

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. H.P.C.R. No. 10023-2018
S. No./G. No./CTS No. 546
Dated 15.01.2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



ENCROACHMENT AREA CALCULATION

1. $0.50 \times 8.22 \times 90.85 = 373.39$
2. $0.50 \times 8.26 \times 6.47 = 26.72$
3. $0.50 \times 3.92 \times 13.64 = 26.73$
4. $0.50 \times 4.34 \times 23.15 = 23.15$
5. $0.50 \times 4.22 \times 40.50 = 40.50$
6. $0.50 \times 6.57 \times 73.30 = 240.79$
7. $0.50 \times 4.88 \times 39.67 = 90.84$
8. $0.50 \times 6.20 \times 45.89 = 142.25$
9. $0.50 \times 3.39 \times 45.89 = 77.78$
10. $0.50 \times 4.50 \times 9.00 = 20.25$
11. $0.50 \times 6.30 \times 18.08 = 56.95$
12. $0.50 \times 6.37 \times 51.93 = 165.39$
13. $0.50 \times 1.89 \times 40.80 = 38.55$
14. $0.50 \times 4.76 \times 98.65 = 234.78$
15. $0.50 \times 0.72 \times 100.75 = 36.27$
16. $0.50 \times 5.96 \times 35.95 = 107.13$
17. $0.50 \times 5.48 \times 35.96 = 98.53$

TOTAL = 1800.00

PLOT AREA KEY PLAN
SCALE: 1:2000

PLOT AREA CALCULATION

1. $0.50 \times 148.32 \times 35.58 = 2638.61$
2. $0.50 \times 152.28 \times 53.76 = 4093.29$
3. $0.50 \times 152.28 \times 54.37 = 4139.73$
4. $0.50 \times 124.55 \times 16.08 = 1001.38$
5. $0.50 \times 157.45 \times 82.46 = 6491.66$
6. $0.50 \times 157.46 \times 61.45 = 4837.65$
7. $0.50 \times 202.36 \times 93.65 = 9475.51$
8. $0.50 \times 202.36 \times 64.69 = 6545.33$
9. $0.50 \times 143.80 \times 12.22 = 878.72$
10. $0.50 \times 184.88 \times 70.38 = 6495.89$
11. $0.50 \times 195.47 \times 124.88 = 12206.12$
12. $0.50 \times 195.47 \times 30.95 = 3024.90$
13. $0.50 \times 99.36 \times 23.45 = 1165.00$
14. $0.50 \times 81.74 \times 28.08 = 1187.88$
15. $0.50 \times 204.10 \times 82.62 = 5369.87$
16. $0.50 \times 204.10 \times 97.51 = 9850.80$

TOTAL = 79506.24 SQ.MT

AREA OF SEGMENT
 $= \frac{1}{2} \times R^2 \times (\theta / 360) - \frac{1}{2} \times R^2 \times \sin \theta$
 $= \frac{1}{2} \times 10^2 \times (97.96 / 360) - \frac{1}{2} \times 10^2 \times \sin 97.96$
 $= (50 \times 0.27) - (50 \times 0.99) = 38$

AREA OF CHAMFER C1
 $= 4.50 \times 4.50 - \frac{1}{4} \times 2.27 \times 4.5 \times 4.5$
 $= 20.25 - 15.91$
 $= 4.34 \text{ SQ.M.}$

ENCROACHMENT AREA KEY PLAN

OPEN SPACE 1 AREA KEY PLAN
SCALE: 1:1000

1. $0.50 \times (6.95+2.88) \times 20.59 = 101.19$
2. $0.50 \times (7.79+10.44) \times 30.18 = 275.09$
3. $0.50 \times (9.93+1.53) \times 15.95 = 91.39$
4. $0.50 \times (9.44+10.92) \times 32.49 = 330.74$
5. $0.50 \times 5.28 \times 12.93 = 34.00$
6. $0.50 \times 5.38 \times 15.20 = 40.88$

TOTAL = 873.29

OPEN SPACE 2 AREA KEY PLAN
SCALE: 1:1000

1. $0.50 \times (13.20+13.21) \times 31.75 = 419.25$

OPEN SPACE -3 AREA KEY PLAN
SCALE: 1:1000

1. $0.50 \times (23.32+25.29) \times 50.72 = 1,232.74$
2. $0.50 \times 7.26 \times 29.39 = 106.68$
3. $0.50 \times (14.38+8.00) \times 21.74 = 243.27$
4. $0.50 \times (9.05+20.00) \times 104.08 = 1,511.47$

TOTAL = 3,094.16

OPEN SPACE 4 AREA KEY PLAN
SCALE: 1:1000

1. $0.50 \times (15.23+7.08) \times 31.09 = 346.80$
2. $0.50 \times 15.37 \times 6.91 = 53.10$
3. $0.50 \times 2.89 \times 21.90 = 29.01$
4. $0.50 \times (38.55+22.19) \times 94.20 = 2,798.65$

TOTAL = 3,195.56

OPEN SPACE 5 AREA KEY PLAN
SCALE: 1:1000

1. $0.50 \times (18.15+17.19) \times 31.70 = 401.63$
2. $0.50 \times 11.49 \times 10.61 = 60.95$

TOTAL = 462.58

TOTAL OPEN SPACE

OPEN SPACE NO	AREA IN SQ.M
OPEN SPACE NO 1	873.29
OPEN SPACE NO 2	419.25
OPEN SPACE NO 3	2665.09
OPEN SPACE NO 4	3195.56
OPEN SPACE NO 5	462.58
TOTAL	7615.7700

PLOT NO 205

1. $0.50 \times (35.93 \times 126.25) = 2288.08$
2. $0.50 \times (12.83 \times 108.18) = 693.97$
3. $0.50 \times (24.80+12.82) \times 120.59 = 2243.82$
4. $0.50 \times (1.94 \times 67.23) = 66.15$
5. $0.50 \times (16.14 \times 69.31) = 559.33$
6. $0.50 \times (39.68 \times 34.16) = 677.90$
7. $0.50 \times (6.40 \times 90.45) = 108.31$
8. $0.50 \times (40+18.07) \times 92.96 = 1211.73$
9. $0.50 \times (12.90+5.90) \times 56.94 = 387.26$
10. $0.50 \times (2.31 \times 53.68) = 61.97$
11. $0.50 \times (16.75+34.86) \times 74.08 = 1078.30$
12. $0.50 \times (40.74 \times 28.91) = 588.89$
13. $0.50 \times (30.71 \times 77.08) = 1183.56$
14. $0.50 \times (8.33 \times 36.64) = 155.96$
15. $0.50 \times (10.93+11.12) \times 63.14 = 916.81$

TOTAL = 13545.80

PLOT'S AREA CALCULATION BY TRIANGULATION

- PLOT NO 1
 $0.50 \times (7.29+0.94) \times 18.70 = 78.10$
 $0.50 \times (4.14+7.22) \times 18.71 = 108.21$
TOTAL = 186.31
- PLOT NO 2 AREA CALCULATION
 $0.50 \times (7.86+7.96) \times 19.15 = 152.24$
PLOT NO 3 b & 8 & 11 to 19
 $0.50 \times (7.86+7.85) \times 19.11 = 150.01$
- PLOT NO 9810
 $0.50 \times (8.05+8.05) \times 19.24 = 154.88$
- PLOT NO 20
 $0.50 \times (8.19+3.37) \times 19.73 = 114.03$
AREA OF SEGMENT = 36.00
TOTAL = 150.03
- PLOT NO 21
 $0.50 \times (8.08+7.16) \times 15.11 = 100.02$
- PLOT NO 22 TO 30 & 33 TO 38
 $0.50 \times (8.91+6.91) \times 14.48 = 100.05$
- PLOT NO 31&32
 $0.50 \times (8.98+7.05) \times 14.39 = 100.94$
- PLOT NO 39
 $0.50 \times (8.99+8.99) \times 14.31 = 100.02$
- PLOT NO 40
 $0.50 \times (7.35+6.82) \times 15.43 = 100.08$
- PLOT NO 41 AREA CALCULATION
 $0.50 \times (7.79+7.79) \times 17.82 = 138.58$
PLOT NO 42 TO 49, 52 TO 59,
62 TO 69, 72 TO 79
 $0.50 \times (7.32+7.32) \times 15.73 = 115.14$
- PLOT NO 50, 61, 70, 71
 $0.50 \times (7.32+7.32) \times 15.73 = 115.14$
- PLOT NO 60
 $0.50 \times (8.98+7.88) \times 15.73 = 193.20$
- PLOT NO 61
 $0.50 \times (6.78+6.78) \times 17.97 = 172.80$
- PLOT NO 80
 $0.50 \times (6.78+6.78) \times 14.50 = 101.28$
- PLOT NO 81
 $0.50 \times (7.66+10.21) \times 21.96 = 200.00$
- PLOT NO 82, 83, 84
 $0.50 \times (7.89+7.89) \times 19.53 = 154.09$
- PLOT NO 85 TO 88, 91 TO 98, 103 TO 111,
114 TO 116
 $0.50 \times (7.32+7.32) \times 15.73 = 115.14$
- PLOT NO 120
 $0.50 \times (7.89+7.89) \times 19.96 = 155.64$
- PLOT NO 121
 $0.50 \times (8.09+7.79) \times 19.55 = 154.93$
- PLOT NO 89, 90, 112, 113
 $0.50 \times (7.84+7.84) \times 15.90 = 118.93$
- PLOT NO 100
 $0.50 \times (8.09+8.09) \times 10.73 = 107.33$
- PLOT NO 101
 $0.50 \times (8.09+8.09) \times 9.71 = 97.11$
 $20.80 \times 8.48 \times 0.81 = 2.88$
TOTAL = 100.01
- PLOT NO 102
 $0.50 \times (8.44+10.54) \times 18.84 = 162.18$
- PLOT NO 117
 $1.050 \times (3.35+3.35) \times 0.89 = 39.08$
 $2.050 \times (5.45+5.45) \times 11.57 = 64.01$
TOTAL = 103.07
- PLOT NO 118
 $0.50 \times (7.77+7.77) \times 21.14 = 168.28$
- PLOT NO 119
 $0.50 \times (7.99+7.99) \times 20.59 = 161.39$
- PLOT NO 120
 $0.50 \times (8.27+8.27) \times 13.59 = 88.26$
- PLOT NO 132
 $0.50 \times (6.09+6.09) \times 13.07 = 82.34$
- PLOT NO 122
 $0.50 \times (7.91+7.91) \times 18.86 = 146.07$
- PLOT NO 123
 $0.50 \times (7.99+7.99) \times 18.35 = 142.14$
- PLOT NO 124
 $0.50 \times (7.64+7.64) \times 17.56 = 131.17$
- PLOT NO 125
 $0.50 \times (7.20+7.20) \times 16.96 = 123.22$
- PLOT NO 126
 $0.50 \times (7.09+7.09) \times 16.40 = 119.14$
- PLOT NO 127
 $0.50 \times (6.95+7.34) \times 15.83 = 117.17$
- PLOT NO 128
 $0.50 \times (6.44+10.54) \times 18.84 = 150.51$
- PLOT NO 130
 $0.50 \times (8.08+8.19) \times 18.73 = 151.52$
- PLOT NO 140
 $0.50 \times (8.08+8.19) \times 18.73 = 151.52$
- PLOT NO 141
 $0.50 \times (8.11+8.09) \times 18.81 = 152.36$
- PLOT NO 142
 $0.50 \times (7.57+8.23) \times 19.90 = 158.20$
- PLOT NO 143
 $0.50 \times (7.79+7.79) \times 19.89 = 152.05$
- PLOT NO 133
 $0.50 \times (6.43+4.80) \times 12.86 = 72.20$
- PLOT NO 134
 $0.50 \times (10.83+10.84) \times 21.82 = 232.09$
- PLOT NO 135
 $0.50 \times (8.05+8.05) \times 18.56 = 149.68$
- PLOT NO 136
 $0.50 \times (8.08+8.08) \times 18.56 = 149.77$
- PLOT NO 137
 $0.50 \times (8.05+8.05) \times 18.84 = 150.51$
- PLOT NO 138
 $0.50 \times (8.07+8.09) \times 18.68 = 150.93$
- PLOT NO 139
 $0.50 \times (8.08+8.19) \times 18.73 = 151.52$
- PLOT NO 140
 $0.50 \times (8.08+8.19) \times 18.73 = 151.52$
- PLOT NO 141
 $0.50 \times (8.11+8.09) \times 18.81 = 152.36$
- PLOT NO 142
 $0.50 \times (7.57+8.23) \times 19.90 = 158.20$
- PLOT NO 143
 $0.50 \times (7.79+7.79) \times 19.89 = 152.05$
- PLOT NO 144
 $0.50 \times (7.50+7.50) \times 20.14 = 152.66$
- PLOT NO 145
 $0.50 \times (7.54+7.70) \times 20.47 = 155.96$
- PLOT NO 146
 $0.50 \times (8.47+8.16) \times 19.91 = 160.56$
- PLOT NO 147
 $0.50 \times (8.59+8.22) \times 19.90 = 167.25$
- PLOT NO 148
 $0.50 \times (7.64+7.87) \times 20.65 = 160.91$
- PLOT NO 149
 $0.50 \times (7.32+7.87) \times 21.41 = 161.98$
- PLOT NO 150
 $0.50 \times (8.71+8.37) \times 22.16 = 168.41$
- PLOT NO 151
 $0.50 \times (8.42+8.74) \times 22.95 = 195.91$
- PLOT NO 152
 $0.50 \times (7.82+8.08) \times 21.73 = 172.75$
- PLOT NO 153
 $0.50 \times (7.77+8.04) \times 21.14 = 167.11$
- PLOT NO 154
 $0.50 \times (7.98+7.71) \times 20.55 = 161.31$
- PLOT NO 155
 $0.50 \times (7.93+7.86) \times 19.97 = 155.58$
- PLOT NO 156
 $0.50 \times (7.59+7.87) \times 19.39 = 149.78$
- PLOT NO 157
 $0.50 \times (7.50+7.81) \times 18.82 = 144.06$
- PLOT NO 158
 $0.50 \times (7.74+7.42) \times 18.25 = 138.33$
- PLOT NO 159
 $0.50 \times (7.64+7.87) \times 17.88 = 132.96$
- PLOT NO 160
 $0.50 \times (7.32+7.87) \times 17.20 = 128.91$
- PLOT NO 161
 $0.50 \times (7.27+7.20) \times 15.00 = 109.27$
- PLOT NO 162 TO 169
 $0.50 \times (7.51+7.51) \times 14.98 = 109.20$
- PLOT NO 169
 $0.50 \times (8.10+8.01) \times 18.80 = 168.42$
- PLOT NO 170 TO 174 & 197 TO 201
 $0.50 \times (8.10+8.01) \times 18.80 = 168.42$
- PLOT NO 175 & 196
 $0.50 \times (7.73+7.73) \times 16.92 = 127.69$
- PLOT NO 176 & 195
 $0.50 \times (7.51+7.51) \times 16.35 = 122.87$
- PLOT NO 177 TO 184
 $0.50 \times (7.43+7.43) \times 16.27 = 120.88$
- PLOT NO 186
 $0.50 \times (7.39+7.76) \times 17.79 = 134.67$
- PLOT NO 187
 $0.50 \times (7.55+7.19) \times 16.95 = 124.92$
- PLOT NO 188
 $0.50 \times (4.28) \times 14.07 = 30.10$
 $0.50 \times (7.40+3.75) \times 15.97 = 88.03$
TOTAL = 118.13
- PLOT NO 189
 $0.50 \times (7.38+7.40) \times 16.01 = 118.31$
- PLOT NO 190
 $0.50 \times (7.64+7.41) \times 16.04 = 120.70$
- PLOT NO 191
 $0.50 \times (7.40+7.37) \times 16.13 = 119.12$
- PLOT NO 192
 $0.50 \times (7.40+7.42) \times 16.13 = 119.52$
- PLOT NO 193
 $0.50 \times (7.41+7.43) \times 16.17 = 119.98$
- PLOT NO 194
 $0.50 \times (7.41+7.43) \times 16.20 = 120.20$
- PLOT NO 195
 $0.50 \times (7.51+7.53) \times 16.32 = 122.72$
- PLOT NO 202
 $0.50 \times (8.48+8.08) \times 18.81 = 155.55$
- PLOT NO 203
 $0.50 \times (8.08+8.08) \times 16.93 = 136.79$
- PLOT NO 204
 $0.50 \times (6.05+3.46) \times 20.08 = 95.48$
- PLOT NO 205
 $0.50 \times (15.10+17.73) \times 35.62 = 584.70$

AREA KEY PLAN
SCALE: 1:1000

AMENITY AREA CALCULATION

1. $0.50 \times (55.99+69.90) \times 172.85 = 11193.85$
2. $0.50 \times (13.93+11.97) \times 32.80 = 414.92$

TOTAL = 11608.77

18.00 M ROAD WINDING OF EXISTING ROAD & DP ROAD
 $1.050 \times (2.87+2.88) \times 103.80 = 308.21$

LEGEND

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINING LINE SHOWN IN RED DOTTED
- WATER LINE SHOWN IN BLACK DOTTED
- ROAD WINDING LINE SHOWN IN GREEN DOTTED
- INTERNAL ROAD
- OPEN SPACE
- AMENITY SPACE
- ENCLOSED BALCONY
- DEL. HEIGHT TERRACE
- EXIS.. STRUCTURE SHOWN

PROJECT

PROPOSED SUBDIVISION (PLOTING) ON G.NO.157 AT BAKORI TAL.- HAVELI DIST.- PUNE

OWNERS SIGN

M/S. PRISTINE DEVELOPERS THROUGH--
PARTNER - MR.SACHIN ISHWARCHAND GOYAL



ARCHITECTAL D. KOKARE
C 4/4 RAKSHALEKHA APARTMENT LANE 6 KOREGAON PARK PUNE
Email: laia.kokare@gmail.com
CA201970241

PATH :	Design By	Checked By	Approved By	Scale
	AKASH BHAVANT	AKASH BHAVANT	UK	