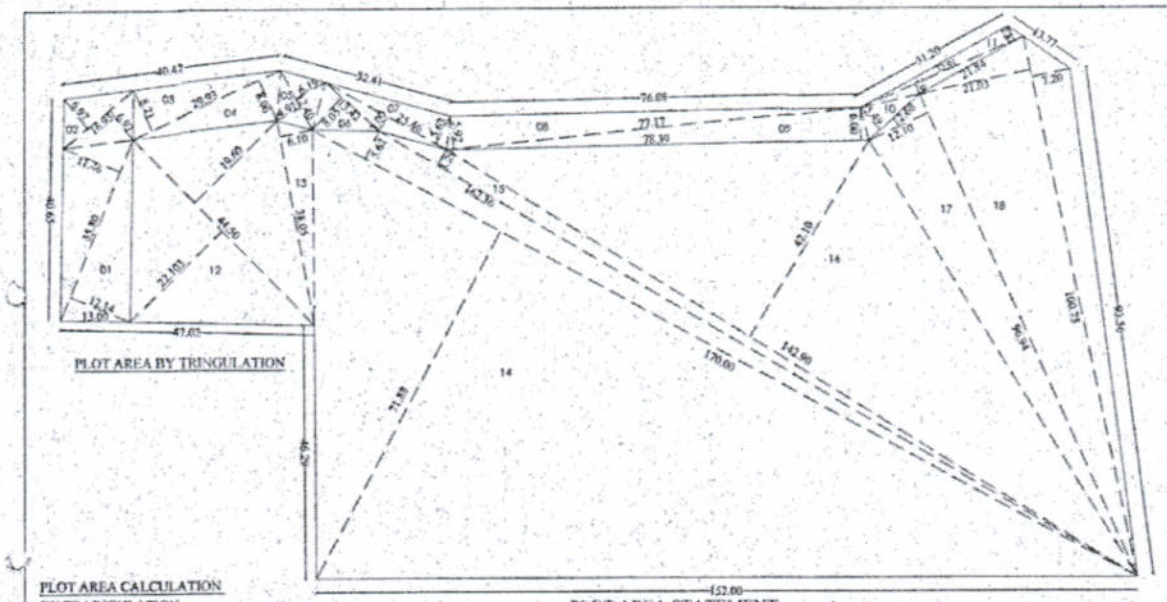
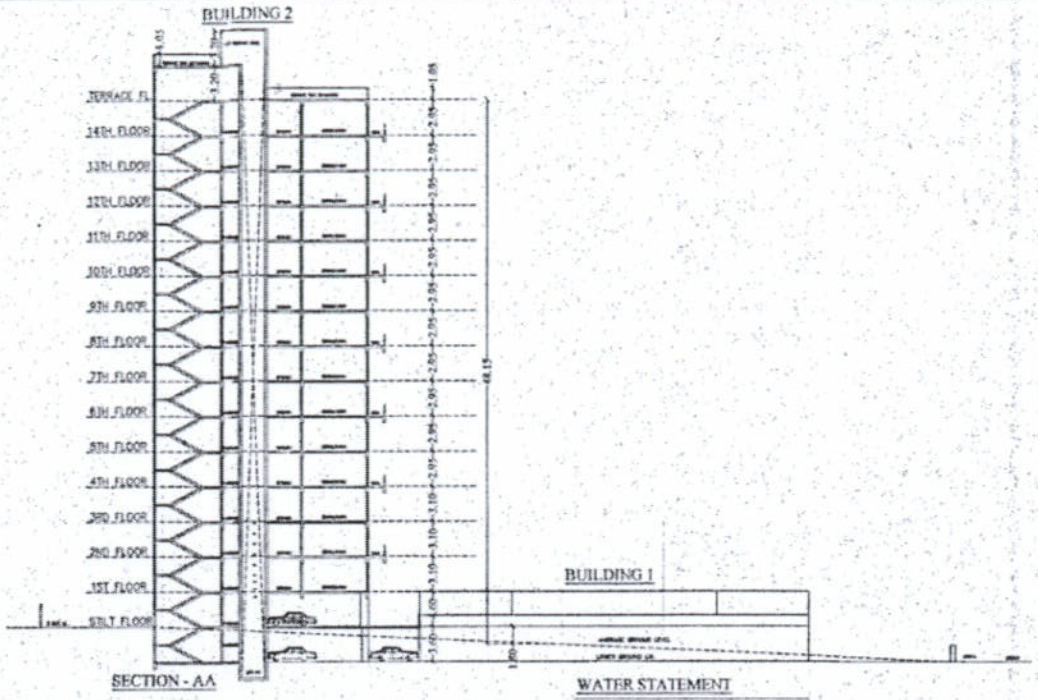




STAMP OF APPROVAL | 1/10

LAYOUT PREVIOUSLY APPROVED UNDER CC NO. 2540/09,DATED:-7.11.09

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE No. 2001/78

Building Inspector (Jr. Engg./Sect. Engr.) Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE - 2 P.M.C.

ANISHKA DEVELOPERS PVT. LTD.

Director / Authorised Signatory

PLOT AREA CALCULATION BY TRAINGULATION

1	0.50 X (12.14+11.46) X 35.80	= 422.44	area under Plot 'B' (petrol pump on lease)
2	0.50 X (6.97+6.97) X 16.95	= 118.14	
3	0.50 X 8.21 X 29.93	= 122.86	Internal road =1054.21sqm.
4	0.50 X 8.06 X 29.93	= 120.62	
5	0.50 X (6.19+4.91) X 12.40	= 68.82	
6	0.50 X 8.05 X 13.42	= 54.01	
7	0.50 X (3.00+5.63) X 25.46	= 109.86	
8	0.50 X 5.92 X 77.17	= 228.43	
9	0.50 X 6.00 X 78.39	= 235.17	
10	0.50 X 5.49 X 12.68	= 34.81	
11	0.50 X (2.00+2.84) X 32.91	= 79.64	
12	0.50 X (22.103+19.60) X 44.50	= 927.88	area of Plot 'B' (petrol pump on lease) excluding road widening=1043.93sqm.
13	0.50 X 6.10 X 38.05	= 116.05	
14	0.50 X (5.62+71.88) X 170.00	=6587.50	
15	0.50 X 3.29 X 162.36	= 267.08	
16	0.50 X 42.10 X 143.00	=3010.15	
17	0.50 X 12.10 X 98.94	= 598.49	
18	0.50 X (21.03+7.20) X 100.75	=1422.08	
	TOTAL	=14512.02 SQM.	
	AREA AS PER 7/12	= 14200.00SQM.	
	MINIMUM CONSIDERED	= 14200.00SQM.	

PLOT AREA STATEMENT

PLOT	AREA AS PER DEMARCATION	AREA AS PER 7/12	AREA AS PER LAYOUT	AREA U/40M. WIDE D.P. ROAD	NET PLOT AREA
PLOT 'A'	14211.64	14200.00	12733.63	118.14	12615.49
PLOT 'B'			1466.37	422.44	1043.93
TOTAL	14211.64	14200.00	14200.00	540.58	13659.42

PREMIUM STATEMENT.

BUILDING	NO.	HEIGHT	FLOOR	TN.	PROP. FSI	BALCONY	STAIRCASE	TERRACE	PASSAGE	LIFT+L.M.R.	COVERAGE
BUILDING-1	1	6.40	PARKING SLAB								358.87
BUILDING-2	1	48.15	2P+14	40	4780.12	893.60	258.02	309.80	512.26	64.38	402.46
BUILDING-3	1	12.60	2P+2	06	712.56	104.48	36.86	46.02	73.00	64.38	402.81
BUILDING-4	1	44.75	2P+13	48	3645.07	534.72	244.92	336.94	390.32	12.81	358.97
TOTAL	4	---	---	94	9138.77	1338.80	539.80	692.76	975.58	141.57	1523.21

GRAND TOTAL = 9138.77 SQM.

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY = 9138.77 x 15%
= 1370.81 SQM.
PROPOSED BALCONY = 1338.80 SQM.
EXCESS BALCONY = NIL

COVERAGE STATEMENT

GROUND COVERAGE PERMISSIBLE
PERM. GROUND COVERAGE= 20% (8191.95)
PERM. GROUND COVERAGE = 1638.39 SQM.
PROPOSED GR. COVERAGE = 1523.21 SQM.

PARKING STATEMENT

BLDG	FLATS	CAR	SCOOTER	CYCLE
1 TENEMENT HAVING CARPET AREA 80 SQM. TO 150 SQM.		1	2	2
BLDG 2 PROPOSED TENEMENTS 40 NOS		40	80	80
BLDG 3 PROPOSED TENEMENTS 06 NOS		06	12	12
2 TENEMENT HAVING CARPET AREA 40 SQM. TO 80 SQM.		1	4	4
BLDG 4 PROPOSED TENEMENTS 48 NOS		24	96	96
TOTAL PARKING REQUIRED		70	188	188
TOTAL PARKING PROVIDED		186	376	376
AREA REQUIRED PER PARK		12.5	2.0	0.70
TOTAL PARKING AREA PROPOSED		2325.00	752.00	263.20

WATER STATEMENT

BLDG.	O.H.TANK.	U.G.TANK
BUILDING 2	47000.00	116000.00
BUILDING 3	8000.00	7000.00
BUILDING 4	52400.00	123600.00
TOTAL	104400.00	246600.00

PROPOSED SITE

LOCATION PLAN
NOT TO SCALE

NOTE - EXISTING TREES AFFECTED BY PROPOSED CONSTRUCTION SHALL BE REMOVED/SHIFTED WITH PRIOR PERMISSION OF CONCERNED DEPARTMENT.

AREA STATEMENT	PLOT A	PLOT B
1 AREA OF THE PLOT	12733.63	1466.37
2 DEDUCTION FOR (a+b)	-	-
a) AREA UNDER 40.00 M WIDE ROAD	118.14	422.44
3 BALANCE AREA OF THE PLOT (1-2)	12615.49	1043.93
4 DEDUCTION FOR (a+b+c)	-	-
a) OPEN SPACE 10%	1365.94	-
b) AMENITY SPACE	2046.91	-
d) AREA UNDER INTERNAL ROAD	1054.21	-
5 NET AREA OF THE PLOT	8148.43	1043.93
6 ADDITION FOR F.S.I.		
a) AREA UNDER 40.00 M WIDE ROAD(118.14X2)	-	-
b) AREA UNDER INTERNAL ROAD	1054.21	-
c) AREA UNDER AMENITY SPACE(2046.91X2)	-	-
d) ADD SLUM TDR 20% ON TOTAL TDR	-	-
e) ADD AMENITY TDR 140% - 6c+6d	-	-
7 TOTAL AREA OF THE PLOT (5+6)	9200.64	1043.93
8 FLOOR SPACE PERMISSIBLE	9200.64	1043.93
9 PROPOSED FLOOR SPACE	9138.77	-
10 EXCESS BALCONY	-	-
11 PROPOSED FLOOR SPACE	9138.77	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE HAS ITS DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN HAS ITS AREA AS MEASUREMENT MENTIONED IN DEMARCTION AND THE AREA TALLIES WITH THE MINIMUM AREA STATED IN THE DOCUMENT OF OWNERSHIP / LAND RECORD DEPTT. / & CITY SURVEY RECORDS. ALL THE INFORMATION IS BASED ON DOCUMENTS PROVIDED BY THE OWNER / POWER OF ATTORNEY HOLDER IN ORIGINAL / TRUE COPY AND PHOTOCOPY.

DEPARTMENT OF SURVEY RECORDS — AR. SWAPNIL DESHPANDE

LEGEND

PLOT LINE SHOWN - BLACK
PROPOSED WORK SHOWN - RED
DRAINAGE LINE SHOWN - RED DOTTED
WATER LINE SHOWN - BLACK DOTTED
EXISTING TO BE RETAINED - HATCHED BLUE
EXISTING TO BE DEMOLISHED - HATCHED YELLOW

NORTH

OWNER'S NAME, ADDRESS, SIGNATURE :-

HOLDER OF LETTER OF AUTHORITY FOR ANISHKA DEVELOPERS

ANISHKA DEVELOPERS PVT. LTD.

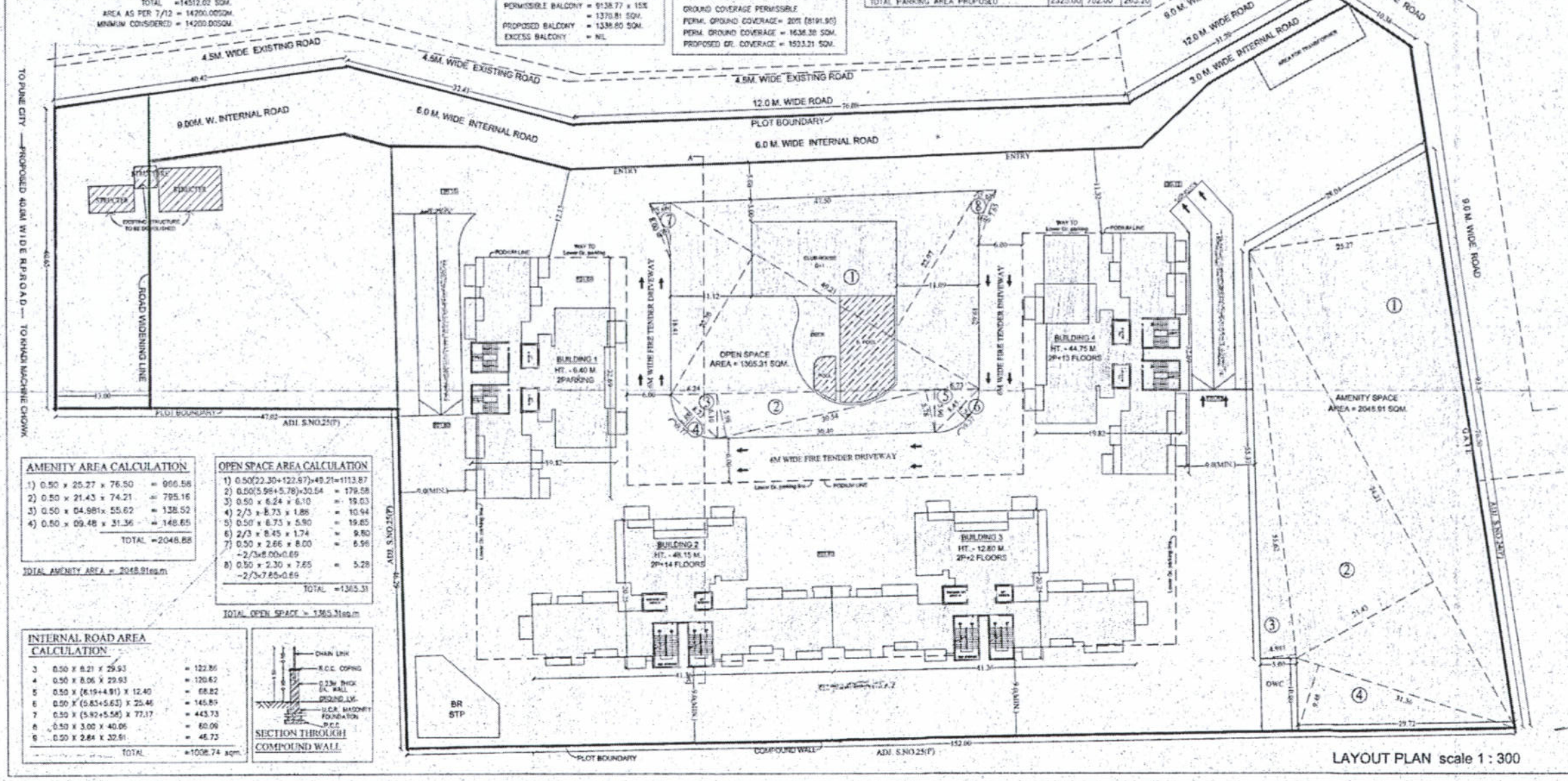
PROJECT :-

PROPOSED RESIDENTIAL BUILDING LAYOUT ON S.NO. 25/2/2A,AT KONDHVA BUDRUK, PUNE.

ARCHITECT :-

SWAPNEEL J. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
FLAT NO - 7,SIDDHATEK APARTMENT,95/B, PRABHAT ROAD,ERANDWANE, PUNE 411004.
PH. NO. 25532182, 25531143.
FAX. NO.-020-25532325
REGISTERED ARCHITECT CA/2003/30074

DATE	DEALT BY	REVISED BY	CHECKED BY	SCALE
23.08.2016	SDPNS			1:300



LAYOUT PLAN scale 1 : 300

AMENITY AREA CALCULATION

1)	0.50 x 25.27 x 76.50	= 966.56
2)	0.50 x 21.43 x 74.21	= 795.16
3)	0.50 x 04.981x 55.62	= 138.52
4)	0.50 x 09.48 x 31.36	= 148.65
	TOTAL	=2048.88

TOTAL AMENITY AREA = 2048.91sqm

OPEN SPACE AREA CALCULATION

1)	0.50(22.30+122.97)x49.21=1113.87	
2)	0.50(5.98+5.78)x30.54	= 179.58
3)	0.50 x 6.24 x 6.10	= 19.03
4)	2/3 x 8.73 x 1.88	= 10.94
5)	0.50 x 6.73 x 5.90	= 19.85
6)	2/3 x 8.45 x 1.74	= 9.80
7)	0.50 x 2.66 x 8.00 -2/3x8.00x0.69	= 8.96
8)	0.50 x 2.30 x 7.65 -2/3x7.65x0.69	= 5.28
	TOTAL	=1365.31

TOTAL OPEN SPACE = 1365.31sqm

INTERNAL ROAD AREA CALCULATION

3	0.50 X 8.21 X 29.93	= 122.86
4	0.50 X 8.06 X 29.93	= 120.62
5	0.50 X (6.19+4.91) X 12.40	= 68.82
6	0.50 X (5.83+5.63) X 25.46	= 145.89
7	0.50 X (5.92+5.58) X 77.17	= 443.73
8	0.50 X 3.00 X 40.06	= 60.09
9	0.50 X 2.84 X 32.91	= 46.73
	TOTAL	=1008.74 sqm.

SECTION THROUGH COMPOUND WALL