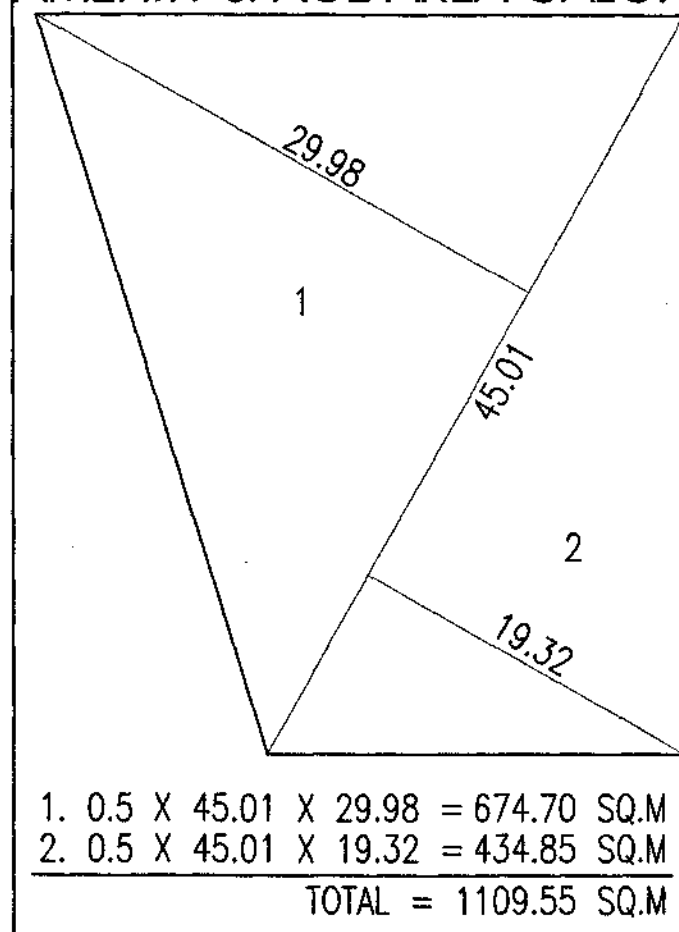
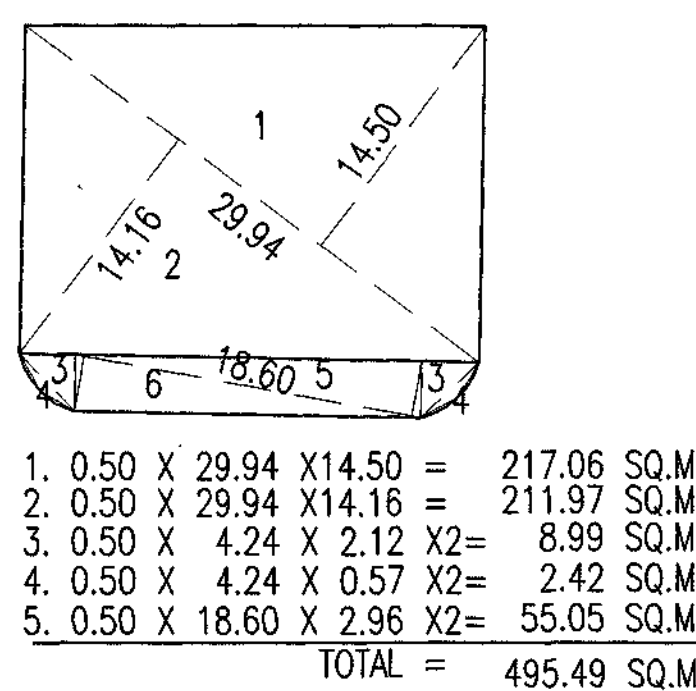


| F.S.I. STATEMENT |                             |                 |         |               |                       |                |                     |        |           |
|------------------|-----------------------------|-----------------|---------|---------------|-----------------------|----------------|---------------------|--------|-----------|
| BUILDING         | FLOOR                       | HTS.            | F.S.I   | OPEN PER. BAL | OPEN PROPOSED BALCONY | STAIRCASE AREA | FIRE STAIRCASE AREA | TENA.  | LIFT AREA |
| WING - A         | LOW PARK + GR./ STILT+9 FL. | 30.00M./26.55M. | 5167.48 | 6273.49       | 697.59                | 172.26         | 175.77              | 105    | 5.12      |
| WING - B         | LOW PARK + GR./ STILT+2 FL. | 9.35M./5.90M.   | 1106.01 | 0.15          | 146.88                | 38.28          | 39.06               | 19     | 5.12      |
| TOTAL            | ---                         | ---             | 6273.49 | 941.02        | 844.47                | 210.54         | 214.83              | 124.00 | 10.24     |

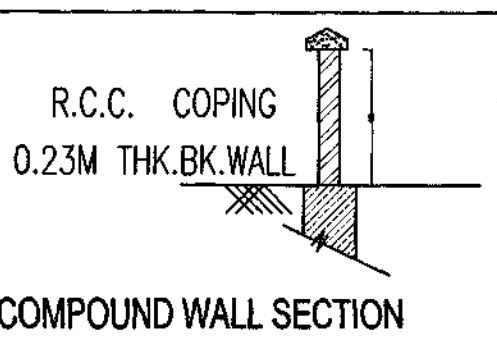
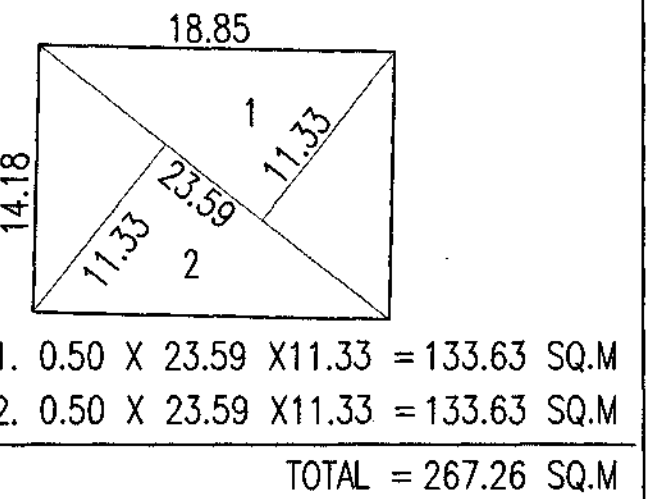
#### AMENITY SPACE AREA CALC.



#### OPEN SPACE -2 AREA CALC.



#### OPEN SPACE -1 AREA CALC.



#### WATER STORAGE TANK CAP. CALC.

| BUILDING | O/H.WATER TANK LTS. | U/G.WATER TANK LTS. |
|----------|---------------------|---------------------|
| WING -A  | 91000.00            | 126500.00           |
| WING -B  | 13000.00            | 19500.00            |
| TOTAL    | 104000.00           | 146000.00           |

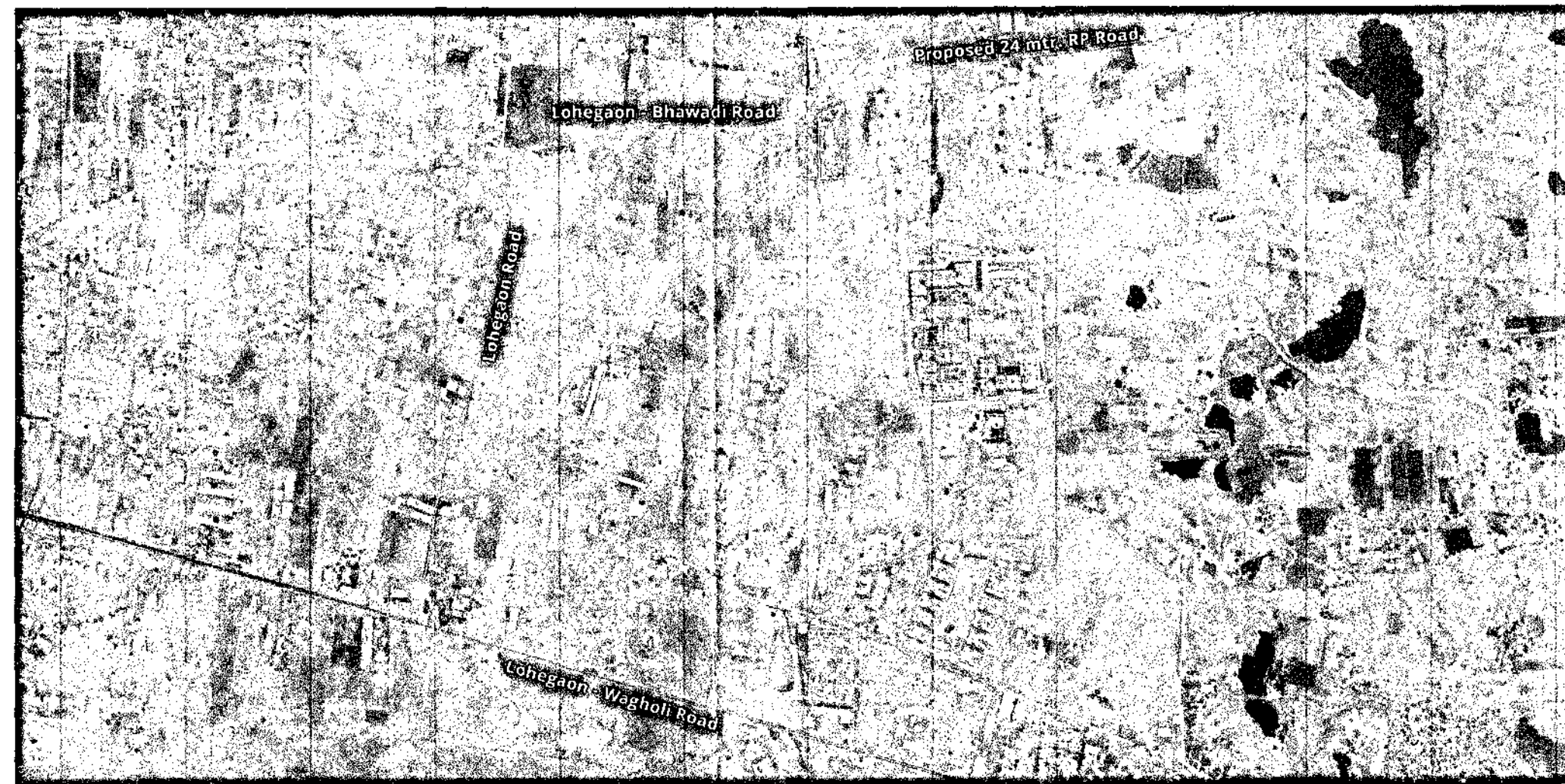
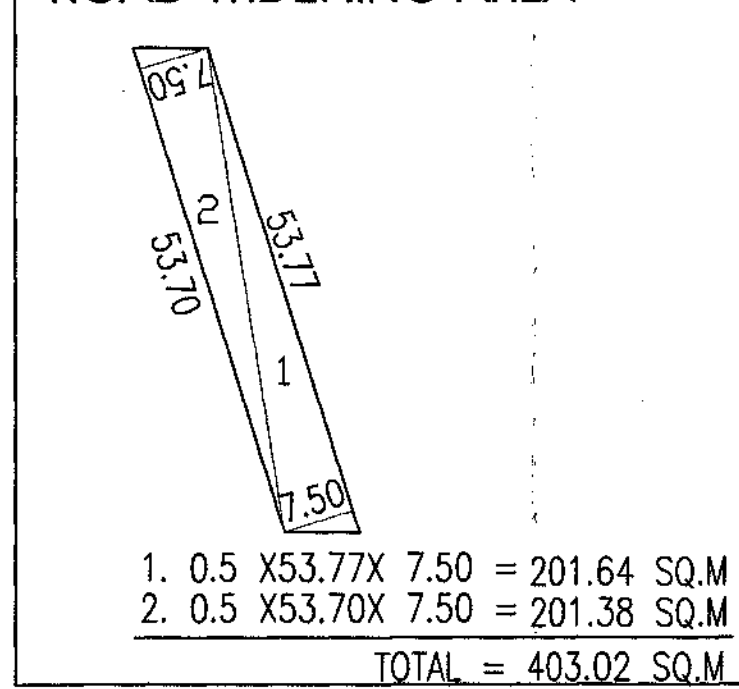
#### TOTAL CARPET AREA ( FLAT NOS.)

| BUILDING | UPTO 50.00 SQ.M. | 50.00 TO 100.00 SQ.M. | TOTAL  |
|----------|------------------|-----------------------|--------|
| WING -A  | 52.0             | 53.0                  | 105.00 |
| WING -B  | 4.0              | 15.0                  | 19.00  |
| TOTAL    | 56.00            | 68.00                 | 124.00 |

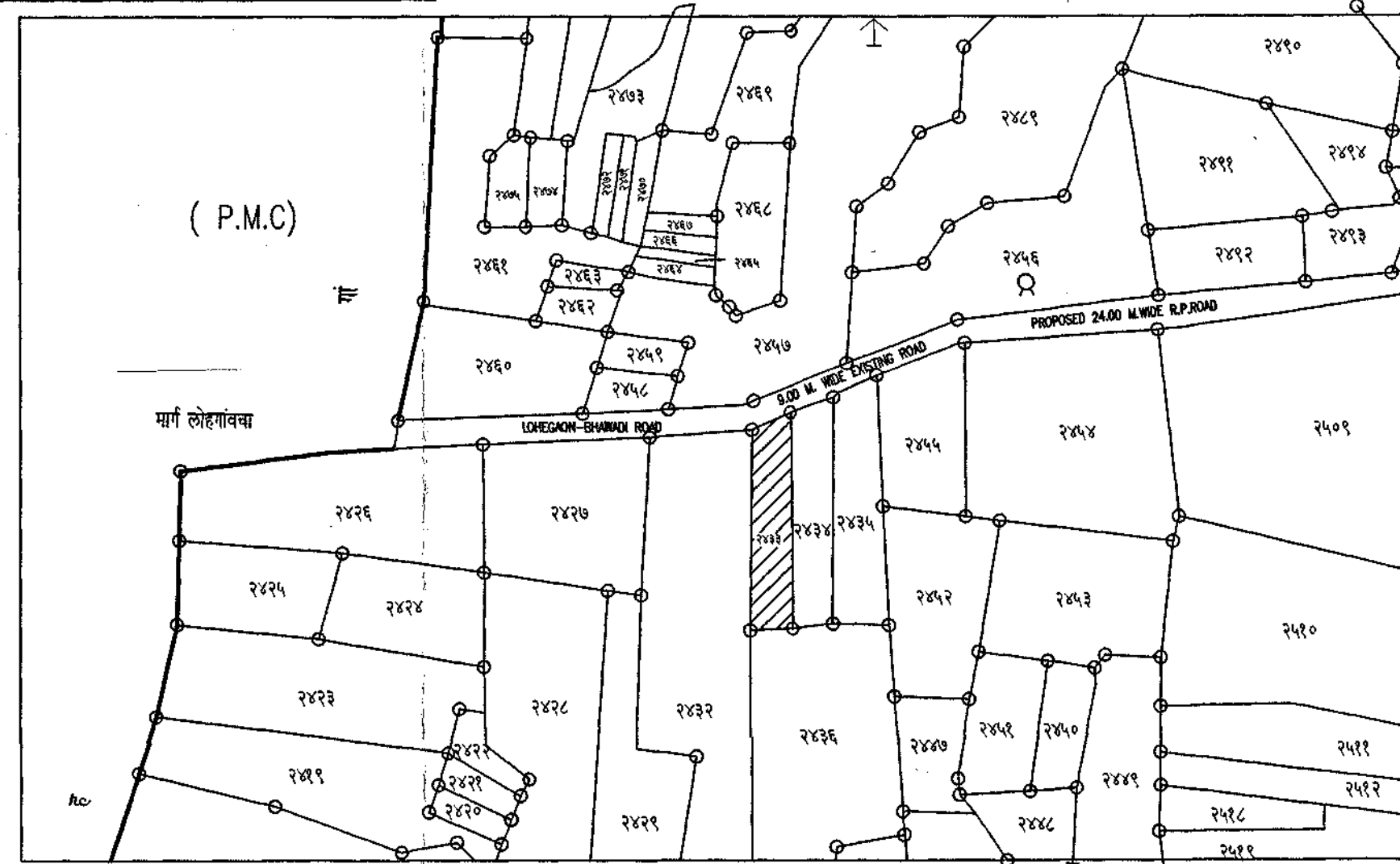
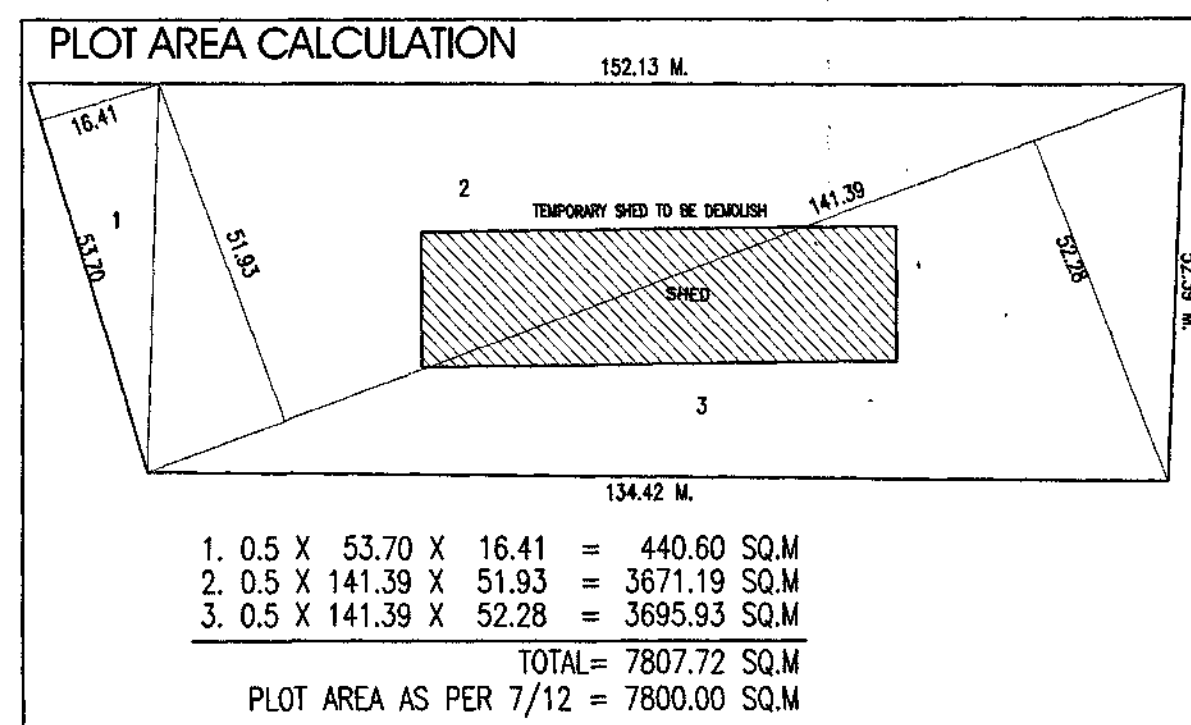
#### F.S.I. STATEMENT in smt.

| FLOORS             | PERM. B/UP | PROP. B/UP | PERM. BALC. | PROP. BALC. |
|--------------------|------------|------------|-------------|-------------|
| GROUND FLOOR (10%) | 73.97      | 73.50      | 110.01      | ---         |
| FIRST FLOOR (5%)   | 36.98      | 36.51      | 0.15        | 5.45        |
| TOTAL (15%)        | 110.95     | 110.01     | 16.50       | 5.45        |

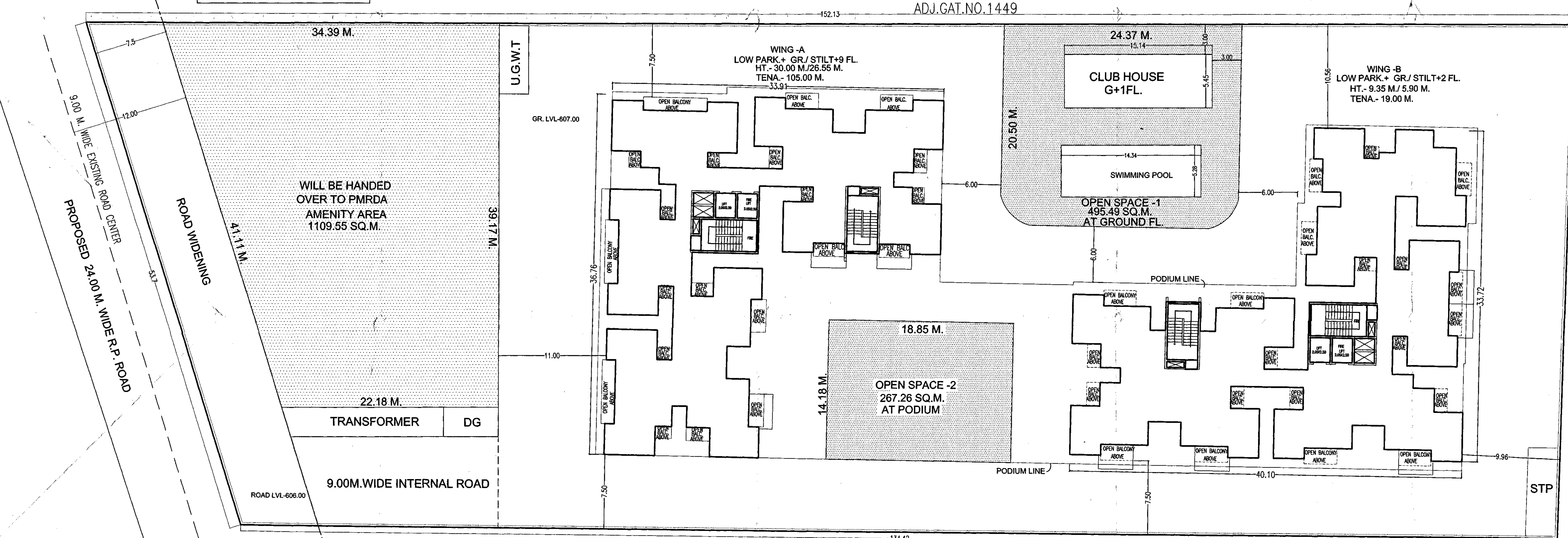
#### ROAD WIDENING AREA



#### GOOGLE MAP



#### LOCATION PLAN SCALE=1:1000



#### BUILDING LAYOUT

#### BUILDING LAYOUT

01/09

PREVIOUS SANCTIONS DETAILS  
1) NO.-PMH/NA/SR/514/14  
DATE-22/12/2014

Approved as amended in... 9.947.136-20...  
subject to conditions mentioned in Annexure 'A'  
of letter No. 114 P.C.R. No. 37331/2014 dated 24/07/2020  
S. No. G. No. CTS No. 912/14  
Dated 24/07/2020  
Metropolitan Commissioner and  
Chief Executive Officer  
Pune Metropolitan Regional Development Authority, Pune.

SUBMITTED AS PER DCPR -2018

AREA STATEMENT

|                                                                                                                                                                                                                                                                                                                                                     | SO. MT. | SO. MT. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 1 : Area of plot (Minimum area of a.b.c. to be considered)<br>a) as per ownership document (7/12, CTS extract)<br>b) as per measurement sheet<br>c) as per site                                                                                                                                                                                     | 7807.72 | 7807.72 |
| 2 : Deductions for<br>a) DP ROAD WIDENING                                                                                                                                                                                                                                                                                                           | 7800.00 | 7800.00 |
| (Total a+b+c)                                                                                                                                                                                                                                                                                                                                       | 403.02  | 403.02  |
| 3 : Gross Area of Plot (1-2)                                                                                                                                                                                                                                                                                                                        | 7396.98 | 7396.98 |
| 4 : Recreational Open Space<br>a) Required - (10%)<br>b) Proposed -                                                                                                                                                                                                                                                                                 | 739.70  | ---     |
| 5 : Amenity Space<br>a) Required - (15%)<br>b) Proposed -                                                                                                                                                                                                                                                                                           | 1109.55 | 1109.55 |
| 6 : Nala                                                                                                                                                                                                                                                                                                                                            | ---     | ---     |
| 7 : Transformer area                                                                                                                                                                                                                                                                                                                                | ---     | ---     |
| 8 : NET AREA OF PLOT=[3-5(b)]                                                                                                                                                                                                                                                                                                                       | 6287.44 | 6287.43 |
| 9 : built up area with reference to basic F.S.I as per front road width ( sr.no.8x1.00)                                                                                                                                                                                                                                                             | 5658.70 | 6287.43 |
| 10 : Addition of area for F.S.I<br>a) In situ area against d.p road [1.85x sr.no.2(a), if any<br>b) In situ area against amenity space [2.00 or 1.85x sr.no.5(b)]<br>c) Premium FSI area 9subject to maximum of 0.5 of sr.no.8)<br>d) Premium FSI ( 0.20) (SANCTIONS F.S.I -1131.74 )<br>e) TDR (0.50)<br>f) Additional fsi area under chapter VIII | 6790.44 | ---     |
| (Total of a+b+c+d+e+f)                                                                                                                                                                                                                                                                                                                              | 7922.18 | ---     |
| 11 : Consume T.D.R.                                                                                                                                                                                                                                                                                                                                 | ---     | ---     |
| 12 : Total area available ( 9+10)                                                                                                                                                                                                                                                                                                                   | 7922.18 | 6287.43 |
| 13 : Maximum utilization of fsi permissible as per road width ( as per regulation no.15.4) ( 8 X 1.90)                                                                                                                                                                                                                                              | ---     | ---     |
| 14 : total built-up area in proposal.<br>a) Existing Built-up Area.<br>b) Proposed Built-up Area<br>c) excess balcony area counted in f.s.i<br>d) excess double height terraces area counted in f.s.i<br>(Total of a+b+c+d)                                                                                                                         | 7918.09 | 6273.49 |
| 15 : F.S.I consumed (13/8)(should not be more than serial no.13above)                                                                                                                                                                                                                                                                               | 0.99    | 0.99    |
| 16 : area of inclusive housing if any<br>a) Required ( 20% of sr.no.9)<br>b) Proposed -                                                                                                                                                                                                                                                             | ---     | ---     |

| LEGEND        |              |
|---------------|--------------|
| PLOT BOUNDARY | THICK BLACK  |
| PROPOSED WORK | RED          |
| WATER LINE    | BLACK DOTTED |
| DRAINAGE LINE | RED DOTTED   |

| SPECIFICATIONS                      |
|-------------------------------------|
| R.C.C. FRAMED STRUCTURE.            |
| 0.15M THK BLOCK WALL. & 0.10M. THK. |
| SAND FACED PLASTER EXTERNALLY.      |
| NEERU FINISHED PLASTER INTERNALLY.  |
| M.M.TILE FLOORING                   |
| T.W.DOORS & M.S.WINDOWS.            |

| ARCHITECT                           | OWNER (P.A.H.)                                               |
|-------------------------------------|--------------------------------------------------------------|
| Ar. PRAKASH KULKARNI<br>CA/98/22909 | Mr. SANJAY K. LUNKAD<br>ROHAN BUILDERS & DEVELOPERS PVT.LTD. |

PROPOSED LAYOUT OF RESIDENTIAL BUILDING ON,  
GAT.NO.1447(P) WAGHOLI,  
TAL -HAVELI, DIST - PUNE.

ARCHITECT  
**PRAKASH KULKARNI**  
**ankur associates**  
ARCHITECTS  
TEJOWALYA, OFF. NO.-101, 1ST FL., CTS. NO.-116719, GHOLE ROAD, SHIVAJINAGAR,  
PUNE -411 005, PHONE - 25514790, 25514791 / FAX - 020 25514792  
Email : prakash@ankurassociates.in

| DATE       | SCALE   | DRN BY |
|------------|---------|--------|
| 16.03.2020 | 1 : 200 | SONALI |

F:\Sant\PMH\GNO.1447+1449\16.03.2020\MD-16.03.2020.dwg