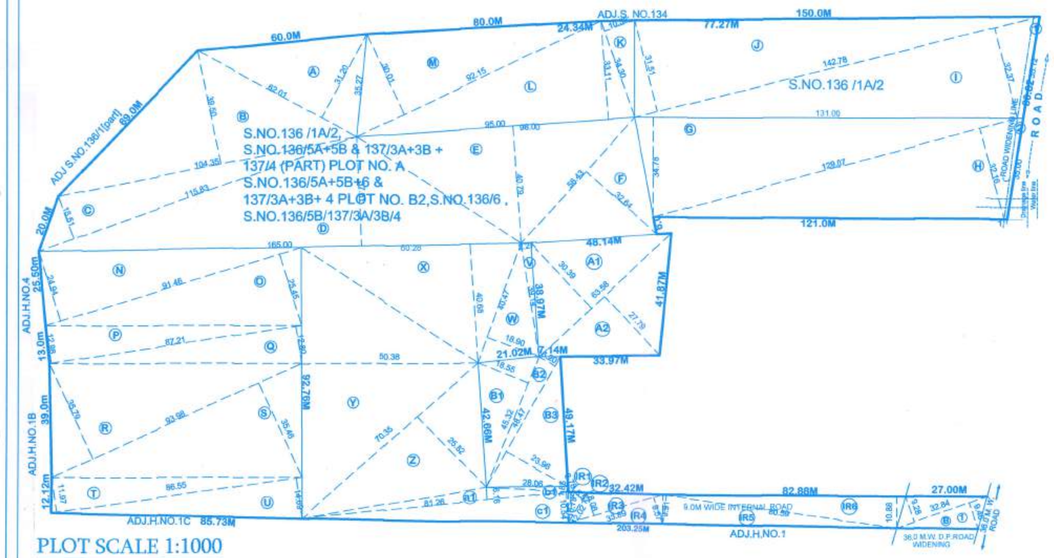


PLOT SCALE 1:1000

S.NO.36/1A/2 [PART],S.NO.136/5A+5B & 137/3A+3B+ 137/4 (PART) PLOT N0. A,S.NO.136/5A+5B & 137/3A+3B + 4 PLOT NO. B2,S.NO.136/6,S.NO.136/5B/137/3A/3B/4

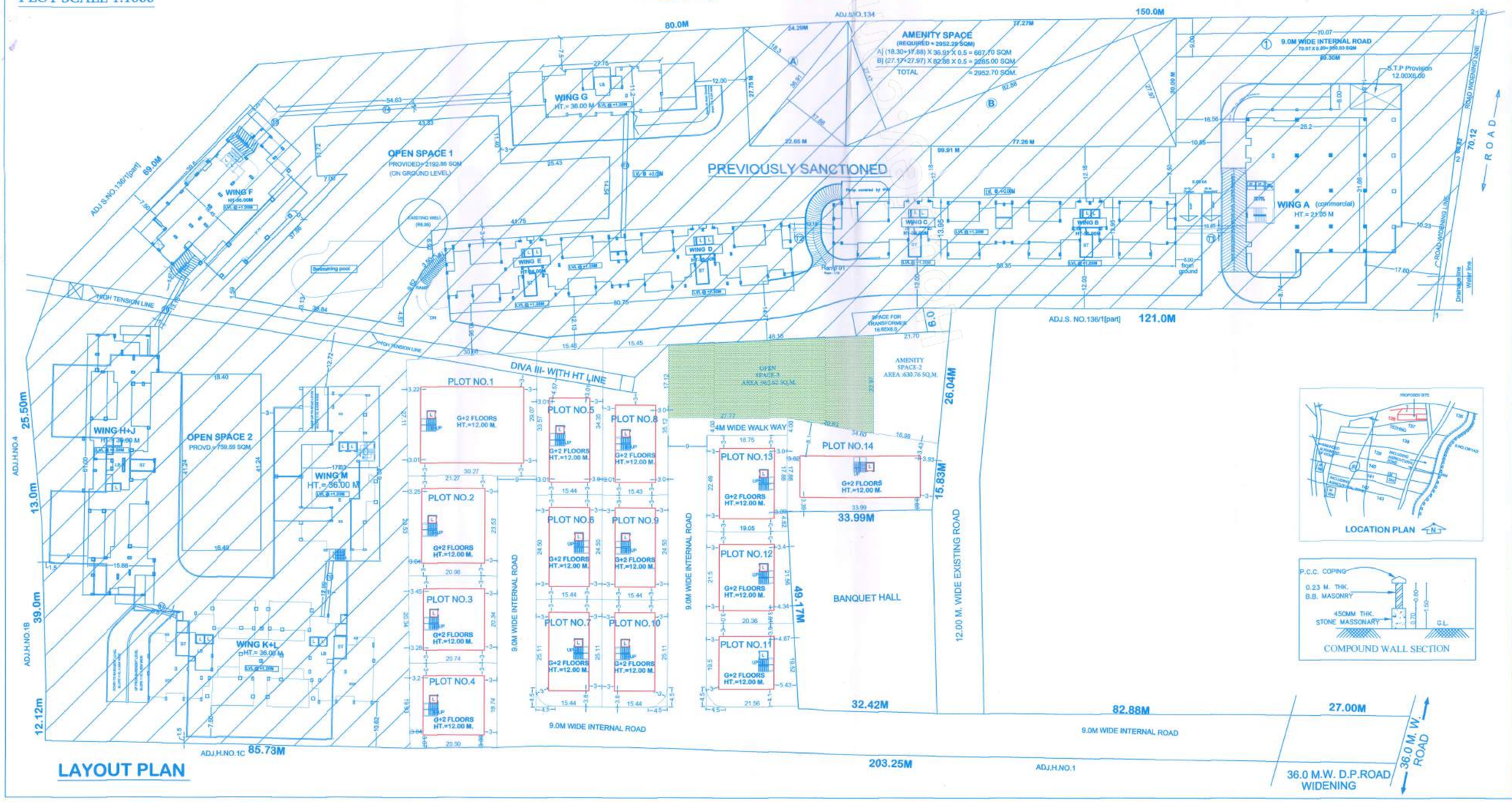
A - (31.20 X 62.00) X 0.5 = 967.20 SQM.
B - (39.43 X 104.35) X 0.5 = 2061.11 SQM.
C - (15.51 X 115.83) X 0.5 = 898.26 SQM.
D - (37.61 X 165.00) X 0.5 = 3102.00 SQM.
E - (40.79 X 98.00) X 0.5 = 1996.71 SQM.
F - (32.64 X 58.43) X 0.5 = 953.58 SQM.
G - (131.0 X 34.78) X 0.5 = 2278.09 SQM.
H - (32.16 X 129.07) X 0.5 = 2075.45 SQM.
I - (142.60 X 32.37) X 0.5 = 2308.65 SQM.
J - (142.60 X 31.59) X 0.5 = 2252.96 SQM.
K - (35.30 X 10.53) X 0.5 = 180.61 SQM.
L - (95.00 X 33.10) X 0.5 = 1572.52 SQM.
M - (92.15 X 30.01) X 0.5 = 1383.06 SQM.
N - (24.98 X 93.46) X 0.5 = 1166.82 SQM.
O - (27.22 X 93.46) X 0.5 = 1271.45 SQM.
P - (13.00 X 88.35) X 0.5 = 574.28 SQM.
Q - (12.77 X 88.35) X 0.5 = 564.11 SQM.
R - (36.14 X 94.24) X 0.5 = 1702.92 SQM.
S - (35.48 X 94.24) X 0.5 = 1671.81 SQM.
T- (12.01 X 86.58) X 0.5 = 519.91 SQM.
U- (12.23 X 86.58) X 0.5 = 529.44 SQM.
V - 2.27 X 39.14 X 0.5 = 44.42 SQM.
W - 18.90 X 40.47 X 0.5 = 382.44 SQM.
X - 40.68 X 60.28 X 0.5 = 1226.10 SQM.
Y - 50.38 X 92.76 X 0.5 = 2336.67 SQM.
Z - 25.82 X 70.35 X 0.5 = 908.22 SQM
a1 - 6.16 X 61.26 X 0.5 = 250.28 SQM
b1 - 4.81 X 28.33 X 0.5 = 65.30 SQM
c1 - 7.70 X 81.26 X 0.5 = 312.85 SQM
A1 - (30.39 X 63.58) X 0.5 = 966.09 SQM.
A2 - (27.81 X 63.58) X 0.5 = 884.07 SQM.
B1 - (18.55 X 45.32) X 0.5 = 420.34 SQM.
B2 - (6.20 X 48.47) X 0.5 = 150.25 SQM.
B3 - (23.96 X 48.47) X 0.5 = 580.67 SQM.
IR1 - 1.87 X 8.02 X 0.5 = 7.49 SQM.
IR2 - 3.44 X 9.70 X 0.5 = 16.69 SQM.
IR3 - 6.00 X 33.20 X 0.5 = 99.60 SQM.
IR4 - 6.98 X 33.20 X 0.5 = 115.86 SQM.
IR5 - 9.91 X 80.59 X 0.5 = 399.32 SQM.
IR6 - 10.88 X 82.88 X 0.5 = 450.86 SQM.
TOTAL = 39650.46 SQM.

PLOT AREA CALCULATION

S.NO.		PLOT AREA AS PER 7/12	PLOT AREA AS PER DC	MINIMUM AREA CONSIDERED	AREA UNDER ROAD WIDENING
	OLD SANCTION PLOT AREA				
1.	S.NO.36/1A/2 [PART],S.NO.136/5A+5B & 137/3A+3B+ 137/4 (PART) PLOT NO. A,S.NO.136/5A+5B & 137/3A+ 3B + 4 PLOT NO. B2,S.NO.136/6,\ S.NO.136/5A/137/3A/3B/4	38949.24	39650.46	38949.24	121.16
	TOTAL PLOT AREA	38949.24	39650.46	38949.24	121.16

TOTAL PERMISSIBLE AREA OF PLOTTING

PLOT NO.	NET PLOT AREA	CORNER ROUNDING AREA OF ROAD	REMAINING PLOT AREA	PRO-RATA FSI FACTOR	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI
1	854.79	0	854.79		1188.16			1306.97
2	497.21	0	497.21		691.12			760.23
3	424.26	0	424.26		589.72			648.69
4	408.97	0	408.97		568.47			625.32
5	524.36	0	524.36		728.86			801.75
6	378.20	0	378.20		525.70			578.27
7	387.66	4.53	383.13		532.55			585.81
8	536.07	0	536.07	1.39	745.14	9M	1.10	819.65
9	378.20	0	378.20		525.70			578.27
10	387.66	4.53	383.13		532.55			585.81
11	408.42	4.53	403.89		561.41			617.55
12	423.86	0	423.86		589.17			648.08
13	422.78	0	422.78		587.66			646.43
14	645.70	0	645.70		897.52			987.28
TOTAL	6678.14				9263.72	0.00	0.00	10190.10



LAYOUT PLAN

COMPOUND WALL SECTION

STAMP OF APPROVAL

01/02

PLOTTING LAYOUT

विकास योजना कार्यालय
मा.च.ले.आ.क्र. CC/0422/22
दि.पी.आर.रोल क्र. 7 दिनांक 23/05/2022
सहायक संचालक नगररचना
विकास योजना व बांधकाम नियंत्रण (को.क्र. 7)
पुणे महानगरपालिका

प्रदिन विकास निधी 3000.05
रक्कम 600610 चलन क्र. CE/BP/20382121
रोजी भरले आहेत. दि 27/1/2022

AREA STATEMENT

		SQM.
1	AREA OF PLOT (Minimum Area of a,b,c to be considered)	38949.24
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS Extract)	38949.24
	b) AS PER MEASUREMENT SHEET	39650.46
	c) AS PER SITE	39650.46
2	DEDUCTIONS FOR	
	a) PROPOSED 36.00m.D.P./ D.P.ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	121.16
	b) ANY D.P.RESERVATION	0.00
	TOTAL (a + b)	121.16
3	BALANCE ARE OF PLOT (1 - 2)	38828.08
4	AMENITY SPACE	
	a) AMENITY SPACE REQUIRED	-
	b) AMENITY PROVIDE (AS PER PREVIOUS SANCTION)	3583.46
	c) BALANCE PROPOSED	0.00
5	NET PLOT AREA [3 - 4 (c)]	35244.62
6	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED	3524.46
	b) OPEN SPACE PROVIDED 1 + 2 (as per previous sanction)	3882.81
7	PREVIOUSLY SANCTION PLOT AREA (CC/2537/09 Dated-07/11/2009	29644.00
8	NET PLOT AREA FOR PLOTING - (1-7)	9305.24
9	AMENITY SPACE	
10	a) AMENITY SPACE REQUIRED	-
	b) AMENITY SPACE PROVIDED (AS PER THE PREVIOUS SANCTION)	630.76
	c) BALANCE PROPOSED	0.00
11	NET PLOT AREA [8 - 10 (b)]	8674.48
12	RECREATIONAL OPEN SPACE	
	a) OPEN SPACE REQUIRED	867.45
	b) OPEN SPACE PROVIDED (AS PER THE PREVIOUS SANCTION)	962.62
13	INTERNAL ROAD AREA	1033.72
14	SERVICE ROAD AND HIGHWAY WIDENING	0.00
15	PLOTABLE AREA (11 - 12b - 13)	6678.14
16	PRO-RATA FACTOR FSI CALCULATION ON LAYOUT PLOTS (8 / 15)	1.39
17	AREA FOR INCLUSIVE HOUSING	
	(a) REQUIRED -	0.00
	(b) PROPOSED -	0.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCATION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP/ LAND RECORD DEPT/ CITY SURVEY RECORDS. ALL THIS INFORMATION IS BASED ON DOCUMENTS PROVIDED BY OWNER/ P.O.A HOLDER IN ORIGINAL/ TRUE COPY/PHOTOCOPY.

PROJECT

PROPOSED BUILDINGS LAYOUT
S.NO.136 /1A/2, S.NO.136/5A+5B & 137/3A+3B + 137/4 (PART), PLOT NO. A S.NO.136/5A+5B+6 & 137/3A+3B+ 4 PLOT NO. B2, S.NO.136/6, S.NO.136/5B/ 137/3A/3B/4
HADAPSAR,PUNE.

for MARVEL REALTORS

OWNER

MR. VISWAJEET JHAVAR

Ar. Atharva Kulkarni
CA/2018/102784

AR. ATHARVA KULKARNI
JEWEL TOWER ,
LANE NO.5
PUNE - 411001

SCALE	DATE	DRN BY
1:500	17/05/2022	PI