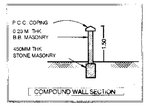
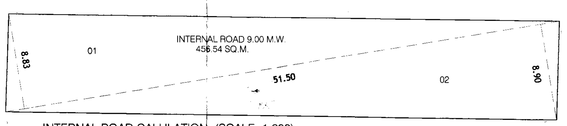


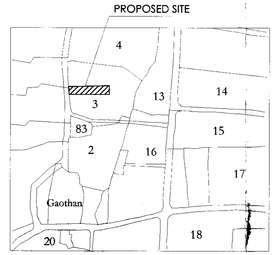

| DOOR & WINDOW SCHEDULE | |
|---|---|
| D = 1.07 X 2.10 M. | W = 1.90 X 1.20 M |
| D1 = 0.91 X 2.10 M. | W1 = 1.50 X 1.20 M |
| D2 = 0.76 X 2.10 M. | W2 = 1.24 X 1.20 M |
| FD = 1.80 X 2.10 M. | V = 0.60X 0.60M |



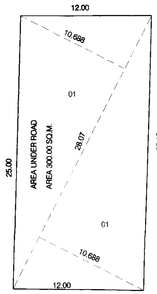

INTERNAL ROAD CALULATION- (SCALE- 1:200)

| INTERNAL ROAD 9.00 M.W. | |
|---|---|
| 01. 0.5 X 51.50 X 8.83 X 01 = | 227.37 SQ.M |
| 02. 0.5 X 51.50 X 8.90 X 01 = | 229.17 SQ.M |
| TOTAL ADDITIONS = | 456.54 SQ.M |

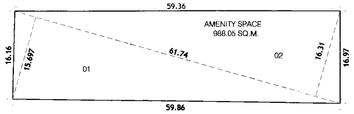
| F.S.I. STATEMENT | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| BLDG.& HT. | COMM. F.S.I. | RESI. F.S.I. | TOTAL F.S.I. | PERMI. BAL.@15% | PROP. ENCLOSED BALCONY | STAIRCASE | PROP. TERRACE | FIRE STAIRCASE | LIFT AREA | TEN. |
| BLDG.:- A (2P+8) HT.-28.65 M. | - - - - | 1972.65 | 1972.65 | 295.87 | 269.88 | 159.68 | 59.15 | 140.56 | 8.37 | 43 |
| BLDG.:- B (2P+11) HT.-37.20 M. | - - - - | 2941.18 | 2941.18 | 441.10 | 435.74 | 164.12 | 229.51 | 183.37 | 6.48 | 44 |
| **TOTAL BLDG.- A+B+C** | **- - - -** | **4913.83** | **4913.83** | **736.97** | **705.62** | **323.80** | **288.66** | **323.93** | **14.85** | 87 |
| MHADA BLDG.-(P+6) HT.-20.10 M. | - - - - | 1231.50 | 1231.50 | 184.74 | 180.72 | - - - - | - - - - | - - - | 2.48 | 36 |
| **TOTAL BLDG.-A+B+ MHDA BLDG.** | - - - - | 6145.33 | 6145.33 | 921.71 | 886.34 | 323.80 | 288.66 | 253.65 | 17.33 | 123 |




LOCATION PLAN




24.00 M.W.ROAD AREA CAL. (SCALE- 1:200)

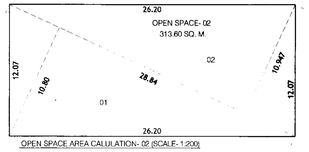



AMENITY SPACE AREA CALULATION- (SCALE- 1:400)

| AREA UNDER DP ROAD 24.00 M.W. | |
|---|---|
| ADDITIONS :- | |
| 01. 0.5 X 28.07 X 10.688 X 02 = | 300.00 SQ.M |
| TOTAL ADDITIONS = | 300.00 SQ.M |

| AMENITY SPACE AREA CAL. | |
|---|---|
| ADDITIONS :- | |
| 01. 0.5 X 61.74 X 15.697 X 01 = | 484.56 SQ.M |
| 02. 0.5 X 61.74 X 16.31 X 01 = | 503.49 SQ.M |
| TOTAL ADDITIONS = | 988.05 SQ.M |

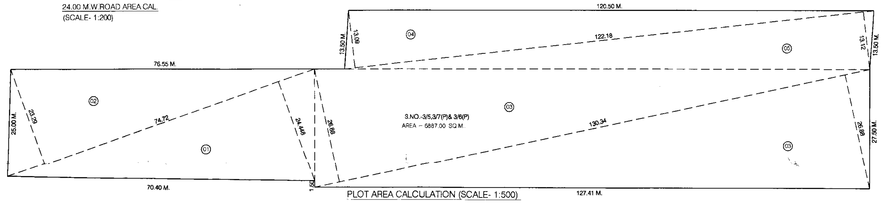
| OPEN SPACE AREA CAL. - 02 | |
|---|---|
| 01. 0.5 X 28.84 X 10.80 = | 155.74 SQ.M |
| 02. 0.5 X 28.84 X 10.947 = | 157.86 SQ.M |
| TOTAL ADDITIONS = | 313.60 SQ.M |



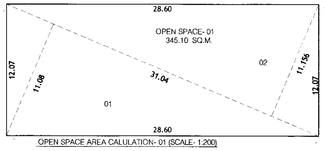

OPEN SPACE AREA CALULATION- 02 (SCALE- 1:200)

| (BLDG - A+B +MHADA) WATER REQUIREMENT CALCULATION | | |
|---|---|---|
| BLDG. | O / H TANK | U / G TANK |
| (BLDG.-A) | 31,100.00 LITRS. | 93,700.00 LTRS. |
| (BLDG.-B) | 49,700.00 LITS | 94,550.00 LTRS. |
| MHADA | 34,300.00 LITS | 36,500.00 LTRS. |
| TOTAL | 1,15,100.00 LTRS. | 2,24,750.00 LTRS. |

| PREMIUM AREA STATEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| SANCTION NO. | BLDG. | BUILT-UP AREA | PROP. ENCLOSED BALCONY | PROP. OPEN BALCONY | STAIR /PASS AREA | TERRACE AREA | LIFT & LIFT M/C RM. |
| 1ST SANCTION CC/1073/14 DATE- 07/07/14 | BLDG.-A (2P+5 FL.) | 997.52 | 179.55 | - - - - | 174.14 | 69.66 | 15.48 |
| | BLDG.-B (2P+5 FL.) | 1048.71 | 164.50 | - - - - | 174.14 | 84.48 | 15.48 |
| | BLDG.-C (2P+5 FL.) | 998.33 | 156.28 | - - - - | 174.14 | 75.34 | 15.48 |
| | BLDG.-D (2P+5 FL.) | 760.61 | 69.56 | - - - - | 174.14 | 32.56 | 15.48 |
| | TOTAL | 3805.16 | 569.89 | - - - - | 696.56 | 262.04 | 61.92 |
| 2ND SANCTION CC/1954/15 DATE- 22/09/15 | BLDG.-A (2P+6 FL.) | 1423.14 | 198.00 | - - - - | 256.56 | 128.92 | 16.03 |
| | BLDG.-B (2P+6 FL.) | 1452.29 | 198.69 | - - - - | 78.32 | 126.30 | 25.30 |
| | TOTAL | 2875.43 | 396.69 | - - - - | 334.88 | 255.22 | 41.33 |
| NEW PROPOSED | BLDG.-A (2P+8 FL.) | 1972.65 | - - - - | 269.88 | 159.68 | 59.15 | 8.37 |
| | BLDG.-B (2P+11 FL.) | 2941.18 | - - - - | 435.74 | 164.12 | 229.51 | 6.48 |
| | MHADA (P+6 FL.) | 1231.50 | - - - - | 180.72 | - - - - | - - - - - | 2.48 |
| | TOTAL | 6145.33 | - - - - | 886.34 | 323.80 | 288.66 | 17.33 |
| DIFFERENCE | | +2340.17 | - - - - | - - - - - | - 372.76 | +26.62 | - 44.59 |




PLOT AREA CALCULATION (SCALE- 1:500)




OPEN SPACE AREA CALULATION- 01 (SCALE- 1:200)

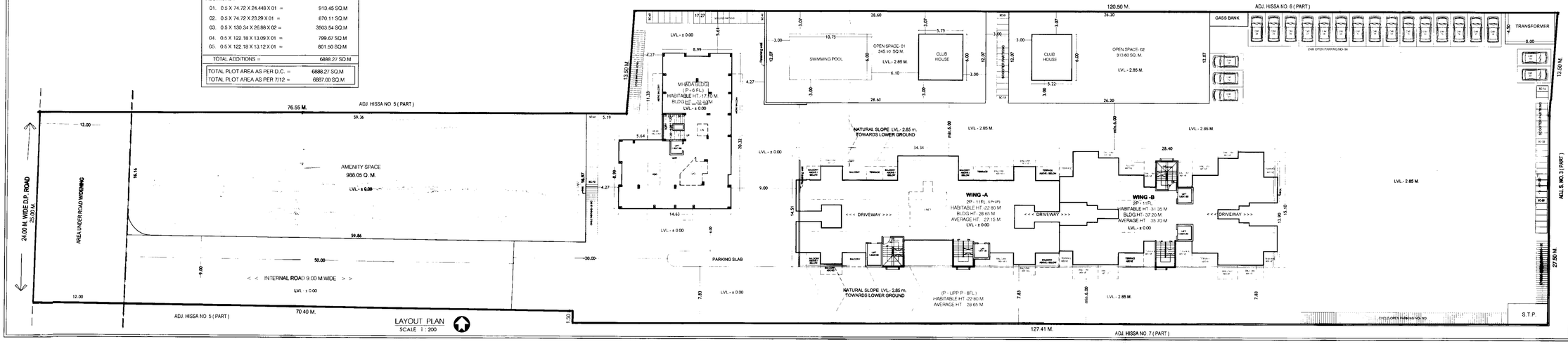
| PARKING STATEMENT | | | | | | |
|---|---|---|---|---|---|---|
| BLDG. | REQUIRED | | | PROPOSED | | |
| | CAR | SC. | CY. | CAR | SC | CY. |
| BLDG.:-A | 21 | 86 | 86 | 20 | 68 | - - |
| BLDG.:B | 44 | 88 | 44 | 25 | 64 | - - |
| MHADA | 18 | 72 | 72 | 18 | 72 | 72 |
| LAYOUT | - - | - - | - - | 20 | 42 | 130 |
| TOTAL | 83 | 246 | 202 | 83 | 246 | 202 |

AREA REQUIRED FOR PARKING

| | |
|---|---|
| CAR AREA | = 83 X 12.50 = 1037.50 SQ.M |
| SCOOTER AREA | = 246 X 2.00 = 492.00 SQ.M |
| CYCLE AREA | = 202 X 0.75 = 151.50 SQ.M |
| TOTAL – 1037.50 + 492.00 + 151.50 = 1681.00 SQ.M | |
| ADD 5% VISITOR PARKING AREA = 84.05 SQ.M | |
| REQUIRED PARKING AREA = 1765.05 SQ.M | |
| REQUIRED PARKING AREA = 1765.05 SQ.M | |
| PROVIDED PARKING AREA = 1869.70 SQ.M | |

| OPEN SPACE AREA CAL. - 01 | |
|---|---|
| ADDITIONS :- | |
| 01. 0.5 X 31.04 X 11.08 X 01 = | 171.96 SQ.M |
| 02. 0.5 X 31.04 X 11.156 X 01 = | 173.14 SQ.M |
| TOTAL ADDITIONS = | 345.10 SQ.M |

| PLOT AREA CAL FOR AFTER AMALGATION | |
|---|---|
| S.NO - 3/5,3/7(P) & 3(P) | |
| ADDITIONS :- | |
| 01. 0.5 X 74.72 X 24.448 X 01 = | 913.45 SQ.M |
| 02. 0.5 X 74.72 X 23.29 X 01 = | 870.11 SQ.M |
| 03. 0.5 X 130.34 X 26.88 X 02 = | 3503.54 SQ.M |
| 04. 0.5 X 122.18 X 13.09 X 01 = | 799.67 SQ.M |
| 05. 0.5 X 122.18 X 13.12 X 01 = | 801.50 SQ.M |
| TOTAL ADDITIONS = | 6888.27 SQ.M |
| TOTAL PLOT AREA AS PER D.C. = | 6888.27 SQ.M |
| TOTAL PLOT AREA AS PER 7/12 = | 6887.00 SQ.M |




LAYOUT PLAN
SCALE 1 : 200

| FORM OF STATEMENT - 02 (to be printed on plan) ( Sr.no.11(a) ) Proposed Building | | | | | | | |
|---|---|---|---|---|---|---|---|
| Building No. | Floor No. | Total B/UP Area of Floor | Balcony Area Within 15% | Excess Balcony Area Counted in F.S.I. | Double Height Terrace Area Within 20% | Excess Double Height Terrace Area Counted in F.S.I. | TOTAL F.S.I. (3 - 5 - 7) |
| (01) | (02) | (03) | (04) | (05) | (06) | (07) | (08) |
| BLDG.:-A | 08 | 1972.65 | 269.88 | - - - - - - | 59.15 | - - - - - - | 1972.65 |
| BLDG.:-B | 11 | 2941.18 | 435.74 | - - - - - - | 229.51 | - - - - - - | 2941.18 |
| MHADA | 06 | 1231.50 | 180.72 | - - - - - - | - - - - - | - - - - - - | 1231.50 |

| FORM OF STATEMENT - 02 (to be printed on plan) ( Sr.no.11(a) ) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Building No. | Floor No. | Flat / Unit No. | B/up Area of Flat/Unit along with share of common areas like Staircase / Passage | Area of Balcony attached to Flat / Unit | Area of Double Height Terrace attached to flat/unit | Total area of flat /unit (4+5+6) | | |
| (01) | (02) | (03) | (04) | (05) | (06) | (07) | | |
| BLDG.:-A | 1ST,3RD, 5TH FLOOR | 101,301,501,701 | 42.38 - 3.326 - 3.59 = 49.30 | 8.62 | - - - - - | 57.92 | | |
| | | 102,302,502,702 | 41.84 - 3.326 - 3.59 = 46.76 | 9.495 | - - - - - | 58.255 | | |
| | | 103,303,503,703 | 41.84 - 3.326 - 3.59 = 46.76 | 9.495 | - - - - - | 58.255 | | |
| | | 104,304,504,704 | 42.38 - 3.326 - 3.59 = 49.30 | 8.62 | - - - - - | 57.92 | | |
| | | 105,305,505,705 | 41.49 + 3.326 - 3.59 = 48.41 | - - - - | 5.875 | 54.285 | | |
| | | 106,306,506,706 | 41.49 + 3.326 - 3.59 = 48.41 | - - - - | 5.875 | 54.285 | | |
| | 2ND,4TH 6TH FLOOR | 201,401,601 | 42.38 - 3.326 - 3.59 = 49.30 | 8.64 | - - - - - | 57.94 | | |
| | | 202,402,602 | 41.84 - 3.326 - 3.59 = 46.76 | 9.64 | - - - - - | 56.40 | | |
| | | 203,403,603 | 41.84 - 3.326 - 3.59 = 46.76 | 7.275 | - - - - - | 56.035 | | |
| | | 204,404,604 | 42.38 + 3.326 - 3.59 = 49.30 | 6.275 | - - - - - | 55.575 | | |
| | | 205,405,605 | 41.49 + 3.326 - 3.59 = 48.41 | 3.70 | 2.025 | 54.135 | | |
| | | 206,406,606 | 41.49 + 3.326 - 3.59 = 48.41 | 3.70 | 2.025 | 54.135 | | |
| | 8TH FLOOR | 803 | 41.84 + 19.96 + 20.09 = 81.89 | 7.27 | - - - - - | 89.16 | | |
| BLDG.:-B | 1ST,3RD,5TH 7TH,9TH,11TH FLOOR | 101,301,501,701 901,1101 | 63.44 + 3.73 + 6.865 = 74.035 | 9.145 | 3.60 | 86.78 | | |
| | | 102,302,502,702 902,1102 | 56.52 + 3.73 + 6.865 = 67.115 | 10.90 | 9.93 | 87.945 | | |
| | | 103,303,503,703 903,1103 | 56.52 + 3.73 + 6.865 = 67.115 | 10.90 | 9.93 | 87.945 | | |
| | | 104,304,504,704 904,1104 | 63.44 + 3.73 + 6.865 = 74.035 | 9.145 | 3.60 | 86.78 | | |
| | 2ND,4TH,6TH 8TH,10TH FLOOR | 201,401,601,801 1001 | 63.44 - 3.73 + 6.865 = 74.035 | 9.17 | - - - - | 83.205 | | |
| | | 202,402,602,802 1002 | 56.52 - 3.73 + 6.865 = 67.115 | 10.90 | 7.84 | 85.855 | | |
| | | 203,403,603,803 1003 | 56.52 - 3.73 + 6.865 = 67.115 | 10.90 | 5.59 | 83.605 | | |
| | | 204,404,604,804 1004 | 63.44 + 3.73 + 6.865 = 74.035 | 8.07 | - - - - | 82.105 | | |

STAMP OF APPROVAL 01/06

BUILDING LAYOUT

Sana-M Dt. 17-5-17
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1954/15 Dt. 22/09/15

Building Inspector — Deputy Engineer P.M.C (B.P.O.D P. Zone No.-1) P.M.C

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVE POONA

| PREVIOUSLY SANCTION DETAILS | | |
|---|---|---|
| | COMMENCEMENT CERTIFICATE NO. | DATE |
| 1. | CC/1954/15 | 22/09/2015 |
| 2. | CC/1073/14 | 07/07/2014 |

| A | AREA STATEMENT | | SQ.M. |
|---|---|---|---|
| 01 | Area of Plot | | |
| | (Minium area of a,b,c to be considered.) | | |
| | a) As per ownership documents (7/12 ,C.T.S Extract) | | 6887.00 |
| | b) As per measurment sheet | | - - - - |
| | c) As per site | | 6888.27 |
| 02 | Deduction for | | |
| | a) Proposed D.P./ D.P. Road widening area (24.00 M.W.) | | 300.00 |
| | b) Any D.P. Reservation area | | - - - - |
| | Total Area (a+b) | | 300.00 |
| 03 | Gross Area of Plot ( 1 - 2 ) | | 6587.00 |
| 04 | Recreational Open space | | |
| | a) Required - | | 658.70 |
| | b) Proposed - | | 658.70 |
| 05 | Amenity space | | |
| | a) Required - | | 988.05 |
| | b) Proposed - | | 988.05 |
| 06 | Service road & highway widening | | - - - - |
| 07 | Internal Road Area | | 456.54 |
| 08 | Net Area of Plot = ( 3 - 5 (b) ) | | 5598.95 |
| 09 | Built up area with refrance to basic F.S.I. as per front road width (5598.95 X 1.10%.) | | 6158.84 |
| 10 | Addition of area for F.S.I. | PERMI. | PROP. |
| | a) In-situ area against D.P.Road (2 x s.no.2(a),if any) | 600.00 | - - - - |
| | b) In-situ area against amenity space (2.00 x s.no.5(b)) | 1976.10 | - - - - |
| | c) Premium F.S.I. area @ 50% of s.no.08 | 2799.47 | - - - - |
| | d) T.D.R. Area @ 1.15 % of s.no.08 i) slum @ 20% of (10 d) = - - - - sq.m. | 3862.69 | - - - |
| | e) Additional F.S.I. area under chapter VIII | - - - - | - - - - |
| | TOTAL OF (a+b+c+d+e) | 9238.26 | - - - - - |
| 11 | Total area available ( 9 + 10 ) | | 6158.84 |
| 12 | Maximum utilization of F.S.I. Permissible as per road width ( As per Regulation no.15.4 ) | | 6158.84 |
| 13 | Total B/UP area in proposal of (13b +15b) | | 6145.33 |
| | a) Existing Bup area | | - - - - |
| | b) proposed B/up area | | 4913.83 |
| | c) Excess Balcony area counted in F.S.I. | | - - - - |
| | d) Excess double Ht. terraces area counted in F.S.I. | | - - - - |
| | Total ( a+b+c+d ) | | 4913.83 |
| 14 | F.S.I. Consumed (13/11) ( should not be more than serial no.12 above ) | | 0.99 |
| 15 | Area for Inclusive Housing , If any | | |
| | a) Required ( 20% of sr. no. 9 ) | | 1231.77 |
| | b) proposed | | 1231.50 |
| B | TENEMENT STATEMENT : | | |
| | a) Tenements permissible ( 250 T/H ) of 11 | | 154 NOS. |
| | b) Tenements proposed | | 123 NOS. |

| C | PARKING STATEMENT : | Car | Scooter | Cycle |
|---|---|---|---|---|
| | a) Parking Required by Rule | 83 | 246 | 202 |
| | b) Parking Proposed | 83 | 246 | 202 |

LEGENDS :
a) PLOT BOUNDARY :---
b) PROPOSED WORK :---
c) DRAINAGE LINE :--
d) WATER LINE :---

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF 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 RECORDS DEPT. / CITY SURVEY RECORDS

SIGNATURE OF LICENSED ARCHITECT

OWNER / P. A. H.

MR. VIKAS PANNALAL GUPTA
FOR M/S. V. V. GROUP

PROJECT :

REVISED RESIDENTIAL BUILDING ON SURVEY No.3/5,3/7 & 3/6 ( PART ). AT - DHANORI , TAL- HAVELI , DIST- PUNE.

ARCHITECT

JAY AERAM
ARCHITECTURAL CONSULTANT
403, AKSHAY CENTRE, C.T.S. NO. 1050 + 51
TILAK ROAD ,SHUKRWAR PETH 02
PUNE 411030 ( PH - 24434335 )
E-MAIL :jayaeram@sify.com

JAY AERAM ARCHITECT
CA/93/15811

| DATE | SCALE | DRN. BY | CHKD. BY |
|---|---|---|---|
| 12 - 05 - 17 | 1:100 | PRASHANT | JAY SIR |

VIDE PLAN NO. 307, MEMBER, CHANDIGARH MUNICIPAL CORPORATION OF SAKTI NOTIFIED, 1.5.08 (1/1/08) - 15.5.17 (F.S.I.) 15.5.17