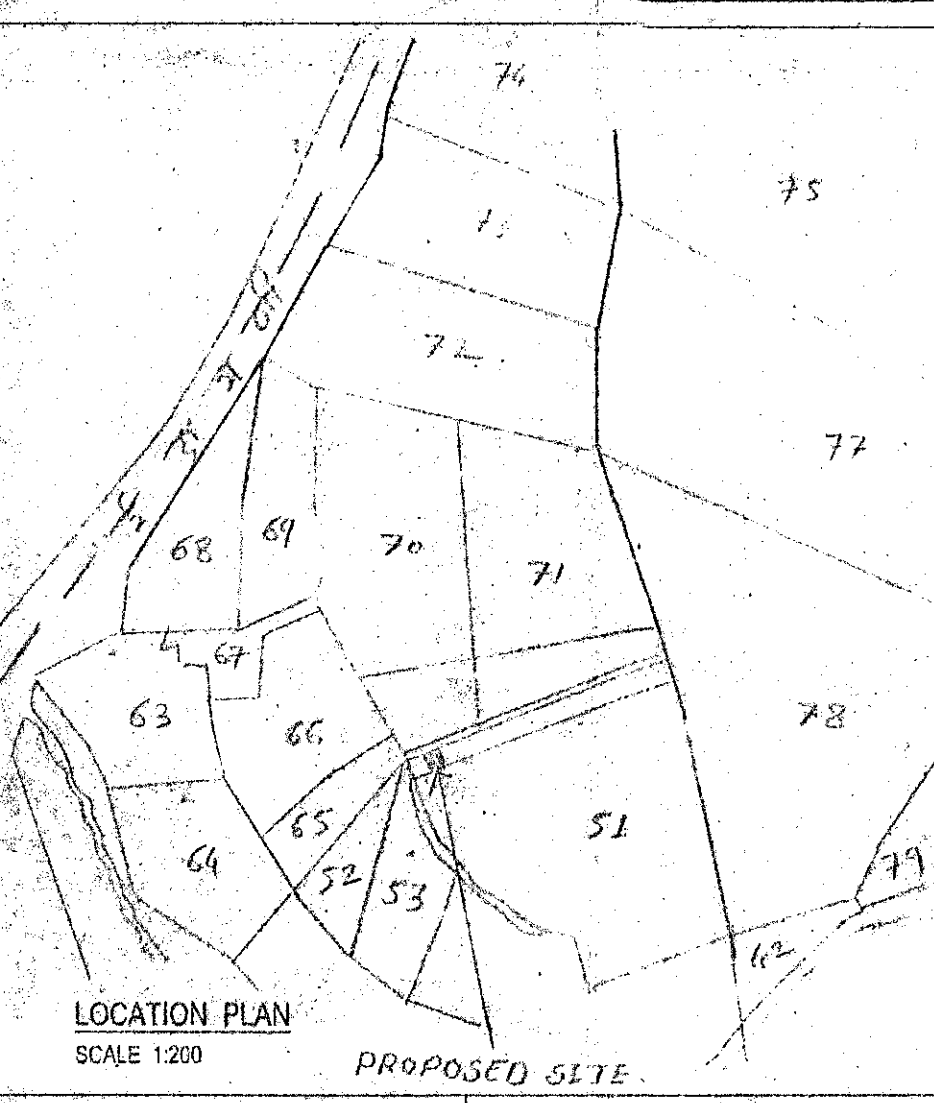


**TRUE COPY**  
This is to certify that this is a TRUE COPY of the proposal approved by the Municipal Commissioner, PUNE, as mentioned in the letter No. 313 D.R. No. 1000 dated 11/03/2015.  
Date: 12/04/2016  
SUNIL D. BHAMARE  
Consulting Engineer  
P.C.R. No. 300

**AREA KEY PLAN & CALCULATIONS**  
SCALE 1:200 (FOR 4TH FLOOR)

| DEDUCTION FOR           | NAME | NO | L    | B    | TOTAL AREA                 |
|-------------------------|------|----|------|------|----------------------------|
| D1                      |      | 1  | 0.50 | 2.74 | 1.37 SQM                   |
| D2                      |      | 1  | 0.24 | 3.20 | 0.77 SQM                   |
| D3                      |      | 1  | 0.70 | 1.12 | 0.78 SQM                   |
| D4                      |      | 1  | 3.59 | 2.29 | 8.22 SQM                   |
| D5                      |      | 1  | 3.29 | 3.20 | 10.53 SQM                  |
| STAIRCASE (12.45 SQMT.) | ST1  | 1  | 4.81 | 2.59 | 12.45 SQM                  |
| LIFT (2.55 SQMT.)       | L1   | 1  | 1.52 | 1.68 | 2.55 SQM                   |
| PASSAGE (5.38 SQMT.)    | P1   | 1  | 1.52 | 1.37 | 2.08 SQM                   |
| P2                      |      | 1  | 2.41 | 1.37 | 3.30 SQM                   |
| TOTAL DEDUCTION         |      | 06 |      |      | 42.09 SQM                  |
| NET BUILT UP AREA       |      |    |      |      | (112.50 - 42.09) 70.44 SQM |



**STAMP OF APPROVAL**  
Approved as amended in...  
Subject to conditions mentioned in Annexure 'A' of letter No. 313 D.R. No. 1000 dated 11/03/2015.  
SUNIL D. BHAMARE  
Consulting Engineer  
P.C.R. No. 300  
Metropolitan Commissioner and Chief Executive Officer  
Pune Metropolitan Regional Development Authority, Pune

**AREA STATEMENT**

|                                                             | SQ.M.  |
|-------------------------------------------------------------|--------|
| 1) AREA OF PLOT AS PER 71/2                                 | 300.00 |
| 2) AREA OF PLOT AS PER DEMARCATION                          | 300.00 |
| 3) MINIMUM PLOT AREA                                        | 300.00 |
| 4) DEDUCTION FOR                                            |        |
| 5) NET AREA OF PLOT                                         | 300.00 |
| 6) DEDUCTION FOR                                            |        |
| 7) TOTAL DEDUCTION                                          | NIL    |
| 8) BALANCE NET AREA OF PLOT                                 | 300.00 |
| ADDITIONAL F.S.I AGAINST PREMIUM (300 X 0.20) 1 PERMISSIBLE | 60.00  |
| 9) NET AREA                                                 | 360.00 |
| 10) FAR PERMISSIBLE                                         | 1.00   |
| 11) TOTAL PERMISSIBLE FLOOR AREA                            | 360.00 |
| 12) PROPOSED FLOOR AREA                                     | 338.01 |
| 13) EXCESS BALCONY AREA                                     | 18.99  |
| 14) TOTAL PROPOSED F.S.I AREA (12 + 13)                     | 356.97 |
| 15) PROPOSED F.S.I                                          | 0.99   |
| 16) PERMISSIBLE GROUND COVERAGE (300 X 0.50)                | 150.00 |
| 17) PROPOSED GROUND COVERAGE                                | 89.15  |

**BALCONY STATEMENT**

|                                             | SQ.M. |
|---------------------------------------------|-------|
| a) PERMISSIBLE BALCONY AREA (338.01 X 0.15) | 50.70 |
| b) PROPOSED BALCONY AREA                    | 69.36 |
| c) EXCESS BALCONY AREA                      | 18.66 |

**PASSAGE STATEMENT**

|                                             | SQ.M. |
|---------------------------------------------|-------|
| a) PERMISSIBLE PASSAGE AREA (338.01 X 0.10) | 33.80 |
| b) PROPOSED PASSAGE AREA                    | 21.62 |
| c) EXCESS PASSAGE AREA                      |       |

**WATER TANK CAPACITY CALCULATIONS**

|                                    | LTRS     |
|------------------------------------|----------|
| 11) TENEMENT X 5 PER X 135 LTRS    | 7425.00  |
| ADD FIRE FIGHTING                  |          |
| TOTAL                              | 7425.00  |
| OH WATER TANK REQUIRED             | 7425.00  |
| OH WATER TANK PROVIDED             | 8000.00  |
| UG WATER TANK REQUIRED = OH X 1.50 | 12000.00 |
| ADDITIONAL FOR FIRE                |          |
| UG WATER TANK PROVIDED             | 12000.00 |

**LEGEND**

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN RED DOTTED
- WATER LINE SHOWN IN BLACK DOTTED
- EXISTING WORK SHOWN IN BLUE HATCHED

**CERTIFICATE OF AREA**  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATE 09/08/2015 AND THAT THE DIMENSION OF SITES ETC. OF THE PLOT STATED ON THE PLAN AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 1700.00 SQM. AND TALLY AS PER DOCUMENTS OF OWNERSHIP / TOWNPLANNING SCHEME RECORDS.

SD XXX  
SIGN OF ENGINEER

**PROJECT :**

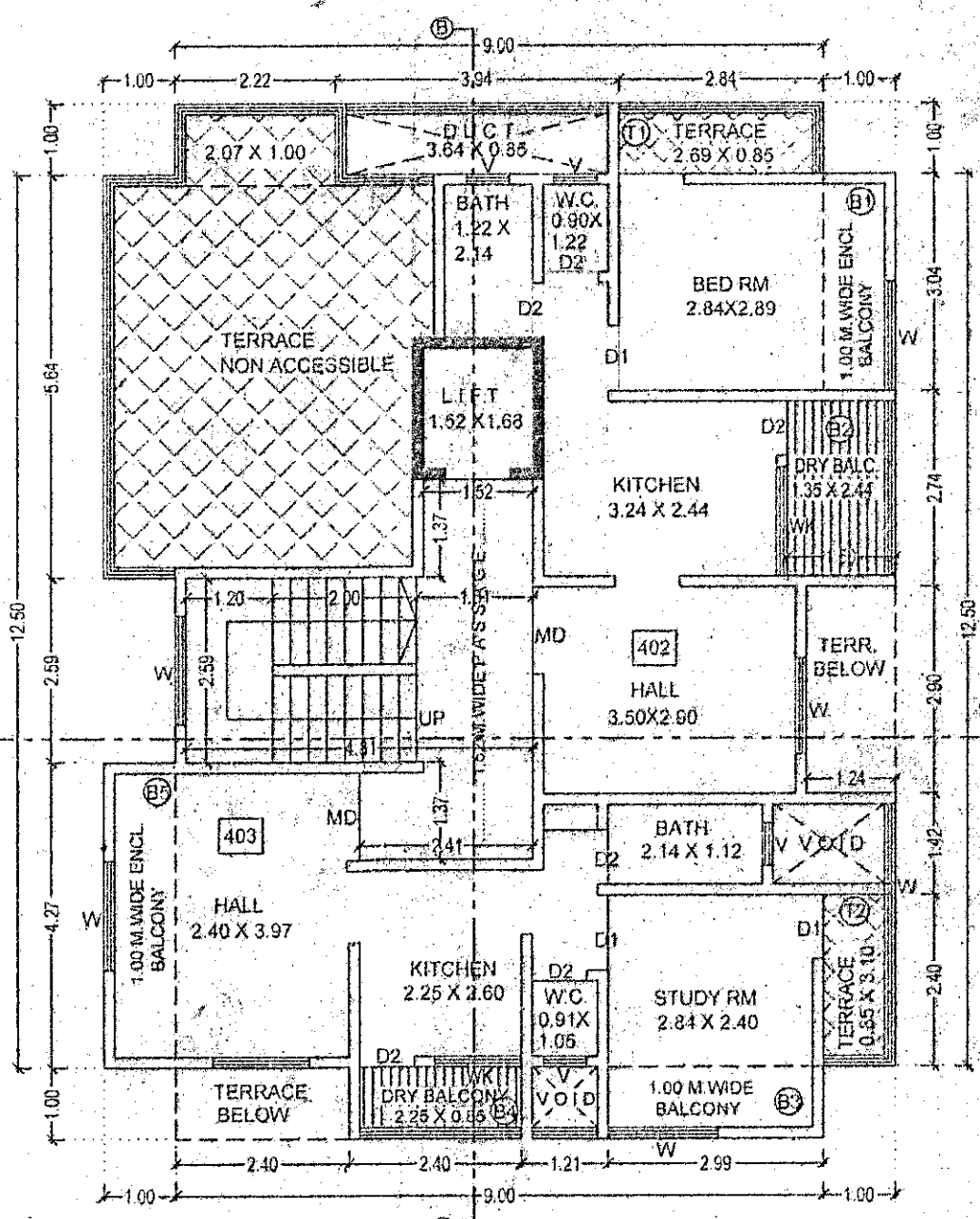
PROPOSED PLAN OF RESIDENTIAL BUILDING ON PLOT NO 88 S.NO 51 70 & 71 P.NO 68 AT VARHE TAL. MAVAL DIST. PUNE.

| NAME OF OWNER/ DEVELOPERS        | SIGNATURE OF OWNER |
|----------------------------------|--------------------|
| AS PER 71/2                      |                    |
| 1) DADA MANOHAR GOSAVI           | SD XXX             |
| 2) SUBHASH BOJA CHAVAN           | SD XXX             |
| 3) NARAYAN TARIYA NIKE           | SD XXX             |
| THROUGH P.O.A HOLDER             |                    |
| MIS N.G REALTORS THROUGH PARTNER | SD XXX             |
| 4) ARVIND YADAV GUJLAMKAR        | SD XXX             |
| 5) LAXMAN DADU NALAWADE          | SD XXX             |

| NAME OF ENGINEER    | SIGNATURE OF ENGINEER |
|---------------------|-----------------------|
| MR SUNIL D. BHAMARE | SD XXX                |

**SUNIL D. BHAMARE**  
CONSULTING CIVIL ENGINEER  
(P.C.R. NO. 300)  
SHOP NO. 06 S. NO. 25/2/2-1, NARAYAN COMPLEX, NEAR NITYANAND HALL, BEHIND VRUSHAL HOTEL, SINGHAR ROAD, HONVE (KAL) PUNE - 411051  
Ph: 020 24 34 55 77, MOB. NO. 94 20 10 10 11  
E-MAIL: sunilbhamare@gmail.com

| JOB NO. | DRG. NO. | DATE       | SCALE | DRWN. BY | CHKD. BY |
|---------|----------|------------|-------|----------|----------|
|         |          | 29.02.2015 | 1:100 | MYNAR    | S.D.B.   |



**PARKING AREA STATEMENT**

| TYPE OF TENEMENT                    | REQUIRED          | PROVIDED FOR 1.5 X REQUI. |
|-------------------------------------|-------------------|---------------------------|
| CARPET AREA                         | CAR SCOOTER CYCLE | CAR SCOOTER CYCLE         |
| COMMERCIAL AREA                     | 1 3 3             | 1 3 3                     |
| (AREA ABOVE 100 sqm.)               | 1 3 3             | 1 3 3                     |
| (FOR 2 TENEMENT)                    | 1 3 3             | 1 3 3                     |
| (AREA UPTO 50 sqm.)                 | 0 5 5             | 0 5 5                     |
| (FOR 4 TENEMENT)                    | 1 3 3             | 1 3 3                     |
| (AREA BET. 50-100 sqm.)             | 1 3 3             | 1 3 3                     |
| (FOR 3 TENEMENT)                    | 1 3 3             | 1 3 3                     |
| (AREA BET. 100-150 sqm.)            | 1 3 3             | 1 3 3                     |
| (FOR 1 TENEMENT)                    | 0 5 5             | 0 5 5                     |
| (FOR 10 TENEMENT)                   | 0 5 5             | 0 5 5                     |
| 50% ADDITION FOR METROPOLITAN AREAS |                   |                           |
| TOTAL PARKING AREA                  | 23                | 23                        |
|                                     | 23 X 2.00         | 23 X 1.00                 |
|                                     | 46.00             | 23.00                     |

**F.S.I. STATEMENT**

| FLOORS         | BUP AREA | BALCONY ENCL.       | BALCONY OPEN | STAIR DRY | PASSAGE AREA | TERRACE AREA | LIFT  | NO OF TENA |
|----------------|----------|---------------------|--------------|-----------|--------------|--------------|-------|------------|
| FIRST          | 89.19    | 15.94               | 6.00         | 8.73      | 12.46        | 5.38         | 2.55  | 03         |
| SECOND         | 89.19    | 15.94               | 6.00         | 8.73      | 12.46        | 5.38         | 2.55  | 03         |
| THIRD          | 89.19    | 15.94               | 6.00         | 8.73      | 12.46        | 5.38         | 2.55  | 03         |
| FOURTH         | 70.44    | 10.30               | 6.51         | 12.46     | 5.38         | 5.24         | 11.85 | 02         |
| TOTAL          | 337.98   | 58.12               | 11.24        | 32.70     | 49.84        | 21.52        | 11.24 | 11         |
| G.TOTAL        | 338.01   | (58.12+11.24)=69.36 |              |           |              |              |       |            |
| EXCESS BALCONY | 50.70    | 69.36               | 18.66        |           |              |              |       |            |
| NET BUP AREA   | 356.87   |                     |              |           |              |              |       |            |

**BALCONY AREA CALCULATION**

PERMISSIBLE BALCONY AREA = 15% @ 337.98 = 50.69 sqm.  
PROPOSED BALCONY AREA  
(FIRST FLOOR) = 21.94 SQM. (SECOND FLOOR) = 15.94 SQM.  
(THIRD FLOOR) = 21.18 SQM. (FOURTH FLOOR) = 10.30 SQM.  
(TOTAL BALCONY AREA) = 69.36 SQM.  
(50.69 - 69.36) = 18.66 SQM.  
EXCESS BALCONY = 18.66 SQM.

**CARPET AREA**

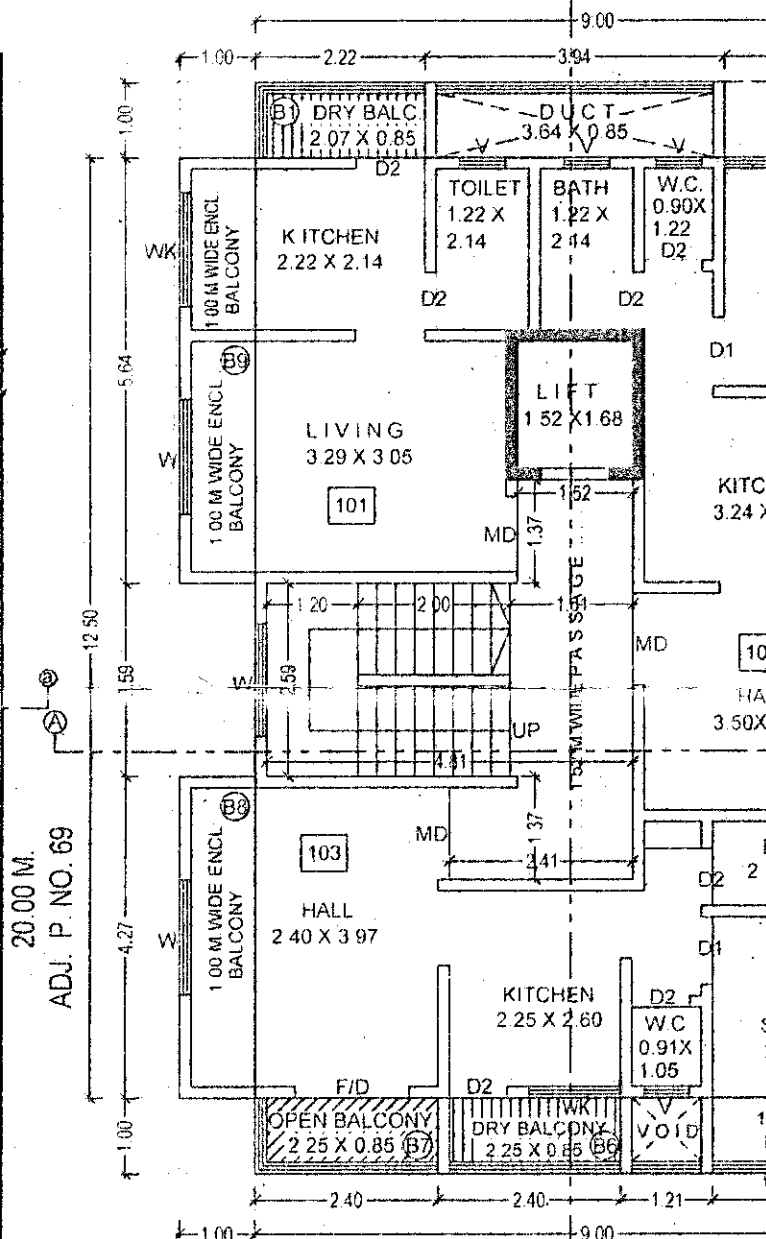
| FLAT NO. | CARPET AREA | FLAT NO. | CARPET AREA | FLAT NO. | CARPET AREA |
|----------|-------------|----------|-------------|----------|-------------|
| 101, 301 | 24.10 SQM.  | 201      | 24.10 SQM.  | 402      | 40.94 SQM.  |
| 102, 302 | 42.04 SQM.  | 202      | 40.94 SQM.  | 403      | 38.73 SQM.  |
| 103, 303 | 38.53 SQM.  | 203      | 38.73 SQM.  |          |             |

**SCHEDULE OF OPENINGS**

| MD = 1.00 X 2.10 | W = 1.50 X 1.20  |
|------------------|------------------|
| D1 = 0.50 X 2.10 | WK = 1.20 X 0.90 |
| D2 = 0.75 X 2.10 | V = 0.50 X 0.75  |
| FD = 1.50 X 2.13 | OP = 0.30 X 2.10 |

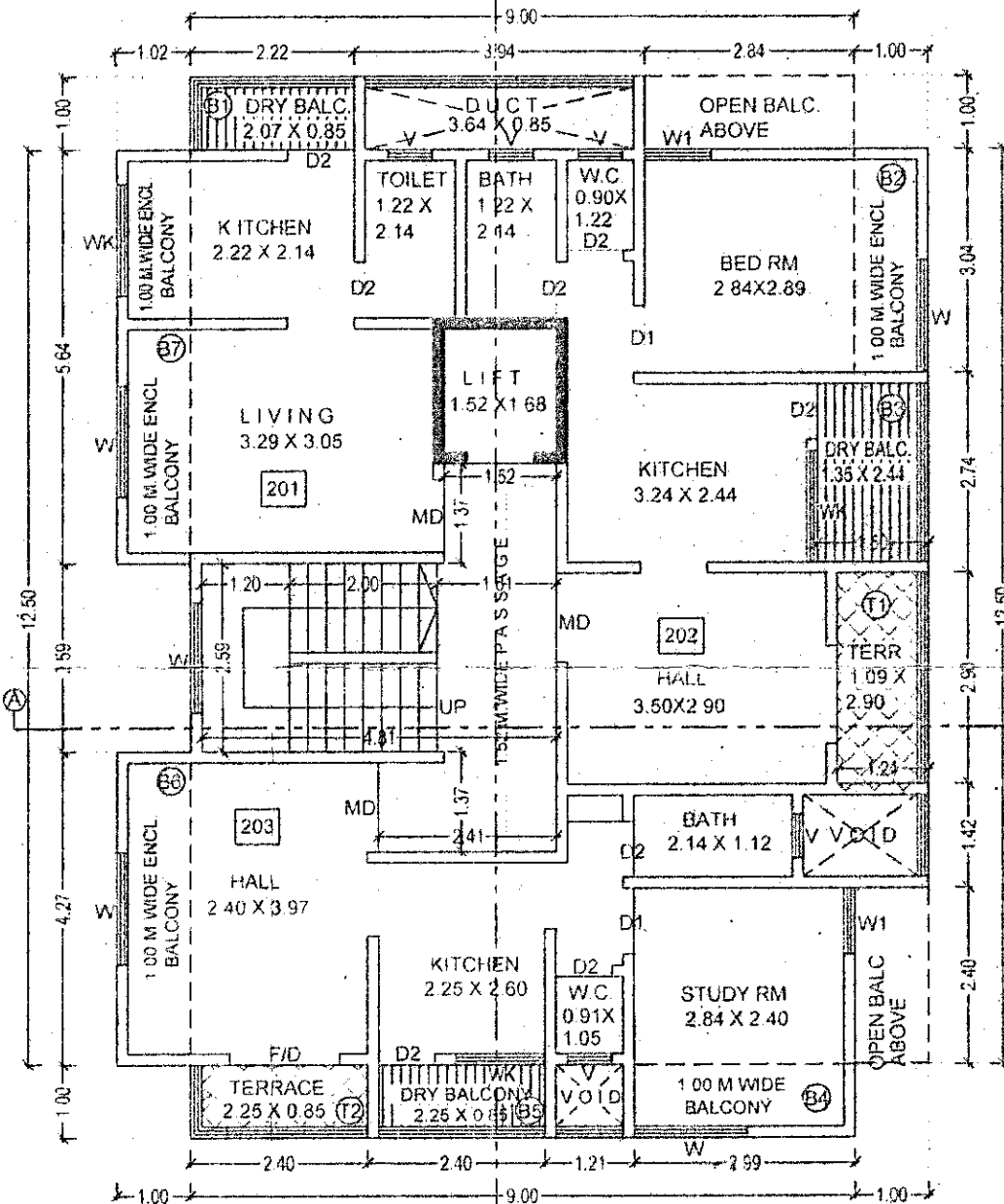
**AREA KEY PLAN & CALCULATIONS**  
SCALE 1:200 (FOR TYPICAL 1ST, 2ND & 3RD FLOOR)

| DEDUCTION FOR           | NAME | NO | L    | B    | TOTAL AREA                 |
|-------------------------|------|----|------|------|----------------------------|
| D1                      |      | 1  | 0.50 | 2.74 | 1.37 SQM                   |
| D2                      |      | 1  | 0.24 | 3.20 | 0.77 SQM                   |
| D3                      |      | 1  | 0.70 | 1.12 | 0.78 SQM                   |
| D4                      |      | 1  | 3.59 | 2.29 | 8.22 SQM                   |
| D5                      |      | 1  | 3.29 | 3.20 | 10.53 SQM                  |
| STAIRCASE (12.45 SQMT.) | ST1  | 1  | 4.81 | 2.59 | 12.45 SQM                  |
| LIFT (2.55 SQMT.)       | L1   | 1  | 1.52 | 1.68 | 2.55 SQM                   |
| PASSAGE (5.38 SQMT.)    | P1   | 1  | 1.52 | 1.37 | 2.08 SQM                   |
| P2                      |      | 1  | 2.41 | 1.37 | 3.30 SQM                   |
| TOTAL DEDUCTION         |      | 06 |      |      | 23.31 SQM                  |
| NET BUILT UP AREA       |      |    |      |      | (112.50 - 23.31) 89.19 SQM |



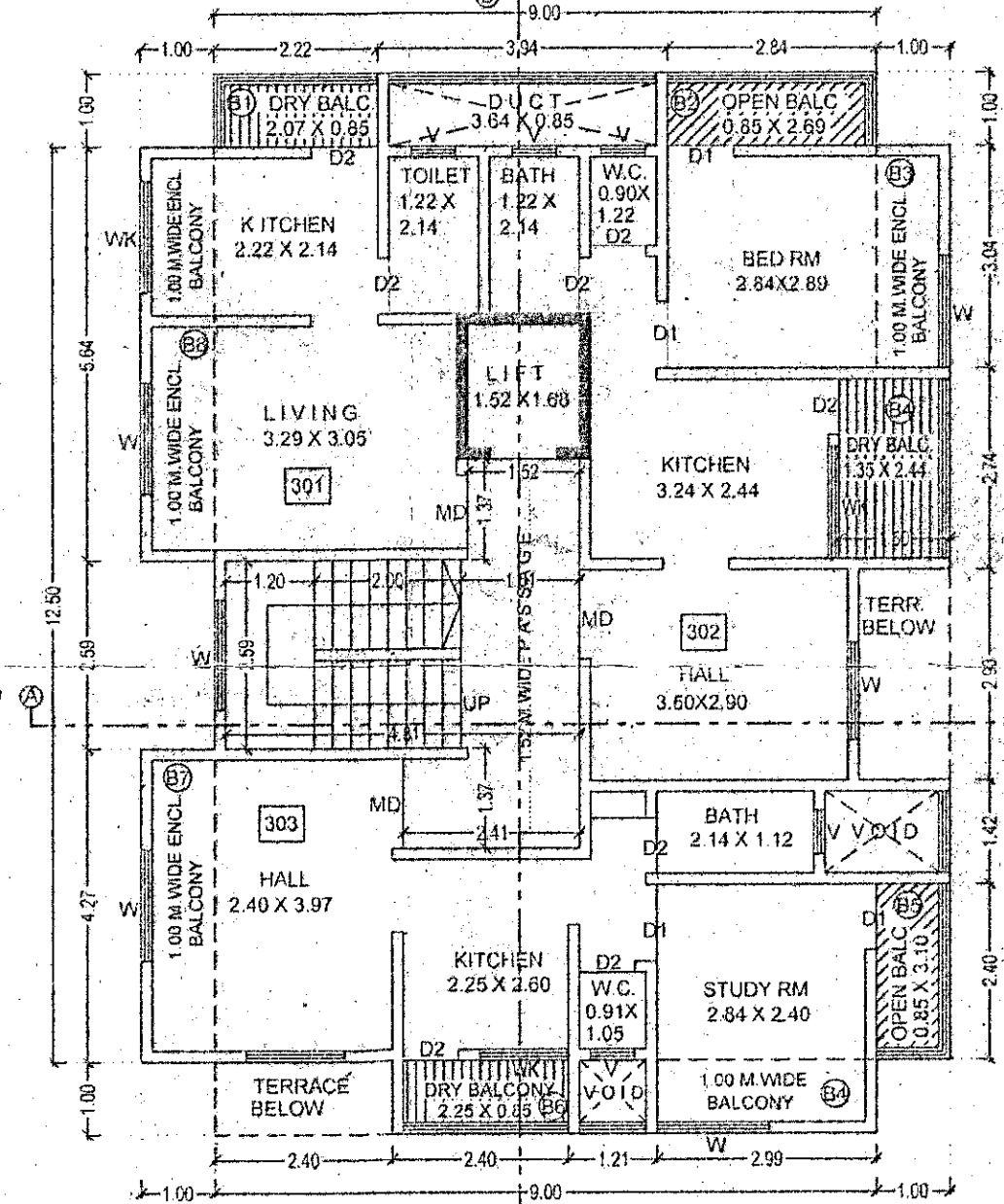
**ENCLOSED BALCONY AREA CALC.**  
(1ST FLOOR)

|                              |                              |                              |
|------------------------------|------------------------------|------------------------------|
| B1. 100 X 3.04 X 1 = 304 SQM | B4. 225 X 2.50 X 1 = 562 SQM | B7. 240 X 1.00 X 1 = 240 SQM |
| B2. 299 X 1.00 X 1 = 299 SQM | B5. 150 X 2.74 X 1 = 411 SQM | B8. 240 X 1.00 X 1 = 240 SQM |
| B3. 100 X 4.27 X 1 = 427 SQM | B6. 240 X 1.00 X 1 = 240 SQM |                              |
| B9. 100 X 3.04 X 1 = 304 SQM |                              |                              |
| TOTAL                        | TOTAL                        | TOTAL                        |
| 1594.90 SQM                  | 873 SQM                      | 1594.90 SQM                  |



**ENCLOSED BALCONY AREA CALC.**  
(2ND FLOOR)

|                              |                              |                              |
|------------------------------|------------------------------|------------------------------|
| B1. 100 X 3.04 X 1 = 304 SQM | B4. 225 X 2.50 X 1 = 562 SQM | B7. 240 X 1.00 X 1 = 240 SQM |
| B2. 299 X 1.00 X 1 = 299 SQM | B5. 150 X 2.74 X 1 = 411 SQM | B8. 240 X 1.00 X 1 = 240 SQM |
| B3. 100 X 4.27 X 1 = 427 SQM | B6. 240 X 1.00 X 1 = 240 SQM |                              |
| B9. 100 X 3.04 X 1 = 304 SQM |                              |                              |
| TOTAL                        | TOTAL                        | TOTAL                        |
| 1594.90 SQM                  | 873 SQM                      | 1594.90 SQM                  |



**ENCLOSED BALCONY AREA CALC.**  
(3RD FLOOR)

|                              |                              |                              |
|------------------------------|------------------------------|------------------------------|
| B1. 100 X 3.04 X 1 = 304 SQM | B4. 225 X 2.50 X 1 = 562 SQM | B7. 240 X 1.00 X 1 = 240 SQM |
| B2. 299 X 1.00 X 1 = 299 SQM | B5. 150 X 2.74 X 1 = 411 SQM | B8. 240 X 1.00 X 1 = 240 SQM |
| B3. 100 X 4.27 X 1 = 427 SQM | B6. 240 X 1.00 X 1 = 240 SQM |                              |
| B9. 100 X 3.04 X 1 = 304 SQM |                              |                              |
| TOTAL                        | TOTAL                        | TOTAL                        |
| 1594.90 SQM                  | 873 SQM                      | 1594.90 SQM                  |

**PLOT AREA CALCULATION BY METHOD**  
SCALE 1:200

| NO                      | 1/2 | BASE  | HEIGHT | TOTAL AREA |
|-------------------------|-----|-------|--------|------------|
| 1)                      | 1/2 | 25.00 | 12.00  | 150.00 SQM |
| 2)                      | 1/2 | 25.00 | 12.00  | 150.00 SQM |
| TOTAL AREA              |     |       |        | 300.00 SQM |
| AS PER 71/2 AREA        |     |       |        | 300.00 SQM |
| AS PER DEMARCATION AREA |     |       |        | 300.00 SQM |
| MINIMUM CONSIDER AREA   |     |       |        | 300.00 SQM |

