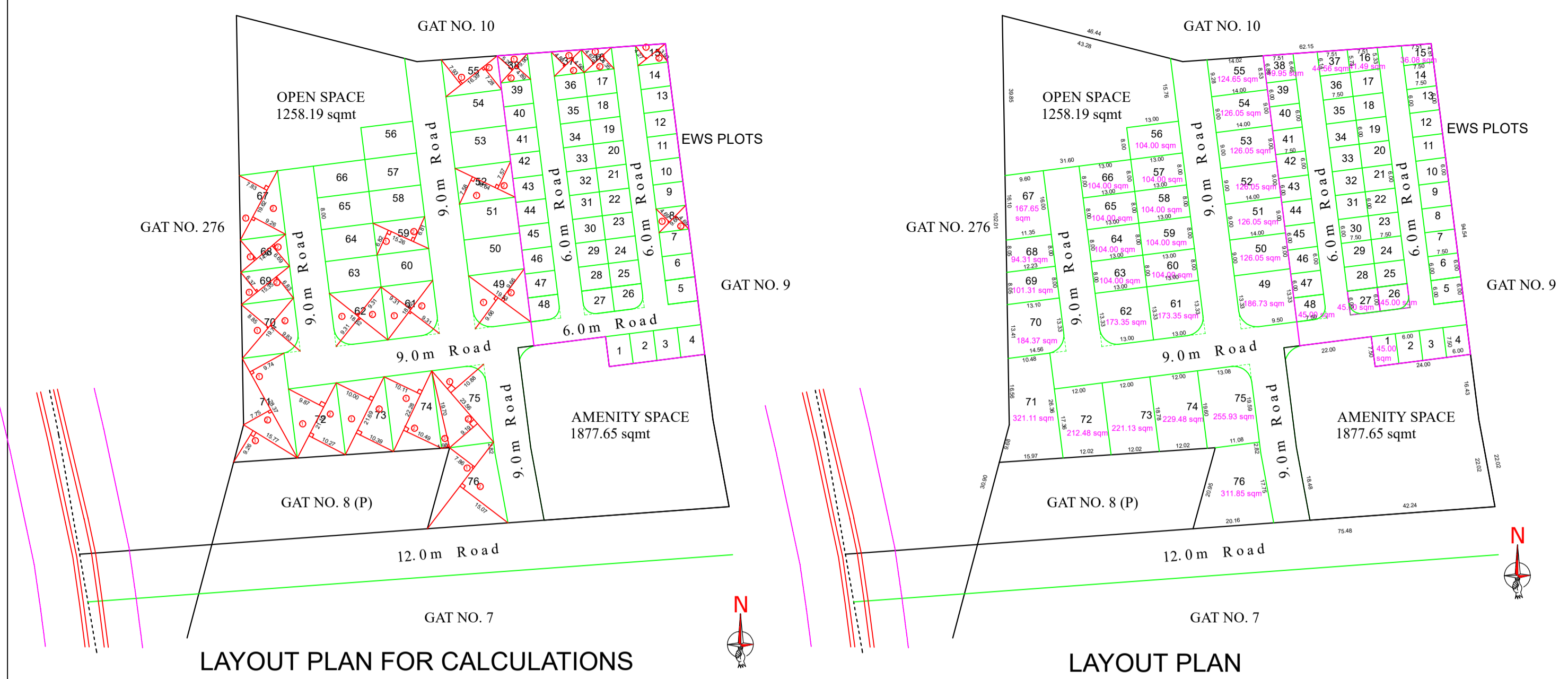


STAMP OF APPROVAL

AREA STATEMENT FOR PLOTS

| PLOT AREA STATEMENT |        |                  |                    | PLOT AREA STATEMENT |        |                  |                    |
|---------------------|--------|------------------|--------------------|---------------------|--------|------------------|--------------------|
| PLOT NO             | AREA   | PERM. FSI FACTOR | PERM BUILT UP AREA | PLOT NO             | AREA   | PERM. FSI FACTOR | PERM BUILT UP AREA |
| 49                  | 186.73 | 1.4              | 261.42             | 61                  | 173.35 | 1.4              | 242.69             |
| 50                  | 126.05 | 1.4              | 176.47             | 62                  | 174.35 | 1.4              | 242.69             |
| 51                  | 126.05 | 1.4              | 176.47             | 63                  | 104.00 | 1.4              | 145.60             |
| 52                  | 126.05 | 1.4              | 176.47             | 64                  | 104.00 | 1.4              | 145.60             |
| 53                  | 126.05 | 1.4              | 176.47             | 65                  | 104.00 | 1.4              | 145.60             |
| 54                  | 126.05 | 1.4              | 176.47             | 66                  | 104.00 | 1.4              | 145.60             |
| 55                  | 124.65 | 1.4              | 174.50             | 67                  | 167.65 | 1.4              | 234.71             |
| 56                  | 104.00 | 1.4              | 145.60             | 68                  | 94.31  | 1.4              | 132.03             |
| 57                  | 104.00 | 1.4              | 145.60             | 69                  | 101.31 | 1.4              | 141.83             |
| 58                  | 104.00 | 1.4              | 145.60             | 70                  | 184.37 | 1.4              | 258.12             |
| 59                  | 104.00 | 1.4              | 145.60             | 71                  | 321.11 | 1.4              | 449.56             |
| 60                  | 104.00 | 1.4              | 145.60             | 72                  | 212.48 | 1.4              | 297.47             |
|                     |        |                  |                    | 73                  | 221.13 | 1.4              | 309.58             |
|                     |        |                  |                    | 74                  | 229.48 | 1.4              | 321.28             |
|                     |        |                  |                    | 75                  | 255.93 | 1.4              | 358.30             |



AREA STATEMENT

| SR. NO. | ITEM  | AREA (IN SQMT) |
|---------|---|----------------|
| 1       | PLOT AREA                                       |                |
| a       | As per revenue records                          | 12500.00       |
| b       | As per demarcation                              | 12580.35       |
| c       | Minimum to be considered                        | 12500.00       |
| 2       | Area under existing road                        | 0              |
| 3       | Area under road widening                        | 0              |
| 4       | Gross Plot Area                                 | 12500.00       |
| 5       | Required Open space ( 4 X 10% )                 | 1250.00        |
| 6       | Provided Open space                             | 1258.19        |
| 7       | Required Amenity Space ( 4 X 15% )              | 1875.00        |
| 8       | Internal Road Area                              | 1877.65        |
| 9       | Plot under Subdivided Plots                     | 6395.63        |
| 10      | Net Area of Plots for FSI Calculations = X 0.9  | 9560.12        |
| 11      | Permissible FSI Factor for Layout plots = 11/10 | 1.49           |
| 12      | Permissible FSI as per table no 18              | 1.40           |
| 13      | Maximum Potential considered                    | 1.40           |
| 14      | 20% EWS Plots required                          | 2124.47        |
| 15      | EWS plots provided                              | 2152.07        |

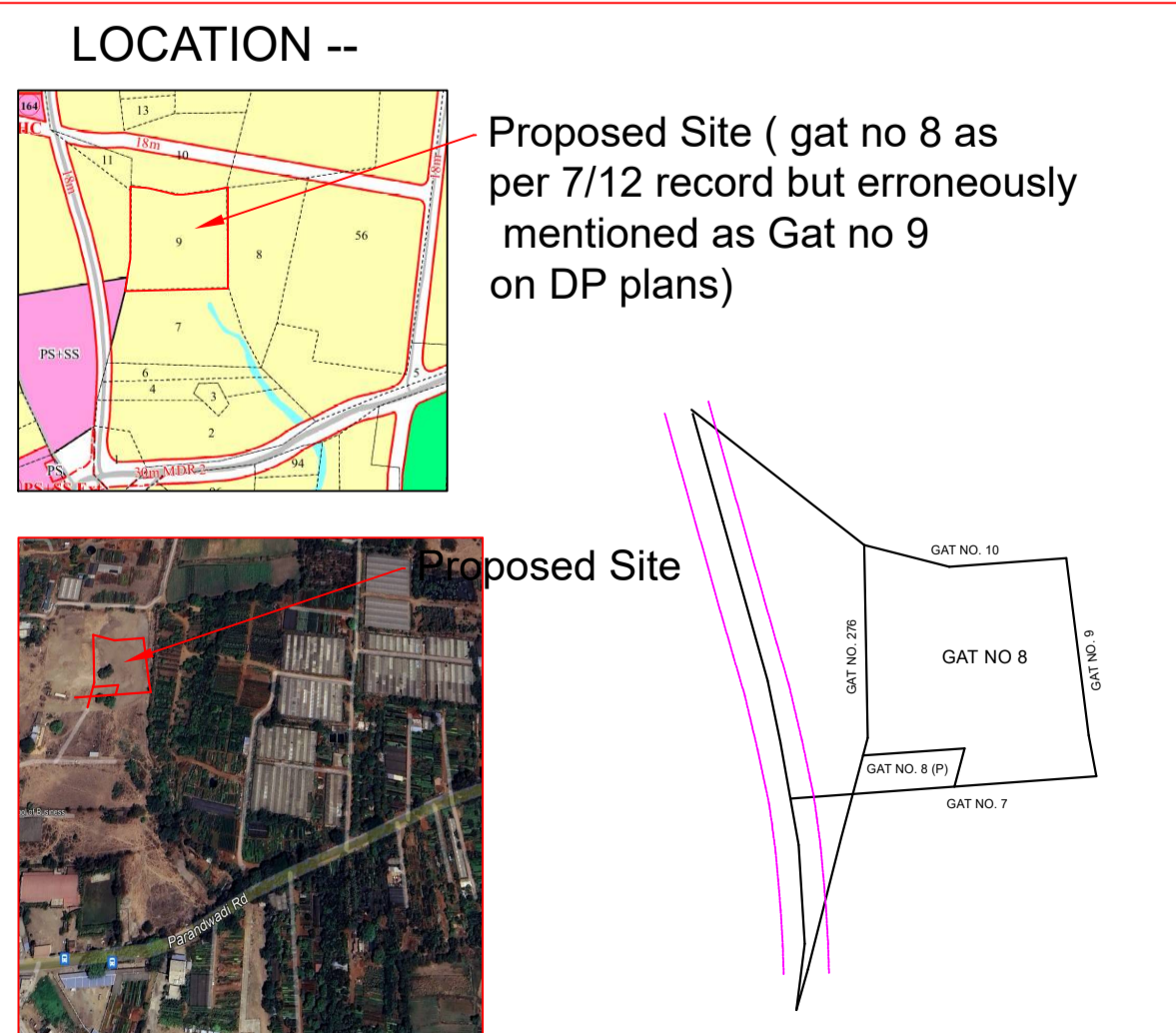
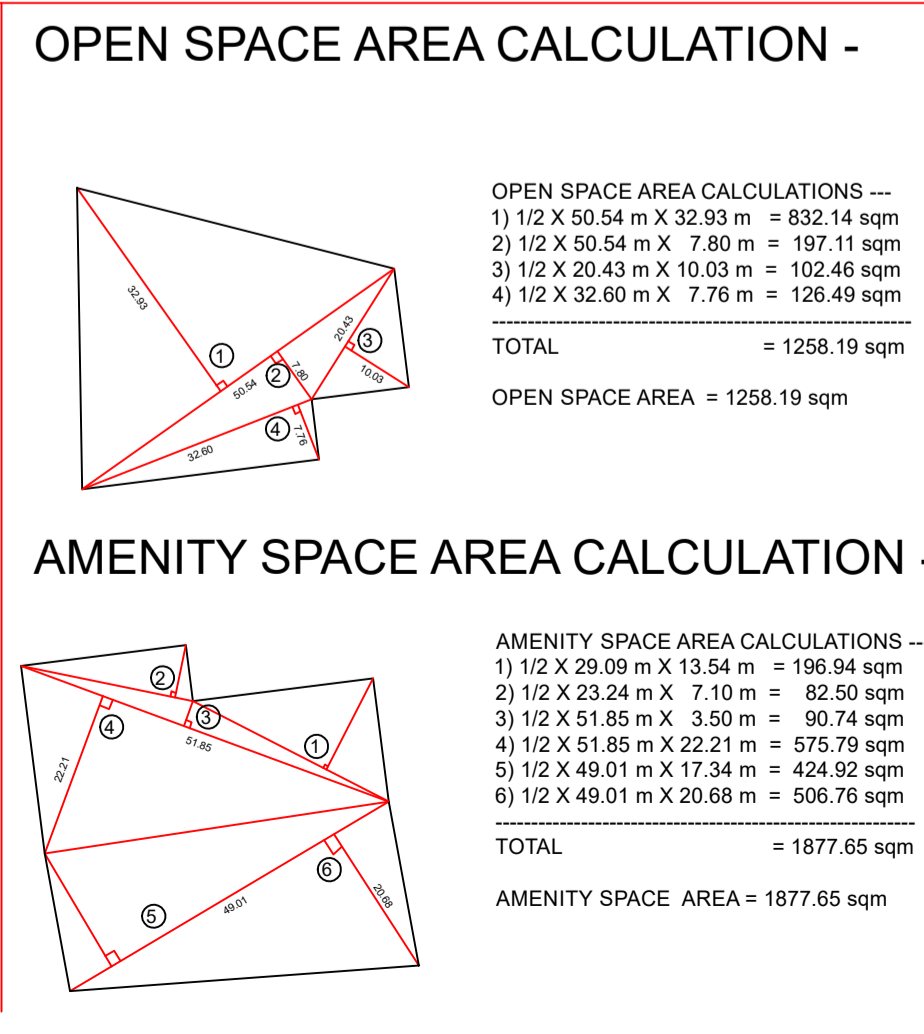
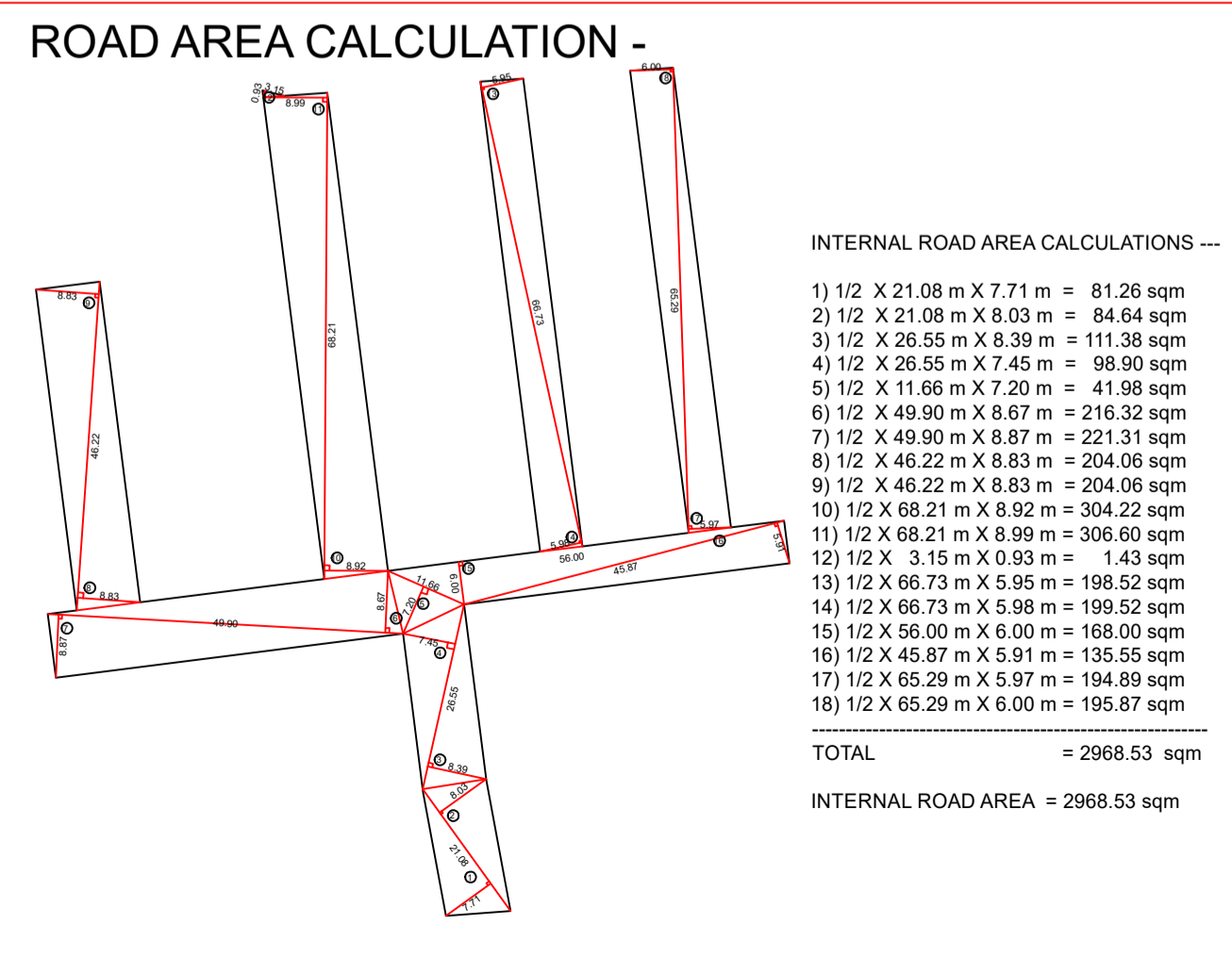
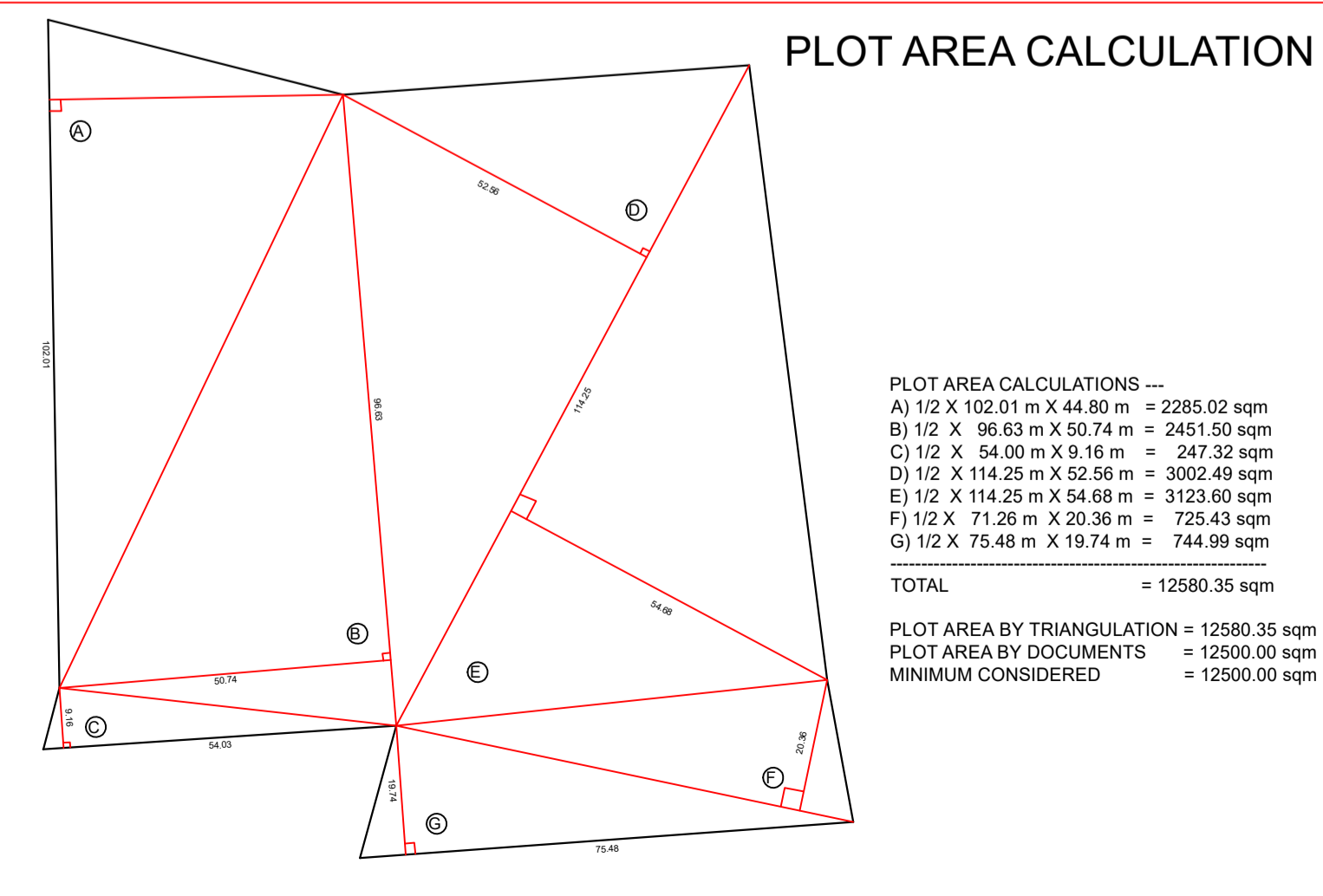
AREA STATEMENT FOR EWS PLOTS

| PLOT AREA STATEMENT |       | PLOT AREA STATEMENT |       | PLOT AREA STATEMENT |       |
|---------------------|-------|---------------------|-------|---------------------|-------|
| PLOT NO             | AREA  | PLOT NO             | AREA  | PLOT NO             | AREA  |
| 1                   | 45.00 | 17                  | 45.00 | 33                  | 45.00 |
| 2                   | 45.00 | 18                  | 45.00 | 34                  | 45.00 |
| 3                   | 45.00 | 19                  | 45.00 | 35                  | 45.00 |
| 4                   | 45.00 | 20                  | 45.00 | 36                  | 45.00 |
| 5                   | 45.00 | 21                  | 45.00 | 37                  | 44.56 |
| 6                   | 45.00 | 22                  | 45.00 | 38                  | 49.95 |
| 7                   | 45.00 | 23                  | 45.00 | 39                  | 45.00 |
| 8                   | 45.00 | 24                  | 45.00 | 40                  | 45.00 |
| 9                   | 45.00 | 25                  | 45.00 | 41                  | 45.00 |
| 10                  | 45.00 | 26                  | 45.00 | 42                  | 45.00 |
| 11                  | 45.00 | 27                  | 45.00 | 43                  | 45.00 |
| 12                  | 45.00 | 28                  | 45.00 | 44                  | 45.00 |
| 13                  | 45.00 | 29                  | 45.00 | 45                  | 45.00 |
| 14                  | 45.00 | 30                  | 45.00 | 46                  | 45.00 |
| 15                  | 36.08 | 31                  | 45.00 | 47                  | 45.00 |
| 16                  | 41.49 | 32                  | 45.00 | 48                  | 45.00 |

AREA STATEMENT

| SR. NO. | ITEM  | AREA (IN SQMT) |
|---------|---|----------------|
| 1       | TOTAL PLOT AREA                               | 12500.00       |
| 2       | AMENITY SPACE AREA                            | 1877.65        |
| 3       | BALANCE PLOT AREA                             | 10622.35       |
| 4       | 20% REQUIRED TO BE ALLOTTED TO EWS (48 PLOTS) | 2124.47        |
| 5       | EWS PLOTS AREA                                | 2152.07        |
| 6       | OPEN SPACE AREA                               | 1258.19        |
| 7       | AREA UNDER ROAD                               | 2968.53        |
| 8       | SALE PLOT AREA (27 PLOTS)                     | 4323.91        |

|   |   |   |  |
|---|---|---|--|
| <p>PLOT NOS 1-14, 17-36, 39-48 AREA ---</p> <p>1) 1/2 X 9.60 m X 4.69 m = 22.50 sqm<br/>2) 1/2 X 9.60 m X 4.69 m = 22.50 sqm</p> <p>TOTAL = 45.00 sqm</p> <p>PLOT NOS 1-14, 17-36, 39-48 AREA = 45.00 sqm</p> | <p>PLOT NOS 49 AREA CALCULATIONS ---</p> <p>1) 1/2 X 19.33 m X 9.66 m = 93.36 sqm<br/>2) 1/2 X 19.33 m X 9.66 m = 93.36 sqm</p> <p>TOTAL = 186.73 sqm</p> <p>PLOT NOS 49 AREA = 186.73 sqm</p>                | <p>PLOT NOS 67 AREA CALCULATIONS---</p> <p>1) 1/2 X 19.62 m X 7.83 m = 76.81 sqm<br/>2) 1/2 X 19.62 m X 9.26 m = 90.84 sqm</p> <p>TOTAL = 167.65 sqm</p> <p>PLOT NOS 67 AREA = 167.65 sqm</p>   | <p>PLOT NOS 72 AREA CALCULATIONS---</p> <p>1) 1/2 X 21.10 m X 9.87 m = 104.13sqm<br/>2) 1/2 X 21.10 m X 10.27 m = 108.35 sqm</p> <p>TOTAL = 212.48 sqm</p> <p>PLOT NOS 72 AREA = 212.48 sqm</p>  |
| <p>PLOT NOS 15 AREA CALCULATIONS ---</p> <p>1) 1/2 X 8.80 m X 4.27 m = 18.79 sqm<br/>2) 1/2 X 8.80 m X 3.93 m = 17.29 sqm</p> <p>TOTAL = 36.08 sqm</p> <p>PLOT NOS 15 AREA = 36.08 sqm</p>                    | <p>PLOT NOS 50 - 54 AREA CALCULATIONS ---</p> <p>1) 1/2 X 16.64 m X 7.58 m = 63.07 sqm<br/>2) 1/2 X 16.64 m X 7.57 m = 62.98 sqm</p> <p>TOTAL = 126.05 sqm</p> <p>PLOT NOS 50 - 54 AREA = 126.05 sqm</p>      | <p>PLOT NOS 68 AREA CALCULATIONS---</p> <p>1) 1/2 X 14.61 m X 6.22 m = 45.44 sqm<br/>2) 1/2 X 14.61 m X 6.69 m = 48.87 sqm</p> <p>TOTAL = 94.31 sqm</p> <p>PLOT NOS 68 AREA = 94.31 sqm</p>   | <p>PLOT NOS 73 AREA CALCULATIONS---</p> <p>1) 1/2 X 21.69 m X 10.00 m = 108.45 sqm<br/>2) 1/2 X 21.69 m X 10.39 m = 112.68 sqm</p> <p>TOTAL = 221.13 sqm</p> <p>PLOT NOS 73 AREA = 221.13 sqm</p>  |
| <p>PLOT NOS 16 AREA CALCULATIONS ---</p> <p>1) 1/2 X 9.20 m X 4.67 m = 21.48 sqm<br/>2) 1/2 X 9.20 m X 4.35 m = 20.01 sqm</p> <p>TOTAL = 41.49 sqm</p> <p>PLOT NOS 16 AREA = 41.49 sqm</p>                    | <p>PLOT NOS 55 AREA CALCULATIONS ---</p> <p>1) 1/2 X 16.39 m X 7.93 m = 64.99 sqm<br/>2) 1/2 X 16.39 m X 7.28 m = 59.66 sqm</p> <p>TOTAL = 124.65 sqm</p> <p>PLOT NOS 55 AREA = 124.65 sqm</p>                | <p>PLOT NOS 69 AREA CALCULATIONS---</p> <p>1) 1/2 X 15.35 m X 6.37 m = 48.89 sqm<br/>2) 1/2 X 15.35 m X 6.83 m = 52.42 sqm</p> <p>TOTAL = 101.31 sqm</p> <p>PLOT NOS 69 AREA = 101.31 sqm</p>   | <p>PLOT NOS 74 AREA CALCULATIONS---</p> <p>1) 1/2 X 22.28 m X 10.11 m = 112.63 sqm<br/>2) 1/2 X 22.28 m X 10.49 m = 116.86 sqm</p> <p>TOTAL = 229.48 sqm</p> <p>PLOT NOS 74 AREA = 229.48 sqm</p>  |
| <p>PLOT NOS 37 AREA CALCULATIONS ---</p> <p>1) 1/2 X 9.44 m X 4.88 m = 23.03 sqm<br/>2) 1/2 X 9.44 m X 4.56 m = 21.52 sqm</p> <p>TOTAL = 44.56 sqm</p> <p>PLOT NOS 37 AREA = 44.56 sqm</p>                    | <p>PLOT NOS 56 - 60, 63 - 66 AREA ---</p> <p>1) 1/2 X 15.26 m X 6.82 m = 52.04 sqm<br/>2) 1/2 X 15.26 m X 6.81 m = 51.96 sqm</p> <p>TOTAL = 104.00 sqm</p> <p>PLOT NOS 56 - 60, 63 - 66 AREA = 104.00 sqm</p> | <p>PLOT NOS 70 AREA CALCULATIONS---</p> <p>1) 1/2 X 19.74 m X 8.85 m = 87.35 sqm<br/>2) 1/2 X 19.74 m X 9.83 m = 97.02 sqm</p> <p>TOTAL = 184.37 sqm</p> <p>PLOT NOS 70 AREA = 184.37 sqm</p>   | <p>PLOT NOS 75 AREA CALCULATIONS---</p> <p>1) 1/2 X 23.56 m X 10.88 m = 128.17 sqm<br/>2) 1/2 X 23.56 m X 9.19 m = 108.26 sqm<br/>3) 1/2 X 19.70 m X 1.98 m = 19.50 sqm</p> <p>TOTAL = 255.93 sqm</p> <p>PLOT NOS 75 AREA = 255.93 sqm</p> |
| <p>PLOT NOS 38 AREA CALCULATIONS ---</p> <p>1) 1/2 X 9.90 m X 5.20 m = 25.74 sqm<br/>2) 1/2 X 9.90 m X 4.89 m = 24.21 sqm</p> <p>TOTAL = 49.95 sqm</p> <p>PLOT NOS 38 AREA = 49.95 sqm</p>                    | <p>PLOT NOS 61, 62 AREA ---</p> <p>1) 1/2 X 18.62 m X 9.31 m = 86.68 sqm<br/>2) 1/2 X 18.62 m X 9.31 m = 86.68 sqm</p> <p>TOTAL = 173.35 sqm</p> <p>PLOT NOS 61, 62 AREA = 173.35 sqm</p>                     | <p>PLOT NOS 71 AREA CALCULATIONS---</p> <p>1) 1/2 X 28.37 m X 9.74 m = 138.16 sqm<br/>2) 1/2 X 28.37 m X 7.75 m = 109.93 sqm<br/>3) 1/2 X 15.77 m X 9.26 m = 73.02 sqm</p> <p>TOTAL = 321.11 sqm</p> <p>PLOT NOS 71 AREA = 321.11 sqm</p> | <p>PLOT NOS 76 AREA CALCULATIONS---</p> <p>1) 1/2 X 27.20 m X 7.86 m = 106.90 sqm<br/>2) 1/2 X 27.20 m X 15.07 m = 204.95 sqm</p> <p>TOTAL = 311.85 sqm</p> <p>PLOT NOS 76 AREA = 311.85 sqm</p>   |



**LEGEND**

PLOT BOUNDARY= BLACK      DRAINAGE LINE = RED DOTTED  
 PROPOSED WORK = RED      WATER LINE = BLACK DOTTED

**PROJECT**

PROPOSED LAYOUT OF PLOTS ON S. NO. 8(p)  
 (MENTIONED ERRONEOUSLY AS 9 ON DP PLAN)  
 AT MAUJE PARANDWADI, TALUKA-MAVAL DIST:-PUNE

OWNER NAME & SIGNATURE

MAHADEV DEVELOPERS THR'

SEEMA PRADEEP KATARIYA

VINIT RAMESH YADAV

PRATIBHA CHANDRAKANT GAIKWAD

MOHANLAL KANHAIYALAL SANCHETI

**CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on 24th March 2024 and the dimensions of the sides etc.. of plot stated on plan are measured on site and area so worked out tallies with the area stated in the document of ownership / tp scheme records / city survey records etc.

**ARCHITECT**

AR. SANGEETA KUVALEKAR

**NIMA**  
 Architects & Planners  
 Ar. Sangeeta Kuvalekar  
 B.Arch (Honours)  
 C.No.61/72

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 Tel: +91 214 32294, +91 214 22274  
 Email: -- nima\_sdr@gmail.com

REG.NO.: CA-94/17730

| DRG.NO. | SCALE  | DATE       | DRN |
|---------|--------|------------|-----|
| 1       | 1:1000 | 17/05/2024 | SK  |