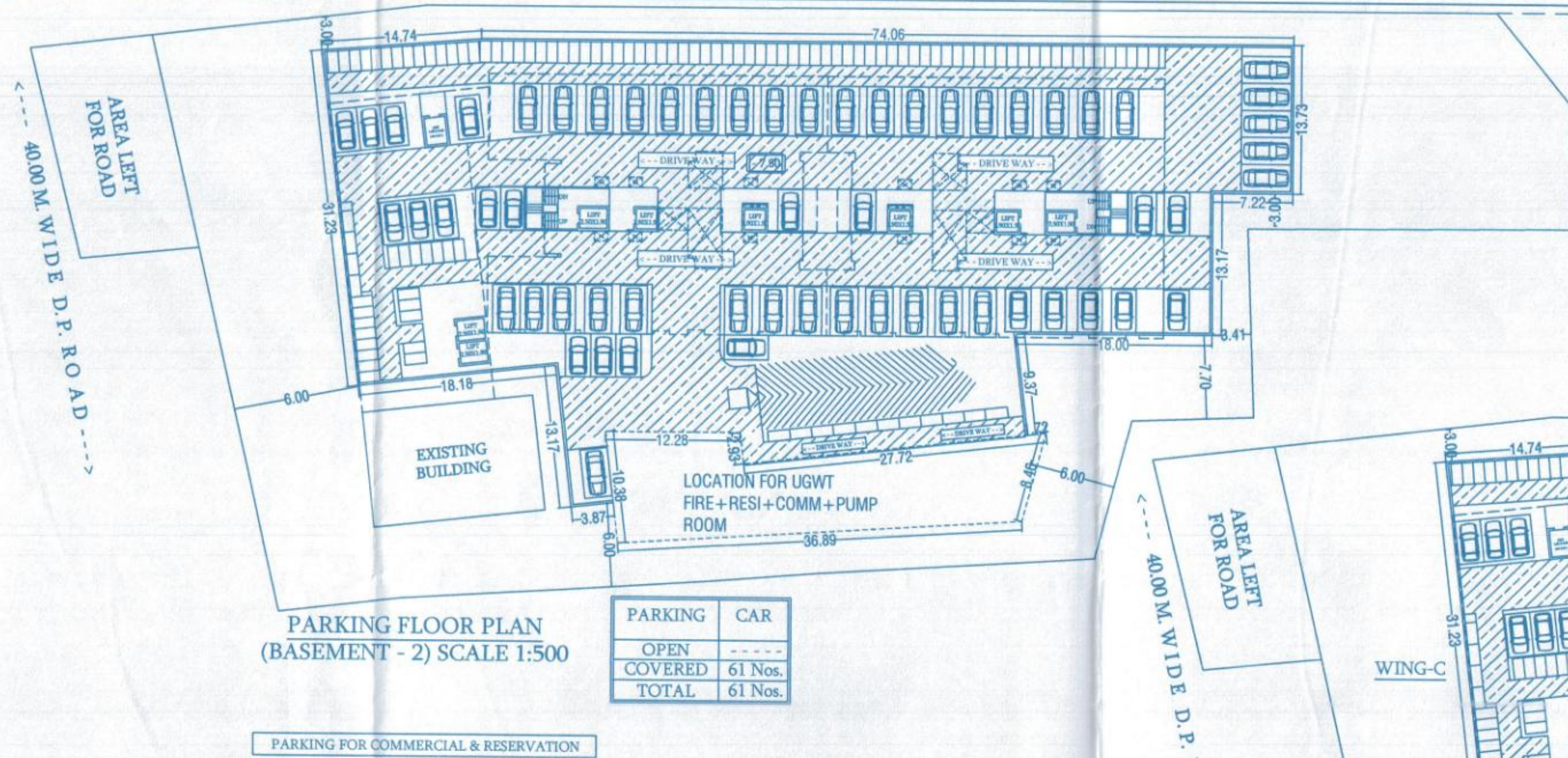


| TOTAL F.S.I. STATEMENT IN SQ.M.(UDCPR) |                  |                  |           |           |           |                  |
|----------------------------------------|------------------|------------------|-----------|-----------|-----------|------------------|
| WING                                   | B/ UP AREA COMM. | B/ UP AREA RESI. | LIFT FIRE | LIFT REG. | TENTS NO. | OFFICE/ SHOP NO. |
| WING - A                               | --               | 7570.30          | 4.75      | 7.22      | 78        | -                |
| WING - B                               | --               | --               | --        | --        | --        | --               |
| WING - C                               | --               | --               | --        | --        | --        | --               |
| TOTAL                                  | --               | 7570.30          | 4.75      | 7.22      | 78        | ###              |
| TOTAL                                  | 7570.30          |                  | 4.75      | 7.22      | 78        | ###              |

| TOTAL F.S.I. STATEMENT IN SQ.M.- WING - A (UDCPR) |                |           |           |           |
|---------------------------------------------------|----------------|-----------|-----------|-----------|
| FLOOR                                             | BUILT UP RESI. | TENTS NO. | LIFT FIRE | LIFT REG. |
| FIRST                                             | 667.12         | 06        |           |           |
| SECOND                                            | 581.53         | 06        |           |           |
| THIRD                                             | 581.53         | 06        |           |           |
| FOURTH                                            | 581.53         | 06        |           |           |
| FIFTH                                             | 581.53         | 06        |           |           |
| SIXTH                                             | 581.53         | 06        |           |           |
| SEVENTH                                           | 581.53         | 06        |           |           |
| EIGHTH                                            | 581.53         | 06        |           |           |
| NINTH                                             | 581.53         | 06        |           |           |
| TENTH                                             | 581.53         | 06        |           |           |
| ELEVENTH                                          | 581.53         | 06        |           |           |
| TWELFTH                                           | 581.53         | 06        |           |           |
| THIRTEENTH                                        | 581.53         | 06        |           |           |
| TOTAL                                             | 7570.30        | 78        |           |           |

| PARKING STATEMENT                        |              |                  |     |         |
|------------------------------------------|--------------|------------------|-----|---------|
| WINGS                                    | PARKING REQ. | PARKING PROVIDED |     |         |
| TYPE                                     | CAR          | SCOOTER          | CAR | SCOOTER |
| A) TYPE                                  |              |                  |     |         |
| 2 TEN. HAVING CARPET AREA 40 TO 80 SQ.M. | 01           | 05               |     |         |
| FOR 78 TENEMENTS                         | 39           | 195              | 39  | 195     |

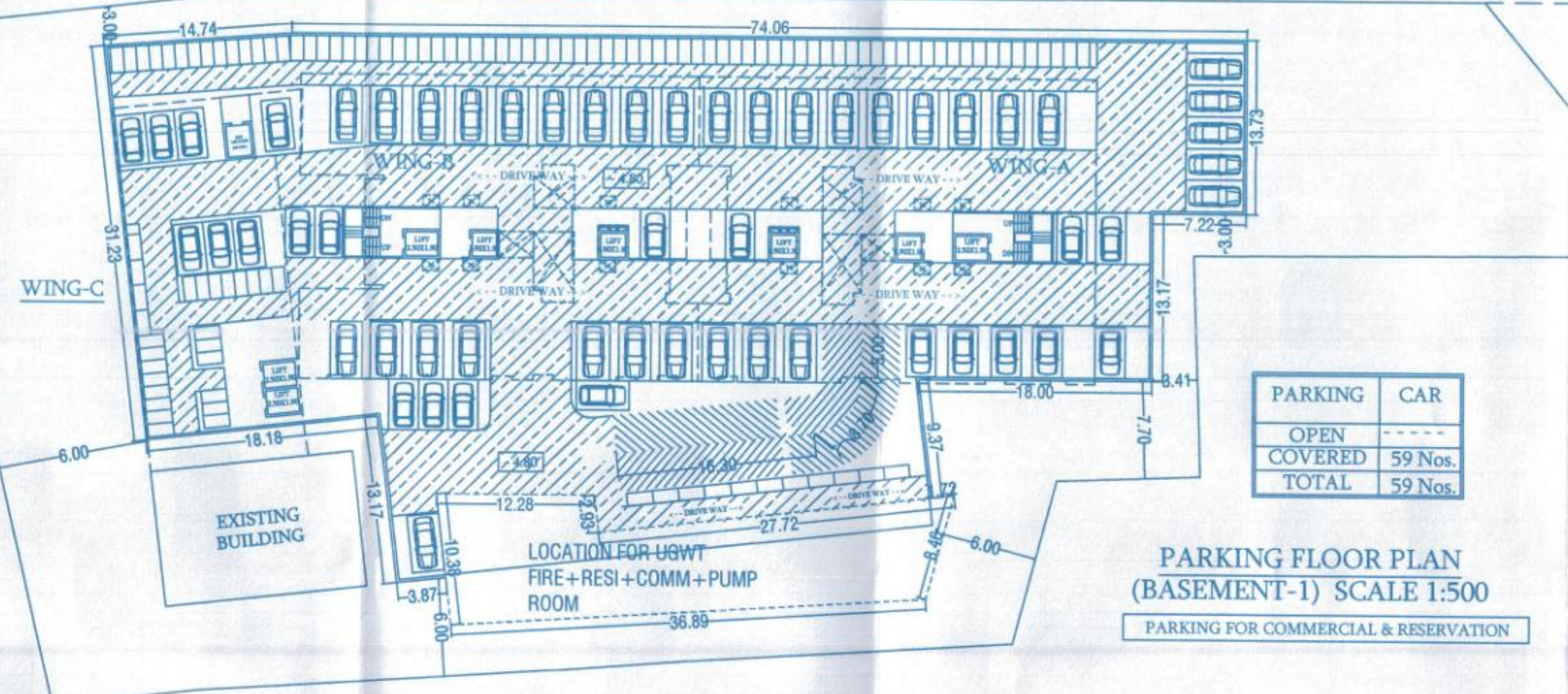
| WATER AREA CALCULATION              |           |   |      |   |     |   |             |
|-------------------------------------|-----------|---|------|---|-----|---|-------------|
| O.H.W.T. REQUIRED (NO.OF TENEMENTS) | 78        | X | 5    | X | 135 | = | 52,650.00   |
| ADD FIRE FIGHTING                   | 20,000.00 | X | 1    |   |     | = | 20,000.00   |
| REQUIRED                            |           |   |      |   |     |   | 72,650.00   |
| TOTAL O.H.W.TANK PROVIDED           |           |   |      |   |     |   | 80,000.00   |
| U.G.W.T. REQUIRED                   | 52,650.00 | X | 1.50 | X |     | = | 78,975.00   |
| ADD FIRE FIGHTING                   | 50,000.00 | X | 1    |   |     | = | 50,000.00   |
| REQUIRED                            |           |   |      |   |     |   | 1,28,975.00 |
| TOTAL U.G.W.TANK PROVIDED           |           |   |      |   |     |   | 1,30,000.00 |



| PARKING | CAR     |
|---------|---------|
| OPEN    | ----    |
| COVERED | 61 Nos. |
| TOTAL   | 61 Nos. |

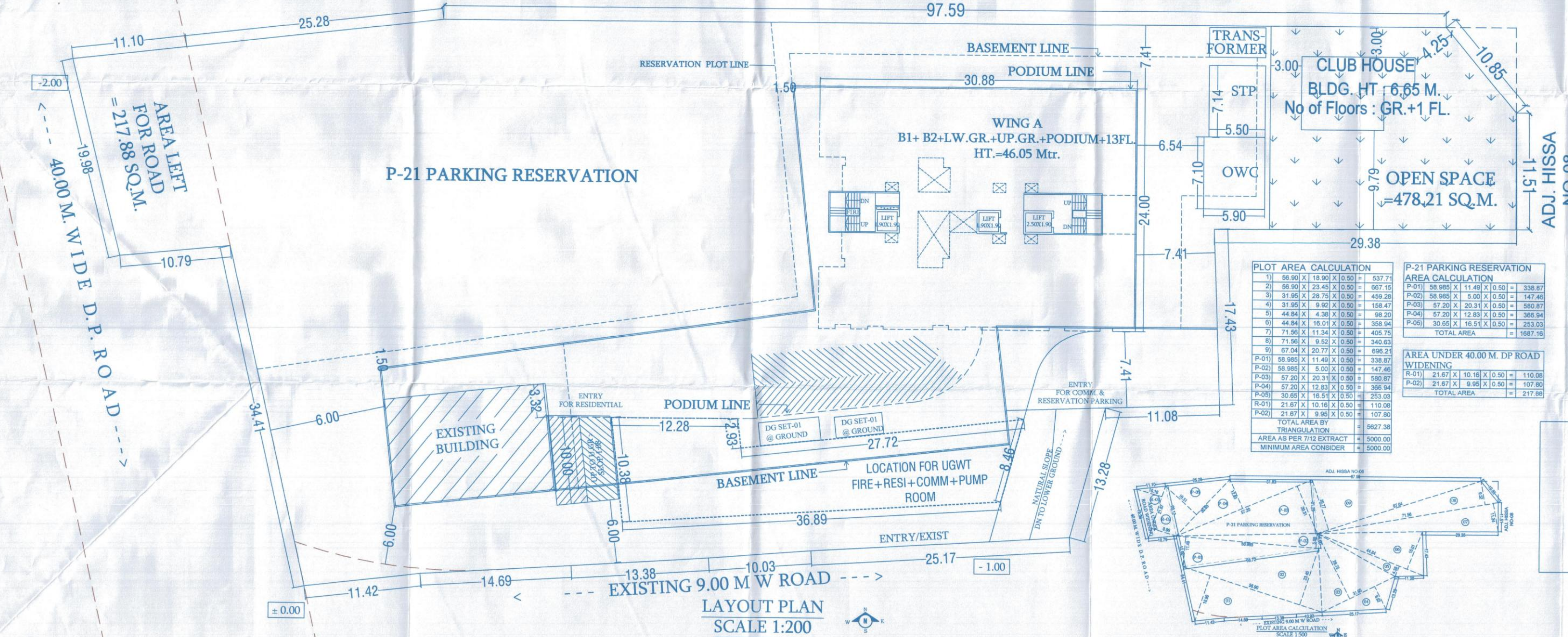


| OPEN SPACE AREA CAL. BY TRIANG. METHOD |      |   |        |
|----------------------------------------|------|---|--------|
| 1                                      | 0.50 | x | 13.35  |
| 2                                      | 0.50 | x | 13.35  |
| TOTAL                                  |      |   | 478.30 |



| PARKING | CAR     |
|---------|---------|
| OPEN    | ----    |
| COVERED | 59 Nos. |
| TOTAL   | 59 Nos. |

ADJ. HISSA NO-06  
97.59

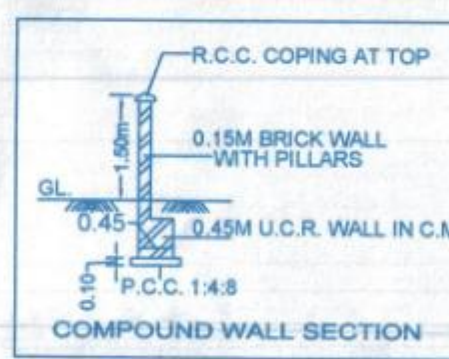


| PLOT AREA CALCULATION       |                       |           |
|-----------------------------|-----------------------|-----------|
| 1)                          | 56.90 X 18.90 X 0.50  | = 537.71  |
| 2)                          | 56.90 X 23.45 X 0.50  | = 667.15  |
| 3)                          | 31.95 X 26.75 X 0.50  | = 459.28  |
| 4)                          | 31.95 X 9.92 X 0.50   | = 158.47  |
| 5)                          | 44.84 X 4.38 X 0.50   | = 98.20   |
| 6)                          | 44.84 X 18.01 X 0.50  | = 358.94  |
| 7)                          | 71.56 X 11.34 X 0.50  | = 405.75  |
| 8)                          | 71.56 X 9.52 X 0.50   | = 340.63  |
| 9)                          | 67.04 X 20.77 X 0.50  | = 696.21  |
| P-01)                       | 58.985 X 11.49 X 0.50 | = 338.87  |
| P-02)                       | 58.985 X 5.00 X 0.50  | = 147.46  |
| P-03)                       | 58.985 X 5.00 X 0.50  | = 147.46  |
| P-04)                       | 57.20 X 20.31 X 0.50  | = 580.87  |
| P-05)                       | 57.20 X 12.83 X 0.50  | = 366.94  |
| P-06)                       | 30.65 X 16.51 X 0.50  | = 253.03  |
| R-01)                       | 21.67 X 10.16 X 0.50  | = 110.08  |
| R-02)                       | 21.67 X 9.95 X 0.50   | = 107.80  |
| TOTAL AREA BY TRIANGULATION |                       | = 5627.38 |
| AREA AS PER 71/2 EXTRACT    |                       | = 5000.00 |
| MINIMUM AREA CONSIDER       |                       | = 5000.00 |

| P-21 PARKING RESERVATION AREA CALCULATION |                       |           |
|-------------------------------------------|-----------------------|-----------|
| P-01)                                     | 58.985 X 11.49 X 0.50 | = 338.87  |
| P-02)                                     | 58.985 X 5.00 X 0.50  | = 147.46  |
| P-03)                                     | 57.20 X 20.31 X 0.50  | = 580.87  |
| P-04)                                     | 57.20 X 12.83 X 0.50  | = 366.94  |
| P-05)                                     | 30.65 X 16.51 X 0.50  | = 253.03  |
| TOTAL AREA                                |                       | = 1687.16 |

| AREA UNDER 40.00 M. DP ROAD WIDENING |                      |          |
|--------------------------------------|----------------------|----------|
| R-01)                                | 21.67 X 10.16 X 0.50 | = 110.08 |
| R-02)                                | 21.67 X 9.95 X 0.50  | = 107.80 |
| TOTAL AREA                           |                      | = 217.88 |

| PARKING STATEMENT                |                               |              |               |
|----------------------------------|-------------------------------|--------------|---------------|
| PARKING LEVEL                    | COVERED PARKING               | OPEN PARKING | TOTAL PARKING |
| PODIUM                           | 40 Nos.                       | ----         | 40 Nos.       |
| UPPER GR.                        | 38 Nos.                       | ----         | 38 Nos.       |
| LOWER GR.                        | 49 Nos.                       | 19 Nos.      | 68 Nos.       |
| BASEMENT - 1                     | PARKING FLOOR FOR COMMERCIAL  |              |               |
| BASEMENT - 2                     | PARKING FLOOR FOR RESERVATION |              |               |
| TOTAL                            | 127 Nos.                      | 19 Nos.      | 146 Nos.      |
| TOTAL NO. OF TENEMENT = 156 Nos. |                               |              |               |



STAMP OF APPROVAL

01  
04

B.P. LAYOUT

36/03/2023

APPROVED SUBJECT TO CONDITION

CERTIFICATE NO. 36/03/22

Building Inspector (Jr. Engr. Vast. Engrs.)

Deputy Engineer

BUILDING PERMISSION DEPT.

ZONE-2, P.M.C.

MUNICIPAL CORPORATION PUNE

APPROVED

| NO.         | AREA CALCULATIONS -                                                                                                                                  | SQ.M.    |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1           | Area of plot (Minimum area of a,b,c to be considered)                                                                                                | 5,000.00 |
| a)          | As per Ownership document (7/12, CTS extract)                                                                                                        | 5,000.00 |
| b)          | As per measurement sheet                                                                                                                             | 5,627.39 |
| c)          | As per site                                                                                                                                          | 5,627.39 |
| 2           | Deductions for:                                                                                                                                      |          |
| a)          | Proposed 40.00 m. D.P. Road                                                                                                                          | 217.88   |
| b)          | Parking Reservation Area (not to be deduct)                                                                                                          | 1,687.16 |
| Total (a+b) |                                                                                                                                                      | 217.88   |
| 3           | Balance area of plot (1-2)                                                                                                                           | 4,782.12 |
| 4           | Amenity Space (if applicable)                                                                                                                        | ----     |
| a)          | Required                                                                                                                                             | ----     |
| b)          | Adjustment of 2(b), if any-                                                                                                                          | ----     |
| c)          | Balance Proposed                                                                                                                                     | ----     |
| 5           | Net Plot Area (3-4(C))                                                                                                                               | 4,782.12 |
| 6           | Recreational Open Space (if applicable)                                                                                                              |          |
| a)          | Required                                                                                                                                             | 478.21   |
| b)          | Proposed                                                                                                                                             | 478.30   |
| 7           | Internal Road area                                                                                                                                   | 0.00     |
| 8           | Plotable area                                                                                                                                        | ----     |
| 9           | Built up area with reference to Basic F.S.I. as per front road width (4782.12 x basic fsl-1.10)                                                      | 5,260.33 |
| 10          | Addition of FSI on payment of premium                                                                                                                | ----     |
| a)          | Maximum permissible premium FSI-based on road width/ TDR Zone. [5000.00X0.50] = 2500.00                                                              | ----     |
| b)          | Proposed FSI on payment of premium                                                                                                                   | ----     |
| 11          | In-situ FSI / TDR loading                                                                                                                            |          |
| a)          | In - situ area against 40.00 m. w. D.P.Road [217.88 x 2]                                                                                             | 435.76   |
| b)          | In - situ area against Amenity Space if handed over                                                                                                  | ----     |
| d)          | TDR Area [5000.00X1.40]-11a (7000.00-435.76=6564.24)                                                                                                 | ----     |
| e)          | Total in-situ/ TDR loading proposed [11(a)+(b)+(d)]                                                                                                  | 435.76   |
| 12          | Additional FSI area under Chapter No. 7                                                                                                              | ----     |
| 13          | Total entitlement of FSI in the proposal                                                                                                             |          |
| a)          | [9+10(b)+11(e)] or 12 whichever is applicable                                                                                                        | 5,696.09 |
| b)          | Existing Built-up Area                                                                                                                               | 469.17   |
| c)          | Balance Area. (13a - 13b)                                                                                                                            | 5,226.92 |
| d)          | Ancillary Area FSI upto 80% with payment of charges (for Commercial)                                                                                 | ----     |
| e)          | Ancillary Area FSI upto 60% with payment of charges (for Residential) (5226.92X 60%) = 3136.15                                                       | 2,343.38 |
| f)          | Total entitlement (a+d+e) (5,696.09+2343.38)                                                                                                         | 8,039.47 |
| 14          | Maximum utilization limit of FSI (building potential Permissible as per road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 | ----     |
| 15          | Total Built up Area in proposal (excluding area at Sr. No. 17 b)                                                                                     |          |
| a)          | Existing Built-up Area                                                                                                                               | 469.17   |
| b)          | Proposed Built-up Area (as per 'P-line')(COM.+RESI.)                                                                                                 | 7570.30  |
| c)          | Total (a+b)                                                                                                                                          | 8,039.47 |
| 16          | F.S.I. Consumed (15/13) (should not be more than serial No. 14)                                                                                      | 0.99     |
| 17          | Area for Inclusive Housing, if any                                                                                                                   |          |
| a)          | Required (BASIC FSI X 20%)                                                                                                                           | 0.00     |
| b)          | Proposed                                                                                                                                             | 0.00     |

LEGEND

1) EXISTING BROWN

2) PROPOSED WORK BROWN

3) OPEN SPACE BROWN

4) EXISTING PAVED BROWN

5) EXISTING LINE BROWN

6) EXISTING BROWN

7) EXISTING BROWN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON --- A DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT FALLS WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P. ACT.

SIGNATURE OF LICENSED ARCHITECTS/ENGINEERS

DESIGN ARCHITECT :-

CUBIX ARCHITECTS ASSOCIATES

OFFICE NO. 1 AND 2, ARISTOCAT 'C', OPP. BEVERLY HILLS HOTEL, NEAR MARUNJI NAGAR, KADUR, PUNE. E-MAIL:- cubixarchitects@gmail.com

CONTACT NO:- 77504009, 77504007

OWNER'S NAME:

FOR:- MR. SACHIN MEDIRATTA & OTHERS

OWNER'S SIGN:

PROJECT: LAYOUT OF BUILDING :- S.No - 38, H.No - 58,

SURVEY NO: S.NO - 38, H.NO - 5A/2, S.NO - 38, H.NO - 5A/1, S.NO - 38, H.NO - 7

HISSA NO:

PLOT NO:

FINAL PLOT NO:

CTA NO:

SOC. NAME:

PETH: KONDHWA KH.

LAISONING ARCHITECT:

ARCHITECT'S SIGN:

ER. SANDIP VAYDANDE & ASSOCIATE (PMC Lic No-1770)

E-MAIL:- okasgroupm@gmail.com, 7709331633

ADD:- A-104, Guruganesh nagar app. Katraj, Pune

ER. Sandip Vaydande

PMC Lic. No.- 1770

JOE NO.

DRG. NO.

SCALE

DRAWN BY

CHECKED BY

INWARD NO.

DATE

20/03/2023

KEY NO.

SHEET NO.

01/04