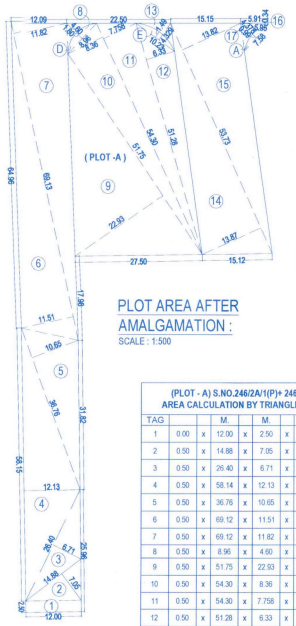
F.S.I. STATEMENT				NON - F.S.I. STATEMENT				
BUILD HEIGHT	NO OF TENEMENTS	BUILDING NAME	PROPOSED RESI B/UP AREA	PARKING FLOOR	STAIRCASE TOWER TOP AREA	LIFT TOP SLAB AREA	O.H.W.T. TOP + BOTTOM SLAB AREA	U.G.WATER TANK AREA
23.95 M.	BELOW - 30 / 0	---	4787.27	1356.81	16.18	14.21	33.98	27.90
	80 - 150 / 42		4787.27	1449.08				
TOTAL			4787.27 + 1449.08= 6236.35					

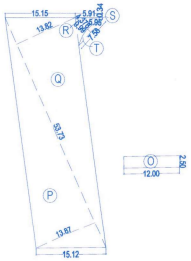
F.S.I AREA STATEMENT (IN SQ.M.)					
BUILDING	FLOOR	PROPOSED F.S.I. (RESIDENTIAL)	LIFT	TOTAL F. S. I.	TENEMENTS
BUILDING HEIGHT: 23.95 M.	LOWER GROUND PARKING	PARKING	2.03 x 2.50 X 2 =10.15	4787.27	
	UPPER GROUND PARKING	PARKING			
	FIRST	700.77			06
	SECOND	678.54			06
	THIRD	678.54			06
	FOURTH	678.54			06
	FIFTH	678.54			06
	SIXTH	680.80			06
	SEVENTH	678.54			06
	TOTAL	4787.27	10.15	**4787.27**	42

AFTER SUBDIVISION AREA STATEMENT (PLOT - A)								
SR.NO.	PLOT NO./SURVEY NO./ CTS NO./	AREA OF PLOT - A	AREA OF PLOT (AS PER DEMARCATION)	AREA OF PLOT (Min. Considered)	DEDUCTION ROAD WIDENING AREA UNDER 15.00 M.W. D.P. ROAD WIDENING	12.00 M.W. INTERNAL ROAD	NET PLOT AREA
1	PLOT - A	3506.85	3518.14	3506.85	786.50	1517.53	2720.35
	TOTAL	3506.85	3518.14	3506.85	786.50	1517.53	2720.35



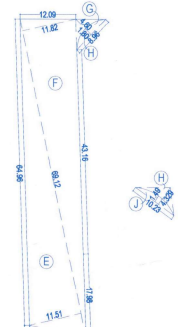
PLOT AREA AFTER AMALGAMATION :
SCALE : 1:500

(PLOT - A) S.NO.246/2A/1(P)+ 246/2B/1(P) AREA CALCULATION BY TRIANGLE METHOD									
TAG			M.		M.				SQ.M.
1	0.00	x	12.00	x	2.50	x	1	=	30.00
2	0.50	x	14.88	x	7.05	x	1	=	52.45
3	0.50	x	26.40	x	6.71	x	1	=	88.57
4	0.50	x	58.14	x	12.13	x	1	=	352.62
5	0.50	x	36.76	x	10.65	x	1	=	195.75
6	0.50	x	69.12	x	11.51	x	1	=	397.79
7	0.50	x	69.12	x	11.82	x	1	=	408.50
8	0.50	x	8.96	x	4.60	x	1	=	20.61
9	0.50	x	51.75	x	22.93	x	1	=	593.31
10	0.50	x	54.30	x	8.36	x	1	=	226.97
11	0.50	x	54.30	x	7.758	x	1	=	210.63
12	0.50	x	51.28	x	6.33	x	1	=	162.30
13	0.50	x	10.23	x	4.329	x	1	=	22.14
14	0.50	x	53.73	x	13.87	x	1	=	372.62
15	0.50	x	53.73	x	13.82	x	1	=	371.27
16	0.50	x	5.95	x	0.34	x	1	=	1.01
17	0.50	x	7.58	x	4.378	x	1	=	16.59
								=	3523.14
A	0.67	x	7.58	x	0.99	x	1	=	5.00
								=	5.00
TOTAL			3523.14	-	5.00			=	3518.14

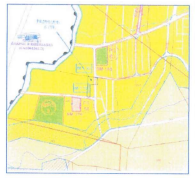


15.00 M. D.P. ROAD AREA CALCULATION
SCALE : 1:500

15.00 M. D.P. ROAD AREA CALCULATION BY TRIANGLE METHOD									
TAG			M.		M.				SQ.M.
O	0.00	x	12.00	x	2.50	x	1	=	30.00
P	0.50	x	53.73	x	13.87	x	1	=	372.62
Q	0.50	x	53.73	x	13.82	x	1	=	371.27
R	0.50	x	7.58	x	4.378	x	1	=	16.59
S	0.50	x	5.95	x	0.34	x	1	=	1.01
									791.50
T	0.67	x	7.58	x	0.99	x	1	=	5.00
									5.00
TOTAL			791.50	-	5.00			=	786.50



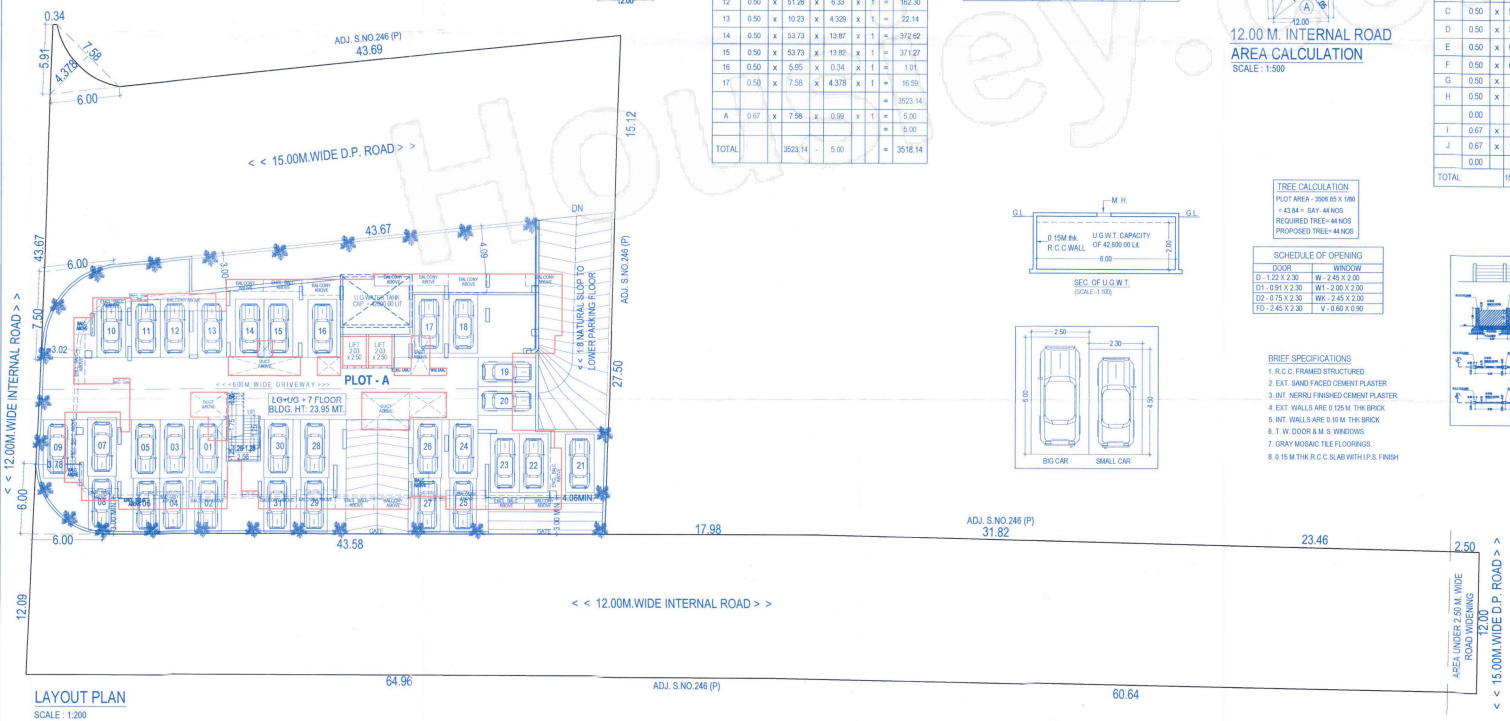
12.00 M. INTERNAL ROAD AREA CALCULATION
SCALE : 1:500



LOCATION PLAN

GOOGLE MAP

12.00 M. INTERNAL ROAD AREA CALCULATION BY TRIANGLE METHOD									
TAG			M.		M.				SQ.M.
A	0.50	x	14.88	x	7.05	x	1	=	52.45
B	0.50	x	26.40	x	6.71	x	1	=	88.57
C	0.50	x	58.14	x	12.13	x	1	=	352.62
D	0.50	x	36.76	x	10.65	x	1	=	195.75
E	0.50	x	69.12	x	11.51	x	1	=	397.79
F	0.50	x	69.12	x	11.82	x	1	=	408.50
G	0.50	x	8.96	x	4.60	x	1	=	20.61
H	0.50	x	10.23	x	4.329	x	1	=	22.14
	0.00		0.00				0		1538.43
I	0.67	x	8.96	x	1.80	x	1	=	10.74
J	0.67	x	10.23	x	1.49	x	1	=	10.15
	0.00		0.00		0.00		0		20.89
TOTAL			1538.43	-	20.89			=	1517.53



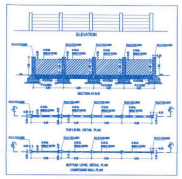
LAYOUT PLAN
SCALE : 1:200

SEC. OF U.G.W.T.
(SCALE: 1:100)

TREE CALCULATION
PLOT AREA - 3506.85 X 1/60
= 43.84 = SAY- 44 NOS
REQUIRED TREE= 44 NOS
PROPOSED TREE= 44 NOS

SCHEDULE OF OPENING	
DOOR	WINDOW
D - 1.22 X 2.30	W - 2.45 X 2.00
D1 - 0.91 X 2.30	W1 - 2.00 X 2.00
D2 - 0.75 X 2.30	WK - 2.45 X 2.00
FD - 2.45 X 2.30	V - 0.60 X 0.90

BRIEF SPECIFICATIONS
1. R.C.C. FRAMED STRUCTURED.
2. EXT. SAND FACED CEMENT PLASTER
3. INT. NERRU FINISHED CEMENT PLASTER
4. EXT. WALLS ARE 0.125 M. THK BRICK
5. INT. WALLS ARE 0.10 M. THK BRICK
6. T. W. DOOR & M. S. WINDOWS.
7. GRAY MOSAIC TILE FLOORINGS.
8. 0.15 M.THK R.C.C.SLAB WITH I.P.S. FINISH



STAMP OF APPROVAL 1/5

2330 [7/12/67] TG - 29/01/25
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/3239/24

BUILDING INSPECTOR PUNE MUNICIPAL CORPORATION
DEPUTY ENGINEER PUNE MUNICIPAL CORPORATION

S.NO	AREA STATEMENT PLOT -A		SQ.M.
1	Area of plot (Minimum area of a,b,c to be considered)		0.00
	a)	As per ownership document (7/12,CTS extract)	3506.85
	b)	As per measurement sheet	3518.14
	c)	As per site	3518.14
	Area of plot (minimum area of a, b, c to be considered)		3506.85
2	Deductions for		
	a)	Proposed 15.00 M. D.P. Road widening Area/	786.50
	b)	Any D.P. Reservation area	0.00
	Total (a+b)		2720.35
3	Balance area of plot (1 - 2)		2720.35
4	Amenity Space (if applicable)		
	a)	Required -(Sr.No.3 x 5%)	0.00
	b)	Adjustment of 2(b) if any -	0.00
	c)	Balance proposed -	0.00
5	Net plot area (3 - 4c)		2720.35
6	Recreational Open Space (if applicable)		
	a)	Required -(Sr.No.3 x 10%)	0.00
	b)	Proposed -	0.00
7	12.0M. Internal Road Area		1517.53
0	Total plotable area (if applicable)		2720.35
8	Plotable area of (Plot - A)		2720.35
9	Built up area with reference to Basic F.S.I. as per front road width. (2720.35 x 1.10)		2992.39
10	Addition of FSI on payment of premium		
	a)	Maximum permissible Premium FSI - base on road width / TOD Zone	0.00
	b)	Proposed FSI on payment of premium	0.00
11	In-situ FSI/ TDR loading		
	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	0.00
	c)	TDR area permissible -	0.00
	d)	TDR area proposed -	0.00
	e)	Total In-situ/ TDR loading proposed (11a+b+d)	0.00
12	Additional FSI area under Chapter No. 7		0.00
	a)	IGBC area (Green Building Area)	0.00
13	Total entitlement of FSI in the proposal		
	a)	[9+10b+11d] or 12 whichever is applicable	2992.39
	b)	Permissible Ancillary area FSI upto 60% or 80% with payment of charges (2992.39 x 0.60)=1795.43	1795.43
	c)	Proposed Ancillary area	1794.88
	Total entitlement (a+c)		4787.27
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 or 1.8]		4787.27
15	Total Built-up Area in proposal		
	a)	Existing Built-up Area	0.00
	b)	Proposed Built-up Area (as per P-line)	4787.27
	a)	Total (a+b)	4787.27
16	Proposed tenement		42

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION 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 RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT
CA/2004/34113

OWNER'S DECLARATION

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

OWNER'S NAME:
M/s. BELMONT REALITY THROUGH ITS PARTNER
MR. AJITKUMAR RAMCHANDRA MAHADIK.
Mrs. MONIKA SWAPNIL KSHIRSAGAR

PROJECT: Building Proposal
S.NO.-246/2A/1(P)+246/2B/1(P) C.T.S. NO:-239(P)
HISSA NO: FINAL PLOT NO:
PLOT NO:- PETH- LOHAGAON,PUNE

ARCHITECT: SWAPNIL PRAKASHRAO KSHIRSAGAR ARCHITECT'S SIGN
801,12,MONTREAL BUSINESS CENTER S.NO.272, PALLOD FARMS, OFF.BANER ROAD,PUNE-411045

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO OF ARCHITECT
		1:100			CA/2004/34113

NORTH

F:\E PATH - D DTN LOHGAON\Resi - 03.dwg