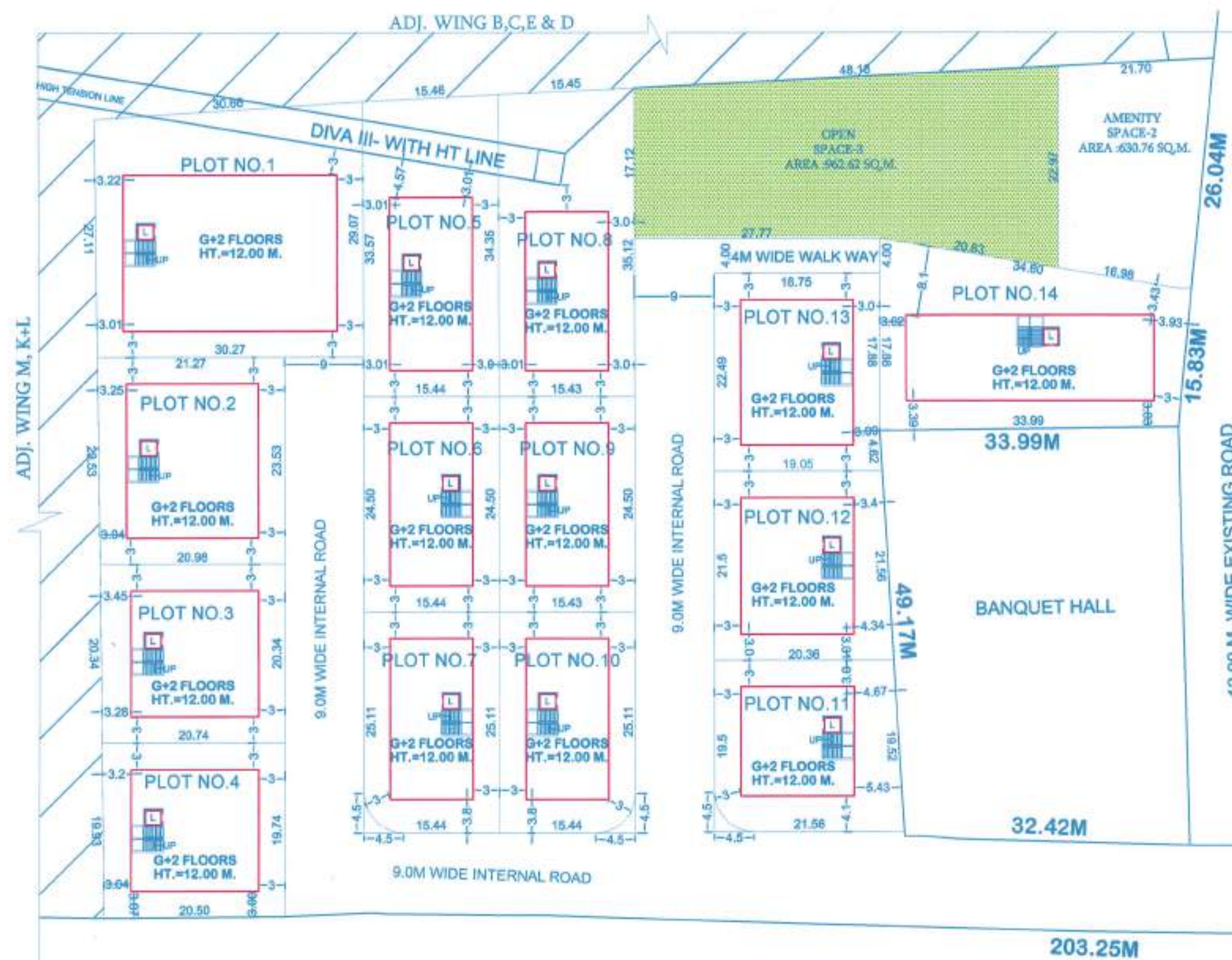




PLOTING PLINTH LAYOUT PLAN

PLOTING PLOT AREA CALCULATION

PLOT NO-1
01 - 20.07 X 40.87 X 0.5 = 410.13 SQM.
02 - 21.78 X 40.87 X 0.5 = 444.66 SQM.
TOTAL = 854.79 SQM.

PLOT NO-2
01 - 15.57 X 31.72 X 0.5 = 246.94 SQM.
02 - 15.78 X 31.72 X 0.5 = 250.27 SQM.
TOTAL = 497.21 SQM.

PLOT NO-3
01 - 14.44 X 29.22 X 0.5 = 210.66 SQM.
02 - 14.60 X 29.22 X 0.5 = 213.30 SQM.
TOTAL = 424.26 SQM.

PLOT NO-4
01 - 14.27 X 28.63 X 0.5 = 204.27 SQM.
02 - 14.30 X 28.63 X 0.5 = 204.70 SQM.
TOTAL = 408.97 SQM.

PLOT NO-5
01 - 14.37 X 36.94 X 0.5 = 265.41 SQM.
02 - 12.14 X 36.94 X 0.5 = 224.22 SQM.
03 - 04.32 X 16.08 X 0.5 = 34.73 SQM.
TOTAL = 524.36 SQM.

PLOT NO-6
01 - 13.06 X 28.96 X 0.5 = 189.10 SQM.
02 - 13.06 X 28.96 X 0.5 = 189.10 SQM.
TOTAL = 378.20 SQM.

PLOT NO-7
01 - 13.15 X 29.48 X 0.5 = 193.83 SQM.
02 - 13.15 X 29.48 X 0.5 = 193.83 SQM.
TOTAL = 387.66 SQM.

PLOT NO-8
01 - 13.82 X 38.36 X 0.5 = 265.06 SQM.
02 - 14.13 X 38.36 X 0.5 = 271.01 SQM.
TOTAL = 536.07 SQM.

PLOT NO-9
01 - 13.06 X 28.96 X 0.5 = 189.10 SQM.
02 - 13.06 X 28.96 X 0.5 = 189.10 SQM.
TOTAL = 378.20 SQM.

PLOT NO-10
01 - 13.15 X 29.48 X 0.5 = 193.83 SQM.
02 - 13.15 X 29.48 X 0.5 = 193.83 SQM.
TOTAL = 387.66 SQM.

PLOT NO-11
01 - 13.84 X 29.07 X 0.5 = 199.25 SQM.
02 - 14.48 X 29.07 X 0.5 = 210.17 SQM.
TOTAL = 408.42 SQM.

PLOT NO-12
01 - 13.84 X 29.82 X 0.5 = 204.97 SQM.
02 - 14.78 X 29.82 X 0.5 = 218.89 SQM.
TOTAL = 423.86 SQM.

PLOT NO-13
01 - 14.40 X 29.28 X 0.5 = 210.81 SQM.
02 - 11.48 X 29.28 X 0.5 = 168.06 SQM.
03 - 04.61 X 19.05 X 0.5 = 43.91 SQM.
TOTAL = 422.78 SQM.

PLOT NO-14
01 - 03.95 X 34.60 X 0.5 = 68.33 SQM.
02 - 16.18 X 37.05 X 0.5 = 299.73 SQM.
03 - 14.41 X 37.05 X 0.5 = 268.94 SQM.
04 - 15.74 X 1.38 X 0.5 = 10.70 SQM.
TOTAL = 645.70 SQM.

TOTAL PLOTING PLOT AREA

PLOT NO-1 = 854.79 SQM.
PLOT NO-2 = 497.21 SQM.
PLOT NO-3 = 424.26 SQM.
PLOT NO-4 = 408.97 SQM.
PLOT NO-5 = 524.36 SQM.
PLOT NO-6 = 378.20 SQM.
PLOT NO-7 = 387.66 SQM.
PLOT NO-8 = 536.07 SQM.
PLOT NO-9 = 378.20 SQM.
PLOT NO-10 = 387.66 SQM.
PLOT NO-11 = 408.42 SQM.
PLOT NO-12 = 423.86 SQM.
PLOT NO-13 = 422.78 SQM.
PLOT NO-14 = 645.70 SQM.
TOTAL = 6678.14 SQM.

INTERNAL ROAD WIDENING AREA

IR1 - 8.88 X 36.86 X 0.5 = 163.65 SQM.
IR2 - 9.00 X 43.60 X 0.5 = 196.20 SQM.
IR3 - 4.88 X 9.08 X 0.5 = 22.15 SQM.
IR4 - 0.57 X 7.53 X 0.5 = 2.14 SQM.
IR5 - 8.19 X 15.43 X 0.5 = 63.18 SQM.
IR6 - 5.38 X 10.88 X 0.5 = 29.32 SQM.
IR7 - 2.25 X 9.01 X 0.5 = 10.13 SQM.
IR8 - 9.00 X 15.44 X 0.5 = 69.48 SQM.
IR9 - 1.98 X 10.95 X 0.5 = 10.84 SQM.
IR10 - 9.05 X 15.62 X 0.5 = 70.88 SQM.
IR11 - 3.91 X 10.19 X 1.0 = 19.92 SQM.
IR12 - 6.32 X 10.97 X 0.5 = 34.66 SQM.
IR13 - 1.87 X 10.97 X 0.5 = 9.15 SQM.
IR14 - 3.50 X 5.85 X 0.5 = 10.23 SQM.
IR15 - 0.57 X 5.02 X 0.5 = 1.43 SQM.
IR16 - 2.44 X 7.70 X 0.5 = 9.39 SQM.
IR17 - 4.00 X 23.20 X 0.5 = 46.40 SQM.
IR18 - 4.98 X 23.20 X 0.5 = 57.76 SQM.
IR19 - 9.91 X 40.59 X 0.5 = 103.81 SQM.
IR20 - 9.88 X 40.59 X 0.5 = 103.20 SQM.
TOTAL = 1033.72 SQM.

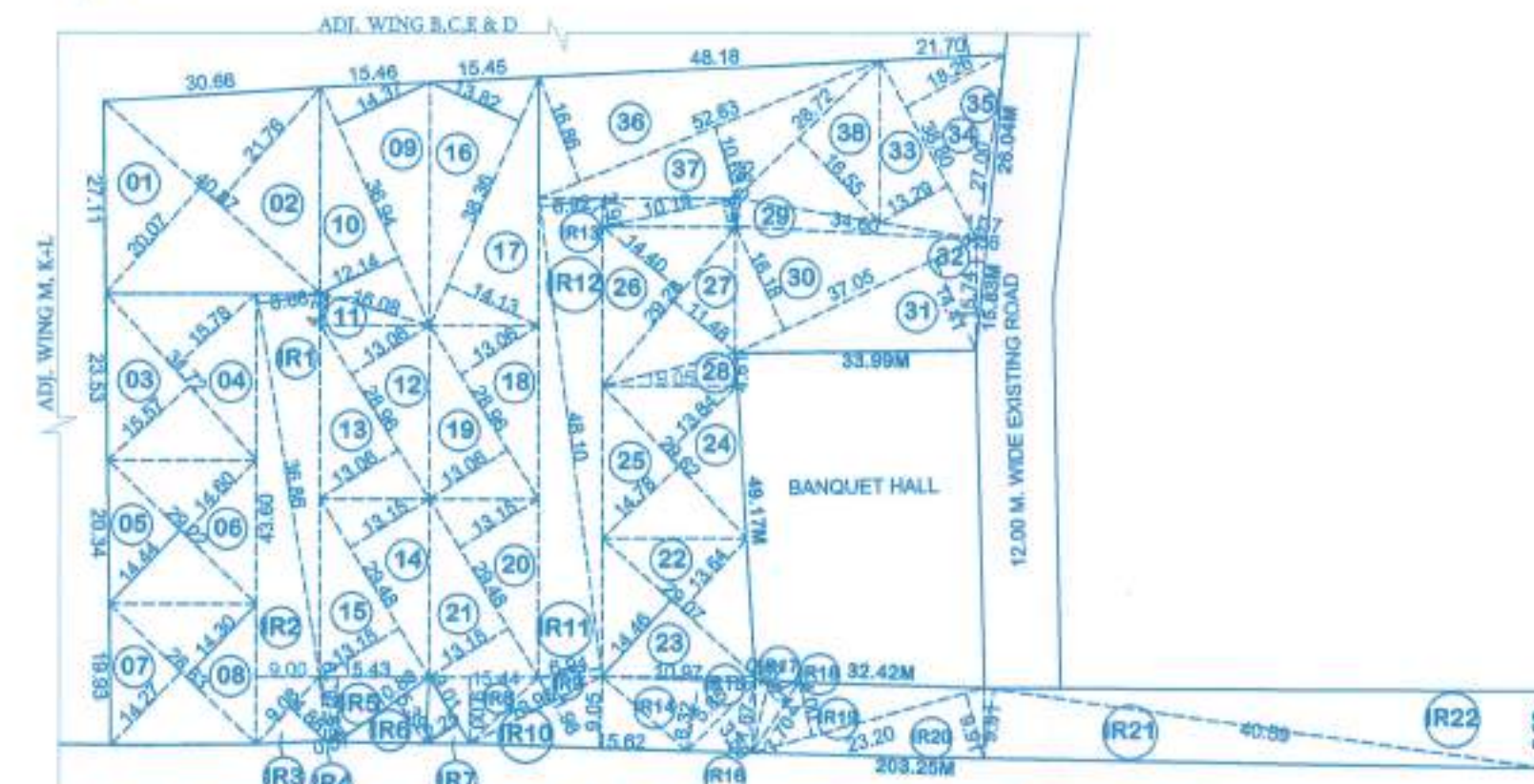
TOTAL PERMISSIBLE AREA OF PLOTTING

PLOT NO.	NET PLOT AREA	CORNER ROUNDING AREA OF ROAD	REMAINING PLOT AREA	PRO-RATA FSI FACTOR	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI
1	854.79	0	854.79	1.39	1188.16	9M	1.10	1308.97
2	497.21	0	497.21		691.12			760.23
3	424.26	0	424.26		589.72			648.89
4	408.97	0	408.97		568.47			625.32
5	524.36	0	524.36		728.86			801.75
6	378.20	0	378.20		525.70			578.27
7	387.66	4.53	383.13		532.55			585.81
8	536.07	0	536.07		745.14			819.65
9	378.20	0	378.20		525.70			578.27
10	387.66	4.53	383.13		532.55			585.81
11	408.42	4.53	403.89		561.41			617.55
12	423.86	0	423.86		589.17			648.08
13	422.78	0	422.78		587.66			646.43
14	645.70	0	645.70		897.52			987.28
TOTAL	6678.14				9263.72	0.00	0.00	10190.10

CULDE SAC AREA CALCULATION

ADDITION
CS - 6.3 X 4.50 X 0.5 = 10.12 SQM.
DEDUCTION
01 - 6.36 X 1.32 X 2/3 = 5.59 SQM.
TOTAL = 4.53 SQM.

CORNER ROUNDING AREA CALCULATION



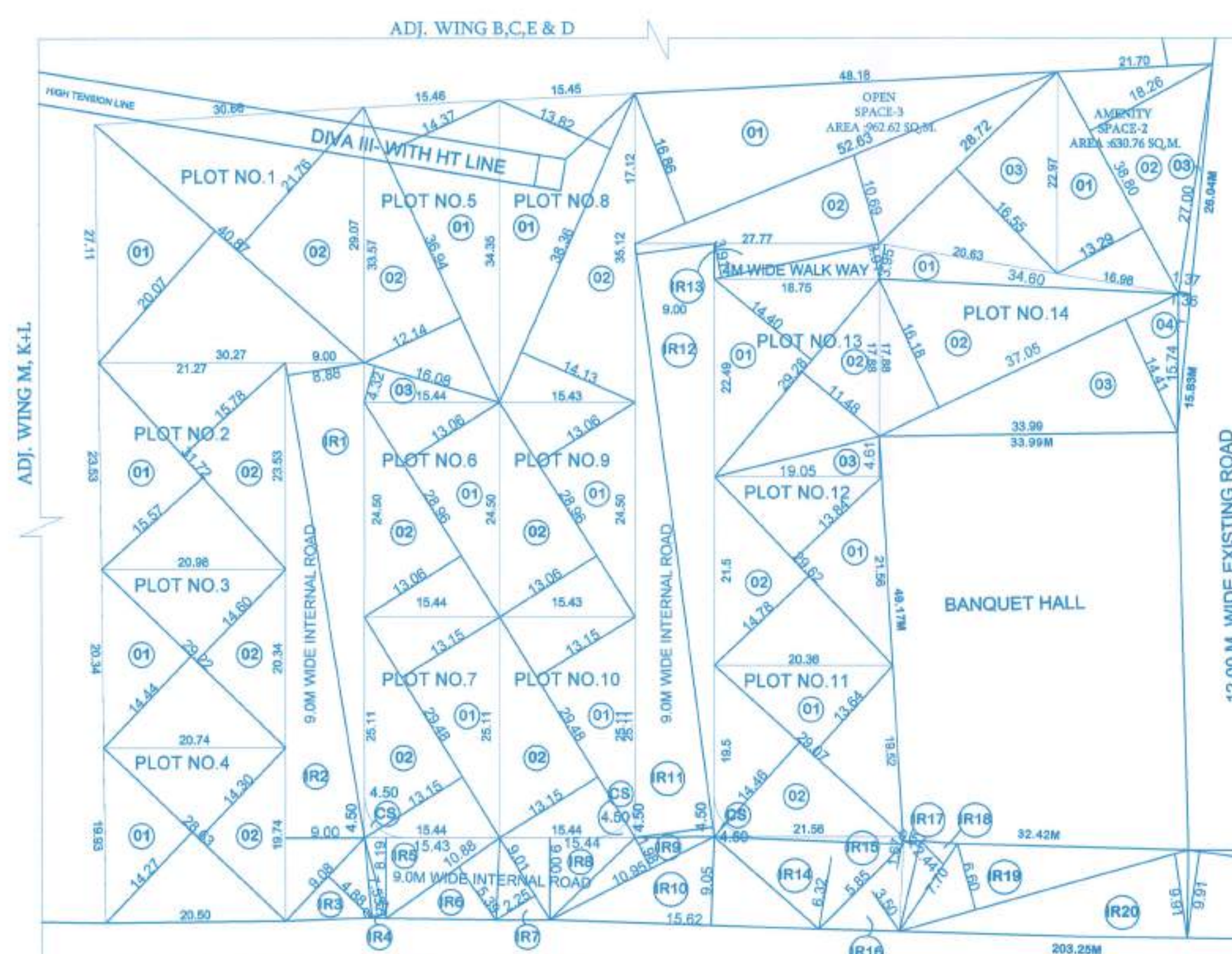
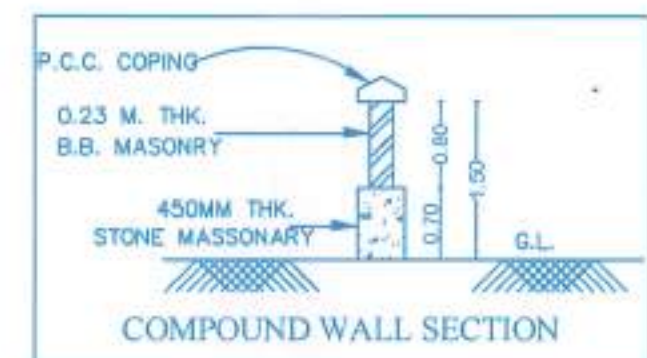
PLOTING PLOT AREA CALCULATION

OPEN SPACE-3 AREA CALCULATION

01 - 15.88 X 52.63 X 0.5 = 443.67 SQM.
02 - 10.89 X 52.63 X 0.5 = 281.30 SQM.
03 - 15.55 X 28.72 X 0.5 = 237.85 SQM.
TOTAL = 962.62 SQM.

AMENITY SPACE-2 AREA CALCULATION

01 - 13.30 X 38.80 X 0.5 = 258.02 SQM.
02 - 18.28 X 38.80 X 0.5 = 354.24 SQM.
03 - 1.37 X 27.00 X 0.5 = 18.50 SQM.
TOTAL = 630.76 SQM.



PLOTING LAYOUT PLAN

AREA STATEMENT	SQM.
1 AREA OF PLOT	9305.24
2 DEDUCTIONS FOR	
a) D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	0.00
b) ANY D.P. RESERVATION	0.00
TOTAL (a + b)	0.00
3 BALANCE ARE OF PLOT (1 - 2)	9305.24
4 AMENITY SPACE	
a) AMENITY SPACE REQUIRED	
b) Amenity Space PROVIDED (AS PER THE PREVIOUS SANCTION)	630.76
c) BALANCE PROPOSED	0.00
5 NET PLOT AREA (3 - 4 (b))	8674.48
6 RECREATIONAL OPEN SPACE	
a) OPEN SPACE REQUIRED	
b) OPEN SPACE PROVIDED (AS PER THE PREVIOUS SANCTION)	962.62
7 INTERNAL ROAD AREA	1033.72
8 SERVICE ROAD AND HIGHWAY WIDENING	0.00
9 PLOTTABLE AREA (5 - 6b - 7)	6678.14
10 PRO-RATA FACTOR FSI CALCULATION ON LAYOUT PLOTS (3/9)	1.39
11 AREA FOR INCLUSIVE HOUSING	
(a) REQUIRED -	0.00
(b) PROPOSED -	0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN HAS ITS AREA AS MEASURED MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/ LAND RECORD DEPT/ CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/ P.O.A HOLDER IN ORIGINAL/ TRUE COPY/PHOTOCOPY.

PROJECT

PROPOSED BUILDINGS LAYOUT
S.NO. 136/1A/2, S.NO. 136/5A+5B & 137/3A+3B + 137/4 (PART),
PLOT NO. A S.NO. 136/5A+5B+6 & 137/3A+3B+4 PLOT NO. B2,
S.NO. 136/6, S.NO. 136/5B/ 137/3A/3B/4
HADAPSAR, PUNE.

for MARVEL REALTORS

OWNER

MR. VISWAJEET JHAVER

AR. ATHARVA KULKARNI

JEWEL TOWER,

LANE NO.6

PUNE - 411001

SCALE

DATE

1/8/2022

BY

[Signature]

[Signature]