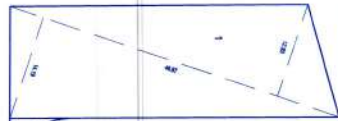


18.0m. D.P. ROAD KEY PLAN

AREA CALCULATION
18.0 m. D.P. Road
 $3 = 21.41 \times 18.0 + 7.977 \times 0.50 = 173.16$
TOTAL ROAD AREA = 173.16 sqm



15.0m. Internal Road Area Key Plan

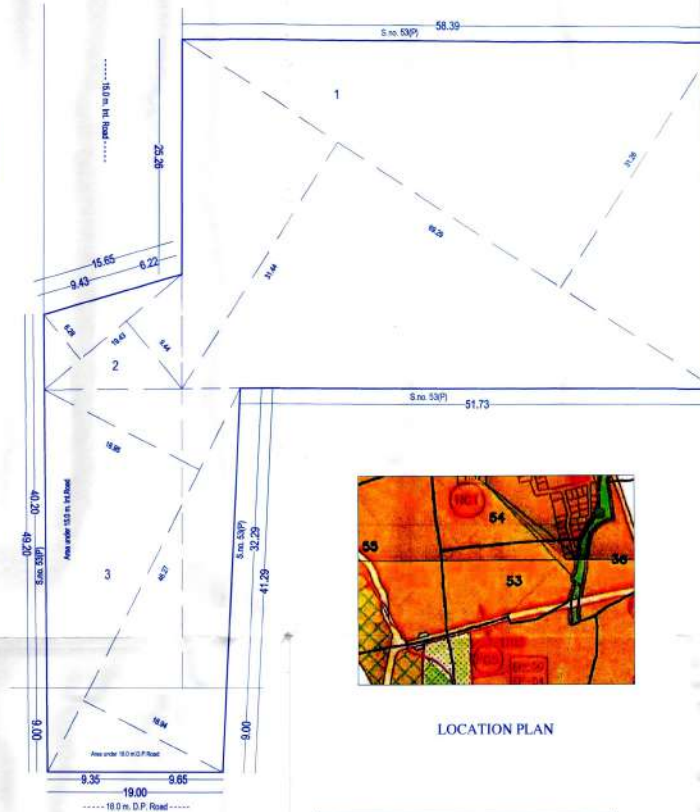
AREA CALCULATION
15.0 m. w. Internal Road
 $1 = 46.67 \times 14.19 + 12.883 \times 0.50 = 636.86$
 $2 = \text{Chamber Area} = 11.58$
TOTAL ROAD AREA = 648.38 sqm

AREA CALCULATION
Open Space
 $1 = 14.22 \times 4.28 \times 0.50 \times 1 = 30.56$
 $2 = 14.22 \times 4.28 \times 0.50 \times 1 = 30.56$
 $3 = 34.52 \times 6.13 \times 0.50 \times 1 = 76.38$
 $4 = 34.52 \times 4.78 \times 0.50 \times 1 = 56.58$
 $5 = 9.38 \times 4.18 \times 0.50 \times 1 = 19.36$
 $6 = 9.26 \times 0.93 \times 3.48 \times 1 = 5.44$
TOTAL OPEN SPACE AREA = 222.72 sqm

PLOT AREA CALCULATION
 $1 = 69.29 \times (31.44 + 31.26) \times 0.50 = 2172.24$
 $2 = 19.43 \times (6.28 + 6.44) \times 0.50 = 153.72$
 $1 = 46.27 \times (18.919 + 18.94) \times 0.50 = 182.96$
TOTAL PLOT AREA = 3154.55 sqm



Open Space Area key Plan



PLOT AREA KEY PLAN



LOCATION PLAN

	PARKING STATEMENT			
	REQUIRED		PROPOSED	
	TEHA	CAR	CAR	SC
80 to 150sqm. (1.3 / 11mt)	25	35	105	
5% Visitor Parking		2	6	37
TOTAL	37	111	37	111

Required Area = $(37 \times 12.50) + (111 \times 2) = 694.50$ sqm.
Proposed Area = 1465.50 sqm.

WATER CALCULATION	
Required:	
O.H. Tank - 25 Plots x per x 120 = 2362.50 ltr/day	
For Fire - 20000.0 ltr	
Total O.H. Tank Required - 4262.50 ltr/day	
U/G Water Tank = 2362.5 x 1.50 = 3543.75 ltr/day	
For Fire - 50000.0 ltr	
Provided:	
O.H. Tank = 50000 ltr	
U/G Water Tank = 100000 ltr	

F.S. AREA STATEMENTS

FLOORS	Resl.	Lift & L.M.R. Area	Tenement
1st	716.85		05
2nd	716.85		05
3rd	716.85		05
4th	716.85		05
5th	716.85	4.18 + 5.99	05
6th	716.85		05
7th	716.85		05
TOTAL	5017.95	10.17	35
TOTAL F.S. = 5017.95 sqm.			



AREA STATEMENT		SQM.
1	AREA OF PLOT (Minimum area of a/b to be considered)	
a)	As per ownership document (7/12, CTS extract)	3039.00
b)	As per Demarcation	3154.55
2	Deduction for:	
a)	Proposed D.P.D. Road widening Area/Service Road/Highway Widening	173.16
b)	Any D.P. Reservation area	---
	(Total a-b)	---
3	Balance area of plot (1-2)	2865.84
4	Amenity space (if applicable)	
(a)	Required	---
(b)	Adjustment of 2 b), if any.	---
(c)	Balance Proposed	---
5	Net Plot area (3 - 4 (c))	2865.84
6	Recreation Open space (if applicable)	
(a)	Required	---
(b)	Proposed	---
7	Internal Road area	648.38
8	Plotable area (if applicable)	---
9	Built up area with reference to Basic F.S.I. as per front road width (S.No. 53/1, 53/2)	3152.42
10	Addition of FSI on Payment of Premium:	
(a)	Maximum permissible premium FSI - based on Road width	---
(b)	Proposed FSI on Payment of premium. (S.No. 53/1, 53/2)	---
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road (2.0x or no. 2 (a), if any)	---
(b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x or no. 4 (b) and (c))	---
(c)	TDR area (5 x 0.88)	---
(d)	Total In-Situ / TDR loading proposal (11 (a) + (b) + (c))	---
12	Additional FSI area under Chapter No. 7	---
13	Total entitlement of FSI in the proposal	
(a)	(9-10 (b) + 11 (d) or 12 whichever is applicable)	3152.42
(b)	(Less Previous Sanctioned F.S. Area) (as per old Rules)	---
(c)	Balance F.S. (a-b)	3152.42
14	(a) Ancillary area FSI upto 60% or 80% With payment of charges. (13c x 0.60)	1891.45
(b)	Total entitlement (13c + 13c x 14)	5043.87
15	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road Width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8 (5 x 2.50) x 1.60	5043.87
16	Total Built-up Area in Proposal (excluding area at or no. 17b)	
(a)	Previous Built-up Area (as per New D.P.R.)	5017.95
(b)	Proposed Built-up Area (as per 'P' line)	5017.95
(c)	Total (a+b)	5017.95
17	Total Proposed Area	
(a)	Proposed Balance Basic F.S.	3152.42
(b)	Proposed Premium F.S.	1891.45
(c)	Proposed Ancillary 3152.42 x 0.60 = 1891.45	1891.45
18	F.S.I. Consumed (15/12) (should not be more than at no. 14 Above)	1.00

Owner's Declaration
I/We Undersigned here by Confirm that I/We would abide by plans approved by Authority/Collector I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on / / and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership (T.P. schemes records / Land Records Deptt. / City Survey records)

PROPOSED BUILDING AT S.No. 53/10(P), 53/11(P), BANER, PUNE.
FOR: m/s Bhaktisagar Developers Through Partner Mr. Murlu Bathija.

OWNER / P.A.H. SIGN. ARCHITECT SIGN.
NITIN JOSHI ARCHITECT
208, SUPREME CENTRE, ANAND PARK, 11, ROAD AJINCHI PUNE-7
(PH-02025896842)