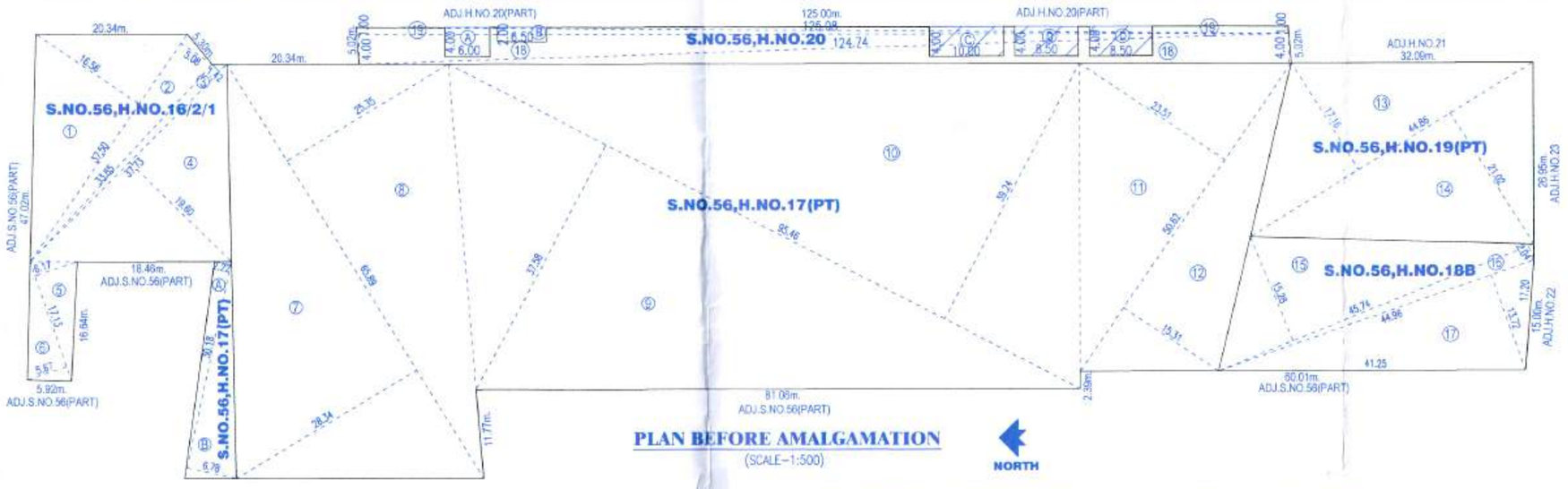


PLAN BEFORE AMALGAMATION

(SCALE–1:500)

NORTH

AREA CALC.BEFORE AMALGAMATION AS PER D.C.
S.NO.56,H.NO.16/2/1 (PT)

NET AREA

1.	0.5 X 37.50 X 16.56	=	310.50	SQ.M.
2.	0.5 X 37.50 X 5.08	=	95.25	----
3.	0.5 X 33.85 X 1.42	=	24.03	----
4.	0.5 X 37.73 X 19.60	=	369.75	----
5.	0.5 X 17.13 X 6.17	=	52.84	----

AREA CALC.BEFORE AMALGAMATION AS PER D.C.
S.NO.56,H.NO.17(PT)

NET AREA

7.	0.5 X 65.89 X 28.34	=	933.66	SQ.M.
8.	0.5 X 65.89 X 25.35	=	835.15	----
9.	0.5 X 95.46 X 37.58	=	1793.69	----
10.	0.5 X 95.46 X 39.24	=	1872.92	----
11.	0.5 X 52.62 X 23.51	=	618.54	----
12.	0.5 X 52.62 X 15.31	=	402.80	----
TOTAL AREA		=	6456.76	SQ.M.

AREA CALC.BEFORE AMALGAMATION AS PER D.C.
S.NO.56.H.NO.17(PT) NEW

NET AREA

A.	0.5 X 30.18 X 2.22	=	33.50	SQ.M.
B.	0.5 X 30.18 X 6.78	=	102.31	----
TOTAL AREA		=	135.81	SQ.M.

AREA CALC.BEFORE AMALGAMATION AS PER D.C.
S.NO.56.H.NO.18B

NET AREA

15.	0.5 X 45.74 X 15.28	=	349.45	----
16.	0.5 X 45.74 X 2.04	=	46.65	----
17.	0.5 X 44.96 X 13.72	=	308.42	----
TOTAL AREA		=	704.52	SQ.M.

AREA CALC.BEFORE AMALGAMATION AS PER D.C.
S.NO.56.H.NO.19(PT)

NET AREA

13.	0.5 X 44.86 X 17.16	=	384.89	----
14.	0.5 X 44.86 X 21.02	=	471.47	----
TOTAL AREA		=	856.36	SQ.M.

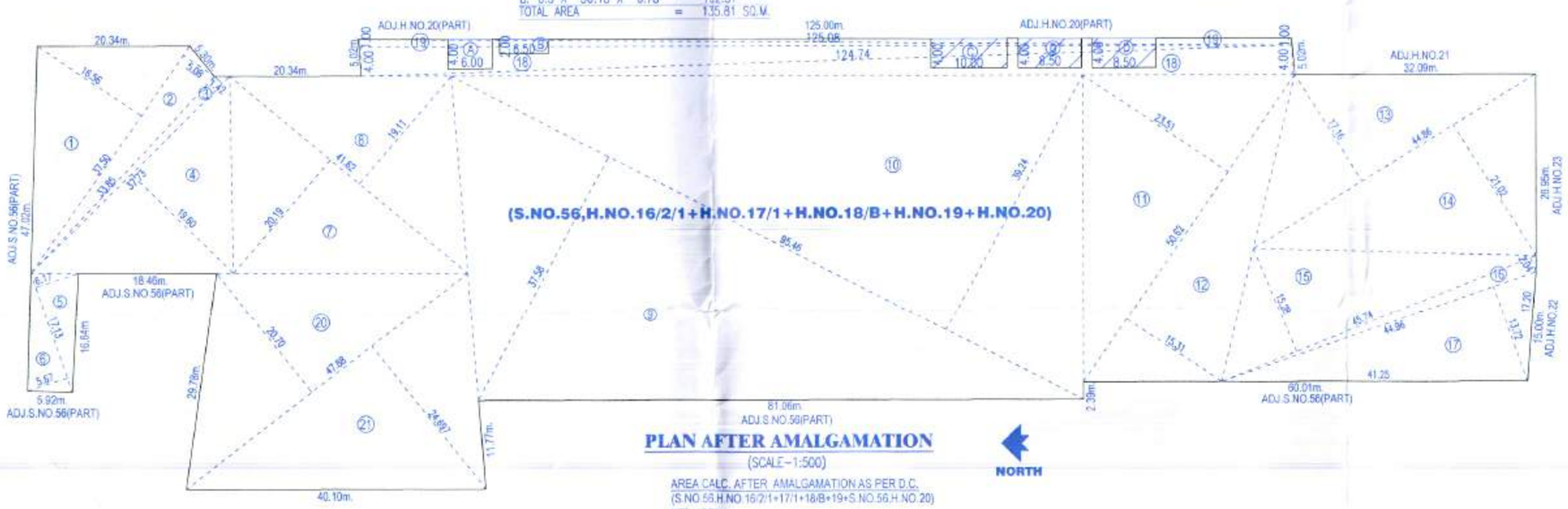
AREA CALC.BEFORE AMALGAMATION AS PER D.C.
(S.NO.56.H.NO.20)

NET AREA

18.	0.5 X 124.74 X 4.00 X 2	=	498.96	SQ.M.
19.	0.5 X 125.08 X 1.00 X 2	=	125.08	----
TOTAL		=	624.04	SQ.M.

LESS DEDUCTIONS

A.	6.00 X 4.00 X 1	=	24.00	SQ.M.
B.	6.50 X 2.00 X 1	=	13.00	----
C.	10.00 X 4.00 X 1	=	40.00	----
D.	8.50 X 4.00 X 2	=	68.00	----
TOTAL DEDUCTIONS		=	145.00	SQ.M.
TOTAL NET AREA(624.04–145.00)		=	479.04	SQ.M.



PLAN AFTER AMALGAMATION

(SCALE–1:500)

NORTH

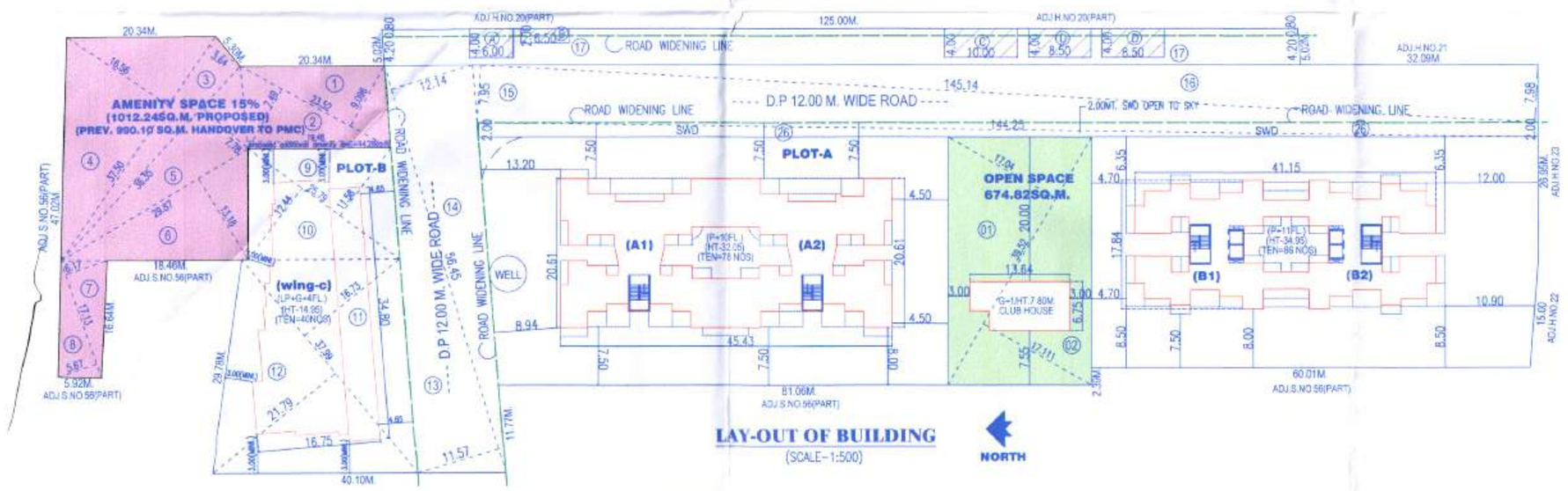
AREA CALC. AFTER AMALGAMATION AS PER D.C.
(S.NO.56.H.NO.16/2/1+17/1+18/B+19+S.NO.56.H.NO.20)

NET AREA

1.	0.5 X 37.50 X 16.56	=	310.50	SQ.M.
2.	0.5 X 37.50 X 5.08	=	95.25	----
3.	0.5 X 33.85 X 1.42	=	24.03	----
4.	0.5 X 37.73 X 19.60	=	369.75	----
5.	0.5 X 17.13 X 6.17	=	52.84	----
6.	0.5 X 17.13 X 5.67	=	48.56	----
7.	0.5 X 41.62 X 20.19	=	420.15	----
8.	0.5 X 41.62 X 19.11	=	397.67	----
9.	0.5 X 95.46 X 37.58	=	1793.69	----
10.	0.5 X 95.46 X 39.24	=	1872.92	----
11.	0.5 X 52.62 X 23.51	=	618.54	----
12.	0.5 X 52.62 X 15.31	=	402.80	----
13.	0.5 X 44.86 X 17.16	=	384.89	----
14.	0.5 X 44.86 X 21.02	=	471.47	----
15.	0.5 X 45.74 X 15.28	=	349.45	----
16.	0.5 X 45.74 X 2.04	=	46.65	----
17.	0.5 X 44.96 X 13.72	=	308.42	----
18.	0.5 X 124.74 X 4.00 X 2	=	498.96	----
19.	0.5 X 125.08 X 1.00 X 2	=	125.08	----
20.	0.5 X 47.88 X 20.70	=	495.55	----
21.	0.5 X 47.88 X 24.697	=	591.25	----
TOTAL		=	9678.42	SQ.M.

LESS DEDUCTIONS

A.	6.00 X 4.00 X 1	=	24.00	SQ.M.
B.	6.50 X 2.00 X 1	=	13.00	----
C.	10.00 X 4.00 X 1	=	40.00	----
D.	8.50 X 4.00 X 2	=	68.00	----
TOTAL DEDUCTIONS		=	145.00	SQ.M.
TOTAL NET AREA(9678.42–145.00)=9533.42 SQ.M.				



LAY-OUT OF BUILDING

(SCALE–1:500)

NORTH

AREA CALC.OF 12.00M.D.P. ROAD (PREVIOUS)

NET AREA

13.	0.5 X 56.45 X 11.57	=	326.56	SQ.M.
14.	0.5 X 56.45 X 12.14	=	342.65	----
15.	0.5 X 145.14 X 7.95	=	576.93	----
16.	0.5 X 145.14 X 7.98	=	579.11	----
ch.	1/4 X 6.00 X 6.00	=	9.00	----
TOTAL		=	1834.25	SQ.M.

AREA CALC.OF 12.00M.D.P. ROAD(PROPOSED)

NET AREA

17)	1.00 X 125.00 X 4.20	=	525.00	SQ.M.

LESS DEDUCTIONS

A.	6.00 X 3.00 X 1	=	18.00	SQ.M.
B.	6.50 X 1.00 X 1	=	6.50	----
C.	10.00 X 3.00 X 1	=	30.00	----
D.	8.50 X 3.00 X 2	=	51.00	----
TOTAL DEDUCTIONS		=	105.50	SQ.M.
TOTAL NET AREA(525–105.50)		=	419.50	SQ.M.

PREVIOUS + PROP. D.P. ROAD AREA CALC.

1834.25 + 419.50 = 2253.75 SQ.M.

PLOT NO.	BLDG. NO.	EXISTING+PROP.	TOTAL BLDG.	FLOOR NO.	TOTAL AREA		
					EXISTING	PROPOSED	TOTAL
A	A1+A2	EXISTING + PROPOSED	1	P+10	2661.24	2659.23	5320.47
	B1+B2	EXISTING + PROPOSED	1	P+11	2226.78	1952.18	4178.96
B	C	PROPOSED	1	LP.+G+4	------	1710.46	1710.46

LOCATION PLAN

(SCALE–1:1000)

NORTH

SR. NO.	HISSA NO.	AREA STATEMENT BEFORE AMALGAMATION					
		PLOT AREA			AREA UNDER	TOTAL	NET
		AS PER 7/12	AS PER D.C.	MIN.CONSIDER	D.P.ROAD 12.00M.	DEDUCTIONS	AREA
SR.N0. 56 (PREV.APPR)	H. NO. 16/2/1	900.00	900.93	900.00	1834.25	1834.25	6588.75
	H. NO. 17/1	6023.00	6456.76	6023.00			
	H. NO. 18B	700.00	704.52	700.00			
	H. NO. 19	800.00	856.36	800.00			
TOTAL		8423.00	8918.57	8423.00	1834.25	1834.25	6588.75
(PRAPOSED)	H. NO. 17/1(PT)	100.00	135.81	100.00			100.00
	H. NO. 20(PT)	518.00	479.04	479.04	419.50	419.50	59.54
TOTAL		9041.00	9533.42	9002.04	2253.75	2253.75	6748.29

SR. NO.	HISSA NO.	AREA STATEMENT AFTER AMALGAMATION					
		PLOT AREA			AREA UNDER	TOTAL	NET
		AS PER 7/12	AS PER D.C.	MIN.CONSIDER	D.P.ROAD 12.00M.	DEDUCTIONS	AREA
SR.N0. 56	H. NO. 16/2/1+ H. NO. 17/1+17(p)+ H. NO. 18B+ H. NO. 19+ H. NO. 20(PT)	9041.00	9533.42	9002.04	2253.75	2253.75	6748.29
TOTAL		9041.00	9533.42	9002.04	2253.75	2253.75	6748.29

PLOT- B AREA CALCULATION AS PER DC.

NET AREA

9.	0.5 X 24.80 X 12.06	=	149.54	SQ.M.
10.	0.5 X 24.80 X 12.83	=	159.09	----
11.	0.5 X 37.99 X 16.73	=	317.78	----
12.	0.5 X 37.99 X 21.79	=	413.90	----
TOTAL PLOT AREA		=	1040.31	SQ.M.
MINI.AREA AS PER AMALGAMATION		=	785.80	SQ.M.

SWD AREA CALAC.

26.	02.00 X144.25X0.50X2	=	288.50	SQM.
TOTAL SWD AREA		=	288.50	SQM.

AMENITY SPACE - AREA CALCULATION

NET AREA

1.	0.5 X 23.52 X 9.096	=	106.96	SQ.M.
2.	0.5 X 23.52 X 7.49	=	88.08	----
3.	0.5 X 37.50 X 3.64	=	68.25	----
4.	0.5 X 37.50 X 16.56	=	310.50	----
5.	0.5 X 36.35 X 7.78	=	141.40	----
6.	0.5 X 29.87 X 13.10	=	195.65	----
7.	0.5 X 17.13 X 6.17	=	52.84	----
8.	0.5 X 17.13 X 5.67	=	48.56	----
TOTAL		=	1012.24	SQ.M.

OPEN SPACE AREA CALAC.

01.	39.52 X 17.04 X 0.50	=	336.71	SQM.
02.	39.52 X 17.111X 0.50	=	338.11	----
TOTAL OPEN SPACE AREA		=	674.82	SQM.

STAMP OF APPROVAL

1/1

AMALGAMATION & LAY OUT OF BUILDING

1) PLAN PRIVIOUSLY APPROVAL UNDER :-
C.C.NO.0300/13 ,DATE-02/05/2013
2) REVISED 1 - C.C.NO.0287/16 ,DATE-12/5/2016
3) REVISED 2 -

This is an accompanument to this office letter No. DPO..... CC/1540/19 date 09/10/2019

Executive Engineer
(B.P./D.P. Zone-I) P.M.C.

POONA MUNICIPAL CORPORATION * TOWN PLANNING ENGINEER * POONA

	AREA STATEMENT			SQ.M.
1.	AREA OF PLOT (AS PER 7/12)			9041.00
	AREA OF PLOT (AS PER DEMARCATION)			9533.42
	AREA OF PLOT (AS PER AFTER AMALGAMATION) MIN.CONSIDER			9002.04
2.	LESS DEDUCTIONS			
	a. AREA UNDER D.P.ROAD 12.00M.WIDE (PREV.SANCTION=1834.25) D.P.ROAD 12.00M.WIDE PROP.= (1834.25+419.50)			2253.75
	c. TOTAL (a+b)			2253.75
3.	NET AREA OF PLOT (1 – 2c)			6748.29
4.	LESS DEDUCTIONS			
	a. OPEN SPACE(10%)			
	REQUIRED			674.82
	PROPOSED			674.82
	b. AMENITY SPACE(15%)			
	REQUIRED			1012.24
	PROPOSED			1012.24
5.	NET AREA OF PLOT (3 – 4b)			5736.05
6.	AREA OF PLOT 'A'			4950.25
7.	AREA OF PLOT 'B'			785.80
		PLOT 'A'	PLOT 'B'	TOTAL
9.	NET PLOT AREA (MINI.AMALGAMATION)	4950.25	785.80	5736.05
10.	F.S.I. PERMISSIBLE	1.1	1.1	
	PERMISSIBLE AREA	5445.27	864.38	6309.65
11.	ADDITION OF AREA OF F.S.I.	----		
	a) ADD AMENITY	990.10	44.28	1012.24
	b) D.P.ROAD 12.00M.=1834.25X1	1834.25	----	1834.25
	D.P.ROAD 12.00M.= 419.50X2	393.31	445.69	839.00
	TOTAL	3217.66	489.97	3707.63
12.	T.D.R. AREA	----	20.80	20.80
13.	PREMIUM F.S.I. AREA PERMISSIBLE	2475.12	392.90	2868.02
	PROPOSED	859.07	335.85	794.92
14.	TOTAL PERMISSIBLE FLOOR AREA	9522.00	1711.00	11233.00
15.	EXISTING FLOOR AREA	4908.02	----	4908.02
16.	PROPOSED FLOOR AREA			
	a) COMMERCIAL AREA	----	148.54	148.54
	b) RESIDENTIAL AREA	4611.41	1561.92	6173.33
	c) EXCESS BALCONY	----		
17.	TOTAL BUILT-UP AREA	9519.43	1710.46	11229.89

LEGEND

PLOT BOUNDRY "A" SHOWN	THICK BLACK	WATER LINE SHOWN	DOTT.BLACK
PLOT BOUNDRY "B" SHOWN	THICK BLACK	RESERVATION SHOWN	THICK.PINK
PROPOSED WORK SHOWN	THICK RED	INTERNAL ROAD SHOWN	THICK.BRAWN
DRAINAGE LINE SHOWN	DOTT.RED	ROAD WINDINNIG LINE SHOWN	DOTT.GREEN

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 ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGN.OF LICENCED ARCHITECT

PROJECT

AMALGAMATION & LAYOUT OF BLDG. ON S.NO.56,H.NO.16/2/1+17/1+18B+19+20/1/ 1/1/1/1/2, AT-WADGAON-SHERI , PUNE

OWNER/P.A.H.

M/S.VIJAYLAXMI CREATION THRO'.
MR. RAJESH D. BANSAL
MR. VIJAY K. VASWANI

SIGN.OF OWNER/PAH

SIGN.OF L.ENGINEER
(L.NO.396/2019)

L.ENGINEER

SOMNATH KERUR
WING–A3,SHOP.NO.90&91 MAHALAXMI VIHAR
ALANDI ROAD VISHRANTIWADI
PUNE–411015.
MOBILE NO.8380001590&91

JOB NO.	DRG. NO.	SCALE	DATE	DRN
		1:100	10.10.2019	RAJESH