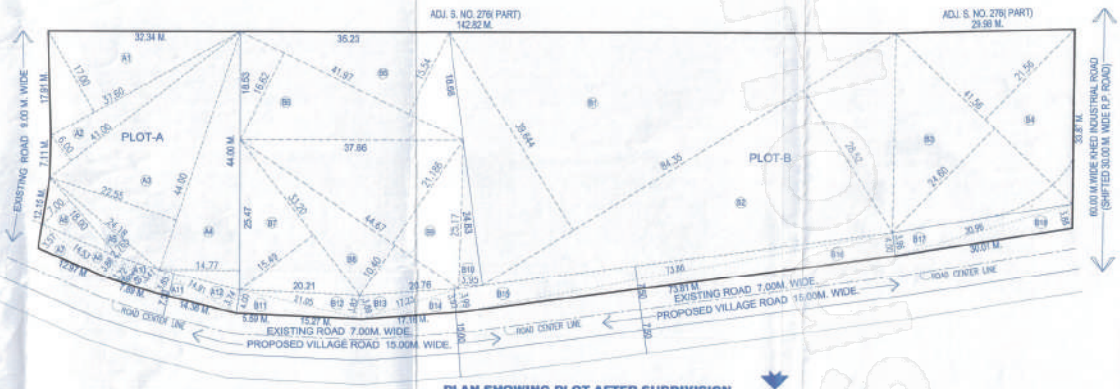


PLAN SHOWING PLOT AFTER SUBDIVISION

(SCALE-1:500)

NORTH

AREA CALCULATION :-PLOT "A"

NET AREA

A1.	0.5 X 37.60 X 17.00	= 319.60	SQ.M
A2.	0.5 X 41.00 X 6.00	= 123.00	----
A3.	0.5 X 44.00 X 22.55	= 496.10	----
A4.	0.5 X 14.77 X 44.00	= 324.94	----
A5.	0.5 X 24.18 X 2.765	= 33.43	----
A6.	0.5 X 18.00 X 7.00	= 63.00	----
A7.	0.5 X 14.53 X 3.57	= 25.93	----
A8.	0.5 X 14.53 X 3.86	= 28.04	----
A9.	0.5 X 8.49 X 3.72	= 15.79	----
A10.	0.5 X 8.49 X 3.41	= 14.47	----
A11.	0.5 X 14.51 X 3.85	= 28.70	----
A12.	0.5 X 14.61 X 3.74	= 27.88	----
TOTAL AREA		= 1500.88	SQ.M

AREA CALCULATION :-PLOT "B"

NET AREA

B1.	0.5 X 85.91 X 39.85	= 1703.25	SQ.M.
B2.	0.5 X 85.91 X 28.73	= 1234.09	----
B3.	0.5 X 41.56 X 24.60	= 511.18	----
B4.	0.5 X 41.56 X 21.56	= 448.00	----
B5.	0.5 X 41.97 X 15.54	= 326.10	----
B6.	0.5 X 41.97 X 16.62	= 348.77	----
B7.	0.5 X 33.20 X 15.49	= 257.13	----
B8.	0.5 X 44.67 X 10.40	= 232.28	----
B9.	0.5 X 44.67 X 21.186	= 473.19	----
B10.	0.5 X 25.17 X 3.95	= 49.71	----
B11.	0.5 X 21.05 X 4.00	= 42.10	----
B12.	0.5 X 21.05 X 3.82	= 40.20	----
B13.	0.5 X 17.23 X 3.89	= 33.51	----
B14.	0.5 X 17.23 X 3.92	= 33.77	----
B15.	0.5 X 73.86 X 3.99	= 147.35	----
B16.	0.5 X 73.86 X 4.00	= 147.72	----
B17.	0.5 X 30.96 X 3.96	= 61.30	----
B18.	0.5 X 30.96 X 3.88	= 60.06	----
TOTAL AREA		= 6149.12	SQ.M

AREA UNDER 15.00M.WIDE ROAD -PLOT A

NET AREA

1.	0.5 X 14.53 X 3.57	= 25.93	SQ.M.
2.	0.5 X 14.53 X 3.86	= 28.04	----
3.	0.5 X 8.49 X 3.72	= 15.79	----
4.	0.5 X 8.49 X 3.41	= 14.47	----
5.	0.5 X 14.51 X 3.85	= 28.70	----
6.	0.5 X 14.61 X 3.74	= 27.88	----
TOTAL AREA		= 140.81	SQ.M.

AREA UNDER 15.00M.WIDE ROAD-PLOT B

NET AREA

7.	0.5 X 21.05 X 4.00	= 42.10	----
8.	0.5 X 21.05 X 3.82	= 40.20	----
9.	0.5 X 17.23 X 3.89	= 33.51	----
10.	0.5 X 17.23 X 3.92	= 33.77	----
11.	0.5 X 73.86 X 3.99	= 147.35	----
12.	0.5 X 73.86 X 4.00	= 147.72	----
13.	0.5 X 30.96 X 3.96	= 61.30	----
14.	0.5 X 30.96 X 3.88	= 60.06	----
15.	Area under chamfer	= 31.76	----
TOTAL AREA		= 674.87	SQ.M.

AMENITY SPACE AREA CALC.

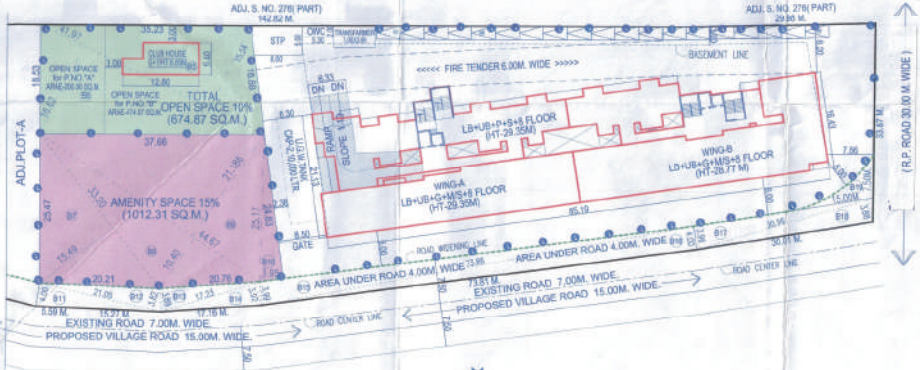
1.	0.5 X 15.49 X 33.20	= 257.13	SQ.M.
2.	0.5 X 44.67 X 10.40	= 232.28	----
3.	0.5 X 44.67 X 21.186	= 473.19	----
4.	0.5 X 25.17 X 3.95	= 49.71	----
TOTAL AREA		= 1012.31	SQ.M.

OPEN SPACE AREA CALC.

1.	0.5 X 41.97 X 16.62	= 348.77	SQ.M.
2.	0.5 X 41.97 X 15.54	= 326.10	----
TOTAL AREA		= 674.87	SQ.M.

AREA STATEMENT AFTER SUBDIVISION

S.NO./ H.NO.	PLOT AREA AS PER 7/12	PLOT AREA AS PER D.C.	PLOT AREA MIN.CONSIDER	PLOT SUB-DIVISION	PLOT AREA	ROAD WIDENING (15.00 M.W. VILLAGE ROAD)	NET AREA	AMENITY SPACE15%	OPEN SPACE 10%	TOTAL DEDUCTIONS	NET AREA
276,H.NO.2/3	7650.00	7487.34	7487.34	PLOT-A	1487.34	140.81	1346.53	-	-	-	1346.53
				PLOT-B	6000.00	597.77	5402.23	1012.31	674.87	1687.18	4389.92 (4830.33-441.31)
TOTAL	7650.00	7487.34	7487.34		7487.34	738.58	6748.76	1012.31	674.87	1687.18	5736.45



LAYOUT OF BUILDING FOR PLOT "B"

(SCALE-1:500)

NORTH

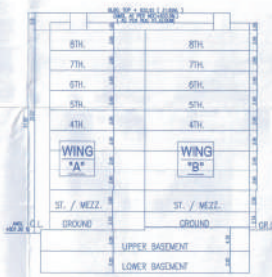
Proposed Building (SQ.M.)

Bldg.	Floor No.	Total Built-up Area of floor as per outer construction line.		
(1)	(2)	(3)		
		WING-A	WING-B	TOTAL
	GR.	351.43+26.29	433.85+25.39	836.96
	ST. / MEZZ.	C.165.18+R.455.70	C.208.58+R.236.74	1066.20
	1st	803.94	684.47	1488.41
	2nd	803.94	684.47	1488.41
	3rd	803.94	684.47	1488.41
	4th	803.94	684.47	1488.41
	5th	803.94	684.47	1488.41
	6th	803.94	684.47	1488.41
	7th	781.42	668.63	1450.05
	8th	803.94	684.47	1488.41
	TOTAL	7407.80	6364.48	13772.08

LOCATION PLAN NORTH PROP. SITE

PREMIUM AREA STATEMENT

1)	TDR PERMI. BASED ON RD WIDTH ((0.85X4389.92)=2853.44 SQ.M
2)	TDR UTILSED AGAINST AS +RD.(2024.62+597.77) =2622.39 SQ.M.
3)	TDR UTILSATION PERCENTAGE IN NET AREA IS
	(2622.39/2853.44)=91.90 %
4)	TOTAL PREMIUM FSI PERMISSIBLE
	(4389.92X0.50)=2194.96 SQ.M.
5)	PERMISSIBLE
a)	PROPORATIONATE PREMIUM FSI PERMISSIBLE OF TDR FSI IS
	(2194.96X91.92%) = 2017.60 SQ.M.
b)	PREVIOUS PREMIUM FSI SANCTIONED AT THE TIME OF PMRDA
	SANCTION IS = 572.09 SQ.M.
c)	PROPOSED PREMIUM FOR SANCTION IS = 440.00SQ.M.
d)	TOTAL PREMIUM FSI TO HE UTILISED IS
	(572.09+440.00) = 1012.09 SQ.M. (46%)



SCHEMATIC SECTION

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 DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/LAND RECORDS DEPTT./CITY SURVEY RECORDS.

SIGNATURE

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR.)

PROFORMA - I

PROPOSED BLDG.LAYOUT ON S.NO.276,H.NO.2/3,PLOT-B AT- MOUJE-LOHAGAON,TAL.-HAVELI ,DIST-PUNE

SHEET NO. 1 / 1

STAMP OF APPROVAL PLANS:

PLAN PREVIOUSLY APPROVED UNDER :-
1) L. NO. BHA/C.R.NO./934/17-18,DATE-24/10/2018.
2)REVISED-1 (C.C.NO.2605/19 , DATE-24/01/2020)
3)REVISED-2

जोडपत्र-जोडपत्र -
This is an accompaniment to this office letter No. DPO/CC/3636/21 date-
Executive Engineer (B.P.&P. Zone-I) P.M.C.

MUNICIPAL CORPORATION PUNE TOWN PLANNING ENGINEER

AREA STATEMENTS

			SQ.M.
1.	Area of plot (Minimum area of a,b,c to be considered)		7487.34
	a) As per ownership document (7/12, CTS extract)		7650.00
	b) As per measurement sheet		7487.34
	c) As per site		7487.34
2.	Deductions for		
	a) ROAD ACQUISITION AREA (15.00 M.WIDE VILLAGE ROAD) (140.81+597.77)		738.58
	b) Any D.P.Reservation area		-
	(Total a+b)		738.58
3.	Balance area of plot (1-2)		6748.76
4.	Amenity space (if applicable)		
	a) Required		1012.31
	b) Adjustment of 2(b),if any		1012.31
	c) Balance proposed		-
5.	Net plot area(3-4(c))		5736.45
6.	Recreational Open space (if applicable)		
	a) Required		674.87
	b) Proposed		674.87
7.	Internal road area		-
8.	Net plot area AFTER SUB-DIVISION = 5736.45	PLOT-A -	1346.53
		PLOT-B -	4389.92
		TOTAL -	5736.45
9.	Built up area with reference to basic F.S.I. as per front road width OF plot-'B' (sr.no. 5x basic F.S.I.) 4389.92X1.10		4828.91
10.	Addition of F.S.I. on payment of premium		
	a) Maximum permissible premium F.S.I.-Based on road width/TDR zone(4389.92x0.50)		2194.96
	b) Proposed F.S.I. on payment of premium(prev.sanction 572.09+prop.440.00 sq.m.)		1012.09
11.	In-situ FSI/TDR loading		
	a) In-situ area against D.P. road (2.0 vor.no.2(a))if any (597.77x1.0)		597.77
	b) In-situ area against Amenity space if handed over (1012.31x2) 2.0 OR 1.85 vor.no.4(b)and/or(c))		2024.62
	c) TDR area (0.85) (4389.92X0.85)=2853.44SQ.M.-2622.39(RD.+AS)=231.05		----
	d) Total in-situ/TDR loading proposed(11 (a)+(b)+(c))		3634.48
12.	Additional FSI area under chapter no.7		----
13.	Total entitlement of FSI in the proposal		
	a) [9+10(a)+11(d) or 12 whichever is applicable (4828.91+3634.48)		8463.39
	b) Ancillary area FSI upto 60% or 80% with payment of charges		
	1) For Commercial (1158.99 X 0.80)	5309.83	927.19
	2) For Residential (7304.40 X 0.60)		4382.64
	c) Total entitlement (a+b) (4924.98+8502.63)		13773.22
14.	Maximum utilization limit of F.S.I.(building potential)Permissible as per road width(as per regulation no. 5.1 or 6.2 or 6.4 as applicable)x1.6 or 1.85)		----
15.	Total Built-up Area in proposal (excluding area at sr.no.17b)		----
	a) Existing Built-up Area		----
	b) Proposed Ancillary F.S.I.		5309.39
	c) Proposed Regular F.S.I.		8463.39
	d) Proposed Built-up Area (as per p-line)		13772.08
16.	F.S.I.Consumed(15/13)(should not be more than serial no.14 above)		1.63

Owner's Declaration, Name And Signature

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY PUNE MUNCIPAL CORPORATION . I/WE WOULD EXECUTE THE STRUCTURE AS PER SANTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

LEGEND

PLOT BOUNDRY SHOWN	THICK BLACK
PROPOSED WORK SHOWN	THICK RED
DRAINAGE LINE SHOWN	DOTT.RED
WATER LINE SHOWN	DOTT.BLACK

OWNER/P.A.H.

MR.TUKARAM YASHWANTA SATHE THRO' PAH M/S. R. R. REALTY THRO' PARTNERS.

1) ROHIT RAJENDRA AGARWAL 2) RESHMA RAJENDRA AGARWAL 3) RAMESH SABAN MOZE

SIGN.OF ARCHITECT (CA/2013/58486)

ARCHITECT
DESIGN SYNTHESIS
RESHMA RAJENDRA AGARWAL
ARCHITECTS, PLANNERS,LANDSCAPE, INTERIOR DESIGNERS
PH: +91-8237032040 E: designsynthesis2015@gmail.com

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY	DATE
		1:500	NAVANATH	S.K.	22.01.2022