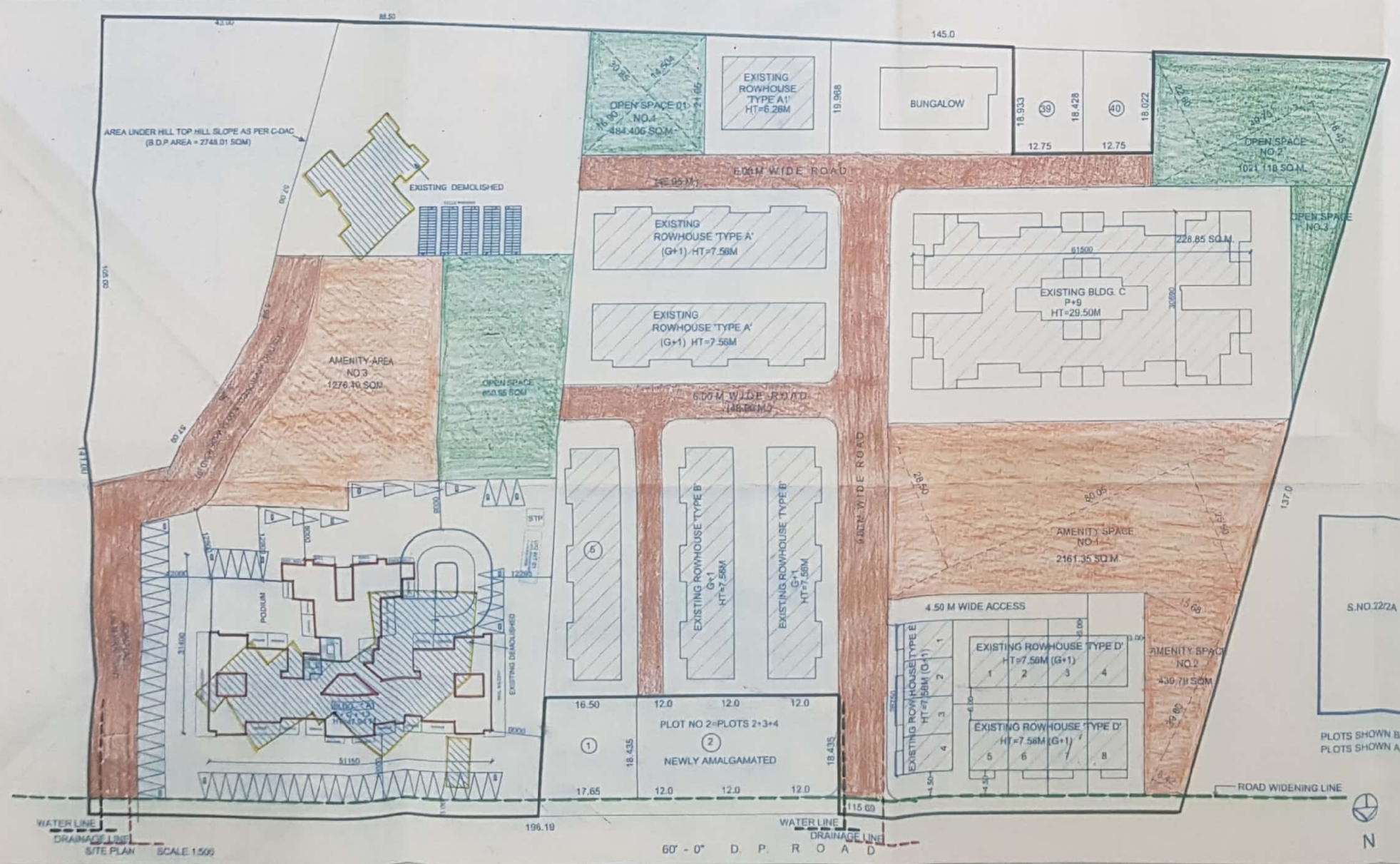
## TABLE SHOWING DETAILS OF FSI AFTER AMALGAMATION OF PLOTS AT S.NO 22/2A + 22/2B KONDHWA KH PUNE :

| TYPE | NO. OF BLOCKS | GROUND FLOOR SQM. | FIRST FLOOR SQM. | SECOND FLOOR SQM. | THIRD FLOOR SQM. | FOURTH FLOOR SQM. | FIFTH FLOOR SQM. | SIXTH FLOOR SQM. | SEVENTH FLOOR SQM. | EIGHTH FLOOR SQM. | NINTH FLOOR SQM. | TENTH FLOOR SQM. | ELEVENTH FLOOR SQM. | TWELFTH FLOOR SQM. | THIRTEENTH FLOOR SQM. | TOTAL F.S.I. SQM. | AREA OF PASSAGE SQM. | AREA OF STAIRCASE SQM. | | NET F.S.I. SQM. | ALLOWABLE BALCONY SQM. | PROPOSED BALCONY SQM. | ALLOWABLE COVERAGE BELOW PARKING (15386.761X50%) | ALLOWABLE COVERAGE ABOVE PARKING (15386.761X20%) | PROPOSED COVERAGE SQM. BELOW PARKING | PROPOSED COVERAGE SQM. ABOVE PARKING |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| F O R E X I S T I N G | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROW HOUSE TYPE - A | 2 NOS. | 2 NOS. X 327.9225 = 655.845 | 2 NOS. X 312.2175 = 624.435 | — | — | — | — | — | — | — | — | — | — | — | — | 1280.28 | — | 185.31 | | 1094.97 | | 55.080 | | | | |
| ROW HOUSE TYPE - A1 | 1 NO. | 184.950 | 144.127 | — | — | — | — | — | — | — | — | — | — | — | — | 329.077 | — | 39.261 | | 289.816 | | 39.925 | | | — | 764.37 |
| ROW HOUSE TYPE - B | 3 NOS. | 3 NOS.X 292.5075 =877.523 | 3 NOS. X 281.032 = 843.096 | — | — | — | — | — | — | — | — | — | — | — | — | 1720.619 | — | 277.965 | | 1442.654 | (12831.878 + 8549.38) 21381.258 X 15% = 3207.19 SQM. | 82.620 | 15386.761 x 50% = 7693.38 SQM. | 15386.761 x 20% = 3077.35+2524.94 (PAID COVERAGE) = 5602.29 | — | 160.911 |
| ROW HOUSE TYPE - D | 2 NOS. | 2 NOS. X 232.143 = 464.288 | 2 NOS. X222.066 = 444.132 | — | — | — | — | — | — | — | — | — | — | — | — | 908.418 | — | 68.448 | | 839.97 | | — | | | — | 964.51 |
| ROW HOUSE TYPE - E | 1 NO. | 218.143 | 208.650 | — | — | — | — | — | — | — | — | — | — | — | — | 426.793 | — | 34.566 | | 392.227 | | — | | | — | 412.226 |
| RESIDENTIAL BUILDING. C | 1 NO. | — | 902.204 | 902.204 | 902.204 | 902.204 | 902.204 | 902.204 | 902.204 | 905.269 | 759.815 | — | — | — | — | 7980.512 | 334.777 | 309.654 | | 7336.081 | | 1530.01 | | | — | 206.184 |
| BUNGLOW | 1 NO. | 214.632 | 140.368 | — | — | — | — | — | — | — | — | — | — | — | — | 355.00 | — | — | | 355.000 | | 53.280 | | | — | 1323.68 |
| BUILDING. A COMMERCIAL | 1 NO. | 684.51 | 622.16 | — | — | — | — | — | — | — | — | — | — | — | — | 1306.67 | 173.77 | 51.74 | | 1081.16 | | 62.35 | | | — | 214.632 |
| TOTAL | — | 3299.889 | 3929.172 | 902.204 | 902.204 | 902.204 | 902.204 | 902.204 | 902.204 | 905.269 | 759.815 | — | — | — | — | 14307.369 | 508.547 | 966.944 | | 12831.878 | | 1760.915 (EXCLUDING BLDG. A COMMERCIAL) | | | — | — |
| F O R P R O P O S E D | | | | | | | | | | | | | | | | | | | | | | | | | | 4066.713 |
| BUILDING A | 1 NO. | — | — | 809.55 | 809.55 | 809.55 | 809.55 | 765.87 | 809.55 | 809.55 | 809.55 | 809.55 | 772.81 | 809.55 | 809.55 | 9634.18 | 870.72 | 214.08 | | 8549.38 | | 1471.44 | | | — | 986.17 |
| BALCONY TAKEN IN FSI | | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 89.21 | 89.21 | 89.21 | — | | | — | |
| TOTAL | | — | — | 809.55 | 809.55 | 809.55 | 809.55 | 765.87 | 809.55 | 809.55 | 809.55 | 809.55 | 772.81 | 809.55 | 809.55 | 9634.18 | 870.72 | 214.08 | | 8549.38 | | 1533.79 | | | — | 986.17 |
| GRAND TOTAL | | 3299.889 | 3929.172 | 1711.754 | 1711.754 | 1711.754 | 1711.754 | 1668.074 | 1711.754 | 1714.819 | 1569.365 | 809.55 | 772.81 | 809.55 | 809.55 | 23941.549 | 1379.267 | 1181.024 | 89.21 | 21470.468 | 3296.40 | 3294.705 | 7693.38 | 5602.29 | — | 5052.883 |

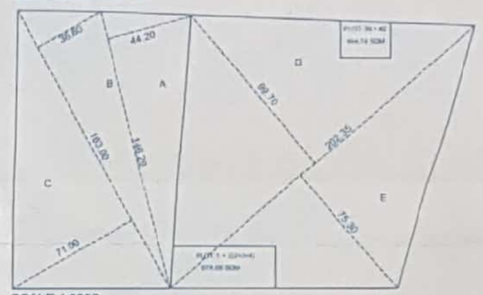
AREA STATEMENT FOR PLOTS UNDER AMALGAMATION:

| BEFORE AMALGAMATION | | | | | LESS AREAS OF | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PLOT NOS. | AREA OF PLOT | | | MIN. AREA OF PLOT CONSIDERED | AREA UNDER ROAD WIDENING | AREA UNDER HILLTOP/SLOPE | AREA UNDER OPEN SPACE | AREA UNDER AMENITY SPACE | INTERNAL ROAD | AREA FOR TRANSFORMER | LESS AREA OF PLOT NOT CONSIDERED | NET AREA OF PLOT | NET AREA OF PLOT DEVELOPMENT |
| | AREA OF PLOT AS PER 7/12 EXTRACT | AREA OF PLOT AS PER DEMARCATION | PLOT FOR AMALGAMATION | | | | | | | | | | |
| S.NO.22/2A | 11500.00 | 12018.93 | 11500.00 | 11500.00 SQM | 242.63 SQM | 2748.01 SQM | 850.94 SQM | 1276.40 SQM | 858.55 SQM | 25.00 SQM | — | 5498.47 | 5498.47 SQM |
| S.NO.22/2B | 17878.00 | 17705.60 | 17705.60 | 17705.60 SQM | 202.95+162.00 = 364.95 SQM | — | 1734.374 SQM | 2601.14 SQM | 1648.965 SQM | 25.00 SQM | (1442.88 SQM) | 9888.291 | 9888.291 SQM |
| AFTER AMALGAMATION | | | | | | | | | | | | | |
| S.NO.22/2A + S.NO.22/2B | 29378.00 | 29724.53 | 29724.53 | 29205.60 SQ.M | 607.58 SQM | 2748.01 SQM | 2585.314 SQM | 3877.54 SQM | 2507.515 SQM | 50.00 SQM | | 15386.761 | 15386.761 SQM |




SITE PLAN SCALE 1:500

BEFORE AMALGAMATION




SCALE 1:2000

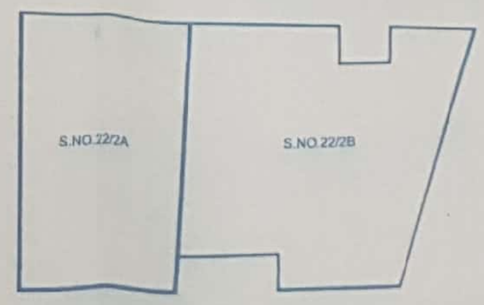
PLANS OF PLOTS FOR AMAGAMATION OF S.NO. 22/2A AND S.NO. 22/2B KONDHWA KH PUNE.

AREA CALCULATION OF THE PLOTS FOR S.NO.22/2A (PART) BEFORE AMALGAMATION

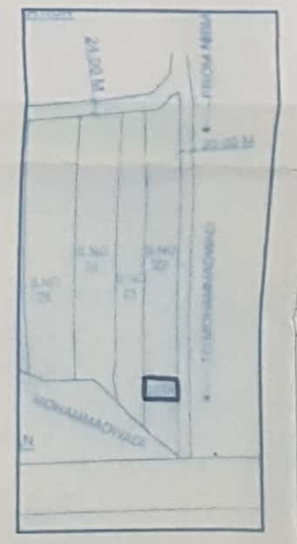
AREA = A+B+C
= 0.50X146.29X44.20+ 0.50X163.00X(71.00+36.80)
= 8785.70+3233.07
=12018.77 SQM

AREA CALCULATION OF THE PLOTS FOR S.NO.22/2B (PART) BEFORE AMALGAMATION

= D+E -(PLOT 1, 2 + PLOT 39, 40) + SHARE OF ROAD WIDENING AREA)
= 0.50 X (99.70+75.30)X202.35 - (978.09+464.74) +162.00
= 17705.60 - (978.09+464.74+162.00)
= 16100.77 SQM




PLOTS SHOWN BEFORE AMALGAMATION —— AND ——
PLOTS SHOWN AFTER AMALGAMATION ——



LOCATION PLAN

N

STAMP OF APPROVAL

LAYOUT (BP)

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE No. 0643/PE
Building Inspector (Jr. Engr./Secr. Engg.) Dy. Engineer
BUILDING PERMISSION DEPT.
ZONE - I P.M.C.
PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED PUNE

| AREA STATEMENT | AS PER APPROVED PLANS S.NO.22/2A | S.NO.22/2B | TOTAL |
|---|---|---|---|
| 1 AREA OF PLOT AS PER 7/12 | 11500.00 | 17878.00 | 29378.00 |
| 2 AREA OF PLOT AS PER DEMARCATION | 12018.93 | 17705.60 | 29724.53 |
| 3 MINIMUM AREA OF PLOT CONSIDER | 11500.00 | 17705.60 | 29205.60 |
| 4 LESS | | | |
| i) AREA UNDER ROAD WIDENING | 242.63 | 202.95 | -( 445.58) |
| ii) AREA UNDER HILLTOP/SLOPE | 2748.01 | — | - (2748.01) |
| iii) SHARE OF ROADWIDENING AREA FOR PLOT NOS 1+2(2+3+4)+39+40 | — | 162.00 | -(162.00) |
| iv) AREA UNDER OPEN SPACE | 850.94 | 1734.374 | -(2585.314) |
| v) AREA UNDER AMENITY SPACE | 1276.40 | 2601.14 | -(3877.54) |
| vi) AREA OF INTERNAL ROAD | 858.55 | 1648.965 | -(2507.515) |
| vii) AREA UNDER PLOTS | — | 1442.88 | -(1442.88) |
| viii) TRANSFORMER AREA | 25.00 | 25.00 | -(50.00) |
| 5 NET AREA OF PLOT | 5498.47 | 9888.291 | 15386.761 |
| 6 AREA OF DEVELOPEMENT AS PER AMALGAMATION | 5498.47 | 9888.291 | 15386.761 |
| 7 ALLOWABLE FSI | | | |
| a. AREA AS PER DEVELOPMENT = | 5498.47 | 9888.291 | 15386.761 |
| b. AREA AGAINST AMENITY AS PER ALLOTMENT LETTER = | 5410.00 | — | 5410.00 |
| c. AREA AGAINST RWD 352.50X2.15 = | 0.00 | 757.875 | 757.875 |
| d. AREA OF INTERNAL ROAD = | 858.55 | 1648.965 | 2507.515 |
| e. ADD FOR TRANSFORMER = | 25.00 | 25.00 | 50.00 |
| f. TOTAL ALLOWABLE FSI = | 11792.02 | 12320.131 | 24112.151 |
| 8 F.S.I. CONSUMTION | | | |
| a. COMMERCIAL FSI | | | |
| i. EXISTING COMMERCIAL FSI | 1081.16 | — | 1081.16 |
| b. EXISTING RESIDENTIAL FSI | | | |
| i. EXISTING RESIDENTIAL FSI | — | 11750.718 | 11750.718 |
| ii. PROPOSED RESIDENTIAL FSI | 8549.38 | — | 8549.38 |
| iii. BALCONY TAKEN IN FSI | 89.21 | — | 89.21 |
| 10 TOTAL FSI | 9719.75 | 11750.718 | 21470.468 |
| 11 EXISTING F.S.I. | | | |
| ROW HOUSES BLDG A | — | 1094.970 | 1094.970 |
| ROW HOUSES BLDG A1 | — | 289.816 | 289.816 |
| ROW HOUSES BLDG B | — | 1442.654 | 1442.654 |
| ROW HOUSES BLDG D | — | 839.970 | 839.970 |
| ROW HOUSES BLDG E | — | 392.227 | 392.227 |
| BLDG.C | — | 7336.081 | 7336.081 |
| BUNGLOW | — | 355.00 | 355.00 |
| BLDG. A COMMERCIAL | 1081.16 | | 1081.16 |
| 12 TOTAL EXISTING FSI | 1081.16 | 11750.718 | 12831.878 |
| 13 PROPOSED F.S.I. | | | |
| BLDG. A | 8549.38 | — | 8549.38 |
| BALCONY TAKEN IN FSI | 89.21 | — | 89.21 |
| 14 TOTAL PROPOSED F.S.I | 8638.59 | — | 8638.59 |
| 15 TOTAL CONSUMSION OF F.S.I | 9719.75 | 11750.718 | 21470.468 |
| 16. F.S.I. RATIO (21470.468/ 15386.761) | | 1.40 | |

TENAMENT STATEMENT FOR PLOT A+B

| | |
|---|---|
| TENAMENT PERMISSIBLE (250/H) | 422 NOS. |
| TENAMENT PROPOSED | 206 NOS. |

| PARKING STATEMENT | CAR | SCOOTER | CYCLE |
|---|---|---|---|
| PARKING REQUIRED | 228 | 497 | 469 |
| PARKING PROVIDED | 292 | 534 | 478 |

LEGEND

- PLOT BOUNDRY SHOWN THUS
- PROPOSED WORK SHOWN THUS
- DRAINAGE LINE SHOWN THUS
- WATER LINE SHOWN THUS
- ROAD WIDENING LINE SHOWN THUS
- OPEN SPACE SHOWN THUS
- AMENITY SPACE SHOWN THUS
- INTERNAL ROAD SHOWN THUS

PROJECT:

AMALGAMATION AND LAYOUT OF S.NO.22/2A+ S.NO.22/2B, (PART) 1, KONDHWA KHURD, PUNE

OWNERS:

MR.RAMMESH TEPAN
AUTHORISED SIGNATORY

ARCHITECT:

MR.RAMMESH TEPAN
501/501A,S.R CHEMBERS,
NAGRAS ROAD, AUNDH, PUNE 411 007.

| DRG. NO. | DATE | SCALE | DEALT BY | REVISION |
|---|---|---|---|---|
| 01 | 02.08.18<br>01.03.19<br>16.04.19 | AS SHOWN | NEELAM<br>VISHAL<br>NEELAM | |