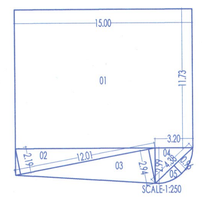
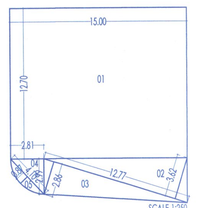
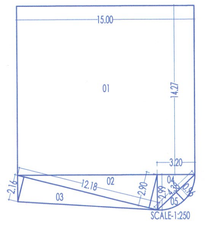


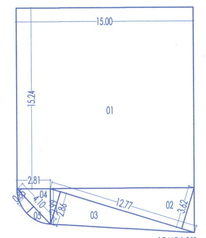
PLOT NO.01						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 11.73	X 1		=	175.95
2	11.01	X 12.01	X 0.5		=	66.12
3	3.94	X 12.01	X 0.5		=	17.65
4	2.95	X 3.20	X 0.5		=	4.72
5	4.28	X 0.96	X 0.4444		=	2.80
	PLOT AREA				=	267.24



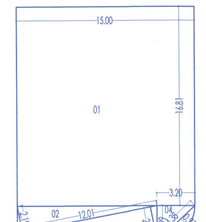
PLOT NO.02						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 12.70	X 1		=	190.50
2	2.81	X 12.77	X 0.5		=	17.94
3	2.88	X 12.77	X 0.5		=	18.37
4	2.89	X 3.21	X 0.5		=	4.64
5	4.28	X 0.87	X 0.4444		=	2.26
	PLOT AREA				=	233.70



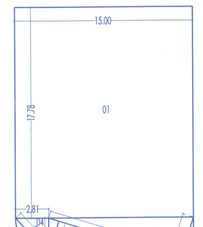
PLOT NO.03						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 14.27	X 1		=	214.05
2	2.16	X 12.18	X 0.5		=	13.15
3	2.92	X 12.18	X 0.5		=	17.74
4	2.99	X 3.20	X 0.5		=	4.78
5	4.28	X 0.96	X 0.4444		=	1.83
	PLOT AREA				=	252.45



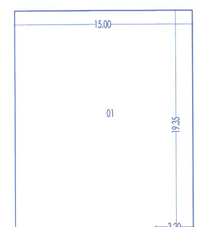
PLOT NO.04						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 15.24	X 1		=	228.60
2	3.42	X 12.77	X 0.5		=	21.81
3	2.86	X 12.77	X 0.5		=	18.26
4	2.99	X 2.81	X 0.5		=	4.20
5	4.10	X 0.88	X 0.4444		=	1.61
	PLOT AREA				=	274.49



PLOT NO.05						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 18.21	X 1		=	273.15
2	3.42	X 12.77	X 0.5		=	21.81
3	2.86	X 12.77	X 0.5		=	18.26
4	2.99	X 2.81	X 0.5		=	4.20
5	4.10	X 0.88	X 0.4444		=	1.61
	PLOT AREA				=	319.03

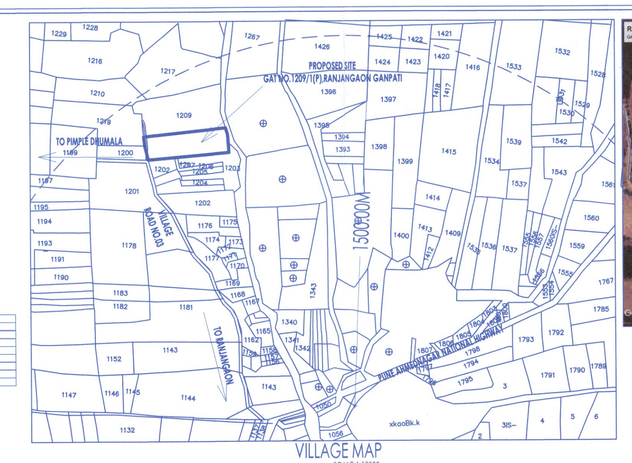


PLOT NO.06						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 14.81	X 1		=	222.15
2	3.94	X 12.01	X 0.5		=	17.65
3	3.94	X 12.01	X 0.5		=	17.65
4	2.95	X 3.20	X 0.5		=	4.72
5	4.28	X 0.97	X 0.4444		=	2.80
	PLOT AREA				=	265.06



PLOT NO.07						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 17.78	X 1		=	266.70
2	3.42	X 12.77	X 0.5		=	21.81
3	2.86	X 12.77	X 0.5		=	18.26
4	2.99	X 2.81	X 0.5		=	4.20
5	4.10	X 0.88	X 0.4444		=	1.61
	PLOT AREA				=	312.58

PLOT NO.08						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 19.55	X 1		=	293.25
2	2.92	X 12.18	X 0.5		=	17.75
3	2.99	X 12.18	X 0.5		=	18.19
4	2.99	X 3.20	X 0.5		=	4.78
5	4.28	X 0.97	X 0.4444		=	2.83
	PLOT AREA				=	336.67



VILLAGE MAP
SCALE-1:10000

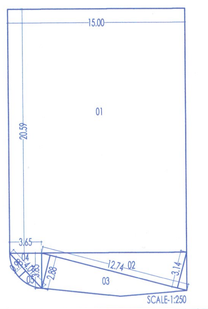
GOOGLE LOCATION MAP
SCALE-N.T.S.

STAMP OF APPROVAL 01/01

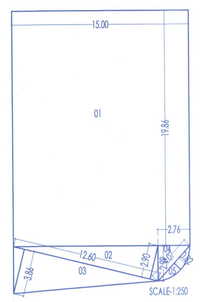
Approved as amended in .....
subject to conditions mentioned in Annexure 'A'
of letter No.BP/ P.R. No.243617/2023 Mouza Ranjangaon Ganpati
S. No./G. No./CTS No. 1209/12
Dated 27/09/2023

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

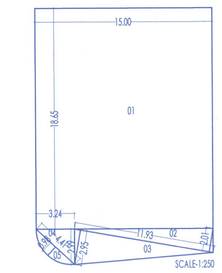
Pune Metropolitan Regional Development Authority PMRDA



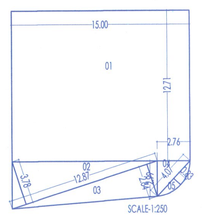
PLOT NO.09						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 20.59	X 1		=	308.85
2	3.14	X 12.74	X 0.5		=	20.00
3	3.14	X 12.74	X 0.5		=	20.00
4	2.85	X 5.24	X 0.5		=	7.45
5	4.01	X 0.98	X 0.4444		=	2.42
	PLOT AREA				=	358.82



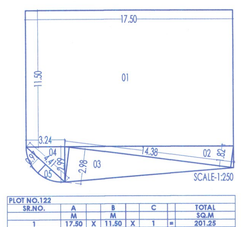
PLOT NO.09						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 19.86	X 1		=	297.90
2	3.90	X 12.60	X 0.5		=	24.57
3	3.84	X 12.60	X 0.5		=	24.19
4	2.99	X 5.24	X 0.5		=	7.83
5	4.01	X 0.82	X 0.4444		=	2.21
	PLOT AREA				=	356.85



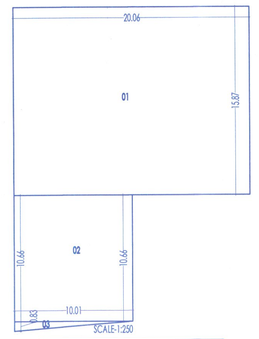
PLOT NO.110						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 18.65	X 1		=	279.75
2	2.03	X 11.93	X 0.5		=	12.19
3	2.93	X 11.93	X 0.5		=	17.60
4	2.99	X 5.38	X 0.5		=	8.04
5	4.01	X 0.98	X 0.4444		=	1.96
	PLOT AREA				=	319.54



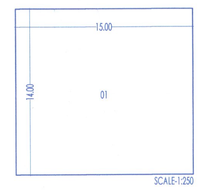
PLOT NO.111						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 12.71	X 1		=	190.65
2	3.78	X 12.87	X 0.5		=	24.32
3	2.84	X 12.87	X 0.5		=	18.28
4	2.99	X 5.73	X 0.5		=	8.55
5	4.01	X 0.80	X 0.4444		=	1.42
	PLOT AREA				=	239.43



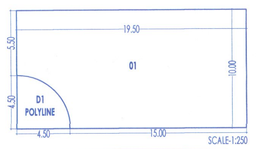
PLOT NO.132						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	17.50	X 11.30	X 1		=	197.75
2	3.42	X 13.38	X 0.5		=	22.85
3	2.86	X 13.38	X 0.5		=	19.12
4	2.99	X 5.24	X 0.5		=	7.83
5	4.41	X 0.97	X 0.4444		=	2.06
	PLOT AREA				=	245.66



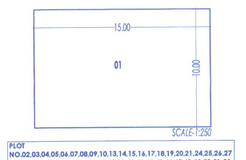
PLOT NO.133						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	20.06	X 15.87	X 1		=	318.28
2	10.01	X 10.44	X 1		=	104.51
3	10.01	X 5.85	X 0.5		=	4.15
	PLOT AREA				=	429.22



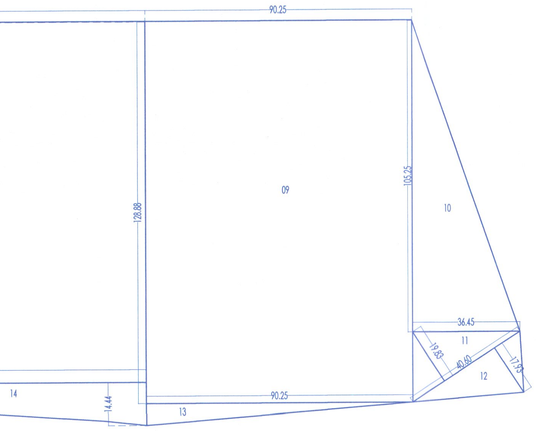
PLOT NO.112						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 14.00	X 1		=	210.00



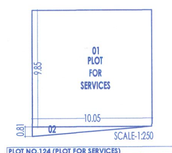
PLOT NO.11,12,85,86,99,100						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	19.50	X 10.00	X 1		=	195.00
D1	POTLINE AREA			15.92	=	179.10



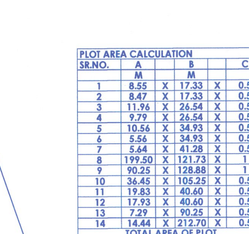
PLOT NO.02,03,04,05,06,07,08,09,10,13,14,15,16,17,18,19,20,21,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,47,48,49,50,51,52,53,54,57,58,59,60,61,62,63,64,65,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,90,91,92,93,94,95,96,97,98,101,102,103,104,105,106,107,108,109,113,114,115,116						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	15.00	X 10.00	X 1		=	150.00



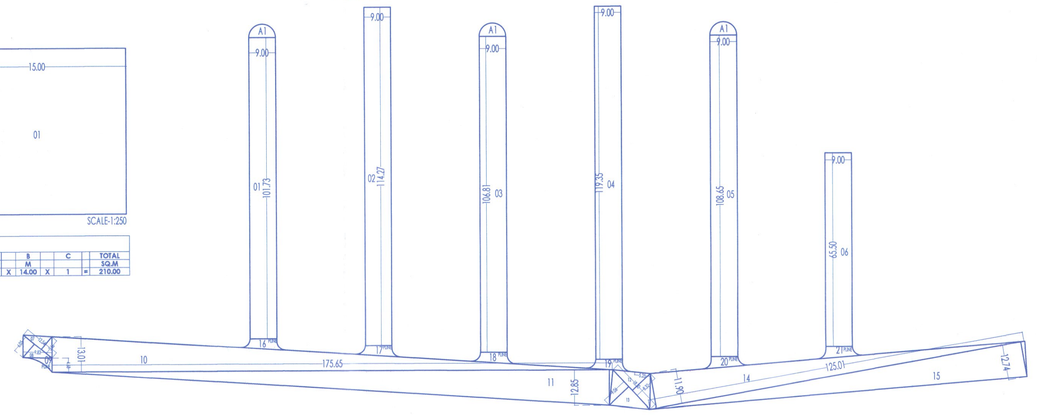
PLOT NO.117,118,119,120						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	20.00	X 10.00	X 1		=	200.00



PLOT NO.124 (PLOT FOR SERVICES)						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	9.85	X 10.05	X 1		=	98.99
2	9.85	X 10.05	X 0.5		=	4.92
	PLOT AREA				=	103.07



PLOT NO.131						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	17.50	X 14.00	X 1		=	245.00



INTERNAL LAYOUT
ROAD CALCULATION
SCALE-1:500

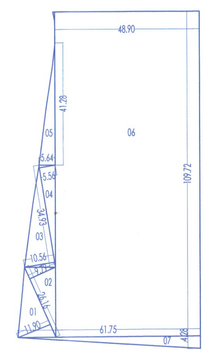
INTERNAL LAYOUT ROAD AREA						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	9.00	X 101.73	X 1		=	915.57
2	9.00	X 114.27	X 1		=	1028.43
3	9.00	X 106.81	X 1		=	961.29
4	9.00	X 119.35	X 1		=	1074.15
5	9.00	X 108.65	X 1		=	977.85
6	9.00	X 65.50	X 1		=	589.50
7	5.66	X 12.64	X 0.5		=	35.69
8	6.05	X 12.64	X 0.5		=	37.93
9		PLINE			=	13.58
10	13.01	X 175.65	X 0.5		=	1142.60
11	12.85	X 175.65	X 0.5		=	1128.55
12	9.06	X 18.30	X 0.5		=	82.90
13	8.32	X 18.30	X 0.5		=	76.13
14	11.90	X 125.01	X 0.5		=	743.81
15	12.74	X 125.01	X 0.5		=	796.16
16		PLINE			=	35.34
17		PLINE			=	35.36
18		PLINE			=	35.36
19		PLINE			=	35.46
20		PLINE			=	36.46
21		PLINE			=	36.46
A1	PLINE=31.80X03				=	95.40
	TOTAL				=	9913.81

PLOT AREA CALCULATION BY TRIANGULATION METHOD
SCALE-1:1000

PLOT AREA CALCULATION						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	8.55	X 17.33	X 0.5		=	74.09
2	8.47	X 17.33	X 0.5		=	73.39
3	11.96	X 26.54	X 0.5		=	158.71
4	9.79	X 26.54	X 0.5		=	129.91
5	10.56	X 34.93	X 0.5		=	184.43
6	5.66	X 34.93	X 0.5		=	97.11
7	5.66	X 41.28	X 0.5		=	116.41
8	199.50	X 121.23	X 1		=	24285.14
9	90.25	X 128.88	X 1		=	11631.42
10	36.45	X 105.25	X 0.5		=	1918.18
11	19.83	X 40.60	X 0.5		=	402.57
12	17.93	X 40.60	X 0.5		=	364.00
13	7.29	X 90.25	X 0.5		=	328.96
14	14.44	X 212.70	X 0.5		=	1535.69
TOTAL AREA OF PLOT					=	41300.00

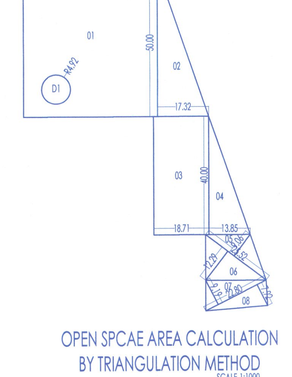
AREA OF WELL
SCALE-1:500

AREA OF WELL						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	3.14	X 4.92	X 4.92		=	76.00



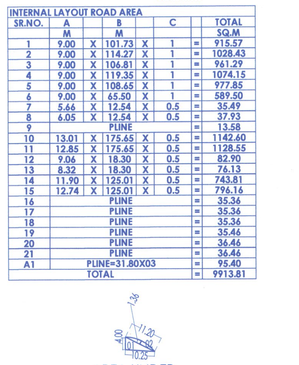
AMENITY AREA CALCULATION
BY TRIANGULATION METHOD
SCALE-1:1000

AMENITY AREA CALCULATIONS						
SR.NO.	A	B	C			TOTAL
	M	M				
1	11.90	X 26.16	X 0.5		=	155.63
2	9.79	X 26.16	X 0.5		=	128.03
3	10.66	X 34.93	X 0.5		=	184.43
4	5.66	X 34.93	X 0.5		=	97.11
5	5.66	X 41.28	X 0.5		=	116.41
6	48.90	X 109.72	X 1		=	5365.31
7	4.28	X 61.75	X 0.5		=	132.09
TOTAL AMENITY AREA					=	6179.00



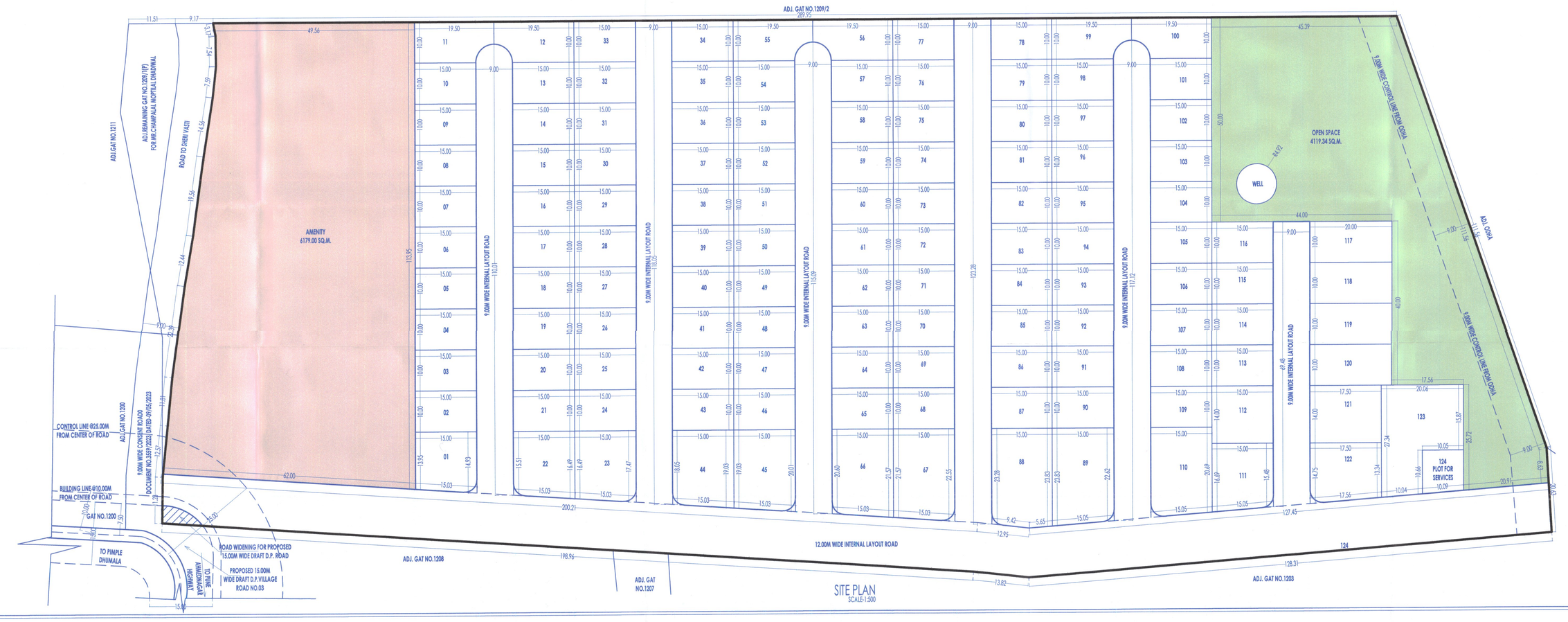
OPEN SPCAE AREA CALCULATION
BY TRIANGULATION METHOD
SCALE-1:1000

OPEN SPACE AREA CALCULATIONS						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	45.39	X 50.00	X 1		=	2269.50
2	17.32	X 50.00	X 0.5		=	433.00
3	18.71	X 40.00	X 1		=	748.40
4	13.85	X 40.00	X 0.5		=	277.00
5	9.06	X 25.52	X 0.5		=	115.61
6	12.29	X 25.52	X 0.5		=	156.82
7	9.19	X 22.80	X 0.5		=	104.77
8	7.92	X 22.80	X 0.5		=	90.24
TOTAL					=	4195.34
DEDUCTIONS:-AREA OF WELL						
D1	3.14	X 4.92	X 4.92		=	76.00
TOTAL AREA OF OPEN SPACE					=	4119.34



AREA UNDER
ROAD WIDENING 15.00M
WIDE DRAFT D.P. ROAD
SCALE-1:1000

AREA UNDER ROAD WIDENING 15.00M WIDE DRAFT D.P. ROAD						
SR.NO.	A	B	C			TOTAL
	M	M				SQ.M
1	4.00	X 10.25	X 0.5		=	20.50
2	1.34	X 11.20	X 0.6444		=	10.15
TOTAL AREA UNDER ROAD WIDENING					=	30.65



SITE PLAN
SCALE-1:500

PLOT AREA STATEMENT							
PLOT NO.	AREA OF PLOT IN SQ.M	CORNER ROUNDING AREA OF ROAD (IF ANY IN SQ.M)	REMAINING PLOT AREA (B-C)	PRO-RATA FSI FACTOR	FRONT ROAD WIDTH	MAXIMUM PERMISSIBLE BUILTUP AREA AS PER TABLE NO.18 OF DCPR 2018
A	B	C	D	E	F	G
1	214.34	0.00	214.34	1.68	12.00	1.50
2	150.00	0.00	150.00	1.68	9.00	1.40
3	150.00	0.00	150.00	1.68	9.00	1.40
4	150.00	0.00	150.00	1.68	9.00	1.40
5	150.00	0.00	150.00	1.68	9.00	1.40
6	150.00	0.00	150.00	1.68	9.00	1.40
7	150.00	0.00	150.00	1.68	9.00	1.40
8	150.00	0.00	150.00	1.68	9.00	1.40
9	150.00	0.00	150.00	1.68	9.00	1.40
10	150.00	0.00	150.00	1.68	9.00	1.40
11	179.10	0.00	179.10	1.68	9.00	1.40
12	179.10	0.00	179.10	1.68	9.00	1.40
13	150.00	0.00	150.00	1.68	9.00	1.40
14	150.00	0.00	150.00	1.68	9.00	1.40
15	150.00	0.00	150.00	1.68	9.00	1.40
16	150.00	0.00	150.00	1.68	9.00	1.40
17	150.00	0.00	150.00	1.68	9.00	1.40
18	150.00	0.00	150.00	1.68	9.00	1.40
19	150.00	0.00	150.00	1.68	9.00	1.40
20	150.00	0.00	150.00	1.68	9.00	1.40
21	150.00	0.00	150.00	1.68	9.00	1.40
22	238.38	0.00	238.38	1.68	12.00	1.50
23	252.45	0.00	252.45	1.68	12.00	1.50
24	150.00	0.00	150.00	1.68	9.00	1.40
25	150.00	0.00	150.00	1.68	9.00	1.40
26	150.00	0.00	150.00	1.68	9.00	1.40
27	150.00	0.00	150.00	1.68	9.00	1.40
28	150.00	0.00	150.00	1.68	9.00	1.40
29	150.00	0.00	150.00	1.68	9.00	1.40
30	150.00	0.00	150.00	1.68	9.00	1.40
31	150.00	0.00	150.00	1.68	9.00	1.40
32	150.00	0.00	150.00	1.68	9.00	1.40
33	150.00	0.00	150.00	1.68	9.00	1.40
34	150.00	0.00	150.00	1.68	9.00	1.40
35	150.00	0.00	150.00	1.68	9.00	1.40
36	150.00	0.00	150.00	1.68	9.00	1.40
37	150.00	0.00	150.00	1.68	9.00	1.40
38	150.00	0.00	150.00	1.68	9.00	1.40
39	150.00	0.00	150.00	1.68	9.00	1.40
40	150.00	0.00	150.00	1.68	9.00	1.40
41	150.00	0.00	150.00	1.68	9.00	1.40
42	150.00	0.00	150.00	1.68	9.00	1.40
43	150.00	0.00	150.00	1.68	9.00	1.40
44	274.49	0.00	274.49	1.68	12.00	1.50
45	290.56	0.00	290.56	1.68	12.00	1.50
46	150.00	0.00	150.00	1.68	9.00	1.40
47	150.00	0.00	150.00	1.68	9.00	1.40
48	150.00	0.00	150.00	1.68	9.00	1.40
49	150.00	0.00	150.00	1.68	9.00	1.40
50	150.00	0.00	150.00	1.68	9.00	1.40
51	150.00	0.00	150.00	1.68	9.00	1.40
52	150.00	0.00	150.00	1.68	9.00	1.40
53	150.00	0.00	150.00	1.68	9.00	1.40
54	150.00	0.00	150.00	1.68	9.00	1.40
55	179.10	0.00	179.10	1.68	9.00	1.40
56	179.10	0.00	179.10	1.68	9.00	1.40
57	150.00	0.00	150.00	1.68	9.00	1.40
58	150.00	0.00	150.00	1.68	9.00	1.40
59	150.00	0.00	150.00	1.68	9.00	1.40
60	150.00	0.00	150.00	1.68	9.00	1.40
61	150.00	0.00	150.00	1.68	9.00	1.40
62	150.00	0.00	150.00	1.68	9.00	1.40
63	150.00	0.00	150.00	1.68	9.00	1.40
64	150.00	0.00	150.00	1.68	9.00	1.40
65	150.00	0.00	150.00	1.68	9.00	1.40
66	314.60	0.00	314.60	1.68	12.00	1.50
67	328.67	0.00	328.67	1.68	12.00	1.50
68	150.00	0.00	150.00	1.68	9.00	1.40
69	150.00	0.00	150.00	1.68	9.00	1.40
70	150.00	0.00	150.00	1.68	9.00	1.40
71	150.00	0.00	150.00	1.68	9.00	1.40
72	150.00	0.00	150.00	1.68	9.00	1.40
73	150.00	0.00	150.00	1.68	9.00	1.40
74	150.00	0.00	150.00	1.68	9.00	1.40
75	150.00	0.00	150.00	1.68	9.00	1.40
76	150.00	0.00	150.00	1.68	9.00	1.40
77	150.00	0.00	150.00	1.68	9.00	1.40
78	150.00	0.00	150.00	1.68	9.00	1.40
79	150.00	0.00	150.00	1.68	9.00	1.40
80	150.00	0.00	150.00	1.68	9.00	1.40
81	150.00	0.00	150.00	1.68	9.00	1.40
82	150.00	0.00	150.00	1.68	9.00	1.40
83	150.00	0.00	150.00	1.68	9.00	1.40
84	150.00	0.00	150.00	1.68	9.00	1.40
85	150.00	0.00	150.00	1.68	9.00	1.40
86	150.00	0.00	150.00	1.68	9.00	1.40
87	150.00	0.00	150.00	1.68	9.00	1.40
88	356.84	0.00	356.84	1.68	12.00	1.50
89	344.63	0.00	344.63	1.68	12.00	1.50
90	150.00	0.00	150.00	1.68	9.00	1.40
91	150.00	0.00	150.00	1.68	9.00	1.40
92	150.00	0.00	150.00	1.68	9.00	1.40
93	150.00	0.00	150.00	1.68	9.00	1.40
94	150.00	0.00	150.00	1.68	9.00	1.40
95	150.00	0.00	150.00	1.68	9.00	1.40
96	150.00	0.00	150.00	1.68	9.00	1.40
97	150.00	0.00	150.00	1.68	9.00	1.40
98	150.00	0.00	150.00	1.68	9.00	1.40
99	179.10	0.00	179.10	1.68	9.00	1.40
100	179.10	0.00	179.10	1.68	9.00	1.40
101	150.00	0.00	150.00	1.68	9.00	1.40
102	150.00	0.00	150.00	1.68	9.00	1.40
103	150.00	0.00	150.00	1.68	9.00	1.40
104	150.00	0.00	150.00	1.68	9.00	1.40
105	150.00	0.00	150.00	1.68	9.00	1.40
106	150.00	0.00	150.00	1.68	9.00	1.40
107	150.00	0.00	150.00	1.68	9.00	1.40
108	150.00	0.00	150.00	1.68	9.00	1.40
109	150.00	0.00	150.00	1.68	9.00	1.40
110	317.04	0.00	317.04	1.68	12.00	1.50
111	239.43	0.00	239.43	1.68	12.00	1.50
112	210.00	0.00	210.00	1.68	9.00	1.40
113	150.00	0.00	150.00	1.68	9.00	1.40
114	150.00	0.00	150.00	1.68	9.00	1.40
115	150.00	0.00	150.00	1.68	9.00	1.40
116	150.00	0.00	150.00	1.68	9.00	1.40
117	200.00	0.00	200.00	1.68	9.00	1.40
118	200.00	0.00	200.00	1.68	9.00	1.40
119	200.00	0.00	200.00	1.68	9.00	1.40
120	200.00	0.00	200.00	1.68	9.00	1.40
121	245.00	0.00	245.00	1.68	9.00	1.40
122	243.46	0.00	243.46	1.68	9.00	1.40
123	429.22	0.00	429.22	1.68	9.00	1.40
TOTAL	20878.13					
124	PLOT FOR SERVICES					103.07

A	AREA STATEMENT	SQ. M.
	1a1. AREA OF PLOT AS PER 7/12	41300.00
	1a2. AREA OF PLOT AS PER DEMARCATION	41300.00
	1a3. MINIMUM AREA OF PLOT TO BE CONSIDERED	41300.00
	2. DEDUCTIONS FOR a.) AREA UNDER 15.00M WIDE V.R. NO.03 ROAD WIDENING b.) AREA UNDER WELL	30.65 76.00
	3. GROSS AREA OF PLOT [1 - 2]	41193.35
	4. RECREATIONAL OPEN SPACE	
	a.) OPEN SPACE - REQUIRED(10%) b.) OPEN SPACE - PROPOSED	4119.34 4119.34
	DEDUCTIONS FOR c.) AMENITY SPACE - REQUIRED(10%) d.) AMENITY SPACE - PROPOSED	6179.00 6179.00
	5. PLOT FOR SERVICES(PLOT NO.124)	103.07
	6. INTERNAL ROAD AREA	9913.81
	7. AREA UNDER LAYOUT PLOTS	20878.13
	8. NET AREA OF PLOT FOR FSI CALCULATION [3 - 4 d.) X 1.00	35014.35
	9. PERMISSIBLE PRO - RATA FSI FACTOR FOR LAYOUT PLOTS (B/7)	1.68

B	LEGENDS	COLOUR
	1) PROPOSED WORK SHOWN	
	2) PLOT LINE	
	3) OPEN SPACE	
	4) AMENITY	

PROJECT

PROPOSED TENTATIVE SUB-DIVISION OF LAND AS PLOTTED LAYOUT