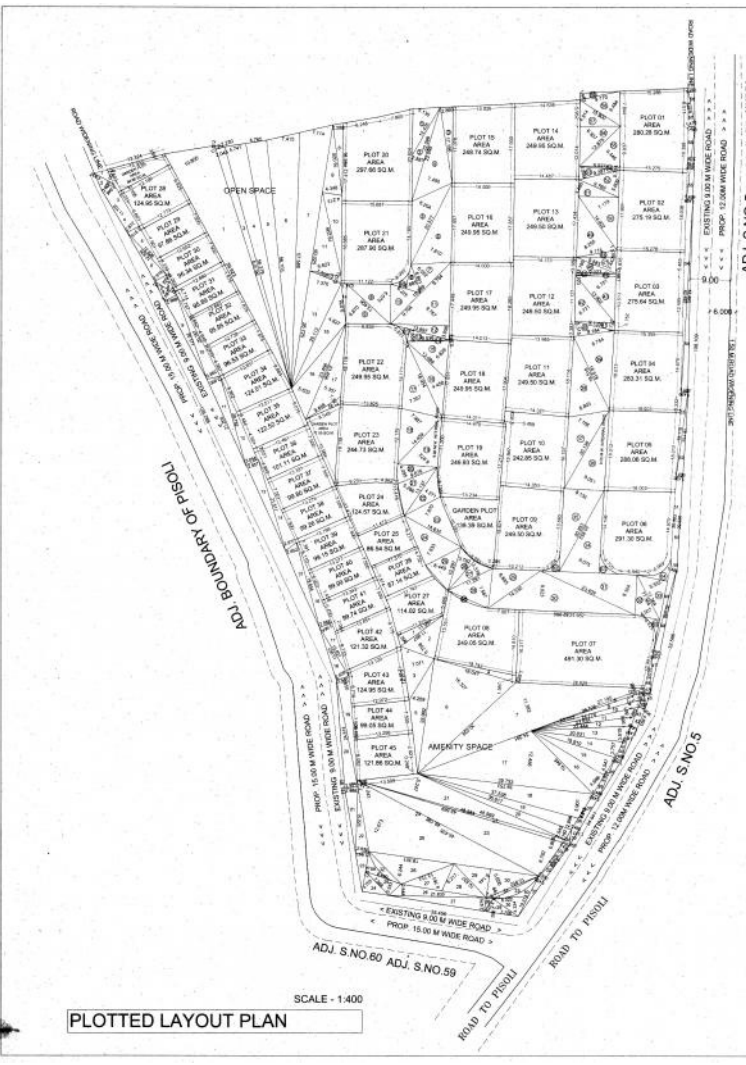

SCALE - 1:400

PLOTTED LAYOUT PLAN

INTERNAL ROAD AREA STATEMENT	
ADDITIONS :-	
1. 1/2 X 12.435 X 5.130 =	31.866 SQ.M.
2. 1/2 X 22.066 X 2.887 =	31.808 SQ.M.
3. 1/2 X 17.138 X 2.886 =	24.639 SQ.M.
4. 1/2 X 22.066 X 7.456 =	82.319 SQ.M.
5. 1/2 X 20.577 X 5.224 =	53.836 SQ.M.
6. 1/2 X 20.577 X 7.610 =	78.353 SQ.M.
7. 1/2 X 5.794 X 8.092 =	23.857 SQ.M.
8. 1/2 X 6.801 X 2.886 =	9.810 SQ.M.
9. 1/2 X 10.436 X 5.970 X 2 =	62.313 SQ.M.
10. 1/2 X 9.794 X 6.225 =	30.454 SQ.M.
11. 1/2 X 19.580 X 9.161 =	89.603 SQ.M.
12. 1/2 X 13.017 X 3.056 =	20.828 SQ.M.
13. 1/2 X 5.036 X 2.558 =	12.879 SQ.M.
14. 1/2 X 5.036 X 0.373 =	1.932 SQ.M.
15. 1/2 X 12.065 X 5.626 =	33.898 SQ.M.
16. 1/2 X 19.954 X 4.486 =	44.773 SQ.M.
17. 1/2 X 14.650 X 7.357 =	53.722 SQ.M.
18. 1/2 X 14.650 X 5.067 =	37.142 SQ.M.
19. 1/2 X 13.679 X 4.056 =	55.404 SQ.M.
20. 1/2 X 13.017 X 2.886 =	18.812 SQ.M.
21. 1/2 X 13.017 X 5.286 =	34.721 SQ.M.
22. 1/2 X 13.017 X 4.271 =	28.394 SQ.M.
23. 1/2 X 14.650 X 7.610 =	55.728 SQ.M.
24. 1/2 X 14.650 X 2.743 =	20.123 SQ.M.
25. 1/2 X 13.281 X 6.446 =	42.803 SQ.M.
26. 1/2 X 13.281 X 3.192 =	21.202 SQ.M.
27. 1/2 X 13.281 X 3.378 =	22.428 SQ.M.
28. 1/2 X 13.281 X 7.587 =	50.365 SQ.M.
29. 1/2 X 14.530 X 6.666 =	48.367 SQ.M.
30. 1/2 X 22.080 X 9.623 =	106.164 SQ.M.
31. 1/2 X 23.400 X 8.324 =	97.428 SQ.M.
32. 1/2 X 11.364 X 4.537 =	25.606 SQ.M.
33. 1/2 X 11.364 X 5.532 =	31.433 SQ.M.
34. 1/2 X 20.663 X 8.075 =	84.124 SQ.M.
35. 1/2 X 20.663 X 8.132 =	84.708 SQ.M.
36. 1/2 X 14.022 X 6.125 =	42.928 SQ.M.
37. 1/2 X 23.126 X 7.158 =	82.662 SQ.M.
38. 1/2 X 18.016 X 9.903 =	89.107 SQ.M.
39. 1/2 X 18.016 X 5.754 =	51.803 SQ.M.
40. 1/2 X 9.194 X 3.313 =	15.222 SQ.M.
41. 1/2 X 9.133 X 1.727 =	7.886 SQ.M.
42. 1/2 X 13.902 X 6.731 =	46.767 SQ.M.
43. 1/2 X 13.902 X 6.751 =	46.906 SQ.M.
44. 1/2 X 9.623 X 0.641 =	2.892 SQ.M.
45. 1/2 X 9.623 X 0.722 =	3.260 SQ.M.
46. 1/2 X 0.588 X 3.182 =	1.249 SQ.M.
47. 1/2 X 9.983 X 3.442 =	16.402 SQ.M.
48. 1/2 X 0.174 X 1.578 =	0.228 SQ.M.
49. 1/2 X 14.022 X 8.205 =	57.561 SQ.M.
50. 1/2 X 14.022 X 7.179 =	50.363 SQ.M.
51. 1/2 X 9.709 X 3.485 =	16.900 SQ.M.
52. 1/2 X 9.709 X 5.608 =	27.207 SQ.M.
53. 1/2 X 9.287 X 2.808 =	13.462 SQ.M.
54. 1/2 X 9.527 X 0.714 =	3.223 SQ.M.
55. 1/2 X 12.670 X 5.446 =	34.496 SQ.M.
56. 1/2 X 10.960 X 8.317 =	45.591 SQ.M.
57. 1/2 X 10.960 X 6.364 =	34.891 SQ.M.
58. 1/2 X 10.960 X 5.464 =	29.939 SQ.M.
59. 1/2 X 9.170 X 1.467 =	6.619 SQ.M.
60. 0.00 X 0.00 X 0.000 =	0.535 SQ.M.
61. 0.00 X 0.00 X 0.000 =	3.772 SQ.M.
62. 0.00 X 0.00 X 0.000 =	5.060 SQ.M.
63. 0.00 X 0.00 X 0.000 =	8.708 SQ.M.
64. 0.00 X 0.00 X 0.000 =	5.283 SQ.M.
65. 0.00 X 0.00 X 0.000 =	9.144 SQ.M.
66. 0.00 X 0.00 X 0.000 =	5.116 SQ.M.
TOTAL ADDITIONS =	2943.764 SQ.M
TOTAL ADDITIONS =	2943.764 SQ.M
NET AREA = 2943.764 =	2943.764 SQ.M

ROAD WIDENING AREA STATEMENT	
ADDITIONS :-	
1. 1/2 X 4.932 X 2.131 =	5.255 SQ.M
2. 1/2 X 4.932 X 2.506 =	6.180 SQ.M
3. 1/2 X 11.702 X 2.946 =	16.852 SQ.M
4. 1/2 X 11.702 X 2.872 =	16.904 SQ.M
5. 1/2 X 12.926 X 2.915 =	18.840 SQ.M
6. 1/2 X 12.926 X 2.919 =	18.869 SQ.M
7. 1/2 X 5.747 X 2.632 =	7.563 SQ.M
8. 1/2 X 5.747 X 2.587 =	7.452 SQ.M
9. 1/2 X 20.171 X 2.969 =	29.944 SQ.M
10. 1/2 X 20.787 X 2.952 =	30.662 SQ.M
11. 1/2 X 21.205 X 3.000 =	31.807 SQ.M
12. 1/2 X 20.792 X 2.957 =	30.726 SQ.M
13. 1/2 X 21.517 X 3.056 =	32.878 SQ.M
14. 1/2 X 21.517 X 2.877 =	30.952 SQ.M
15. 1/2 X 19.954 X 2.852 =	28.312 SQ.M
16. 1/2 X 19.954 X 2.988 =	29.692 SQ.M
17. 1/2 X 13.001 X 2.954 =	19.267 SQ.M
18. 1/2 X 13.001 X 2.838 =	18.448 SQ.M
19. 1/2 X 24.680 X 3.000 =	37.020 SQ.M
20. 1/2 X 24.514 X 2.994 =	36.697 SQ.M
21. 1/2 X 15.220 X 2.968 =	22.596 SQ.M
22. 1/2 X 15.220 X 2.941 =	22.381 SQ.M
23. 1/2 X 9.177 X 2.835 =	13.008 SQ.M
24. 1/2 X 7.548 X 3.703 =	13.975 SQ.M
25. 1/2 X 6.440 X 3.333 =	14.065 SQ.M
26. 1/2 X 21.833 X 2.549 =	28.907 SQ.M
27. 1/2 X 21.833 X 2.975 =	32.477 SQ.M
28. 1/2 X 3.372 X 1.366 =	2.307 SQ.M
29. 1/2 X 7.706 X 2.992 =	11.529 SQ.M
30. 1/2 X 8.022 X 4.334 =	17.384 SQ.M
31. 1/2 X 10.212 X 1.450 =	7.404 SQ.M
32. 1/2 X 9.578 X 1.500 =	7.184 SQ.M
33. 1/2 X 9.468 X 1.471 =	6.964 SQ.M
34. 1/2 X 3.792 X 1.356 =	2.569 SQ.M
35. 1/2 X 3.792 X 1.377 =	2.611 SQ.M
36. 1/2 X 9.613 X 1.481 =	7.118 SQ.M
37. 1/2 X 9.613 X 1.482 =	7.120 SQ.M
38. 1/2 X 9.622 X 1.482 =	7.130 SQ.M
39. 1/2 X 9.622 X 1.492 =	7.183 SQ.M
40. 1/2 X 6.185 X 1.461 =	5.979 SQ.M
41. 1/2 X 6.185 X 1.451 =	6.061 SQ.M
42. 1/2 X 4.893 X 1.439 =	3.521 SQ.M
43. 1/2 X 4.893 X 1.406 =	3.440 SQ.M
44. 1/2 X 3.913 X 1.359 =	2.658 SQ.M
45. 1/2 X 3.913 X 1.404 =	2.747 SQ.M
46. 1/2 X 9.010 X 1.471 =	6.627 SQ.M
47. 1/2 X 9.010 X 1.485 =	6.682 SQ.M
48. 1/2 X 20.048 X 1.498 =	15.018 SQ.M
49. 1/2 X 20.048 X 1.488 =	14.918 SQ.M
50. 1/2 X 20.630 X 1.500 =	15.472 SQ.M
51. 1/2 X 20.583 X 1.496 =	15.386 SQ.M
52. 1/2 X 19.119 X 1.496 =	14.301 SQ.M
53. 1/2 X 19.119 X 1.489 =	14.234 SQ.M
54. 1/2 X 43.493 X 1.499 X 2 =	65.196 SQ.M
55. 1/2 X 18.469 X 1.494 =	12.302 SQ.M
56. 1/2 X 18.469 X 1.486 =	12.253 SQ.M
57. 1/2 X 8.672 X 1.479 =	6.413 SQ.M
58. 1/2 X 8.672 X 1.485 =	6.439 SQ.M
59. 0.000 X 0.000 X 0.000 =	8.747 SQ.M
60. 0.000 X 0.000 X 0.000 =	6.123 SQ.M
TOTAL ADDITIONS =	932.45 SQ.M
NET AREA = 932.45 =	932.45 SQ.M

STATEMENT AMENITY SPACE 15%	
ADDITIONS :-	
1. 1/2 X 11.957 X 2.398 =	14.324 SQ.M
2. 1/2 X 11.957 X 6.706 =	40.403 SQ.M
3. 1/2 X 12.075 X 1.011 =	42.366 SQ.M
4. 1/2 X 19.047 X 1.533 =	14.524 SQ.M
5. 1/2 X 25.980 X 4.258 =	55.265 SQ.M
6. 1/2 X 30.034 X 16.327 =	245.160 SQ.M
7. 1/2 X 54.391 X 11.350 =	308.539 SQ.M
8. 1/2 X 27.195 X 0.668 =	9.691 SQ.M
9. 1/2 X 26.725 X 1.432 =	19.135 SQ.M
10. 1/2 X 25.782 X 1.471 =	18.954 SQ.M
11. 1/2 X 24.179 X 1.891 =	23.054 SQ.M
12. 1/2 X 23.926 X 1.996 =	23.370 SQ.M
13. 1/2 X 22.444 X 3.518 =	39.480 SQ.M
14. 1/2 X 20.631 X 3.157 =	32.131 SQ.M
15. 1/2 X 19.910 X 4.547 =	45.265 SQ.M
16. 1/2 X 19.945 X 4.508 =	45.733 SQ.M
17. 1/2 X 33.753 X 12.458 =	247.582 SQ.M
18. 1/2 X 33.753 X 5.801 =	117.291 SQ.M
19. 1/2 X 37.026 X 2.896 =	54.395 SQ.M
20. 1/2 X 36.617 X 2.542 =	46.784 SQ.M
21. 1/2 X 46.988 X 5.247 =	127.421 SQ.M
22. 1/2 X 46.988 X 0.808 =	19.640 SQ.M
23. 1/2 X 46.394 X 8.792 =	212.564 SQ.M
24. 1/2 X 46.198 X 1.228 =	28.319 SQ.M
25. 1/2 X 45.435 X 12.073 =	274.268 SQ.M
26. 1/2 X 10.301 X 6.344 =	80.239 SQ.M
27. 1/2 X 12.723 X 4.761 =	30.287 SQ.M
28. 1/2 X 10.887 X 6.217 =	32.616 SQ.M
29. 1/2 X 10.887 X 5.144 =	27.153 SQ.M
30. 1/2 X 12.862 X 5.860 =	30.307 SQ.M
31. 1/2 X 12.862 X 0.709 =	5.134 SQ.M
32. 0.00 X 00.000 X 00.00 =	0.802 SQ.M
33. 0.00 X 00.000 X 00.00 =	10.686 SQ.M
TOTAL ADDITIONS =	2327.98 SQ.M
NET AREA = 2327.98 =	2327.98 SQ.M

STATEMENT OPEN SPACE 10%	
ADDITIONS :-	
1. 1/2 X 58.603 X 10.980 =	321.394 SQ.M
2. 1/2 X 2.230 X 0.812 =	0.905 SQ.M
3. 1/2 X 86.379 X 2.098 =	57.848 SQ.M
4. 1/2 X 56.379 X 4.741 =	133.948 SQ.M
5. 1/2 X 56.133 X 4.785 =	133.968 SQ.M
6. 1/2 X 57.589 X 7.415 =	213.928 SQ.M
7. 1/2 X 60.025 X 7.114 =	213.939 SQ.M
8. 1/2 X 16.284 X 2.288 =	18.628 SQ.M
9. 1/2 X 16.000 X 4.346 =	34.827 SQ.M
10. 1/2 X 16.288 X 4.215 =	48.953 SQ.M
11. 1/2 X 16.288 X 6.623 =	53.909 SQ.M
12. 1/2 X 7.598 X 1.878 =	8.967 SQ.M
13. 1/2 X 26.728 X 7.370 =	98.462 SQ.M
14. 1/2 X 3.078 X 1.175 =	3.333 SQ.M
15. 1/2 X 26.113 X 4.827 =	63.324 SQ.M
16. 1/2 X 23.466 X 5.033 =	58.984 SQ.M
17. 1/2 X 23.466 X 5.307 =	62.240 SQ.M
18. 1/2 X 9.448 X 1.327 =	6.259 SQ.M
TOTAL ADDITIONS =	1941.86 SQ.M
TOTAL ADDITIONS =	1941.86 SQ.M
NET AREA = 1941.86 =	1941.86 SQ.M

PLOT AREA STATEMENT 242.85 SQ.M. & 491.30 SQ.M.		
PLOT NO.	PLOT AREA (IN SQ. MT.)	
1	280.28	
2	275.19	RETAINABLE LAND
3	275.64	RETAINABLE LAND
4	283.31	RETAINABLE LAND
5	288.08	RETAINABLE LAND
6	291.30	RETAINABLE LAND
7	491.30	RETAINABLE LAND
8	249.05	RETAINABLE LAND
9	249.50	RETAINABLE LAND
10	242.85	RETAINABLE LAND
11	249.50	RETAINABLE LAND
12	249.50	RETAINABLE LAND
13	249.50	RETAINABLE LAND
14	249.95	RETAINABLE LAND
15	248.74	RETAINABLE LAND
16	249.95	RETAINABLE LAND
17	249.95	RETAINABLE LAND
18	249.95	RETAINABLE LAND
19	249.93	RETAINABLE LAND
20	297.86	RETAINABLE LAND
21	287.90	RETAINABLE LAND
22	249.95	RETAINABLE LAND
23	244.73	RETAINABLE LAND

PLOT AREA STATEMENT UP TO 100.00 SQ. M. & 86.54 TO 124.95 SQ.M.	
PLOT NO.	PLOT AREA (IN SQ. MT.)
24	124.57
25	86.54
26	87.14
27	114.02
28	124.95
29	97.86
30	95.34
31	95.89
32	95.95
33	96.53
34	124.01
35	122.52
36	101.11
37	99.80
38	99.26
39	99.15
40	99.99
41	99.74
42	121.32
43	124.95
44	99.05
45	121.86

STAMP OF APPROVAL

Application No. 3/12
Approved as an ...
subject to compliance of ... mentioned in Annexure 'A' of letter No. ... Dated ...
Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune

TRUE COPY
DATE SIGNATURE
HEMANT MAHATEKAR
ARCHITECT & INTERIOR DESIGNER
R. No. CA/9012363

DETAILS OF PERMISSIBLE BUILT UP AREA AS PER PROFORMA I OF DCPR	SQ.M.
1) AREA OF PLOT	
a) AS PER REVENUE RECORDS (7/12 EXTRACTS / PRC)	18750.00
b) AS PER DIMARCATION	18196.73
c) MINIMUM TO BE CONSIDERED	18196.73
2) AREA UNDER EXISTING ROAD	
3) AREA UNDER ROAD WIDENING FOR PROPOSED CLASSIFIED ROAD / R.P. ROAD	932.45
4) GROSS NET PLOT AREA (sr. - (2+3))	15266.27
5) REQUIRED OPEN SPACE (4 X 10%)	1526.63
6) PROVIDED OPEN SPACE	1941.86
7) REQUIRED AMENITY SPACE (4 X 15%)	2289.94
8) PROVIDED AMENITY SPACE	2327.98
9) AREA UNDER INTERNAL ROADS	2943.76
10) PLOT AREA UNDER Sub-DIVIDED PLOTS (4 - (6+8+9))	8852.77
11) NET AREA OF PLOTS FOR FSI CALCULATIONS = (Sr. - (2+3+9)) X 0.9	10644.55
12) PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS (1+10)	1.119
13) NET PLOT AREA	9852.77
14) RETAINABLE (2 UNITS) ; add 500.00 SQ.M. (S.NO.5/2A)	2500.00
15) SCHEME AREA	6252.77

ALLOWABEL PLOTS AS PER AREA

1 PART = 6252.77 / 3 = 2084.26 SQ.M = UPTO 180.00 SQ.M PLOT
= 2084.26 SQ.M = UPTO 280.00 SQ.M PLOT
= 2084.26 SQ.M = UPTO 190.00 SQ.M PLOT

PLOT AREA	ALLOWABLE AS PER SCHEME	PROPOSED
100.00 SQ.M	04 NOS	08 NOS
200.00 SQ.M	08 NOS	14 NOS
190.00 SQ.M	21 NOS	22 NOS.

LEGEND

a) TOTAL PLOT BOUNDRY SHOWN IN BLACK
b) ROAD SET BACK LINE DOTTED BLACK
c) OPEN SPACE GREEN
d) AMENITY SPACE
e) PLOT AREA 500.00 SQ.M.
f) PLOT AREA 250.00 SQ.M.
g) PLOT AREA 190.00 SQ.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED DOCUMENTS 1 P. SCHEME RECORD/LAND RECORD DEPT. CITY SURVEY RECORDS ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN

SIGN. OF ARCHITECT

PROJECT

PROPOSED SECTION 20 SCHEME FOR RESIDENTIAL PURPOSE AS PER TALEGAON DABHADE.
S.NO.6/2A/5+6/2A/2+6/2A/1+6/1/2B+6/2B+6/2C
S.NO. 5/2A/1 AT UNDRI, TAL-HAVELI,PUNE.

NAME OF OWNER
M/S OPTUS & ASSOCIATES THROUGH
P.A H. GIRISH M. RATHI

SIGNATURE OF OWNER | SIGNATURE OF ARCHITECT

JOB NO.	DATE	SCALE	DRN BY	CHD BY
------	03/12/2015	1:400	Tu/Tejal	MAHATEKAR

HEMANT MAHATEKAR
ARCHITECT & INTERIOR DESIGNER
3- Sai Niwas, opp. Ramakrishna School, BRM, Shankar Path, Pune 38
Tel. - 020 24454448, Cell - 9850407775, Email - hemantmahatekar@gmail.com