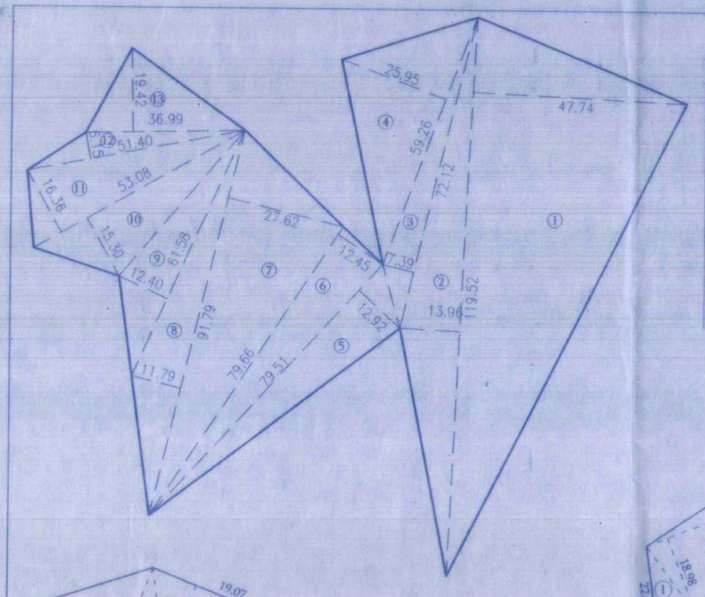
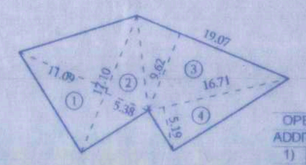
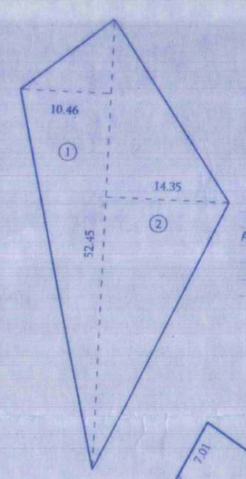
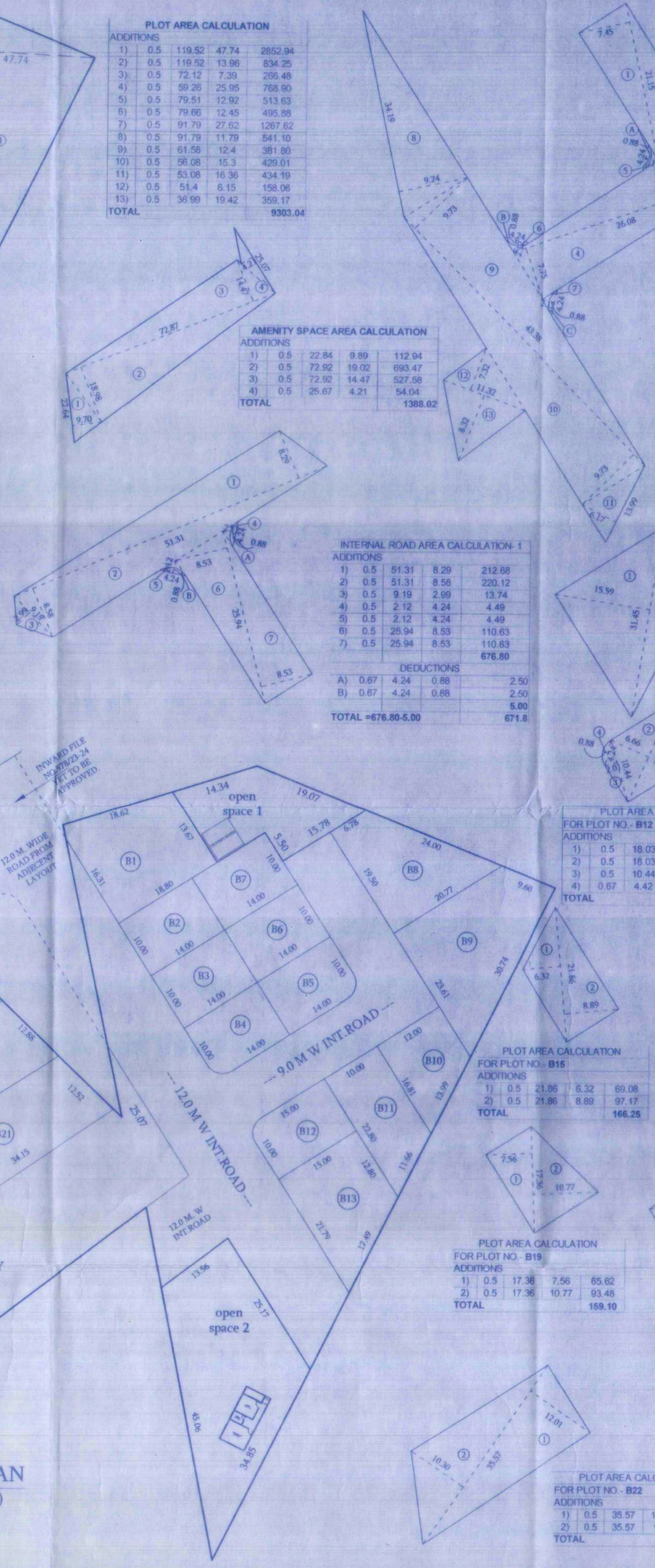
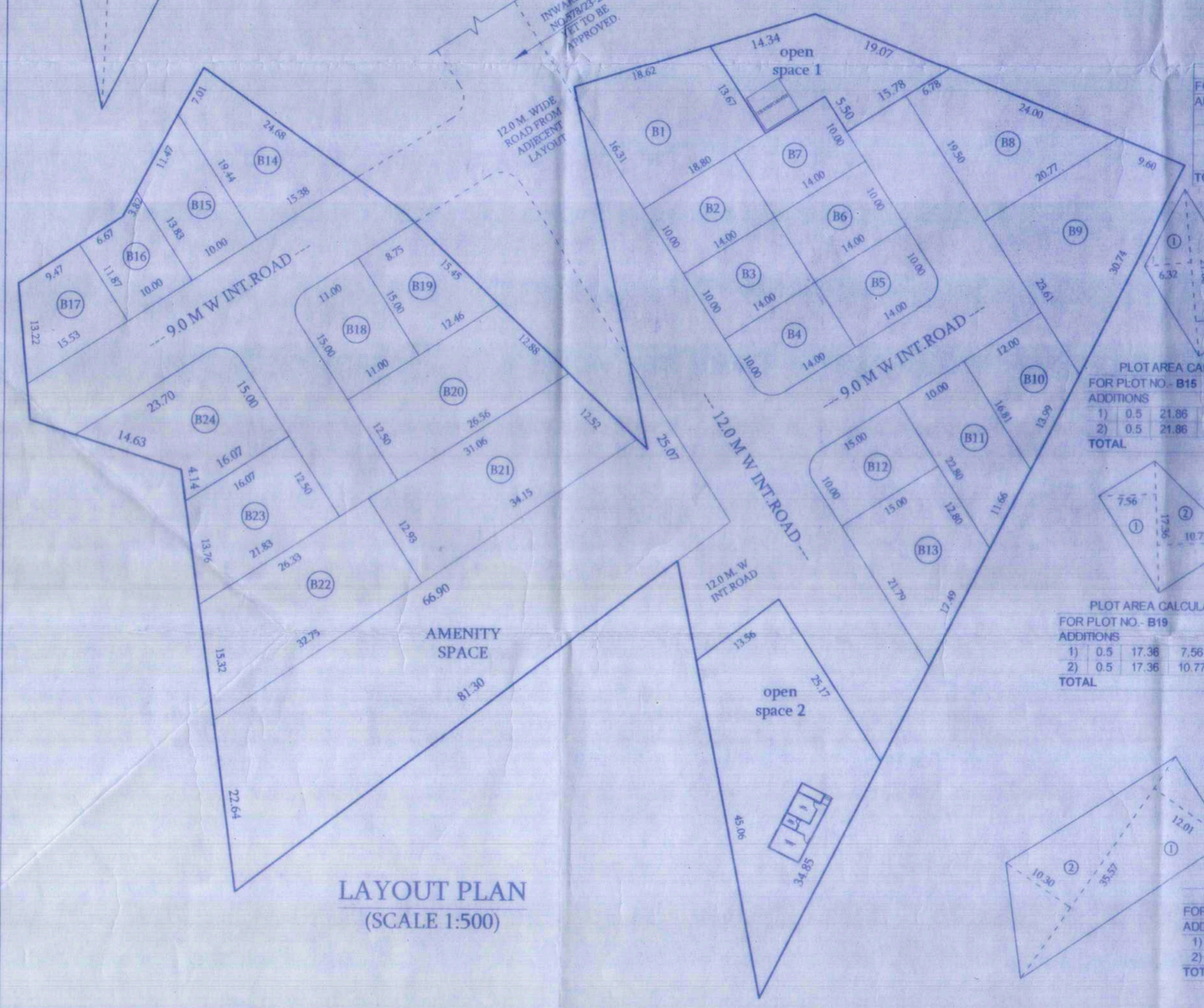










LAYOUT PLAN
(SCALE 1:500)

PLOT AREA CALCULATION

ADDITIONS				
1)	0.5	119.52	47.74	2852.94
2)	0.5	119.52	13.96	834.25
3)	0.5	72.12	7.39	266.48
4)	0.5	59.26	25.95	768.90
5)	0.5	79.51	12.92	513.63
6)	0.5	79.66	12.45	495.88
7)	0.5	91.79	27.62	1267.62
8)	0.5	91.79	11.79	541.10
9)	0.5	61.58	12.4	381.60
10)	0.5	56.08	15.3	429.01
11)	0.5	53.08	16.36	434.19
12)	0.5	51.4	6.15	158.06
13)	0.5	36.99	19.42	359.17
TOTAL				9303.04

AMENITY SPACE AREA CALCULATION

ADDITIONS				
1)	0.5	22.84	9.89	112.94
2)	0.5	72.92	19.02	693.47
3)	0.5	72.92	14.47	527.58
4)	0.5	25.67	4.21	54.04
TOTAL				1388.02

OPEN SPACE AREA CALCULATION-01

ADDITIONS				
1)	0.5	17.1	11.09	94.82
2)	0.5	17.1	5.58	47.71
3)	0.5	19.07	9.62	91.73
4)	0.5	16.71	5.19	43.36
				277.62

OPEN SPACE AREA CALCULATION-02

ADDITIONS				
1)	0.5	52.45	10.46	274.31
2)	0.5	52.45	14.35	376.33
				650.64

INTERNAL ROAD AREA CALCULATION- 1

ADDITIONS				
1)	0.5	51.31	8.29	212.68
2)	0.5	51.31	8.56	220.12
3)	0.5	9.19	2.99	13.74
4)	0.5	2.12	4.24	4.49
5)	0.5	2.12	4.24	4.49
6)	0.5	25.94	8.53	110.63
7)	0.5	25.94	8.53	110.63
				676.80
DEDUCTIONS				
A)	0.67	4.24	0.88	2.50
B)	0.67	4.24	0.88	2.50
				5.00
TOTAL =676.80-5.00				671.8

PLOT AREA CALCULATION
FOR PLOT NO.- B1

ADDITIONS				
1)	0.5	24.89	10.33	128.56
2)	0.5	24.89	12.32	153.32
3)	0.5	18.98	2.23	21.16
TOTAL				303.04

INTERNAL ROAD AREA CALCULATION- 2

ADDITIONS				
1)	0.5	21.15	7.45	78.78
2)	0.5	21.15	7.45	78.78
3)	0.5	26.08	7.75	101.06
4)	0.5	26.08	7.75	101.06
5)	0.5	4.24	2.12	4.49
6)	0.5	4.24	2.12	4.49
7)	0.5	4.24	2.12	4.49
8)	0.5	34.19	9.24	157.96
9)	0.5	43.38	9.73	211.04
10)	0.5	43.38	9.73	211.04
11)	0.5	13.99	6.17	43.16
12)	0.5	11.32	7.32	41.43
13)	0.5	11.32	8.32	47.09
				1084.90
DEDUCTIONS				
A)	0.67	4.24	0.88	2.50
B)	0.67	4.24	0.88	2.50
B)	0.67	4.24	0.88	2.50
				7.50
TOTAL =1084.90-7.50				1077.4

PLOT AREA CALCULATION
FOR PLOT NO.- B2,B3,B6,B7

ADDITIONS				
1)	0.5	17.2	8.14	70.00
2)	0.5	17.2	8.14	70.00
TOTAL				140.01

PLOT AREA CALCULATION
FOR PLOT NO.- B4,B5

ADDITIONS				
1)	0.5	14.87	7.4	55.02
2)	0.5	14.87	9.42	70.04
3)	0.5	10.44	2.01	10.49
4)	0.67	4.24	0.88	2.50
TOTAL				138.05

PLOT AREA CALCULATION
FOR PLOT NO.- B8

ADDITIONS				
1)	0.5	28.49	4.64	66.10
2)	0.5	28.49	14.22	202.56
TOTAL				268.66

PLOT AREA CALCULATION
FOR PLOT NO.- B9

ADDITIONS				
1)	0.5	31.45	15.59	245.15
2)	0.5	31.45	9.36	147.19
TOTAL				392.34

PLOT AREA CALCULATION
FOR PLOT NO.- B10

ADDITIONS				
1)	0.5	20.65	9.77	100.88
2)	0.5	20.65	5.59	57.72
TOTAL				158.59

PLOT AREA CALCULATION
FOR PLOT NO.- B11

ADDITIONS				
1)	0.5	24.90	9.16	114.04
2)	0.5	24.90	6.75	84.04
TOTAL				198.08

PLOT AREA CALCULATION
FOR PLOT NO.- B12

ADDITIONS				
1)	0.5	18.03	8.32	75.00
2)	0.5	18.03	6.66	60.04
3)	0.5	10.44	2.01	10.49
4)	0.67	4.42	0.88	2.61
TOTAL				148.14

PLOT AREA CALCULATION
FOR PLOT NO.- B13

ADDITIONS				
1)	0.5	26.46	12.36	163.52
2)	0.5	26.46	7.26	96.05
TOTAL				259.57

PLOT AREA CALCULATION
FOR PLOT NO.- B14

ADDITIONS				
1)	0.5	23.68	5.02	59.44
2)	0.5	23.68	14.86	175.94
TOTAL				235.38

AREA CALCULATION : B4, B5, B12 & B19 : CORNER ROUNADING AREA OF ROAD

A) 0.50 X 4.24 X 2.12 – 4.49 SQ.M.
DEDUCTION.
B) 0.67 X 4.24 X 0.88 – 2.49 SQ.M.
NET AREA – 2.00 SQ.M.

PLOT AREA CALCULATION
FOR PLOT NO.- B15

ADDITIONS				
1)	0.5	21.86	6.32	69.08
2)	0.5	21.86	8.89	97.17
TOTAL				166.25

PLOT AREA CALCULATION
FOR PLOT NO.- B16

ADDITIONS				
1)	0.5	13.69	5.78	39.56
2)	0.5	13.69	8.73	59.76
2)	0.5	13.63	3.39	23.03
TOTAL				122.35

PLOT AREA CALCULATION
FOR PLOT NO.- B17

ADDITIONS				
1)	0.5	15.09	7.45	56.21
2)	0.5	15.09	12.09	91.22
TOTAL				147.43

PLOT AREA CALCULATION
FOR PLOT NO.- B18

ADDITIONS				
1)	0.5	18.6	8.87	82.49
2)	0.5	18.6	6.45	59.99
3)	0.5	15.3	2.35	17.98
4)	0.67	4.42	0.88	2.61
TOTAL				163.06

PLOT AREA CALCULATION
FOR PLOT NO.- B19

ADDITIONS				
1)	0.5	17.36	7.56	65.62
2)	0.5	17.36	10.77	93.48
TOTAL				159.10

PLOT AREA CALCULATION
FOR PLOT NO.- B20

ADDITIONS				
1)	0.5	29.35	9.99	146.60
2)	0.5	29.35	11.31	165.97
TOTAL				312.58

PLOT AREA CALCULATION
FOR PLOT NO.- B21

ADDITIONS				
1)	0.5	33.89	12.38	205.54
2)	0.5	33.89	12.03	202.65
TOTAL				411.19

PLOT AREA CALCULATION
FOR PLOT NO.- B22

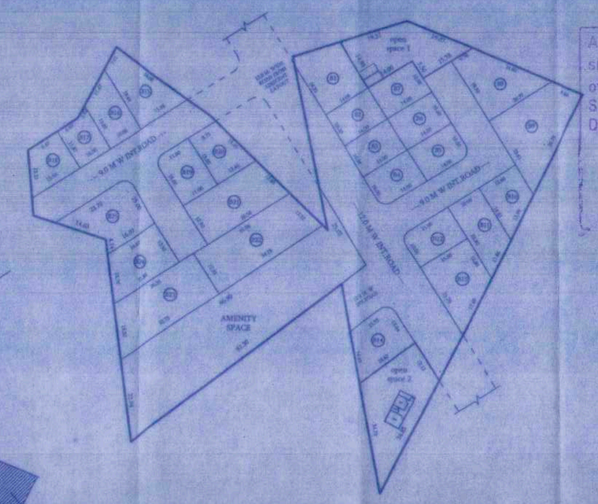
ADDITIONS				
1)	0.5	35.57	12.01	213.60
2)	0.5	35.57	10.3	183.19
TOTAL				396.78

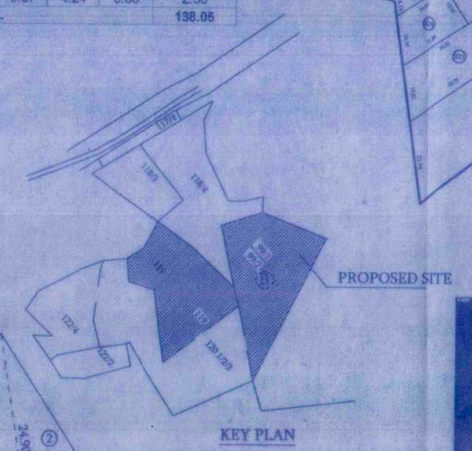
PLOT AREA CALCULATION
FOR PLOT NO.- B23

ADDITIONS				
1)	0.5	25.15	10.85	136.44
2)	0.5	25.15	7.99	100.47
TOTAL				236.91

PLOT AREA CALCULATION
FOR PLOT NO.- B24

ADDITIONS				
1)	0.5	14.83	7.19	52.99
2)	0.5	4.14	1.57	3.25
3)	0.5	18.8	9.05	85.07
4)	0.5	18.8	11.44	107.54
5)	0.5	15.3	2.35	17.98
6)	0.67	4.24	0.88	2.50
TOTAL				268.93





KEY PLAN

GOOGLE LOCATION

B	AREA STATEMENT:	AREA SQ.M. applicant	AREA SQ.M. 7/12
	sr.no 99/1	710.00	710.00
	sr.no 99/2	4220.00	4220.00
	sr.no 119	4320.00	4320.00
	total	9250.00	9250.00

NET AREA OF SUB PLOTS = 5184.52 SQ.M.
NET AREA FOR FSI CALCULATION = 7861.98 SQ.M.
PERMISSIBLE FACTOR FOR LAYOUT PLOTS = 7891.98/5184.52
= 1.51

PLOT NO	PLOT AREA (SQ.M.)	Corner Rounading areas of Road (if any) (sq.m)	Remaining Plot area (b-c) (sq.m)	Pro- Rata 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
B1	303.04	0.00	303.04	1.51	457.59	12	1	457.59
B2	140.01	0.00	140.01	1.51	211.42	12	1	211.42
B3	140.01	0.00	140.01	1.51	211.42	12	1	211.42
B4	138.05	2.00	136.05	1.51	205.44	12	1	205.44
B5	138.05	2.00	136.05	1.51	205.44	9	1	205.44
B6	140.01	0.00	140.01	1.51	211.42	9	1	211.42
B7	140.01	0.00	140.01	1.51	211.42	9	1	211.42
B8	268.66	0.00	268.66	1.51	405.68	9	1	405.68
B9	392.34	0.00	392.34	1.51	592.43	9	1	592.43
B10	158.59	0.00	158.59	1.51	239.47	9	1	239.47
B11	198.08	0.00	198.08	1.51	299.10	9	1	299.10
B12	148.14	2.00	146.14	1.51	220.67	12	1	220.67
B13	259.57	0.00	259.57	1.51	391.95	12	1	391.95
B14	235.38	0.00	235.38	1.51	355.42	9	1	355.42
B15	166.25	0.00	166.25	1.51	251.04	9	1	251.04
B16	122.35	0.00	122.35	1.51	184.75	9	1	184.75
B17	147.43	0.00	147.43	1.51	222.62	9	1	222.62
B18	163.06	2.00	161.06	1.51	243.20	9	1	243.20
B19	159.10	0.00	159.10	1.51	240.24	9	1	240.24
B20	312.58	0.00	312.58	1.51	472.00	9	1	472.00
B21	411.19	0.00	411.19	1.51	620.90	9	1	620.90
B22	396.78	0.00	396.78	1.51	599.14	9	1	599.14
B23	236.91	0.00	236.91	1.51	357.73	9	1	357.73
B24	268.93	0.00	268.93	1.51	406.08	9	1	406.08
	5184.52	8.00						

STAMP OF APPROVAL 1/2

Approved as amended in ..... subject to condition ..... vide Commissioner Pune Municipal Corporation Letter No. PMC/BP/ 9601/23-24 ..... 27/03/24 & Letter No. PMC/BP/ 9269, 9618 & 9612 Dated 28/03/24

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

Pune Metropolitan Regional Development Authority PMRDA

CERTIFICATE OF AREA:
THIS IS TO CERTIFY THAT THE PLOT AREA DETAILED HEREIN WAS SURVEYED BY US ON / / AND THE DIMENSIONS TO BE ACCURATE. IF PLOT FOUND IN FUTURE AREA DEVIATES ON SITE AND AREA AS MENTIONED THEREIN THEN WE THE ARCHITECTS & LICENSED SURVEYOR TO ACCEPT ANY CITY PLANNER.

(LICENSED SURVEYOR)

AREA STATEMENT:		AREA SQ.M.
1)	Area of Plot (Minimum area a,b,c to be considered)	
	a) As Per ownership document (7/12, CTS extract)	9250.00
	b) As Per ownership document (7/12, CTS extract)	9250.00
	c) As Per site	9303.04
	d) AREA AS PER APPLICANT AREA UNDER PROPOSAL	9250.00
2)	Deduction for	
	a) proposed D.P/D.P Road widening Area/ Service Road/Highway widening	.....
	b) Any D.P Reservation area	.....
	(Total a+b)	.....
3)	Balance area of plot (1-2)	9250.00
4)	Amenity Space (if applicable)	
	a) Required	1387.50
	b) Adjustment of 20% if any	1388.02
	c) Balance Proposed	1388.02
5)	Net Plot Area (3-4 (c))	7861.98
6)	Recreational Open space (if applicable)	
	a) Required	925.00
	b) Proposed	926.20
7)	Internal Road area	1749.20
8)	Service road and Highway widening	.....
9)	Plotable area	5184.52
10)	Pro-rata factor for FSI calculation (as layout plots (5/9))	
11)	Area for indicative building	
	a) Required	.....
	b) Proposed	.....

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING STRUCTURE TO BE RETAINED HATCHED
EXISTING STRUCTURE TO BE DEMOLISHED OR TO BE REMOVED YELLOW

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PROPOSED LAYOUT ON SR.NO. 99/1, 99/2, 119 AT- VILLAGE -AMBERVET
TAL- MULSHI, DIST-PUNE

ARCHITECT SIGN.	OWNERS SIGN.
AR. V.A. BHAKTI (CA/2000/28514)	MOHAR OMKAR ASSOCIATES LLP

ARCHITECT

CURIX ARCHITECTS ASSOCIATES
OFFICE NO. 1 FINOLEX ARMYROCKER CLUB, BEHIND 1 HILLS HOTEL, MOHR MANSION CLUB, LULLA NAGAR, SHIVAJINAGAR, PUNE, E-MAIL : curixarchitects@gmail.com
CONTACT NO.- 7709940000 , 7709950000

NORTH	SCALE	DATE	DRAWN	CHECKED
	1:500	00/ 11 / 2023	MANEE/KOB	