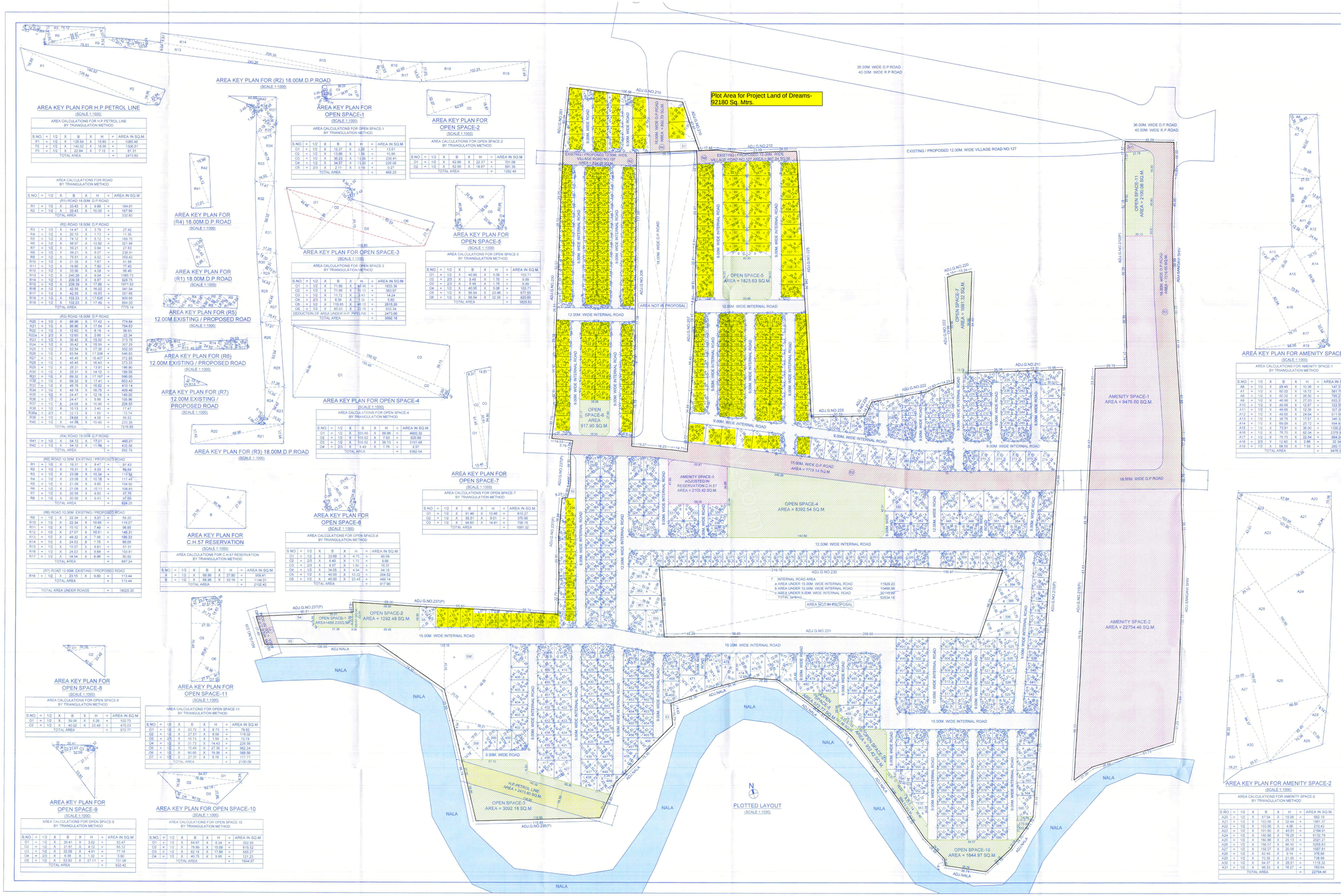

AREA CALCULATIONS FOR H.P.PETROL LINE BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
P1	=	1/2	X	129.84	X	19.85	=	1365.48
P2	=	1/2	X	140.52	X	18.56	=	1306.81
P3	=	1/2	X	22.84	X	7.12	=	81.31
TOTAL AREA							=	2473.60

AREA CALCULATIONS FOR ROAD BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
(R1) ROAD 18.00M D.P.ROAD								
R1	=	1/2	X	33.43	X	9.88	=	164.81
R2	=	1/2	X	33.43	X	10.05	=	167.99
TOTAL AREA							=	332.80
(R2) ROAD 18.00M D.P.ROAD								
R3	=	1/2	X	14.47	X	3.79	=	27.42
R4	=	1/2	X	20.10	X	1.13	=	11.36
R5	=	1/2	X	74.12	X	8.12	=	189.75
R6	=	1/2	X	58.97	X	10.92	=	321.98
R7	=	1/2	X	59.21	X	0.94	=	27.83
R8	=	1/2	X	59.21	X	8.07	=	238.91
R9	=	1/2	X	75.51	X	9.52	=	359.43
R10	=	1/2	X	21.38	X	7.67	=	81.88
R11	=	1/2	X	19.85	X	7.80	=	77.45
R12	=	1/2	X	33.56	X	4.08	=	68.46
R13	=	1/2	X	240.26	X	9.04	=	1085.73
R14	=	1/2	X	209.39	X	8.87	=	928.75
R15	=	1/2	X	209.39	X	17.68	=	1871.53
R16	=	1/2	X	42.55	X	16.03	=	341.04
R17	=	1/2	X	42.55	X	16.53	=	351.68
R18	=	1/2	X	102.23	X	17.626	=	900.95
R19	=	1/2	X	102.23	X	17.48	=	894.00
TOTAL AREA							=	7776.14
(R3) ROAD 18.00M D.P.ROAD								
R20	=	1/2	X	88.98	X	17.42	=	774.84
R21	=	1/2	X	88.98	X	17.04	=	784.63
R22	=	1/2	X	12.60	X	6.18	=	38.93
R22a	=	2/3	X	12.60	X	2.66	=	22.34
R23	=	1/2	X	39.42	X	15.92	=	313.78
R24	=	1/2	X	39.42	X	15.59	=	307.28
R25	=	1/2	X	63.54	X	17.38	=	552.00
R26	=	1/2	X	63.54	X	17.206	=	546.63
R27	=	1/2	X	45.45	X	16.407	=	372.85
R28	=	1/2	X	45.45	X	16.43	=	373.33
R29	=	1/2	X	28.31	X	13.91	=	196.90
R30	=	1/2	X	28.31	X	14.10	=	199.99
R31	=	1/2	X	69.32	X	17.197	=	596.05
R32	=	1/2	X	69.32	X	17.41	=	603.43
R33	=	1/2	X	48.78	X	16.82	=	410.14
R34	=	1/2	X	48.78	X	16.75	=	408.46
R35	=	1/2	X	24.47	X	12.18	=	149.02
R36	=	1/2	X	24.47	X	8.65	=	105.98
R37	=	1/2	X	24.68	X	16.90	=	208.55
R38	=	1/2	X	10.13	X	3.45	=	17.47
R38a	=	2/3	X	10.13	X	1.59	=	10.74
R39	=	1/2	X	24.68	X	4.58	=	56.52
R40	=	1/2	X	44.98	X	10.40	=	233.38
TOTAL AREA							=	7216.65
(R4) ROAD 18.00M D.P.ROAD								
R41	=	1/2	X	54.12	X	17.21	=	460.21
R42	=	1/2	X	54.12	X	15.98	=	432.58
TOTAL AREA							=	892.79
(R5) ROAD 12.00M EXISTING / PROPOSED ROAD								
R1	=	1/2	X	19.31	X	9.47	=	91.43
R2	=	1/2	X	19.31	X	9.29	=	89.69
R3	=	1/2	X	23.08	X	10.34	=	119.32
R4	=	1/2	X	23.08	X	10.18	=	117.48
R5	=	1/2	X	21.09	X	9.95	=	104.92
R6	=	1/2	X	21.09	X	10.11	=	106.61
R7	=	1/2	X	20.58	X	9.50	=	97.76
R8	=	1/2	X	20.58	X	9.43	=	97.03
TOTAL AREA							=	824.25
(R6) ROAD 12.00M EXISTING / PROPOSED ROAD								
R9	=	1/2	X	22.34	X	5.21	=	58.20
R10	=	1/2	X	22.34	X	10.65	=	119.07
R11	=	1/2	X	15.10	X	7.49	=	56.56
R12	=	1/2	X	27.01	X	10.81	=	146.31
R13	=	1/2	X	49.32	X	7.56	=	186.33
R14	=	1/2	X	24.53	X	7.75	=	95.05
R15	=	1/2	X	15.07	X	6.81	=	51.31
R16	=	1/2	X	24.03	X	8.64	=	103.81
R17	=	1/2	X	14.54	X	6.96	=	50.50
TOTAL AREA							=	867.24
(R7) ROAD 12.00M EXISTING / PROPOSED ROAD								
R18	=	1/2	X	23.15	X	9.80	=	113.44
TOTAL AREA							=	113.44
TOTAL AREA UNDER ROADS							=	18022.30

AREA CALCULATIONS FOR OPEN SPACE-1 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	12.37	X	2.20	=	13.61
O2	=	1/2	X	13.66	X	1.59	=	10.86
O3	=	1/2	X	36.23	X	13.00	=	235.41
O4	=	1/2	X	34.57	X	13.20	=	228.09
O5	=	2/3	X	2.11	X	0.19	=	0.27
TOTAL AREA							=	488.23

AREA CALCULATIONS FOR OPEN SPACE-2 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	62.89	X	22.37	=	701.09
O2	=	1/2	X	62.68	X	18.87	=	591.36
TOTAL AREA							=	1292.45

AREA CALCULATIONS FOR OPEN SPACE-3 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	71.86	X	46.46	=	1633.38
O2	=	1/2	X	71.86	X	50.13	=	360.97
O3	=	1/2	X	11.72	X	2.43	=	14.24
O4	=	2/3	X	6.36	X	1.32	=	5.60
O5	=	1/2	X	115.85	X	46.15	=	2615.26
O6	=	1/2	X	80.53	X	23.18	=	933.34
DEDUCTION OF AREA UNDER H.P. PIPELINE							=	2473.60
TOTAL AREA							=	3092.18

AREA CALCULATIONS FOR OPEN SPACE-5 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	40.95	X	5.06	=	103.71
O2	=	2/3	X	8.49	X	1.76	=	9.99
O3	=	2/3	X	8.49	X	1.76	=	9.99
O4	=	1/2	X	40.95	X	5.06	=	103.71
O5	=	1/2	X	56.54	X	23.96	=	677.65
O6	=	1/2	X	56.54	X	32.56	=	920.69
TOTAL AREA							=	1825.63

AREA CALCULATIONS FOR OPEN SPACE-4 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	155.45	X	59.96	=	4653.39
O2	=	1/2	X	115.52	X	7.83	=	620.69
O3	=	1/2	X	115.52	X	38.13	=	3101.46
O4	=	2/3	X	5.49	X	1.76	=	9.97
TOTAL AREA							=	8392.54

AREA CALCULATIONS FOR OPEN SPACE-7 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	91.46	X	13.46	=	615.27
O2	=	1/2	X	92.61	X	8.01	=	370.96
O3	=	1/2	X	94.60	X	14.91	=	705.16
TOTAL AREA							=	1691.32

AREA CALCULATIONS FOR C.H.57 RESERVATION BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
A	=	1/2	X	68.96	X	27.60	=	950.41
B	=	1/2	X	68.96	X	33.18	=	1144.01
TOTAL AREA							=	2102.42

AREA CALCULATIONS FOR OPEN SPACE-6 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	33.69	X	4.73	=	80.09
O2	=	2/3	X	8.40	X	1.72	=	9.66
O3	=	2/3	X	8.67	X	1.80	=	10.31
O4	=	1/2	X	34.05	X	4.94	=	84.18
O5	=	1/2	X	40.00	X	13.22	=	264.52
O6	=	1/2	X	40.00	X	23.45	=	469.14
TOTAL AREA							=	917.90

AREA CALCULATIONS FOR OPEN SPACE-8 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	39.08	X	5.26	=	102.73
O2	=	1/2	X	40.02	X	23.49	=	470.03
TOTAL AREA							=	572.77

AREA CALCULATIONS FOR OPEN SPACE-11 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	23.72	X	6.73	=	79.82
O2	=	1/2	X	27.51	X	8.58	=	118.02
O3	=	2/3	X	10.13	X	1.58	=	10.74
O4	=	1/2	X	31.73	X	14.43	=	228.98
O5	=	1/2	X	70.49	X	27.30	=	962.24
O6	=	1/2	X	60.80	X	19.36	=	588.06
O7	=	1/2	X	27.31	X	8.18	=	111.71
TOTAL AREA							=	2100.06

AREA CALCULATIONS FOR OPEN SPACE-9 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	35.41	X	3.02	=	53.47
O2	=	1/2	X	31.61	X	4.12	=	65.12
O3	=	1/2	X	32.69	X	4.81	=	77.18
O4	=	2/3	X	6.36	X	1.32	=	5.60
O5	=	1/2	X	53.93	X	27.11	=	731.06
TOTAL AREA							=	932.42

AREA CALCULATIONS FOR OPEN SPACE-10 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
O1	=	1/2	X	84.67	X	8.34	=	352.55
O2	=	1/2	X	78.99	X	15.58	=	615.52
O3	=	1/2	X	62.18	X	17.86	=	555.27
O4	=	1/2	X	40.75	X	5.95	=	121.23
TOTAL AREA							=	1644.97

AREA CALCULATIONS FOR AMENITY SPACE-1 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
A6	=	1/2	X	28.45	X	10.36	=	147.37
A7	=	1/2	X	50.02	X	18.72	=	561.79
A8	=	1/2	X	50.02	X	26.00	=	795.27
A9	=	1/2	X	46.66	X	27.03	=	633.37
A10	=	1/2	X	49.68	X	12.87	=	322.06
A11	=	1/2	X	49.65	X	12.35	=	307.26
A12	=	1/2	X	49.65	X	24.64	=	611.69
A13	=	1/2	X	38.76	X	17.87	=	346.32
A14	=	1/2	X	69.59	X	25.12	=	874.93
A15	=	1/2	X	73.91	X	30.00	=	1330.27
A16	=	1/2	X	76.70	X	62.04	=	2379.96
A17	=	1/2	X	76.70	X	22.54	=	864.24
A18	=	2/3	X	12.60	X	2.66	=	22.34
A19	=	1/2	X	68.55	X	7.59	=	260.15
TOTAL AREA							=	9476.00

AREA CALCULATIONS FOR AMENITY SPACE-2 BY TRIANGULATION METHOD

S.NO	=	1/2	X	B	X	H	=	AREA IN SQ.M.
A20	=	1/2	X	87.94	X	15.05	=	662.19
A21	=	1/2	X	103.56	X	32.44	=	1681.37
A22	=	1/2	X	103.56	X	4.06	=	210.43
A23	=	1/2	X	101.60	X	43.01	=	2184.91
A24	=	1/2	X	160.56	X	76.25	=	6132.79
A25	=	1/2	X	160.88	X	25.13	=	2021.21
A26	=	1/2	X	158.07	X	66.50	=	5255.83
A27	=	1/2	X	158.07	X	20.09	=	1587.51
A28	=	1/2	X	82.49	X	9.14	=	376.98
A29	=	1/2	X	70.39	X	21.00	=	738.99
A30	=	1/2	X	84.37	X	26.51	=	1118.32
A31	=	1/2	X	96.33	X	16.27	=	783.64
TOTAL AREA							=	22754.46

TOTAL PROPOSED OPEN SPACE AREA

OPEN SPACE	AREA IN SQ.M.
OPEN SPACE-1	488.23
OPEN SPACE-2	1292.45
OPEN SPACE-3	3092.18
OPEN SPACE-4	8392.54
OPEN SPACE-5	1825.63
OPEN SPACE-6	917.90
OPEN SPACE-7	1691.32
OPEN SPACE-8	572.77
OPEN SPACE-9	932.42
OPEN SPACE-10	1644.97
OPEN SPACE-11	2100.06
ADDITIONAL O.S.-12	69.07
ADDITIONAL O.S.-13	141.96
ADDITIONAL O.S.-14	594.73 *
ADDITIONAL O.S.-15	170.99
TOTAL OPEN SPACE	23927.27 SQ.M.

TOTAL PROPOSED AMENITY SPACE AREA

AMENITY SPACE	AREA IN SQ.M.
AMENITY SPACE-1	9476.00
AMENITY SPACE-2	22754.46
AMENITY SPACE-3 (RESERVATION)	2102.42
TOTAL AMENITY SPACE	34332.88 SQ.M.

AREA STATEMENT

NO.			SQ.M.
1	AREA OF PLOT(NAM. TO BE CONSIDERED)		251437.72
	a	AREA OF PLOT BY 7/12 EXTRACT	254720.00
	b	AREA OF PLOT BY TRIANGULATION METHOD	251437.72
2	DEDUCTIONS FOR		
	a	AREA UNDER ROAD WIDENING	18025.31
	b	ANY RESERVATION	2102.42
	c	AREA UNDER H.P.PETROL LINE	2473.60
		TOTAL (a+b+c)	22601.33
3	GROSS AREA OF PLOT (1-2)		228836.39
4	RECREATIONAL OPEN SPACE		
	a	REQUIRED OPEN SPACE	22883.64
	b	PROPOSED OPEN SPACE	23927.27
5	AMENITY SPACE		
	a	REQUIRED AMENITY SPACE	34325.46
	b	ADJUSTED OF 20(i) P.any	2102.42
	c	BALANCE PROPOSED AMENITY SPACE	32230.46
6	TRANSFORMER, SERVICES & NON-BUILDABLE AREA		1359.55
7	INTERNAL ROAD AREA		
	a	AREA UNDER 15.00M. WIDE INTERNAL ROAD	11929.23
	b	AREA UNDER 12.00M. WIDE INTERNAL ROAD	10488.96
	c	AREA UNDER 9.00M. WIDE INTERNAL ROAD	30119.99
		TOTAL (a+b+c)	52538.18
8	AREA UNDER LAYOUT PLOTS [3-(4b+5c+6+7)]		115784.59
9	NET AREA OF PLOT FOR FSI CALCULATIONS [1-(2+3)]		194503.51
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS(9/8)		1.637
11	AREA FOR INCLUSIVE HOUSING		

7 INTERNAL ROAD AREA

a	AREA UNDER 15.00M. WIDE INTERNAL ROAD	11929.23
b	AREA UNDER 12.00M. WIDE INTERNAL ROAD	10488.96
c	AREA UNDER 9.00M. WIDE INTERNAL ROAD	30119.99
	TOTAL (a+b+c)	52538.18

AREA NOT IN PROPOSAL

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME OR AND THE DIMENSION OF BIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / F.P / T.P SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND :-

- PLOT BOUNDARY IN BLACK
- OPEN SPACE IN GREEN
- AMENITY SPACE IN PINK
- PROPOSED CONSTRUCTION IN RED
- WATER LINE IN BLACK DOTTED
- DRAINAGE LINE IN RED DOTTED
- WASTE WATER LINE IN YELLOW

PROJECT TITLE :-

PROPOSED TENTATIVE RESIDENTIAL PLOTTED LAYOUT ON GAT NO. 202,203,204,205,208,212(P),213,214,216,217, 218,219,226/1,226/2 ,227,228,229,232,233,235(P) & 237(P) AT VILLAGE JAMBHUL, TALUKA : MAVAL, DISTRICT : PUNE

OWNER NAME :-

KRISALA BUILDSCAPE LLP THROUGH PARTNER KRISALA INFRACON LLP THROUGH PARTNER MR.SAGAR AGGARWAL

SIGN

ARCHITECT

BHURAT CONSULTANCY SERVICES PVT. LTD.
AR. DEEPESH P. BHURAT

SIGN

OFFICE NO. 08, 3RD FLOOR, CHANDRASEN APARTMENT, PRABHAT ROAD, OPP.PRESIDENT HOTEL, ERANDWANE, PUNE - 411004
E.MAIL ID. - ianidmarkp3runners@gmail.com

DWG.NO	DATE	SCALE	DEALT BY	REVISION	NORTH
295-SD-R01	03/06/2025	AS SHOWN	RAHUL	R-01	

PATH :- COMP-3/2-Pune/Lamdmark/20-02-2025/05_Corporation Drawings/
20250503_295-R01-JMBL-S.D

STAMP OF APPROVAL

3 / 5

LAYOUT: PLOTTING

Approved as amended in NTP
Subject to conditions mentioned in Annexure "A" of letter
No. BP/0 / C.R. No. 0106/25 / Mouza UNDRI /
S. No. / G. No. / CTS No. 2202, 2203 & 2204
Dated 4. 10. / 2025

Deputy / Joint Director / Planner
Pune Metropolitan Regional Development Authority, Pune