

GAT NO. WISE AREA CALCULATIONS

GAT NO.	AREA AS PER DOCUMENT	AREA AS PER DEMARCATION
1400	06927.00	06927.04
1401	14500.00	14500.00
1402	34900.00	34900.03
1402 HISSA 1-4		
1402	17500.00	17500.00
1423	04700.00	04700.03
1424/16	04700.00	04700.14
1424/21	11600.00	11600.05
TOTAL	94827.00	94827.50

AMENITY SPACE 2

AMENITY SPACE CALCULATION			
1.	0.50	X	80.63 X 37.37 = 1505.672 sq.m
2.	0.50	X	80.63 X 5.52 = 222.539 sq.m
3.	0.50	X	75.43 X 36.02 = 1356.484 sq.m
4.	0.50	X	39.16 X 15.88 = 311.089 sq.m
5.	0.50	X	41.15 X 21.48 = 441.551 sq.m
6.	0.50	X	41.15 X 16.48 = 336.316 sq.m
7.	0.50	X	111.50 X 60.13 = 3346.236 sq.m
8.	0.50	X	111.30 X 45.48 = 2500.962 sq.m
TOTAL			10097.66 sq.m

12.00M INTERNAL ROAD CALCULATION

1.	0.50	X	72.16 X 11.86 = 483.61 sq.m
2.	0.50	X	75.18 X 11.86 = 483.61 sq.m
3.	0.50	X	64.05 X 11.87 = 383.40 sq.m
4.	0.50	X	64.05 X 12.02 = 385.00 sq.m
5.	0.50	X	68.47 X 11.79 = 403.63 sq.m
6.	0.50	X	68.47 X 11.85 = 426.55 sq.m
7.	0.50	X	14.41 X 8.08 = 43.81 sq.m
TOTAL			2548.736 sq.m

AMENITY SPACE 1

AMENITY SPACE CALCULATION			
1.	0.50	X	143.93 X 25.30 = 1862.690 sq.m
2.	0.50	X	139.37 X 25.32 = 1778.581 sq.m
3.	0.50	X	28.04 X 6.62 = 92.812 sq.m
TOTAL			3734.083 sq.m

60.0M WIDE RP ROAD

AREA CALC. FOR AREA UNDER ROAD WIDENING	
AREA UNDER 24.0 M WIDE R.P. ROAD:	
1) 0.5 x (13.24+13.31) x 56.70	= 487.19
2) 0.5 x (12.72+12.59) x 56.23	= 711.59
3) 0.5 x (6.41+6.43) x 27.51	= 229.95
TOTAL	1428.73
TOTAL AREA UNDER 60.0 M WIDE R.P. ROAD:	
1) 0.5 x 15.97 x 9.94	= 79.97
2) 0.5 x 61.00 x 30.02	= 916.51
TOTAL	996.48
TOTAL AREA UNDER R.P. ROAD WIDENING = 1428.73+996.48=2425.21 SQ.M	

OWNERSHIP DETAILS

GAT NO. 1400.

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. DASHRATH BHUKHADALE *	6927.00	6927.00	6927.00
2. SUMAN DASHRATH BHADALE			
3. SANJAY DASHRATH BHADALE			
4. ARCHANA SANJAY BHADALE	JADHAVRAO	BAPA RASHI	GRAND REALITY
5. NEHA SANJAY BHADALE	KAMAT	SYNERGY	PVT. LTD.
6. DNYANESHVARI SANJAY BHADALE	GANDHI ASSO.	PVT. LTD.	
7. SANTOSH DASHRATH BHADALE			
8. SMITA SANTOSH BHADALE			
9. ROHIT SANTOSH BHADALE			
10. VAISHALI CHANDRAKANT TAPIR			

GAT NO. 1402 HISSA NO. 1,2,3,4

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. SITABAI BABURAO BHADALE *	34500.00	34500.00	34500.00
2. DATTATRAY BABURAO BHADALE *			
3. RATIKAMALA DATTATRAY BHADALE	JADHAVRAO	BAPA RASHI	GRAND REALITY
4. SAGAR DATTATRAY BHADALE *	KAMAT	SYNERGY	PVT. LTD.
5. SAMEER DATTATRAY BHADALE *	GANDHI ASSO.	PVT. LTD.	
6. DEEPAI SANTOSH TAMBE			
7. SURISH BABURAO BHADALE			
8. MANDA SURESH BHADALE			
9. NIDHIL SURESH BHADALE			
10. GAURI SURESH BHADALE			

GAT NO. 1402 HISSA NO. 7

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. INDUBAI SOPAN BHADALE *	17500.00	17500.00	17500.00
2. ANIL SOPAN BHADALE			
3. SANTOSH ANIL BHADALE	JADHAVRAO	BAPA RASHI	GRAND REALITY
4. CHARUSHILA ANIL BHADALE	KAMAT	SYNERGY	PVT. LTD.
5. CHETANA ANIL BHADALE *	GANDHI ASSO.	PVT. LTD.	
6. SWAPNEEL ANIL BHADALE			
7. CHAYAJI RAJARAM BHADALE *			
8. LALIT RAJARAM BHADALE *			
9. ARCHANA RAJARAM BHADALE *			
10. VRUSHALI RAJARAM BHADALE *			

GAT NO. 1401

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. ARJUN SHAMDAS BHAKTANI *	14500.00	14500.00	14500.00
2. LALCHAND SHAMDAS BHAKTANI *	JADHAVRAO	BAPA RASHI	GRAND REALITY
3. SHAMDAS VALIRAM BHAKTANI *	KAMAT	SYNERGY	PVT. LTD.
	GANDHI ASSO.	PVT. LTD.	

GAT NO. 1423, PLOT NO. 21

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. VISHNU SHANKAR SHIVARKAR *	11600.00	11600.00	11600.00
2. LAXMIBAL VISHNU SHIVARKAR *	JADHAVRAO	BAPA RASHI	GRAND REALITY
3. UTTAM VISHNU SHIVARKAR *	KAMAT	SYNERGY	PVT. LTD.
4. MARUTI VISHNU SHIVARKAR *	GANDHI ASSO.	PVT. LTD.	

GAT NO. 1424, PLOT NO. 16

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. DATTATRAY SHANKAR SHIVARKAR *	4700.00	4700.00	4700.00
2. INDUBAI DATTATRAY SHIVARKAR *	JADHAVRAO	BAPA RASHI	GRAND REALITY
3. SUDHIR DATTATRAY SHIVARKAR *	KAMAT	SYNERGY	PVT. LTD.
4. SANGITA SUDHIR SHIVARKAR *	GANDHI ASSO.	PVT. LTD.	
5. CHETAN SUDHIR SHIVARKAR *			

GAT NO. 1423, PLOT NO. 3

OWNERS NAME	PA.H.1	PA.H.2	PA.H.3
1. TARABAI BHAGWANT SHIVARKAR *	4700.00	4700.00	4700.00
2. SHIVAJI BHAGWANT SHIVARKAR *	JADHAVRAO	BAPA RASHI	GRAND REALITY
3. MANDA SHIVAJI SHIVARKAR *	KAMAT	SYNERGY	PVT. LTD.
4. SAMBAJI BHAGWANT SHIVARKAR *	GANDHI ASSO.	PVT. LTD.	
5. ARJUN BHAGWANT SHIVARKAR *			
6. NAYNA SAMBAJI SHIVARKAR *			
7. LALITA ARJUN SHIVARKAR *			
8. HAUSABAI SAMBAJI SHINDE *			

STAMP FOR APPROVAL

LAYOUT, OPEN & AMENITY SPACE AREA STATEMENT ROAD WIDENING AREA CALCULATION AREA STATEMENT OWNERSHIP DETAILS TOTAL WATER STATEMENT

Project to be conducted in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1962 (No. 17 of 1962) and the Maharashtra Regional and Town Planning Rules, 1967 (No. 17 of 1967) and the Maharashtra Regional and Town Planning (Amendment) Act, 1992 (No. 17 of 1992) and the Maharashtra Regional and Town Planning (Amendment) Rules, 1992 (No. 17 of 1992).

Dated: 15/07/2024

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



AREA STATEMENT

Sl. No.	DESCRIPTION	AREA (SQ.M)
1.	AREA OF PLOT AS PER RECORDS	94827.00
2.	AREA OF PLOT (AS PER D.C.)	94827.52
3.	MINIMUM PLOT AREA CONSIDERED	94827.00
4.	AREA UNDER R.P. ROAD WIDENING	2424.61
5.	AREA UNDER 60.0 M WIDE R.P. ROAD WIDENING	1428.73 SQ.M.
6.	DEDUCTIONS	92402.39
7.	AMENITY SPACE REQUIRED [5X15%]	13860.36
8.	AMENITY SPACE PROVIDED [3763.85 + 10097.66]	13861.51
9.	OPEN SPACE REQUIRED [5X10%]	5240.24
10.	OPEN SPACE PROVIDED	9241.22
11.	INTERNAL ROAD	3941.15
12.	NET PLOT AREA [5 - (80+60+10)]	6555.51
13.	F.S.I. PERMISSIBLE [1/2402.29 - 1/2402.29] X 0.50 X 1.20	84824.51
14.	PAID/F.S.I. [1/2402.29 - 1/2402.29] X 0.50 X 0.20	14137.36
15.	TOTAL F.S.I. PERMISSIBLE [8+9]	98961.87
16.	TOTAL F.S.I. PROPOSED	98937.31

TENEMENT STATEMENT

1.	TENEMENT PERMISSIBLE (280 T/H)	1634 NOS.
2.	TOTAL TENEMENTS PROPOSED	1234 NOS.

BALCONY STATEMENT

1.	BALCONY PERMISSIBLE 15%	14840.60
2.	BALCONY PROPOSED	14766.44

PARKING STATEMENT (FOR 1234 TENE.)

	CAR	SCOOTER	CYCLE
1.	PARKING REQUIRED AS PER PMRDA	1304	2925
2.	PARKING PROVIDED AS PER PMRDA	1325	3007
3.			2987

LEGEND

1.	PLOT SHOWN IN	BLACK
2.	ROAD WIDENING SHOWN IN	GREEN DOTTED.
3.	DRAINAGE LINE SHOWN IN	RED DOTTED.
4.	WATER LINE SHOWN IN	BLACK DOTTED.

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 VALUES WITH THE MINIMUM AREA STATED IN THE SCHEDULE OF OWNERSHIP AND RECORDS OF CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/P.O.A HOLDER IN ORIGINAL TRUE COPY/PHOTOCOPY.

ARCHITECTS SIGNATURE

PROJECT

PROPOSED LAYOUT OF RESIDENTIAL BUILDING AT,

NEW GAT NO 1400(P.T), 1401(P.T), 1402(P.T), 1423(P.T), 1424(P.T)

VILLAGE- WAGHOLI, TAL- HAVELI, PUNE.

OWNER

FOR GRAND REALITY PVT. LTD. - MR. SATISHCHANDAR VARMA

MALWADKAR ARCHITECTS

B.N. MALWADKAR.

RAHUL R. MALWADKAR.

"SAMARTH BUILDING"

PLOT NO. 10, JOYKESH SOCIETY (B), S.N.O. 672/673

OPP. CANARA BANK, BHIMNAGAR,

PUNE. 411-057

PE. NO. - 020-24322065, 020-24322066

SCALE:- 1:1000 DRN-BY:-SALIM

DATE:- 02-11-15

ZARAFAT MALWADKAR - FAWR/REVISION-2019/PT DIVS WITHOUT AMENITY & RP ROAD/PT P2/P3 12

FLOOR LAYOUT PLAN.dwg

OPEN SPACE 2 CALCULATION

1.	0.50	X	62.14 X 26.54 = 828.60 sq.m
2.	0.50	X	63.64 X 26.74 = 842.87 sq.m
3.	0.50	X	27.78 X 7.23 = 100.42 sq.m
4.	0.50	X	75.70 X 25.24 = 1909.33 sq.m
5.	0.50	X	75.70 X 22.81 = 863.36 sq.m
TOTAL			3594.58 sq.m

OPEN SPACE 1 CALCULATION

1.	0.50	X	86.15 X 23.24 = 1117.28 sq.m
2.	0.50	X	96.15 X 46.86 = 2252.79 sq.m
3.	0.50	X	73.44 X 33.10 = 1215.40 sq.m
TOTAL			4585.47 sq.m

OPEN SPACE 3 CALCULATION

1.	0.50	X	62.24 X 20.37 = 633.91 sq.m
2.	0.50	X	62.24 X 15.72 = 492.23 sq.m
TOTAL			1061.15 sq.m

LAYOUT PLAN

SCALE: 1:1000