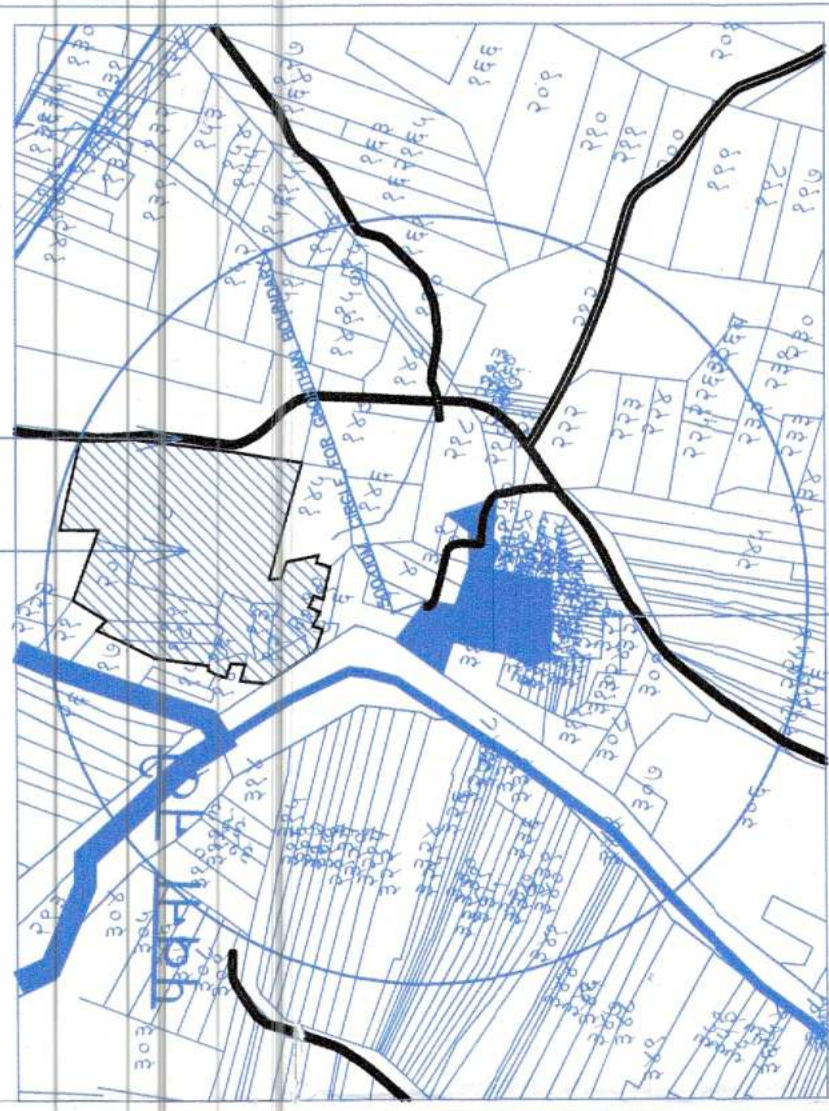


1st Sanction NO-PRV/NASR/04-04-2010 DATED-07/01/2015
2nd Sanction NO-BMAC/R-NO-1923/15-16/Mauza Shirgaon/G No-8,12,16,18,19, Dated-13/04/2016
3rd Sanction NO-BMAC/R-NO-1233/16-17/Mauza Shirgaon/G No-8,12,16,18,19, Dated-18/04/2017
4th Sanction NO-BMAC/R-NO-1652/18-19/Mauza Shirgaon/G No-8,12,16,18,19 & 20 Dated-20/01/2021
5th Sanction NO-BMAC/R-NO-3422/22/Mauza Shirgaon/G No-8,12,16,18,19 & 20 Dated-26/11/2021



PROPOSED SITE
24.00M WIDE PROPOSED
MAIN DISTRICT ROAD NO.157



LOCATION PLAN
SCALE: 1:20000
SHIRGAON GAONTHAN

A AREA STATEMENTS		SQM	SQM
Previous Sanction NEW Sanction		77349.00	77349.00
01 Area of Plot (Minimum area of a, b, c to be considered)		77700.00	77700.00
(a) As per ownership document (7172, CTS extract)		77702.91	77700.00
(b) As per measurement sheet		77349.00	77700.00
(c) As per site		0.00	0.00
02 Deductions for:			
(a) Proposed D.P./ D.P. Road widening Area		1440.90	1440.90
(b) Any Reservation area		0.00	0.00
(c) Any D.P. Reservation area (Green Belt)		647.86	647.86
Total (a + b + c)		2088.76	2088.76
03 GROSS Area of the plot (01 - 02)		75610.24	75610.24
04 Recreational Open space			
(a) Required		7526.02	7526.02
(b) Proposed		7526.02	7526.02
05 Amenity Space			
(a) Required		11289.04	11289.04
(b) Proposed		11289.87	11289.87
06 Service road and highway widening		0.00	0.00
07 Internal Road area		0.00	4369.66
08 Net Area of Plot = Previous [3 - 5(b)] x 0.90 & New [3 - 5(b)]		6370.37	6370.37
09 Built up area with reference to Basic F.S.I.		7676.44	7676.44
10 Addition of area for F.S.I.			
(a) In-situ area against D.P. Road [200x sr. no. 2 (all) from]		2881.80	2881.80
(b) In-situ area against Amenity Space [200x sr. no. 5 (b)]		0.00	0.00
(c) Premium FSI area (subject to maximum of 0.2 of sr. no.8)		12794.07	12794.07
(d) Usable Paid FSI		10054.44	8212.34
(e) TOR area		9312.69	3146.84
(f) Additional FSI area under chapter VIII		0.00	0.00
Total (a + b + c + d + e + f)		22899.93	14240.98
11 Total area available (9+10)		99664.37	91005.42
12 Maximum utilization of F.S.I. Permissible as per Road width (As per Regulation no. 203)			

B CERTIFICATE OF AREA
Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Record Dept. / City Survey records.

C JOB TITLE / SITE ADDRESS
PROPOSED SUB DIVISION AT GAT NO.8,12,16,18,19 & 20,
SHIRGAON, TAL. MAVAL, DIST. - PUNE

D OWNER NAME AND SIGNATURE
RESING PROCON LTD THROUGH PARTNER
MR. VINET KGOVAL & OTHERS

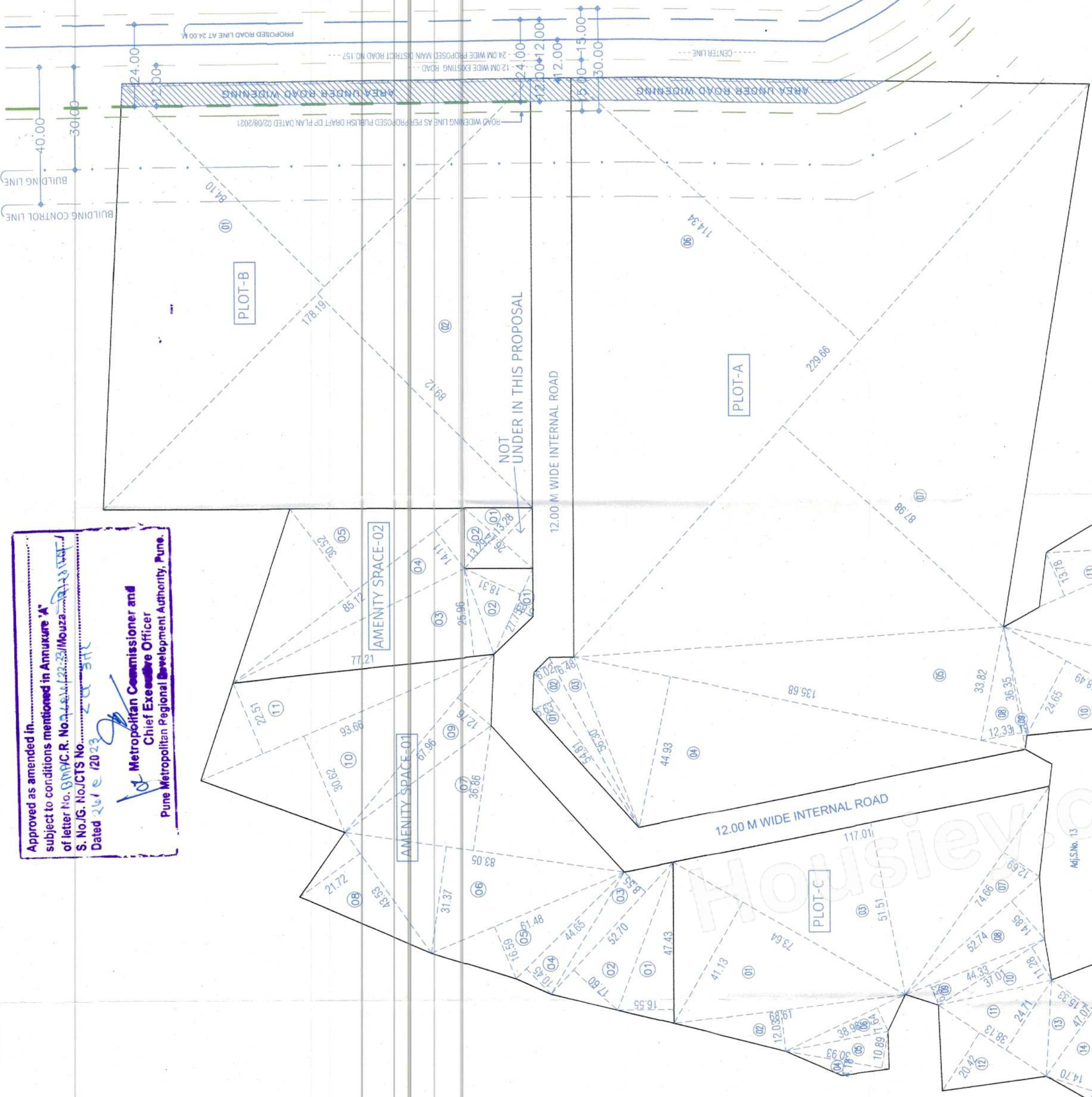
E ARCHITECT
Vishwas Kulkarni - CA/1984/8465
Hishikesh Kulkarni - CA/2002/79235

VK:a architecture
5th Floor, Nandgaon, S. No. 103 (P),
C.T. No. 260/5, B. Road Near ICC Trade
Tower, Banarwadi, Pune 411016
P - 491 20 6628 8888
E - mail@vkarch.com
W - www.vkarch.com

SUB DIVISION
1500 at A1-Paper Size
28/08/2023

SAJAY K.
1163
201
A

FOR P.M.R.D.A. SANCTION

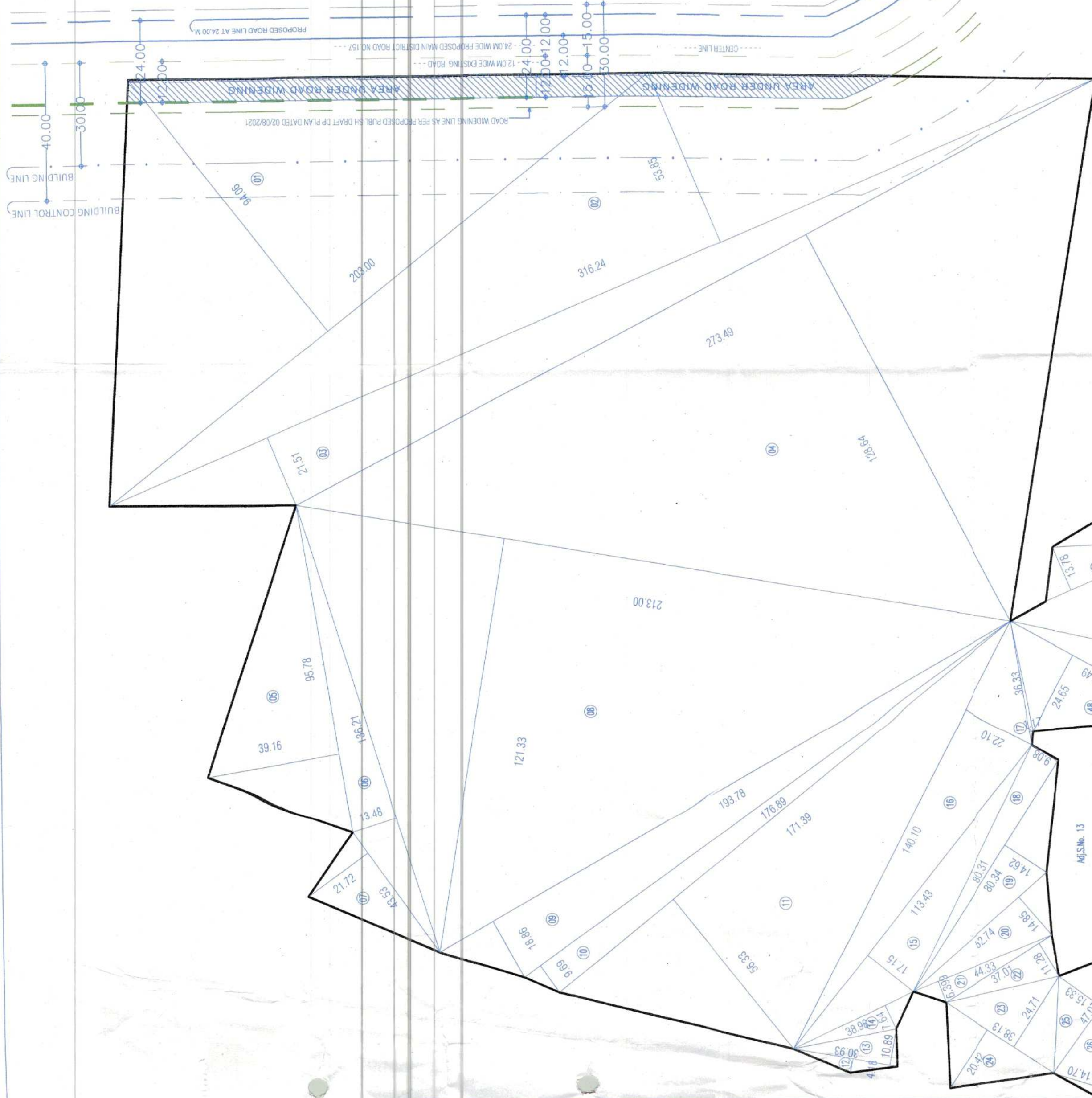


PLOT AFTER SUB DIVISION
(SCALE: 1:1000)

BEFORE SUB DIVISION		PLOT AREA STATEMENT (IN SQ.M.)	
PLOT NO.	AREA AS PER DOCUMENT	AREA AS PER DEMARCATION	MINIMUM AREA CONSIDERED
PLOT	77349.00	77700.00	77349.00

AFTER SUB DIVISION		PLOT AREA STATEMENT (IN SQ.M.)	
PLOT NO.	AREA AS PER DOCUMENT	AREA AS PER DEMARCATION	MINIMUM AREA CONSIDERED
A		33902.78	15435.71
B		12350.98	351.00
C		11289.87	4369.66
NOT UNDER THIS PROPOSAL			
AMENITY			
INTERNAL ROAD			
TOTAL	77349.00	77700.00	77349.00

PROPOSED SITE
24.00M WIDE PROPOSED
MAIN DISTRICT ROAD NO.157



PLOT BEFORE SUB DIVISION
(SCALE: 1:1000)

PLOT AREA CALCULATION AFTER SUB DIVISION	
1	0.5 X 54.81 X 6.63 = 181.70
2	0.5 X 56.30 X 6.02 = 169.46
3	0.5 X 56.30 X 6.48 = 182.41
4	0.5 X 135.68 X 44.93 = 3048.05
5	0.5 X 135.68 X 33.82 = 2294.35
6	0.5 X 229.66 X 114.34 = 13130.12
7	0.5 X 229.66 X 87.98 = 10102.46
8	0.5 X 36.35 X 12.33 = 224.10
9	0.5 X 36.35 X 1.19 = 21.63
10	0.5 X 58.49 X 24.65 = 720.89
11	0.5 X 74.85 X 16.25 = 606.53
12	0.5 X 74.85 X 33.97 = 1267.93
13	0.5 X 44.80 X 13.78 = 309.36
14	0.5 X 44.85 X 15.38 = 343.59
15	0.5 X 44.85 X 13.78 = 309.36
16	0.5 X 53.67 X 11.33 = 304.04
17	0.5 X 53.67 X 28.91 = 775.80
18	0.5 X 38.84 X 14.48 = 280.81
19	0.5 X 30.77 X 16.21 = 249.39
20	0.5 X 19.08 X 3.77 = 35.97
21	0.5 X 26.30 X 16.39 = 215.53
22	0.5 X 22.77 X 8.52 = 97.00
23	0.5 X 20.99 X 16.40 = 70.74
24	0.5 X 19.46 X 7.27 = 70.74
25	0.5 X 24.74 X 11.50 = 142.26
26	0.5 X 27.81 X 12.58 = 174.92
27	0.5 X 25.98 X 6.23 = 80.83
28	0.5 X 20.09 X 6.13 = 61.58
29	0.5 X 41.38 X 3.75 = 77.59
30	0.5 X 41.38 X 11.09 = 229.45
31	0.5 X 27.54 X 10.16 = 139.90
32	0.5 X 19.61 X 6.45 = 63.24
33	0.5 X 19.61 X 6.45 = 63.24
TOTAL	12350.98

PLOT AREA CALCULATION BEFORE SUB DIVISION	
1	0.5 X 54.81 X 6.63 = 181.70
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TOTAL	12350.98

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32	0.5 X 19.61 X 6.45 = 63.24
33	0.5 X 19.61 X 6.45 = 63.24
TOTAL	12350.98

PLOT AREA CALCULATION BEFORE SUB DIVISION	
1	0.5 X 20.00 X 94.06 = 9406.00
2	0.5 X 316.24 X 53.85 = 8514.76
3	0.5 X 316.24 X 21.51 = 3401.16
4	0.5 X 356.94 X 128.64 = 23059.03
5	0.5 X 356.94 X 14.46 = 2569.59
6	0.5 X 356.94 X 13.78 = 2459.59
7	0.5 X 356.94 X 13.78 = 2459.59
8	0.5 X 356.94 X 13.78 = 2459.59
9	0.5 X 356.94 X 13.78 = 2459.59
10	0.5 X 356.94 X 13.78 = 2459.59
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22	0.5 X 356.94 X 13.78 = 2459.59
23	0.5 X 356.94 X 13.78 = 2459.59
24	0.5 X 356.94 X 13.78 = 2459.59
25	0.5 X 356.94 X 13.78 = 2459.59
TOTAL	77700.00