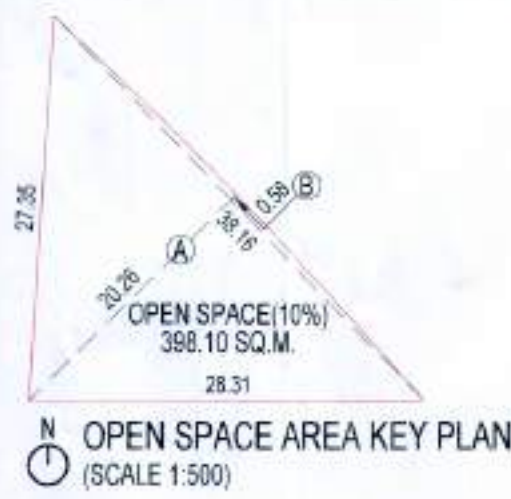
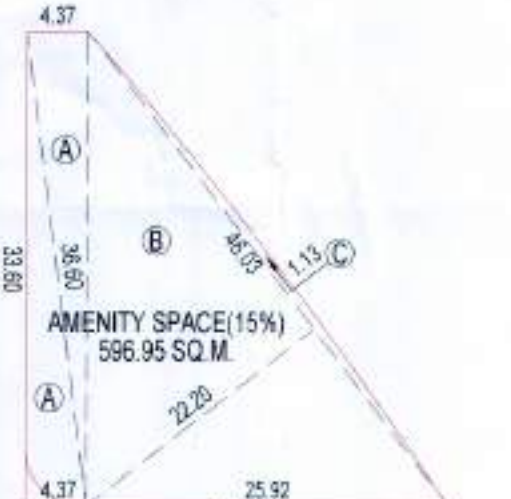


AREA CALCULATION
AREA OF RESIDENTIAL PLOT
A = 0.50 X 56.67 X 117.14 X 1.00 = 3319.16 SQ.M.
B = 0.50 X 5.19 X 117.14 X 1.00 = 303.97 SQ.M.
C = 0.50 X 58.80 X 1.69 X 2.00 = 98.79 SQ.M.
D = 0.50 X 5.63 X 92.70 X 1.00 = 260.95 SQ.M.
TOTAL = 3982.86 SQ.M.



AREA CALCULATION OF 10% OPEN SPACE
A = 0.50 X 20.26 X 38.16 X 1.00 = 386.65 SQ.M.
B = 0.50 X 0.58 X 19.34 X 2.00 = 11.45 SQ.M.
NET TOTAL = 398.10 SQ.M.



AREA CALCULATION OF 15% AMENITY SPACE
A = 0.50 X 1.73 X 36.60 X 2.00 = 63.31 SQ.M.
B = 0.50 X 22.20 X 48.03 X 1.00 = 510.93 SQ.M.
C = 0.50 X 1.13 X 46.03 X 1.00 = 26.50 SQ.M.
NET TOTAL = 600.74 SQ.M.

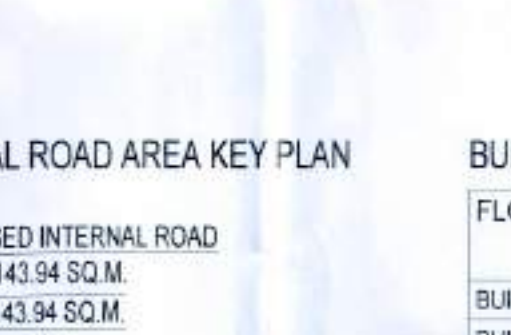
DEDUCTION AREA
ROUNDED AREA OF ROAD
A = 0.50 X 2.83 X 5.66 X 1.00 = 8.00 SQ.M.
DEDUCTION
B = 0.50 X 3.06 X 0.30 X 2.00 = 0.90 SQ.M.
C = 0.50 X 1.17 X 5.66 X 1.00 = 3.31 SQ.M.
TOTAL = 4.21 SQ.M.
TOTAL DEDUCTION = 8.421 = 3.79 SQ.M.
AREA OF AMENITY SPACE = 600.74 - 3.79 = 596.95 SQ.M.



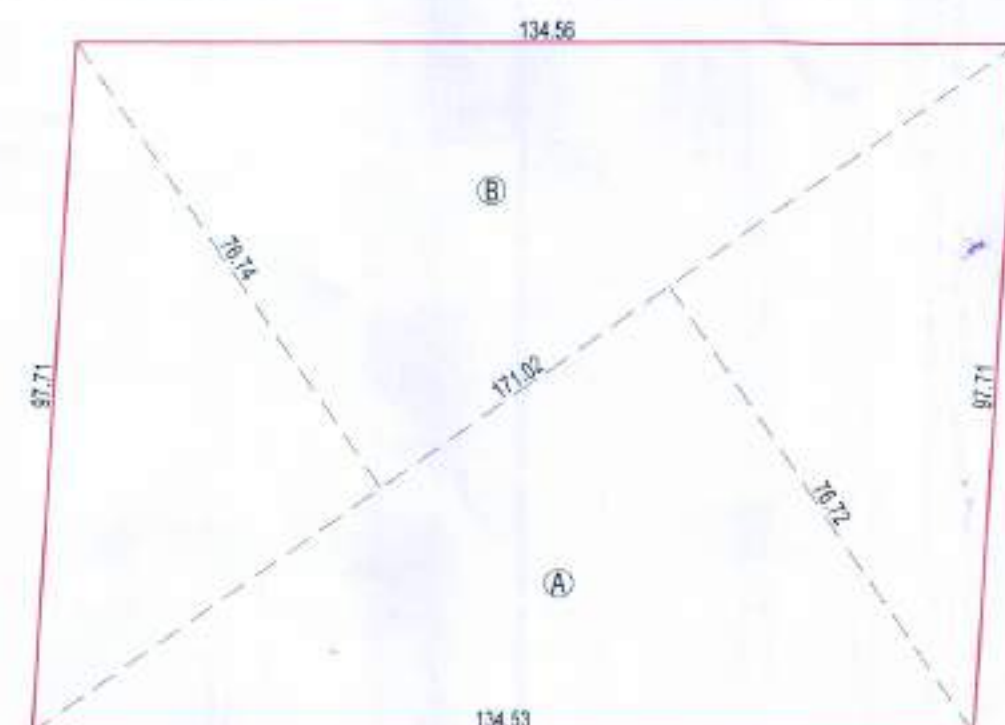
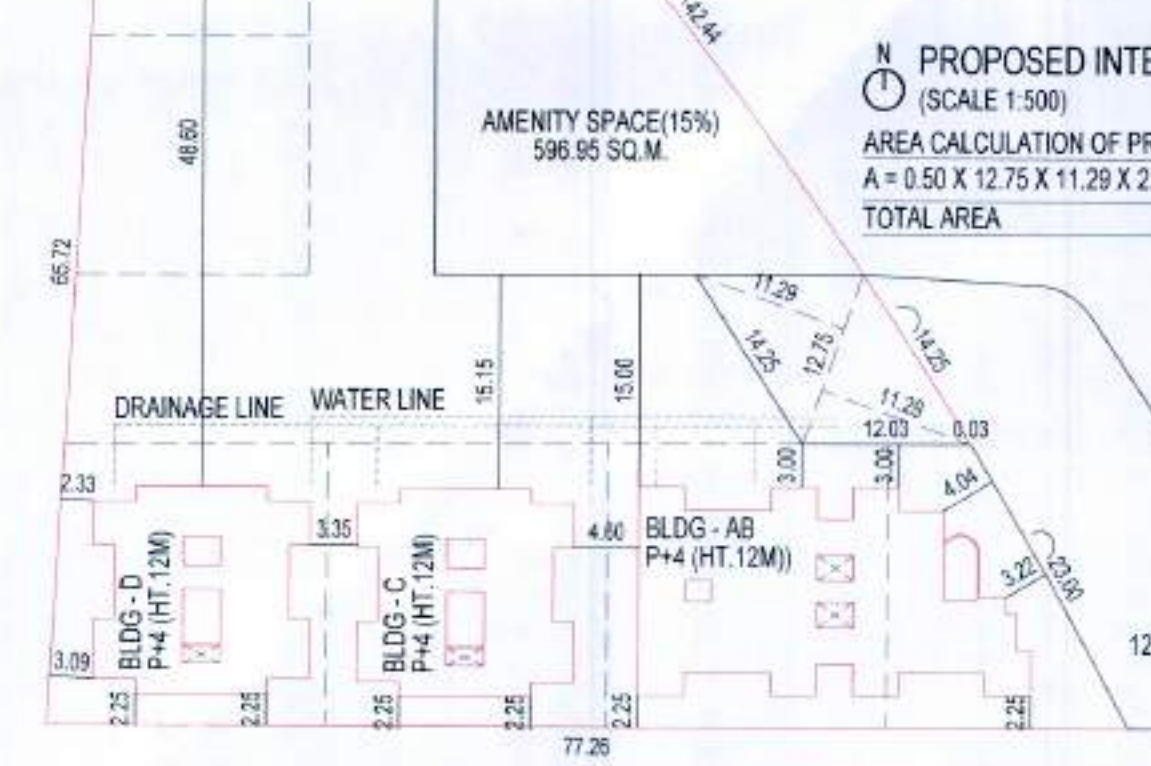
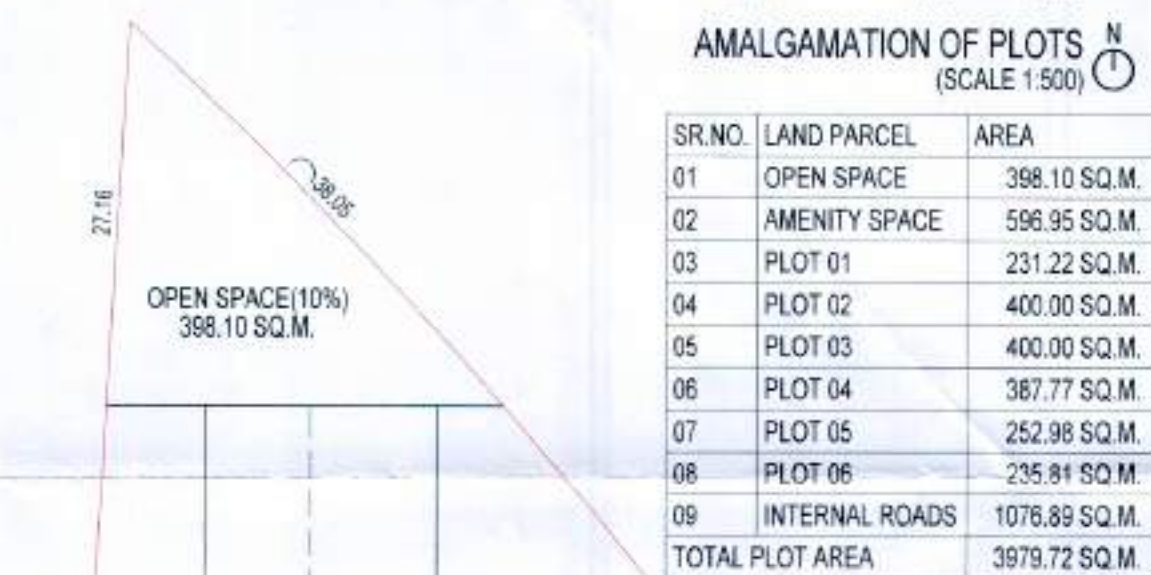
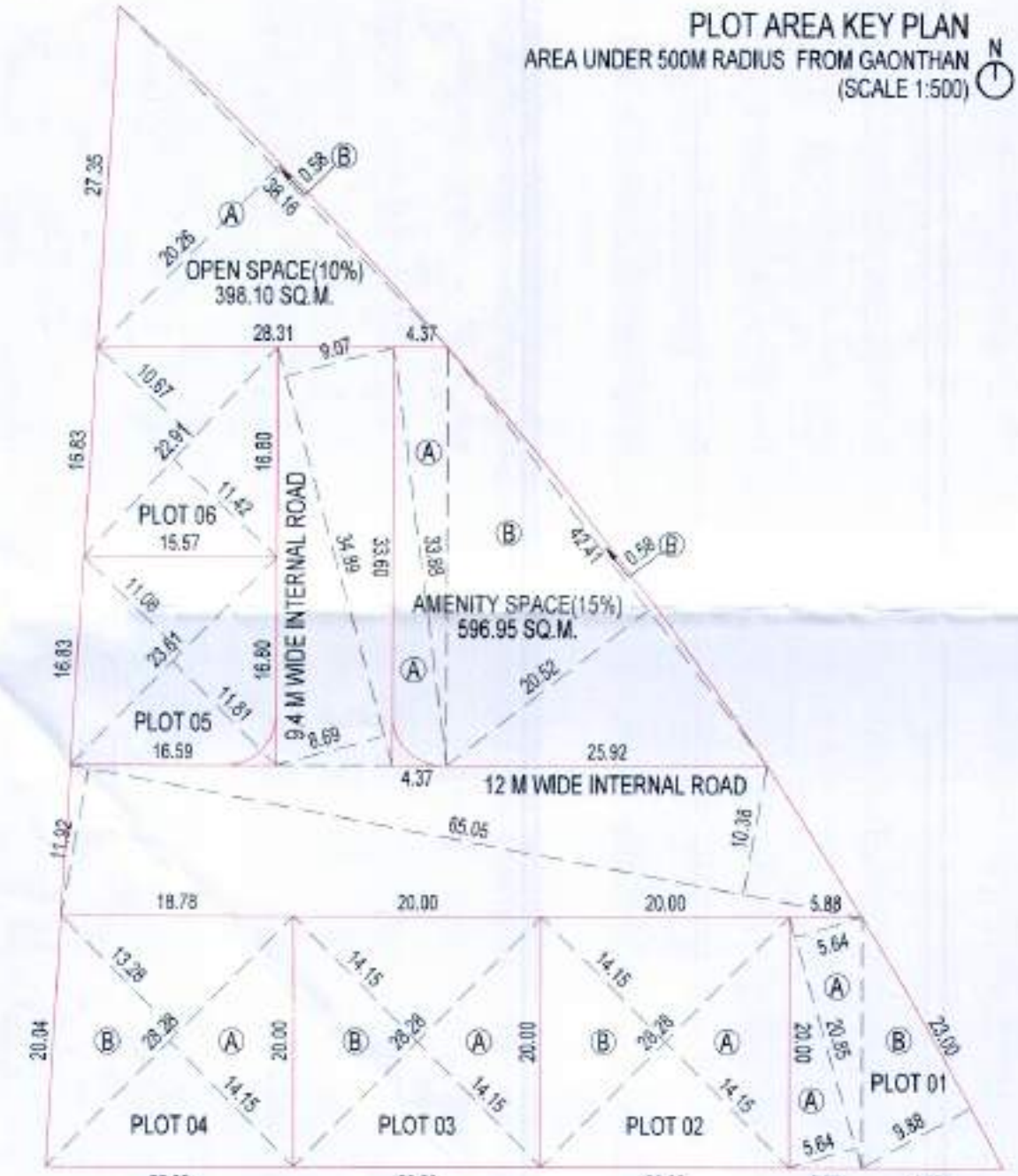
AREA CALCULATION OF PLOT 01
A = 0.50 X 5.64 X 20.85 X 2.00 = 117.60 SQ.M.
B = 0.50 X 9.88 X 23.00 X 1.00 = 113.62 SQ.M.
TOTAL AREA = 231.22 SQ.M.



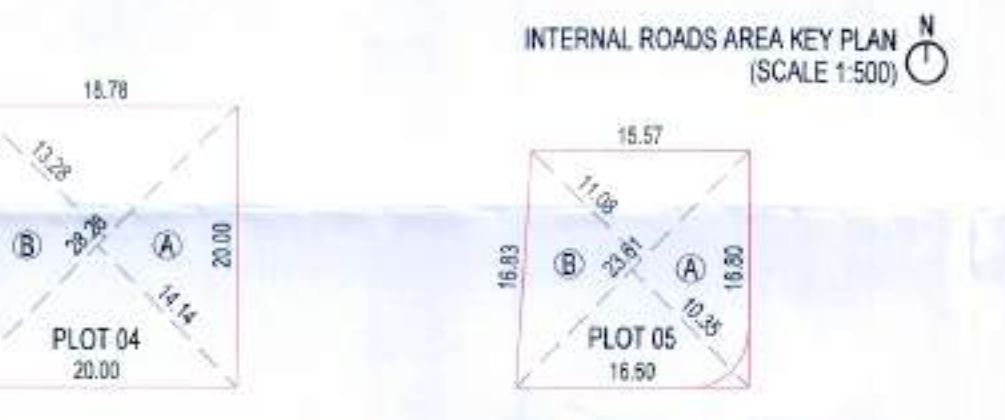
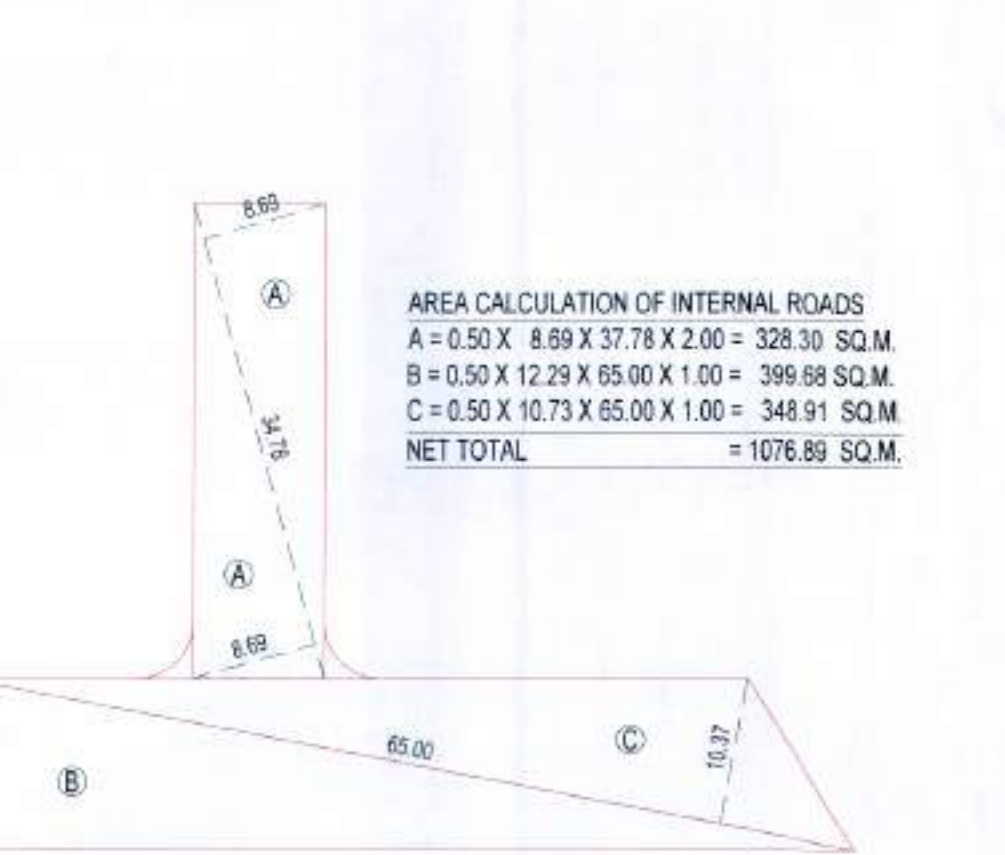
AREA CALCULATION OF PLOT 02 & 03
A = 0.50 X 14.15 X 28.26 X 1.00 = 200.00 SQ.M.
B = 0.50 X 14.15 X 28.26 X 1.00 = 200.00 SQ.M.
TOTAL AREA = 400.00 SQ.M.



AREA CALCULATION OF PROPOSED INTERNAL ROAD
A = 0.50 X 12.75 X 11.28 X 2.00 = 143.94 SQ.M.
TOTAL AREA = 143.94 SQ.M.



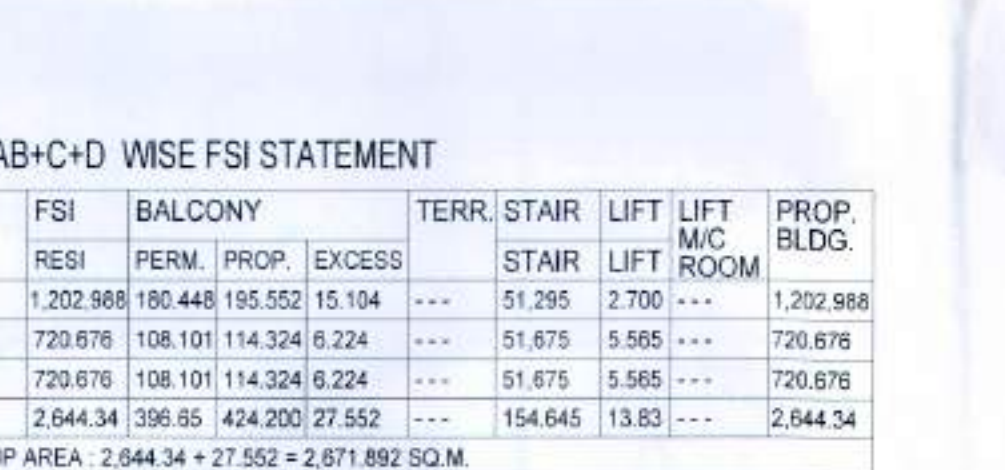
AREA CALCULATION OF S.NO. 634 (PART)
A = 0.50 X 76.72 X 171.02 X 1.00 = 6560.327 SQ.M.
B = 0.50 X 76.74 X 171.02 X 1.00 = 6562.037 SQ.M.
TOTAL = 13122.364 SQ.M.



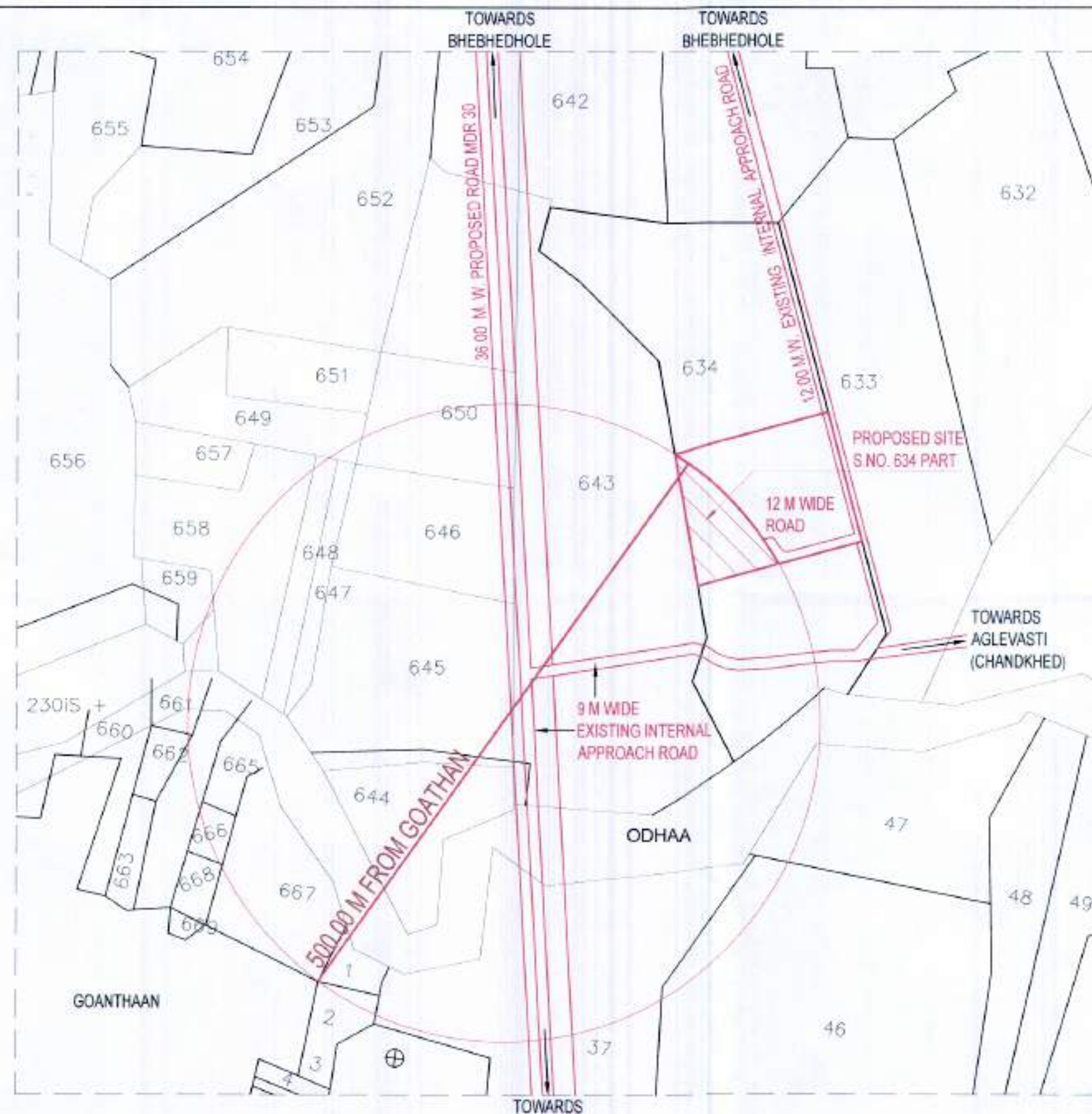
AREA CALCULATION OF PLOT 04
A = 0.50 X 14.15 X 28.26 X 1.00 = 200.00 SQ.M.
B = 0.50 X 13.28 X 28.26 X 1.00 = 187.77 SQ.M.
TOTAL AREA = 387.77 SQ.M.



AREA CALCULATION OF PLOT 05
A = 0.50 X 10.35 X 23.61 X 1.00 = 122.19 SQ.M.
B = 0.50 X 11.08 X 23.61 X 1.00 = 130.79 SQ.M.
NET TOTAL = 252.98 SQ.M.



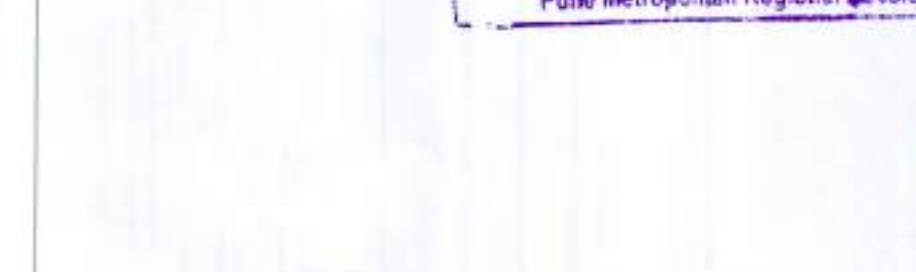
AREA CALCULATION OF PLOT 06
A = 0.50 X 11.42 X 22.91 X 1.00 = 130.81 SQ.M.
B = 0.50 X 9.16 X 22.91 X 1.00 = 105.00 SQ.M.
TOTAL AREA = 235.81 SQ.M.



SAI WATIKA PROPOSED GROUP HOUSING AT S.NO. 634 PART OF VILLAGECHANDKHED, TAL. MAVAL, DIST. PUNE.

STAMPS OF APPROVAL OF PLANS:
Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. 170/CTD R. No. 926/2022/Mouza. S. No. 634 Part. Dated 24/07/2022.

Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



A	AREA STATEMENT	SQ.M.	PRESANCTIONED
01.	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	3979.72 SQ.M.	400 + 631.22 = 1031.22 SQ.M.
	(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3979.72 SQ.M.	
	(B) AS PER MEASUREMENT SHEET	3979.72 SQ.M.	
	(C) AS PER SITE (DEMARCATION)	3979.72 SQ.M.	
02.	DEDUCTIONS FOR		
	(A) D.P. ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING		
	(B) ANY D.P. RESERVATION AREA		
	(C) TOTAL A+B		
03.	GROSS AREA OF PLOT (1-2)	3979.72 SQ.M.	400 + 631.22 = 1031.22 SQ.M.
04.	RECREATIONAL OPEN SPACE		
	(A) REQUIRED	397.97 SQ.M.	
	(B) PROPOSED	398.10 SQ.M.	398.10 SQ.M.
05.	AMENITY SPACE		
	(A) REQUIRED	0.00	
	(B) PROPOSED	596.95 SQ.M.	596.95 SQ.M.
06.	SERVICE ROAD AND HIGHWAY WIDENING		
07.	INTERNAL ROAD AREA	143.94 SQ.M.	1076.76 SQ.M.
08.	NET AREA OF PLOT = [3 - 5(B)]	3382.77 SQ.M.	
09.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8 X 1.0)	3382.77 SQ.M.	600 + 946.80 = 1546.83 SQ.M.
10.	ADDITION OF AREA FOR F.S.I.		
	(A) IN-SITU AREA AGAINST D.P. ROAD (1.85X SR. NO. 2 (A)), IF ANY		
	(B) IN-SITU AREA AGAINST AMENITY SPACE (2.00 DRL.85 X SR. NO. 5 (B)),	0.00	
	(C) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR. NO. 8)	0.00	
	(D) TDR AREA	0.00	
	(E) ADDITIONAL FSI AREA UNDER CHAPTER VIII		
	TOTAL OF A+B+C+D+E	0.00	
11.	TOTAL AREA AVAILABLE (9+10)	3382.77 SQ.M.	
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	1.00	1.5
13.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.15.B)		
	(A) EXISTING BUILT-UP AREA (590.857 + 929.781)	0.00	1520.638 SQ.M.
	(B) PROPOSED BUILT-UP AREA (2644.34 - 1520.638)	1123.702 SQ.M.	
	(C) PROPOSED EXCESS BALCONY AREA COUNTED IN F.S.I.	20.971 SQ.M.	6.579 SQ.M.
	(D) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.		
	TOTAL OF A+B+C+D	1144.673 SQ.M.	1527.217 SQ.M.
	NET BUILT-UP AREA PRESANCTIONED + PROPOSED AREA	2671.89 SQ.M.	
14.	F.S.I. CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO.12 ABOVE)	0.338	0.987
15.	AREA FOR INCLUSIVE HOUSING, IF ANY		
	(A) REQUIRED (20% OF SR.NO.9)		
	(B) PROPOSED		

B	BALCONY AREA STATEMENT	
(A)	PERMISSIBLE BALCONY AREA (180.448+108.101+108.101 - 228.096)	168.554 SQ.M.
(B)	PROPOSED BALCONY AREA (195.552+114.324+114.324 - 234.675)	189.525 SQ.M.
(C)	EXCESS BALCONY AREA (15.104 + 6.224 + 6.224 - 6.579)	20.971 SQ.M.

C	TENEMENT STATEMENT	
(A)	TENEMENTS PERMISSIBLE AS PER 250 / H	100 NOS
(B)	TENEMENTS PROPOSED	60 NOS

D	PARKING STATEMENT	
(A)	PARKING REQUIRED BY RULE	00
(B)	PARKING PROVIDED	00

E	LEGEND	
(A)	PLOT BOUNDARY	THICK BLACK
(B)	EXISTING WORK	BLUE
(C)	EXISTING WORK TO BE DEMOLISHED	YELLOW HATCH
(D)	PROPOSED WORK	RED
(E)	DRAINAGE LINE	RED DOTTED
(F)	WATER LINE	BLACK DOTTED

SCHEDULE OF DOOR & WINDOWS	
DOORS	WINDOWS
D = 1.05 X 2.10	D2 = 0.75 X 2.10
D1 = 0.90 X 2.10	O = 1.50 X 2.10

DESCRIPTION OF PROPOSAL AND PROPERTY

SAI WATIKA PROPOSED GROUP HOUSING AT S.NO. 634 PART OF VILLAGECHANDKHED, TAL. MAVAL, DIST. PUNE.

OWNER

For ABHILASHA DEVELOPERS

MR. ANIKET KAMBLE. Partner

FOR ABHILASHA DEVELOPERS.

ARCHITECT

KAUSTUBH C. BABAR (CA / 2011 / 50998) FOR VERSATILE STUDIO

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DR. NO.

NORTH

CHECKED BY