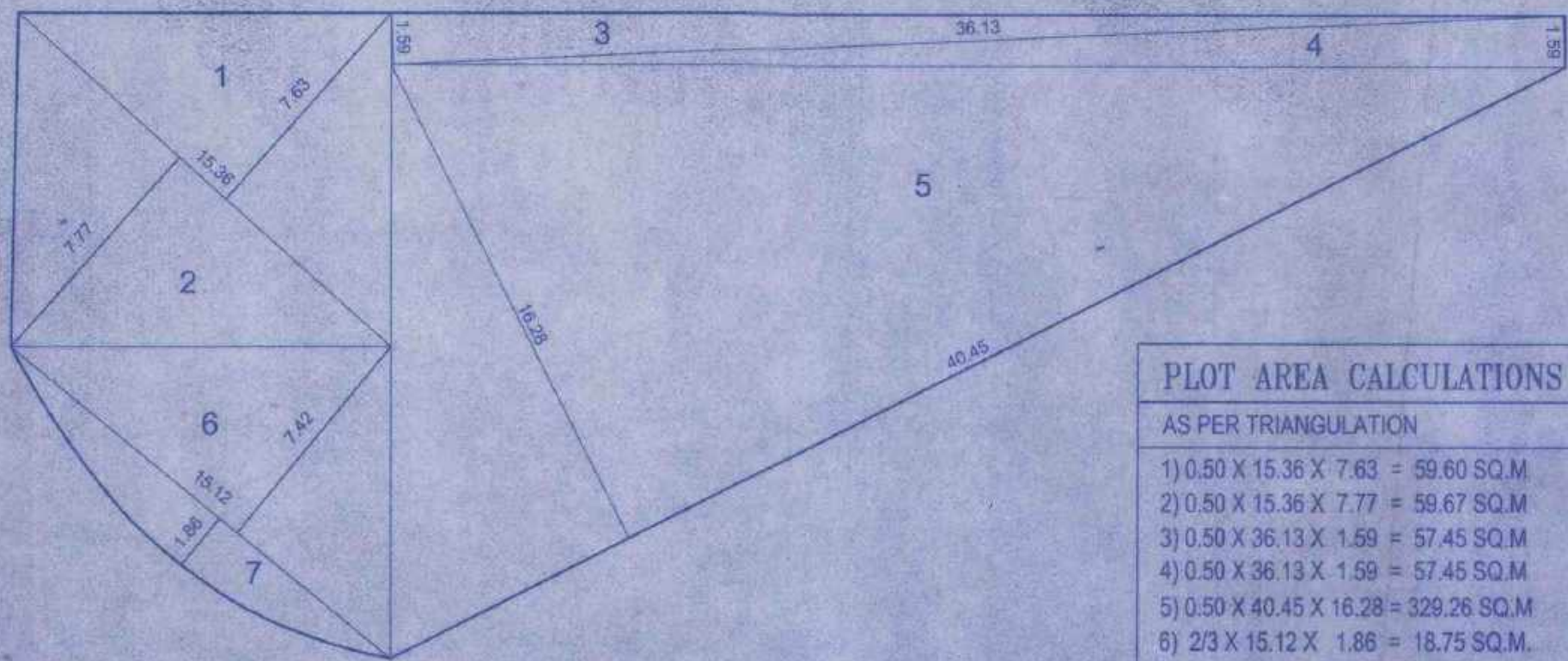
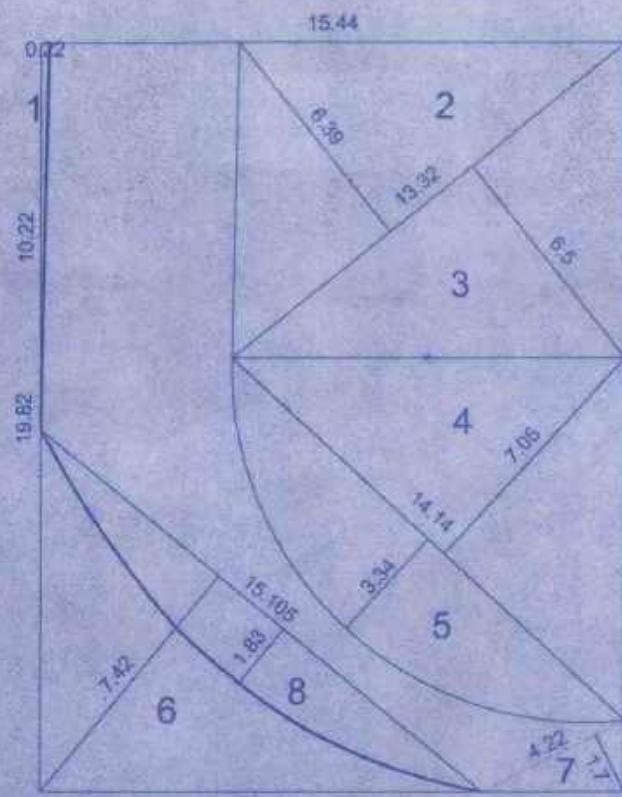




| PLOT AREA CALCULATIONS                |               |
|---------------------------------------|---------------|
| AS PER TRIANGULATION                  |               |
| 1) 0.50 X 15.36 X 7.63 = 59.60 SQ.M   |               |
| 2) 0.50 X 15.36 X 7.77 = 59.67 SQ.M   |               |
| 3) 0.50 X 36.13 X 1.59 = 57.45 SQ.M   |               |
| 4) 0.50 X 36.13 X 1.59 = 57.45 SQ.M   |               |
| 5) 0.50 X 40.45 X 16.28 = 329.26 SQ.M |               |
| 6) 2/3 X 15.12 X 1.86 = 18.75 SQ.M    |               |
| TOTAL                                 | = 582.18 SQ.M |



|                                     |               |
|-------------------------------------|---------------|
| AREA OF RECTANGLE                   |               |
| A) 15.44 X 19.82 = 306.02 SQ.M      |               |
| DEDUCTION                           |               |
| 1) 10.22 X 0.22 X 0.50 = 1.12 SQ.M  |               |
| 2) 13.32 X 6.39 X 0.50 = 42.56 SQ.M |               |
| 3) 13.32 X 6.50 X 0.50 = 43.29 SQ.M |               |
| 4) 14.14 X 7.05 X 0.30 = 49.84 SQ.M |               |
| 5) 2/3 X 14.14 X 3.34 = 31.48 SQ.M  |               |
| 6) 15.12 X 7.42 X 0.50 = 56.09 SQ.M |               |
| 7) 4.22 X 1.70 X 0.50 = 3.59 SQ.M   |               |
| TOTAL                               | = 227.97 SQ.M |
| NET AREA = 306.02 - 227.97          |               |
| = 78.05 SQ. M                       |               |
| ADDITION                            |               |
| 8) 2/3 X 15.105 X 1.83 = 18.42 SQ.M |               |
| NET AREA = 78.05 + 18.42            |               |
| = 96.47 SQ. M                       |               |

### F.S.I. STATEMENT (IN SQ.M.)

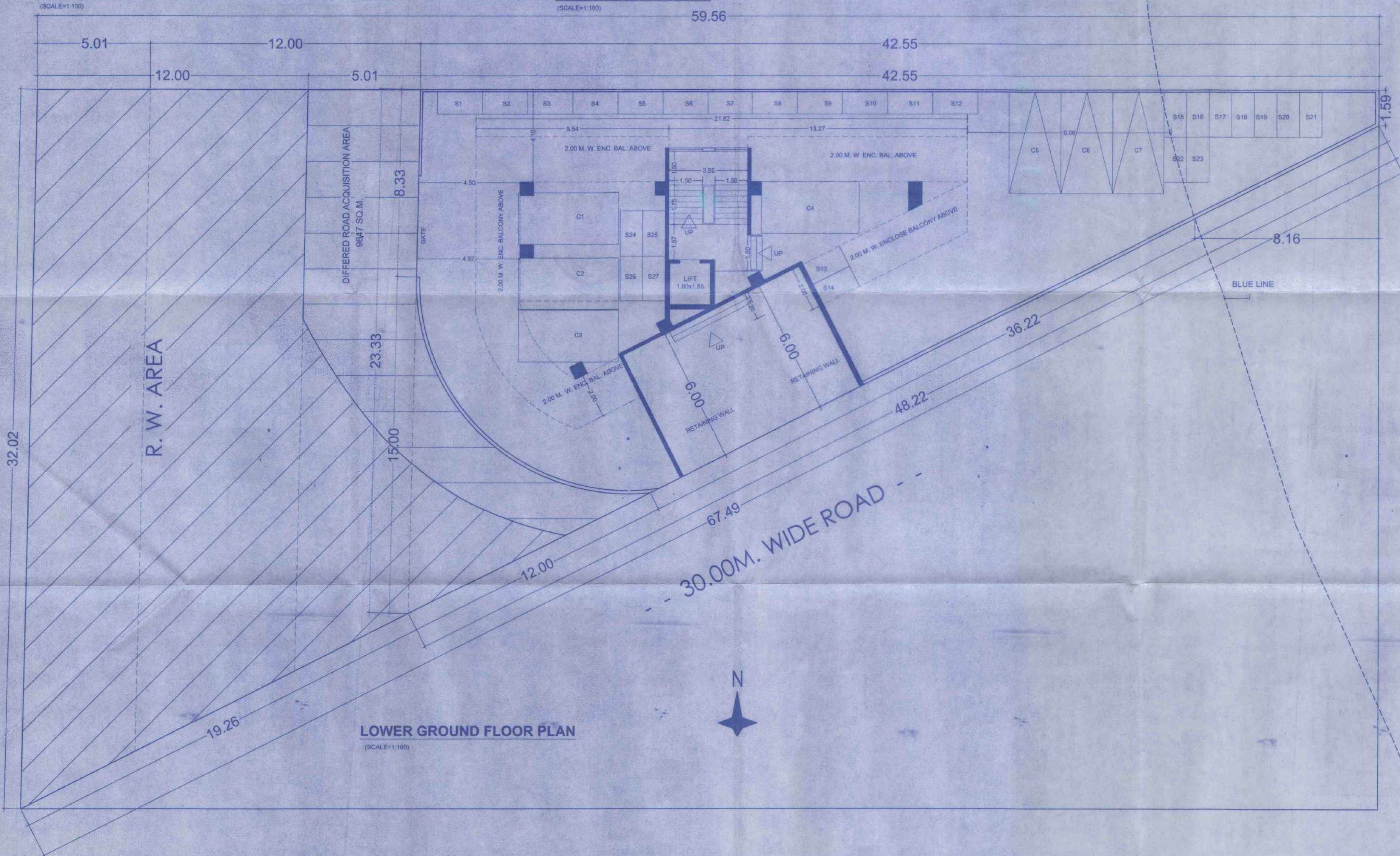
| FLOOR     | COMM. B/UP AREA | RESI. B/UP AREA | TOTAL B/UP AREA | NET BUP & ANCILLARY FSI |       |         | TENAMENT        |                         |       | BUILDING HEIGHT |                 |
|-----------|-----------------|-----------------|-----------------|-------------------------|-------|---------|-----------------|-------------------------|-------|-----------------|-----------------|
|           |                 |                 |                 | COMM.                   | RESI. | TOTAL   | BELOW 30.0 SQ.M | ABOVE 40.0 TO 60.0 SQ.M | TOTAL | WITH PARKING    | WITHOUT PARKING |
| STILT     | 185.94          | --              | 185.94          | NET B/UP                |       |         | --              | --                      | --    | 20.42 m.        | 18.67 m.        |
| MEZZANINE | 103.56          | --              | 103.56          | 1037.22 / 1.80 = 580.36 |       |         | --              | --                      | --    |                 |                 |
| FIRST     | 188.79          | --              | 188.79          |                         |       |         | --              | --                      | --    |                 |                 |
| SECOND    | 188.79          | --              | 188.79          |                         |       |         | --              | --                      | --    |                 |                 |
| THIRD     | 188.79          | --              | 188.79          | ANCILLARY FSI           |       |         | --              | --                      | --    |                 |                 |
| FOURTH    | 188.79          | --              | 188.79          | 1044.66-580.36 = 464.3  | --    | 464.3   | --              | --                      | --    |                 |                 |
|           |                 |                 |                 |                         |       |         | --              | --                      | --    |                 |                 |
| TOTAL     | 1044.66         |                 | 1044.66         | 1044.66                 | --    | 1044.66 | --              | --                      | --    |                 |                 |

### PLOT AREA KEY PLAN

(SCALE=1:100)

### R. W. AREA KEY PLAN

(SCALE=1:100)



### STAMP OF APPROVAL

01 / 03

APPROVED SUBJECT TO CONDITION  
APPROVED UNDER COMMENCEMENT  
CERTIFICATE NO. C/385/21  
DATE 20/01/2022  
Building Inspector  
Building Development Department



| BUILDING                                         |        |
|--------------------------------------------------|--------|
| A) AREA STATEMENT                                |        |
| 1. AREA OF THE PLOT AS PER 7/2                   | 579.00 |
| 1. AREA OF THE PLOT AS PER DEMARCATION           | 582.18 |
| 1. AREA OF THE PLOT MINIMUM TAKEN                | 579.00 |
| 2. DEDUCTIONS FOR                                |        |
| (a) ROAD ACQUISITION AREA 24.00 M. W.            | --     |
| (b) ROAD ACQUISITION AREA 30.00 M. W.            | --     |
| (c) ROAD DIFFER AREA 24.00 M. W.                 | 96.47  |
| TOTAL                                            | --     |
| 3. NET GROSS AREA OF PLOT (1-2)                  | 482.53 |
| 4. DEDUCTIONS FOR                                |        |
| (a) OPEN SPACE                                   | --     |
| (b) MSEB TRANSFORMER                             | --     |
| TOTAL (a+b)                                      | --     |
| 5. NET AREA OF PLOT                              | 482.53 |
| 6. PERMISSIBLE FSI 1.10 = 482.53 X 1.10 = 530.78 | 530.78 |
| 7. ADDITION FOR TDR                              | --     |

|                                          |       |
|------------------------------------------|-------|
| B) PER PAID FSI (482.53 X 0.50 = 241.26) |       |
| = PAID FSI TAKEN = 53.00 SQ.M            | 53.00 |
| TOTAL                                    | 53.00 |

|                                                       |        |
|-------------------------------------------------------|--------|
| 8. TOTAL PERMISSIBLE (6+7)                            | 583.78 |
| 9. ADDITIONAL ANCILLARY FSI                           |        |
| a) ADDITIONAL COMM. ANCILLARY = 580.36 X 0.8 = 464.28 | 464.28 |

|                                                |         |
|------------------------------------------------|---------|
| 10. TOTAL PERMISSIBLE (8+9) (530.78+53+460.98) | 1048.06 |
|------------------------------------------------|---------|

|                                          |         |
|------------------------------------------|---------|
| 12. PROPOSED COMMERCIAL AREA             | 1044.66 |
| 13. TOTAL PROPOSED BUILT UP AREA (11+12) | 1044.66 |
| 14. F.A.R. CONSUMED                      | --      |
| 15. PERMISSIBLE COVERAGE FOR PARKING     | --      |
| 16. PROPOSED COVERAGE FOR PARKING        | --      |
| 17. PERMISSIBLE COVERAGE FOR BUILDING    | --      |
| 18. PROPOSED COVERAGE FOR BUILDING       | --      |

|                                         |    |
|-----------------------------------------|----|
| TENEMENT STATEMENT                      |    |
| (a) TENEMENTS PERMISSIBLE 250/HAC (NPA) |    |
| (b) TENEMENTS PROPOSED & EXISTING       |    |
| TOTAL TENEMENT                          | -- |

|                     |               |
|---------------------|---------------|
| SCHEDULE OF OPENING |               |
| D 1.8 X 2.10        | W 2.4 X 2.1   |
| D1 1.05 X 2.10      | V 0.60 X 0.90 |

|                              |                   |
|------------------------------|-------------------|
| PARKING STATEMENT            |                   |
| (a) PARKING REQUIRED BY RULE | CAR 06 SCOOTER 22 |
| (b) PARKING PROVIDED         | 06 22             |
| (c) GARAGES PERMISSIBLE      | 00 00             |
| (d) GARAGES PROPOSED         | 00 00             |

### SPECIFICATIONS

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON  
AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS  
MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA  
STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT.  
/ CITY SURVEYED RECORDS.

|                                 |  |
|---------------------------------|--|
| LEGEND                          |  |
| PLOT BOUNDARY SHOWN BLACK       |  |
| PROPOSED WORK SHOWN RED         |  |
| DRAINAGE LINE SHOWN RED DOTTED  |  |
| WATER LINE SHOWN BLACK DOTTED   |  |
| EXISTING TO BE RETAINED HATCHED |  |
| DEMOLITION SHOWN HATCHED YELLOW |  |

|                                                                       |              |
|-----------------------------------------------------------------------|--------------|
| OWNER'S NAME:                                                         | OWNER'S SIGN |
| BHANSALI REALTORS<br>THROUGH PROPRIETOR<br>MR. SUJAY SHIRISH BHANSALI |              |

|                                                                   |  |
|-------------------------------------------------------------------|--|
| PROJECTS                                                          |  |
| PROPOSED BUILDING<br>AT S.NO .154A/2/1, PLOT A,<br>AT BANER, PUNE |  |

|                                                                                                       |      |
|-------------------------------------------------------------------------------------------------------|------|
| ARCHITECTS                                                                                            | SIGN |
| KANHEKAR PRAKASH<br>572, SHANIWAR PETH, PUNE 411002<br>OPP. KESARI WADA, PUNE<br>TELEPHONE - 24480669 |      |

|          |            |            |       |         |
|----------|------------|------------|-------|---------|
| DRAWN BY | CHECKED BY | DATE -     | SCALE | DRG. NO |
| ASHISH   | -----      | 19-01-2022 | 1:100 | -----   |