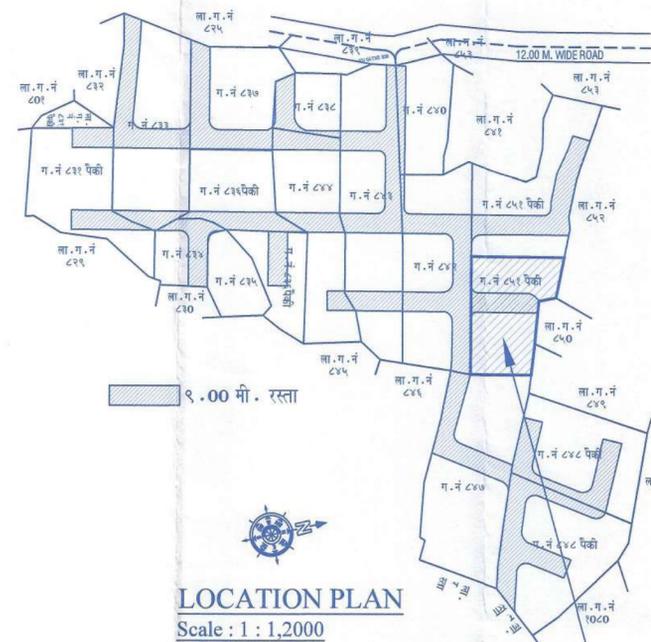


Approved as amended in...
 subject to conditions mentioned in Annexure 'A'
 of letter No. SMU/C.R. No. 2913-48/2022-23
 S. No./G. No./CTS No. 242/100
 Dated 26/08/2024

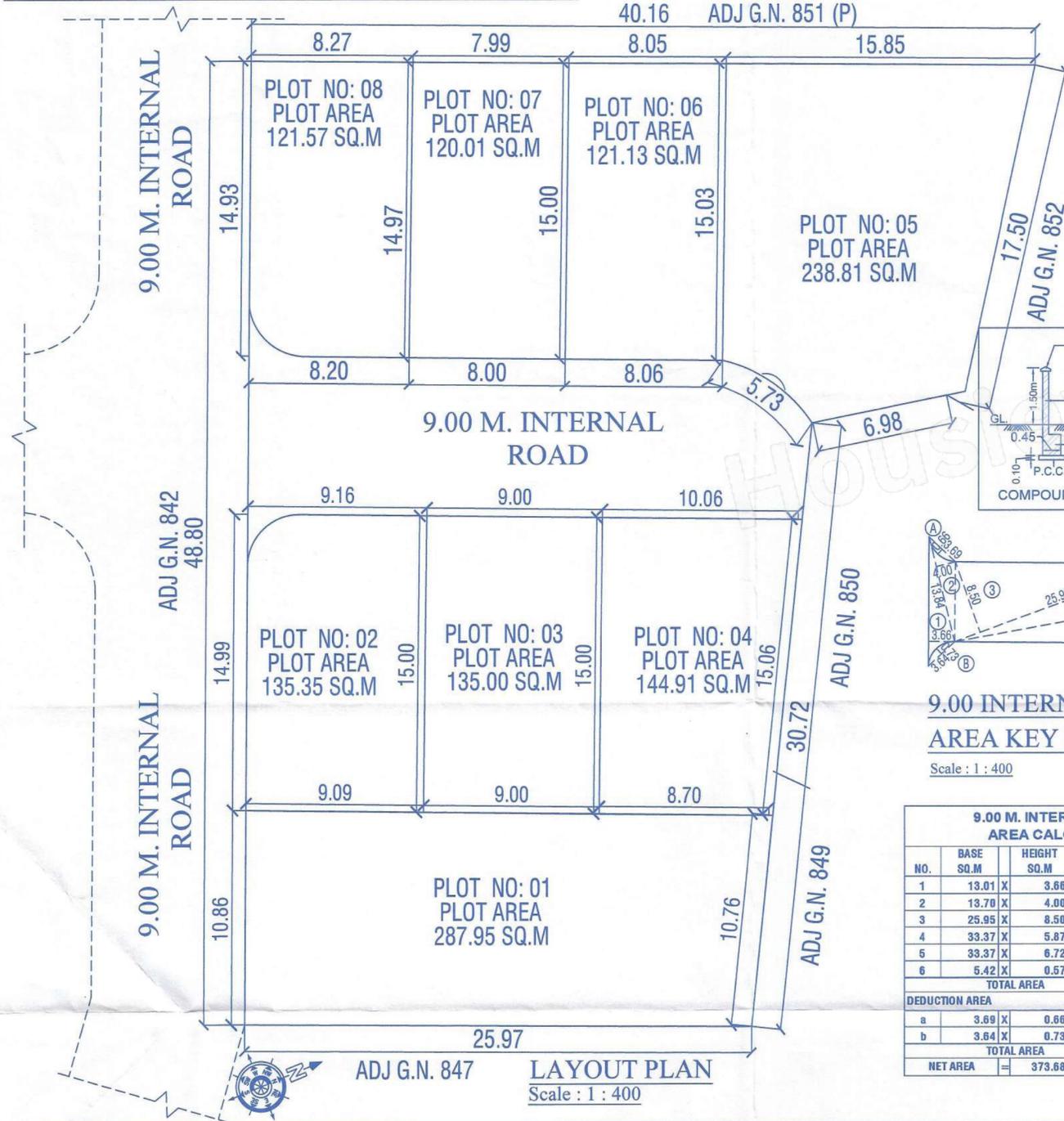
Metropolitan Commissioner and
 Chief Executive Officer
 Pune Metropolitan Regional Development Authority, Pune.



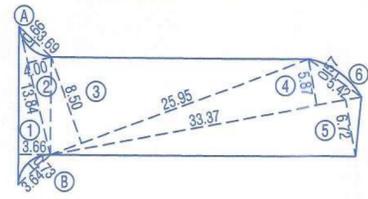
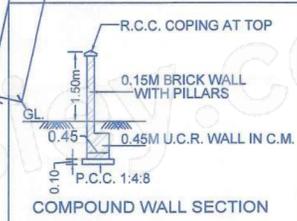
Plot No.	Plot Area (Sq.M.)	Rounding area of Road (Sq.M.)	Remaining Plot area (Sq.M.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road Width (M.)
A	B	C	D = (B-C)	E = (D X 0.96)	F
1	287.95	0.00	287.95	276.43	9.00
2	135.35	0.00	135.35	129.94	9.00
3	135.00	0.00	135.00	129.60	9.00
4	144.91	0.00	144.91	139.11	9.00
5	238.81	0.00	238.81	229.26	9.00
6	121.13	0.00	121.13	116.28	9.00
7	120.01	0.00	120.01	115.21	9.00
8	121.57	0.00	121.57	116.71	9.00
TOTAL AREA	1304.73	0.00	1304.73	1252.54	----



LOCATION PLAN
 Scale : 1 : 1,200



LAYOUT PLAN
 Scale : 1 : 400

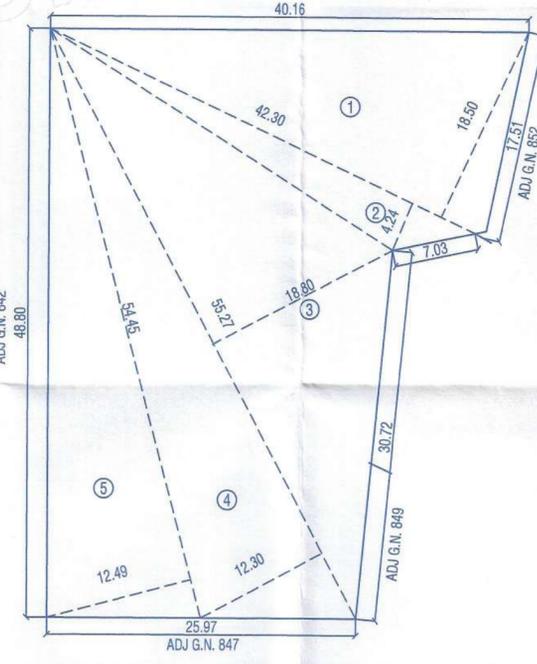


9.00 INTERNAL ROAD
 AREA KEY PLAN
 Scale : 1 : 400

NO.	BASE SQ.M	HEIGHT SQ.M	TOTAL SQ.M
1	13.01 X 3.66	0.50	23.82
2	13.70 X 4.00	0.50	27.41
3	25.95 X 8.50	0.50	110.30
4	33.37 X 5.87	0.50	97.95
5	33.37 X 6.72	0.50	112.13
6	5.42 X 0.57	0.67	2.06
TOTAL AREA			373.68
DEDUCTION AREA			
a	3.69 X 0.66	2/3	1.82
b	3.64 X 0.73	2/3	1.77
TOTAL AREA			3.40
NET AREA			373.68 - 3.40 = 370.27

NO.	BASE SQ.M	HEIGHT SQ.M	TOTAL SQ.M
1	42.30 X 18.50	0.50	391.27
2	42.30 X 4.23	0.50	89.45
3	55.27 X 18.80	0.50	519.54
4	54.45 X 12.30	0.50	334.87
5	54.45 X 12.49	0.50	340.04
TOTAL AREA			1675.17
AS PER 7/12 AREA			1675.17

ADJ G.N. 851 (P)



PLOT AREA KEY PLAN
 Scale : 1 : 400

LEGEND :-

PLOT BOUNDRY SHOWN IN BLACK	=====	WATER LINE SHOWN IN BLACK DOTTED	-----
PROPOSED WORK SHOWN IN RED	=====	DRAINING LINE SHOWN IN RED DOTTED	-----
AMENITY SPACE SHOWN IN PINK	=====	OPEN SPACE SHOWN IN GREEN	=====

S.R. NO.	AREA STATEMENT	SQ.M.
1)	Area of Plot (Minimum Area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	1675.00
	b) As per measurement sheet	1675.17
	c) as per site	1675.17
	d) Minimum Area considered	1675.00
2)	Deductions for	
	a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
	b) Any D.P. Reservation area	0.00
	Total (a+b)	0.00
3)	Gross Area of Plot (1-2)	1675.00
4)	Recreational Open space	
	a) Required - (3 x 10%)	0.00
	b) Proposed -	0.00
5)	Amenity Space	
	a) Required - (3 x 15%)	0.00
	b) Proposed -	0.00
6)	Service road and Highway widening	0.00
7)	Internal Road area	370.27
8)	Net area of plots for FSI Calculations = (3-5b) X 75%	1258.26
9)	Area under layout plots	1304.73
10)	Permissible FSI factor for layout plots Pro-Rata Basis Ratio = (8/9)	0.96
	(1258.25 / 1304.73)	
11)	Area For Inclusive Housing	N.A.

CERTIFICATE OF AREA

Owner's Declaration -
 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 DOCUMENT OF OWNERSHIP/ T.P. SCHEMED RECORDS/LAND RECORD DEPTT / CITY SURVEY RECORDS.

SIGN OF ARCHITECT

THIS DRAWING IS BASED ON THE INFORMATION AND DOCUMENTS PROVIDED BY THE CLIENT. WE DO NOT TAKE RESPONSIBILITY OF THE AUTHENTICITY OF THE RECEIVES OF THE CONTENTS OF THE RECEIVES DOCUMENTS.

OWNER NAME SIGN -

M/S. SAI ASHA INFRA EDGE CITY THROUGH PARTNER.
 MR. AYUSH SATISH AGARWAL.

PROPOSED FINAL RESIDENTIAL PLOTTED LAYOUT
 AT GAT NO 851 (P), VILLAGE - KASAR AMBOLI,
 TAL- MULSHI, DIST - PUNE

ER. NAVIN AGARWAL

INSIGNIS ARCHITECTURE

ARCHITECTURE INTERIOR DESIGNERS & LANDSCAPE DESIGNERS

S No: 29/2, City Square, 7th Floor, Behind Rahul Talkies, Shivajinagar, Pune, Maharashtra-411005. PH: 020 4901 1111, Email :- insignisarchitecture@gmail.com Red. NO. PMRDA/ENG/247/2020-2023

JOB NO.	DRG. NO.	SCALE	DATE	DRAWN BY	CHK. BY
01	R-01	1:100	06-MAY-2024	PANKAJ	NAVIN AGARWAL

\\reofine06\My office\MAPLE OFFICE\01-kasaramboli\MD\03-JUN-2024-FINAL BLUE PRINT\SECTOR 4 - 851(P)-DONE.dwg