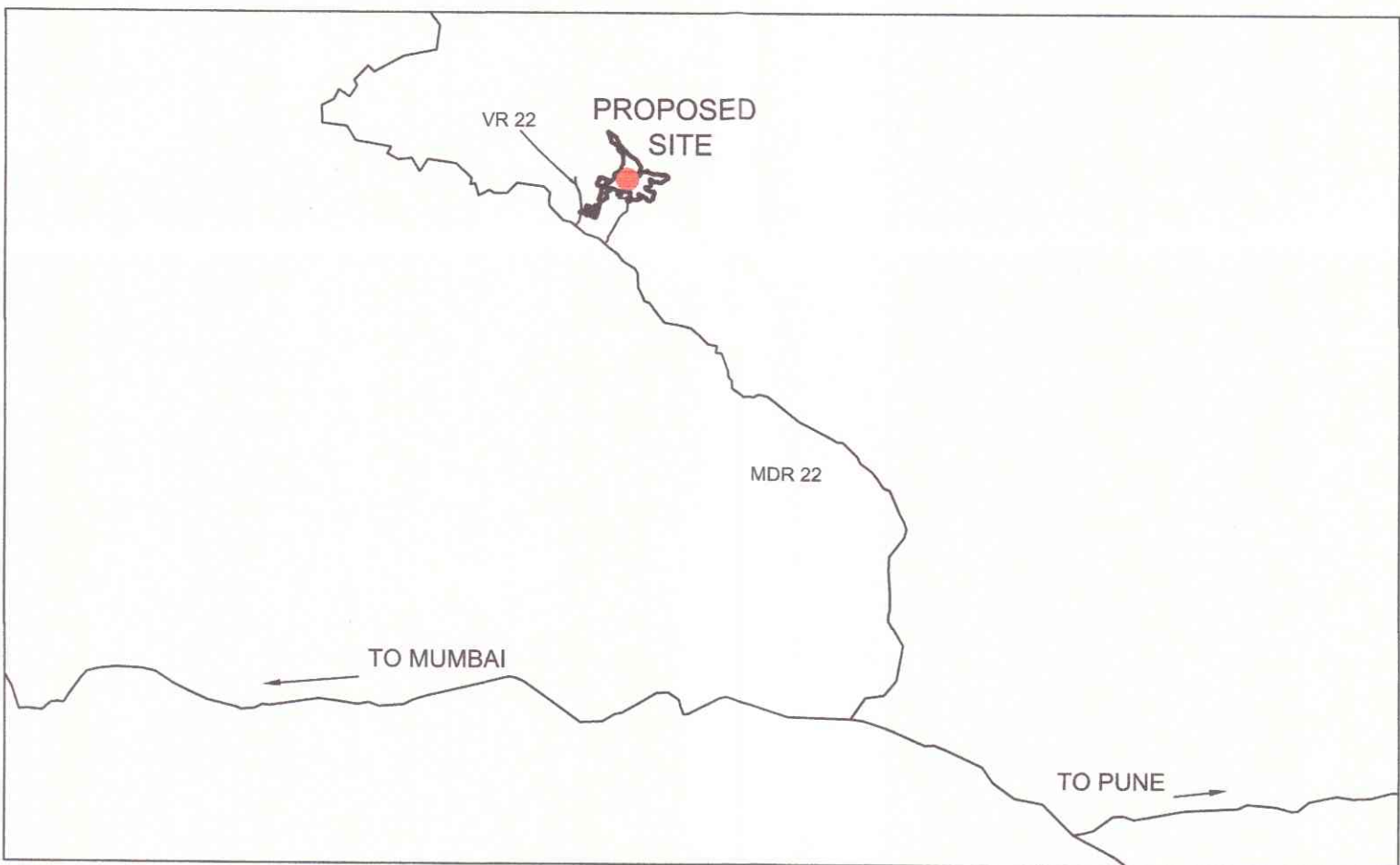
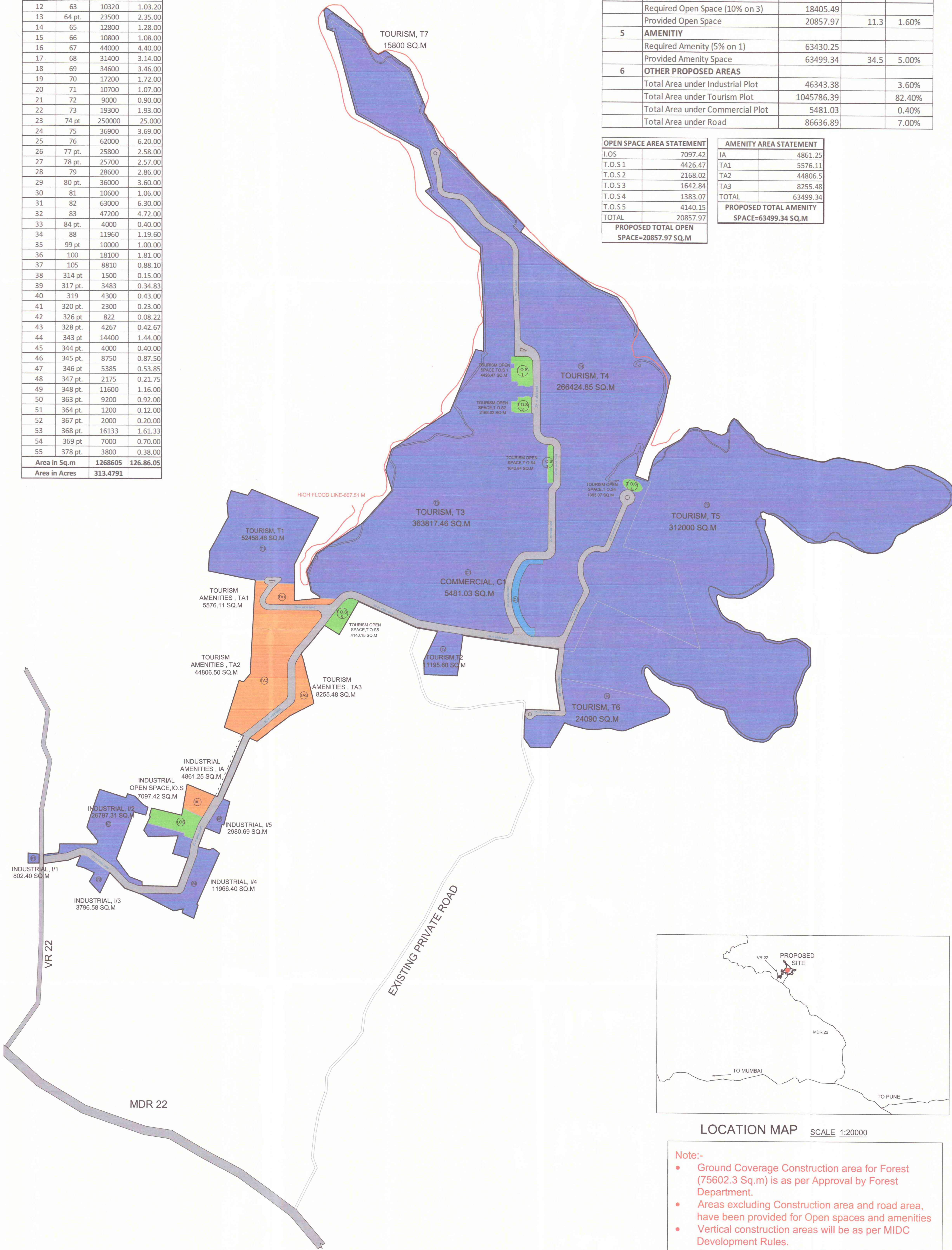


Details as per sec. 43 (1) B notification.				
M/S Maharashtra Vedic Health Pvt. Ltd.				
Village: Wahangaon, Tal: Maval, Dist: Pune				
Sr.No	Gat No.	Area (Sq.m)	Area (H.R)	
1	1 pt.	32200	3.22.00	
2	2	65700	6.57.00	
3	54 pt	15800	1.58.00	
4	55	29200	2.92.00	
5	56	35500	3.55.00	
6	57	40000	4.00.00	
7	58	40100	4.01.00	
8	59	7400	0.74.00	
9	60	11300	1.13.00	
10	61	18900	1.89.00	
11	62 pt	7900	0.79.00	
12	63	10320	1.03.20	
13	64 pt.	23500	2.35.00	
14	65	12800	1.28.00	
15	66	10800	1.08.00	
16	67	44000	4.40.00	
17	68	31400	3.14.00	
18	69	34600	3.46.00	
19	70	17200	1.72.00	
20	71	10700	1.07.00	
21	72	9000	0.90.00	
22	73	19300	1.93.00	
23	74 pt	250000	25.00.00	
24	75	36900	3.69.00	
25	76	62000	6.20.00	
26	77 pt.	25800	2.58.00	
27	78 pt.	25700	2.57.00	
28	79	28600	2.86.00	
29	80 pt.	36000	3.60.00	
30	81	10600	1.06.00	
31	82	63000	6.30.00	
32	83	47200	4.72.00	
33	84 pt.	4000	0.40.00	
34	88	11960	1.19.60	
35	99 pt	10000	1.00.00	
36	100	18100	1.81.00	
37	105	8810	0.88.10	
38	314 pt	1500	0.15.00	
39	317 pt.	3483	0.34.83	
40	319	4300	0.43.00	
41	320 pt.	2300	0.23.00	
42	326 pt	822	0.08.22	
43	328 pt.	4267	0.42.67	
44	343 pt	14400	1.44.00	
45	344 pt.	4000	0.40.00	
46	345 pt.	8750	0.87.50	
47	346 pt	5385	0.53.85	
48	347 pt.	2175	0.21.75	
49	348 pt.	11600	1.16.00	
50	363 pt.	9200	0.92.00	
51	364 pt.	1200	0.12.00	
52	367 pt.	2000	0.20.00	
53	368 pt.	16133	1.61.33	
54	369 pt	7000	0.70.00	
55	378 pt.	3800	0.38.00	
Area In Sq.m		1268605	126.86.05	
Area In Acres		313.4791		

LAYOUT PLAN CALCULATIONS				
Sr.No	PARTICULARS	AREA (IN SQ.M)		
1	PLOT AREA			
a	Area of the Plot as per 7/12 Extract	1268605		
b	Area of Plot Considered	1268605		
2	Deductions			
a	Area under larger Plots (More than 1.0 ha)	1084550.1		
3	Net Plot Area (1b-2a) (considered only for common open space calculations)	184054.9		
4	OPEN SPACE			
	Required Open Space (10% on 3)	18405.49		
	Provided Open Space	20857.97	11.3	1.60%
5	AMENITIY			
	Required Amenity (5% on 1)	63430.25		
	Provided Amenity Space	63499.34	34.5	5.00%
6	OTHER PROPOSED AREAS			
	Total Area under Industrial Plot	46343.38		3.60%
	Total Area under Tourism Plot	1045786.39		82.40%
	Total Area under Commercial Plot	5481.03		0.40%
	Total Area under Road	86636.89		7.00%

OPEN SPACE AREA STATEMENT		AMENITY AREA STATEMENT	
I.O.S	7097.42	IA	4861.25
T.O.S.1	4426.47	TA1	5576.11
T.O.S.2	2168.02	TA2	44806.5
T.O.S.3	1642.84	TA3	8255.48
T.O.S.4	1383.07	TOTAL	63499.34
T.O.S.5	4140.15	PROPOSED TOTAL AMENITY SPACE=63499.34 SQ.M	
TOTAL	20857.97		
PROPOSED TOTAL OPEN SPACE=20857.97 SQ.M			



- LOCATION MAP SCALE 1:20000
- Note:-
- Ground Coverage Construction area for Forest (75602.3 Sq.m) is as per Approval by Forest Department.
 - Areas excluding Construction area and road area, have been provided for Open spaces and amenities
 - Vertical construction areas will be as per MIDC Development Rules.
 - Access road for the Forest is as per the detailed Plan.

LEGENDS	
	PLOT BOUNDARY
	INDUSTRIAL AREA
	TOURISM AREA
	COMMERCIAL AREA
	OPEN SPACE
	AMENITY
	ROADS
	H.F.L.: 667.510

STAMP OF APPROVAL OF PLAN

DRAFT MASTER PLAN
PUBLISHED VIDE NOTICE
NO. 1008/1981/H2064/2022
DT. 21/11/2022
IS SUBMITTED FOR
APPROVAL PLEASE.

Chief Planner
M.I.D.C., Mumbai-93

PROFORMA

Sr.No.	Particulars	Area
1	PLOT AREA	
a	Area of the Plot as per 7/12 Extract	1268605.00
b	Area of Plot Considered	1268606.00
2	PLOTS	
a	Existing notified IIA Land	740515.00
b	Additional private Land to be added now	97390.00
c	Allotted government Land to be added now	102900.00
d	Diverted forest Land to be added now	327800.00
3	FOR PLOTS 2a, 2b and 2c	940805.00
i.	Deductions	
a	Area under larger plots (More than 1.0 Ha)	756750.11
ii.	Net Plot Area (3-3a) (considered only for common open space and amenities calculations)	184054.99
iii.	Open Space (10% on 3 ii)	Required: 18405.490, Proposed: 20857.97
iv.	Amenities (5% on 3)	Required: 47040.25, Proposed: 63499.34
v.	Internal Road Area	86636.89

AREA UNDER LARGER PLOTS		AREA UNDER SMALLER LOTS	
Industrial Plot No.	Area (Sq.m)	Industrial Plot No.	Area (Sq.m)
I/2	26797.31	I/1	802.40
I/4	11966.40	I/3	3796.58
T1	52458.48	I/5	2980.69
T2	11195.60	C1	5481.03
T3	363817.46		
T4	266424.85	TOTAL	13060.70
T6	24090		
TOTAL	756750.10		

PROPOSED INDUSTRIAL AREA STATEMENT			
Industrial Plot No.	Area (Sq.m)	Industrial O.S No.	Area (Sq.m)
I/1	802.4	I.O.S	7097.42
I/2	26797.31	TOTAL	7097.42
I/3	3796.58	Indust. Amenities No.	Area (Sq.m)
I/4	11966.40	IA	4861.25
I/5	2980.69	TOTAL	4861.25
TOTAL	46343.38		

TOTAL PLOT AREA UNDER INDUSTRIAL		58302.05	
PROPOSED TOURISM AREA STATEMENT			
Tourism Plot No.	Area (Sq. m)	Tourism O.S No.	Area (Sq.m)
T1	52458.48	T.O.S.1	4426.47
T2	11195.60	T.O.S.2	2168.02
T3	363817.46	T.O.S.3	1642.84
T4	266424.85	T.O.S.4	1383.07
T6	24090.00	T.O.S.5	4140.15
TOTAL	717986.39	TOTAL	13760.55
		Tourism Amenities	Area (Sq.m)
		TA1	5576.11
		TA2	44806.50
		TA3	8255.48
		TOTAL	58638.09
TOTAL PLOT AREA UNDER TOURISM		790385.03	

PROPOSED COMMERCIAL AREA STATEMENT			
Commercial Plot No.	Area (Sq.m)	Commercial O.S & Amenities No.	Area (Sq.m)
C1	5481.03	-	-
TOTAL	5481.03	TOTAL	-
TOTAL PLOT AREA UNDER COMMERCIAL		5481.03	
(INDUSTRIAL+TOURISM+COMMERCIAL+ROAD AREA)		940805.00	

4	FOR PLOTS 2d	327800.00
i.	Deductions	-
a	Area under larger plots (More than 1.0 Ha)	-
ii.	Net Plot Area (4-4a) (considered only for common open space and amenities calculations)	327800.00
iii.	Construction Area (Ground Coverage) (As per approval for construction by forest Department)	75602.30
iv.	Open space (10% on 4 ii)	Required: 32780, Proposed: 316897.70
v.	Amenities (5% on 4)	Required: 16390, Proposed: 63499.34
vi.	Internal Road Area (As per approval by Forest)	86636.89

PROPOSED TOURISM AREA STATEMENT			
Tourism Plot No.	Area (Sq.m)	Tourism O.S & Amenities No.	Area (Sq.m)
Appvd. Ground. Covg	75602.3	T.O.S.2	316897.70
TOTAL	75602.3	TOTAL	316897.70
TOTAL PLOT AREA UNDER TOURISM		327800.00	
(INDUSTRIAL+TOURISM+ROAD AREA)		327800.00	

5	TOTAL (FOR PLOT 2a+2b+2c+2d)	1268605.00
i.	Deductions	-
a	Area under larger plots (More than 1.0 Ha)	1084550.10
ii.	Net Plot Area (5-5a) (considered only for common open space and amenities calculations)	184054.90
iii.	Open space (10% on 5 ii)	Required: 18405.49, Proposed: 20857.97
iv.	Amenities (5% on 5)	Required: 63430.25, Proposed: 63499.34
v.	Internal Road Area	86636.89

AREA UNDER LARGER PLOTS		AREA UNDER SMALLER PLOTS	
Industrial Plot No.	Area (Sq.m)	Industrial Plot No.	Area (Sq.m)
I/2	26797.31	I/1	802.40
I/4	11966.40	I/3	3796.58
T1	52458.48	I/5	2980.69
T2	11195.60	C1	5481.03
T3	363817.46		
T4	266424.85	TOTAL	13060.70
T5	312000.00		
T6	24090		
T7	15800		
TOTAL	1084550.10		

PROPOSED INDUSTRIAL AREA STATEMENT			
Industrial Plot No.	Area (Sq.m)	Industrial O.S No.	Area (Sq.m)
I/1	802.4	I.O.S	7097.42
I/2	26797.31	TOTAL	7097.42
I/3	3796.58	Indust. Amenities No.	Area (Sq.m)
I/4	11966.40	IA	4861.25
I/5	2980.69	TOTAL	4861.25
TOTAL	46343.38		

TOTAL PLOT AREA UNDER INDUSTRIAL		58302.05	
PROPOSED TOURISM AREA STATEMENT			
Tourism Plot No.	Area (Sq.m)	Tourism O.S No.	Area (Sq.m)
T1	52458.48	T.O.S.1	4426.47
T2	11195.60	T.O.S.2	2168.02
T3	363817.46	T.O.S.3	1642.84
T4	266424.85	T.O.S.4	1383.07
T5	312000.00	T.O.S.5	4140.15
T6	24090.00	TOTAL	13760.55
T7	15800.00	Tours.Amenities No.	Area (Sq.m)
TOTAL	1045786.39	TA1	5576.11
		TA2	44806.50
		TA3	8255.48
		TOTAL	58638.09
TOTAL PLOT AREA UNDER TOURISM		1118185.03	

PROPOSED COMMERCIAL AREA STATEMENT			
Commercial Plot No.	Area (Sq.m)	Commercial O.S & Amenities No.	Area (Sq.m)
C1	5481.03	-	-
TOTAL	5481.03	TOTAL	-
TOTAL PLOT AREA UNDER COMMERCIAL		5481.03	
(INDUSTRIAL+TOURISM+COMMERCIAL+ROAD AREA)		1268605	

NAME & SIGNATURE OF DIRECTOR
MAHARSHI VEDIC HEALTH PVT. LTD.

Form of certificate to be signed by the licensed Architect employed by the Applicant.

I, Sudhir Patil & Associates, have been employed by the applicant as his licensed Architect. I have examined the boundaries and the area of the plot and I hereby certify that I have personally verified and checked all the statement made by the applicant who is the owner in possession of the plot as in the above form and attached statements 1 and 2 and found them to be correct.

Date:

Sudhir Patil
REGD. ARCHITECT

NORTH

PLOT No.RL190 'G' BLOCK, MIDC
SAMBALI NAGAR CHINCHWAD
PUNE-411019
E-mail : sudhir.patil2008@gmail.com

SUDHIR PATIL & ASSOCIATES
ENGINEERING & PLANNING CONSULTANTS

PROJECT
CENTRE FOR PERFECT HEALTH, MAHARSHI VEDIC HEALTH PVT. LTD.- INTEGRATED INDUSTRIAL AREA AT WAHANGAON, PUNE