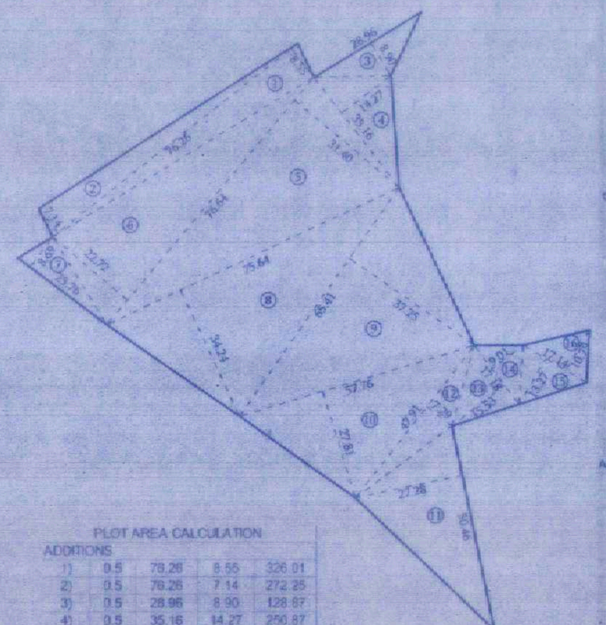
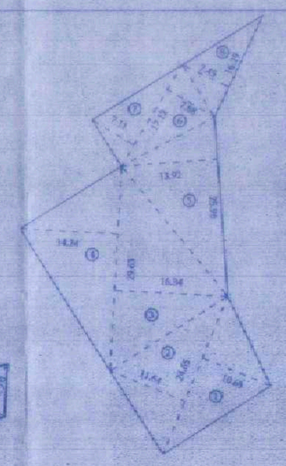


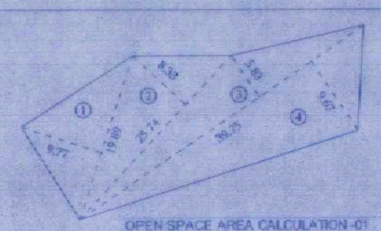
PLOT AREA CALCULATION

ADDITIONS				
1)	0.5	78.26	8.55	335.01
2)	0.5	79.26	7.14	282.25
3)	0.5	28.98	8.90	128.87
4)	0.5	35.16	14.27	250.87
5)	0.5	75.64	31.40	1203.25
6)	0.5	75.64	22.72	870.63
7)	0.5	25.76	8.69	111.93
8)	0.5	75.64	34.24	1294.96
9)	0.5	65.41	37.25	1216.28
10)	0.5	57.78	27.81	803.15
11)	0.5	50.46	27.28	688.27
12)	0.5	47.91	7.28	174.63
13)	0.5	17.18	15.53	133.40
14)	0.5	17.18	9.01	77.40
15)	0.5	17.14	13.27	113.72
16)	0.5	17.14	10.79	92.47
				7760.07



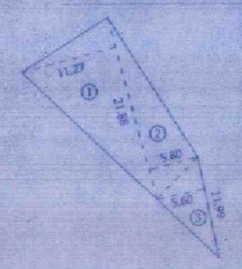
AMENITY SPACE AREA CALCULATION

ADDITIONS				
1)	0.5	24.85	10.85	131.25
2)	0.5	24.85	11.54	143.45
3)	0.5	29.63	16.34	242.06
4)	0.5	29.63	14.24	210.97
5)	0.5	25.98	13.92	180.68
6)	0.5	17.12	7.11	60.86
7)	0.5	17.12	7.85	67.45
8)	0.5	16.29	7.45	60.68
				1097.44



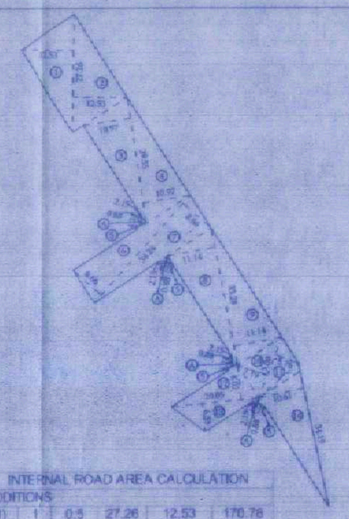
OPEN SPACE AREA CALCULATION -01

ADDITIONS				
1)	0.5	19.89	9.77	97.16
2)	0.5	25.74	8.35	107.31
3)	0.5	39.75	5.83	116.87
4)	0.5	39.75	9.67	192.19
				512.43



OPEN SPACE AREA CALCULATION -02

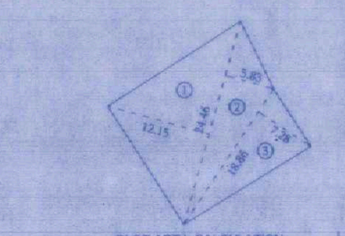
ADDITIONS				
1)	0.5	21.88	11.27	123.29
2)	0.5	21.88	5.83	63.45
3)	0.5	11.89	5.69	33.57
				220.32



INTERNAL ROAD AREA CALCULATION

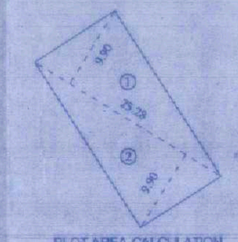
ADDITIONS				
1)	1	0.5	27.26	12.53	170.78
2)	1	0.5	27.26	12.53	170.78
3)	1	0.5	29.65	10.97	162.08
4)	1	0.5	29.65	10.97	162.08
5)	4	0.5	4.24	2.15	18.23
6)	1	0.5	34.24	8.66	148.26
7)	1	0.5	34.24	8.66	148.26
8)	1	0.5	33.28	11.14	185.37
9)	1	0.5	33.28	11.14	185.37
10)	1	0.5	15.00	7.19	53.93
11)	1	0.5	15.00	5.76	43.2
12)	1	0.5	20.05	8.92	89.4
13)	1	0.5	20.05	8.55	85.66
14)	1	0.5	34.19	10.61	181.38
					1775.79

DEDUCTIONS					
A)	4	0.67	0.88	4.24	10.00
TOTAL =1775.79-10.00					1765.79



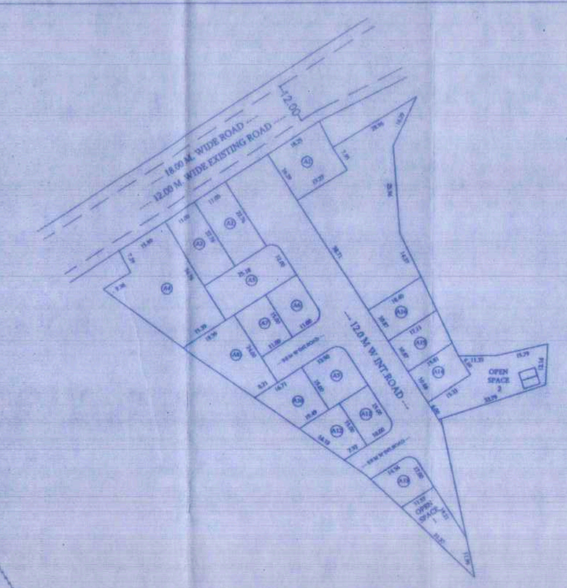
PLOT AREA CALCULATION

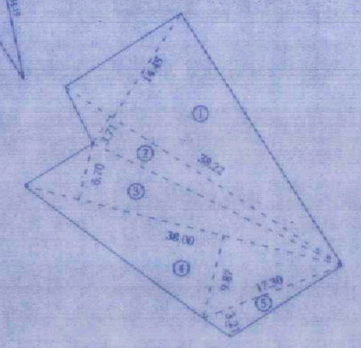
FOR PLOT NO.- A1				
ADDITIONS				
1)	0.5	24.46	12.18	148.59
2)	0.5	24.46	5.83	71.30
3)	0.5	18.86	7.28	68.65
TOTAL				288.55



PLOT AREA CALCULATION

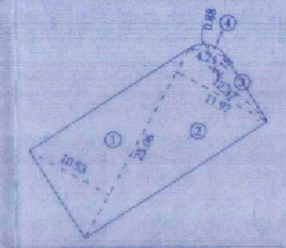
FOR PLOT NO.- A2,A3				
ADDITIONS				
1)	0.5	25.28	9.90	125.14
2)	0.5	25.28	9.90	125.14
				250.27





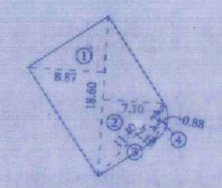
PLOT AREA CALCULATION

FOR PLOT NO.- A4				
ADDITIONS				
1)	0.5	38.22	14.45	276.14
2)	0.5	38.22	3.71	70.90
3)	0.5	38.00	6.70	127.30
4)	0.5	38.00	9.97	187.53
5)	0.5	17.3	3.21	27.77
				689.63



PLOT AREA CALCULATION

FOR PLOT NO.- A5				
ADDITIONS				
1)	0.5	25.06	10.53	131.94
2)	0.5	25.06	11.97	149.98
3)	0.5	12.37	2.18	13.48
4)	0.67	4.24	0.88	2.50
				297.91



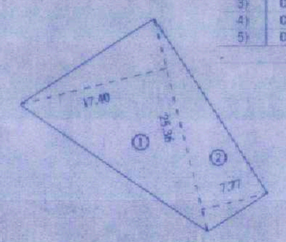
PLOT AREA CALCULATION

FOR PLOT NO.- A6				
ADDITIONS				
1)	0.5	18.6	8.87	82.46
2)	0.5	18.6	7.10	66.03
3)	0.5	11.4	2.10	11.97
4)	0.67	4.24	0.88	2.50
				162.99

GOOGLE LOCATION

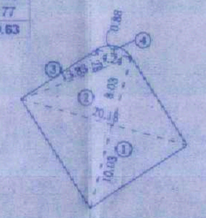
PLOT AREA CALCULATION

FOR PLOT NO.- A7				
ADDITIONS				
1)	0.5	18.6	8.87	82.46
2)	0.5	18.6	8.87	82.46
				164.92



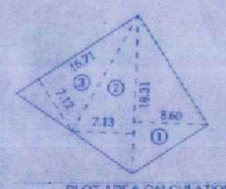
PLOT AREA CALCULATION

FOR PLOT NO.- A8				
ADDITIONS				
1)	0.5	25.36	17.40	220.63
2)	0.5	25.36	7.77	98.52
				319.16



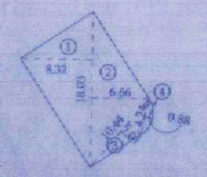
PLOT AREA CALCULATION

FOR PLOT NO.- A9				
ADDITIONS				
1)	0.5	20.15	10.03	101.20
2)	0.5	20.15	9.03	91.02
3)	0.5	13.83	2.28	15.77
4)	0.67	4.24	0.88	2.50
				200.49



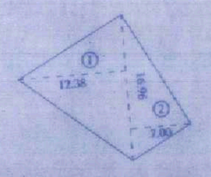
PLOT AREA CALCULATION

FOR PLOT NO.- A10				
ADDITIONS				
1)	0.5	16.31	8.60	78.73
2)	0.5	16.31	7.12	58.28
3)	0.5	16.71	7.12	59.49
				203.50



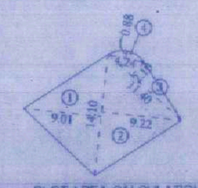
PLOT AREA CALCULATION

FOR PLOT NO.- A11				
ADDITIONS				
1)	0.5	18.00	8.32	75.00
2)	0.5	18.00	8.66	80.64
3)	0.5	10.44	2.91	10.48
4)	0.67	4.24	0.88	2.50
				148.64



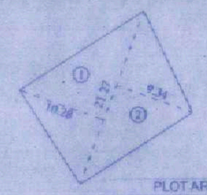
PLOT AREA CALCULATION

FOR PLOT NO.- A12				
ADDITIONS				
1)	0.5	16.96	12.38	104.98
2)	0.5	16.96	7.00	59.36
				164.34



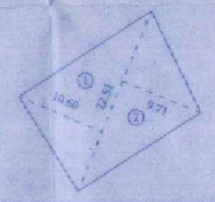
PLOT AREA CALCULATION

FOR PLOT NO.- A13				
ADDITIONS				
1)	0.5	14.1	9.01	63.52
2)	0.5	14.1	9.22	65.00
3)	0.5	11.4	2.10	11.97
4)	0.67	4.24	0.88	2.50
				142.99



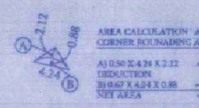
PLOT AREA CALCULATION

FOR PLOT NO.- A14				
ADDITIONS				
1)	0.5	21.27	10.28	109.33
2)	0.5	21.27	9.34	99.33
				208.66



PLOT AREA CALCULATION

FOR PLOT NO.- A15				
ADDITIONS				
1)	0.5	22.51	10.60	119.30
2)	0.5	22.51	9.71	109.29
				228.59

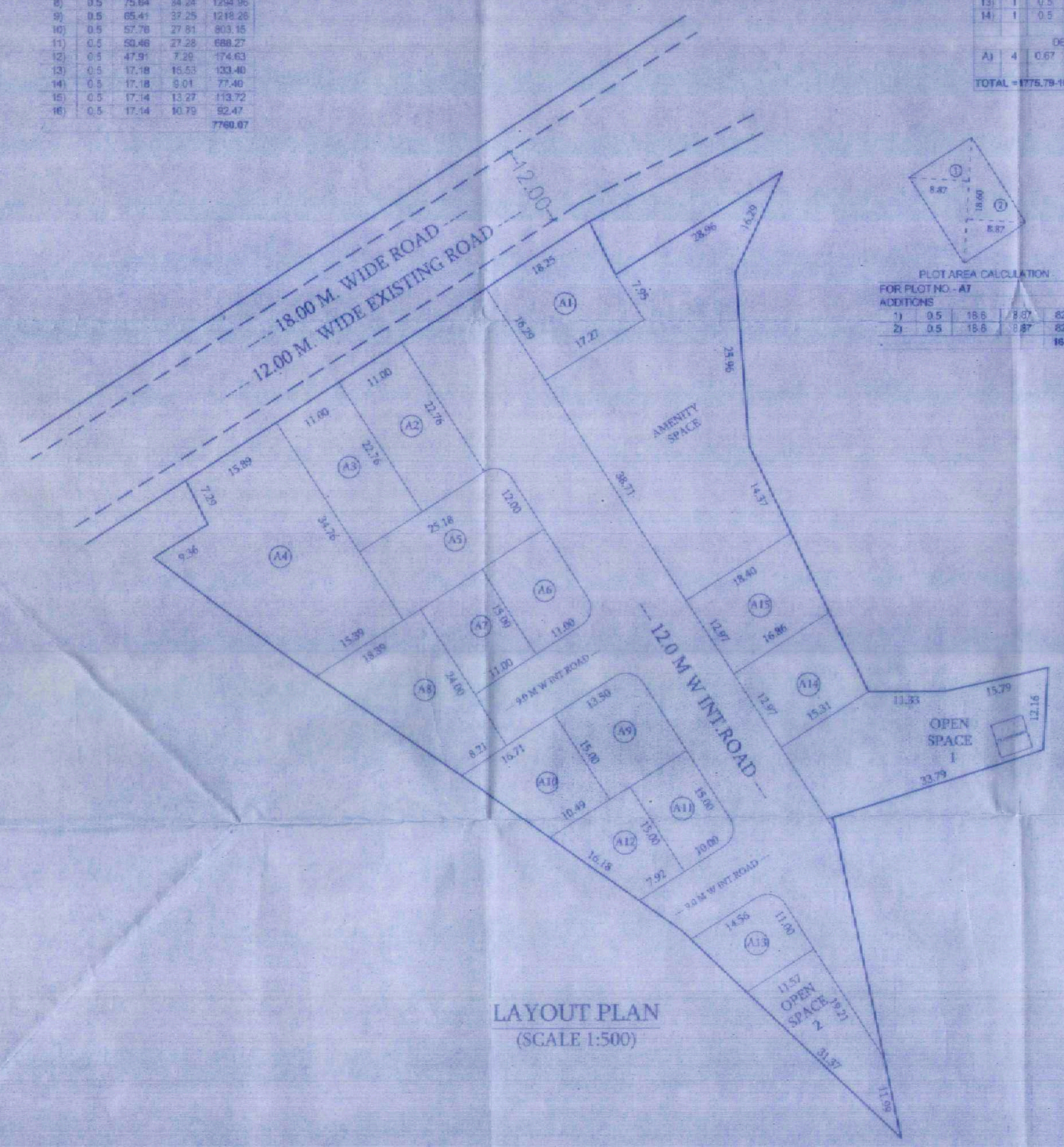


AREA CALCULATION - A5, A6, A9, A11 & A13
CORNER BOUNDARY AREA OF ROAD

A) 0.5(12.4)8.5 2.12 = 44.93 M.
DEDUCTION
B) 0.67 X 4.24 X 0.88 = 2.499 M.
NET AREA = 2.499 SQ.M.

NET AREA OF SUB PLOTS = 3720.37 SQ.M.
NET AREA FOR FSI CALCULATION = 6218.89 SQ.M.
PERMISSIBLE FACTOR FOR LAYOUT PLOTS = 6218.89/3720.37
= 1.67

PLOT NO	PLOT AREA (SQ.M.)	Corner Rounding area of Road (if any.) (sq.m)	Remaining Plot area (b-c) (sq.m)	Pre- Rate FSI factor	Built up area on Pro-rata basis i.e. (d X e)	Front Road width (M)	Basic FSI	Permissible built-up area on basic FSI (f x h) (sq.m.)
A	B	C	D	E	F	G	H	I
A1	288.55	0.00	288.55	1.67	481.88	12	1	481.88
A2	250.27	0.00	250.27	1.67	417.95	12	1	417.95
A3	250.27	0.00	250.27	1.67	417.95	12	1	417.95
A4	689.63	0.00	689.63	1.67	1151.68	12	1	1151.68
A5	297.91	2.00	297.91	1.67	497.51	12	1	497.51
A6	162.99	2.00	162.99	1.67	272.19	12	1	272.19
A7	164.98	0.00	164.98	1.67	275.52	9	1	275.52
A8	319.16	0.00	319.16	1.67	533.00	9	1	533.00
A9	200.49	2.00	200.49	1.67	334.82	12	1	334.82
A10	203.50	0.00	203.50	1.67	339.85	9	1	339.85
A11	148.04	2.00	148.04	1.67	247.23	12	1	247.23
A12	164.34	0.00	164.34	1.67	274.45	9	1	274.45
A13	142.99	2.00	154.78	1.67	258.48	9	1	258.48
A14	208.66	0.00	167.66	1.67	279.99	12	1	279.99
A15	228.59	0.00	178.88	1.67	298.73	12	1	298.73
	3720.37	10.00						



LAYOUT PLAN
(SCALE 1:500)

STAMP OF APPROVAL

Approved as amended in.....
subject to conditions mentioned in Annuxure 'A'
of letter No. PMRDA/C.R. No. 36/22-23 Dated..... 31 Aug 2023
S. No./G. No./CTS No. 99/1/3/2/2/1/3, 99/1/3
Dated 26/08/2023

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

Pune Metropolitan Regional Development Authority Pune
PMRDA

AREA STATEMENT:	AREA SQ.M. applicant	AREA SQ.M. 7/12
sr.no 117/4	580.00	6200.00
sr.no 118/3	1980.00	1980.00
sr.no 118/4	5200	6500.00
total	7760.00	14680.00

CERTIFICATE OF AREA:

THIS IS TO CERTIFY THAT THE PLOT UNDER REFERENCE BEING SURVEY NO./ SR.NO. / / AND THE UNDERSIGNED OF THESE CTS / OF PLOT SITUATED IN MOUZA AREA MAUZA PUNE AND TO BE KNOWN AS/ THE SITE AREA STATED IN DOCUMENT OF OWNERSHIP / 7/12 EXTRACT / CTS / SURVEY.

LICENSED ARCHITECT.

	AREA STATEMENT:	AREA SQ.M.
1)	Area of Plot (Minimum area a,b,c to be considered)	
	a) As Per ownership documents (7/12, CTS extracts)	14680.00
	b) As Per ownership document (7/12, CTS extracts)	7760.00
	c) As Per site	7760.07
	d) AREA AS PER APPLICANT/ AREA UNDER PROPOSAL	7760.00
2)	Deduction for	.....
	a) proposed D.P/D.P Road widening Area/ Service Road/Highway widening	443.67
	b) Any D.P. Reservation area	.....
	(Total a+b)	.....
3)	Balance area of plot (1-2)	7316.33
4)	Amenity Space (if applicable)	
	a) Required	1097.44
	b) Adjustment of 2(b), if any	1097.44
	c) Balance Proposed	1097.44
5)	Net Plot Area (3-4 (c))	6218.89
6)	Recreational Open space (if applicable)	
	a) Required	733.63
	b) Proposed	733.25
7)	Internal Road area	1765.79
8)	Service road and Highway widening	.....
9)	Plotable area	3720.37
10)	Pro-rata factor for FSI calculation on layout plots (5/9)	
11)	Area for inclusive housing	.....
	a) Required	.....
	b) Proposed	.....

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATER LINE SHOWN BLACK DOTTED
- EXISTING STRUCTURE TO BE RETAINED HATCHED
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN HATCHED YELLOW

1) This drawing is based on information/documents provided by owner/P.A.H.
2) This drawing is copyright to CUBIX ARCHITECTS ASSOCIATES.
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PROPOSED LAYOUT ON SR.NO. 117/4,118/3,118/4
AT- VILLAGE -AMBERVET
TAL- MULSHI, DIST-PUNE

ARCHITECT SIGN.	OWNERS SIGN.
CUBIX ARCHITECTS ASSOCIATES (CA/2001/39514)	MOHAR OMKAR ASSOCIATES LLP

ARCHITECT

CUBIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 AND 2, ARMYCLAT 1, OPP. BEVERLY HILLS HOTEL, NEAR MAGNUS CLUB, LULLA NAGAR, BANER, PUNE - 0 4600. ...@gmail.com
CONTACT NO.- 7757043888 - 7757043887

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:500	02/11/2023	MAHESHOOB	