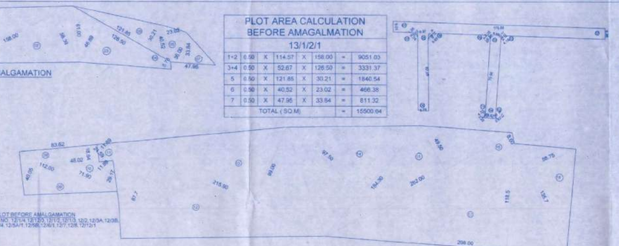
| EXISTING + PROPOSE F.S.I STATEMENT | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPE | | TENT | FSI | PROPOSED BALCONY | EXCESS BALCONY | DRY BAL | STAIRCASE (S2) | PASSAGE | PROPOSED TERRACE | LIFT+L.M.R | | |
| EXISTING COMPLETED | | 50 | 9012.88 | 53.22 | | — | 37.50 | — | 19.44 | — | | |
| PROPOSED | A6 & B3 | 147 | 15840.06 | 1824.21 | | 461.36 | 705.88 | 869.22 | 456.37 | 102.81 | | |
| | A7 & CLUB | 57 | 4919.50 | 784.57 | 187.94 | 181.02 | 230.44 | 289.79 | 0.00 | 68.26 | | |
| TOTAL | | 254 | 24772.52 | 2662.10 | 187.94 | 642.38 | 973.82 | 1158.01 | 514.81 | 171.07 | | |
| AREA TAKEN IN FSI | | | | | 187.94 | | | | | | | |
| GRAND TOTAL | | | 24960.46 | | | | | | | | | |

| PROPOSED BUILDING F.S.I STATEMENT | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TYPE | FLRS | NO.OF BUILD | TEN. | FSI | BALCONY PERM | BALCONY PROP | EXCESS BALCONY | DRY BALCONY | FIRE STAIRCASE (S1) | STAIRCASE (S2) | PASSAGE | PERMISSIBLE TERRACE (20%) | PROPOSED TERRACE | LIFT+L.M.R |
| TYPE-A6 | P+14 | 1 | 56 | 3978.22 / 1751.3300 | 598.73 | 784.57 | 187.94 | 181.02 | 231.14 | 230.44 | 289.79 | 795.64 | 188.16 | 34.27 |
| TYPE-A7 | P+14 | 1 | 56 | 3978.22 | 598.73 | 784.57 | 187.94 | 181.02 | 231.14 | 230.44 | 289.79 | 795.64 | 0.00 | 34.27 |
| TYPE-B3 | P+14 | 1 | 91 | 6861.83 | 1029.27 | 1027.70 | — | 302.96 | 452.28 | 475.44 | 579.43 | 1372.37 | 307.21 | 68.54 |
| CLUBHOUSE | P+G+1 | 1 | 1 | 941.37 | 141.21 | 0.00 | — | — | — | — | — | 188.27 | 0.00 | 33.99 |
| TOTAL | | 4 | 204 | 17510.97 | 2369.93 | 2458.88 | 187.94 | 665.00 | 924.56 | 936.32 | 1159.01 | 3151.93 | 495.37 | 171.07 |
| AREA TAKEN IN FSI | | | | | | | 187.94 | | | | | | | |
| TOTAL BUILT-UP AREA | | | | 17698.91 | | | | | | | | | | |

PLOT BEFORE AMALGAMATION
S.NO. 13/12/1



PLOT BEFORE AMALGAMATION
S. NO. 12/14, 12/15, 12/16, 12/17, 12/18, 12/3A, 12/3B, 12/4, 12/5A/1, 12/5A/2, 12/5B, 12/6/1, 12/7, 12/8, 12/12/1

| PLOT AREA CALCULATION BEFORE AMALGAMATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| S.NO. | | | | | | | |
| 12/14, 12/12/3, 12/12/2, 12/12/1, 12/2, 12/3A, 12/3B, 12/4, 12/5A/1, 12/5B, 12/6/1, 12/7, 12/8, 12/12/1 | | | | | | | |
| 08 | 0.50 | X | 131.64 | X | 18.94 | = | 1246.90 |
| 09 | 0.50 | X | 46.05 | X | 112.00 | = | 2242.80 |
| 10 | 0.50 | X | 29.17 | X | 71.90 | = | 1048.06 |
| 11 | 0.50 | X | 23.76 | X | 24.59 | = | 292.47 |
| 12 | 0.50 | X | 87.70 | X | 215.90 | = | 9467.22 |
| 13 | 0.50 | X | 99.00 | X | 215.90 | = | 10657.05 |
| 14 | 0.65 | X | 184.30 | X | 97.50 | = | 8984.63 |
| 15 | 0.50 | X | 252.00 | X | 49.50 | = | 8464.50 |
| 16 | 0.50 | X | 252.00 | X | 8.00 | = | 1048.00 |
| 17 | 0.50 | X | 298.00 | X | 118.50 | = | 17656.50 |
| 18 | 0.50 | X | 135.70 | X | 58.75 | = | 3986.26 |
| TOTAL OPEN SPACE REQUIRED | | | | | | | 63144.98 |

PLOT AREA CALCULATION
BEFORE AMAGALMATION
13/1/2/1

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1+2 | 0.50 | X | 114.57 | X | 158.00 | = | 9051.03 |
| 3+4 | 0.50 | X | 52.67 | X | 126.50 | = | 3331.37 |
| 5 | 0.50 | X | 121.65 | X | 30.21 | = | 1840.54 |
| 6 | 0.50 | X | 40.52 | X | 23.02 | = | 466.35 |
| 7 | 0.50 | X | 47.96 | X | 33.64 | = | 811.32 |
| TOTAL ( SQ.M) | | | | | | = | 15500.64 |



INTERNAL ROAD AREA CALC. :-

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| (1) | 0.50 | x | 9.01 | x | 178.58 | = | 804.95 |
| (2) | 0.50 | x | 8.95 | x | 179.58 | = | 802.27 |
| (3) | 0.50 | x | 6.58 | x | 76.90 | = | 214.40 |
| (4) | 0.00 | x | 8.97 | x | 76.90 | = | 317.88 |
| (5) | 0.50 | x | 8.97 | x | 67.35 | = | 302.72 |
| (6) | 0.50 | x | 8.78 | x | 67.35 | = | 296.25 |
| (7) | (0.50 x 3.12 x0.24) - (1/3 x 1.25 x0.24) | | | | | = | 4.49 |
| (8) | (0.50 x 4.37 x0.65) - (1/3 x 1.84 x0.65) | | | | | = | 8.33 |
| (9) | (0.50 x 2.25 x4.35) - (1/3 x 0.84 x4.35) | | | | | = | 2.21 |
| (10) | (0.50 x 2.00 x4.35) - (1/3 x 0.84 x4.35) | | | | | = | 1.74 |
| (11) | (0.50 x 1.28 x4.35) - (1/3 x 0.84 x4.35) | | | | | = | 3.24 |
| (12) | (0.50 x 1.28 x4.35) - (1/3 x 0.84 x4.35) | | | | | = | 3.24 |
| (13) | (0.50 x 1.28 x4.135) - (1/3 x 0.82 x4.13) | | | | | = | 1.83 |
| TOTAL = 2055.70 SQM | | | | | | | |

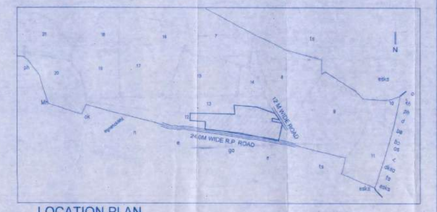
PLOT AREA STATEMENT

| S.NO./ HISSA NO. | AS PER 7/12 & POA | AS PER DCATION |
|---|---|---|
| 13/1/2/1 | 15500.00 | 15500.64 |
| TOTAL AREA | 15500.00 | 15500.64 |

| PROPOSED BUILDINGS PARKING STATEMENT | | | | |
|---|---|---|---|---|
| BUILDING NAME | | CAR | SCOOTER | CYCLE |
| A6 | TOTAL PARKING REQUIRED | 29 | 54 | 84 |
| | TOTAL PARKING PROVIDED | 29 | 64 | 84 |
| B3 | TOTAL PARKING REQUIRED | 47 | 137 | 137 |
| | TOTAL PARKING PROVIDED | 47 | 137 | 137 |
| A7 | TOTAL PARKING REQUIRED | 29 | 54 | 84 |
| | TOTAL PARKING PROVIDED | 29 | 64 | 84 |
| CLUB HOUSE | TOTAL PARKING REQUIRED | 9 | 38 | 19 |
| | TOTAL PARKING PROVIDED | 9 | 38 | 19 |
| TOTAL PARKING REQUIRED | | 114 | 343 | 324 |
| TOTAL PARKING PROVIDED | | 114 | 343 | 324 |

AREA UNDER 24.0M WIDE R.P. ROAD :-
0.50 x (7.87+5.00) x 222.75 = 1778.55 SQM
0.50 x (7.8646.00) x 269.10 = 2098.48 SQM
TOTAL = 3876.13 SQM

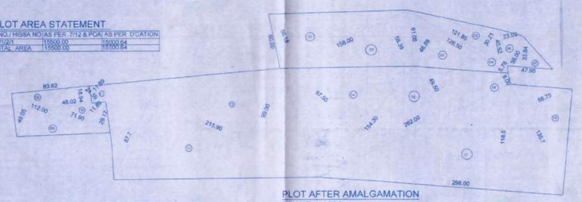
AREA UNDER VILLAGE ROAD WIDENING :-
0.50 x (1.44+1.46) x 43.00
TOTAL = 62.94 SQM
TOTAL ROAD WIDENING AREA = 3876.13+ 62.94 = 3927.97 SQ.M



LOCATION PLAN
NTS

STAMP OF APPROVAL 01/16

N. A. ORDER IS PREVIOUSLY OBTAINED
NA ORDER NO.: PRH/NA/SR/385/2014 DATED : 13/03/2015
AS PER PMRDA PREVIOUS SANCTION OFFICE
VIDE LETTER NUMBER - BHA/C.R.NO.1397/16-17
MOUZA- UNDRI , DATED- 7/02/2017
PREVIOUS SANCTION- PMC - CC.NO.- CC/0969/C16 , DATED - 05/07/2018
APPROVED SUBJECT TO CONDITION
APPROVAL WITH COMMENCEMENTS
CC/1131/20
Building Permission Authority P.M.C.
PUNE MUNICIPAL CORPORATION



PLOT AFTER AMALGAMATION
SCALE 1:1000

| OPEN SPACE AREA CALCULATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| OPEN - SPACE 02 | | | | | | | |
| A | 0.50 | X | 48.09 | X | 55.03 | = | 1323.72 |
| OPEN - SPACE 02 | | | | | | | |
| A | 0.50 | X | 44.51 | X | 50.95 | = | 1133.89 |
| B | 0.50 | X | 29.85 | X | 3.91 | = | 58.36 |
| C | 0.66 | X | 6.40 | X | 1.38 | = | 5.81 |
| TOTAL | | | | | | | 1198.05 |
| OPEN - SPACE 03 | | | | | | | |
| A | 0.50 | X | 66.87 | X | 54.76 | = | 1910.97 |
| OPEN - SPACE 04 | | | | | | | |
| A | 0.50 | X | 27.30 | X | 31.19 | = | 425.74 |
| OPEN - SPACE 05 | | | | | | | |
| A | 0.50 | X | 32.27 | X | 42.84 | = | 691.32 |
| OPEN - SPACE 06 | | | | | | | |
| A | 0.50 | X | 15.37 | X | 35.35 | = | 271.35 |
| B | 0.50 | X | 10.27 | X | 21.70 | = | 111.43 |
| C | 0.50 | X | 8.96 | X | 21.70 | = | 97.13 |
| D | 0.50 | X | 1.62 | X | 12.02 | = | 9.74 |
| E | 0.66 | X | 0.58 | X | 2.80 | = | 1.06 |
| F | 0.50 | X | 9.10 | X | 36.34 | = | 165.69 |
| H | 0.50 | X | 24.43 | X | 58.61 | = | 715.69 |
| I | 0.60 | X | 3.71 | X | 41.83 | = | 77.58 |
| J | 0.50 | X | 3.03 | X | 44.90 | = | 68.02 |
| K | 0.50 | X | 16.01 | X | 44.90 | = | 359.40 |
| TOTAL | | | | | | | 1878.51 |
| TOTAL OPEN SPACE PROVIDED | | | | | | | 7499.42 |
| TOTAL OPEN SPACE REQUIRED | | | | | | | 7497.20 |

AMENITY SPACE AREA CALC. :-
1) 0.50 X 29.59 X 33.17 = 490.58
2) 0.50 X 52.27 X 20.35 = 527.83
3) 0.50 X 52.27 X 25.13 = 656.77
4) 0.50 X (10.90+12.46) X 35.34 = 295.97
5) 0.50 X 63.58X 132.20 = 4202.64
6) 0.50 X 15.85X 132.20 = 1047.69
7) 0.50 X 61.36X 129.70 = 3979.22
TOTAL = 11200.80

| PLOT AREA CALCULATION AFTER AMAGAMATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1+2 | 0.50 | X | (56.18+58.39) | X | 158.90 | = | 9051.03 SQ.M |
| 3+4 | 0.50 | X | (46.89+25.78) | X | 126.50 | = | 3331.37 SQ.M |
| (5) | 0.50 | X | 121.65 | X | 30.21 | = | 1840.54 SQ.M |
| (6) | 0.50 | X | 40.52 | X | 23.02 | = | 466.35 SQ.M |
| (7) | 0.50 | X | 47.96 | X | 33.64 | = | 811.32 SQ.M |
| (8) | 0.50 | X | (63.42+48.02) | X | 18.94 | = | 1246.63 SQ.M |
| (9) | 0.50 | X | 46.05 | X | 112.00 | = | 2242.80 SQ.M |
| (10) | 0.50 | X | 29.17 | X | 71.90 | = | 1048.06 SQ.M |
| (11) | 0.50 | X | (11.80+11.80) | X | 24.59 | = | 290.36 SQ.M |
| (12) | 0.50 | X | 87.70 | X | 215.90 | = | 9467.21 SQ.M |
| (13) | 0.50 | X | 99.00 | X | 215.90 | = | 10667.05 SQ.M |
| (14) | 0.50 | X | 184.30 | X | 97.50 | = | 8984.63 SQ.M |
| (15) | 0.50 | X | 252.00 | X | 49.50 | = | 8464.50 SQ.M |
| (16) | 0.50 | X | 252.00 | X | 8.00 | = | 1048.00 SQ.M |
| (17) | 0.50 | X | 298.00 | X | 118.50 | = | 17656.50 SQ.M |
| (18) | 0.50 | X | 135.70 | X | 58.75 | = | 3986.26 SQ.M |
| TOTAL = 78945.52 SQM | | | | | | | |

PLOT AREA STATEMENT COMPARISION

| S.NO. | AS PER 7/12 & POA | AS PER DCATION |
|---|---|---|
| 12/1/4 | 3500.00 | 4538.09 |
| 12/1/2/3 | 1000.00 | |
| 12/1/2 | 1600.00 | |
| 12/1/3 | 2600.00 | |
| 12/2 | 11700.00 | |
| 12/8 | 1300.00 | |
| 12/3A | 10420.00 | |
| 12/4 [illegible] | 31800.00 | |
| 12/5A/1 | 8700.00 | |
| 12/6/1 | 1700.00 | |
| 12/7 | 6900.00 | |
| 12/12 | 1200.00 | 56606.89 |
| 12/3B | 300.00 | |
| 12/5B | 500.00 | |
| TOTAL | 81100.00 | 61144.98 |

| REFUGE AREA STATEMENT | | |
|---|---|---|
| TYPE | REQUIRED | PROPOSED |
| TYPE- A6 | 18.00 | 19.20 |
| TYPE -A7 | 18.00 | 19.20 |
| TYPE - B3 | 31.52 | 36.36 |

| WATER CALCUATION | | | |
|---|---|---|---|
| TYPE | NO OF BUILDINGS | TOTAL OHT CAPACITY | TOTAL U.G.WATER CAPACITY |
| TYPE- A6 | 1 | 47800.00 | 71700.00 |
| TYPE-A7 | 1 | 47800.00 | 71700.00 |
| TYPE - B3 | 1 | 71425.00 | 707138.00 |
| CLUBHOUSE | 1 | 14100.00 | 21200.00 |
| TOTAL | | 181125.00 | 871738.00 |

| PROPOSED BUILDING F.S.I. CALCULATION- A6 BUILDING | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FLOORS | FSI | ENCL. BALCONY PERM | ENCL. BALCONY PROP | DRY BAL | FIRE STAIRCASE | STAIRCASE | PASS. | PERMISSIBLE TERRACE (20%) | PROPOSED TERRACE | LIFT+L.M.R | TEN. |
| FIRST | 269.81 | 40.47 | 40.42 | 12.93 | 16.51 | 16.46 | 18.57 | 53.96 | 13.44 | 8.57 | 4 |
| SECOND | 270.48 | 40.57 | 40.55 | 12.93 | 16.51 | 16.46 | 42.04 | 54.10 | 13.44 | | 4 |
| THIRD | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| FOURTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| FIFTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| SIXTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| SEVENTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | + | 4 |
| EIGHTH (REFUGE) | 269.81 | 40.47 | 40.42 | 12.93 | 16.51 | 16.46 | 21.49 | 53.96 | 13.44 | | 4 |
| NINTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| TENTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | 25.30 | 4 |
| ELEVENTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| TWELFTH (REFUGE) | 269.81 | 40.47 | 40.42 | 12.93 | 16.51 | 16.46 | 21.49 | 53.96 | 13.44 | | 4 |
| THIRTEENTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| FOURTEENTH | 269.83 | 43.47 | 43.47 | 12.93 | 16.51 | 16.46 | 18.57 | 57.97 | 13.44 | | 4 |
| TOTAL | 3878.22 | 598.73 | 598.61 | 181.02 | 231.14 | 230.44 | 289.79 | 795.64 | 188.16 | 34.27 | 58 |

| PROPOSED BUILDING F.S.I. CALCULATION- B3 BUILDING | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FLOORS | FSI | ENCL. BALCONY PERM | ENCL. BALCONY PROP | DRY BALCONY | FIRE STAIRCASE (S1) | STAIRCASE (S2) | PASSAGE | PERMISSIBLE TERRACE (20%) | PROPOSED TERRACE | LIFT+L.M.R | TEN. |
| FIRST | 411.92 | 91.79 | 91.41 | 19.53 | 33.02 | 33.96 | 37.13 | 82.38 | 20.16 | 17.94 | 6 |
| SECOND | 414.39 | 92.18 | 91.49 | 19.53 | 33.02 | 33.96 | 85.04 | 82.88 | 20.16 | | 6 |
| THIRD | 452.44 | 97.87 | 97.84 | 19.53 | 33.02 | 33.96 | 37.13 | 90.49 | 20.16 | | 6 |
| FOURTH | 452.44 | 97.87 | 97.84 | 19.53 | 33.02 | 33.96 | 37.13 | 90.49 | 20.16 | | 6 |
| FIFTH | 452.44 | 97.87 | 97.84 | 19.53 | 33.02 | 33.96 | 37.13 | 90.49 | 20.16 | | 6 |
| SIXTH | 452.44 | 97.87 | 97.84 | 19.53 | 33.02 | 33.96 | 37.13 | 90.49 | 20.16 | | 6 |
| SEVENTH | 452.44 | 97.87 | 97.84 | 19.53 | 33.02 | 33.96 | 37.13 | 101.96 | 20.16 | + | 6 |
| EIGHTH (REFUGE) | 506.85 | 76.47 | 75.44 | 23.75 | 33.02 | 33.96 | 42.98 | 101.96 | 23.50 | | 7 |
| NINTH | 550.74 | 82.61 | 82.58 | 23.75 | 33.02 | 33.96 | 37.13 | 110.15 | 24.00 | 10.60 | 7 |
| TENTH | 550.74 | 82.61 | 82.58 | 23.75 | 33.02 | 33.96 | 37.13 | 110.15 | 23.50 | | 7 |
| ELEVENTH | 550.74 | 82.61 | 82.58 | 23.75 | 33.02 | 33.96 | 37.13 | 101.96 | 24.00 | | 7 |
| TWELFTH (REFUGE) | 506.85 | 76.47 | 75.44 | 23.75 | 33.02 | 33.96 | 42.98 | 101.96 | 23.50 | | 7 |
| THIRTEENTH | 550.74 | 82.61 | 82.58 | 23.75 | 33.02 | 33.96 | 37.13 | 110.15 | 24.00 | | 7 |
| FOURTEENTH | 550.74 | 82.61 | 82.58 | 23.75 | 33.02 | 33.96 | 37.13 | 110.15 | 23.50 | | 7 |
| TOTAL | 6961.82 | 1029.27 | 1027.70 | 302.96 | 462.28 | 475.44 | 579.43 | 1376.85 | 307.21 | 68.54 | 91 |

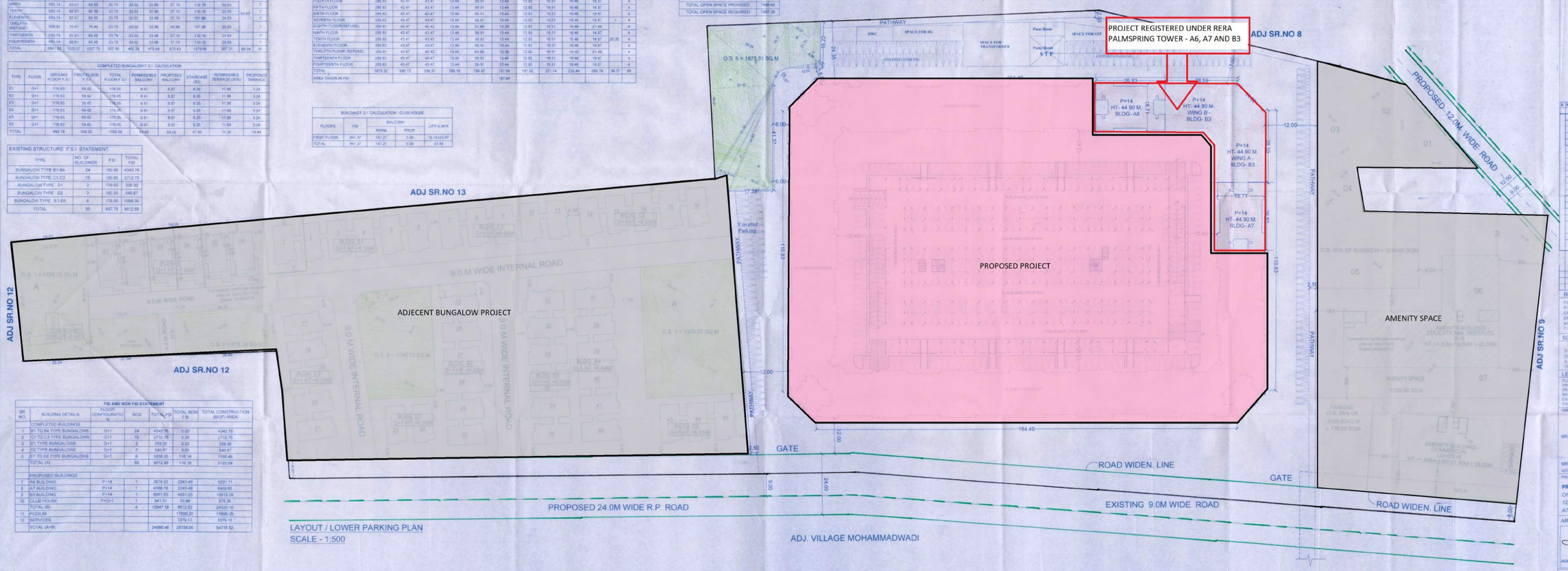
| REVISED BUILDING F.S.I. CALCULATION- AT BUILDING | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FLOORS | FSI | PERM. BALCONY | PROPOSED BALCONY ENCL. | PROPOSED BALCONY OPEN | TOTAL PROP. BALCONY | EXCESS BALC. | DRY BALCONY | FIRE STAIRCASE (S1) | STAIRCASE (S2) | PASSAGE | LIFT+L.M.R | TEN. |
| FIRST FLOOR | 388.81 | 40.47 | 40.42 | 13.44 | 53.86 | 13.39 | 12.93 | 16.51 | 16.46 | 18.57 | 8.57 | 4 |
| SECOND FLOOR | 376.48 | 40.57 | 40.55 | 13.44 | 53.99 | 13.42 | 12.93 | 16.51 | 16.46 | 42.04 | | 4 |
| THIRD FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| FOURTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| FIFTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| SIXTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| SEVENTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | + | 4 |
| EIGHTH FLOOR(REFUSE) | 269.81 | 40.47 | 40.42 | 13.44 | 53.86 | 13.39 | 12.93 | 16.51 | 16.46 | 21.49 | | 4 |
| NINTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| TENTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | 25.30 | 4 |
| ELEVENTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| TWELFTH FLOOR (REFUSE) | 269.81 | 40.47 | 40.42 | 13.44 | 53.86 | 13.39 | 12.93 | 16.51 | 16.46 | 21.49 | | 4 |
| THIRTEENTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| FOURTEENTH FLOOR | 288.83 | 43.47 | 43.47 | 13.44 | 56.91 | 13.44 | 12.93 | 16.51 | 16.46 | 18.57 | | 4 |
| TOTAL | 3878.22 | 598.73 | 598.57 | 188.16 | 784.67 | 187.94 | 181.02 | 231.14 | 230.44 | 289.79 | 34.27 | 56 |
| AREA TAKEN IN FSI | | | | | | 187.94 | | | | | | |

| BUILDING F.S.I. CALCULATION - CLUB HOUSE | | | | | |
|---|---|---|---|---|---|
| FLOORS | FSI | BALCONY PERM | BALCONY PROP | LIFT+L.M.R | |
| FIRST FLOOR | 941.37 | 141.21 | 0.00 | 10.12+23.87 | |
| TOTAL | 941.37 | 141.21 | 0.00 | 33.99 | |

| COMPLETED BUNGALOW F.S.I. CALCULATION | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| TYPE | FLOOR | GROUND FLOOR F.S.I. | FIRST FLOOR F.S.I. | TOTAL FLOOR F.S.I | PERMISSIBLE BALCONY | PROPOSED BALCONY | STAIRCASE (S2) | PERMISSIBLE TERRACE (20%) | PROPOSED TERRACE |
| E1 | G+1 | 116.63 | 59.42 | 176.05 | 8.91 | 8.87 | 6.25 | 11.86 | 3.24 |
| E2 | G+1 | 116.63 | 59.42 | 176.05 | 8.91 | 8.87 | 6.25 | 11.86 | 3.24 |
| E3 | G+1 | 116.63 | 59.42 | 176.05 | 8.91 | 8.87 | 6.25 | 11.86 | 3.24 |
| E4 | G+1 | 116.63 | 59.42 | 176.05 | 8.91 | 8.87 | 6.25 | 11.86 | 3.24 |
| E5 | G+1 | 116.63 | 59.42 | 176.05 | 8.91 | 8.87 | 6.25 | 11.86 | 3.24 |
| E6 | G+1 | 116.63 | 59.42 | 176.05 | 8.91 | 8.87 | 6.25 | 11.86 | 3.24 |
| TOTAL | | 699.78 | 356.52 | 1056.30 | 53.46 | 53.22 | 37.50 | 71.20 | 19.44 |

| EXISTING STRUCTURE F.S.I STATEMENT | | | |
|---|---|---|---|
| TYPE | NO. OF BUILDINGS | FSI | TOTAL FSI |
| BUNGALOW TYPE B1-B4 | 24 | 180.99 | 4343.76 |
| BUNGALOW TYPE C1-C3 | 15 | 180.85 | 2712.75 |
| BUNGALOW TYPE D1 | 2 | 179.60 | 359.20 |
| BUNGALOW TYPE D2 | 3 | 180.29 | 540.87 |
| BUNGALOW TYPE E1-E6 | 6 | 176.05 | 1056.30 |
| TOTAL | 50 | 897.78 | 9012.88 |

| FSI AND NON FSI STATEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|
| SR. NO. | BUILDING DETAILS | FLOOR CONFIGURATION | NOS | TOTAL FSI | TOTAL NON FSI | TOTAL CONSTRUCTION (BUP) AREA | |
| | COMPLETED BUILDINGS | | | | | | |
| 1 | B1 TO B4 TYPE BUNGALOWS | G+1 | 24 | 4343.76 | 0.00 | 4343.76 | |
| 2 | C1 TO C3 TYPE BUNGALOWS | G+1 | 15 | 2712.75 | 0.00 | 2712.75 | |
| 3 | D1 TYPE BUNGALOWS | G+1 | 2 | 359.20 | 0.00 | 359.20 | |
| 4 | D2 TYPE BUNGALOWS | G+1 | 3 | 540.87 | 0.00 | 540.87 | |
| 5 | E1 TO E6 TYPE BUNGALOWS | G+1 | 6 | 1056.30 | 116.16 | 1169.46 | |
| | TOTAL (A) | | 50 | 9012.88 | 116.16 | 9123.04 | |
| | PROPOSED BUILDINGS | | | | | | |
| 7 | A6 BUILDING | P+14 | 1 | 3978.22 | 2243.49 | 6221.71 | |
| 8 | A7 BUILDING | P+14 | 1 | 4168.16 | 2243.49 | 6409.65 | |
| 9 | B3 BUILDING | P+14 | 1 | 6861.83 | 4051.53 | 10913.36 | |
| 10 | CLUB HOUSE | P+G+1 | 1 | 941.37 | 33.99 | 975.36 | |
| | TOTAL (B) | | 4 | 15947.58 | 8572.52 | 24520.10 | |
| 11 | PODIUM | | | | 17696.25 | 17696.25 | |
| 12 | SERVICES | | | | 3379.13 | 3379.13 | |
| | TOTAL (A+B) | | | 24960.46 | 29756.06 | 54716.52 | |




LAYOUT / LOWER PARKING PLAN
SCALE - 1:500

| A | NO | AREA STATEMENTS | AREA IN SQ.M. |
|---|---|---|---|
| | 1 | Area of plot | 78600.00 |
| | 2 | Deductions/ | |
| | | a) Proposed D.P.road widening area | 3927.97 |
| | | b) Any D.P.reservation area | 0.00 |
| | | Total (a+b) | 3927.97 |
| | 3 | Gross area of plot (1-2) | 74672.03 |
| | 4 | Recreational Open Space | |
| | | a)Required | 7467.20 |
| | | b) Proposed | 7468.42 |
| | 5 | Amenity space | |
| | | a)Required | 11200.80 |
| | | b) Proposed | 11200.80 |
| | 6 | Net Area of Plot(Splot= 90% (3-4) | 67124.10 |
| | 7 | Addition of area for FSI, If any | |
| | | a) Road Acquisition Area | 3927.97 |
| | 8 | Total Area (5+6) | 61052.07 |
| | 9 | a) Normal F.S.I. Permissible (6X1.3 ) | 68948.90 |
| | | b) F.S.I. Permissible with payment of premium (6X 0.20) | 11124.81 |
| | 10 | Total Permissible Built-up Area (9a+9b) | 79973.74 |
| | 11 | Maximum Permissible Built-up Area = i.e. (7+10) | 79973.74 |
| | 12 | EXISTING B/UP AREA | 9012.88 |
| | 13 | PROPOSED B/UP AREA | 15947.58 |
| | 14 | TOTAL PROPOSED B/UP AREA (12+13) | 24960.46 |
| | 15 | PERMISSIBLE TENAMENT | 1428 |
| | 16 | PROPOSED TENAMENT (EXISTING + PROP.) | 254 |
| | 17 | BALANCE B/UP AREA | 55013.28 |

BRIEF SPECIFICATIONS

FOUNDATION UPTO HARD STRATA
R.C.C. FRAMED STRUCTURE IN M-20
EXTERNAL WALLS IN 0.15THK,INTERNAL WALLS 0.10THK
EXTERNAL SAND FACED PLASTER,INTERNAL NEERU FINISHED
MARBLE MOSAIC FLOORING
T.W. DOORS AND M.S. WINDOWS

SCHEDULE OF OPENINGS

| DOORS | | WINDOWS | |
|---|---|---|---|
| D=0.90X2.10 | FD=1.24X2.10 | W=1.80X1.22 | W2=1.24X1.22 |
| D1=0.75X2.10 | FD1=1.52X2.10 | W1=0.90X1.22 | |
| S.D.=0.80X2.10 | | V=0.60X0.90 | |
| OP.=0.90X2.10 | | | |

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
N

OWNER'S NAME, ADDRESS, SIGNATURE

MR. KEVALKUMAR K. JAIN (P.A.H.)

MR. ARWIND C. KERING (P.A.H.)
ADD=1ST FLOOR, KUMAR CAPITAL, 24/3, EAST STREET,CAMP,PUNE-411001

PROJECT :-
PROPOSED RESI.GROUP HOUSING SCHEME
ON S. NO. 12/1/4,12/1/2/3,12/1/2,12/1/3,12/2,12/3A,12/3B,12/4, 12/5A/1,12/5B,12/6/1, 12/7,12/8,12/12/1,13/1/2/1
AT VILLAGE UNDRI, TALUKA HAVELI, DISTRICT PUNE.

ARCHITECT :-
JAGADISH P. DESHPANDE
ARCHITECTS-TOWN PLANNERS-INTERIOR DESIGNERS
A-1, SUCCESS CHAMBERS, 1232 APTE ROAD,
DECCAN GYMKHANA, PUNE 411004.
PH. NO. 25532182, 25531141,
FAX NO.-020-25532325

| DATE | DEALT BY | REVISED BY | CHECKED BY | SCALE |
|---|---|---|---|---|
| 20/11/2020 | | PB | SACHIN | 1:500 |