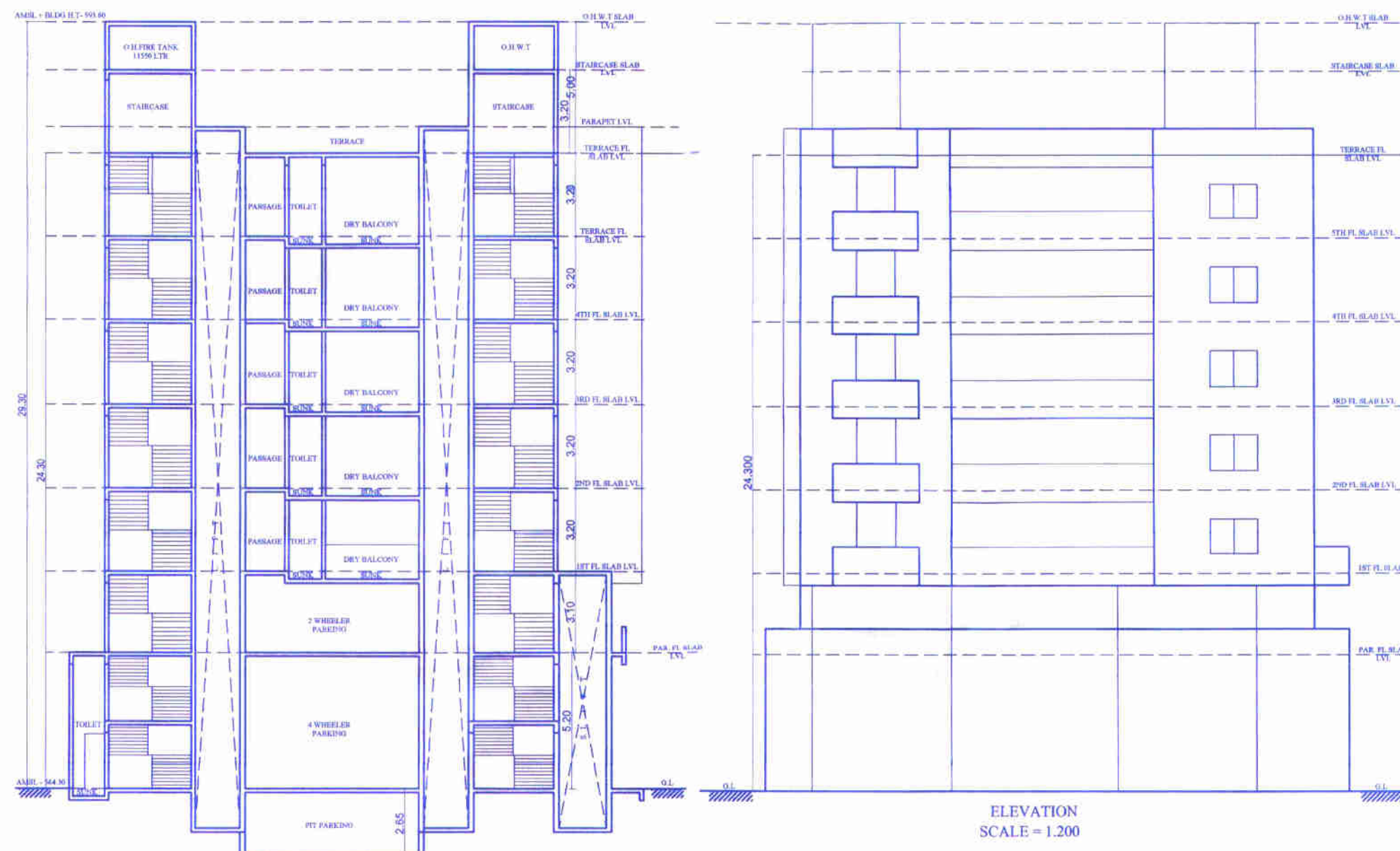


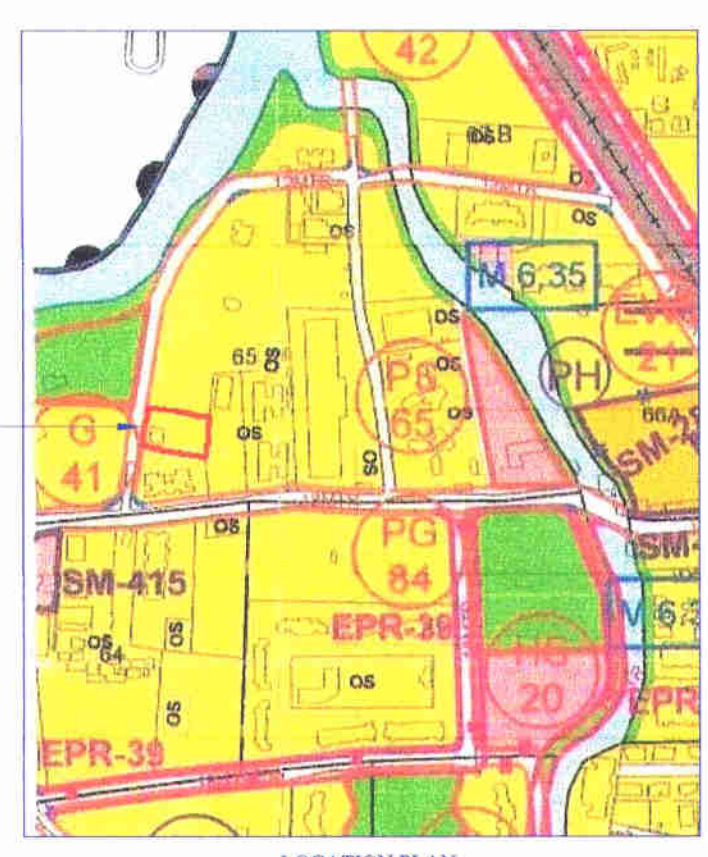


BUILDING 'A' 1ST,2ND,3RD,4TH FLOOR P LINE AREA CALCULATION					
NO.	LENGTH	WIDTH	NOS.	ANS.	
1,000	39.150	X	20.750	1,000	812.363
TOTAL AREA					
D1	1.050	X	1.770	1,000	1.859
D2	3.950	X	0.700	1,000	2.765
D3	3.750	X	1.750	1,000	6.563
D4	3.950	X	0.700	1,000	2.765
D5	5.750	X	1.150	1,000	6.038
D6A	3.950	X	0.300	1,000	1.185
D6	3.150	X	2.300	1,000	7.245
D7	5.550	X	0.600	1,000	3.330
D8	3.400	X	2.300	1,000	7.820
D9	5.150	X	1.495	1,000	7.699
D10	1.950	X	1.850	1,000	2.048
D11	3.600	X	6.850	1,000	24.660
D12	2.450	X	2.950	1,000	7.228
D13	3.750	X	4.700	1,000	15.275
D15	1.700	X	0.850	1,000	1.455
D16	1.050	X	1.070	1,000	1.124
D17	7.750	X	1.900	1,000	14.725
D18	6.100	X	0.100	1,000	0.610
D19	4.050	X	0.400	1,000	1.607
D20	4.700	X	1.150	1,000	5.405
D21	3.950	X	0.400	1,000	1.580
D22	5.250	X	2.600	1,000	13.650
D23	3.150	X	2.000	1,000	6.300
D24	5.550	X	0.300	1,000	1.665
D25	3.400	X	2.000	1,000	6.800
D26	5.150	X	1.195	1,000	6.154
D27	2.000	X	0.550	1,000	1.107
TOTAL AREA					
LIFT					
L1	1.800	X	1.700	2,000	6.120
L1	1.700	X	2.400	1,000	4.080
TOTAL AREA					
TOTAL AREA					
TOTAL AREA					
TOTAL AREA					

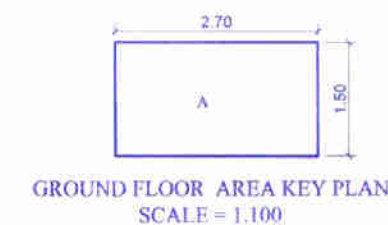
BUILDING 'A' 5TH FLOOR P LINE AREA CALCULATION					
NO.	LENGTH	WIDTH	NOS.	ANS.	
1,000	39.150	X	20.050	1,000	784.958
TOTAL AREA					
DUCT					
D1	1.050	X	1.070	1,000	1.124
D2	3.750	X	1.050	1,000	3.938
D3	5.400	X	0.450	1,000	2.430
D4	1.750	X	4.600	1,000	8.050
D5	2.450	X	11.300	1,000	27.685
D6	6.150	X	9.750	1,000	59.963
D7	3.600	X	13.250	1,000	47.700
D8	10.350	X	1.950	1,000	20.183
D9	5.150	X	9.750	1,000	50.213
D10	3.250	X	4.700	1,000	15.275
D11	2.000	X	0.550	1,000	1.107
D12	1.700	X	0.650	1,000	1.105
D13	1.050	X	1.070	1,000	1.124
D14	1.900	X	7.750	1,000	14.725
D15	6.900	X	0.100	1,000	0.610
D16	3.950	X	0.400	1,000	1.580
D17	4.700	X	1.150	1,000	5.405
D18	3.950	X	0.400	1,000	1.580
D19	5.250	X	2.600	1,000	13.650
D20	3.150	X	2.000	1,000	6.300
D21	5.550	X	0.300	1,000	1.665
D22	3.400	X	2.000	1,000	6.800
D23	5.150	X	1.195	1,000	6.154
TOTAL AREA					
LIFT					
L1	1.800	X	1.700	2,000	6.120
L1	1.700	X	2.400	1,000	4.080
TOTAL AREA					
TOTAL AREA					
TOTAL AREA					

BUILDING 'A' P LINE AREA STATEMENT		
FLOOR	AREA (SQ.M)	
PARKING FLOOR (4 WHEELER PARKING)	4.05	
UPPER PARKING FLOOR (2 WHEELER PARKING)	0.000	
FIRST FLOOR	643.847	
SECOND	643.847	
THIRD	643.847	
FOURTH	643.847	
FIFTH	476.361	
TOTAL AREA	3055.80	

BUILDING 'A' WATER CAPACITY REQUIREMENTS		
NO. OF TENEMENTS	= 14	
NO. OF PERSONS - 14 X 5	= 70	
WATER CAPACITY REQ. PER PERSON = 165 LTR		
WATER CAPACITY REQ. = 165 X 70	= 11550.00 LTR	
OVER HEAD WATER TANK CAPACITY = 11550.00 LTR		
UNDER GROUND TANK CAPACITY = 11550.00 LTR		
TOTAL	= 23100.00 LTR	
FIRE TANK	= 75000.00 LTR	

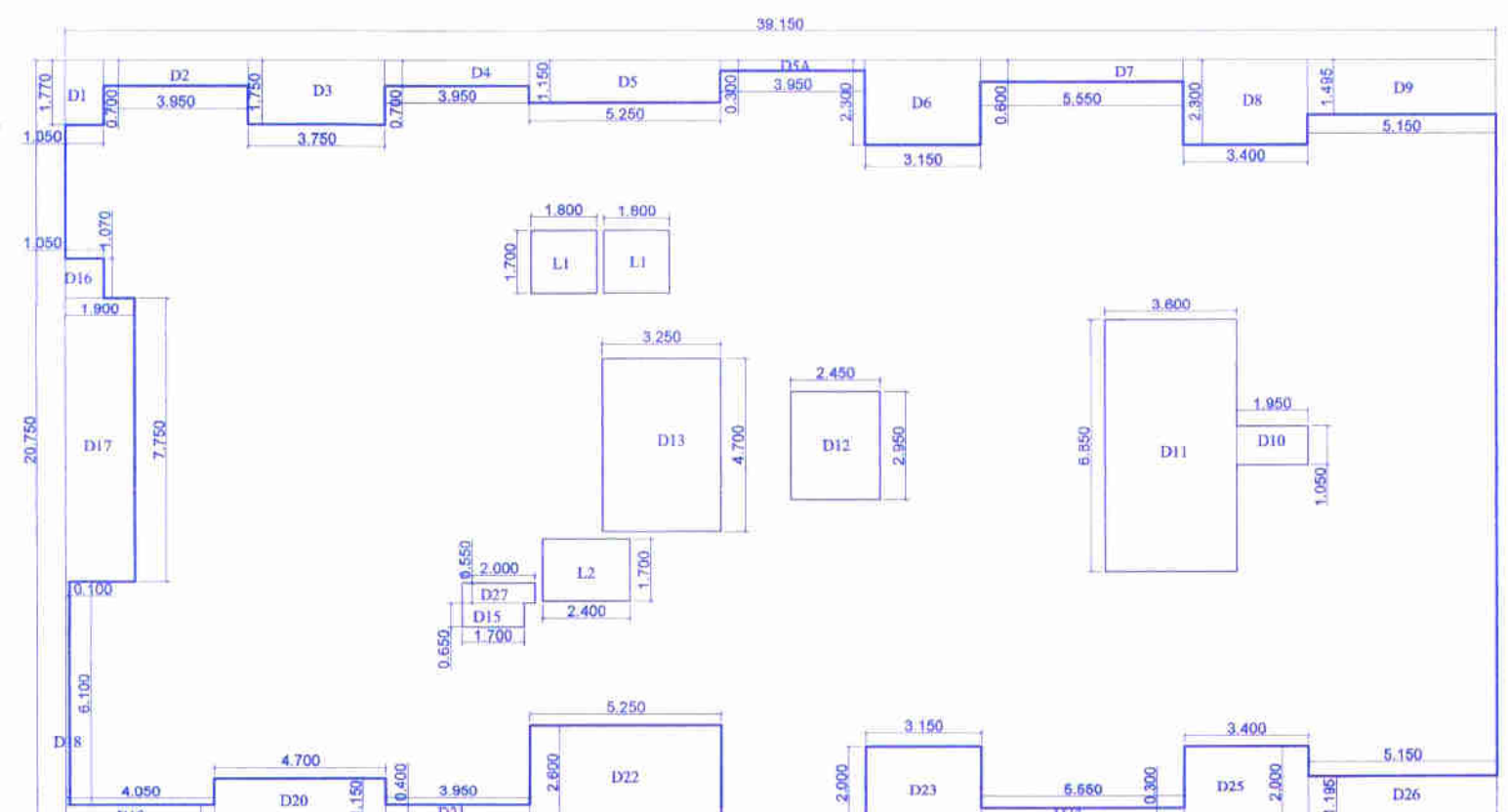


SECTION A-A SCALE = 1:200

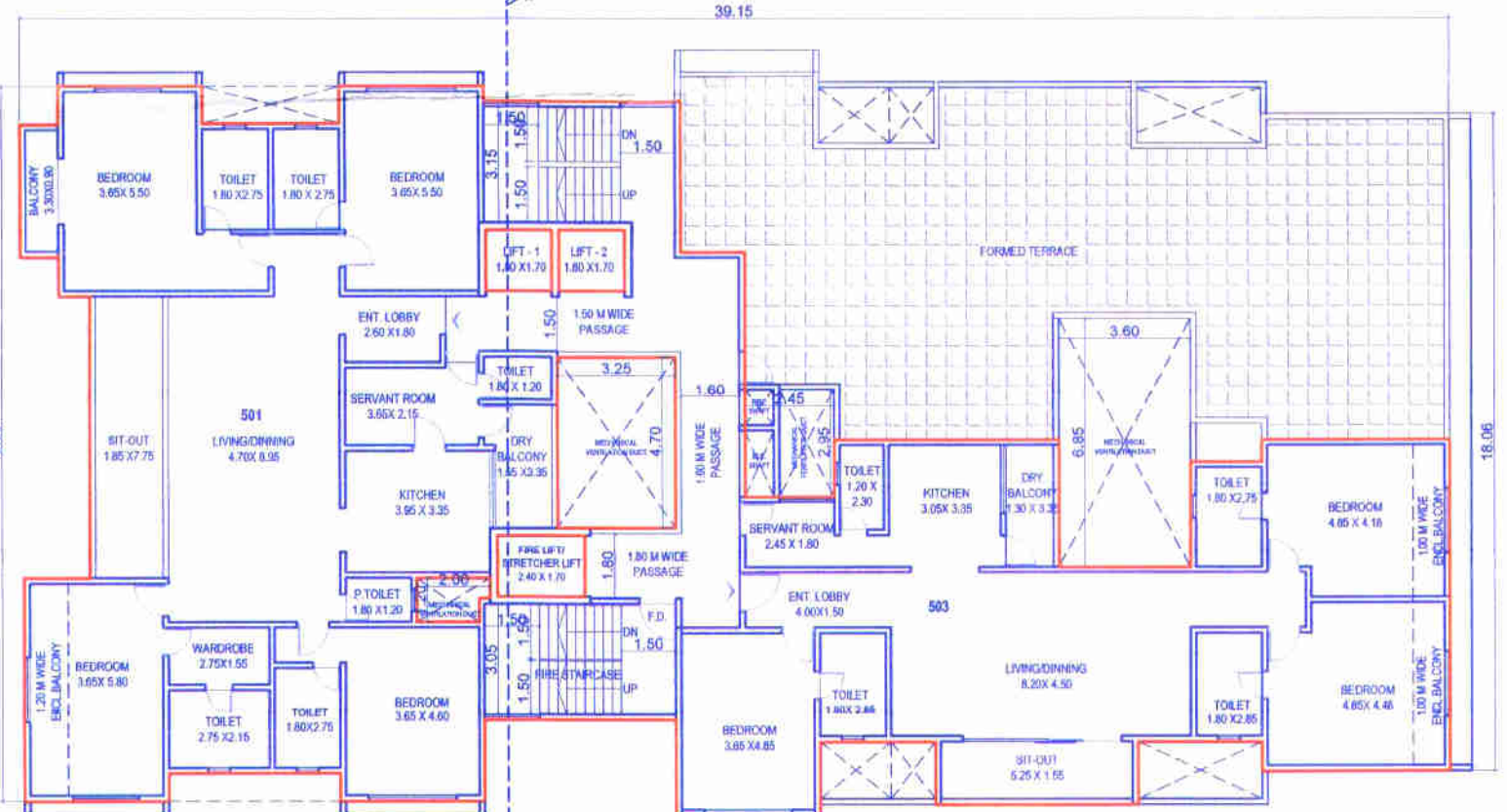


BUILDING 'A' GROUND FLOOR P LINE AREA CALCULATION				
NO.	LENGTH	WIDTH	NOS.	ANS.
A	2.700	X	1.500	4.050
TOTAL AREA				

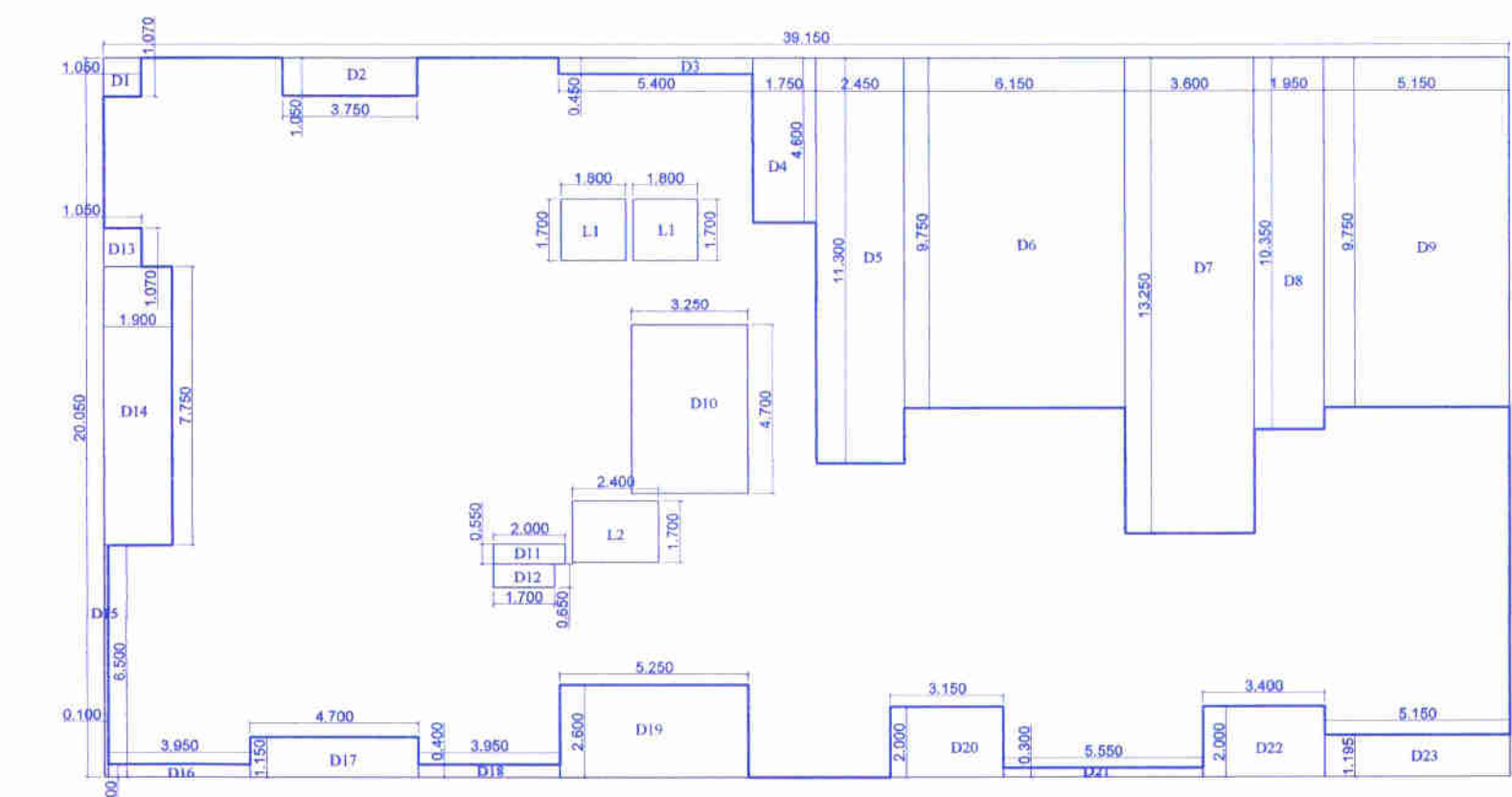
PARKING STATEMENT (BUILDING A)				
PARKING REQ.	RESI. AREA	CAR	SCOOTER	
For every tenement having carpet area of 150 sq.m. & above	FOR 1 TENEMENT	2	3	
TOTAL PARKING REQUIRED	14 TENEMENT	28	42	
ADD. VISITOR 5% PARKING		2	3	
TOTAL PARKING REQUIRED		30	45	
TOTAL PARKING PROVIDED		74	113	
CAR AREA (12.5)		925	0	
SC AREA (2.00)		0	225	
TOTAL				1151



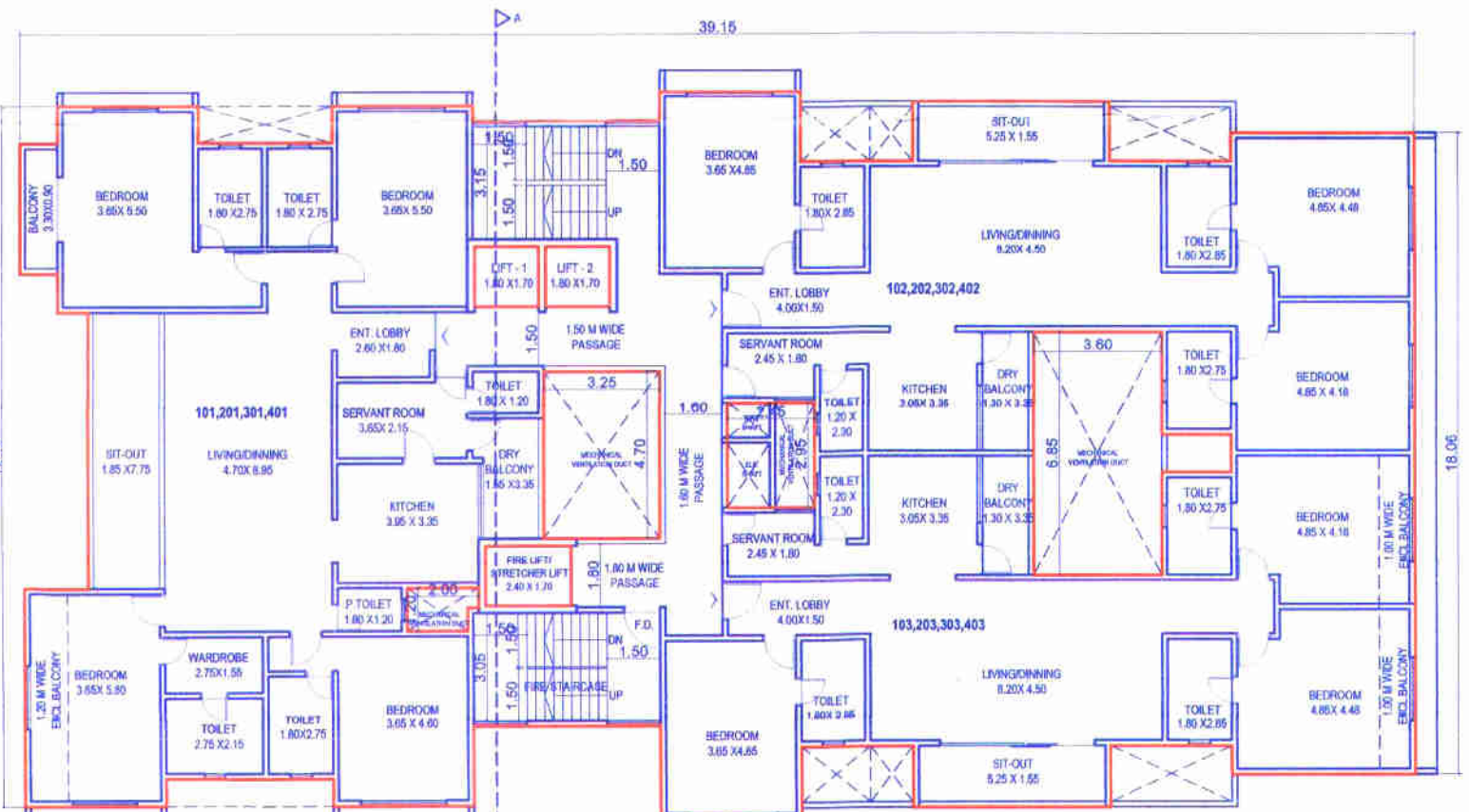
1ST,2ND,3RD,4TH FLOOR P LINE AREA KEY PLAN SCALE = 1:200



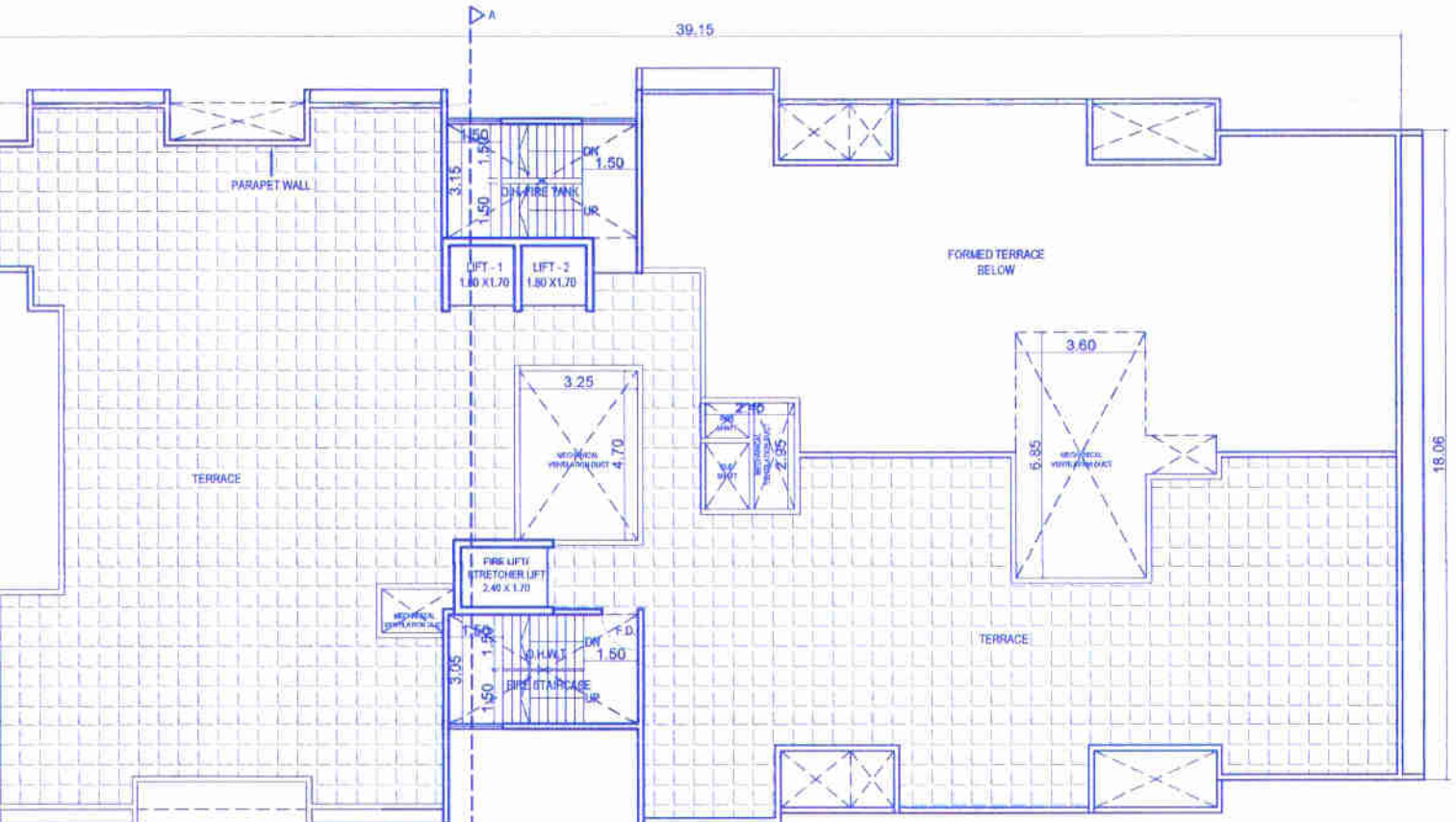
5TH FLOOR PLAN SCALE = 1:200



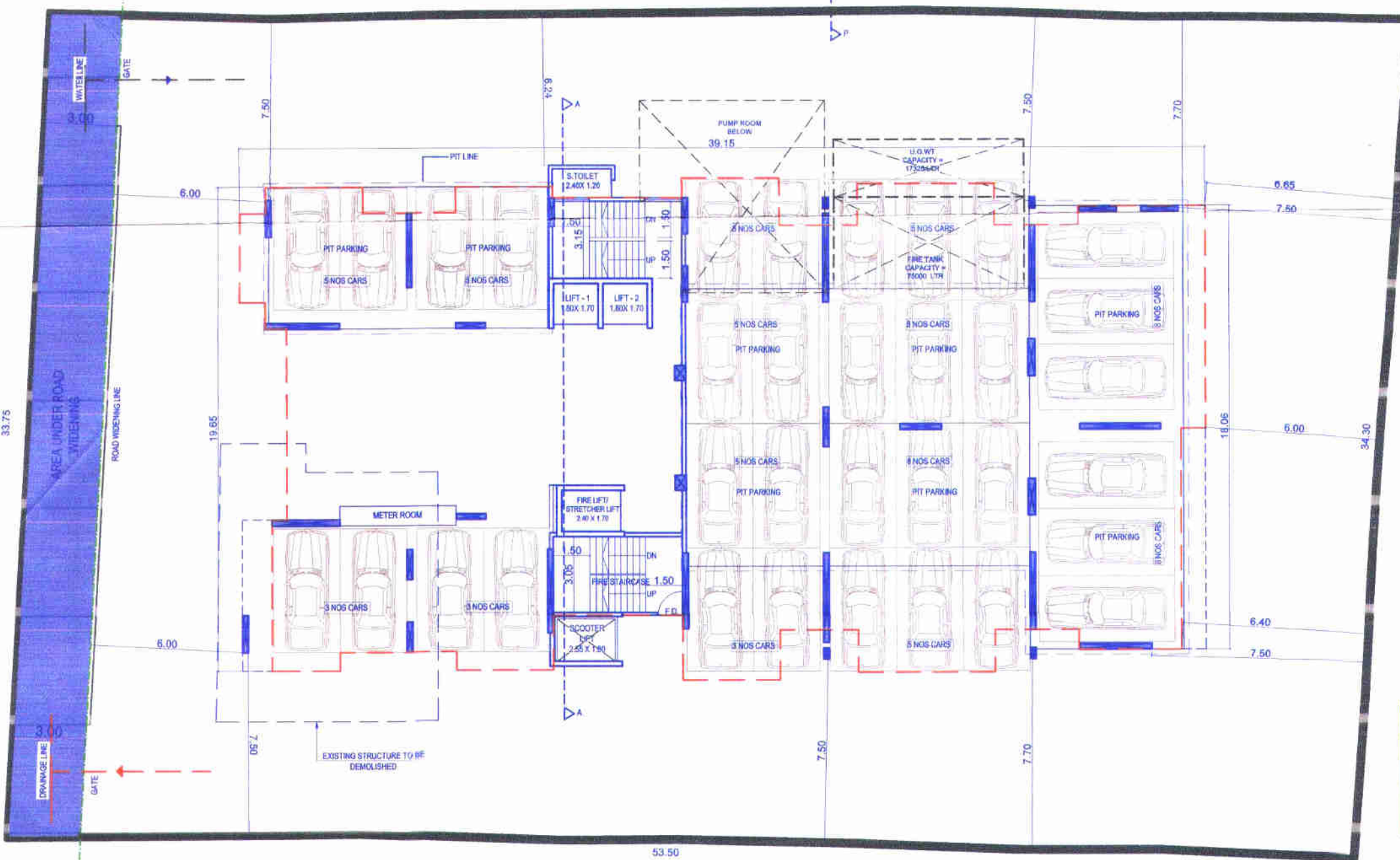
5TH FLOOR P LINE AREA KEY PLAN SCALE = 1:200



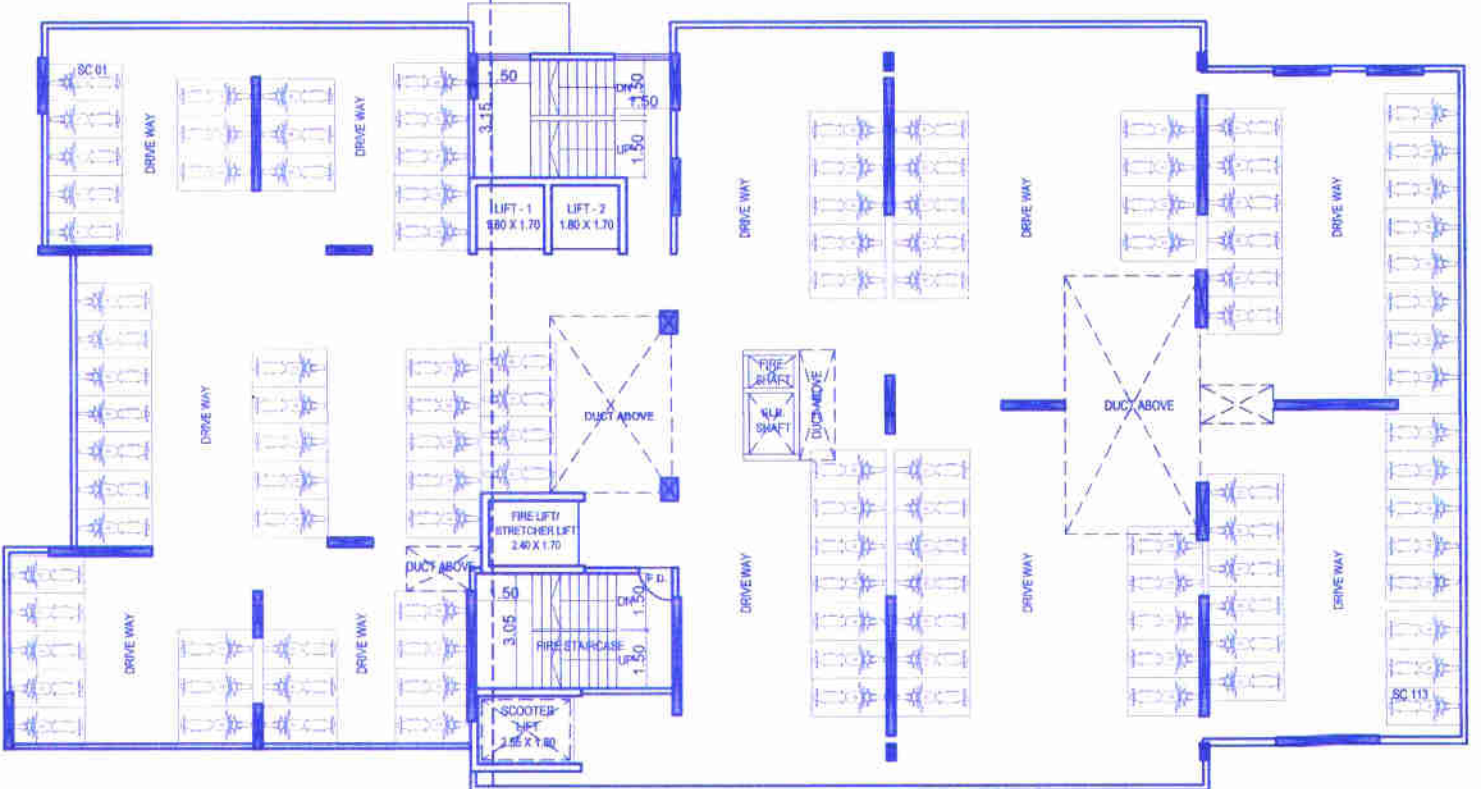
1ST,2ND,3RD,4TH FLOOR PLAN SCALE = 1:200



TERRACE FLOOR PLAN SCALE = 1:200



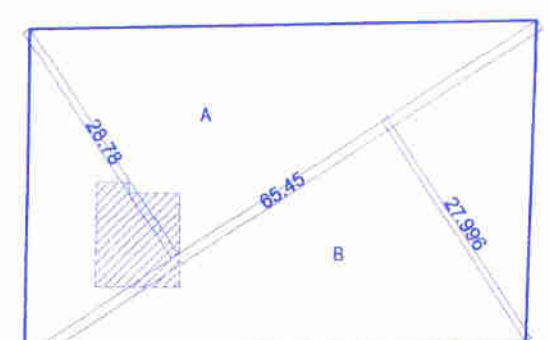
STILT PARKING FLOOR PLAN SCALE = 1:200



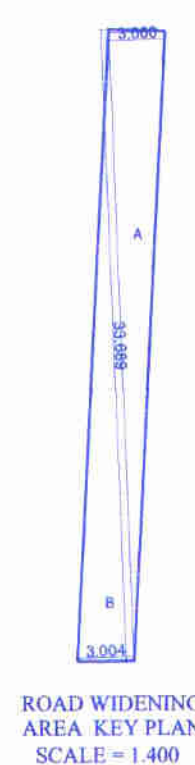
UPPER PARKING FLOOR PLAN SCALE = 1:200

ROAD WIDENING AREA CALCULATION					
NO.	LENGTH		WIDTH	NOS	ANS
A	3.000	X	33.689	0.500	50.53
B	3.004	X	33.689	0.500	50.60
TOTAL AREA					101.13

PLOT AREA CALCULATION					
NO.	LENGTH		WIDTH	NOS	ANS
A	65.450	X	28.780	0.500	941.83
B	65.450	X	27.996	0.500	916.18
TOTAL AREA					1858.00



PLOT AREA KEY PLAN SCALE = 1:600



ROAD WIDENING AREA KEY PLAN SCALE = 1:400

PROPOSED RESIDENTIAL BUILDING S.NO 65 (PT), C.T.S NO.610(PT) GHORPADI,PUNE.

STAMP OF APPROVAL OF PLANS: 1/1

APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO...C.S.1.41.91.12...
BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION



A) AREA STATEMENT SQ.M.

1. AREA OF PLOT (Minimum area of a,b,c, to be considered)	1858.00
a) As per ownership document (7/12,CTS extract)	2000.00
b) as per measurement sheet	1858.00
c) as per site	1858.00
2. DEDUCTIONS FOR	
(a) Proposed Road widening Area dp road	101.13
(b) Any D.P Reservation area (Total a+b)	0.00
3. Balance Area of Plot (1-2)	1756.87
4. Amenity Space (if applicable)	0.00
(a) Required	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	1756.87
6. Recreational Open space (if applicable)	
(a) Required	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plottable area (IF APPLICABLE)	0.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) FSI =1.1 x 1756.87	1932.56
10. Addition of FSI on payment of premium	0.00
(a)Maximum permissible premium based on road width / TOD Zone.	0.00
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading	0.00
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	0.00
(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or(c)],	0.00
(c)TDR area	0.00
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	1932.56
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1932.56
(b) Ancillary Area FSI upto 60% with payment of charges.	1159.54
(c) Total entitlement (a+b)	3092.10
14. 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	3092.10
15. Total Built-up Area in proposal(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line')	3055.80
(c) Total (a+b)	3055.80
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	98%
17. Area for Inclusive Housing, If any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature ARCHITECT SIGN

OWNER NAME - VISTARA HOMES REALTY LLP THROUGH PARTNER- VISHAL SHAH.

OWNER'S SIGN ARCHITECT SIGN

sunil chinchwade and associates

ENGINEERS,ARCHITECTURAL & PROJECT CONSULTANT
7, SADHU VASWANI ROAD
SUKHSAGAR TERRACE, OPP. G.P.O PUNE-411011.
CONTACT - 9822058980

DATE	SCALE	CHK.BY	DRAWN BY
11.03.22	1:100	SAGAR	DHIRAJ