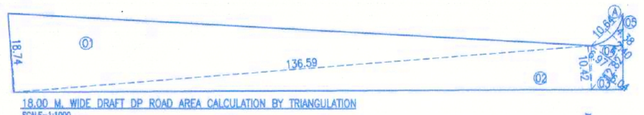


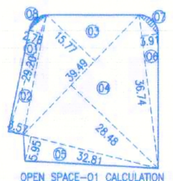
18.00 M. WIDE DRAFT DP ROAD AREA CALCULATION BY TRIANGULATION
SCALE-1:1000

18.00 M.W. DRAFT DP ROAD AREA CALCULATION									
ADDITIONS									
1	0.5	X	136.59	X	18.74	X	1	=	1279.81 SQ.M
2	0.5	X	136.59	X	10.42	X	1	=	711.54 SQ.M
3	0.5	X	12.82	X	6.04	X	1	=	38.69 SQ.M
4	0.5	X	13.82	X	6.97	X	1	=	48.16 SQ.M
5	0.5	X	10.64	X	4.38	X	1	=	23.30 SQ.M
TOTAL PLOT AREA								=	2101.51 SQ.M
CHAMFER DEDUCTION									
A	0.67	X	10.64	X	2.40	X	1	=	17.11 SQ.M
TOTAL NET PLOT AREA								=	2084.39 SQ.M

15.00 M. WIDE DRAFT DP ROAD
AREA CALCULATION BY TRIANGULATION
SCALE-1:1000

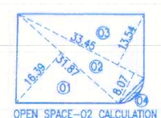
15.00 M.W. DRAFT DP ROAD AREA CALCULATION									
ADDITIONS									
1	0.50	X	5.85	X	1.90	X	1	=	5.55 SQ.M
CHAMFER DEDUCTION									
A	0.67	X	5.85	X	0.34	X	1	=	1.35 SQ.M
TOTAL PLOT AREA								=	4.21 SQ.M

TOTAL OPEN SPACE AREA			
1	OPEN SPACE -1	1144.84	SQ.M
2	OPEN SPACE -2	632.92	SQ.M
3	OPEN SPACE -3	326.90	SQ.M
4	OPEN SPACE -4	2759.34	SQ.M
TOTAL		4864.00	SQ.M



OPEN SPACE-01 CALCULATION BY TRIANGULATION
SCALE-1:1000

OPEN SPACE-01 AREA CALCULATION									
ADDITIONS									
1	0.5	X	29.20	X	2.76	X	1	=	40.06 SQ.M
2	0.5	X	29.20	X	3.57	X	1	=	51.88 SQ.M
3	0.5	X	39.49	X	15.77	X	1	=	311.14 SQ.M
4	0.5	X	39.49	X	28.48	X	1	=	562.10 SQ.M
5	0.5	X	32.81	X	5.95	X	1	=	97.37 SQ.M
6	0.5	X	36.74	X	3.91	X	1	=	71.59 SQ.M
7	AREA AS PER POLYLINE							=	5.78 SQ.M
8	AREA AS PER POLYLINE							=	4.93 SQ.M
TOTAL								=	1144.84 SQ.M

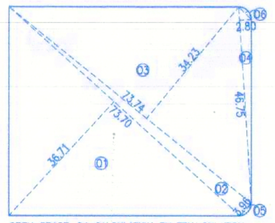


OPEN SPACE-02 CALCULATION BY TRIANGULATION
SCALE-1:1000

OPEN SPACE-02 AREA CALCULATION									
ADDITIONS									
1	0.5	X	31.87	X	16.39	X	1	=	260.95 SQ.M
2	0.5	X	33.45	X	8.07	X	1	=	134.73 SQ.M
3	0.5	X	33.45	X	13.54	X	1	=	226.22 SQ.M
4	AREA AS PER POLYLINE							=	11.02 SQ.M
TOTAL								=	632.92 SQ.M

OPEN SPACE-03 CALCULATION BY TRIANGULATION
SCALE-1:1000

OPEN SPACE-03 AREA CALCULATION									
ADDITIONS									
1	0.5	X	26.73	X	12.23	X	2	=	326.91 SQ.M
TOTAL								=	326.90 SQ.M

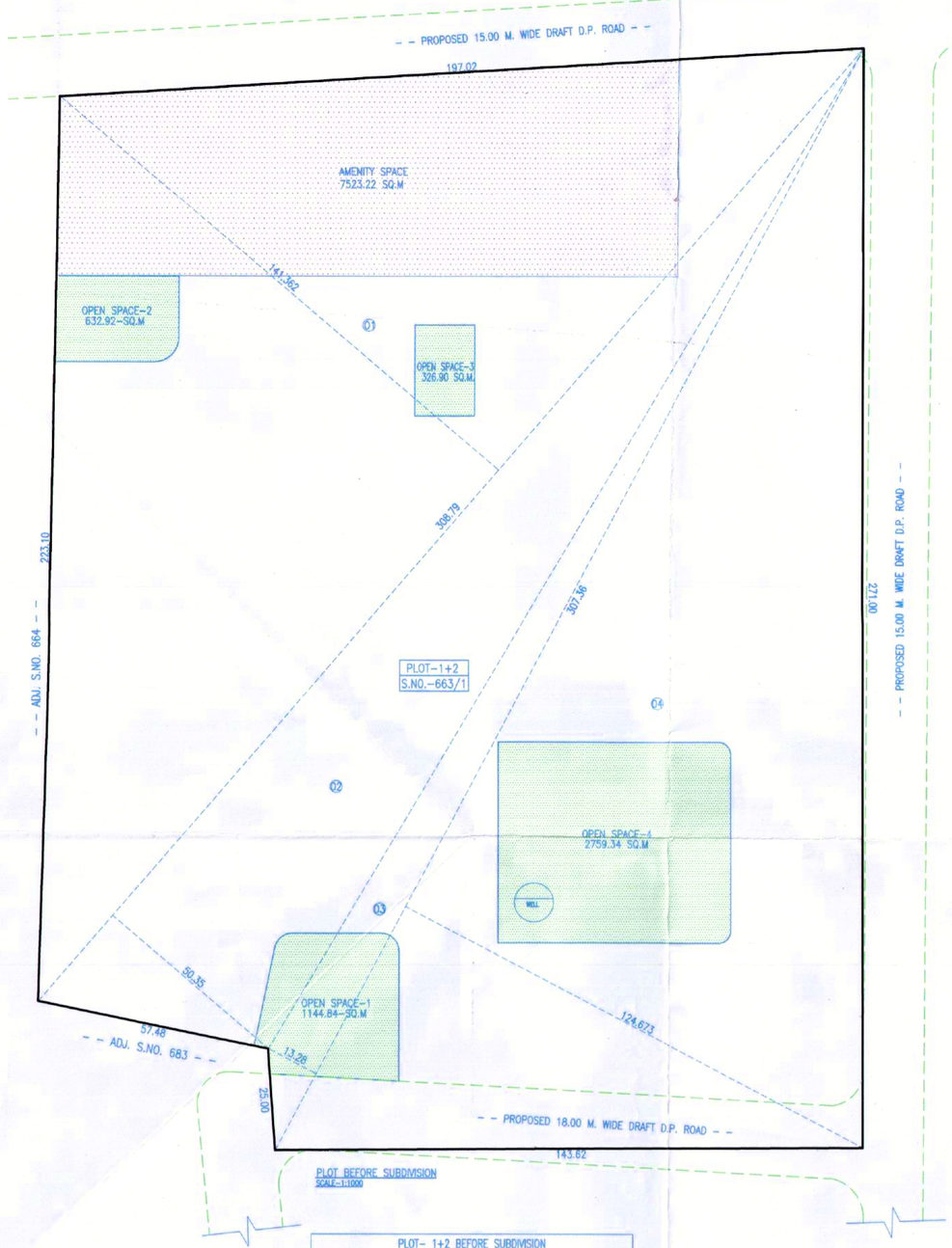


OPEN SPACE-04 CALCULATION BY TRIANGULATION
SCALE-1:1000

OPEN SPACE-04 AREA CALCULATION									
ADDITIONS									
1	0.5	X	73.70	X	36.71	X	1	=	1352.52 SQ.M
2	0.5	X	73.74	X	3.96	X	1	=	145.77 SQ.M
3	0.5	X	73.74	X	34.23	X	1	=	1261.82 SQ.M
3	0.5	X	46.75	X	2.80	X	1	=	65.21 SQ.M
5	AREA AS PER POLYLINE							=	3.00 SQ.M
6	AREA AS PER POLYLINE							=	3.00 SQ.M
TOTAL								=	2831.32 SQ.M
WELL DEDUCTION									71.98 SQ.M
TOTAL OPEN SPACE AREA									2759.34 SQ.M

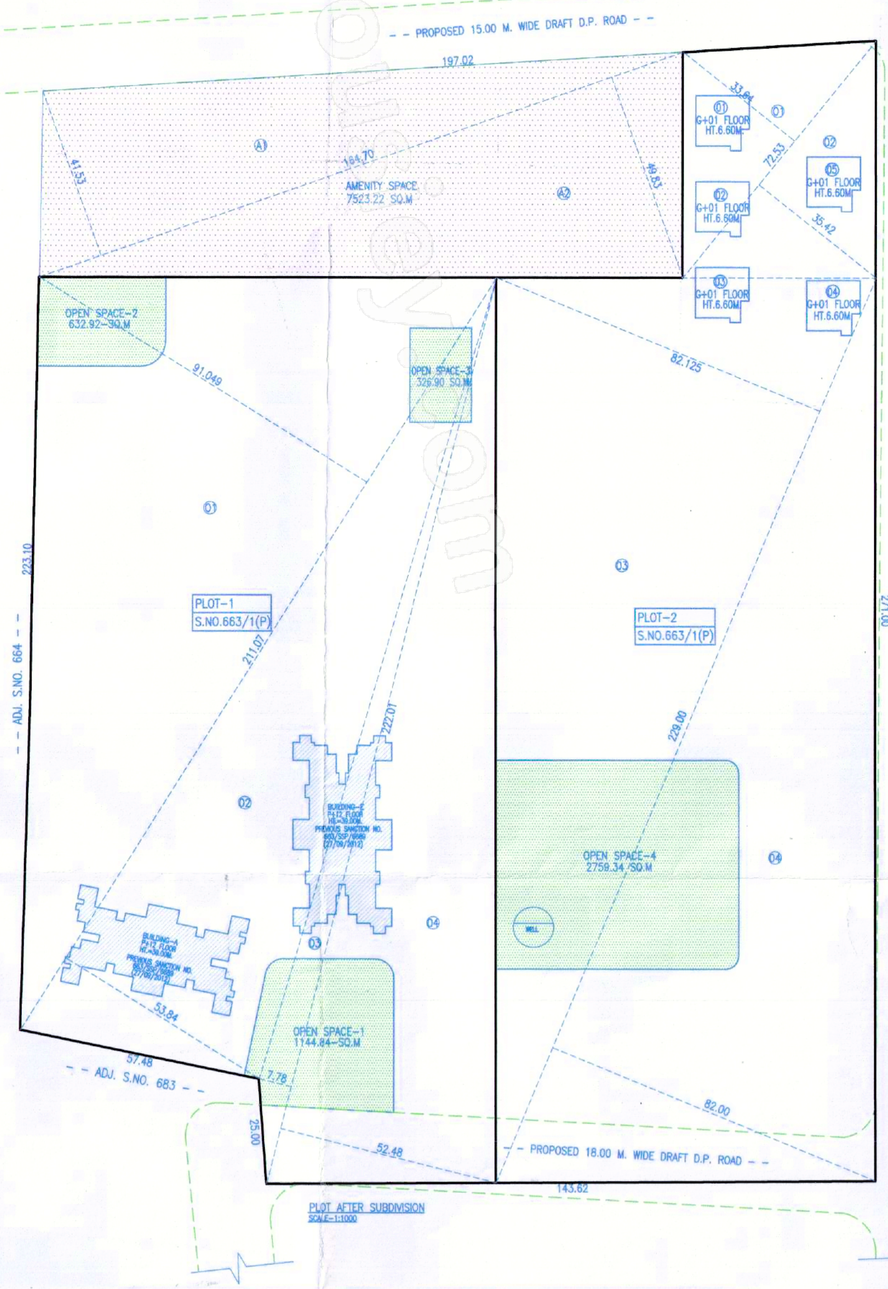
PLOT AREA BEFORE SUBDIVISION							
S.NO.	AREA BY TRIANGULATION SQ.M. (A)	AREA BY 7/12 SQ.M. (B)	AREA CONSIDERED SQ.M. (C)	15.00 M.W. DRAFT DP ROAD WIDENING AREA (D)	18.00 M.W. DRAFT DP ROAD WIDENING AREA (E)	WELL (F)	NET PLOT AREA (C)-(D+E+F)
PLOT:- 1+2 S.NO.663/1	50800.00	50800.00	50800.00	4.21	2084.39	71.98	48639.42
TOTAL	50800.00	50800.00	50800.00	4.21	2084.39	71.98	48639.42

PLOT AREA AFTER SUBDIVISION										
S.NO.	AREA BY TRIANGULATION SQ.M. (A)	AREA BY 7/12 SQ.M. (B)	AREA CONSIDERED SQ.M. (C)	15.00 M.W. DRAFT DP ROAD WIDENING AREA (D)	18.00 M.W. DRAFT DP ROAD WIDENING AREA (E)	WELL (F)	NET PLOT AREA (C)-(D+E+F)	BASIC FSI (SQ.M.)	PERMISSIBLE PAID FSI (SQ.M.)	PROPOSED PAID FSI (SQ.M.)	NOTE
PLOT-1 S.NO.663/1(P)	21980.00	21980.00	21980.00	0.00	933.36	0.00	21046.64	23151.30	4209.33	4209.33	PROPOSED PAID FSI 4209.33 SQ.M. OUT OF 7673.53 SQ.M. (CHALLAN NO.2139 PAID DATED 17/07/2014.) BALANCE PAID FSI 3464.20 SQ.M. WILL BE UTILIZED ON PLOT NO.1 AFTER IMPLEMENTATION OF UDCPR.
PLOT-2 S.NO.663/1(P)	21296.78	21296.78	21296.78	4.21	1151.03	71.98	20069.56	22076.52	4013.91	0.00	
AMENITY SPACE	7523.22	7523.22	7523.22	–	–	–	7523.22	–	–	–	
TOTAL	50800.00	50800.00	50800.00	4.21	2084.39	71.98	48639.42				



PLOT BEFORE SUBDIVISION
SCALE-1:1000

PLOT- 1+2 BEFORE SUBDIVISION									
ADDITIONS									
1	0.5	X	308.79	X	141.362	X	1	=	21825.59 SQ.M
2	0.5	X	308.79	X	50.35	X	1	=	7773.79 SQ.M
3	0.5	X	307.36	X	13.28	X	1	=	2040.87 SQ.M
4	0.5	X	307.36	X	124.673	X	1	=	19159.75 SQ.M
TOTAL PLOT AREA								=	50800.00 SQ.M



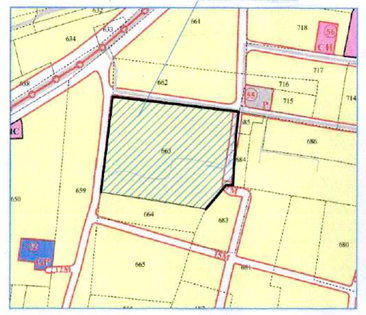
PLOT AFTER SUBDIVISION
SCALE-1:1000

PLOT-1 AFTER SUBDIVISION									
ADDITIONS									
1	0.5	X	211.07	X	91.049	X	1	=	9608.86 SQ.M
2	0.5	X	211.07	X	53.84	X	1	=	5682.00 SQ.M
3	0.5	X	222.01	X	7.78	X	1	=	863.62 SQ.M
4	0.5	X	222.01	X	52.48	X	1	=	5825.54 SQ.M
TOTAL PLOT AREA								=	21980.00 SQ.M

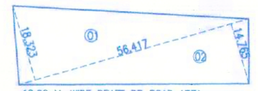
PLOT-2 AFTER SUBDIVISION									
ADDITIONS									
1	0.5	X	72.53	X	33.64	X	1	=	1219.95 SQ.M
2	0.5	X	72.53	X	35.42	X	1	=	1284.51 SQ.M
3	0.5	X	229.00	X	82.125	X	1	=	9403.31 SQ.M
4	0.5	X	229.00	X	82.000	X	1	=	9389.00 SQ.M
TOTAL PLOT AREA								=	21296.78 SQ.M

AMENITY SPACE AREA CALCULATION									
ADDITIONS									
A1	0.5	X	164.70	X	41.53	X	1	=	3419.68 SQ.M
A2	0.5	X	164.70	X	49.83	X	1	=	4103.54 SQ.M
TOTAL								=	7523.22 SQ.M

PROPOSED SITE



LOCATION PLAN



18.00 M. WIDE DRAFT DP ROAD AREA CALCULATION BY TRIANGULATION (PLOT-1)
SCALE-1:1000

18.00 M.W. DRAFT DP ROAD AREA CALCULATION (PLOT-1)									
ADDITIONS									
1	0.5	X	56.417	X	18.323	X	1	=	516.86 SQ.M
2	0.5	X	56.417	X	14.765	X	1	=	416.50 SQ.M
TOTAL PLOT AREA								=	933.36 SQ.M

18.00 M. WIDE DRAFT DP ROAD AREA CALCULATION BY TRIANGULATION (PLOT-2)
SCALE-1:1000

18.00 M.W. DRAFT DP ROAD AREA CALCULATION (PLOT-2)									
ADDITIONS									
1	0.5	X	82.853	X	15.236	X	1	=	629.65 SQ.M
2	0.5	X	82.853	X	10.366	X	1	=	428.39 SQ.M
3	0.5	X	12.82	X	6.04	X	1	=	38.69 SQ.M
4	0.5	X	13.82	X	6.97	X	1	=	48.16 SQ.M
5	0.5	X	10.64	X	4.38	X	1	=	23.30 SQ.M
TOTAL PLOT AREA								=	1168.19 SQ.M
CHAMFER DEDUCTION									
A	0.67	X	10.64	X	2.40	X	1	=	17.11 SQ.M
TOTAL NET PLOT AREA								=	1151.03 SQ.M

SUBDIVISION LAYOUT | 01/13

STAMP OF APPROVAL

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No.BMA/C.R. No.2730/2139/Mouza...dt.31/12/21
S. No./G. No./CTS No.....
Dated 28/12/2023

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

PMRDA

Sr. No.	PLOT AFTER SUBDIVISION AREA STATEMENT	PREVIOUS SANCTION	PLOT-1	PLOT-2
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	50800.00	21980.00	21296.78
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	50800.00	21980.00	21296.78
	b) AS PER DEMARCATION	50800.00	21980.00	21296.78
	c) AS PER SITE	50800.00	21980.00	21296.78
2	DEDUCTIONS FOR			
	(a) PROPOSED 18.00 M.W. DRAFT D.P. ROAD	2084.39	933.36	1151.03
	(a) PROPOSED 15.00 M.W. DRAFT D.P. ROAD	4.21	0.00	4.21
	(b) ANY D.P. RESERVATION AREA	0.00	0.00	0.00
	(c) WELL	71.98	0.00	71.98
	TOTAL AREA (a+b)	2160.58	933.36	1227.22
3	GROSS AREA OF PLOT (1-2)	48639.42	21046.64	20069.56
4	RECREATIONAL OPEN SPACE.			
	a) REQUIRED.	4863.94	2104.66	2006.96
	b) PROPOSED.	4863.94	2104.66	2759.34
5	AMENITY SPACE.			
	a) REQUIRED.	7295.91	0.00	0.00
	b) PROPOSED.	7523.22	0.00	0.00
6	SERVICE ROAD AND HIGHWAY WIDENING.	0.00	0.00	0.00
7	INTERNAL ROAD AREA	0.00	0.00	0.00
8	NET AREA OF PLOT [3-5(B)].	41116.20	21046.64	20069.56
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (SR.N.08X1.10)	45227.82	23151.30	22076.52
10	ADDITIONAL OF AREA FOR F.S.I.			
	a)IN-SITU AREA AGAINST D.P. ROAD [1.85XSR.NO.2(A) IF ANY	–	–	–
	b)IN-SITU AREA AGAINST AMENITY SPACE [2.00 OR1.85XSR.NO.5(b)]	–	–	–
	c)PERMISSIBLE PREMIUM F.S.I AREA	8223.24	4209.33	4013.91
	d)PROPOSED PREMIUM F.S.I AREA	8223.24	4209.33	0.00
	e)T.D.R AREA	0.00	0.00	0.00
	f)ADDITIONAL F.S.I AREA UNDER CHAPTER (VIII)	0.00	0.00	0.00
	TOTAL AREA (d)	8223.24	4209.33	0.00
11	TOTAL AREA AVAILABLE(9+10d)	53451.06	27360.63	22076.52
12	MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (as per regulation no.15.4)	53451.06	27360.63	22076.52
13	TOTAL BUILT-UP AREA IN PROPOSAL.			
	a)EXISTING BUILT-UP AREA.	12296.05	12296.05	0.00
	b)PREVIOUS SANCTION BUILT-UP AREA.	8561.84	7355.28	1206.56
	c)PROPOSED BUILT-UP AREA.	0.00	7699.97	0.00
	d)EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.	0.00	0.00	0.00
	TOTAL AREA (a+b+c+d)	20857.89	27351.30	1206.56
14	F.S.I CONSUMED (13/8) (should not be more than serial no.12 above.)	0.51	1.30	0.06
15	AREA FOR INCLUSIVE HOUSING,IF ANY			
	a)REQUIRED (20% of sr.no.9)	0.00	0.00	0.00
	b)PROPOSED	0.00	0.00	0.00

LEGEND

PLOT LINES	THICK BLACK
EXISTING STREET	GREEN
FUTURE STREET, IF ANY	GREEN DOTTED
EXISTING WORK	BLACK (OUTLINE)
WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED
PROPOSED WORK	RED FILLED IN

PROJECT

PROPOSED SUBDIVISION LAYOUT AT S.NO.663/1(P) AT-WAGHOLI, DIST-PUNE.

NAME AND SIGNATURE OF OWNER

Ms.ANSHUL BHOSALE REALITIES.
TROUGH ITS PARTNER.
MR. DEEPAK V. JAGTAP. 31/DEC/21

NAME AND SIGNATURE OF ARCHITECT

KRUSHNA MAHAJAN : CA/2005/35384
SHIVAM GANORE : CA/2019/117125

MG ARCHITECTS
PLOT NO 02, SUMIDHA HOUSE, KSHIPRA SOCIETY, KARVENAGAR, PUNE 411052.

NORTH	SCALE	SHEET NO.
	1:500	01/13

DATE	DWG.BY	CHKD.BY	JOB NO.	REVISION
28/12/2023	SANDESH	K.M.	32323	R0

SUBJECT TO APPROVAL FROM COMPETENT AUTHORITY