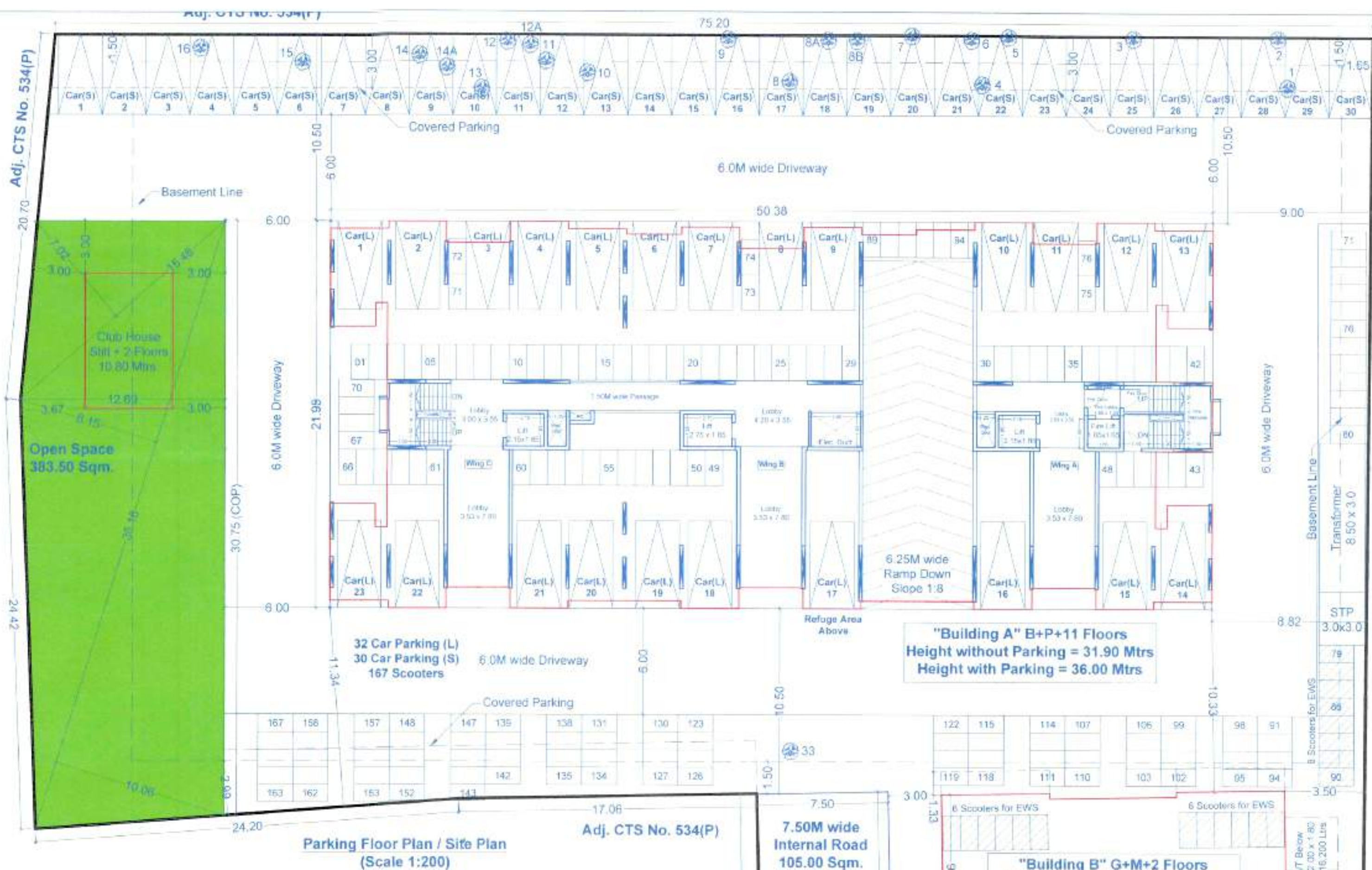


Plot Area Calculations

0.50 x 80.34	x 19.45	= 781.31
0.50 x 80.34	x 32.53	= 1306.73
0.50 x 48.11	x 8.21	= 197.49
0.50 x 34.16	x 17.32	= 295.83
0.50 x 59.16	x 34.70	= 1026.43
0.50 x 38.17	x 18.00	= 343.53
0.50 x 34.81	x 3.10	= 53.96
		= 4005.28

Area Calculations for under Road Widening

0.50 x 34.83	x 6.14	= 106.93
0.50 x 34.83	x 5.86	= 102.05
0.50 x 3.16	x 0.68	= 1.07
		= 210.05

Area Calculations for Open Space

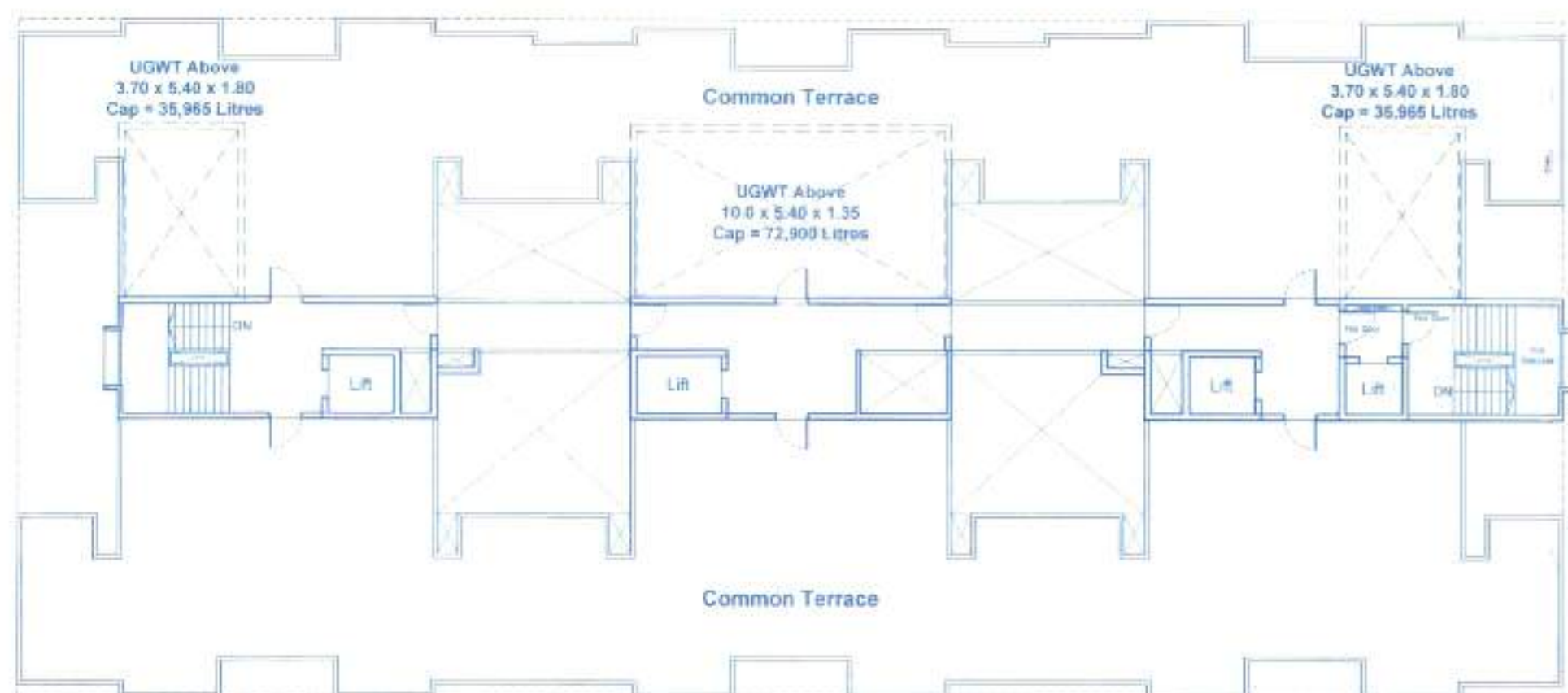
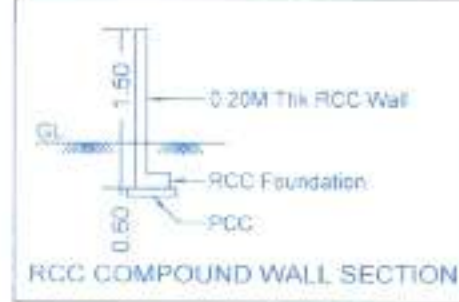
0.50 x 36.16	x 10.06	= 181.88
0.50 x 36.16	x 8.15	= 147.35
0.50 x 15.46	x 7.02	= 54.26
		= 383.49

Area Calculations for Internal Road

1.00 x 14.00	x 7.50	= 105.00
		= 105.00

Area Calculations for under EWS Reservation

0.50 x 77.37	x 8.82	= 341.20
0.50 x 77.37	x 9.90	= 382.98
		= 724.18



Terra Floor Plan (Building A) (Scale 1:200)

OHWT Water Requirement Calculations - Building A

1	Total No. of Units	=	179 Units
2	Total No. of Person (5 Person per Unit)	=	895 Person
3	Water Capacity Required (135 Litres per Unit)	=	1,20,825 Litres
4	For Fire Fighting	=	20,000 Litres
5	OHWT Water Capacity Required	=	1,40,825 Litres
6	OHWT Water Capacity Provided	=	1,44,830 Litres

OHWT Water Requirement Calculations - Building B

1	Total No. of Units	=	10 Units
2	Total No. of Person (5 Person per Unit)	=	50 Person
3	Water Capacity Required (135 Litres per Unit)	=	6,750 Litres
4	Commercial Area	=	172 Sqm.
5	Occupant Load (3 Sqm./Person)	=	57 Person
6	Water Capacity Required (45 Litres per Unit)	=	2,579 Litres
7	For Fire Fighting	=	0 Litres
8	OHWT Water Capacity Required	=	9,329 Litres
9	OHWT Water Capacity Provided	=	13,884 Litres

UGWT Water Requirement Calculations - Building A

1	Water Capacity Required	=	2,11,238 Litres
2	For Fire Fighting	=	75,000 Litres
3	UGWT Water Capacity Required	=	2,86,238 Litres
4	UGWT Water Capacity Provided	=	2,88,000 Litres

UGWT Water Requirement Calculations - Building B

1	Water Capacity Required	=	13,993 Litres
2	For Fire Fighting	=	0 Litres
3	UGWT Water Capacity Required	=	13,993 Litres
4	UGWT Water Capacity Provided	=	16,200 Litres

F.S.I. Statement (Buildingwise)

Sr No.	Floor	Proposed Built up Area	Tenements
1	Building A	Comm. 9436.22	131.00
2	Building B	171.80	-
3	Total	171.80	131.00

F.S.I. Statement (Building A)

Sr No.	Floor	Proposed Built up area	Tenements
1	Ground	0.00	-
2	First	878.33	12.00
3	Second	860.23	12.00
4	Third	860.23	12.00
5	Fourth	860.23	12.00
6	Fifth	860.23	12.00
7	Sixth	860.23	12.00
8	Seventh	860.23	12.00
9	Eighth	817.82	11.00
10	Ninth	860.23	12.00
11	Tenth	860.23	12.00
12	Eleventh	860.23	12.00
13	Total	9436.22	131.00

Parking Requirement Calculations

Parking Required for -	Carpet Area (Sq.m.)	Units	By Rule	Prop.	By Rule	Car	Reqd.	By Rule	Prop.	By Rule	Reqd.
Residential	Below 30	2	10	0	0	0	4	20			
Residential	40 - 80	2	131	1	66	5	328				
Visitors					5%	3	5%	17			
Shops	154	1	1.54	2	3	6	9				
Total Parking Required						72		374			
Total Parking Area Required (Sq.m.)								1646.42			
Total Parking Provided						102		497			
Total Samli Parking (Max. 50%)						30					
Total Parking Area Provided (Sq.m.)								2269.98			

Details of Units for which the Stamp Duty is to be paid by the Developer as per Government Resolution No. Govt. Resolution No. TPS-1820 / Ano.27 / Pr.No.80 / 20 / Nov-13, Dated: 14/01/2021

Sr. No.	Building Name	Floors	Tenement Nos.	Proposed Use	Area (Sq.m.)
1	Building A	First	A-101,102,103,104, B-101,102,103,104, C-101,102,103,104	Residential	876.33
2		Second	A-201,202,203,204, B-201,202,203,204, C-201,202,203,204	Residential	860.23
3		Third	A-301,302,303,304, B-301,302,303,304, C-301,302,303,304	Residential	860.23
4		Fourth	A-401,402,403,404, B-401,402,403,404, C-401,402,403,404	Residential	860.23
5		Fifth	A-501,502,503,504, B-501,502,503,504, C-501,502,503,504	Residential	860.23
6		Sixth	A-601,602,603,604, B-601,602,603,604, C-601,602,603,604	Residential	860.23
7		Seventh	A-701,702,703,704	Residential	286.74
8	Total Area of 76 Tenements				5464.20
9	Total Premium + Ancillary FSI Used = 2000 + 3439.07				5439.07



Area Statement for Accommodation for EWS Reservation Under Clause No. 7(a)

Sr No.	Area Under EWS Reservation	724.18
1	Area of Plot for Calculation of Premium Under Clause 11.1, General Note iv) 40% of (1)	289.67
2	Area of Plot for Calculation of Premium Under Clause 11.1, General Note iv) 40% of (1)	398.30
3	Area of Plot for Calculation of Premium Under Clause 11.1, General Note iv) 40% of (1)	407.70



अधिकृत्याये स्वकमेवर
५०% सुट प्राप्त

Area Statement for Accommodation for EWS Reservation Under Clause No. 7(a)

Sr. No.	Description	Area
1	Area of Plot (Minimum area of a, b, c to be considered)	4000.00
a	As per Ownership Document (712, CTS extract)	4000.00
b	As per Measurement Sheet	4005.28
c	As per Site	4005.28
2	Deductions for -	
a	Area under 24.00m wide DP Road Widening	210.05
b	Area under any DP Reservation	0.00
c	Total (a + b)	210.05
3	Balance Area of Plot [(1) - (2c)]	3789.95
4	Amenity Space (If Applicable)	
a	Required [5% of (3)]	0.00
b	Adjustment of (2b) (If Any)	0.00
c	Balance Proposed	0.00
5	Net Area of Plot [(3) - (4c)]	3789.95
6	Recreational Open Space (If Applicable)	0.00
a	Required [10% of (5)]	378.99
b	Proposed	383.49
7	Internal Road Area	105.00
8	Area for Computation of FSI [(5) x 1.00]	3789.95
9	Permissible Built up Area as per Road Width [(8) x 1.10]	4168.95
10	Addition of FSI on Payment of Premium	
a	Permissible Premium FSI - Based on road width [(11) x 50%]	2000.00
b	Proposed FSI on Payment of Premium	2000.00
11	In-situ FSI / TDR loading	
a	Area of D.P. Road [(2a) x 2.00] [To be added After Handover]	0.00
b	Area Against Reservation [(2b) x 2.00]	0.00
c	Area against Amenity Space if Handled Over [(4c) x 2.00]	0.00
d	Permissible TDR - Based on Road Width [(11) x 1.15%]	4600.00
e	Proposed TDR Area [To be added After TDR Utilisation]	0.00
12	Additional FSI Area for Green Building [(8) x 5%]	0.00
13	Total Entitlement of FSI in the Proposal	
a	Total Built up Area [(9 + 10b) + 11a + b + c + e + 12]	6168.95
b	Ancillary Area FSI upto 60% with Payment of Charges	3701.37
c	Ancillary Area FSI Utilised	3439.07
d	Total Entitlement (a + c)	9608.02
14	Max. Perm. Built up Area [(8) x 2.75 x 1.60]	17230.31
15	Total Proposed Built up Area	
a	Existing Built-up Area	0.00
b	Proposed Built-up Area - Commercial (as per 'P' line)	171.80
c	Proposed Built-up Area - Residential (as per 'P' line)	9436.22
d	Total (a + b + c)	9608.02
16	FSI Consumed (15/13)	1.00
17	Proposed Tenements	131.00

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME, ON AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLANS AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP (T.P. SCHEME RECORD) AND RECORD DEPT / CITY SURVEYED RECORDS.

LEGEND

PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER'S NAME: Sandeep Namdev Nimhan
OWNER'S SIGN: [Signature]
1. Sandeep Namdev Nimhan
2. Sandeep Namdev Nimhan for
3. Kamal Namdev Nimhan
4. Pramod Namdev Nimhan
5. Sushma Pramod Nimhan

PROJECT Building Permission

SURVEY NO. 5	HISSA NO. 83P/ 62P	CTS NO. 534(P)
PLOT NO.	SOC. NAME	PETH
FINAL PLOT NO.		
ARCHITECT: GAUTAM NARENDRA ATTARDE	ARCHITECT'S SIGN	
8208 KULDEEP BHANDARKAR RD, SHIVAJINAGAR, PUNE 41		
LI. No. CA201151343		
JOB NO.	ORG. NO.	SCALE
INWARD NO.	ADCR/1296/20	DATE
KEY NO.	**XEAIAEAASHEET NO.	1/3