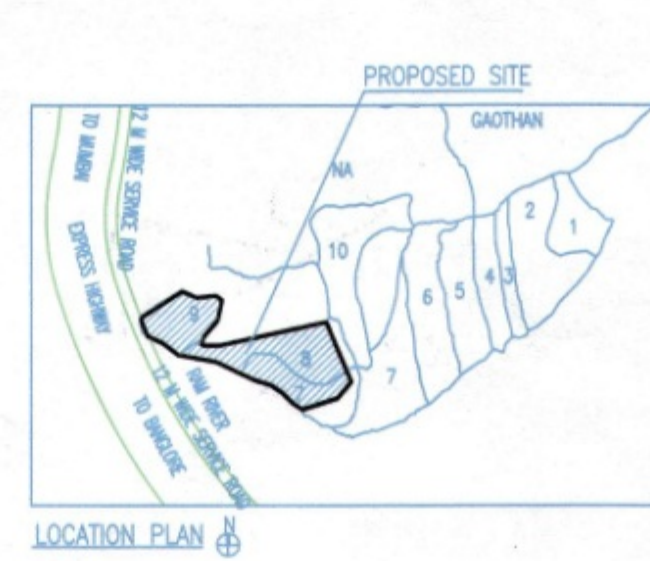


FSI STATEMENT FOR PROPOSED BUILDING + EXISTING BUILDING													
BUILDING	FLOOR	HEIGHT	EXISTING RESIDENTIAL FSI AREA (SQ.M.)	PROPOSED RESIDENTIAL FSI AREA (SQ.M.)	TOTAL FSI AREA (SQ.M.)	PERM. BALCONY	PROP. OPEN BALCONY	DRY BALCONY	REG. STAIRCASE AREA	FIRE STAIRCASE AREA	PASSAGE	TERRACE AREA	LIFT
WING-A (EXISTING)	P+1 FLOOR	34.20M	4487.07	4487.07	4487.07	673.09	673.44	108.50	130.46	130.46	647.13	1070.49	6.48
WING-B (EXISTING)	P+1 FLOOR	34.20M	4309.09	4309.09	4309.09	631.38	631.59	98.31	118.60	118.60	523.60	884.04	6.48
WING-C (EXISTING)	P+1 FLOOR	34.20M	4225.64	4225.64	4225.64	633.85	633.98	102.40	118.60	118.60	617.58	953.47	6.48
WING-D	P+10 FLOOR	35.85M	-	3839.42	3839.42	575.91	-	-	-	119.30	-	-	-
WING-E	B+LG+UG+8 FLOOR	30.00M	-	5284.06	5284.06	792.61	718.01	-	220.77	210.80	-	-	13.75
TOTAL			12921.79	9123.48	22045.27	3306.79	2633.33	310.01	588.43	697.76	1887.53	3018.05	33.19

WATER CALCULATION WING - A, B, C, D & E													
BUILDING	TENEMENT	NO. OF PERSON TENEMENT	WATER REQUIRED PER PERSON	O.M.T. CAPACITY REQUIRED (LTRS.)	O.M.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)
WING-A (EXISTING)	65	65	1.5	4500	4500	15000	15000	15000	15000	15000	15000	15000	15000
WING-B (EXISTING)	59	59	1.5	3985	3985	13000	13000	13000	13000	13000	13000	13000	13000
WING-C (EXISTING)	58	58	1.5	3900	3900	12600	12600	12600	12600	12600	12600	12600	12600
WING-D	40	05	135	27000	27000	27000	27000	27000	27000	27000	27000	27000	27000
WING-E	54	05	135	36450	36450	20000	20000	20000	20000	20000	20000	20000	20000
TOTAL (RES.+COMM.)				188975.00	188975.00	100000.00	288975.00	288975.00	288975.00	288975.00	288975.00	288975.00	288975.00

EXISTING BUILDING PARKING AREA CALCULATION (WING-A, B, C)													
BUILDING	PARKING REQUIRED	NO. OF TENEMENT / AREA	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING
WING-A	10	10	10	10	10	10	10	10	10	10	10	10	10
WING-B	10	10	10	10	10	10	10	10	10	10	10	10	10
WING-C	10	10	10	10	10	10	10	10	10	10	10	10	10
TOTAL	30	30	30	30	30	30	30	30	30	30	30	30	30



PARKING AREA CALCULATION (WING-D)													
BUILDING	PARKING REQUIRED	NO. OF TENEMENT / AREA	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING
WING-D	40	40	40	40	40	40	40	40	40	40	40	40	40
TOTAL	40	40	40	40	40	40	40	40	40	40	40	40	40

area calculations-building D													
FLOOR	coverage	built-up	perm. balc.	prop. Balc.	dry balcony	staircase	fire staircase	passage	terrace	lift	lrm	no. of flats	
parking 1													
parking 2													
second		489.59	73.44				11.93					4	
third		369.96	73.44				11.93					4	
fourth		368.37	73.44				11.93					4	
fifth		369.96	73.44				11.93					4	
sixth		368.37	73.44				11.93					4	
seventh		369.96	73.44				11.93					4	
eighth		368.37	55.26				11.93					4	
ninth		369.96	55.49				11.93					4	
tenth		368.37	55.26				11.93					4	
eleventh		369.96	55.49				11.93					4	
lift		6.48											
lrm		501.52	20.08										
total		501.52	3,839.42	662.13	0.00	0.00	119.30	0.00	0.00	0.00	0.00	40	

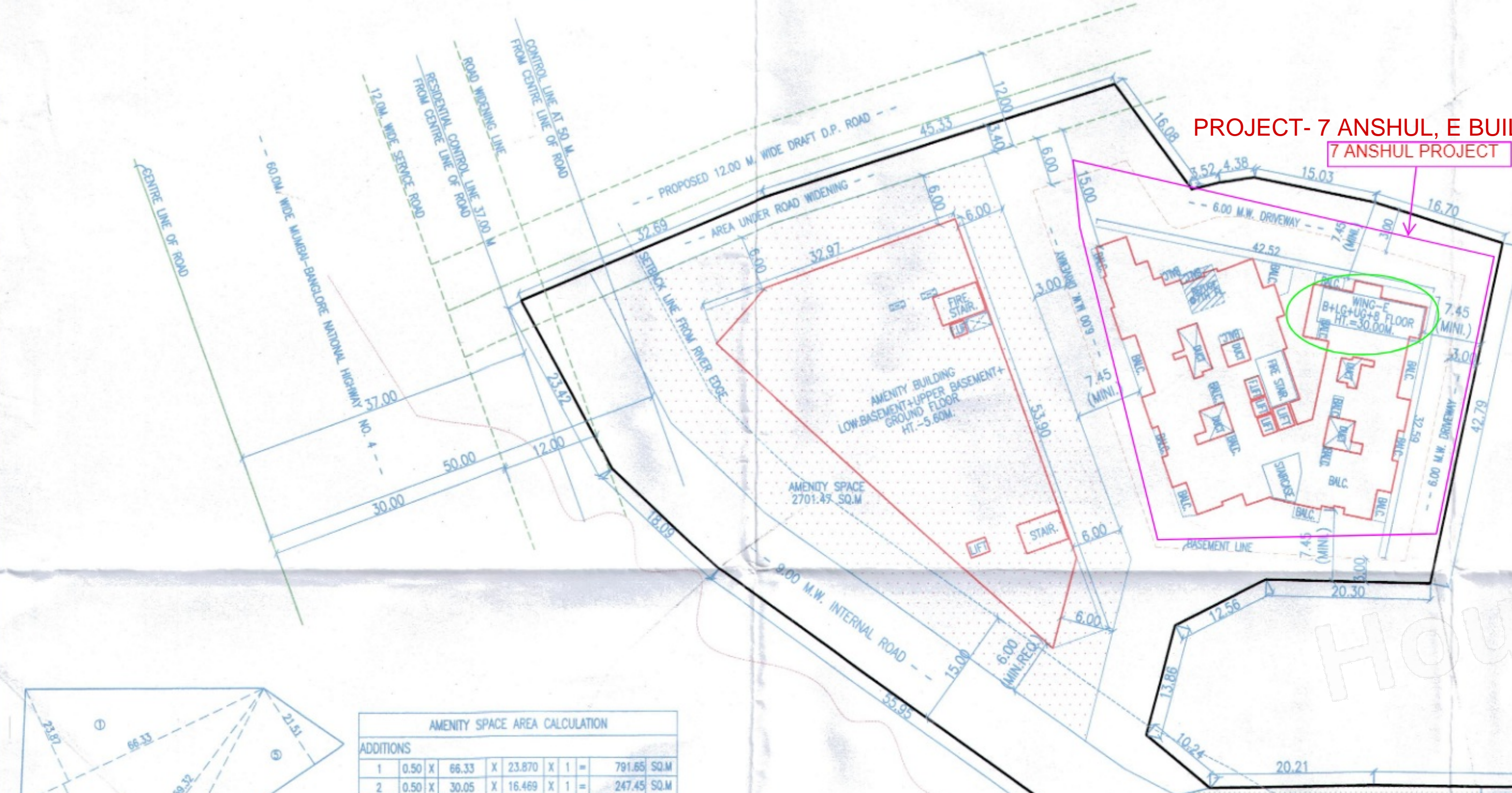
STAMP OF APPROVAL

PREVIOUS SANCTION NO. BMU/133/15-16, date : 02.12.2016

PREVIOUS SANCTION NO. BMU/C.R. NO.1234/18-19, date : 24.07.2020

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. G. No. 1234/18-19, dated 24.07.2020

[Signature]
Metropolitan Commissioner and
Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



PROJECT- 7 ANSHUL, E BUILDING - PROJECT AREA - 656.23 SQ.MT

7 ANSHUL PROJECT

PROPOSED T.D.R. STATEMENT													
1	T.D.R. ORIGINATED FROM	AMENITY =	VILLAGE- SOMATANE, TAL- MAVAL, DIST- PUNE										
2	T.D.R. TO BE USED ON SITE	=	G.NO. 169/178/AMENITY SPACE/3										
3	T.D.R. ZONE	=	NA										
4	HT. OF BUILDING	=	30.00 M.										
5	T.D.R. USED ON FLOOR	=	7TH & 8TH FLOOR										
6	T.D.R. PURCHASE	=	3575.88 SQ.M.										
7	D.R.C. NO.	=	000019										
8	TDR UTILIZE AS PER INDEXING	=	988.07										

7 ANSHUL PARKING STATEMENT													
BUILDING	PARKING REQUIRED	NO. OF TENEMENT / AREA	REQUIRED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING	PROPOSED PARKING
WING-E	53	53	53	53	53	53	53	53	53	53	53	53	53
TOTAL	53	53	53	53	53	53	53	53	53	53	53	53	53

7 ANSHUL FSI STATEMENT

F.S.I. STATEMENT (WING-E)													
FLOOR	PROPOSED F.S.I. (SQ.M.)	PERMISSIBLE BALCONY (SQ.M.)	BALCONY AREA (SQ.M.)	STAIRCASE AREA (SQ.M.)	FIRE STAIRCASE AREA (SQ.M.)	REFUGE AREA (SQ.M.)	LIFT AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)	TENEMENT	PARKING AREA	FSI + NON FSI AREA	FSI + NON FSI AREA	FSI + NON FSI AREA
BASEMENT	-	-	-	-	-	-	-	-	-	1779.93	1800.00	1800.00	1800.00
LOWER GROUND	-	-	-	-	-	-	-	-	-	1674.35	1715.50	1715.50	1715.50
UPPER GROUND	-	-	-	-	-	-	-	-	-	806.35	847.50	847.50	847.50
1ST FLOOR	692.63	103.94	95.05	20.07	21.08	-	-	-	7	847.50	847.50	847.50	847.50
2ND FLOOR	692.63	103.94	95.05	20.07	21.08	-	-	-	7	829.13	829.13	829.13	829.13
3RD FLOOR	692.63	103.94	95.05	20.07	21.08	-	-	-	7	829.13	829.13	829.13	829.13
4TH FLOOR	692.63	103.94	95.05	20.07	21.08	-	-	-	7	829.13	829.13	829.13	829.13
5TH FLOOR	692.63	103.94	95.05	20.07	21.08	-	-	-	7	829.13	829.13	829.13	829.13
6TH FLOOR	692.63	103.94	95.05	20.07	21.08	-	-	-	7	829.13	829.13	829.13	829.13
7TH FLOOR (R)	656.23	98.43	91.71	20.07	21.08	21.00	-	-	7	810.09	810.09	810.09	810.09
8TH FLOOR	656.23	70.54	56.00	20.07	21.08	-	-	-	5	567.40	567.40	567.40	567.40
TOTAL	5284.96	792.61	718.01	220.77	210.80	21.00	13.75	4.62	54.00	4260.63	10733.64	10733.64	10733.64

DIFFERENCE AREA TABLE													
SR. NO.	AREA	FSI AREA (SQ.M.)	OPEN BALCONY (SQ.M.)	DRY BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	FIRE STAIRCASE (SQ.M.)	PASSAGE (SQ.M.)	TERRACE (SQ.M.)	LIFT (SQ.M.)	FIRE LIFT (SQ.M.)	L.M.R. (SQ.M.)	REFUGE AREA (SQ.M.)	
1	PREVIOUS SANCTION AREA	19054.44	1915.32	310.01	367.86	155.78	1887.53	3018.05	19.44	4.62	72.30	553.65	
2	PROPOSED SANCTION AREA	22045.27	2633.33	310.01	588.43	697.76	1887.53	3018.05	33.19	4.62	72.30	574.85	
	TOTAL	2990.83	718.01	-	220.77	541.98	0.00	0.00	13.75	0.00	0.00	21.00	

SR. NO.	AREA STATEMENT	PREVIOUS SANCTION AREA	PROPOSED SANCTION AREA
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	18100.00	18100.00
2	AS PER OWNERSHIP DOCUMENT (7/12/CTS EXTRACT)	18100.00	18100.00
3	AS PER DEMARCATION	18140.32	18140.32
4	AS PER SITE	18100.00	18100.00
5	DEDUCTIONS FOR		
6	(a) H.F.L. EFFECTED AREA	69.51	69.51
7	(b) AREA UNDER 12.00M. W. DRAFT D.P. ROAD	0.00	265.47
8	(c) AREA UNDER 12.00M. SERVICE ROAD	22.39	22.39
9	(d) D.P. RESERVATION AREA	0.00	0.00
10	TOTAL AREA (A+B)	91.90	357.37
11	GROSS AREA OF PLOT (1-2)	18008.10	17742.63
12	RECREATIONAL OPEN SPACE	1800.81	1774.26
13	(a) REQUIRED	810.09	810.09
14	(b) PROPOSED	1801.18	1801.18
15	AMENITY SPACE		
16	(a) REQUIRED	2701.22	2661.39
17	(b) PROPOSED (AS PER PREVIOUS SANCTION)	2701.47	2701.47
18	SERVICE ROAD AND HIGHWAY WIDENING	0.00	0.00
19	INTERNAL ROAD AREA	0.00	0.00
20	NET AREA OF PLOT (3-5)	15306.63	15041.16
21	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.001/002 / 1/20)	15306.63	18049.39
22	ADDITIONAL OF AREA FOR F.S.I.		
23	(a) IN-SITU AREA AGAINST D.P. ROAD (1.85XRD.NO.2/A) IF ANY	-	-
24	(b) IN-SITU AREA AGAINST AMENITY SPACE (2.00 DRI.BXSR.NO.5/D)	-	-
25	(c) IN-SITU AREA AGAINST ROAD WIDENING (2.00 DRI.BXSR.NO.5/D)	-	-
26	PREVIOUS SANCTION PLOT FSI	2755.19	2755.19
27	PROPOSED PLOT FSI	0.00	253.04
28	PROPOSED PLOT FSI	2755.19	0.00
29	PROPOSED PLOT FSI	0.00	0.00
30	PROPOSED PLOT FSI	0.00	989.07
31	ADDITIONAL F.S.I. AREA UNDER CHAPTER (VII)	0.00	0.00
32	TOTAL AREA (A+B+C+D)	5510.38	3997.30
33	TOTAL AREA AVAILABLE (A+B)	20817.01	22046.69
34	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (as per regulation no.15.4)	20817.01	22046.69
35	TOTAL BUILT-UP AREA IN PROPOSAL	12921.79	12921.79
36	EXISTING BUILT-UP AREA	8132.65	8132.48
37	EXCESS BALCONY AREA COUNTED IN F.S.I.	0.00	0.00
38	EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.	0.00	0.00
39	TOTAL AREA (A+B+C+D)	19054.44	22045.27
40	F.S.I. CONSUMED (13/8) (should not be more than serial no.12 above)	1.24	1.47
41	AREA FOR INCLUSIVE HOUSING, IF ANY		
42	(a) REQUIRED (20% of area)	0.00	0.00
43	(b) PROPOSED	0.00	0.00

LEGEND

THICK BLACK LINE: EXISTING STREET

GREEN DOTTED LINE: FUTURE STREET, IF ANY

BLACK (OUTLINE): EXISTING WORK

YELLOW HATCHED: WORK PROPOSED TO BE DEMOLISHED

RED FILLED IN: PROPOSED WORK

CERTIFICATE OF AREA

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SITES, ETC. OF THE PLOT AS PER APPROVED PLANS, AND I HAVE ENJOINED THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S DECLARATION

I, THE UNDERSIGNED, HEREBY CONFIRM THAT I/WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR, I/WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS, AND I/WOULD ENJOINED THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

NAME- ARUN SAMPATRA