) as per measurement sheet	3936.80
(c) as per site	3936.80
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)	3935.00
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	3935.00
5. Net Plot Area (3-4 (c))	3935.00
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	1161.76
8. Service road and Highway widening	0.00
9. Plottable area	2773.24
10. Pro-rata factor for F.S.I Calculation on layout plots=(5/9)	1.4189
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: *[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. NAGUNATH BALASAHEB MOZE & OTHER 2

ARCHITECT: S.S.WALI & ASSOCIATES
OFFICE NO: 110, WORLD OF MOTHER, AKURDI, PUNE-411004

Ar. Shashikant Shankar Wali CA/2010/117287

ARCH. SIGN: *[Signature]*

JOB NO. **DRG. NO.** **SCALE** **DRAWN BY** **CHECKED BY**

INWARD NO. **DATE** **28-03-2022**

KEY NO. **SHEET NO.**