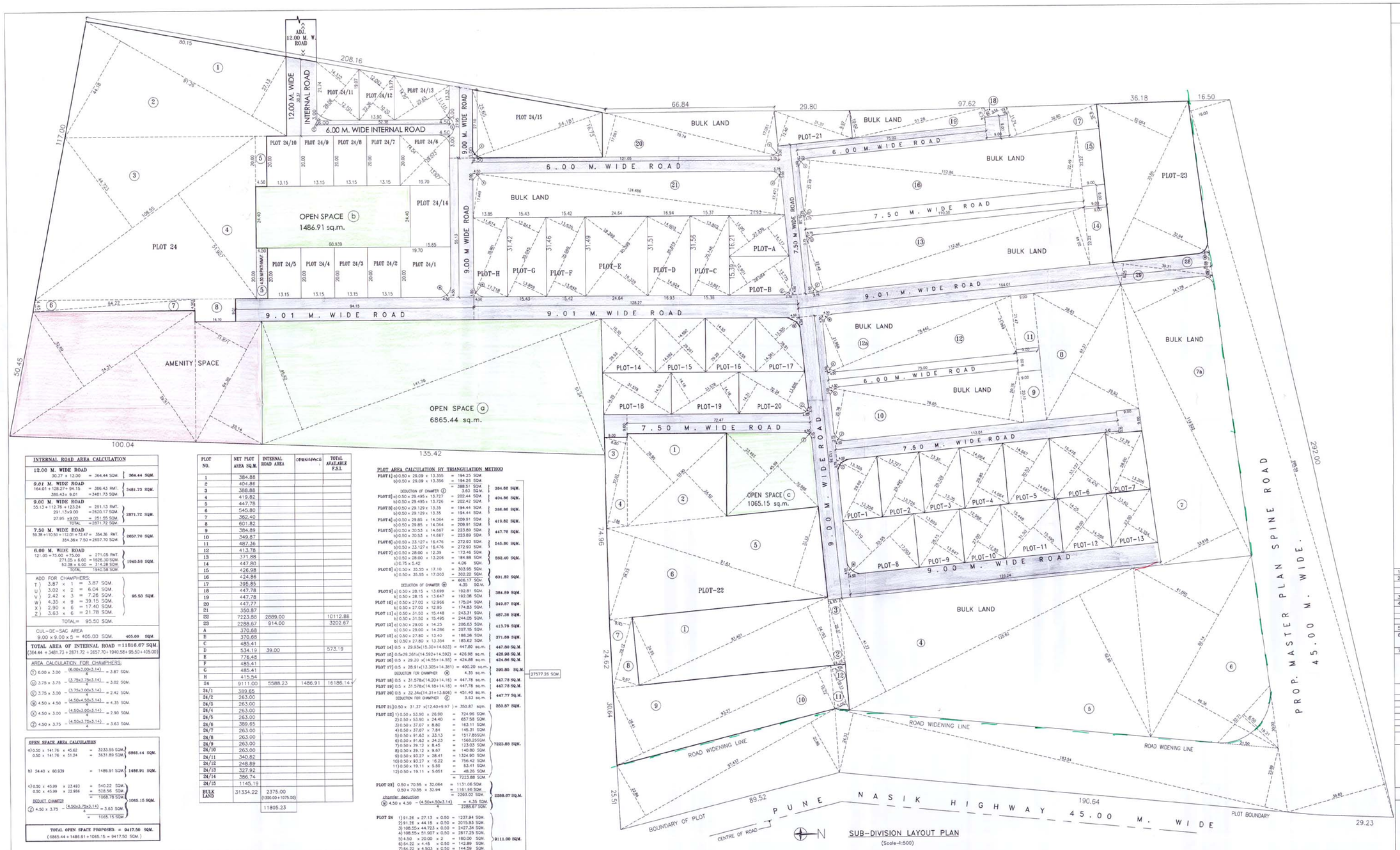


SUB-DIVISION LAYOUT PLAN
(Scale-1:500)

INTERNAL ROAD AREA CALCULATION		
12.00 M. WIDE ROAD 30.37 x 12.00 = 364.44 SQM.	364.44 SQM.	
9.01 M. WIDE ROAD 164.01 + 128.27 + 94.15 = 386.43 RMT. 386.43 x 9.01 = 3481.73 SQM.	3481.73 SQM.	
9.00 M. WIDE ROAD 55.13 + 112.76 + 123.24 = 291.13 RMT. 291.13 x 9.00 = 2620.17 SQM. 27.95 x 9.00 = 251.55 SQM. TOTAL = 2871.72 SQM.	2871.72 SQM.	
7.50 M. WIDE ROAD 59.38 + 110.50 + 112.01 + 72.47 = 354.36 RMT. 354.36 x 7.50 = 2657.70 SQM.	2657.70 SQM.	
6.00 M. WIDE ROAD 121.05 = 75.00 + 75.00 = 271.05 RMT. 271.05 x 6.00 = 1626.30 SQM. 52.38 x 6.00 = 314.28 SQM. TOTAL = 1940.58 SQM.	1940.58 SQM.	
ADD FOR CHAMPHERS: T) 3.87 x 1 = 3.87 SQM. U) 3.02 x 2 = 6.04 SQM. V) 2.42 x 3 = 7.26 SQM. W) 4.35 x 9 = 39.15 SQM. X) 2.90 x 6 = 17.40 SQM. Z) 3.63 x 6 = 21.78 SQM. TOTAL= 95.50 SQM.	95.50 SQM.	
CUL-DE-SAC AREA 9.00 x 9.00 x 5 = 405.00 SQM.		405.00 SQM.
TOTAL AREA OF INTERNAL ROAD = 11816.67 SQM. (364.44 + 3481.73 + 2871.72 + 2657.70 + 1940.58 + 95.50 + 405.00)		

AREA CALCULATION FOR CHAMPHERS:

① 6.00 x 3.00 — (6.00x7.00x3.14)/4 = 3.87 SQM.
② 3.75 x 3.75 — (3.75x3.75x3.14)/4 = 3.02 SQM.
③ 3.75 x 3.00 — (3.75x3.00x3.14)/4 = 2.42 SQM.
④ 4.50 x 4.50 — (4.50x4.50x3.14)/4 = 4.35 SQM.
⑤ 4.50 x 3.00 — (4.50x3.00x3.14)/4 = 2.90 SQM.
⑥ 4.50 x 3.75 — (4.50x3.75x3.14)/4 = 3.63 SQM.

OPEN SPACE AREA CALCULATION		
a) 0.50 x 141.76 x 45.62 = 3233.55 SQM. 0.50 x 141.76 x 51.24 = 3631.89 SQM.	6865.44 SQM.	
b) 24.40 x 60.939 = 1486.91 SQM.	1486.91 SQM.	
c) 0.50 x 45.99 x 23.493 = 540.22 SQM. 0.50 x 45.99 x 22.986 = 528.56 SQM. = 1068.78 SQM. DEDUCT CHAMFER ⑦ 4.50 x 3.75 — (4.50x3.75x3.14)/4 = 3.63 SQM. = 1065.15 SQM.	1065.15 SQM.	
TOTAL OPEN SPACE PROPOSED. = 9417.50 SQM. (6865.44 + 1486.91 + 1065.15 = 9417.50 SQM.)		

PLOT NO.	NET PLOT AREA SQ.M.	INTERNAL ROAD AREA	OPEN SPACE	TOTAL AVAILABLE F.S.I.
1	384.88			
2	404.86			
3	388.88			
4	419.82			
5	447.78			
6	545.80			
7	362.40			
8	601.82			
9	354.89			
10	349.87			
11	487.36			
12	413.78			
13	371.88			
14	447.80			
15	426.98			
16	424.86			
17	395.85			
18	447.78			
19	447.78			
20	447.77			
21	350.87			
22	7223.88	2889.00		10112.88
23	2288.67	914.00		3202.67
A	370.68			
B	370.68			
C	485.41			
D	534.19	39.00		573.19
E	776.48			
F	485.41			
G	485.41			
H	415.54			
24	9111.00	5588.23	1486.91	16186.14
24/1	389.65			
24/2	263.00			
24/3	263.00			
24/4	263.00			
24/5	263.00			
24/6	389.65			
24/7	263.00			
24/8	263.00			
24/9	263.00			
24/10	263.00			
24/11	340.82			
24/12	248.69			
24/13	327.92			
24/14	386.74			
24/15	1145.19			
BULK LAND	31334.22	2375.00 (1300.00 + 1075.00)		
		11805.23		

PLOT AREA CALCULATION BY TRIANGULATION METHOD

PLOT 1 a) 0.50 x 29.09 x 13.355 = 194.25 SQM.
b) 0.50 x 29.09 x 13.356 = 194.26 SQM.
= 388.51 SQM.
DEDUCTION OF CHAMFER ① 3.63 SQM. } 384.88 SQM.

PLOT 2 a) 0.50 x 29.495 x 13.737 = 202.44 SQM.
b) 0.50 x 29.495 x 13.726 = 202.42 SQM. } 404.86 SQM.

PLOT 3 a) 0.50 x 29.129 x 13.35 = 194.44 SQM.
b) 0.50 x 29.129 x 13.35 = 194.44 SQM. } 388.88 SQM.

PLOT 4 a) 0.50 x 29.85 x 14.064 = 209.91 SQM.
b) 0.50 x 29.85 x 14.064 = 209.91 SQM. } 419.82 SQM.

PLOT 5 a) 0.50 x 30.53 x 14.667 = 223.89 SQM.
b) 0.50 x 30.53 x 14.667 = 223.89 SQM. } 447.78 SQM.

PLOT 6 a) 0.50 x 33.127 x 16.476 = 272.93 SQM.
b) 0.50 x 33.127 x 16.476 = 272.93 SQM. } 545.80 SQM.

PLOT 7 a) 0.50 x 28.00 x 12.39 = 173.46 SQM.
b) 0.50 x 28.00 x 13.206 = 184.88 SQM.
c) 0.75 x 5.42 = 4.06 SQM. } 362.40 SQM.

PLOT 8 a) 0.50 x 35.55 x 17.10 = 303.85 SQM.
b) 0.50 x 35.55 x 17.003 = 302.22 SQM.
= 606.17 SQM.
DEDUCTION OF CHAMFER ⑧ 4.35 SQM. } 601.82 SQM.

PLOT 9 a) 0.50 x 28.15 x 13.699 = 192.81 SQM.
b) 0.50 x 28.15 x 13.647 = 192.08 SQM. } 384.89 SQM.

PLOT 10 a) 0.50 x 27.00 x 12.956 = 175.04 SQM.
b) 0.50 x 27.00 x 12.95 = 174.83 SQM. } 349.87 SQM.

PLOT 11 a) 0.50 x 31.50 x 15.448 = 243.31 SQM.
b) 0.50 x 31.50 x 15.495 = 244.05 SQM. } 487.36 SQM.

PLOT 12 a) 0.50 x 29.00 x 14.25 = 206.63 SQM.
b) 0.50 x 29.00 x 14.286 = 207.15 SQM. } 413.78 SQM.

PLOT 13 a) 0.50 x 27.80 x 13.40 = 186.26 SQM.
b) 0.50 x 27.80 x 13.354 = 185.62 SQM. } 371.88 SQM.

PLOT 14 0.5 x 29.83x(15.30+14.523) = 447.80 sq.m. } 447.80 SQ.M.

PLOT 15 0.5x29.261x(14.592+14.592) = 426.98 sq.m. } 426.98 SQ.M.

PLOT 16 0.5 x 29.20 x(14.55+14.55) = 424.86 sq.m. } 424.86 SQ.M.

PLOT 17 0.5 x 28.91x(13.305+14.361) = 400.20 sq.m.
DEDUCTION FOR CHAMFER ⑥ 4.35 sq.m. } 395.85 SQ.M.

PLOT 18 0.5 x 31.578x(14.20+14.16) = 447.78 sq.m. } 447.78 SQ.M.

PLOT 19 0.5 x 31.578x(14.18+14.18) = 447.78 sq.m. } 447.78 SQ.M.

PLOT 20 0.5 x 32.34x(14.21+13.606) = 451.40 sq.m.
DEDUCTION FOR CHAMFER ② 3.63 sq.m. } 447.77 SQ.M.

PLOT 21 0.50 x 31.37 x(12.40+9.97) = 350.87 sqm. } 350.87 SQM.

PLOT 22
1) 0.50 x 53.90 x 26.60 = 724.96 SQM.
2) 0.50 x 53.90 x 24.40 = 657.58 SQM.
3) 0.50 x 37.07 x 8.80 = 163.11 SQM.
4) 0.50 x 37.07 x 7.84 = 145.31 SQM.
5) 0.50 x 91.63 x 33.13 = 1517.80SQM.
6) 0.50 x 91.63 x 34.23 = 1568.25SQM.
7) 0.50 x 29.12 x 8.45 = 123.03 SQM.
8) 0.50 x 29.12 x 9.67 = 140.80 SQM.
9) 0.50 x 93.27 x 26.41 = 1324.90 SQM.
10) 0.50 x 93.27 x 16.22 = 756.42 SQM.
11) 0.50 x 19.11 x 5.85 = 53.41 SQM.
12) 0.50 x 19.11 x 5.051 = 48.26 SQM.
= 7223.88 SQM. } 7223.88 SQM.

PLOT 23 0.50 x 70.55 x 32.064 = 1131.06 SQM.
0.50 x 70.55 x 32.94 = 1161.56 SQM.
chamfer deduction
⑧ 4.50 x 4.50 — (4.50x4.50x3.14)/4 = 4.35 SQM.
2288.67 SQM. } 2288.67 SQM.

PLOT 24
1) 91.26 x 27.13 x 0.50 = 1237.94 SQM.
2) 91.26 x 44.18 x 0.50 = 2015.93 SQM.
3) 108.55 x 44.723 x 0.50 = 2427.34 SQM.
4) 108.55 x 51.907 x 0.50 = 2817.25 SQM.
5) 4.50 x 20.00 x 2 = 180.00 SQM.
6) 64.22 x 4.45 x 0.50 = 142.89 SQM.
7) 64.22 x 4.503 x 0.50 = 144.59 SQM.
8) 16.10 x 9.01 x 1 = 145.06 SQM.
TOTAL = 9111.00 SQM. } 9111.00 SQM.

PLOT A] 0.50x 27.339 x(13.00 + 14.117) = 370.68 SQM. } 370.68 SQM.

PLOT B] 0.50x 28.064 x(12.901 + 13.775) = 374.31 SQM.
chamfer deduction
② 4.50 x 3.75 — (4.50x3.75x3.14)/4 = 3.63 SQM.
= 370.68 SQM. } 370.68 SQM.

PLOT C] 0.50 x 35.146 x(13.602 + 13.821) = 485.41 SQM. } 485.41 SQM.

PLOT D] 0.50 x 35.819 x(14.963 + 14.624) = 534.19 SQM. } 534.19 SQM.

PLOT E] 0.50 x 40.399 x(19.399 + 19.139) = 776.48 SQM. } 776.48 SQM.

PLOT F] 0.50 x 35.069 x(13.835 + 13.848) = 485.41 SQM. } 485.41 SQM.

PLOT G] 0.50 x 35.045 x(13.843 + 13.859) = 485.41 SQM. } 485.41 SQM.

PLOT H] 0.50 x 35.901 x(11.674 + 11.718) = 419.89 SQM.
chamfer deduction
⑧ 4.50 x 4.50 — (4.50x4.50x3.14)/4 = 4.35 SQM.
415.54 SQM. } 415.54 SQM.

PLOT 24/1 19.70 x 20.00 = 394.00 SQM.
less champher 'W' = 4.35 SQM.
389.65 SQM.

PLOT 24/2 13.15 x 20.00 = 263.00 SQM.
PLOT 24/3 13.15 x 20.00 = 263.00 SQM.
PLOT 24/4 13.15 x 20.00 = 263.00 SQM.
PLOT 24/5 13.15 x 20.00 = 263.00 SQM.

PLOT 24/6 28.073 x 14.04 x 0.50 = 197.07 SQM.
28.073 x 13.927x 0.50 = 195.48 SQM.
332.55 SQM.
less champher 'X' = 2.90 SQM.
389.65 SQM.

PLOT 24/7 13.15 x 20.00 = 263.00 SQM.
PLOT 24/8 13.15 x 20.00 = 263.00 SQM.
PLOT 24/9 13.15 x 20.00 = 263.00 SQM.
PLOT 24/10 13.15 x 20.00 = 263.00 SQM.

PLOT 24/11 26.08 x 14.332 x 0.50 = 186.89 SQM.
26.08 x 12.101 x 0.50 = 157.80 SQM.
344.69 SQM.
less champher 'T' = 3.87 SQM.
340.82 SQM.

PLOT 24/12 22.36 x 12.062x 0.50 = 134.85 SQM.
22.36 x 10.20 x 0.50 = 114.04 SQM.
248.89 SQM.

PLOT 24/13 25.63 x14.70 x 0.50 = 188.38 SQM.
25.63 x11.115x 0.50 = 142.44 SQM.
330.82 SQM.
less champher 'X' = 2.90 SQM.
327.92 SQM.

PLOT 24/14 15.85 x 24.40 = 386.74 SQM.

PLOT 24/15 54.181 x 25.65 x 0.50 = 694.87 SQM.
54.181 x 16.73 x 0.50 = 453.32 SQM.
= 1148.09 SQM.
less champher 'X' = 2.90 SQM.
= 1145.19 SQM.

PLOT 24/1 TO PLOT 24/15 = 5332.86 SQM.

AREA UNDER PLOT NO 1 TO 24, PLOT A TO PLOT H,
(27577.26) (3923.80)
PLOT NO 24/1 TO 24/15 = 36833.92 SQM.
(5332.86)

27577.26 SQM

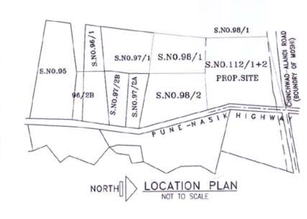
3923.80 SQM.

BALANCE PLOT AREA CALCULATION		
1) 0.50x81.401x(24.55+24.193) = 1953.86 SQM. 2) 0.50x26.37 x 4.16 = 54.85 SQM. 3) 0.50x26.37 x 4.45 = 58.67 SQM. 4) 0.50x125.62 x 41.22 =2589.03 SQM. 5) 0.50x125.62 x 62.91 =3953.89 SQM.	8540.50 SQM. (calculation 1 to 5)	
6) 0.50x82.14x(41.895+46.36)= 3624.632 SQM. DEDUCTION OF CHAMFER ⑥ = 172.435 DEDUCTION OF CHAMFER ⑥ = 4.35 = 3447.846 SQM.	3447.846 SQM. (calculation 6)	
7) 0.50 x 119.512 x 33.618 = 2020.997 SQM. 7a) 0.50 x 119.512 x 34.178 = 2042.511 SQM. DEDUCTION OF CHAMFER ⑧ = 4.35 = 4059.16 SQM.	4059.16 SQM. (calculation 7)	
8) 0.50x61.37x(28.65+29.92) = 1797.22 SQM.	1797.22 SQM. (calculation 8)	
9) 9.00 x 20.10 = 180.90 SQM.	180.90 SQM. (calculation 9)	
10) 0.50x78.05x(20.76+20.76) = 1620.32 SQM. DEDUCTION OF CHAMFER ⑥ = 2.90 DEDUCTION OF CHAMFER ⑧ = 3.63 = 1613.79 SQM.	1613.79 SQM. (calculation 10)	
11) 9.00 x 21.47 = 193.23 SQM.	193.23 SQM. (calculation 11)	
12) 0.50 x 78.442 x 21.969 = 861.65 SQM.	1716.01 SQM. (calculation 12)	
12a) 0.50 x 78.442 x 21.968 = 861.61 SQM. DEDUCTION OF CHAMFER ⑥ = 2.90 DEDUCTION OF CHAMFER ⑧ = 4.35 = 1716.01 SQM.		
13) 0.50x112.86x(22.49+22.49) = 2538.22 SQM. DEDUCTION OF CHAMFER ⑥ = 3.02 DEDUCTION OF CHAMFER ⑧ = 3.63 = 2531.57 SQM.	2531.57 SQM. (calculation 13)	
14) 9.00 x 22.22 = 199.98 SQM.	199.98 SQM. (calculation 14)	
15) 9.00 x 22.22 = 199.98 SQM.	199.98 SQM. (calculation 15)	
16) 0.50x112.86x(22.49+22.49) = 2538.22 SQM. DEDUCTION OF CHAMFER ⑥ = 3.02 DEDUCTION OF CHAMFER ⑧ = 2.42 = 2533.78 SQM.	2533.78 SQM. (calculation 16)	
17) 0.50x36.80 x (11.74 + 9.31) = 388.06 SQM. 18) 0.50x9.54 x (3.08 + 2.91) = 31.34 SQM. 19) 0.50x51.28 x (10.02 + 6.74) = 429.73 SQM.	388.06 SQM. (calculation 17) 31.34 SQM. (calculation 18) 429.73 SQM. (calculation 19)	
20) 0.50x70.74 x(17.061+17.061) =1206.54 SQM. DEDUCTION OF CHAMFER ⑧ = 2.42 = 1204.12 SQM.	1204.12 SQM. (calculation 20)	
21) 0.50x 124.486x (17.471 + 17.449) = 2173.52 SQM. DEDUCTION OF CHAMFER ⑥ = 2.90 DEDUCTION OF CHAMFER ⑧ = 2.42 = 2168.20 SQM.	2168.20 SQM. (calculation 21)	
TOTAL BALANCE PLOT AREA = 31334.22 SQM. (BULK LAND) AS PER CALCULATION		

AREA UNDER PUNE-NASIK ROAD WIDENING
1. 1/2 X (22.86+22.86) X 97.437 = 2227.414 SQ.M.
2. 1/2 X (24.33+23.89) X 183.54 = 4425.15 SQ.M.
3. 1/2 X 32.71+19.21 = 314.179 SQ.M.
4. 1/2 X (33.4+33.4)X(32.71+141.74) SQ.M. (314.179 - 14.743 = 172.436) } 172.436 CHAMFER⑥
2227.414 + 4425.15 + 172.436 = 6825.00 SQM.
TOTAL AREA UNDER PUNE-NASIK RD WIDENING=6825.00 SQ.M.

AREA UNDER SPINE ROAD WIDENING
A. 1/2 X (16.00+39.82) X 295.59= 8250.00 SQ.M.

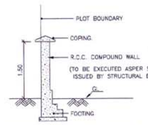
AMENITY SPACE AREA CALCULATION
0.50x74.31 x(32.69+28.51) = 2682.59 SQM.
0.50x64.30 x(33.14+31.879 = 2090.10 SQM. } 4772.69 SQM.



LOCATION PLAN
NOT TO SCALE

BRIEF SPECIFICATIONS

* FOUNDATION UP TO HARD STRATA.
* R.C.C. FRAME STRUCTURE.
* EXTERNAL AND INTERNAL WALL 0.15 THK.
* EXTERNAL SAND FACED PLASTER, & INTERNAL NEERI FINISHED CEMENT PLASTER.
* T. M. DOORS & M. S. GLAZED WINDOWS.
* M. M. TILE FLOORING IN ALL ROOMS.



COMPOUND WALL SECTION

STAMP OF APPROVAL 1/1

Sanctioned No. B.P./(Akurdi/Bhosari)/2012021
Subject to conditions mentioned in the
Office Order No.
aven dated 26/07/2021
Pimpri
Date : 26/07/2021

Executive Engineer
Building Permission & unauthorised Building Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018

Joint City Engineer
Building Permission Dept.
PCMC, Pimpri, Pune-18.

1	AREA OF THE PLOT	109250.00	SQM.
2	DEDUCTIONS IN AREA (a+b)	15075.00	SQM.
	a) Land under master plan spine road.	8250.00	SQM.
	b) area under N.H. widening	6825.00	SQM.
3	NET AREA OF THE PLOT (1-2)	94175.00	SQM.
4	DEDUCTIONS (a+b+c)		
	a) Open Space	9417.50	SQM.
	b) Amenity space	4772.69	SQM.
	c) Internal Road	11816.67	SQM.
5	BALANCE PLOT AREA (3-4)	68168.14	SQM.
6	AREA UNDER PLOT NO 1 TO 24, PLOT A TO PLOT H, PLOT NO 24/1 TO 24/15	36833.92	SQM.
7	BALANCE AREA OF THE PLOT (5-6) BULK LAND	31334.22	SQM.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED (DOTTED)	
WATER LINE SHOWN BLACK (DOTTED)	
EXISTING WORK TO BE RETAINED BLUE	
EXISTING WORK TO BE DEMOUSHED YELLOW	

PROJECT

PROPOSED SUB DIVISION LAYOUT PLAN FOR PLOT BEARING ON S. NO. 98/1A, 98/1B, 112/1A/1+2, 112/1B, 112/2, AT BHOSARI, TAL. HAVELI, PUNE NASIK HIGH-WAY, PUNE.

OWNER'S SIGN. NAME & ADDRESS

MR. BHAUSAHEB BHOIR
FOR SHARDA DEVELOPERS
NARAYAN HUT CO-OP. HSG. SOCIETY

Scale	1:500	REVISION
Date	19-05-2021	
Drg. No.	M3/M4	
Job No.	P-223	
Deaft	Jayashree/Deepu	
Checked		

ASSOC. ARCHITECT

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NAME,ADDRESS & SIGNATURE OF ARCHITECT
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