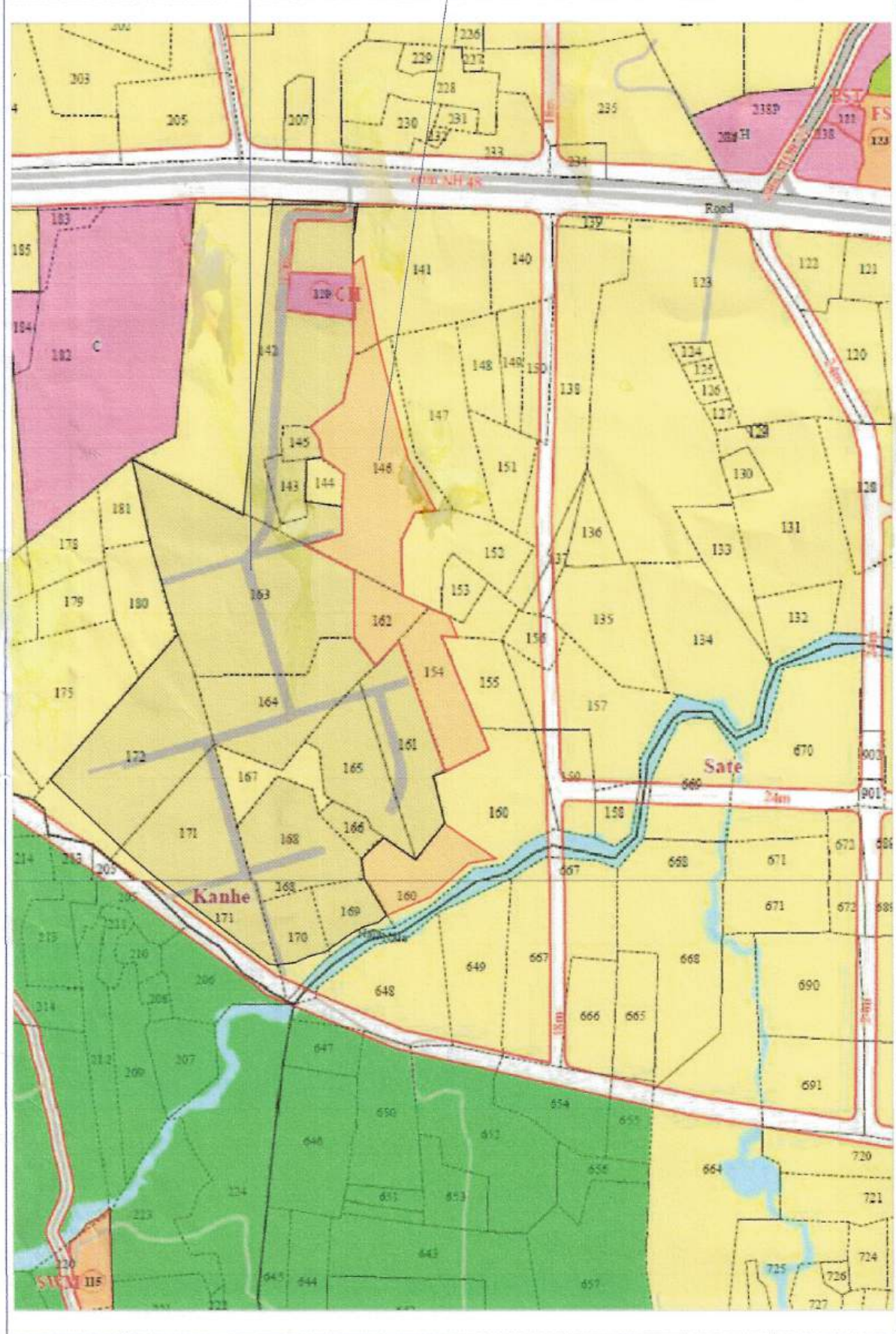


PREVIOUS SANCTIONED NO.:
LAYOUT/NABP/MOZE-KANHE/TAL-MAVAL/S.NO. 142(P) OTHER/SSP/347 DATE:23/01/2012

PROPOSED SITE

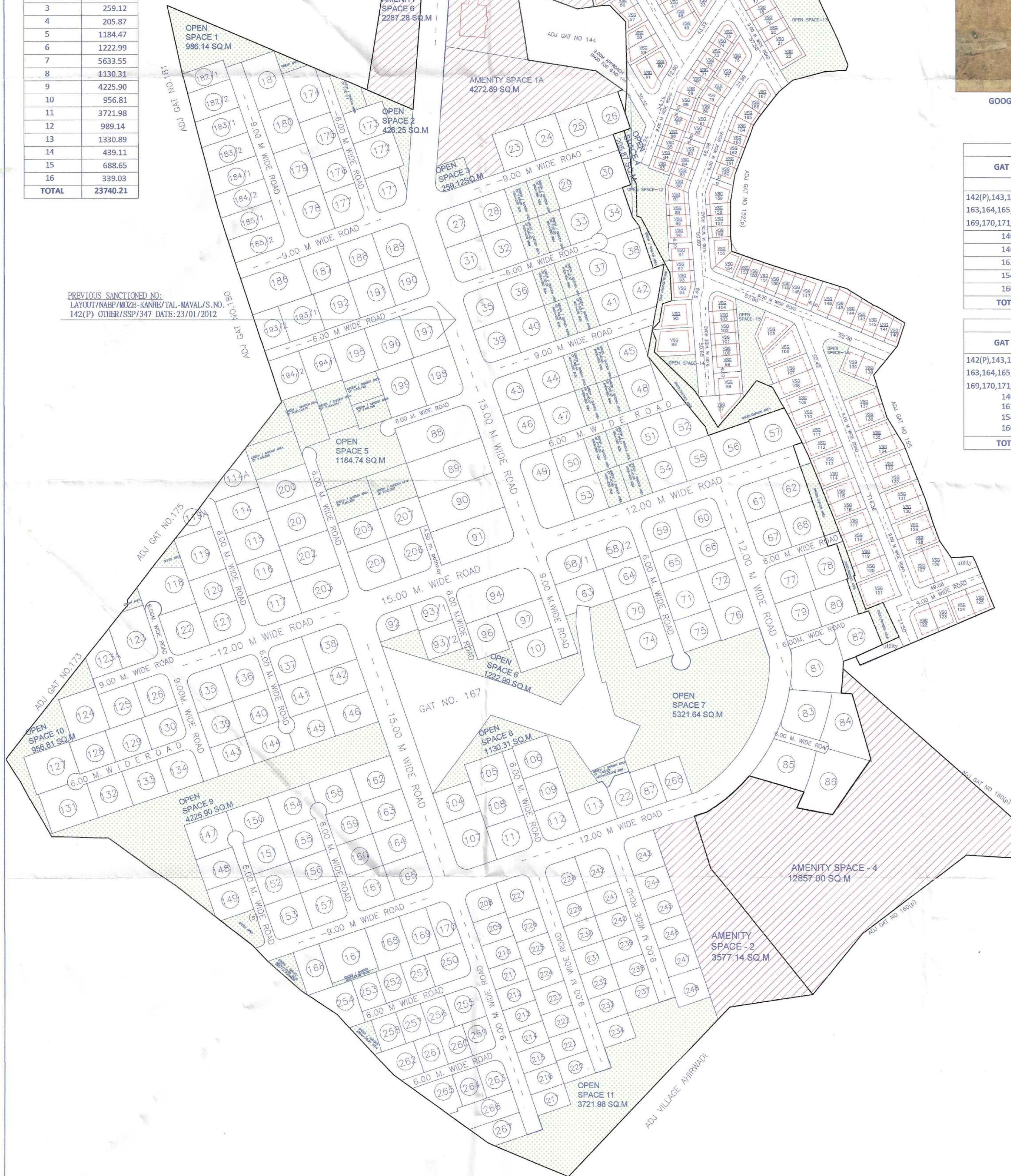


DRAFT DP PLAN
(AS PER DRAFT D.P.DATED 02/08/2021)

AMENITY SPACE -CALCULATION	
AMENITY SPACE NO	AREA in sq.mt
1	6519.68
1A	4272.89
2	3577.14
4	12857.00
5	4382.82
6	2287.28
7	1713.51
TOTAL	35610.32

OPEN SPACE -CALCULATION	
OPEN SPACE NO	AREA in sq.mt
1	986.14
2	426.25
3	259.12
4	205.87
5	1184.47
6	1222.99
7	5633.55
8	4130.31
9	4225.90
10	956.81
11	3721.98
12	989.14
13	1330.89
14	439.11
15	688.65
16	339.03
TOTAL	23740.21

PREVIOUS SANCTIONED NO.:
LAYOUT/NABP/MOZE-KANHE/TAL-MAVAL/S.NO. 142(P) OTHER/SSP/347 DATE:23/01/2012



STAMP OF APPROVAL

1/10

AMALGAMATION - LAYOUT PLAN

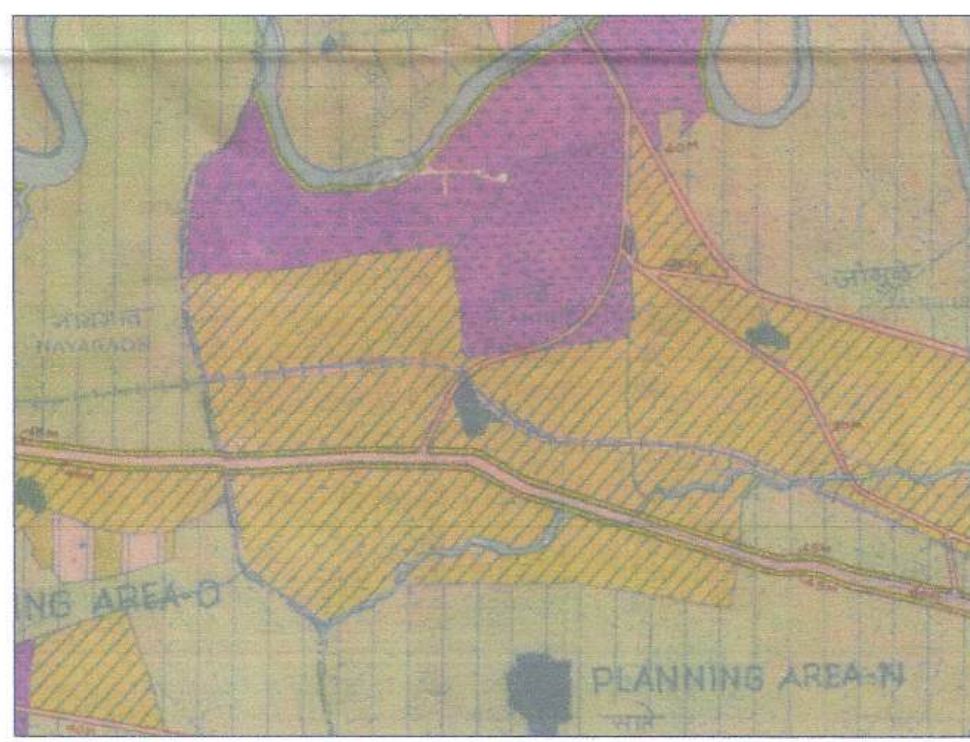
- PREVIOUS SANCTIONED NO: LAYOUT/NABP/MOZE-KANHE/TAL-MAVAL/S.NO. 142(P) OTHER/SSP/347 DATE:23/01/2012

PREVIOUS SANCTIONED NO :- DP/BMA/MAUJE -KANHE/GAT NO.142/1 AND OTHER /185/23-24/8281 DATE:-06/02/2024



Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. BMC R. No. 2013/13-24/2012
S. No./G. No./CTS No. 942/1, 942/2, 942/3, 942/4
Dated 9C/10/2023
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.

PROFORMA- I					
S.NO	AREA STATEMENT	AREA (sq.mts.)		PREVIOUS SANCTIONED NO 142/23-24 DATE:06/02/2024	AREA (sq.mts.)
		PHASE 1		PHASE 2	PHASE 1 + PHASE 2
		Revised Area	New Area	Total Area	Total Area
		A	B	C	B+C
1	AREA AS PER 7/12 EXTRACT	200410.00	189893.92	48229.08	238123.00
2	AREA OF PLOT CONSIDERED FOR PROPOSAL	200410.00	189893.92	48229.08	238123.00
3	AREA OF THE PLOT AS PER DEMARCATION	0.00	0.00	0.00	0.00
4	DEDUCTIONS FOR				
5	AREA UNDER ROAD WIDENING (60.00 M)	720.87	720.87	0	720.87
6	GREEN BELT AREA	4438.50	4438.50	0.00	0.00
7	TOTAL (5+6)	5159.37	5159.37	0	720.87
8	NET GROSS AREA OF PLOT (1-7)	195250.63	184734.55	48229.08	237402.13
9	ADDITIONS				
10	OPEN SPACE (10%)	19525.06	18473.46	4822.91	23740.21
11	AMENITY SPACE (15%)	29287.59	27710.18	7234.36	35610.32
12	AREA UNDER INTERNAL ROAD	38804.68	30917.62	14298.15	48586.42
13	TOTAL (10+11+12)	87617.34	77101.26	26355.42	107936.95
14	AREA UNDER PLOTS	107633.29	107633.29	21873.66	129465.18
15	NET AREA OF PLOTS FOR FSI CALCULATIONS (8-11)	165963.04	157024.37	40994.72	201791.81
16	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS =(15/14)				1.56



PLOT BEFORE AMALGAMATION			
GAT NO	AREA AS PER 7/12 EXTRACT	AREA AS PER TRIANGULATION	AREA UNDER PROPOSAL
142(P),143,145,154,161, 163,164,165,166,168, 169,170,171/1,171/2,172	200410.00	200410.50	200410.00
146(P)	18290.00	18290.50	18290.00
146(P)	4700.00	4700.50	4700.00
162	5200.00	5229.25	5200.00
154	0.00	0.00	0.00
160	9523.00	9525.25	9523.00
TOTAL	238123.00	238156.00	238123.00

PLOT AFTER AMALGAMATION			
GAT NO	AREA AS PER 7/12 EXTRACT	AREA AS PER TRIANGULATION	AREA UNDER PROPOSAL
142(P),143,145,154,161, 163,164,165,166,168, 169,170,171/1,171/2,172	238123.00	238156.00	238123.00
146(P), 162, 154, 160,			
TOTAL	238123.00	238156.00	238123.00

LEGENDS
a) PLOT BOUNDARY
b) PROPOSED WORK
c) AMENITY SPACE
e) OPEN SPACE
f) PLINTH LINE
g) DRAINAGE LINE

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ LAND RECORD DEPT.

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY PMRDA./WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

M/s. BEAUCORE LLP Through Partner
M/s. KEYS INFRA PROJECTS LLP Through Member
M/s. VERACO LLP Through its Representative
Mr.Jigarr Jayant Vyas(PH)

M/s. Shubban Properties and R.S.Global Realty Through Partner
Mr. Rajeshkumar N. Sakla(Sankla).

REVISID PLOTTED LAYOUT AT GAT NO.142(P),143,145,154,161,163, 164,165,166,168,169,170,171/1,171/2,172,146(P),160(P),162 MAUJE -KANHE,TAL -MAVAL,DIST-PUNE.

NAME AND SIGN. OF OWNER/P.A.H.

M/s. BEAUCORE LLP Through Partner
M/s. KEYS INFRA PROJECTS LLP Through Member
M/s. VERACO LLP Through its Representative
Mr.Jigarr Jayant Vyas(PH)

M/s. Shubban Properties and R.S.Global Realty Through Partner
Mr. Rajeshkumar N. Sakla(Sankla).

ARCHITECT

ARCHITECT
CA/99/25248

CS Architects
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OPP. MARATHA MANDIR,SHINDE NAGAR,
BAVDHAN(KH),PUNE-411021
email:- info@csarchitects.co.in

SCALE DRAWN BY/CHECKED BY DATE
1:1200 promod MB 27.05.2024