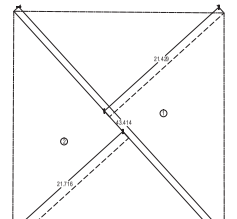
SITARAM BHUVAN, AMRAVATI 1/8

FILE NO. : EBR/8355/NA

THIS PLAN IS DIGITALLY SIGNED AND ISSUED.

| S.E.B.P.(CITY) | A.E.B.P.(CITY) | E.E.B.P. (CITY) |
|---|---|---|
| Govind Shivaji Magar | Dhyanes Tiwari B Chhaltani | Chandrakant Pundlik Metkar |




## PLOT AREA DIAGRAM & CALCULATIONS

SCALE - 1: 200

| SR. NO. | UNITS | SIZE IN METERS | AREA IN SQ.M. | REMARKS |
|---|---|---|---|---|
| 1 | 01 | 42.414 x 21.400 | 480.100 | |
| 2 | 01 | 42.414 x 21.776 | 471.300 | |
| | | TOTAL | 938.348 | |
| AREA AS PER P.R.C. | | | 938.400 | |
| AREA AS PER LI BOOK DOCUMENT | | | 938.400 | |
| AREA CONSIDERED FOR PROPOSAL | | | 938.400 | |

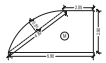
## DETAILS OF FUNGIBLE FSI PREMISSIBLE AND PROPOSED FOR EXISTING TENANTS/OCCUPANTS (TABLE - I)

| SR. NO. | NAME OF THE OCCUPANT | R / NR | PROPOSED FLAT | | DETAILS OF EXISTING CARPET AREA | | | DETAILS OF PROPOSED CARPET AREA | | | CARPET AREA CONSIDERED INCLUDING 50% OF MUTE WALL | CARPET AREA CONSIDERED FOR FUNGIBLE F.S.I. (PREMIUM) | PREMISSIBLE BUILT UP AREA | PREMISSIBLE FUNGIBLE BUILT UP AREA | FUNGIBLE BUILT UP FOR COMMON AMENITIES (PROPOSED) | NET PERMISSIBLE FUNGIBLE B.U.A. (PROVIDED BUILDING) | TOTAL PERMISSIBLE BUILT UP AREA (BUILDING FUNGIBLE B.U.A.) | TOTAL PROPOSED BUILT UP AREA OF REHAB | EXCESS / DEFICIT FUNGIBLE BUILT UP AREA | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | FLAT NO. | FLOOR | RESIDENTIAL CARPET AREA | COMMON CARPET AREA | TOTAL CARPET AREA | CARPET AREA | FUNGIBLE AREA FOR TUBE LIGHT, CHIMNEY, VENTILATING SHAFTS | TOTAL CARPET AREA (8+9) | MINIMUM 5 % WALL (7.48) & MAX. 10 % (FOR REELL) | MINIMUM 5 % WALL (7.48) & MAX. 10 % (FOR REELL) | 1.8 X (R. 3.0) N.A. (3.05) | 1.8 X (R. 3.0) N.A. (3.05) | AS PER THE STATEMENT | (13 - 1.3.05) | (10 + 14) | (9 + 15) | (16 - 10) | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
| 1 | MR. SHANTA DHIRDEEND HOLKAR | R | 601 | 6 | 49.39 | 7.18 | 56.57 | 60.26 | -- | 60.26 | 56.57 | 56.57 | 67.88 | 3.3.76 | -- | 23.76 | 91.64 | 81.916 | -- | 10.125 | |
| 2 | MRS. LATA MEENAL ACHARYA | R | 602 | 6 | 49.95 | 8.56 | 57.51 | 60.26 | -- | 60.26 | 57.51 | 57.51 | 67.92 | 2.1.67 | -- | 21.67 | 83.59 | 81.880 | -- | 1.710 | |
| 3 | AJAY KUMAR ENDHTERO | R | 602 | 6 | 51.37 | 7.47 | 58.84 | 60.26 | 3.60 | 63.86 | 58.84 | 58.84 | 79.41 | 24.71 | -- | 24.71 | 104.12 | 83.524 | -- | 5.798 | |
| 4 | MR. BHIKTAULIS. AHAWARE & MRS. ANAU LI MURLIDHAR AHAWARE | R | 1003 | 10 | 66.72 | 7.37 | 69.09 | 73.57 | -- | 73.57 | 69.09 | 69.09 | 69.71 | 24.40 | -- | 24.40 | 94.11 | 93.179 | -- | 10.932 | |
| 5 | SMT. MUSHI HARENDRA MAHAWAR | R | 1202 | 13 | 49.31 | 8.69 | 51.92 | 60.26 | -- | 60.26 | 51.92 | 51.92 | 62.26 | 21.81 | -- | 21.81 | 84.11 | 76.866 | -- | 5.244 | |
| 6 | VIJAY KESHAV BODAS | R | 2002 | 20 | 49.73 | 7.23 | 56.96 | 76.80 | 3.96 | 80.81 | 56.96 | 56.96 | 68.35 | 23.82 | -- | 23.82 | 92.27 | 81.271 | -- | 8.869 | |
| 7 | SMT. SHUSHILA MUKUT JOSHI | R | 601 | 6 | 49.96 | 7.50 | 57.46 | 71.28 | 4.62 | 75.92 | 57.46 | 57.46 | 68.95 | 24.13 | -- | 24.13 | 92.58 | 80.282 | -- | 2.878 | |
| 8 | SMT. SHOBHANA SHRIPAD MAGH | R | 702 | 7 | 49.24 | 8.60 | 52.84 | 60.26 | -- | 60.26 | 52.84 | 52.84 | 62.45 | 21.86 | -- | 21.86 | 84.31 | 81.880 | -- | 2.435 | |
| 9 | SMT. SHUBHADA SURESH KHAM | R | 1001 | 10 | 50.75 | 7.63 | 58.32 | 73.76 | 4.52 | 80.33 | 58.32 | 58.32 | 69.94 | 24.48 | -- | 24.48 | 94.41 | 84.134 | -- | 3.358 | |
| 10 | MR. ASHOK DIGAMBAR GHARAT | R | 1002 | 10 | 51.74 | 7.77 | 59.51 | 76.11 | -- | 76.11 | 59.51 | 59.51 | 71.41 | 24.98 | -- | 24.98 | 96.40 | 83.521 | -- | 7.379 | |
| 11 | MRS. NEHA ANAND MOHA | R | 1002 | 10 | 46.54 | 6.98 | 53.53 | 60.26 | -- | 60.26 | 53.53 | 53.53 | 64.24 | 22.48 | -- | 22.48 | 86.72 | 79.880 | -- | 7.864 | |
| 12 | SMT. SATISH PRABHAKAR SARDESH | R | 1702 | 17 | 50.39 | 7.57 | 57.96 | 76.80 | -- | 76.80 | 57.96 | 57.96 | 69.55 | 24.34 | -- | 24.34 | 93.89 | 80.616 | -- | 8.274 | |
| 13 | MRS. SUPRIYA BHAUSAHEB MOREY | R | 802 | 9 | 50.94 | 7.68 | 58.62 | 60.26 | 7.48 | 76.76 | 58.62 | 58.62 | 70.34 | 24.62 | -- | 24.62 | 94.96 | 80.616 | -- | 5.482 | |
| 14 | MR. TRIMBAKRAO MAHAJI BETAKI | R | 1002 | 10 | 46.16 | 6.93 | 51.09 | 60.26 | -- | 60.26 | 51.09 | 51.09 | 62.26 | 21.80 | -- | 21.80 | 84.06 | 79.880 | -- | 5.214 | |
| 15 | MR. MEGHAR SHAILESH KHAN RAJDEV | R | 1002 | 10 | 51.60 | 7.74 | 59.34 | 76.11 | -- | 76.11 | 59.34 | 59.34 | 71.28 | 24.94 | -- | 24.94 | 96.22 | 80.621 | -- | 7.179 | |
| 16 | MR. GOPALKRISHNA RADHAKRISHNA | R | 1002 | 10 | 51.60 | 7.74 | 59.34 | 71.28 | 7.48 | 78.90 | 59.34 | 59.34 | 71.28 | 24.94 | -- | 24.94 | 96.23 | 81.790 | -- | 4.462 | |
| 17 | SHRI. SHRIMANT MAHADEO BHUSARI | R | 701 | 7 | 49.76 | 8.06 | 52.84 | 66.45 | -- | 66.45 | 52.84 | 52.84 | 63.17 | 22.11 | -- | 22.11 | 85.28 | 81.616 | -- | 3.795 | |
| 18 | MRS. VAISHALI TAHAWALE MALI & RAJU S. MALI | R | 601 | 6 | 49.67 | 7.23 | 56.89 | 71.57 | 4.62 | 76.19 | 56.89 | 56.89 | 67.25 | 23.52 | -- | 23.52 | 90.72 | 80.932 | -- | 6.788 | |
| TOTAL "A" | | | | | 879.830 | 128.388 | 1010.217 | 1216.196 | 46.970 | 1263.166 | 1010.217 | 1010.217 | 1212.386 | 424.148 | -- | 424.148 | 1636.535 | 1512.242 | -- | 84.767 | |
| 19 | M/ MADA (SURPLUS BUA) | R | 1201 | 12 | -- | -- | -- | 123.88 | 8.57 | 132.37 | -- | -- | -- | 109.83 | 38.87 | -- | 38.87 | 210.300 | 127.884 | -- | 38.416 |

## TABLE - II

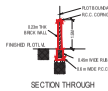
| DETAILS OF FUNGIBLE BUA FOR REHAB / SALE AND PREMIUM CALCULATIONS | | |
|---|---|---|
| SR.NO | DESCRIPTION | REQUIRED F.S.I. IN SQ.M. |
| 1 | PERMISSIBLE BUA (SR. NO. 14 OF PROFORMA A) | 2000.148 |
| 2 | PERMISSIBLE FUNGIBLE BUA (1.1 X B OF S.2.B) | 88.3.363 |
| 3 | TOTAL PERMISSIBLE BUA (1+2) | 2731.0.863 |
| 4 | TOTAL PROPOSED B.U.A. INCL. EXISTING FUNGIBLE F.S.I. (14 + B.U.OF PROFORMA A) | 2808.666 |
| 5 | PERMISSIBLE FUNGIBLE BUA FOR REHAB COMPONENT (COLUMN NO. 19 OF TABLE - I) | 424.480 |
| 6 | FUNGIBLE B.U.A. LEFT FOR REHAB (FUL LIMIT NO. 19 % OF OF TABLE - I) | 3.28.763 |
| 7 | PERMISSIBLE FUNGIBLE BUA FOR SALE COMPONENT (2 - 5) | 5.88.763 |
| 8 | FUNGIBLE B.U.A. LEFT FOR SALE (4 - 6) | 17.9.400 |
| 9 | DEFICIT / (SURPLUS) AVAILABLE FOR SALE (SR. NO. 12 B) | 84.767 |
| 10 | Rs. 2,00,0 /- (Two Lakhs Only) with Sale Deed to be paid for each and every 1 FUNGIBLE FAR EXCEEDED 1,000 SQ.MT.OR AREA BELOW 50 % OF FUNGIBLE COMPONENT OR FY 2 / 4 DEE RECEIPT No.5208947 DATED 15.01.2018 | |

## AREA DIAGRAM & CALCULATION METER ROOM (GRC PLOOD)



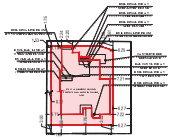

| SR.NO. | UNIT | SIZE IN METERS | AREA IN SQ.M. |
|---|---|---|---|
| 1 | 03 | 2.0 X 0.50 = 1.00 | 1.1.03 |
| 2 | 02 | 4.00 x 1.00 | 2.00 |
| METER ROOM AREA | | | 14.1.3 |

## SECTION THROUGH COMPOUND WALL



## BLOCK PLAN (FOR TRAD)

SCALE - 1: 500

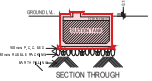


## BLOCK PLAN (PROPOSED)

SCALE - 1: 500

## LOCATION PLAN

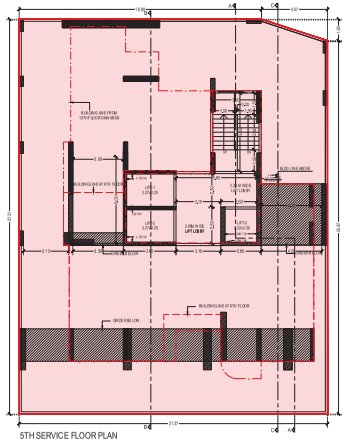
SCALE - 1: 2000



## SECTION THROUGH SUCTION TANK

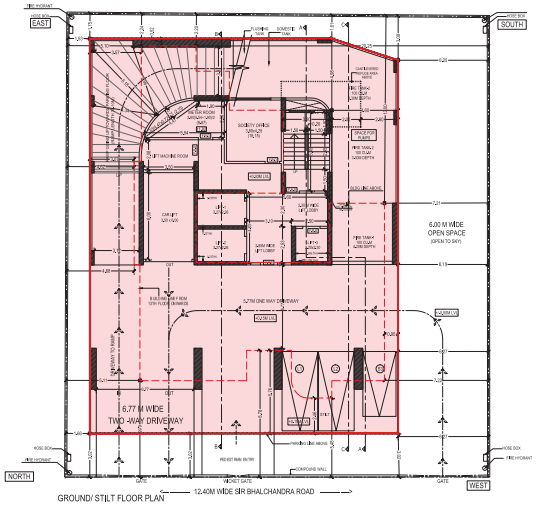
## CAR PARKING STATEMENT: (WING-B)

| CARPET AREA OF FLAT (IN SQ.M.) | ALLOTTED CARPETS | | | CAR PARKING REQ. AS PER REGULATION | | | PARKING SPACE PROVIDED ON PROPERTY | TOTAL PARKING REQUIRED | TOTAL PARKING PROVIDED |
|---|---|---|---|---|---|---|---|---|---|
| | RESIDE | SERVANT | SALE | RESIDE | SERVANT | SALE | | | |
| UP TO 30 SQ.M. | Nil | Nil | Nil | Nil | Nil | Nil | 6 ECS | 3x 50% equals 2 | 02 |
| | | | | 27 x 50% = 13.5 ECS | | | | | |
| ABOVE 30 SQ.M. UP TO 60 SQ.M. | Nil | Nil | Nil | Nil | Nil | Nil | | | |
| | | | | 27 x 100% = 27 ECS | | | | | |
| ABOVE 60 SQ.M. UP TO 90 SQ.M. | 07 | Nil | Nil | 3.50 | Nil | Nil | | | |
| | | | | 7 x 100% = 7 ECS | | | | | |
| ABOVE 90 SQ.M. | 11 | 1 | 12 | 11 | 1 | 12 | | | |
| | | | | 11 x 100% = 11 ECS | 1 x 100% = 1 ECS | 12 x 100% = 12 ECS | | | |
| TOTAL | 18 | 1 | 12 | 14.5 | 1.50 | 12 | | | |
| | | | | 27.50 | | | | | |



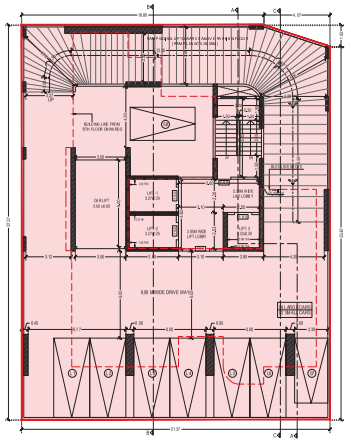

## 5TH SERVICE FLOOR PLAN

SCALE - 1: 100



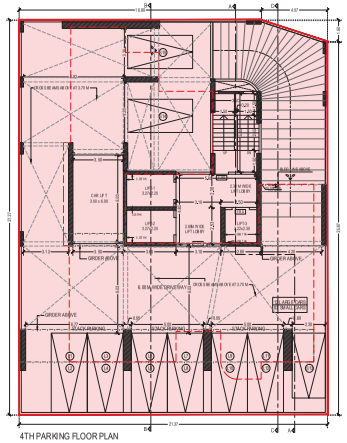

## GROUND/ STILT FLOOR PLAN

SCALE - 1: 100




## TYPICAL 1ST TO 3RD PARKING FLOOR PLAN

SCALE - 1: 100




## 4TH PARKING FLOOR PLAN

SCALE - 1: 100

| A. | PROFORMA - A | PLANS PER DCR 2012 AMTDR & 2012 |
|---|---|---|
| 1 | AREA OF PLOT | 938.48 |
| 2 | DEDUCTIONS OF DP | |
| | (A) ROAD SETBACK AREA | --- |
| | (B) PROPOSED ROAD | --- |
| | (C) ANY RESERVATION (SEE R. OF ) | --- |
| | (D) ___ % OF AMENITY SPACE AS PER DCR 9(8)(F) (SUB PLOT) ___ | N.A. |
| | OTHER | NIL |
| 3 | BALANCE AREA OF PLOT (1 - 2) | 938.48 |
| 4 | DEDUCT DMP OR 10 % N.A. ( 10% AMENITY SPACE) | NIL |
| 5 | NET AREA OF PLOT (3 - 4) | 938.48 |
| 6 | ADDITIONS FOR F.S.I. | NIL |
| | (A) 50% FOR D.P. ROAD | NIL |
| | (B) 100% FOR SETBACK | --- |
| 7 | TOTAL AREA (5 + 6) | 938.48 |
| 8 | F.S.I. PERMISSIBLE | 2.0 |
| 9 | MAX F.S.I. CREDIT AVAILABLE BY DEVELOPING RIGHTS (REF TRC TO 10 % OF THE BALANCE AREA VIDE ITEM 3 ABOVE) | |
| | (A) F.S.I. ___ | |
| | ADDITIONS FOR F.S.I. | NIL |
| | (A) 20% VIS PER DCR (B) | NIL |
| | (B) ___ % VIS PER DCR (B) (___) | NIL |
| | (C) OTHER | NIL |
| 10 | PERMISSIBLE FLOOR AREA (7 x 8 + 9 ABOVE (AS PER TABLE) | 2.000.00 |
| 11 | EXISTING FLOOR AREA | NIL |
| 12 | PROPOSED BUILT UP AREA | 2808.666 |
| 13 | EXCESS BALCONY AREA IN NON FSI | N.A. |
| 14A | PURELY RESIDENTIAL BUILT UP AREA | 2808.00 |
| 14B | REMAINING NON RESIDENTIAL BUILT UP AREA | NIL |
| 14 | TOTAL BUILT UP AREA PROPOSED (14 + 13 + 13) | 2808.00 |
| 15 | F.S.I. CONSUMED (IN NET HOLDING) = 14 / | 2.00 |
| 16 | DETAILS OF F.S.I. IN NALEES AS REQ. IN SR.(4) | PERMISSIBLE / PROPOSED |
| 1 | PERMISSIBLE FUNGIBLE B.U.A. COMPONENT (NALEES / 100) | 183.283 / 0 45.228 |
| 2 | PAID FUNGIBLE B.U.A. COMPONENT (NALEES / 100) | |
| 3 | PERMISSIBLE FUNGIBLE B.U.A. COMPONENT (NALEES / 100) **FOR PURELY NON-RESIDENTIAL= OR <(2.00 x 0.20)** | NIL / NIL |
| 4 | TOTAL FUNGIBLE B.U.A. NEEDED (4 - (3+1+2)) | 183.283 / 0 45.228 |
| 5 | TOTAL GROSS B.U.A. PERMISSIBLE/PROPOSED (14 + 0 - 3) | 2762.883 / 2808.666 |
| 6 | DEFICIT | 84.767 |
| C | TENAMENTS STATEMENT | |
| 1 | PROPOSED AREA (TOTAL FLOOR AREA) | |
| 2 | LESS DEDUCTION OF NON RESIDENTIAL AREAS (PROPERTY) | |
| 3 | AREA AVAILABLE FOR TENAMENTS (1 - 2) | |
| 4 | TENAMENTS PERMISSIBLE (DENSITY OF TENAMENTS / HECTARE) | |
| 5 | TENAMENTS PROPOSED | |
| 6 | TENAMENTS EXISTING | |
| | TOTAL TENAMENTS ON THE PLOT | |
| D | PARKING STATEMENT | AS PER STATEMENT |
| 1 | PARKING REQUIRED BY REGULATIONS FOR | |
| | (a) CAR | 27.50 |
| | (b) SCOOTER / MOTOR CYCLE | |
| | (c) OUT SIDERS (VISITORS) | 8.00% |
| 2 | COVERED GARAGES TO BE BUILT | |
| 3 | COVERED GARAGES PROPOSED | |
| | (a) CAR | |
| | (b) SCOOTER / MOTOR CYCLE | |
| | (c) OUT SIDERS (VISITORS) | |
| 4 | TOTAL PARKING PROVIDED | 42 |
| E | TRANSPORT VEHICLES PARKING | |
| 1 | PARKING REQUIRED BY REGULATIONS FOR TRANSPORT VEHICLES | |
| 2 | TOTAL PARKING PROVIDED FOR TRANSPORT VEHICLES | |

## FORM III

CONTENTS OF SHEET

GROUND FLOOR PODIUM PLANS
BLOCK PLAN, LOCATION PLAN, WATER ROOM, DETAILS
CAR PARKING STATEMENT, TABLES, PLOT AREA DIAGRAM & CALCULATIONS

| REVISION | DESCRIPTION | DATE | SIGNATURE |
|---|---|---|---|
| | | | |

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 22.01.2013 & THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT ARE ASMEASURED ON THE SITE & AREA WORKED OUT IS 938.48 SQUARE METERS & TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

Panduranga Narayan Bhobe

NAME & SIGNATURE OF ARCHITECT
( MR. P. N. BHOBE )
REGD NO. CA/88/30987

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED 6 BUILDINGS (1 IN NATURE OF OFFICE BLDG., 1 C.S. NO. 18/1 OF SHIVAJI NAGAR, 1 C.S. NO. 18/2 OF SHIVAJI NAGAR, 1 C.S. NO. 18/3 OF SHIVAJI NAGAR, 1 C.S. NO. 18/4 OF SHIVAJI NAGAR, 1 C.S. NO. 18/5 OF SHIVAJI NAGAR, 1 C.S. NO. 18/6 OF SHIVAJI NAGAR) - 1 BUILDING IN NATURE OF OFFICE BLDG. WITH 6 BASEMENT, 1 GROUND, 1 PODIUM, 1 STILT, 1 SERVICE FLOOR, 1 PARKING FLOOR, 1 TERRACE FLOOR, 1 OFFICE FLOOR, 1 OFFICE FLOOR, 1 OFFIC