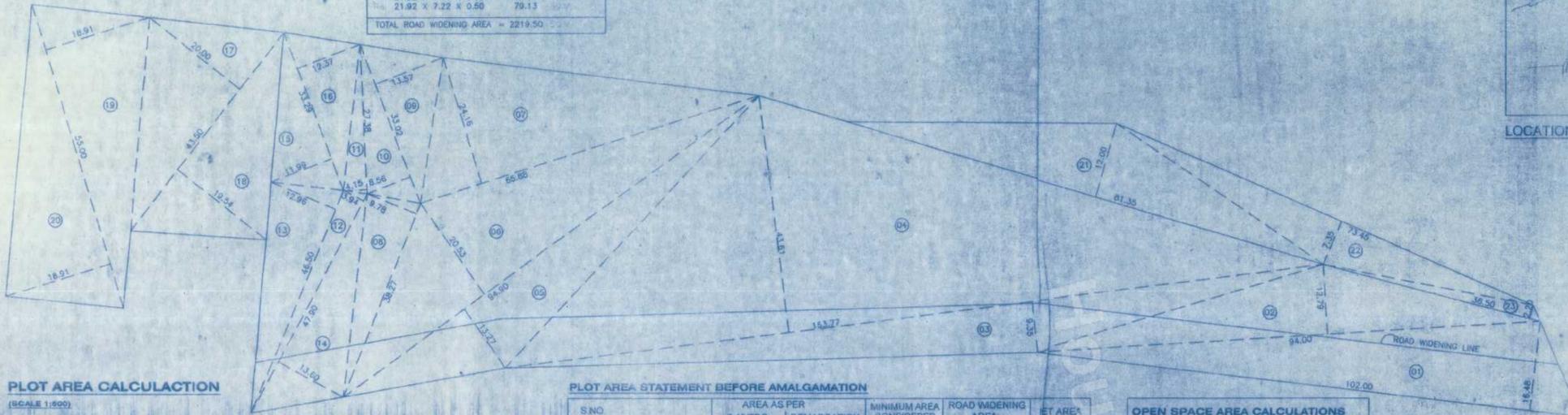


ROAD WIDENING AREA CAL
(SCALE 1:500)

ROAD WIDENING AREA CALCULATION OF S. NO. 37/1/1 (part)

102.00 X 9.00 X 0.50	459.00
97.48 X 9.00 X 0.50	438.71
100.06 X 8.91 X 0.50	445.77
100.29 X 9.00 X 0.50	451.31
32.66 X 8.47 X 0.50	138.32
32.66 X 7.92 X 0.50	129.33
21.92 X 7.11 X 0.50	77.93
21.92 X 7.22 X 0.50	79.13
TOTAL ROAD WIDENING AREA	= 2219.50



LOCATION PLAN

STAMP OF APPROVAL

PLAN PREVIOUSLY APPROVED UNDER CC/4074/11 dt-24.02.12

शुद्धता विभाग विभाग क्र. 3
मध्य लेखांकक क्र. 2.8.13/16
दिनांक: 21/12/2016

कार्यकारी अभियंता
वायव्य विभाग
श्री. ए. ए. पाटील

श्री. ए. ए. पाटील
वायव्य विभाग
दिनांक: 21/12/2016

For the purpose of proper circulation of road pattern and to have a continuity of the water & drainage system and other services for the development of adjacent lands, the P.M.C. reserves the right to permit access and extension of the internal roads & Services through this lane under this plan.

Note: No sale or lease of a plot in layout will be recognised and no building permission in any plot in the layout will be granted unless final sanction to the layout is obtained from the Municipal Commissioner.

PLOT AREA CALCULATION
(SCALE 1:500)

PLOT AREA BY TRIANGULATION OF S. NO. 37/1/1, 37/1/1/1 (part)

0.50 X 20.00 X 43.50	435.00
0.50 X 19.54 X 43.50	425.00
0.50 X 18.91 X 55.00	520.00
0.50 X 18.91 X 55.00	520.00
TOTAL PLOT AREA	= 1900.00

PLOT AREA BY TRIANGULATION OF S. NO. 37/1/1 (part)

102.00 X 16.48 X 0.50	840.48
94.90 X 12.78 X 0.50	601.13
153.77 X 9.25 X 0.50	719.89
153.77 X 43.61 X 0.50	3352.95
94.90 X 13.27 X 0.50	629.66
94.90 X 20.53 X 0.50	974.15
65.88 X 24.16 X 0.50	793.83
38.27 X 9.78 X 0.50	187.14
33.02 X 13.57 X 0.50	224.04
33.02 X 8.56 X 0.50	141.33
37.38 X 4.15 X 0.50	56.81
47.80 X 3.94 X 0.50	94.36
46.50 X 12.86 X 0.50	301.32
47.80 X 13.60 X 0.50	326.72
33.29 X 11.99 X 0.50	199.57
33.29 X 12.37 X 0.50	205.90
TOTAL PLOT AREA	= 9648.27

PLOT AREA BY TRIANGULATION OF S. NO. 37/1/1, 37/2/1 (part)

12.00 X 81.55 X 0.50	488.10
7.35 X 73.45 X 0.50	268.83
2.20 X 36.50 X 0.50	40.15
TOTAL PLOT AREA	= 798.18

TOTAL PLOT AREA BY TRIANGULATION
= A + B + C
= 9649.27 + 1900.00 + 798.18
= 12347.45 SQ.M.

PLOT AREA STATEMENT BEFORE AMALGAMATION

S.NO	AREA AS PER 7-12/PRC	DEMARICATION	MINIMUM AREA CONSIDERED	ROAD WIDENING AREA	NET AREA
S.NO.37/1/1 (part)	9543.00	9649.27	9543.00	2219.50	3223.50
37/1/1, 37/1/1/1 (part)	1694.00	1900.00	1694.00	-	694.00
37/1/1, 37/2/1 (part)	670.00	798.18	670.00	-	670.00
TOTAL	11907.00	12347.45	11907.00	2219.50	9687.50

PLOT AREA STATEMENT AFTER AMALGAMATION

S.NO	AREA AS PER 7-12/PRC	DEMARICATION	MINIMUM AREA CONSIDERED	ROAD WIDENING AREA	NET AREA
37/1/1 (part)	11907.00	12347.45	11907.00	2219.50	9687.50
37/1/1, 37/1/1/1 (part)	11907.00	12347.45	11907.00	2219.50	9687.50
37/1/1, 37/2/1 (part)	11907.00	12347.45	11907.00	2219.50	9687.50
TOTAL	11907.00	12347.45	11907.00	2219.50	9687.50

PLOT AREA STATEMENT AFTER SUB DIVISION

S.NO	AREA AS PER 7-12/PRC	DEMARICATION	MINIMUM AREA CONSIDERED	ROAD WIDENING AREA	NET AREA
33/2/2/11, 37/1/1, 37/1/1/1 (part), PLOT NO.1	10052.01	10342.45	10052.01	2219.50	7832.51
37/1/1, 37/2/1 (part) PLOT NO.2	1854.99	2005.00	1854.99	-	1854.99
TOTAL	11907.00	12347.45	11907.00	2219.50	9687.50

OPEN SPACE AREA CALCULATIONS

01. 0.50x57.00x(19.0+19.0) = 1083.0 SQ.M.
TOTAL OPEN SPACE AREA = 1083.0 SQ.M.
REQ. OPEN SPACE AREA = 988.75 SQ.M.

AMENITY SPACE AREA CALCULATIONS

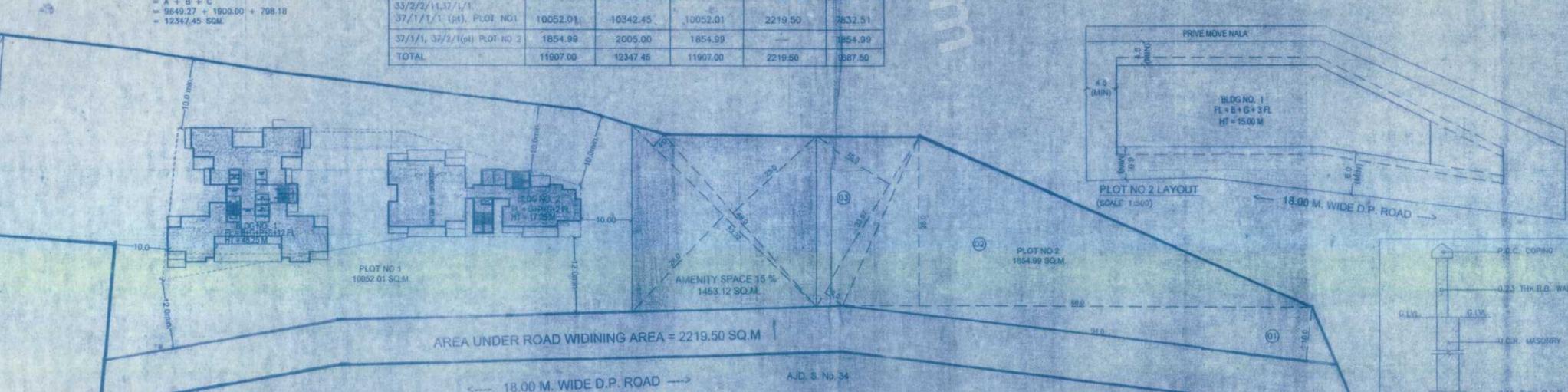
01. 0.50x53.32x(28.0+4.0) = 853.12 SQ.M.
02. 0.50x48.0x25.0 = 600.00 SQ.M.
TOTAL AMENITY SPACE AREA = 1453.12 SQ.M.

PLOT NO 2 AREA BY TRIANGULATION AFTER SUB-DIVISION

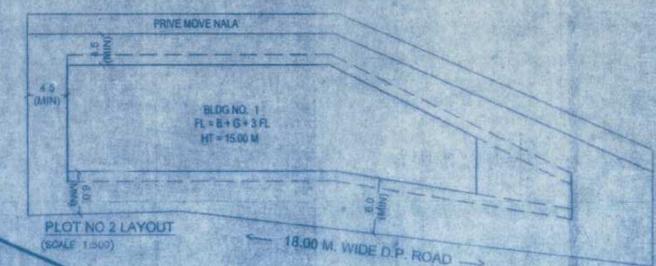
0.50x94.0x10.0	470.00
0.50x85.0x26.0	1102.50
0.50x33.67x(15.0+3.0)	363.00
TOTAL PLOT AREA	= 2005.50

INTERNAL ROAD AREA CALCULATIONS

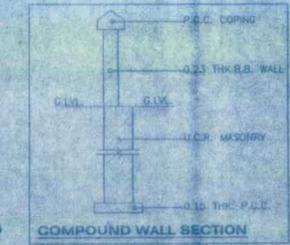
01. 53.76 X 1.50 = 80.64 SQ.M.
TOTAL = 80.64 SQ.M.



LAYOUT
(SCALE 1:500)



PLOT NO 2 LAYOUT
(SCALE 1:500)



COMPOUND WALL SECTION

AREA CALCULATION OF S.NO.37, BANER

	SO. MT.
01) TOTAL AREA OF PLOT	11907.00
02) LESS AREA OF 18.00 M. D.P. ROAD	2219.50
03) BALANCE AREA OF PLOT	9687.50
04) BALANCE AREA OF PLOT	7832.51
05) LESS AREA OF OPEN SPACE (10%)	968.75
06) LESS AREA OF AMENITY SPACE (15%)	1453.12
07) LESS AREA OF 9.00 M. WIDE ROAD	80.64
08) NET AREA OF PLOT	5330.00
09) ADD F.S.I. OF 9.00 M. WIDE ROAD	80.64
10) ADD F.S.I. OF D.P. ROAD (2219.50X1.0)	2219.50
11) ADD F.S.I. OF AMENITY (1453.12X2)	2906.24
12) TOTAL F.S.I. ON TOTAL F.S.I.	11482.28
13) 50% AMENITY TO BLDG (4-0) = (11+12)	1888.82
14) TOTAL PERMISSIBLE F.S.I. (8+9+10+11+12+13)	13371.59
15) PROPOSED F.S.I.	985.04
	3026.00
	12831.04

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
WATER LINE SHOWN BLACK DOTTED
DRAINAGE LINE SHOWN RED DOTTED
EXISTING WORK TO BE RETAINED SHOWN IN BLUE
EXISTING WORK SHOWN TO BE DEMOLISHED IN YELLOW HATCH

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 18-08-11 & THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ LAND RECORD DEPT. CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT/
OWNER'S NAME, ADDRESS, SIGNATURE

M/s. SHRI. S. Z. BAFNA
SHRENEE PRAKASH, DECCAN BUNGHARA
156/38, BHANDARKAR ROAD, PUNE - 411004

HOUSING PROJECT

PROPOSED AMALGAMATION, SUBDIVISION AND LAYOUT OF BUILDINGS AT S. NO. 37/1/1 (part), 37/2/1 (part), AT BANER, PUNE

ARCHITECT

SWAPNEEL J. DESHPANDE
ARCHITECT, TOWN PLANNER, INTERIOR DESIGNER
PLOT NO. 7, 96/B, SICHATEK APARTMENT,
PRABHAT ROAD, ERANDWANE, PUNE 411004
PHONE NO. : 982 287 7000
FAX NO. 91 (020) 2553 23 25
E-mail: swapneel28@gmail.com

DATE: 2016.11.07
DEALT BY: Ashok
REVISOR BY: Ashok
CHECKED BY: Ashok
SCALE: 1:500