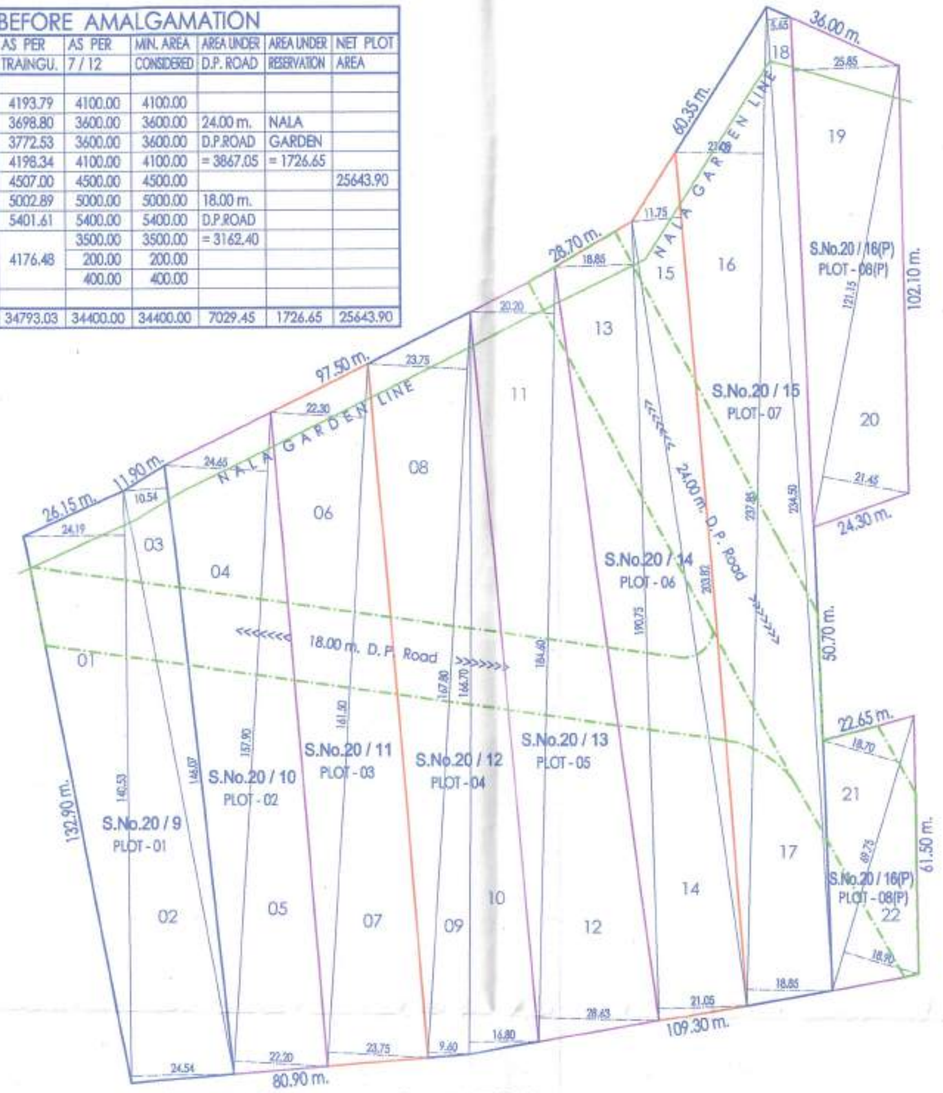
PLOT AREA BEFORE AMALGAMATION

PLOT SERIAL No.	S. No. H. No.	AS PER TRAINGU.	AS PER 7 / 12	MIN. AREA CONSIDERED	AREA UNDER D.P. ROAD	AREA UNDER RESERVATION	NET PLOT AREA
PLOT - 01	20 / 9	4193.79	4100.00	4100.00			
PLOT - 02	20 / 10	3698.80	3600.00	3600.00	24.00 m.	NALA	
PLOT - 03	20 / 11	3772.53	3600.00	3600.00	D.P.ROAD	GARDEN	
PLOT - 04	20 / 12	4198.34	4100.00	4100.00	= 3867.05	= 1726.65	
PLOT - 05	20 / 13	4507.00	4500.00	4500.00			25643.90
PLOT - 06	20 / 14	5002.89	5000.00	5000.00	18.00 m.		
PLOT - 07	20 / 15	5401.61	5400.00	5400.00	D.P.ROAD		
PLOT - 08	20 / 16/1		3500.00	3500.00	= 3162.40		
	20 / 16/2	4176.48	200.00	200.00			
	20 / 16/3		400.00	400.00			
TOTAL AREA		34793.03	34400.00	34400.00	7029.45	1726.65	25643.90



PLOT BEFORE AMALGAMATION

SCALE - 1: 1000

S. No. 20, H. No. 9. PLOT - 01
01. 140.53 x 24.19 x 0.50 = 1699.71 SQM.
02. 140.53 x 24.54 x 0.50 = 1724.30 SQM.
03. 146.07 x 10.54 x 0.50 = 769.78 SQM.
TOTAL = 4193.79 SQ.M.

S. No. 20, H. No. 10. PLOT - 02
04. 157.90 x 24.65 x 0.50 = 1946.11 SQM.
05. 157.90 x 22.20 x 0.50 = 1752.69 SQM.
TOTAL = 3698.80 SQ.M.

S. No. 20, H. No. 11. PLOT - 03
06. 161.50 x 22.30 x 0.50 = 1800.72 SQM.
07. 161.50 x 23.75 x 0.50 = 1917.81 SQM.
TOTAL = 3772.53 SQ.M.

S. No. 20, H. No. 12. PLOT - 04
08. 167.80 x 23.75 x 0.50 = 1992.62 SQM.
09. 167.80 x 9.60 x 0.50 = 805.44 SQM.
10. 166.70 x 16.80 x 0.50 = 1400.28 SQM.
TOTAL = 4198.34 SQ.M.

S. No. 20, H. No. 13. PLOT - 05
11. 184.60 x 20.20 x 0.50 = 1864.46 SQM.
12. 184.60 x 28.63 x 0.50 = 2642.54 SQM.
TOTAL = 4507.00 SQ.M.

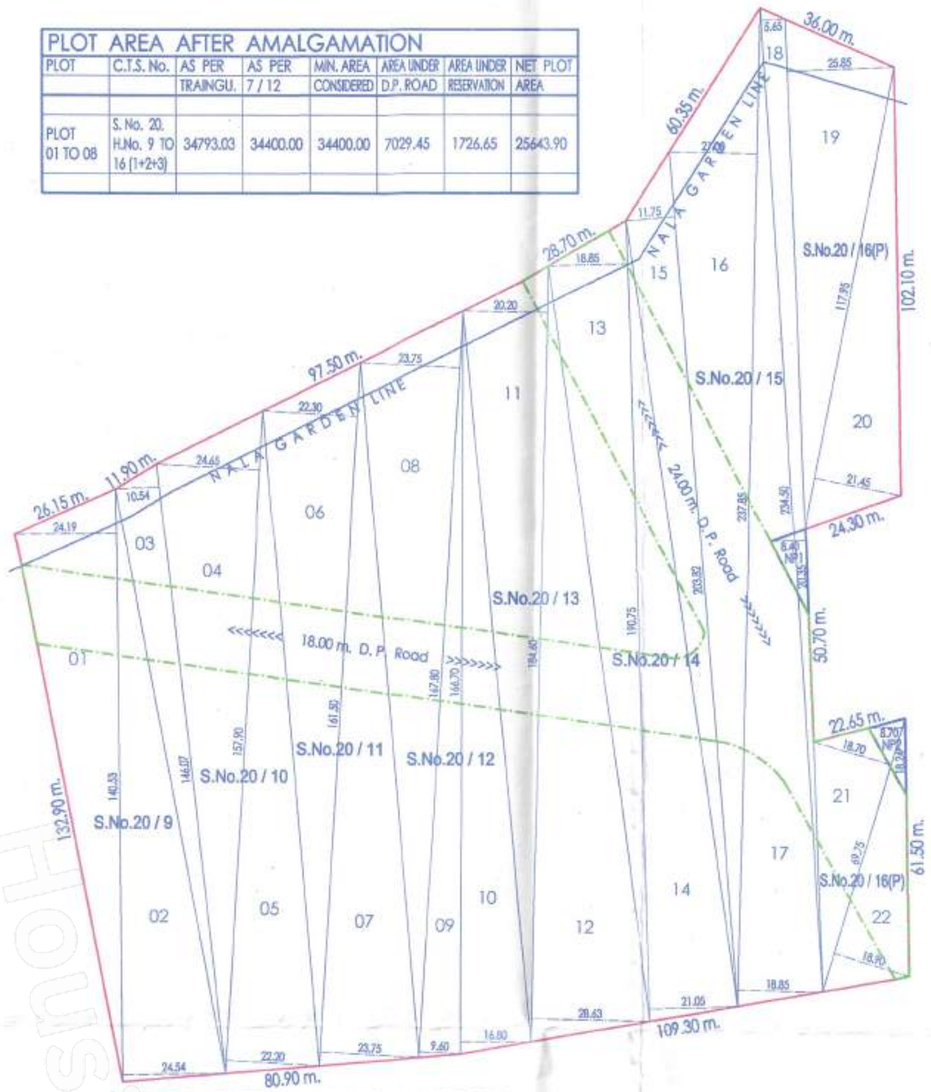
S. No. 20, H. No. 14. PLOT - 06
13. 190.75 x 18.85 x 0.50 = 1797.81 SQM.
14. 190.75 x 21.05 x 0.50 = 2007.64 SQM.
15. 203.82 x 11.75 x 0.50 = 1197.44 SQM.
TOTAL = 5002.89 SQ.M.

S. No. 20, H. No. 15. PLOT - 07
16. 237.85 x 21.00 x 0.50 = 2497.42 SQM.
17. 237.85 x 18.85 x 0.50 = 2241.73 SQM.
18. 234.50 x 5.65 x 0.50 = 662.46 SQM.
TOTAL = 5401.61 SQ.M.

S. No. 20, H. No. 16 [1+2+3]. PLOT - 08
19. 121.15 x 25.85 x 0.50 = 1565.86 SQM.
20. 121.15 x 21.45 x 0.50 = 1299.33 SQM.
21. 69.75 x 18.70 x 0.50 = 652.16 SQM.
22. 69.75 x 18.90 x 0.50 = 659.13 SQM.
4259.20 - 158.40 = 4176.48 SQ.M.

PLOT AREA AFTER AMALGAMATION

PLOT	C.T.S. No.	AS PER TRAINGU.	AS PER 7 / 12	MIN. AREA CONSIDERED	AREA UNDER D.P. ROAD	AREA UNDER RESERVATION	NET PLOT AREA
PLOT 01 TO 08	S. No. 20. H.No. 9 TO 16 [1+2+3]	34793.03	34400.00	34400.00	7029.45	1726.65	25643.90



PLOT AFTER AMALGAMATION

SCALE - 1: 1000

PLOT AFTER AMALGAMATION
S.No. 20, H.No. 9 TO 15 & 16 [1+2+3]
01. 140.53 x 24.19 x 0.50 = 1699.71 SQM.
02. 140.53 x 24.54 x 0.50 = 1724.30 SQM.
03. 146.07 x 10.54 x 0.50 = 769.78 SQM.
04. 157.90 x 24.65 x 0.50 = 1946.11 SQM.
05. 157.90 x 22.20 x 0.50 = 1752.69 SQM.
06. 161.50 x 22.30 x 0.50 = 1800.72 SQM.
07. 161.50 x 23.75 x 0.50 = 1917.81 SQM.
08. 167.80 x 23.75 x 0.50 = 1992.62 SQM.
09. 167.80 x 9.60 x 0.50 = 805.44 SQM.
10. 166.70 x 16.80 x 0.50 = 1400.28 SQM.
11. 184.60 x 20.20 x 0.50 = 1864.46 SQM.
12. 184.60 x 28.63 x 0.50 = 2642.54 SQM.
13. 190.75 x 18.85 x 0.50 = 1797.81 SQM.
14. 190.75 x 21.05 x 0.50 = 2007.64 SQM.
15. 203.82 x 11.75 x 0.50 = 1197.44 SQM.
16. 237.85 x 21.00 x 0.50 = 2497.42 SQM.
17. 237.85 x 18.85 x 0.50 = 2241.73 SQM.
18. 234.50 x 5.65 x 0.50 = 662.46 SQM.
19. 121.15 x 25.85 x 0.50 = 1565.86 SQM.
20. 121.15 x 21.45 x 0.50 = 1299.33 SQM.
21. 69.75 x 18.70 x 0.50 = 652.16 SQM.
22. 69.75 x 18.90 x 0.50 = 659.13 SQM.
GROSS TOTAL = 34951.43 SQ.M.
PLOT NOT IN POSSESSION
NP1. 20.35 x 8.08 x 0.50 = 82.21 SQM.
NP2. 18.24 x 8.355 x 0.50 = 76.19 SQM.
NOT IN POSSESSION = 158.40 SQ.M.
NET AREA OF PLOT
34951.43 - 158.40 = 34793.03 SQ.M.

DESCRIPTION OF PROPOSAL
PROPOSED AMALGAMATION, SUB-DIVISION & LAY-OUT WITH BUILDING'S ON S.No. 20, H.No. 9 TO 15 & 16 (1+2+3), AT MOHAMMADWADI, PUNE.

Drawing Sheet No. 01 / 02

STAMP OF APPROVAL OF PLANS

विकास योजना कार्यालय
मान्य लेआउट क्र. CC/0524/22
दि.पी.ओ. / झोन क्र. 1 दिनांक 31/05/22
कार्यकारी अभियंता
विकास योजना व बांधकाम नियंत्रण (झो.क्र. 1)
पुणे महानगरपालिका

जा.क्र. 7792/2022 दि. 31/05/22
CE/DP/5203/22

AREA STATEMENT		Plot
		SQ. M.
1.	Area of Plot	
	a. As per ownership document (7/12, CTS extracts)	34, 400 . 00
	b. As per site	34, 793 . 03
	Minimum area of a, b, c to be considered	34, 400 . 00
2.	DEDUCTION FOR	
	a. Proposed D.P. Road widening Area	
	i. 24.00 m. Wide D. P. Road	3, 867 . 05
	ii. 18.00 m. Wide D. P. Road	3, 162 . 40
	(Total Road widening Area)	7, 029 . 45
	b. Any D.P. Reservation Area	
	i. Area Under Nala Garden	1, 726 . 65
	(Total D.P. Reservation Area (Nala Garden))	1, 726 . 65
	Total Area a + b	8, 756 . 10
3.	Balance Area of Plot (1 - 2)	25, 643 . 90
4.	Amenity Space (if applicable)	
	a. Required Amenity Space (5% of 3.)	1, 282 . 19
	b. Adjustment of 2 (b), if any	N . A.
	c. Balance Proposed	1, 282 . 20
5.	Net Plot Area (3 - 4 c)	24, 361 . 70
6.	Recreational Open Space (if applicable)	
	a. Required Open Space (10 % of sr.no. 5)	2, 436 . 17
	b. Proposed Open Space	2, 436 . 60
7.	Internal Road Area	464 . 20
8.	Plotable Area (if applicable)	N . A.
9.	Built-up Area with refrence to Basic F.S.I.	26, 797 . 87
	as per Front Road width (sr. no. 3 x 1.10)	
10.	Addition of F.S.I. on payment of Premium	
	a. Maximum Permissible Premium F. S. I.	17, 200 . 00
	Based on Road Width / TOD Zone (1 x 0.50)	
	b. Proposed F. S. I. on payment of Premium	17, 200 . 00
11.	In-situ F.S.I. / T.D. R. loading	
	a. Area against D. P. Road (2 x 2 a), if any	14, 058 . 90
	b. Area against Reservation (1 x 2 b), if any	1, 726 . 65
	c. Area against Amenity Space if Handedover	2, 564 . 40
	(2.00 or 1.85 x (4 b or 4 c))	
	d. T. D. R. Area [1 x 1.15 - 1 (a+B+c) / (30 % Slum)]	21, 210 . 05
	Total In-situ F.S.I. / T.D.R. loading (11. a + b + c)	39, 560 . 00
12.	Additional F.S.I. area under Chapter No. 7	N . A.
13.	Total Entitlement of F.S.I. in the Proposal	
	a. [9 + 10 + 11] or 12. whichever applicabel	83, 828 . 83
	b. Ancillary Area F.S.I. upto 60 % or 80 %	50, 134 . 72
	with payments of (13 a. x 60% or 80 %)	
	Total Entitlement a + b	1, 34, 560 . . 60
14.	Max. Utilization limit of F.S.I. (Building Potential)	1, 51, 360 . 00
	Permissible as per Road Width ((as per Regulation	
	6.1 / 6.2 / 6.3 / 6.4 as applicable) x 1.60 or 1.80)	
15.	Total Built-up Area in Proposal (excluding 17.)	
	a. Existing Sanctioned Built-up Area	NIL
	b. Proposed Built-up Area (as per 'P-Line')	1, 34, 557 . 65
	Total a + b	1, 34, 557 . 65
16.	F.S.I. Consumed (15 / 13) (not more than 14.)	100 %
17.	Area for LIG / MIG if any	
	a. Required (20 % of sr.no. 5)	5, 359 . 57
	b. Proposed Area for LIG / MIG if any	5, 359 . 57

Owner's / P.O.A.H. Declaration:
I / We undersigned hereby confirm that I / We would abide by Plans approved by Authority / Collector. I / We would execute the structure as per approved 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.

Mr. Lalit A. Mangothi (& others)

Certificate of Area:
Certified that the Plot under reference was Surveyed by Me on 17/02/2022 and the Dimensions of sides etc. of Plot stated on Plan are as per measured on the 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

Mr. Vilas Yele

JOB. NO.	1105 / 2021	SCALE	AS SHOWN
DRG. NO.	PMC - A/S/L	DRAWN BY	Deep
DATE - 30/05/2022			

Architect / Licesed Engineer

iDeas and iMages
of
Mr. Vilas Yele (Lic. No. CA / 2011 / 51410)
architects, interior designer and project consultant
6/11, BHAGIRATHI TOWERS, HOTEL KONKAN EXPRESS LANE, KOTHRUD, PUNE - 411 038
Ph : 9890 176 727, ✉ Mail : ideasimages@rediffmail.com

S.No. 20, H.No. 9 TO 15 & 16 [1+2+3]
PLOT - 'C'
01. 52.20 x 18.65 x 0.50 = 486.76 SQM.
02. 52.20 x 15.85 x 0.50 = 413.68 SQM.
03. 22.47 x 12.20 x 0.50 = 137.06 SQM.
04. 22.47 x 5.603 x 0.50 = 62.94 SQM.
TOTAL = 1100.44 SQ.M.

18.00 m. D. P. ROAD PLOT - 'C'
03. 22.47 x 12.20 x 0.50 = 137.06 SQM.
04. 22.47 x 5.603 x 0.50 62.94 SQM.
TOTAL = 200.00 SQ.M.

PLOT - 'C'

S.No. 20, H.No. 9 TO 15 & 16 [1+2+3]
PLOT - 'A'
01. 88.71 x 28.43 x 0.50 = 1261.01 SQM.
02. 94.25 x 62.71 x 0.50 = 2955.20 SQM.
03. 75.71 x 24.16 x 0.50 = 914.57 SQM.
04. 31.00 x 7.50 x 0.50 = 116.25 SQM.
05. 31.00 x 7.50 x 0.50 = 116.25 SQM.
06. 65.14 x 6.80 x 0.50 = 221.47 SQM.
07. 65.14 x 7.12 x 0.50 = 231.89 SQM.
08. 8.20 x 1.21 x 0.50 = 4.98 SQM.
09. 8.20 x 3.04 x 0.50 = 12.46 SQM.
TOTAL = 5834.08 SQ.M.

NALA GARDEN PLOT - 'A'
04. 31.00 x 7.50 x 0.50 = 116.25 SQM.
05. 31.00 x 7.50 x 0.50 = 116.25 SQM.
06. 65.14 x 6.80 x 0.50 = 221.47 SQM.
07. 65.14 x 7.12 x 0.50 = 231.89 SQM.
08. 8.20 x 1.21 x 0.50 = 4.98 SQM.
09. 8.20 x 3.04 x 0.50 = 12.46 SQM.
TOTAL = 703.30 SQ.M.

PLOT - 'A'

S.No. 20, H.No. 9 TO 15 & 16 [1+2+3]
PLOT - 'B'
GROSS PLOT
01. 169.40 x 75.92 x 0.50 = 6430.42 SQM.
02. 27.95 x 6.55 x 0.50 = 91.53 SQM.
03. 27.95 x 7.40 x 0.50 = 103.41 SQM.
04. 103.41 x 7.50 x 0.50 = 387.79 SQM.
05. 103.45 x 1.45 x 0.50 = 75.00 SQM.
06. 97.50 x 7.50 x 0.50 = 365.62 SQM.
GROSS AREA 7453.77 SQM.
DEDUCTION FOR ROAD CHAMFER
7C. 9.00 x 2.40 x 0.50 = 10.80 SQM.
8C. 12.00 x 3.10 x 0.50 = 18.60 SQM.
NET AREA OF PLOT = 7424.37 SQ.M.

NALA GARDEN PLOT - 'B'
02. 27.95 x 6.55 x 0.50 = 91.53 SQM.
03. 27.95 x 7.40 x 0.50 = 103.41 SQM.
04. 103.41 x 7.50 x 0.50 = 387.79 SQM.
05. 103.45 x 1.45 x 0.50 = 75.00 SQM.
06. 97.50 x 7.50 x 0.50 = 365.62 SQM.
TOTAL = 1023.35 SQ.M.

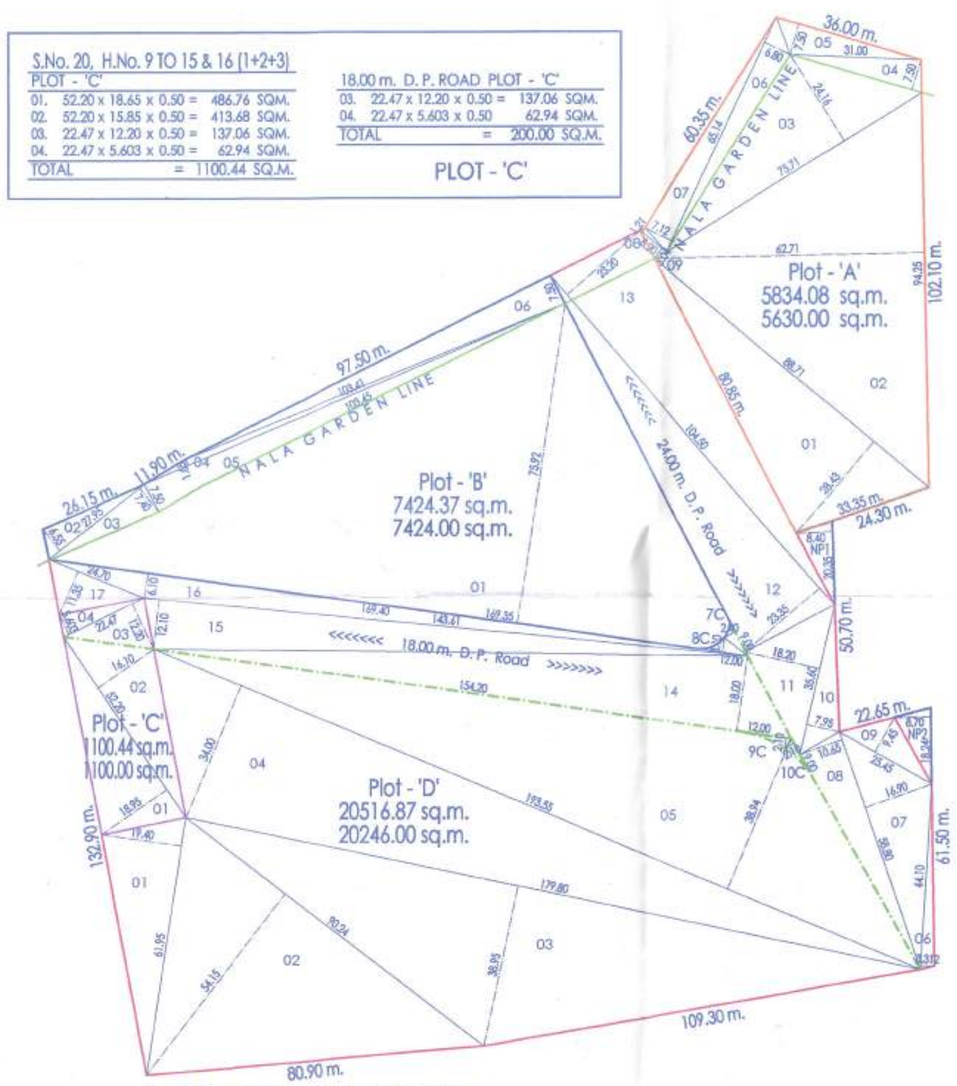
PLOT - 'B'

S.No. 20, H.No. 9 TO 15 & 16 [1+2+3]
PLOT - 'D'
GROSS PLOT
01. 61.953 x 19.40 x 0.50 = 600.94 SQM.
02. 90.24 x 54.15 x 0.50 = 2443.24 SQM.
03. 179.80 x 38.95 x 0.50 = 3501.60 SQM.
04. 193.55 x 34.00 x 0.50 = 3290.35 SQM.
05. 193.55 x 38.94 x 0.50 = 3768.41 SQM.
06. 44.10 x 3.312 x 0.50 = 73.02 SQM.
07. 58.80 x 16.90 x 0.50 = 496.86 SQM.
08. 58.80 x 10.65 x 0.50 = 313.11 SQM.
09. 25.45 x 9.45 x 0.50 = 120.25 SQM.
10. 35.60 x 7.95 x 0.50 = 141.51 SQM.
11. 35.60 x 18.20 x 0.50 = 323.96 SQM.
12. 102.72 x 23.40 x 0.50 = 1201.81 SQM.
13. 102.72 x 23.30 x 0.50 = 1196.68 SQM.
14. 154.20 x 18.00 x 0.50 = 1387.80 SQM.
15. 143.61 x 12.10 x 0.50 = 868.85 SQM.
16. 169.35 x 6.10 x 0.50 = 516.51 SQM.
17. 24.70 x 11.35 x 0.50 = 140.17 SQM.
7C. 9.00 x 2.40 x 0.50 = 10.80 SQM.
8C. 12.00 x 3.10 x 0.50 = 18.60 SQM.
9C. 12.00 x 1.90 x 0.50 = 11.35 SQM.
10C. 9.00 x 1.85 x 0.50 = 8.32 SQM.
TOTAL = 20434.14 SQ.M.

24.00 m. D. P. ROAD PLOT - 'D'
06. 44.10 x 3.305 x 0.50 = 72.87 SQM.
07. 58.80 x 16.90 x 0.50 = 496.86 SQM.
08. 58.80 x 10.65 x 0.50 = 313.11 SQM.
09. 25.45 x 9.45 x 0.50 = 120.25 SQM.
10. 35.60 x 7.95 x 0.50 = 141.51 SQM.
11. 35.60 x 18.20 x 0.50 = 323.96 SQM.
12. 102.72 x 23.40 x 0.50 = 1201.81 SQM.
13. 102.72 x 23.30 x 0.50 = 1196.68 SQM.
TOTAL = 3867.05 SQ.M.

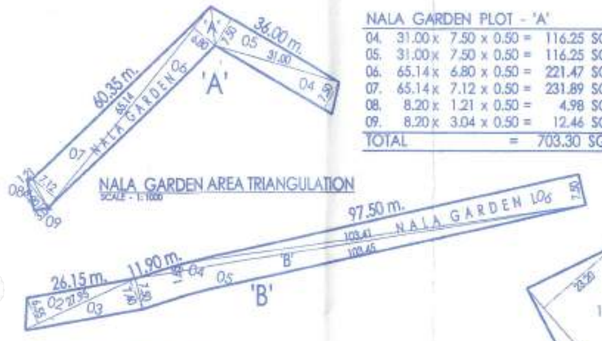
18.00 m. D. P. ROAD PLOT - 'D'
14. 154.20 x 18.00 x 0.50 = 1387.80 SQM.
15. 143.61 x 12.10 x 0.50 = 868.85 SQM.
16. 169.35 x 6.10 x 0.50 = 516.51 SQM.
17. 24.70 x 11.35 x 0.50 = 140.17 SQM.
7C. 9.00 x 2.40 x 0.50 = 10.80 SQM.
8C. 12.00 x 3.10 x 0.50 = 18.60 SQM.
9C. 12.00 x 1.90 x 0.50 = 11.35 SQM.
10C. 9.00 x 1.85 x 0.50 = 8.32 SQM.
TOTAL = 2962.40 SQ.M.

PLOT - 'D'



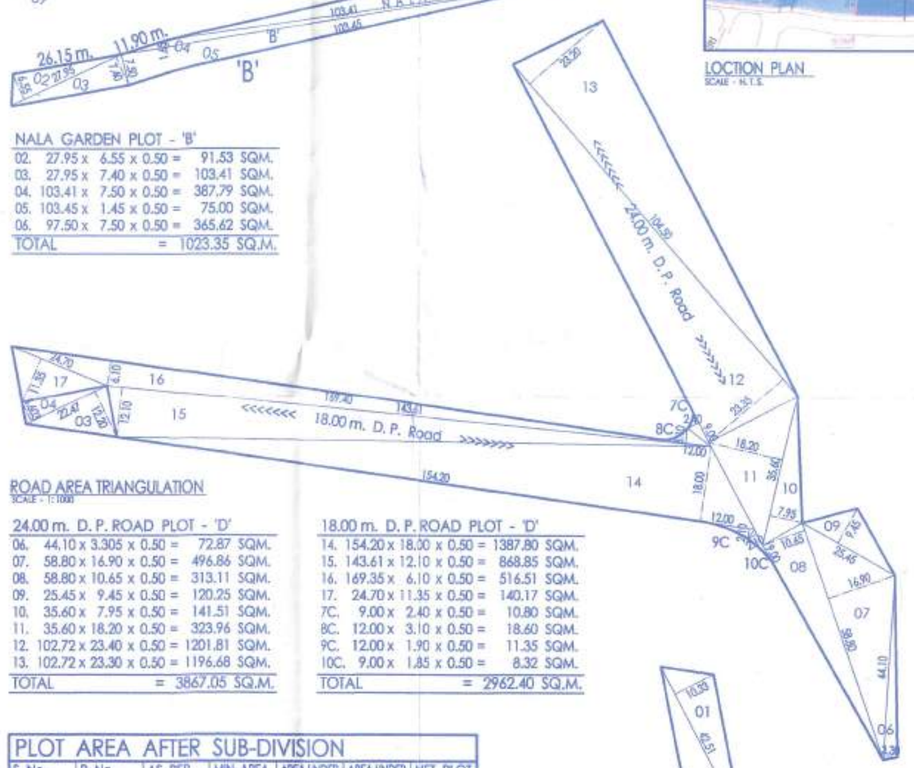
PLOT AFTER SUB-DIVISION

SCALE - 1: 1000



NALA GARDEN AREA TRIANGULATION

SCALE - 1: 1000



ROAD AREA TRIANGULATION

SCALE - 1: 1000

24.00 m. D. P. ROAD PLOT - 'D'
06. 44.10 x 3.305 x 0.50 = 72.87 SQM.
07. 58.80 x 16.90 x 0.50 = 496.86 SQM.
08. 58.80 x 10.65 x 0.50 = 313.11 SQM.
09. 25.45 x 9.45 x 0.50 = 120.25 SQM.
10. 35.60 x 7.95 x 0.50 = 141.51 SQM.
11. 35.60 x 18.20 x 0.50 = 323.96 SQM.
12. 102.72 x 23.40 x 0.50 = 1201.81 SQM.
13. 102.72 x 23.30 x 0.50 = 1196.68 SQM.
TOTAL = 3867.05 SQ.M.

18.00 m. D. P. ROAD PLOT - 'D'
14. 154.20 x 18.00 x 0.50 = 1387.80 SQM.
15. 143.61 x 12.10 x 0.50 = 868.85 SQM.
16. 169.35 x 6.10 x 0.50 = 516.51 SQM.
17. 24.70 x 11.35 x 0.50 = 140.17 SQM.
7C. 9.00 x 2.40 x 0.50 = 10.80 SQM.
8C. 12.00 x 3.10 x 0.50 = 18.60 SQM.
9C. 12.00 x 1.90 x 0.50 = 11.35 SQM.
10C. 9.00 x 1.85 x 0.50 = 8.32 SQM.
TOTAL = 2962.40 SQ.M.

LOCTION PLAN

SCALE - N.T.S.

PLOT AREA AFTER SUB-DIVISION

S. No. H. No.	P. No.	AS PER TRAINGU.	MIN. AREA CONSIDERED	AREA UNDER D.P. ROAD	AREA UNDER RESERVATION	NET PLOT AREA
S. No. 20. H.No. 9 TO 16 [1+2+3]	PLOT - 'A'	5834.08	5630.00	NIL	703.30	4926.70
	PLOT - 'B'	7424.37	7424.00	NIL	1023.35	6400.65
	PLOT - 'C'	1100.44	1100.00	200.00	NIL	900.00
	PLOT - 'D'	20434.14	20246.00	6829.45	NIL	13416.55
TOTAL AREA		34793.03	34400.00	7029.45	1726.65	25643.90

12.00 m. W. INTERNAL ROAD
01. 42.51 x 10.33 x 0.50 = 219.56 SQM.
02. 42.51 x 11.51 x 0.50 = 244.64 SQM.
TOTAL = 464.20 SQ.M.

NORTH