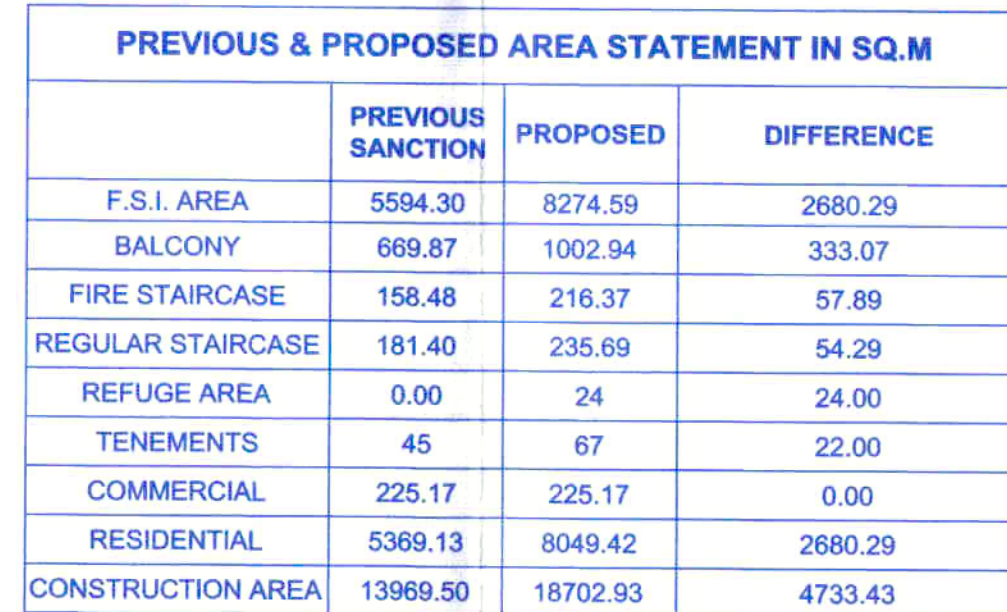
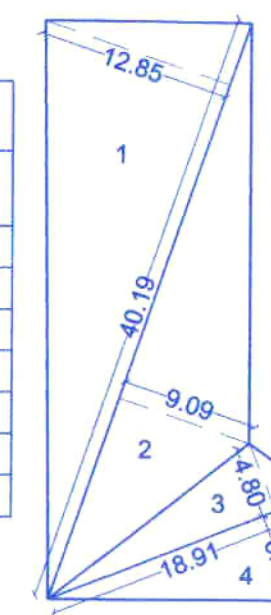




STAMP OF APPROVAL

LAYOUT & AREA CALCULATIONS

SANCTION-1: DP/BM/UMOU/BAVDHAN BK./S.NO.76/1/B PLOT NO. 39/ C.R.NO.44/122-23. DATE: 06/10/2022

Approved as amended in _____
subject to conditions mentioned in Annexure 'A'
of letter No. BMVCR No. 6644-23 dated 06/10/2022
S. No./G. No./CTS No. 6644-23, 6644-23, 6644-23
Dated 06/10/2022

[Signature]

Metropolitan Commissioner and
City Executive Officer
Pune Metropolitan Regional Development
Authority



S. NO.	AREA STATEMENT	SQ.M.	SQ.M.
		PREVIOUS SANCTION	PROPOSED SANCTION
	AREA OF PLOT AS PER 7/12 EXTRACT	5486.10	5486.10
	AREA OF THE PLOT AS PER TRIANGULATION	5587.38	5587.38
	MINIMUM AREA TO BE CONSIDERED	5486.10	5486.10
	DEDUCTIONS		
a	AREA UNDER ROAD WIDENING, IF ANY	0.00	0.00
b	AREA UNDER RESERVATION, IF ANY	0.00	0.00
c	TOTAL (a+b)	0.00	0.00
	GROSS PLOT AREA (3-4C)	5486.10	5486.10
	PERMISSIBLE OPEN SPACE (10% OF 5)	548.61	548.61
	PROPOSED OPEN SPACE	548.70	548.70
	PERMISSIBLE AMENITY SPACE (15% OF 5)	822.92	822.92
	PROPOSED AMENITY SPACE	823.20	823.20
	NET PLOT AREA (5 - 9)	4662.90	4662.90
	PERMISSIBLE F.S.I AS PER 24.00 M WIDE ROAD	1.20	1.20
	PERMISSIBLE F.S.I (10 X 11)	5595.48	5595.48
	PERMISSIBLE PAID F.S.I (0.20 X 10)	932.58	932.58
	PROPOSED PAID F.S.I (0.20 X 10) X 70%	0.00	652.81
	PERMISSIBLE T.D.R (0.50 X 10)	2331.45	2331.45
	IN-SITU AREA AGAINST AMENITY SPACE (2.00x9)	0.00	1646.40
	IN-SITU AREA AGAINST ROAD (2.00 OR 1.85x4a)	0.00	0.00
	TDR TO BE PURCHASED (14-14a)	2331.45	0.00
	TOTAL PERMISSIBLE F.S.I (12+13+14)	8859.51	7894.68
	MAX. BUILDING POTENTIAL AS PER 24.00 M WIDE ROAD (1.90x10)	8859.51	8859.51
	IGBC F.S.I (7% OF 12)	0.00	391.68
	TOTAL PERMISSIBLE F.S.I (15+17)	8859.51	8286.37
	PROPOSED F.S.I		
a	COMMERCIAL	225.17	225.17
b	RESIDENTIAL	5369.13	8049.42
c	TOTAL PROPOSED F.S.I (19a+19b)	5594.30	8274.59
	BALANCE F.S.I (19c-18)	3265.21	11.78

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 MIXED USE DEVELOPMENT ON
S.NO.76/1/B PLOT NO.39 AT VILLAGE BAVDHAN BK,
TALUKA : MULSHI, DISTRICT : PUNE

OWNER NAME :-	SIGN
THE EXCELLAA THROUGH PARTNER MR. NILESH AGARWAL MR. KISHORE B. JAIN	[Signature]
ARCHITECT	SIGN
LANDMARK PLANNERS MR. DEEPIKA P. BHURAT	[Signature]

OFFICE NO. 08, 3RD FLOOR, CHANDRASEN APARTMENT, PRABHAT
ROAD, OPP.PRESENT HOTEL, ERANDWANE, PUNE - 411004
MAIL ID : landmarkplanners@gmail.com

WG.NO. _____ DATE _____ SCALE _____ DEALT BY _____ REVISION _____ NORTH _____

RGV-01 _____ AS SHOWN _____ ANUP _____ RV-01 _____

ATH:- COMP-7/E/ANUP/BAVDHAN/6/CORPORATION DRAWING/
REVISED DWG/20230809_SD_04 FINAL DWG