

51/9 & 51/10 PLOT AREA AFTER CALCULATIONS BY TRIANGULATION		
a.	0.50 x 4.00 x 1.98	3.96
b.	0.50 x (1.96+7.84) x 12.13	59.43
c.	0.50 x (5.58+16.80) x 22.79	255.02
d.	0.50 x (7.47+8.11) x 19.55	152.29
e.	0.50 x (14.49+14.16) x 30.48	436.63
f.	0.50 x (4.95+10.55) x 19.23	149.03
g.	0.50 x (15.82+35.33) x 34.02	870.06
h.	0.50 x 2.14 x 10.47	11.20
i.	0.50 x (10.45+15.31) x 166.61	2145.94
j.	0.50 x 1.29 x 16.93	10.92
k.	0.50 x (32.17+17.52) x 171.11	4251.23
l.	0.50 x (6.00+4.99) x 153.81	845.19
m.	0.50 x 8.21 x 6.00	24.63
n.	0.50 x 0.70 x 20.88	7.31
o.	0.50 x (14.54+6.35) x 47.00	490.92
p.	0.50 x (16.86+19.67) x 203.38	3714.74
q.	0.50 x 7.01 x 23.33	81.77
r.	0.50 x (1.13+1.49) x 4.38	5.74
TOTAL		13516.00
AS PER 7/12 DOCUMENT = 13,400.00 SQ.M.		
MINIMUM AREA TO BE CONSIDERED		

AREA UNDER 24 MT. WIDE D.P. ROAD		
l	0.50 x (6.00 + 4.98) x 154.04	845.68
m	0.50 x 8.21 x 6.00	24.63
TOTAL		870.31
AREA UNDER 12 MT. WIDE D.P. ROAD		
b	0.50 x (1.96 + 7.84) x 12.13	59.43
TOTAL		59.43
TOTAL AREA UNDER ROAD WIDENING = 59.43+870.31		
= 929.74		

51/9 PLOT AREA BEFORE CALCULATIONS BY TRIANGULATION		
n	0.50 x 0.70 x 20.88	7.31
o	0.50 x (14.54+6.35) x 47.00	490.92
p	0.50 x (16.86+19.67) x 203.38	3714.74
q	0.50 x 7.01 x 23.33	81.77
r	0.50 x (1.13+1.49) x 4.38	5.74
TOTAL		4300.47
AS PER 7/12 DOCUMENT = 4300.00 SQ.M.		
MINIMUM AREA TO BE CONSIDERED		

51/10 PLOT AREA BEFORE CALCULATIONS BY TRIANGULATION		
a.	0.50 x 4.00 x 1.98	3.96
b.	0.50 x (1.96+7.84) x 12.13	59.43
c.	0.50 x (5.58+16.80) x 22.79	255.02
d.	0.50 x (7.47+8.11) x 19.55	152.29
e.	0.50 x (14.49+14.16) x 30.48	436.63
f.	0.50 x (4.95+10.55) x 19.23	149.03
g.	0.50 x (15.82+35.33) x 34.02	870.06
h.	0.50 x 2.14 x 10.47	11.20
i.	0.50 x (10.45+15.31) x 166.61	2145.94
j.	0.50 x 1.29 x 16.93	10.91
k.	0.50 x (32.17+17.52) x 171.11	4251.23
l.	0.50 x (6.00+4.99) x 153.81	845.19
m.	0.50 x 8.21 x 6.00	24.63
TOTAL		9215.52
AS PER 7/12 DOCUMENT = 9100.00 SQ.M.		
MINIMUM AREA TO BE CONSIDERED		

AREA STATEMENT BEFORE AMALGAMATION :-				
PLOT NO	AREA AS PER DOCUMENT (IN SQM)	AREA AS PER DEMARCATION (IN SQM)	MINIMUM AREA CONSIDERED (IN SQM)	AREA UNDER ROAD WIDENING (IN SQM)
51/9	4300.00	4300.48	4300.00	--
51/10	9100.00	9215.52	9100.00	(870.31+59.43) 929.74
TOTAL	13400.00	13516.00	13400.00	929.74

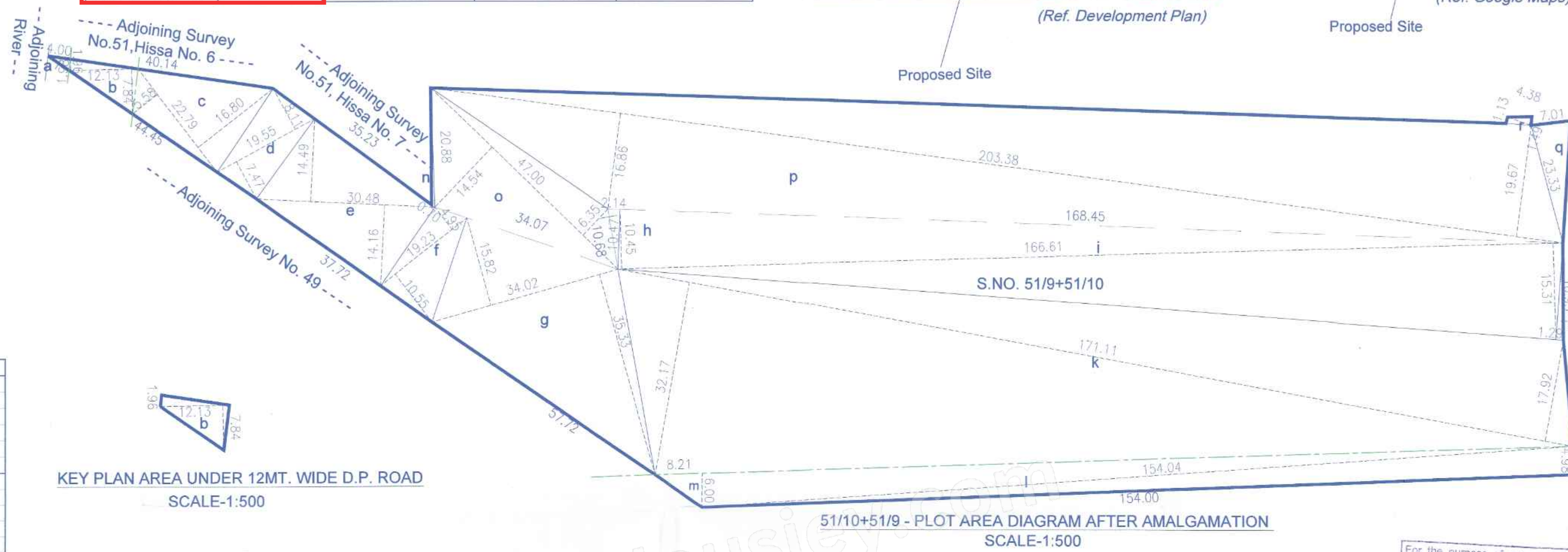
AREA STATEMENT AFTER AMALGAMATION :-				
PLOT NO	AREA AS PER 7/12 (IN SQM)	AREA AS PER DEMARCATION (IN SQM)	MINIMUM AREA CONSIDERED (IN SQM)	AREA UNDER ROAD WIDENING (IN SQM)
PLOT NO-51/9+51/10	13400.00	13516.00	13400.00	929.74



(Ref. Development Plan)



Proposed Site



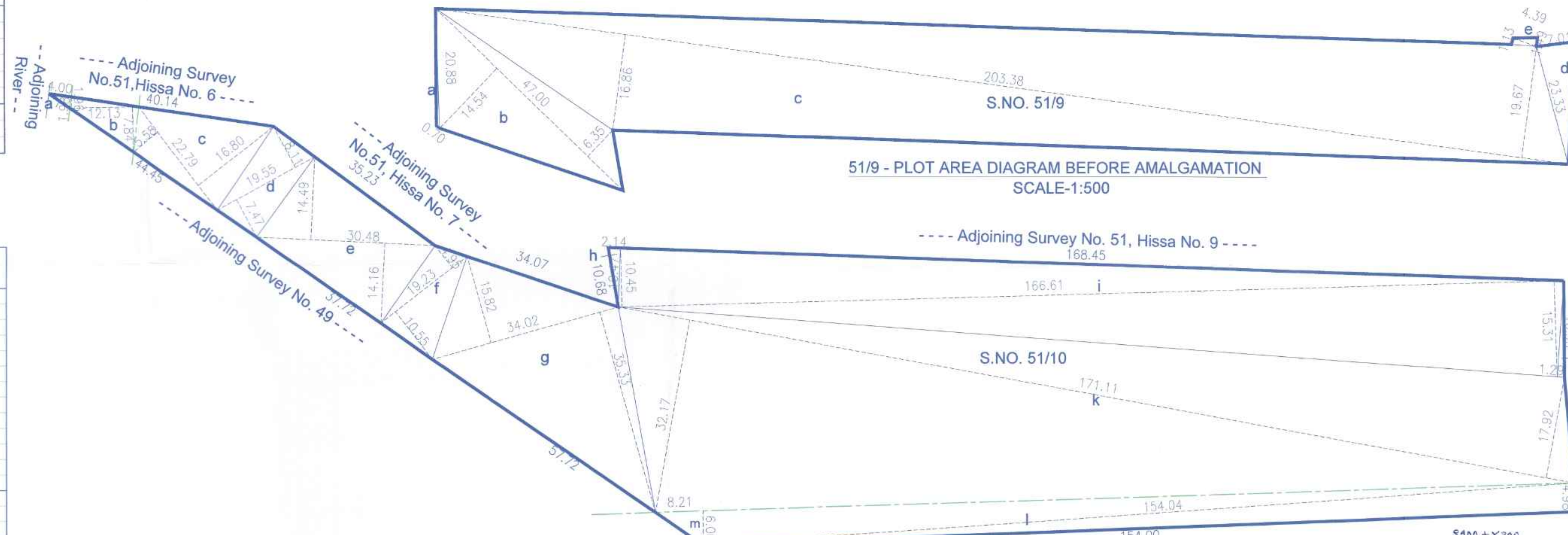
KEY PLAN AREA UNDER 12MT. WIDE D.P. ROAD

SCALE-1:500



KEY PLAN FOR AREA UNDER 24 MT. WIDE D.P. ROAD

SCALE-1:500



51/9 - PLOT AREA DIAGRAM BEFORE AMALGAMATION

SCALE-1:500



51/10 - PLOT AREA DIAGRAM BEFORE AMALGAMATION

SCALE-1:500

1

STAMP OF APPROVAL

51/10 + 51/9 AMALGAMATION PLAN

कायदा विभाग विभाग क्र. 3
वाचू सेवाकेंद्र क्र. 24/24/24/24
दिनांक: 07/08/2025

कर्मचारी अभियंता
कायदा विभाग
प्लॉट क्र. 3, पुणे महानगरपालिका

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.

AREA STATEMENT	SQ.M.
51/9+51/10	
1 Area of plot (Minimum area of a, b, c to be considered)	13,400.00
a. As per ownership document (7/12, CTS Extract)	14,060.00
b. As per measurement sheet	13,400.00
c. As per Site	
2 DEDUCTION FOR	
a) Proposed D.P / D.P road widening area	
24.0 m wide D.P Road	870.31
12.0 m wide D.P Road	59.43
b) Any D.P reservation area (5033.47; Area to be handed over = 40% of 5033.47 = 2,013.38 sq.m)	2,013.38
Total (a+b)	
3 BALANCE AREA OF THE PLOT (1-2a)	12,470.26
4 Amenity Space (if applicable)	
a. Required	0
b. Adjustment of 2(b), if any -	0
c. Balance Proposed -	0
5 NET PLOT AREA (3-4 (c))	12470.26
6 Recreational Open space (if applicable)	
a. Required (10% of (5-2b))	1045.69
b. Proposed	1045.69
7 INTERNAL ROAD AREA	0
8 Plottable area (if applicable)	0
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI 1.10)	13717.29

NOTE-

1- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.

2- THIS DRAWING IS COPYRIGHT OF "PI CONSULTANTS" & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me and the dimensions of sides etc. of plot stated on plan are as measured on 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.

CA/2016/76434

AR, PRASAD R. INGAWALE

LEGEND

PLOT LINE SHOWN - BLACK

PROPOSED WORK SHOWN - RED

DRAINAGE LINE SHOWN - RED DOTTED

WATER LINE SHOWN - BLACK DOTTED

EXISTING TO BE RETAINED - HATCHED BLUE

EXISTING TO BE DEMOLISHED - HATCHED YELLOW

NORTH

OWNER'S NAME & DECLARATION:-

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Authority. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the worksite.

ALOK KUMAR JHA (P.A.H)

ORIE REALITY PVT.LTD.

PROJECT :-

Development of Group Housing Scheme

"Cloud 51"

On S. no. 51/9(P) and 51/10.,

At Village - Bavdhan Khurd, Taluka - Mulshi, District - Pune

ARCHITECT SIGNATURE :-

AR, PRASAD R. INGAWALE

B.Arch, M.Tech - Town & Country Planning

CA/2016/76434

ARCHITECT :-

PI CONSULTANTS

3, TEEJI APARTMENT, SENAPATI BAPAT ROAD,

BHAMBURDA, SHIVAJINAGAR, PUNE - 411016

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DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
19.12.2024	GAYATRI	JAYRAJ	DARSHANA	1:250