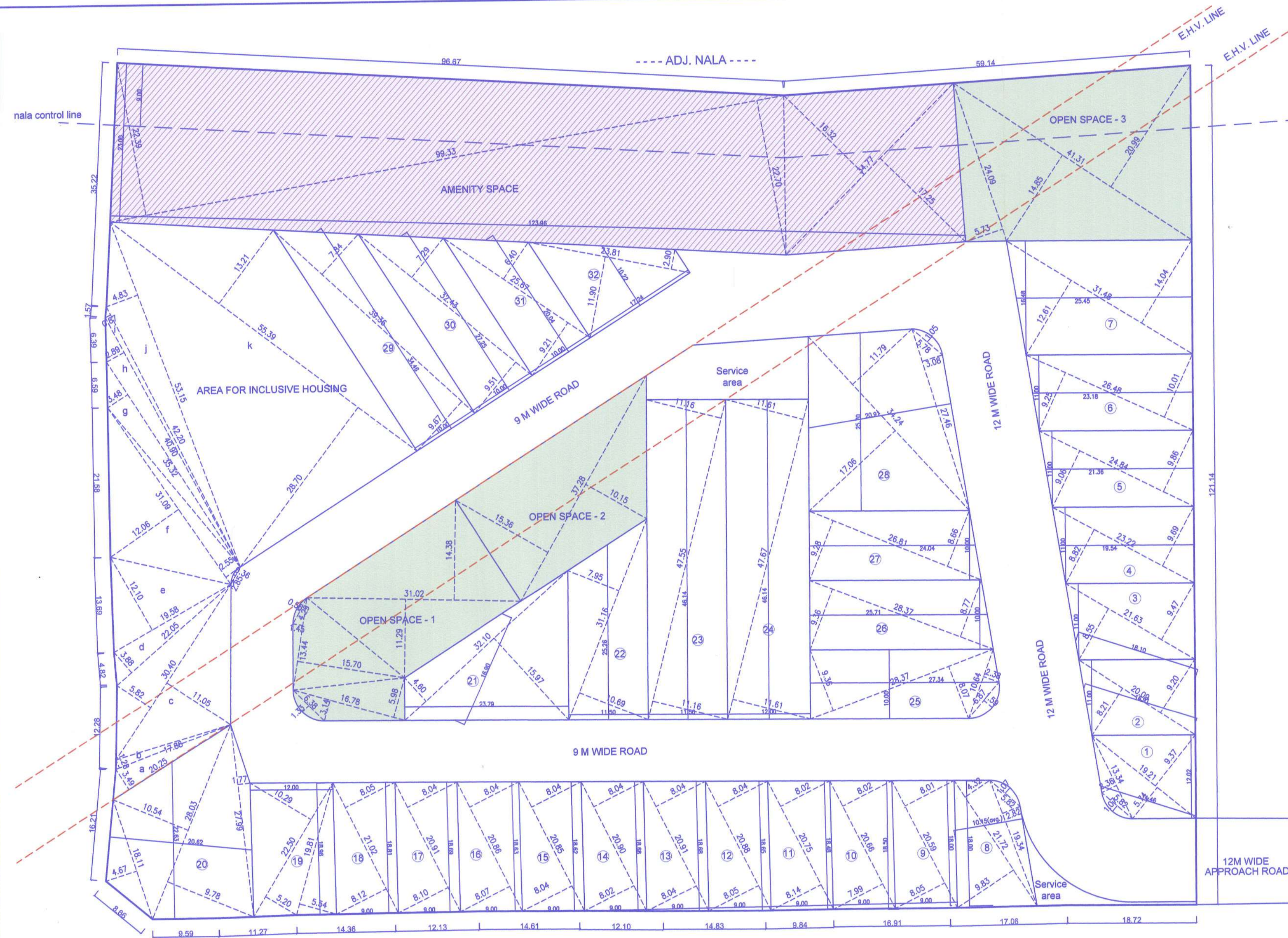
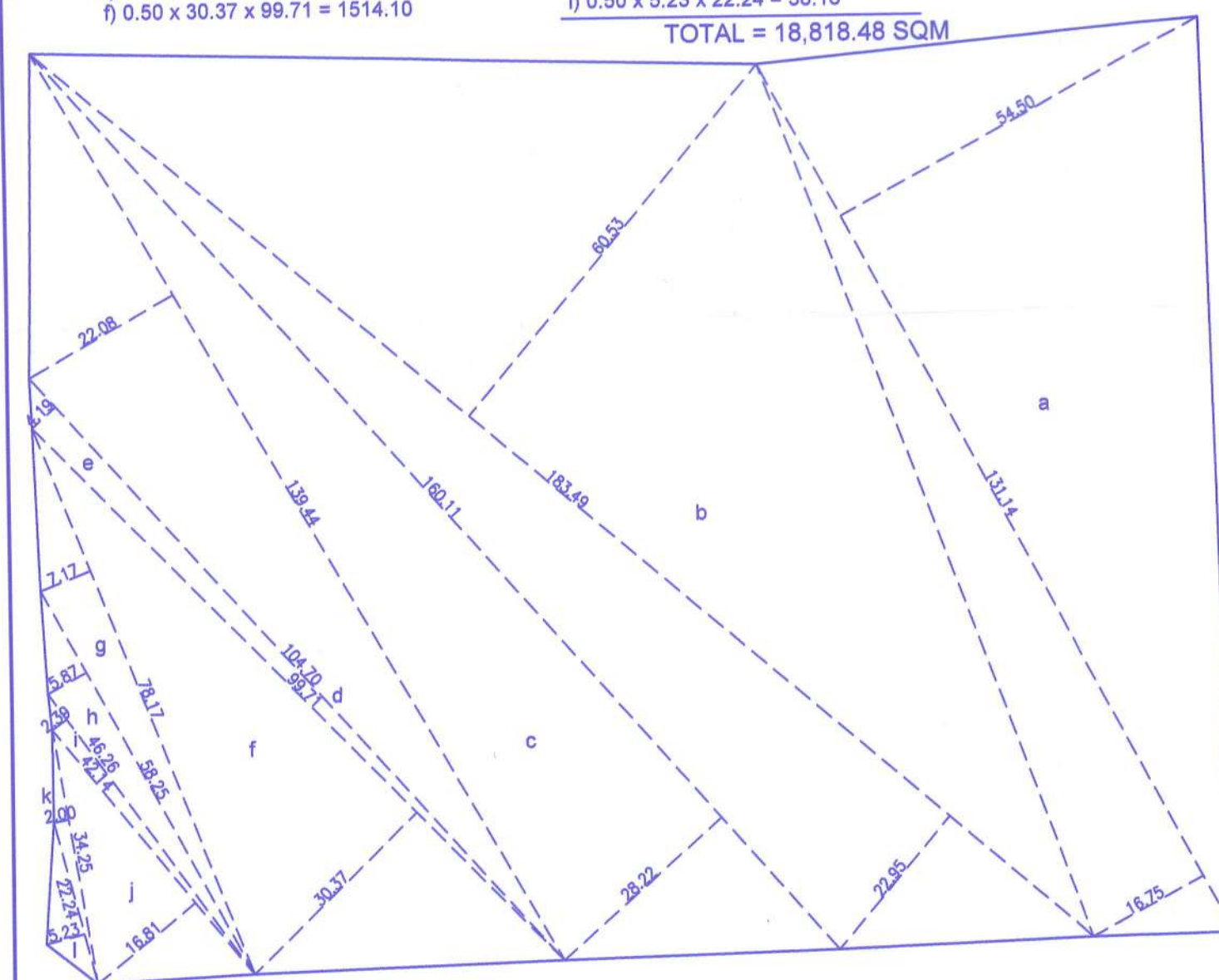




PLOT AREA CALCULATIONS BY TRIANGULATION :-

Additions:
a) $0.50 \times (54.50+16.75) \times 131.14 = 4671.86$
b) $0.50 \times (22.98+60.53) \times 183.49 = 7661.62$
c) $0.50 \times 28.22 \times 180.11 = 2259.15$
d) $0.50 \times 22.08 \times 139.43 = 1539.31$
e) $0.50 \times 4.19 \times 104.70 = 219.35$
f) $0.50 \times 30.37 \times 99.71 = 1514.10$
g) $0.50 \times 7.17 \times 78.17 = 280.24$
h) $0.50 \times 5.87 \times 58.25 = 170.96$
i) $0.50 \times 2.39 \times 46.26 = 55.28$
j) $0.50 \times 16.81 \times 42.14 = 354.19$
k) $0.50 \times 2.00 \times 34.25 = 34.25$
l) $0.50 \times 5.23 \times 22.24 = 58.16$

TOTAL = 18,818.48 SQM



PLOT AREA DIAGRAM SCALE: 1:800

LAYOUT PLAN SCALE: 1:400

Open Space Area Calculations			
PLOT NO.	CALCULATIONS	PLOT AREA	TOTAL AREA
Open Space 1	$0.50 \times (5.98 + 3.14) \times 16.78$	76.52	597.16
	$0.666 \times 6.38 \times 1.33$	5.65	
	$0.50 \times (1.45 + 15.70) \times 13.44$	115.25	
	$0.666 \times 4.29 \times 0.56$	1.60	
	$0.50 \times (14.38 + 11.29) \times 31.02$	398.14	
Open Space 2	$0.50 \times (15.36 + 10.15) \times 37.28$	475.52	475.52
Open Space 3	$0.50 \times 24.09 \times 5.72$	68.90	809.17
	$0.50 \times (14.85 + 20.99) \times 41.31$	740.28	
Total Area			1881.85

Amenity Space Area Calculations		
PLOT NO.	CALCULATIONS	TOTAL AREA
Amenity Space	$0.50 \times (22.39 + 22.70) \times 99.33$	2239.39
	$0.50 \times (16.32 + 17.25) \times 34.77$	583.38
Total Area		2822.77

EWS Plot Area Calculations		
Additions:		
PLOT NO.	CALCULATIONS	AREA
a	$0.50 \times 20.25 \times 3.49$	35.34
b	$0.50 \times 17.88 \times 1.28$	11.44
c	$0.50 \times (5.82 + 11.05) \times 30.40$	256.42
d	$0.50 \times 22.05 \times 3.88$	42.78
e	$0.50 \times 19.58 \times 12.10$	118.46
f	$0.50 \times (12.06 + 2.55) \times 31.09$	227.11
g	$0.50 \times 35.32 \times 3.48$	61.46
h	$0.50 \times 40.90 \times 2.89$	59.10
i	$0.50 \times 42.20 \times 0.87$	18.36
j	$0.50 \times 53.15 \times 4.83$	128.36
k	$0.50 \times (13.21 + 28.70) \times 55.39$	1160.59
Total additions:		2119.42
Deductions:		
1	$0.666 \times 2.85 \times 0.36$	0.68
Total Area for Inclusive housing		2118.74

PLOT AREA CALCULATIONS STATEMENT BY TRIANGULATION					
PLOT NO.	CALCULATIONS	PLOT AREA	TOTAL AREA	PERM. B/UP AS PER PRO RATA BASIS (1.54)	PERM. B/UP AS PER TABLE NO.18 OF DCPR 2018*
1	$0.50 \times (5.74+9.37) \times 19.21$	145.13	165.02	254.13	247.53
	$0.666 \times 5.82 \times 1.07$	4.15			
	$0.50 \times 13.34 \times 2.36$	15.74			
2	$0.50 \times (9.20+8.21) \times 20.09$	174.88	174.88	269.32	262.33
3	$0.50 \times (8.55+9.47) \times 21.63$	194.89	194.89	300.12	292.33
4	$0.50 \times (8.82+9.69) \times 23.22$	214.90	214.90	330.95	322.35
5	$0.50 \times (9.06+9.86) \times 24.84$	234.99	234.99	361.88	352.48
6	$0.50 \times (10.01+9.25) \times 26.48$	255.00	255.00	392.70	382.50
7	$0.50 \times (12.61+14.04) \times 31.48$	419.47	419.47	645.99	629.21
8	$0.50 \times (9.83+4.32) \times 21.72$	153.67	185.09	285.03	277.63
	$0.50 \times 19.34 \times 2.82$	27.27			
	$0.666 \times 5.82 \times 1.07$	4.15			
9	$0.50 \times (8.01+8.05) \times 20.59$	165.34	165.34	254.62	231.47
10	$0.50 \times (8.02+7.99) \times 20.66$	165.38	165.38	254.69	231.54
11	$0.50 \times (8.14+8.02) \times 20.75$	167.66	167.66	258.20	234.72
12	$0.50 \times (8.05+8.04) \times 20.88$	167.98	167.98	258.69	235.17
13	$0.50 \times (8.04+8.04) \times 20.91$	168.12	168.12	258.90	235.36
14	$0.50 \times (8.04+8.02) \times 20.90$	167.83	167.83	258.45	234.96
15	$0.50 \times (8.04+8.02) \times 20.85$	167.43	167.43	257.84	234.40
16	$0.50 \times (8.07+8.04) \times 20.86$	168.03	168.03	258.76	235.24
17	$0.50 \times (8.10+8.04) \times 20.91$	168.74	168.74	259.87	236.24
18	$0.50 \times (8.12+8.05) \times 21.02$	169.95	169.95	261.72	237.93
19	$0.50 \times 19.81 \times 5.54$	54.87	229.14	352.87	320.79
	$0.50 \times (10.29+5.20) \times 22.50$	174.26			
	$0.50 \times 27.99 \times 1.77$	24.77			
20	$0.50 \times (10.54+9.78) \times 28.03$	284.78	351.84	541.84	492.58
	$0.50 \times 18.11 \times 4.67$	42.29			
	$0.50 \times (4.60+15.97) \times 32.10$	330.15			
21	$0.50 \times (7.95+10.69) \times 31.16$	290.41	290.41	447.23	406.58
22	$0.50 \times (11.16+11.16) \times 47.55$	530.66	530.66	817.21	742.92
23	$0.50 \times (11.61+11.61) \times 47.67$	553.45	553.45	852.31	774.83
24	$0.50 \times (9.36+8.07) \times 28.37$	247.24	267.18	411.46	400.77
	$0.666 \times 6.87 \times 1.59$	7.27			
	$0.50 \times (9.36+8.77) \times 28.37$	257.17			
26	$0.50 \times (9.28+8.66) \times 26.81$	240.49	240.49	370.35	360.73
28	$0.666 \times 5.78 \times 1.05$	4.04	540.24	831.97	810.36
	$0.50 \times 27.46 \times 3.08$	42.29			
	$0.50 \times (11.79+17.06) \times 34.24$	493.91			
29	$0.50 \times (9.67+7.84) \times 39.36$	344.60	344.60	530.68	482.44
30	$0.50 \times (9.51+7.29) \times 32.43$	272.41	272.41	419.51	381.38
31	$0.50 \times (9.21+6.40) \times 25.67$	200.35	200.35	308.55	280.50
32	$0.50 \times (11.90+2.90) \times 23.81$	176.19	176.19	271.34	246.67
Total Area & permissible built-up of Plots		8104.97	12481.65	11911.48	
* Maximum building potential for plots fronting 9m road is 1.40 and 12m road is 1.50					

STAMP OF APPROVAL

Approved as amended in...
subject to conditions mentioned in Annexure 'A'
of letter No. M.V.C.R. No. 233133-70...
S. No. G. No. JTS No. 166
Dated 16/09/2022

Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development



AREA STATEMENT		SQ.M.
1	AREA OF LAND (Minimum area of a, b, c to be considered)	18818.48
a.	As per ownership document (7/12, CTS Extract)	19200
b.	As per measurement sheet	18818.48
c.	As per Site	
2	DEDUCTION FOR	
a)	Proposed D.P / D.P road widening area	0
b)	Any D.P reservation area	0
3	GROSS AREA OF THE PLOT(1-2)	18818.48
4	Recreational Open Space	
a.	Required	1881.85
b.	Proposed	1881.85
5	Amenity space	
a.	Required	2822.77
b.	Proposed	2822.77
6	SERVICE ROAD AND HIGHWAY WIDENING	0.00
7	INTERNAL ROAD (COMPUTER GENERATED)	3520.16
8	Area under layout plots	10593.7
9	Net area of plots for FSI Calculations	15995.71
10	Permissible FSI factor for layout plots = (9/8)	1.54
11	Area for inclusive housing	
a.	Required	2118.74
b.	Proposed	2118.74
12	Area of remaining plot	8104.97

NOTE:-

1:- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIP.
2:- THIS DRAWING IS COPYRIGHT OF 'PI CONSULTANTS' & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.150:23THK INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER INTERNAL NEERU FINISHED
MARBLE MOZAIAC FLOORING

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me 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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

CA/2016/76434

AR. PRASAD R. INGAWALE

SCHEDULE OF OPENINGS

ED - 1.80 x 2.45 SD1 - 2.25 x 2.25 W1 - 2.00 x 2.25 W6 - 2.00 x 0.80
D1 - 1.05 x 2.25 SD2 - 3.05 x 2.25 W2 - 1.50 x 1.20 W7 - 1.00 x 1.75
D2 - 0.80 x 2.25 W3 - 0.80 x 1.80 W8 - 1.80 x 2.05
D3 - 0.75 x 2.25 W4 - 1.20 x 1.10 W9 - 1.00 x 1.10
SD - 2.45 x 2.45 W5 - 1.05 x 1.80 O - 2.00 x 0.60

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

OWNER'S NAME & DECLARATION:-

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by PMRD. I/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 worksite.

MR. ASHOK KOTHARI
W/S LAVALE REALTY

PROJECT :-

Proposed Plotted Layout

On Gat. no. 576
At Village - Lavale, District - Pune

ARCHITECT SIGNATURE :-

AR. PRASAD R. INGAWALE
CA/2016/76434
B.Arch. M.Tech (Town & Country planning)

ARCHITECT :-

PI CONSULTANTS

3, TEEI APARTMENT, SENAPATI BAPAT ROAD,

BHAMBURDA, SHIVAJINAGAR, PUNE - 411016

email-id: piarchitects@gmail.com ph: +91-8698766166

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
11.12.2023	DARSHANA	DARSHANA	PRASAD	1:400

