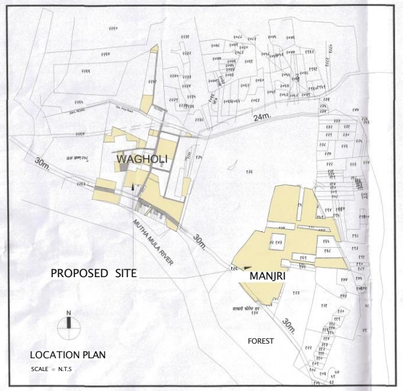

LEGENDS

- Township Boundary
- Sector Boundary
- City Level Green (CG)
- Economical Activities (E)
- Residential (R)
- School (SC)
- Utilities (U)
- Health (H)
- Community Market (C)
- Public Assembly Facilities(P)
- Roads (30m/24m/18m/12m)
- Area Not Included in Scheme
- Helipad

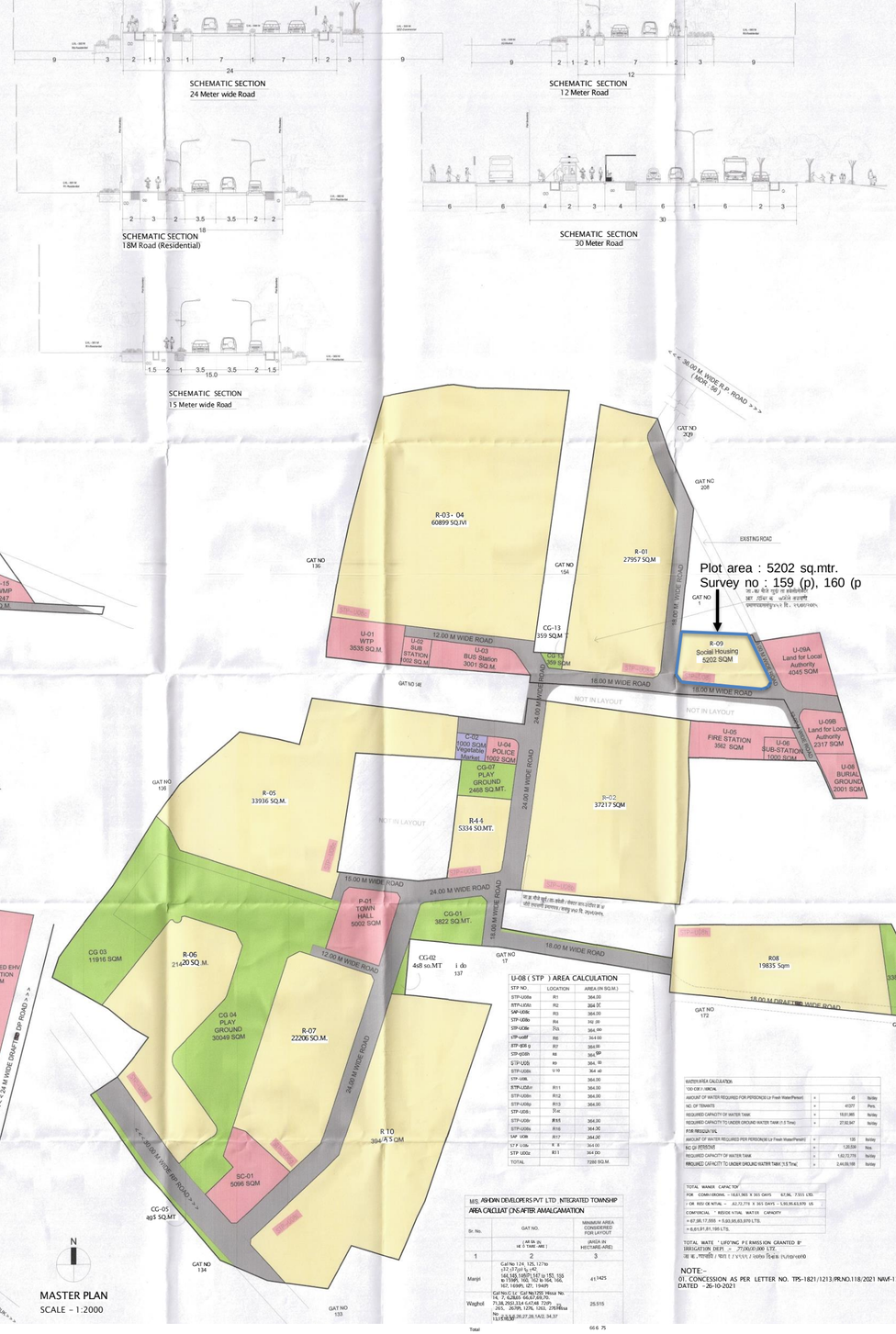

TABLE - 01

No	TOWN SHIP AREA STATEMENT	Sq.M	Ha
1	Area under township as per Amalgamation (Refer Plan 1/3 & 2/3)	660575	66.66
2	Area Under RP Roads (30 M. Wide Road)	23377	2.34
3	Applicable F.S.I. 1.00 on Gross as per rule 7.1.1)	666575.00	66.66
4	Additional Premium F.S.I. (0.70 as per rule 7.2.2) (Premium to be Paid at the Time of Building Permission)	466602.50	46.66
5	Total F.S.I. Permissible	1133177.50	113.32

TABLE 02

Sr. No.	LANDUSE ALLOCANOU	REQUIRE D LAND AREA		PROV IDED LAND		FSI	LANDUSE %	FSI %
		SQ.M.	HA.	SQ.M.	HA.	SQ.M.		
1	Residential (As per Rule 7.4)	NA	NA	395934	3952400	1017705.60	59.29%	89.81%
2	Social Housing (As per Rule 9.1)	NA	NA	9122	0.912	288	1.37%	
3	Economic Activities (As per Rule 7.3.1)	6100	1.63	17032	1.70	15408.00	2.56%	7.54%
4	School Units per Rule 7.3.b.1	8332	0.83	9097		14165	1.36%	1.25%
5	Area Pro Vi ded (as per Rule 7.3.a & c)	7000	0.18888	7153	0.71	9960.00	1.07%	0.88%
6	Health Care (As per Rule 7.3.c)	1666	0.17	1750	0.17	4249	0.26%	0.37%
7	Public Utilities (As per Rule 7.3.d)	32112	3.211200	32400	3.24	2100	4.86%	0.19%
8	City Greens (As per Rule 7.3.e,f&g)	83523	8.352300	85200	8.52	0	12.78%	0.00%
9	Transport & Communication Roads (As per Rule 7.3.h)	NA	NA	96273	9.63	0	14.44%	0.00%
10	Land for Local Authority (As per Rule 7.0)	13331	1.333	13334	1.33	0	2.00%	0.00%
	TOTAL			666575.00	66.66	1133177.00	100.00%	100.00%

TABLE -03 —Project Area & FSI Chart

Sr. No.	LA DUEAu/LOEAEOu	SECTOR	LANDAREA SQ.M.	HA.	FSI SQ.M	LANDUSE %	FSI %
	REIFIDENTIAL as per rule-7.4						
1	Residential	R-01	27967	2.80			
2	Residential	R-02	37217	3.72			
3	Residential	R-03+4	60899	6.09			
4	Residential	R-05	33936	3.39			
5	Residential	R-06	21420	2.14			
6	Residential	R-07	22206	2.22			
7	Residential	R-08	19836	1.99			
8	Residential	R-10	9474	.95	1017705		
9	Residential	R-11	5314	0.53			
10	Residential	R-12	6903	0.69			
11	Residential	R-14	22968	2.29			
12	Residential	R-15	11866	1.19			
14	Residential	R-16	2267	2.26			
15	Residential	R-17	3940	0.39			
16	Residential	R-18	1380	0.14			
18	Residential	R-19	2452	0.24			
12	Residential	RTO	1140	1.13			
	TOTAL		395234	39.52	1017705	59.29%	90.28%
1a.	RESIDENTIAL-Social housing as per rule-9.1						
1	Social Housing Component for EWS & LIG Category	R-9	5202	0.52			
2	Social Housing Component for EWS & LIG Category	R-13	3920	0.39	40331		
	TOTAL		9122	0.91	40331		
	CITY CREFIND as per rule-7.3(a)						
1	Garden	CG01	3822	0.38			
2	Garden	CG02	408	0.06			
3	Garden	CG03	11916	1.19			
4	Plan Ground Garden	CG04	30049	3.00			
5	Garden	CG05	1486	0.15	0		
6	Garden	CG06	3382	0.34			
7	Play Ground	CG07	2468	0.25			
8	Play Ground	CG08	12146	1.21			
9	Play Ground	CG09	5352	0.54			
10	Garden	CG10	2268	0.22			
11	Garden	CG11	3794	0.37			
12	Garden	CG12	1527	0.15			
13	Garden	CG13	359	0.04			
14	Garden	CG14	5771.815	0.58			
	TOTAL		85209	8.5209	0	0.00%	
3	SCHOOL as per rule-7.3(b)						
a.	Primary - High School	SC-01	5096	0.01	8531		
b.	Primary - High School	SC-02	401	0.40	5634		
	TOTAL		9097	0.41	14165	1.36%	1.25%
4	HEALTH CARE as per rule-7.3(c)						
a.	Dispensary / Maternity Homes / Hospitals	H-01	1750	0.17	4249		
	TOTAL		1750	0.17	4249.00	0.26%	0.37%
5	Community Market-As per rule-7.3(d)						
a.	Fish 7U uffon	C-01	1151	0.12	500		
b.	Vegetable Market	C-02	1000	0.10	500		
	TOTAL		218	0.22	1000	0.32%	0.09%
6	PUBLIC ASSEMBLY FACILITES as per rule-7.3(e)						
a.	Town Hall - City Club - Auditorium	P-01	5002	0.50	8000		
	TOTAL		5002	0.50	8000	0.75%	0.75%
4	COMMERCIAL ACTIVITES as per rule-7.3(g)						
a.	Commercial	E 01	7032	1.70			
	TOTAL	E-01	47032	1.70	85408.00	2.56%	7.54%
	Other economic activities - School+ Healthcare+ Community Market + Town Hall	(SC-01+SC-02+H-01+C01+C02+ P 01)	8000	.80	27914	2.70%	2.46%
	TOTAL ECONOMIC ACTIVITIES		35032	3.50	113322.00	5.26%	10.00%
	Other economic activities +commercia						
	AS PER GOVERNMENT CIRCULAR/GR LETTER NO. TPS-1821/1213/PR.NO.118/2021 NAVI-13 DATED -26-10-2021						
8	PUBLIC UTILITIE S as per rule-7.3(h)						
1	WTP	U-01	3535	0.35	0		
2	Electric Sub Station	U-02	002	0.10	0		
3	Ba i Tensitio	U-03	3001	0.30	0		
4	Police Station	U-04	002	0.10	350		
5	Fire Station	U-05	3562	0.36	1800		
6	Electric Sub Station	U-06	1000	0.10	0		
7	Electric Sub-Station	U-07	2000	0.20	0		
8	Bus Station	U- 9	2001	0.20	0		
9	Electric High Voltage Sub-Station	U-11	000	0.00	0		
10	Crematorium Ground	U-12	2000	0.20	0		
11	WTP	U-13	2235	0.22	0		
12	Jackwell	U-16	1193	0.12	0		
13	Solid Waste Management	U-15	247	0.02	0		
			32363	3.2	2150	2.57	
9	TRANSPORT & COMMUNICATION-as per rule-7.3(f)						
1	30.00 M WIDE ROAD		23377	2.34			
2	24.00 M WIDE ROAD		19946	1.99			
3	18.00 M WIDE ROAD		16958	1.70			
4	15.00 M WIDE ROAD		11367	1.14			
5	12.00 M WIDE ROAD		3707	0.37			
6	9.00 M WIDE ROAD		2009.8	2.09			
			96273	9.63	0.00	14.44%	0.00%
10	SHARE OF LOCAL / PLANNING AUTHORITY-as per rule-7.5						
1	Land for Local Authority	U-09A	4046	0.404500			
2	Land for Local Authority	U-09B	2317	0.231700			
3	Land for Local Authority	U-10	2092	0.209200			
4	Land for Local Authority	U-13	971	0.097100			
5	Land for Local Authority	U-14	3947	0.394 700			
			13342	0.94	0.00	2.00%	
	TOTAL		666575	66.66	113317.00	10 00 10 00	00

NOTE : As Per Clause No. 7.3 (a & b) Maximum 10% of Area Under Play Ground Which may Accommodate Indoor Games, Stadiums & Allied Users Only.

TABLE -04 LAND USE ALLOCATION

RESIDENTIAL (Social Housing As per Rule 9.1) (Free of F.S.I.)

Sr. No.	LANDUSE ALLOCATION	Sector		O AREA NA	FS I SQ M	LANDUSE %
1	Social Housing (EWS & LIG Categories Cl na.3)	R-09	5202	0.520	24400.00	
2	Social Housing (EWS & LIG Categories Cl Na.9 3)	R 16	3920	0.392	15929.43	
	TOTAL		9122	0.912	40329.43	

i.	APPLTCABLE GROSS FSC	= 6,66,575 SQ.M	CONDITION
ii.	BASIC RESIDENTIAL FSI (60%)	= 3,99,945 SQ .M	125% F.S.I. FOR EWS
iii.	EARLIER SANCTIONED FSI (R) (R2)	= 1 57,298.52 S- M	2- 25% F.S.I FOR rlo
iv.	10% FSI OF TENEMENTS < 40SQ.M	= 15,72 - M	3) 13 TENEMENTS KEPT FOR RENTAL HOUSING
v.	25% FTI A2 SWS 3C S.I.F	= 3,932.46 SQ.M	4) 9% PER EARLIER SANCTIONED PLAN DATED 27/07/2016
vi.	BALANCE RESIDENTIAL FSI (II - IV)	= 2,42,646.48 SQ.M	
vii.	SOCIAL HOUSING ON BALANCE (15% OF VI)	= 36,596.97 SQ.M	
viii.	TOTAL SOCIAL HOUSING (V + VII)	= 40,329.43 SQ.M	

AC PER LOCAL AUTHORITY (AC PER RULE 7.5)
GROSS F.S.I (T.D0) 666587 SQ.M. X 2% - 13342 SQ.M.

Sr. No.	LANDUSE ALLOCATION	SECTOR	LAND AREA SQ.M.	HA.	FSI SQ.M
10	SHARE OF LOCAL / PLANNING AUTHORITY-as per rule-7.5				
1	Land for Local Authority	U-09A	4040	0.000000 / 0.404000	
2	Land for Local Authority	U-09B		0.23 700	
3	Land for Local Authority	U 10	2092	0.209200	
4	Land for Local Authority	U-13	971	0.097100	
5	Land for Local Authority	U-14	3917	0.391700	
	Total		13342	0.94	0.00

	SPACE FOR RECREATION	Required Sq.m.	Proposed Sq.m.	
	REQUIRED SPACE FOR RECREATION =12.5 % As Per Rule 7.3 a & b)	33.329	30,195	
	REQUIRED SPACE FOR RECREATION (Garden / Park) =5 % of 6,66,575.00 CG01 CG02 CG03 CG05, CG06, CG10, CG11 CG12 3,CG14)	49,993	54,014	
	REQUIRED SPACE FOR RECREATION (Play Ground) =7.5 % of 6,66,11.00 (CG04,CG07,C1 08 CG09)			
	Toa	83,322	85,209	

NOTES, FOLLO WING PPO VISI O NA WILL BE FULFILLED BY COMPANY-

1) ECO-FRIENDLY AMENITIES TO BE DEVELOPED PROVIDED AS DETAILED PLANNINGOF RESPECTIVE BLOCK IN CONSULTATION WITH MPCB AS SPECIFIED BY THE COMPANY IN ENVIRONMENTAL MANAGEMENT PLAN.
2) SMART FACILITIES WILL BE PROVIDED AS PER RULE NO. 0 4
3) TREE PLANTATION & MAINTENANCE TO BE DONE AS PER RULE NO. 12 3
4) INFRASTRUCTURE FACILITIES LIKE WATER SUPPLY, DRAINAGE, ELECTRICITY POWER DESIGNED FOR RESIDENTIAL POPULATION + FLOATING POPULATION IN COMMERCIAL RECREATIONAL AMENITY, U ILITY AREAS, RESIDENT POPULATION CONSIDERED AS 18,500 AS PER- CALCULATION S.
5) 10% OPEN SPACE WILL BE PROVIDED IN RESI / COMMERCIAL SECTORS.
6) RAINWATER HARVESTING SYSTEMS TO BE PROVIDED SECTORWISE
7) SOLID WASTE MANAGEMENT WITH 100% CAPACITY & NO LAND-FILLING.
8) CREMATION GROUND EXISTING AVAILABLE IN MANJARI NEAR RIVER.
9) BURIAL GROUND EXISTING AVAILABLE IN MANJARI AREA
10) SEWAGE TREATMENT PLANT TO BE PROVIDED SECTORWISE.

NOTE:-
01. CONCESSION AS PER LETTER NO. TPS-1821/1213/PR.NO.118/2021 NAVI-13 DATED -26-10-2021

U-08 (STP) AREA CALCULATION

STP NO.	LOCATION	AREA (IN SQ.M.)
STP-U08a	R1	364.00
STP-U08b	R2	364.00
SAP-U08c	R3	364.00
STP-U08d	R4	364.00
STP-U08e	R5	364.00
STP-U08f	R6	364.00
STP-U08g	R7	364.00
STP-U08h	R8	364.00
STP-U08i	R9	364.00
STP-U08j	R10	364.00
STP-U08k		364.00
STP-U08l	R11	364.00
STP-U08m	R12	364.00
STP-U08n	R13	364.00
STP-U08o	R14	364.00
STP-U08p	R15	364.00
STP-U08q	R16	364.00
SAP-U08	R17	364.00
STP-U08s	R18	364.00
STP-U08u	R19	364.00
TOTAL		7280 SQ.M.

MIS ASHDAN DEVELOPERS PVT LTD INTEGRATED TOWNSHIP AREA CALCULATION AFTER AMALGAMATION

Sr. No.	GAT NO.	MINIMUM AREA REQUIRED FOR LAYOUT
	(AS PER 7/12 EXTRACT)	(IN HECTARE-ARE)
1	2	3
Manjri	Gat No.124, 125, 127(P to 7,12 Extract), 143, 144, 145, 146(P), 147 to 153, 159 to 159(P), 160, 162 to 164, 166, 167, 169(P), 172, 194(P)	41.1425
Waghol	Gat No. 1(P), 2(P), 3(P), Survey No. 14, 17, 42,43(P), 44(P), 45, 71,74, 262,263,334 to 347,48, 72(P), 393, 393(P), 1276, 1265, 276(P) Survey No. 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 26, 27, 28, 30, 32, 33, 34, 35, 37	25.515
Total		66.6 75

TOTAL WATER CAPACITY

FOR COMMERCIAL = 162,383 X 135 DAYS 52,116, 1355 LTS
/ OR RESIDENTIAL = 22,72,775 X 135 DAYS = 1,55,96,613.875 LTS
COMMERCIAL / RESIDENTIAL WATER CAPACITY
= 67,88,117.555 + 5,83,95,613.875 LTS.
= 6,51,81,731.180 LTS.

TOTAL WATER TURNOVER CAPACITY
FOR COMMERCIAL = 162,383 X 135 DAYS = 1,55,96,613.875 LTS
/ OR RESIDENTIAL = 22,72,775 X 135 DAYS = 1,55,96,613.875 LTS
COMMERCIAL / RESIDENTIAL WATER CAPACITY
= 67,88,117.555 + 5,83,95,613.875 LTS.
= 6,51,81,731.180 LTS.

TOTAL WATER TURNOVER CAPACITY FOR IRRIGATION DEPT = 77,00,00,000 LTS.
(@ 40 TIMES / 365 / 1 YEAR / 1000 TIMES TURNOVER)

NOTE:-
01. CONCESSION AS PER LETTER NO. TPS-1821/1213/PR.NO.118/2021 NAVI-13 DATED -26-10-2021

DATE & STAMP OF APPROVAL

MASTER LAYOUT INTEGRATED TOWNSHIP PROJECT

Approved as - ended in
subject to conditions mentioned in Annexure A
of letter No.PRMRDA/ Development Section/ 2023/ 3 dated 16/01/2023
S.No.10, No.173 to 173, 174 of Manjri Budruk
Dated 16/01/2023
Sd/-
For Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Region Development Authority, Pune
PMRDA

TOWNSHIP NOTES:-
1) Integrated Town Ship Notified by Govt. Notification No. TPS 1807 / 245 / CR 641/ Dated 04 / 04 / 2008. Addendum & Corrigendum Dated. 04 / 12 / 2008
2) Notification No. TPS-1816 / CR 368 / 16 / UD 13, Dated 08 / 03 / 2019

LETTER OF INTEN=
Letter of intent given by Collector Pune vide Letter No.
क्र / पीएमआर / कावि / ९२८७ / २०१८ दि. ०४/०६/२०१८.
क्र / पीएमआर / कावि / ९२७६ / २०१८ दि. ०३/०७/२०१९.
क्र / पीएमआर / कावि / / २०२० दि. / / .

LOCATIONAL CLEARANCE
Government Notice No. TPS -1807 / 245 /9.T 641/07/ -13 dated 04/08/2008.
Government Notice No. TPS 1807 /245 /9.T 641/07/ -13 dated 03/02/2012.
Government Notice No RP PUNE / VILLAGE -MANJRI KH , WAGHOLI /TP/TPV 1 /2906
Government Notice No TPS -1821/1661/9 TS 5/2022 / 13 dated 20/02/2023.

PREVIOUS SANCTION MASTER LAYOUT
Sanctioned by Collector of Pune vide no 1) PRH / TISR /07 / 2013, dated 15 / 04 / 2013
Sanctioned by P M R D A vide no. Pune 2) BHA / CR. NO. 146/ 18-19, dated 14 / 05 / 2019.
Sanctioned by P M R D A vide no. Pune 2) BHA / CR. NO 328 / 19-20, dated 21 / / 2019
Sanctioned by P.M.R.D.A vide no Pune 3) BHA / CR. NO 616 / 20 21, dated 09 / 07 / 2021.
Sanctioned by P.M.R.D.A vide no Pune 3) BHA / CR. NO 067 / 21 22, dated 31 / 03 / 2022

DEMARCATION PLAN
MO. R NO. 221/11 , DT- 28 / 02 / 2012 MANJRI KHURD, PAL HAVELI, PUNE
MO. R NO. 707,708,709,710,711,712 /10 Dt- 04/01/2019 -WAGHOLI, TAL. HAVELI, PUNE.
MO R NO 2225/2020. DT- 27 & 28/02/2020 -MANJRI KHURD, PAL HAVELI, PUNE

ARCHEOLOGICAL DEPT
NOC LETTER NO. 2010/51, DATED 08 / 03 / 2010 (Manjari)
NOC LETTER NO. 2020/141, DA =ED 23 / 01 / 2020 (Waghow)

FOREST DEPT
NOC LETTER NO 428/2010=11, DATED 26 / 10 / 2010 -MANJRI KHURD, TAL HAVELI, PUNE.
NOC LETTER NO 124/2019-20, DA=ED 07 / / 2019 -WAGHOLI, TAL HAVELI, PUNE.
NOC LETTER NO 293 2021 22, DATED 13 / 08 / 2021 WAGHOLI, TAL HAVELI PUNE.

IRRIGATION DEPT
NOC LETTER NO 163 / 2010 DP.TED 25 / 07 / PU F7
NOC LETTER NO. 4961, DA =ED 16 / 10 / 2010
पाणी पुरवठ्याबाबत पाटबंधारे विभाग व ग्रामपंचायत यांच्याकडे झालेला करारनामा
ID JAA K MUA /KA-2/UA-3 (EWA WAGHOLI / NOC LETTER NO. 4421 / 2020 DA=ED 15 / 10 / 2020
ID JAA K MUA /KA-2/UA-3 (EWA WAGHOLI / NOC LETTER NO. 0328 / 2021 DATED 11 / 01 / 2021

DEFENSE DEPT
NOC LETTER NO AIR HQS 17705 /4 ATS (Ty BM-MCD XXXVIII)
DY NO. 718 / F / D (AIR II) DATED 13 / 11 / 2013, for Building Ht. 15000 M
Site Elevation Certificate PMRDA/351 DATED 05 / 08 / 2020
NOC LETTER NO SWAC / 2564 / 6 / 2286/ ATS BM) DATED 26 / 11 /2020

TRIBAL LAND DEPT
NOC LETTER NO. 384 /2012 DATED 27 / 02 / 2012, MANJRI KHURD, TAL HAVELI, PU NE
NOC LETTER NO 204 /2020 DATED 24 / 07 / 2020 WAGHOLI, TAL. HAVELI, PUNE
NOC LETTER NO. 197 /2021 DATED 03 / 08 / 2021 WAGHOLI, TAL. HAVELI, PUNE

ENVIRONMENTAL CLEARANCE
The environmental clearance granted by state level environment impact assessment authority vide letter no. Authority vide Letter No.EC3803MH1104 47, DATED 09/01/2023.
Plot Area - 6,05 947.00 sq.m.
FP area = 10,30,109 .00 sq.m
Non FSI Area = 866,056 00 sq.m.
Permissible Built Up Area - 18,97,065 00 sq.m

FIRE CLEARANCE
Directorate of Maharashtra Fire Service No.MFS / 61 / 2018 / 472, dated 10 / 07 / 2018

AREA & BOUNDARY
As per city survey map with Mo.R no 221/11 dated 28/02/12 of On Gat No 124, 125, 127 to 132, 137(P), 138 to 142,144,145,146(P),147 to 153, 155 to 158, 159(P), 160, 161(P), 162 to 164, 166, 167, 169(P), 170(P) 194(P) At , Manjri Khurd, TAL Haveli PUNE
As per city survey map with mo.R no.2225/2020 dated 27& 28/02/12, of On Gat No.124, 125 37(P), 138 to 142, 44,45,065(P),147 to 153, 159(P), 160, 162 to 164, 166 167, 170(P), 194(P)
At , Manjri Khurd, TAL Haveli PUNE
As per city survey map with mo r. no. 707/18, dt. 04/01/2019 of Gat no.1269,
mo r. no 708/10, dt. 04/01/2019 of Gat no.1269, hissa no 14, 17, 18, 28, 29, 31, 33, 46, 47, 48, 65, 66, 67, 69, 70, 71 72, 75
mo r no 709/18, dt. 04/01/2019 of Gat no.1267, mo. r no. 710/18, dt. 04/01/2019 of
Gat no 1273, mo r no 711/18, dt. 04/01/2019 of Gat no.1265,
mo r. no 712/18, dt. 04/01/2019 of Gat no.1276, hissa no. 1, 2, 3, 6, 13, 16, 26, 27, 28, 30, 32, 33, 34, 35, 37 At Wagholi, Tal Haveli, Pune.

MPCB Consent to Establishment Vide No. BO / RO / HQ / Pune / CE / CC 44, DATED 08 / 04 /2011.

BANK GUARANTEE Given By ICICI Bank
No. 0200BG00108113, Dated 16 / 03 / 2013
15% Premium Amount Rs 7 03,80,000/-

BANK GUARANTEE Given By ICICI Bank
No. 0985NDGG00001072, Dated 03 / 07 / 2021.
15% Premium Amount Rs 3 35,25,000/

BANK GUARANTEE - 2ND PHASE GIVEN By ICICI BANK
NO.0321NDLG00004623, DATED. 09 / 06 / 2022.
15 % PREMIUM AMOUNT RS. 6,24,00,000/-

TOTAL PREMIUM FOR TOWNSHIP RS 12,21,44,000/—

TOWNSHIP MANJRI KHURD-WAGHOLI PREMIUM FOR ZONE

S.No	'ZTAGES	MANJRI KHURD (LC DATED 00042020A (1)	MANJRI KH WAGHOLI (LC DATED 974020200 (2)	MANJRI KHURD (LC DATED 20-02-2023) (3)	REMARK (5)
o	LC 10 %	68,54,840/-	40,28,900/-	13,30,660/-	Column 1,2,3 PAID
y	t0170%	6A54.840a	40,28,900d	13,30,660d	Column 4,5 3PAID
3	', taY-#	1,37,09,672A	0,57,800d	26,61,320d	Column 4,5 3PAID
4	(First 'ear Installment)	1,02,82,260/-	60,43,350/-	19,95,990/-	Column 1, PAID
5	(Second -ear Installment)	1,02,82,260/-	60,43,350/-	19,95,990/-	Column 1, PAID
6	(Third Year Instalment)	1,02,82,260/-	60,43,350/-	19,95,990/-	UNPAID
7	(Forth Year Insfalment)	4,02,82,260A	60,43,350A	49,95,990A	UNPAID
	TOTAL	6,85,48,400/-	4,02,89,000/-	1,33,06,600/-	

NOTE -
1) ALL DRAWING G IS BE ECO QBL1 KOHFI-AUO & DOU UNITS 1) PAD VIOI-1 BY Dw NUE 77 A NIL HN EC WILL CO DE ELIPONLYBUE FOR MAPOLFI 170 DA=BENEFO-1-6 PN 1 1 E CLUR OF HE D NEILHN 2) ppjcpvNaNo 1s coPyrigAT of Ve.s Ar0F8 FcTLnF a 7Qb DRWeAs SHALLD NOT ar 6oPiEp dRuaeD vFI jEbT FRIO FERENIs IONs OF THE ARCHIEKT

B CERTIFICATE OF AREA

Certified that the Plot under reference was surveyed by me on and the dimensions of sides etc. of the 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 Record Dept. / Cup Survey records

Sign of the Architect

C JOB TITLE / SITE ADDRESS

Proposed 6th Revised Master Layout Plan Of Integrated Township for
1) M/s. Ashdan Developers Pvt. Ltd.
2) Manjari Housing Projects LLP
On Gat No.124 to 132,137(P) to142,144,145,146(P),147 to 153, 155 to 159(P), 160, 162 to 164, 166, 167, 169(P), 170 & 194(P) Village-Manjri Khurd, Tal. Haveli, PUNE.
On Gat No.1255 Hissa No.14,17,18,28,29,31,33,38,46,47,48,65,66,67,69,70,71,72,73, 1265,1267(P),1269,1273,1276 Hissa No.2,3,5,6,13,15,16,26,27, 28,30,1A/2,34,37 Village-Wagholi, Tal. Haveli, PUNE.

D OWNER NAME AND SIGNATURE

Owner/ Developer
1) M/s. Ashdan Developers Pvt. Ltd.
2) Manjari Housing Projects LLP Either Through Meena Kane

Owner/ Developer

E ARCHITECT

Vishwas Kulkarni . CA/1994/86605
Hrishikesh K Ikame . CK/2002/729235

Architect

V K : a
archiLec0ure
73/2 Bhakti Marg Off Law College Road Erandwane Pune 411 004

Proposed Land Use Plan	1:2000 at A0 841 x 1330		
Shweta	D.C.	09/03/2023	
1713	203	G	
Proposed Master Plan Sanction			

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