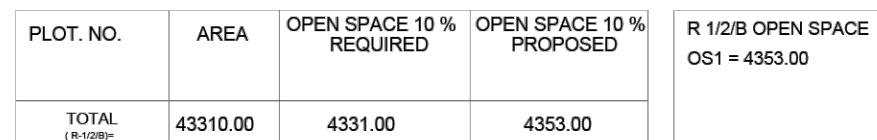


FSI DETAILS									
2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL FSI	TOTAL IN-SITU/STR	INCENTIVE FSI	RESI ANCILLARY AREA	NON RESI ANCILLARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.00	2.00	1.40	0.00	0.00	0.00	4.40	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.00	2.00	1.40	0.00	0.00	0.00	4.40	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	43310.00	86620.00	60634.00	8662.00	77958.00	0.00	268522.00	00.00	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00	00.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4)	43310.00	0.00	4331.02	0.00	0.00	0.00	47641.02		47641.02
2.6 - INDEX CONSUMED	1.00	0.00	0.10	0.00	0.00	0.00	0.00	00.00	0.00



— MIDC WATER LINE
— MIDC PIPE LINE
— 1 NO. 600 MM. DIA R.C.C. PIPE
— 1 NO. 450 MM. DIA R.C.C.
— PIPE 1 NO. 75 MM. DIA R.C.C. PIPE

PROJECT INFORMATION	
CASE TYPE	NEW
LOCATION	Non-Congested Area
PLOT USE	Residential Building
PLOT SUB USE	Residences
AREA STATEMENT	SG. M.
1. AREA OF PLOT	43310.00
(Maximum area a, b, c to be considered excluding NIP)	
(a) As per ceremony document (7/12, CTS extract)	0.00
(b) as per measurement sheet	43310.00
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /highway	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
3. BALANCE PLOT AREA (1 - 2)	43310.00
4. AMENITY SPACE (if applicable)	
(a) Required	2165.60
(b) Adjustment of 70b), if any -	000.00
(c) Balance Proposed -	2165.61
5. NET PLOT AREA (3-4(c))	43310.00
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD AREA	0000.00
8. PLOT AREA (if applicable)	0000.00
9. BUILD UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (No.5 x no.5 base FSI)	43310.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	86620.00
(b) Proposed FSI on payment of premium.	0.00
11. IN-SITU AND TDR LOADING	
(a) In-situ area against D. Plot (2.0 x No. 2 a)) if any	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x No. 4 (b)and/or(c))	0000.00
(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	
13. TOTAL ENTITLEMENT OF FSI	
(a) $109 \times (109+11)(c)$ or 12 whichever is applicable	20788.00
(b) Ancillary FSI (upto 60%or80% with payment of charges)	77958.00
(c) Total entitlement (a+b)	20788.00
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width (Reg. No. 6.1 to 6.2 or 6.3 or 6.4 as applicable)x(1.6 or 1.8)	207888.00
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b)	
(a) Demolished Area.	0.00
(b) Existing Built-up Area.	0.00
(c) Proposed Built-up Area (as per "P-line")	186478.01
(Total (b+c)	186478.01
16. F.S.I. CONSUMED (15/13)	4.35
should not be more than serial No.14 above.)	
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	0000.00
(b) Proposed	0000.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REF. WAS SURVEYED ME & THE DIMENSIONS OF THE SIDES, ETC. STATED ON THE PLAN ARE AS MEASURED ON THE SITE, AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CITY SURVEY / TP RECORDS.


LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	—
PROPOSED WORK SHOWN RED FILLED IN	■
DRAINAGE LINE SHOWN RED DOTTED	----
WATERLINE SHOWN BLUE DOTTED	----
EXISTING TO BE RETAINED HATCHED	▨
DEMOLISHION SHOWN HATCHED YELLOW	▩

OWNERS NAME & SIGN	ARCH.NAME,SIGN & ADD
PEGASUS PROPERTIES PVT LTD.	Anil Madhusudan Kulkarni
	ARCH_ADD

sd/- OWNER_SIGN	sd/- ARCH_SIGN
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PROJECT INFORMATION	
PLOT NO	: R-1/2/B
USE	: Residential Building
SUBUSE	: Residences
NODE	: CTS/CS
SECTOR NO	:
PLOT ADDRESS	: Plot No R-1/2/B
Rajiv Gandhi Infotech park Ph 3, Hinjewadi, Pune. 411057	

	PERMIT NO	PERMIT NO		
	INWARD NO	SWC/277/521/20 240330/975360		
	KEY NO	6458	SCALE	1:100
	DATE	06-07-2024	SHEET NO 1 / 23	

