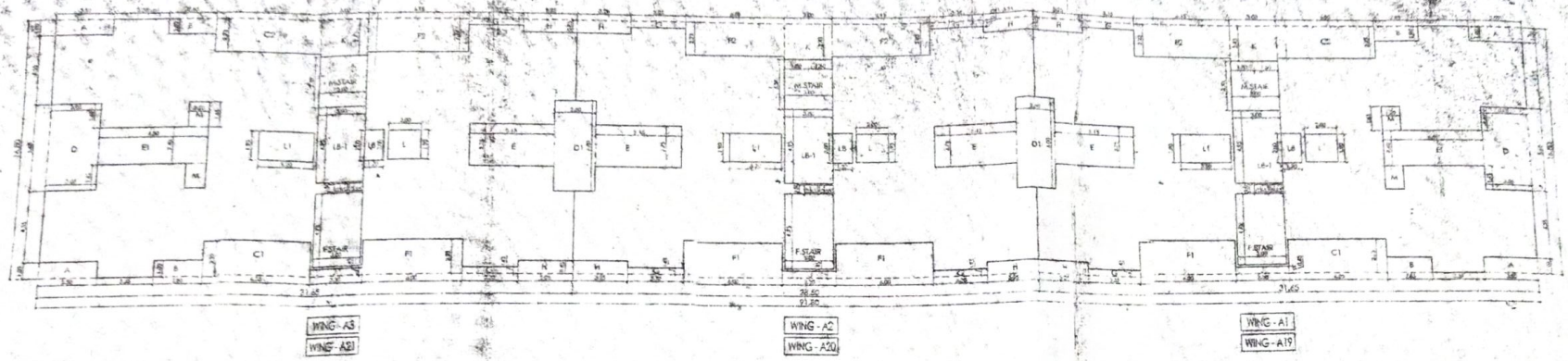
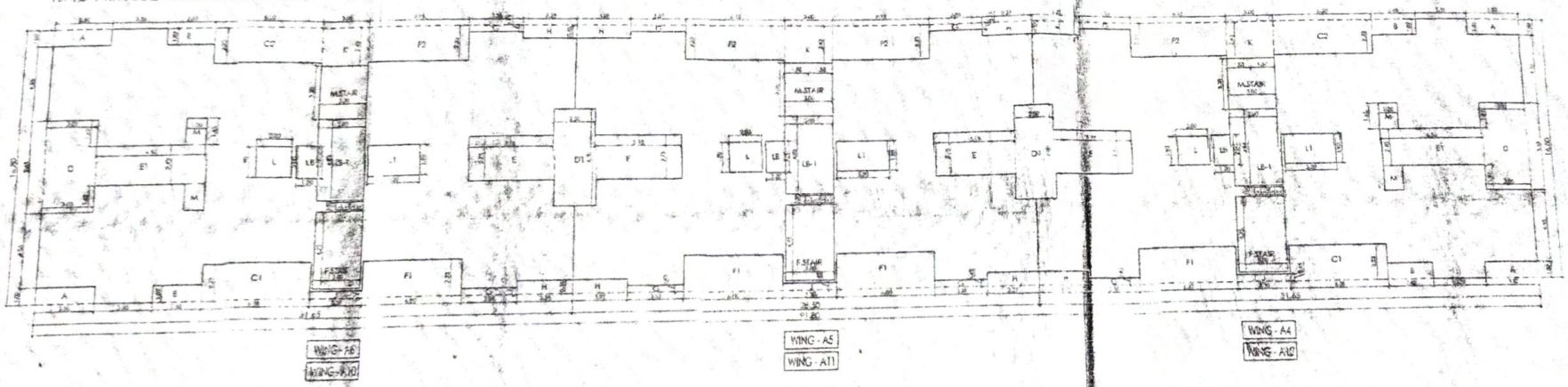
SMART HOMES - 8, 14
1st TO 13th FLOOR AREA CALCULATION



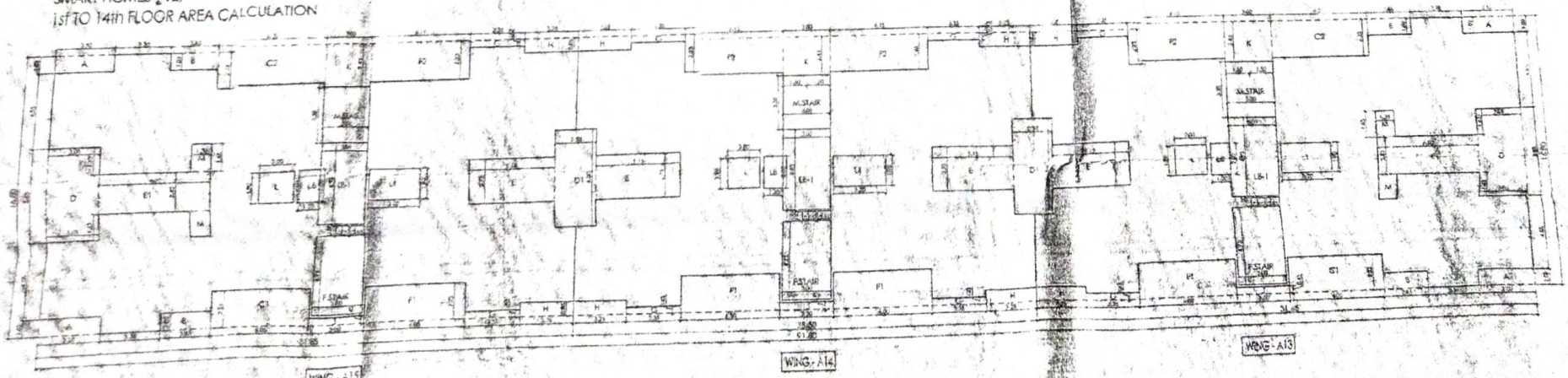
SMART HOMES - 8, 14
1st TO 13th FLOOR AREA CALCULATION

SMART HOMES - 9, 11
1st TO 14th FLOOR AREA CALCULATION



SMART HOMES - 9, 11.
1st TO 14th FLOOR AREA CALCULATION

SMART HOMES - 12.
1st TO 14th FLOOR AREA CALCULATION



SMART HOMES - 12
1st TO 14th FLOOR AREA CALCULATION

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)
Office :- Kubera Chambers, 3rd floor, Shivajinagar, Pune-05.
Phone / Fax No. 020-25538816 / 25539271.
e-mail : eepuneit@midcindia.org

BUILDING COMPLETION CERTIFICATE

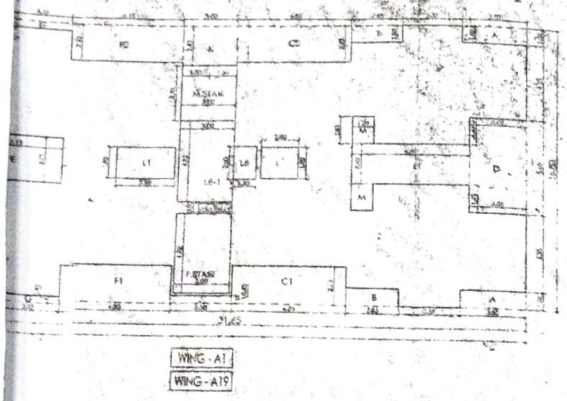
This is to certify that **M/s. Pegasus Properties Pvt Ltd.** allottee of Plot No **R-1/1,R-1/2,R-1/3,R-1/4** in **Rajiv Gandhi Infotech Park, Ph- III, Hinjawadi, Pune** have completed the **Sunway - Smart Homes -8, 9, 10, 11, 12, 13 & 14 (Wings –A 1 To A 21)** A-3 building work on the above said plot in accordance with the building plans approved vide this office letter No. **EE/ IT / Plans / 1389 / of 2011 dt. 09.03.2011 & EE/ IT / Plans / 3901 / of 2012 dt. 21.11.2012** through the Licensed Architect **Mr. Anil M Kulkarni** vide Regd. No. **CA / 85 / 8999.**

Details of Units constructed are as given below :-

1. Name of allottee : **M/s. Pegasus Properties Pvt Ltd.**
2. Plot No. : R-1/1,R-1/2,R-1/3,R-1/4
3. Plot area in Sq.m : 5, 60,000.00 Sqm.
4. Date of possession : 22.03.2007.
5. Previous BCC issued. : 93,293.58 Sqm.
6. Approval of Plans : Built up area in Sq.m

   I) Approval No.- No/ EE/ IT /Plans
   1389 / of 2011 : 92,817.10 Sqm.
   Date :-09/03/2011

   II) Approval No.- No/ EE/ IT /Plans
   3901 / of 2012 : 1,952.12 Sqm.
   Date :-21/11/2012
7. Position of construction on the site as on **06/05/2015** : Completed as per approved plans.
8. Built up area complete in all respect (in sqm) : 94,769.22 Sqm
9. Area under construction : 3,02,093.05 Sqm.
10. Open Area (Sqm.) on Ground: 5,21,954.74 Sqm.
11. Remarks of the Executive Engineer regarding observation of D.C.Rules: Building is completed as per approved plans.
12. Area that could be considered as built up area (Sq.m) 94,769.22 Sqm



SMART HOMES - 8, 14
1st TO 13th FLOOR AREA CALCULATION

AREA OF BLOCK = 11.80 X 16.80 = 1560.24 SQ.M

DEDUCTION 1

AREA OF A1 = 3.00 X 1.00 X 4 = 14.28
AREA OF B1 = 2.85 X 1.00 X 4 = 11.40
AREA OF C1 = 4.00 X 7.25 X 2 = 58.00
AREA OF C2 = 5.25 X 5.00 X 2 = 52.50
AREA OF D1 = 3.65 X 3.05 X 2 = 44.47
AREA OF D2 = 2.50 X 6.00 X 2 = 30.00
AREA OF E1 = 2.75 X 3.15 X 4 = 34.65
AREA OF E2 = 2.40 X 4.00 X 2 = 19.20
AREA OF F1 = 4.00 X 2.55 X 4 = 40.80
AREA OF F2 = 4.15 X 2.00 X 4 = 33.20
AREA OF G = 3.25 X 2.00 X 4 = 26.00
AREA OF H = 5.25 X 2.00 X 4 = 42.00
AREA OF I = 0.80 X 1.60 X 4 = 5.12
AREA OF J = 3.00 X 0.60 X 2 = 3.60
AREA OF K = 3.00 X 1.00 X 2 = 6.00
AREA OF L1 = 3.00 X 1.50 X 2 = 9.00
AREA OF L2 = 2.00 X 1.50 X 2 = 6.00
AREA OF M = 1.20 X 1.65 X 2 X 2 = 7.92

TOTAL DEDUCTION = 447.26 SQ.M

DEDUCTION 2

AREA OF D6 = 1.20 X 2.00 X 1 X 3 = 7.20
AREA OF L5-H = 5.00 X 4.95 X 2.25 X 3 = 44.55
AREA OF MAIN STAIR = 5.00 X 3.05 X 1 X 3 = 45.75
AREA OF FIRE STAIR = 2.00 X 4.75 X 3 = 42.75

TOTAL DEDUCTION = 134.95 SQ.M

NET AREA OF BLOCK =

BUILT AREA = 1560.24 - 447.26 = 1112.98 SQ.M

NET BUILT FOR FSI = 1112.98 - 134.95 = 978.03 SQ.M

BALCONY STATEMENT

PERMISSIBLE BALCONY = 978.03 SQ.M X 10% = 97.81 SQ.M

BALCONY AREA

= NEAR HALL 2.00 X 1.50 X 4 X 4 = 48.00
= NEAR KITCHEN 1.20 X 1.50 X 4 = 7.20
= NEAR KITCHEN 1.20 X 1.50 X 1 X 4 = 7.20

TOTAL BALCONY = 94.40 SQ.M

BALCONY STATEMENT

BALCONY PERMISSIBLE = 97.81

BALCONY - PROPOSED = 94.40

NOTE : SOCIETY OFFICE : LETTER BOX ROOM :
= 5.00 X 3.60 X 1
= 18.00

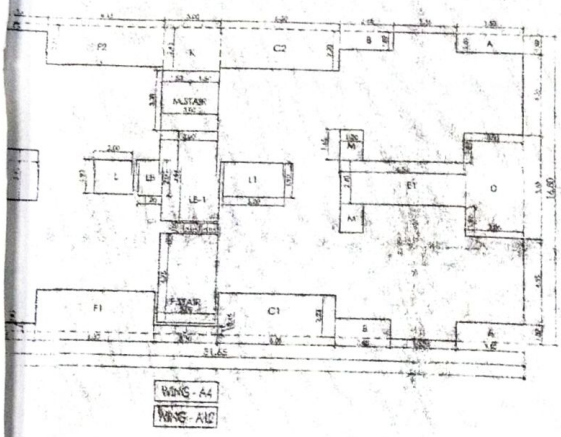
STAMP OF APPROVAL 10/11

STATEMENT OF PROJECT USE :
AREA CALCULATION SMART HOMES - 8 TO 14
SECTOR NO.

Approved Subject to Conditions laid down vide this office letter No. [illegible]

Competent Authority &
Town Planning Officer
Pune Municipal Corporation,
Pune.

'Area Calculations
Pune Property.



SMART HOMES - 9, 11,
1st TO 14th FLOOR AREA CALCULATION

AREA OF BLOCK = 11.80 X 16.80 = 1560.24 SQ.M

DEDUCTION 1

AREA OF A1 = 3.00 X 1.00 X 4 = 14.28
AREA OF B1 = 2.85 X 1.00 X 4 = 11.40
AREA OF C1 = 4.00 X 7.25 X 2 = 58.00
AREA OF C2 = 5.25 X 5.00 X 2 = 52.50
AREA OF D1 = 3.65 X 3.05 X 2 = 44.47
AREA OF D2 = 2.50 X 6.00 X 2 = 30.00
AREA OF E1 = 2.75 X 3.15 X 4 = 34.65
AREA OF E2 = 2.40 X 4.00 X 2 = 19.20
AREA OF F1 = 4.00 X 2.55 X 4 = 40.80
AREA OF F2 = 4.15 X 2.00 X 4 = 33.20
AREA OF G = 3.25 X 2.00 X 4 = 26.00
AREA OF H = 5.25 X 2.00 X 4 = 42.00
AREA OF I = 0.80 X 1.60 X 4 = 5.12
AREA OF J = 3.00 X 0.60 X 2 = 3.60
AREA OF K = 3.00 X 1.00 X 2 = 6.00
AREA OF L1 = 3.00 X 1.50 X 2 = 9.00
AREA OF L2 = 2.00 X 1.50 X 2 = 6.00
AREA OF M = 1.20 X 1.65 X 2 X 2 = 7.92

TOTAL DEDUCTION = 447.26 SQ.M

DEDUCTION 2

AREA OF B6 = 1.20 X 2.00 X 1 X 3 = 7.20
AREA OF L5-H = 5.00 X 4.95 X 2 X 3 = 44.55
AREA OF MAIN STAIR = 5.00 X 3.05 X 1 X 3 = 45.75
AREA OF FIRE STAIR = 2.00 X 4.75 X 3 = 42.75

TOTAL DEDUCTION = 132.95 SQ.M

NET AREA OF BLOCK =

BUILT AREA = 1560.24 - 447.26 = 1112.98 SQ.M

NET BUILT FOR FSI = 1112.98 - 132.95 = 979.03 SQ.M

BALCONY STATEMENT

PERMISSIBLE BALCONY = 979.03 SQ.M X 10% = 97.81 SQ.M

BALCONY AREA

= NEAR HALL 2.00 X 1.50 X 4 X 4 = 48.00
= NEAR KITCHEN 1.20 X 1.50 X 4 = 7.20
= NEAR KITCHEN 1.20 X 1.50 X 1 X 4 = 7.20

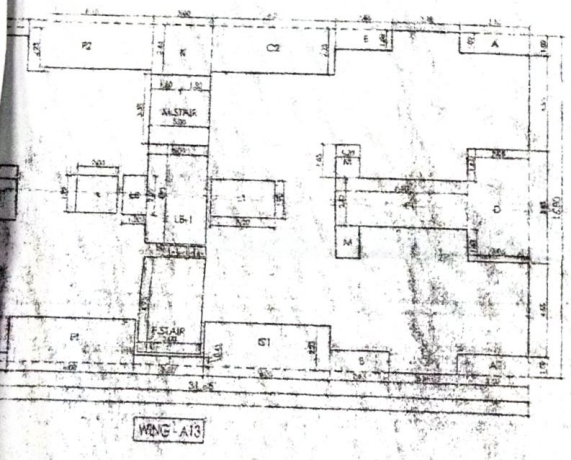
TOTAL BALCONY = 94.40 SQ.M

BALCONY STATEMENT

BALCONY PERMISSIBLE = 97.81

BALCONY - PROPOSED = 94.40

NOTE : SOCIETY OFFICE : LETTER BOX ROOM :
= 5.00 X 3.60 X 1
= 18.00



SMART HOMES - 12
1st TO 14th FLOOR AREA CALCULATION

AREA OF BLOCK = 11.80 X 16.80 = 1560.24 SQ.M

DEDUCTION 1

AREA OF A1 = 3.00 X 1.00 X 4 = 14.28
AREA OF B1 = 2.85 X 1.00 X 4 = 11.40
AREA OF C1 = 4.00 X 7.25 X 2 = 58.00
AREA OF C2 = 5.25 X 5.00 X 2 = 52.50
AREA OF D1 = 3.65 X 3.05 X 2 = 44.47
AREA OF D2 = 2.50 X 6.00 X 2 = 30.00
AREA OF E1 = 2.75 X 3.15 X 4 = 34.65
AREA OF E2 = 2.40 X 4.00 X 2 = 19.20
AREA OF F1 = 4.00 X 2.55 X 4 = 40.80
AREA OF F2 = 4.15 X 2.00 X 4 = 33.20
AREA OF G = 3.25 X 2.00 X 4 = 26.00
AREA OF H = 5.25 X 2.00 X 4 = 42.00
AREA OF I = 0.80 X 1.60 X 4 = 5.12
AREA OF J = 3.00 X 0.60 X 2 = 3.60
AREA OF K = 3.00 X 1.00 X 2 = 6.00
AREA OF L1 = 3.00 X 1.50 X 2 = 9.00
AREA OF L2 = 2.00 X 1.50 X 2 = 6.00
AREA OF M = 1.20 X 1.65 X 2 X 2 = 7.92

TOTAL DEDUCTION = 447.26 SQ.M

DEDUCTION 2

AREA OF B6 = 1.20 X 2.00 X 1 X 4 = 7.20
AREA OF L5-H = 5.00 X 4.95 X 2 X 3 = 44.55
AREA OF MAIN STAIR = 5.00 X 3.05 X 1 X 3 = 45.75
AREA OF FIRE STAIR = 2.00 X 4.75 X 3 = 42.75

TOTAL DEDUCTION = 134.95 SQ.M

NET AREA OF BLOCK =

BUILT AREA = 1560.24 - 447.26 = 1112.98 SQ.M

NET BUILT FOR FSI = 1112.98 - 134.95 = 978.03 SQ.M

BALCONY STATEMENT

PERMISSIBLE BALCONY = 978.03 SQ.M X 10% = 97.81 SQ.M

BALCONY AREA

= NEAR HALL 2.00 X 1.50 X 4 X 4 = 48.00
= NEAR KITCHEN 1.20 X 1.50 X 4 = 7.20
= NEAR KITCHEN 1.20 X 1.50 X 1 X 4 = 7.20

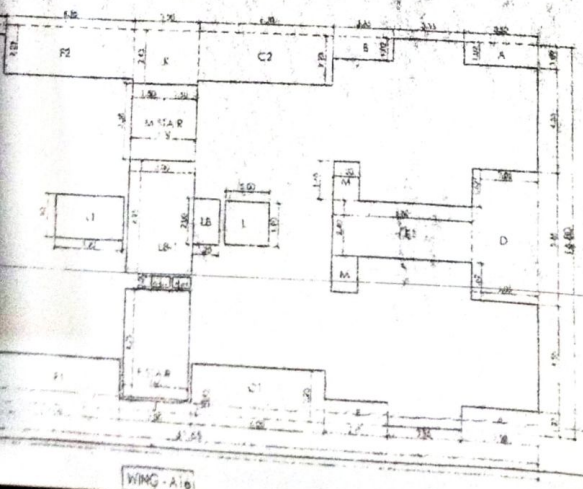
TOTAL BALCONY = 94.40 SQ.M

BALCONY STATEMENT

BALCONY PERMISSIBLE = 97.81

BALCONY - PROPOSED = 94.40

NOTE : SOCIETY OFFICE : LETTER BOX ROOM :
= 5.00 X 3.60 X 1
= 18.00



SMART HOMES - 13.
1st TO 14th FLOOR AREA CALCULATION

AREA OF BLOCK = 11.80 X 16.80 = 1560.24 SQ.M

DEDUCTION 1

AREA OF A1 = 3.00 X 1.00 X 4 = 14.28
AREA OF B1 = 2.85 X 1.00 X 4 = 11.40
AREA OF C1 = 4.00 X 7.25 X 2 = 58.00
AREA OF C2 = 5.25 X 5.00 X 2 = 52.50
AREA OF D1 = 3.65 X 3.05 X 2 = 44.47
AREA OF D2 = 2.50 X 6.00 X 2 = 30.00
AREA OF E1 = 2.75 X 3.15 X 4 = 34.65
AREA OF E2 = 2.40 X 4.00 X 2 = 19.20
AREA OF F1 = 4.00 X 2.55 X 4 = 40.80
AREA OF F2 = 4.15 X 2.00 X 4 = 33.20
AREA OF G = 3.25 X 2.00 X 4 = 26.00
AREA OF H = 5.25 X 2.00 X 4 = 42.00
AREA OF I = 0.80 X 1.60 X 4 = 5.12
AREA OF J = 3.00 X 0.60 X 2 = 3.60
AREA OF K = 3.00 X 1.00 X 2 = 6.00
AREA OF L1 = 3.00 X 1.50 X 2 = 9.00
AREA OF L2 = 2.00 X 1.50 X 2 = 6.00
AREA OF M = 1.20 X 1.65 X 2 X 2 = 7.92

TOTAL DEDUCTION = 447.26 SQ.M

DEDUCTION 2

AREA OF D6 = 1.20 X 2.00 X 1 X 4 = 7.20
AREA OF L5-H = 5.00 X 4.95 X 2 X 3 = 44.55
AREA OF MAIN STAIR = 5.00 X 3.05 X 1 X 3 = 45.75
AREA OF FIRE STAIR = 2.00 X 4.75 X 3 = 42.75

TOTAL DEDUCTION = 134.95 SQ.M

NET AREA OF BLOCK =

BUILT AREA = 1560.24 - 447.26 = 1112.98 SQ.M

NET BUILT FOR FSI = 1112.98 - 134.95 = 978.03 SQ.M

BALCONY STATEMENT

PERMISSIBLE BALCONY = 978.03 SQ.M X 10% = 97.81 SQ.M

BALCONY AREA

= NEAR HALL 2.00 X 1.50 X 4 X 4 = 48.00
= NEAR KITCHEN 1.20 X 1.50 X 4 = 7.20
= NEAR KITCHEN 1.20 X 1.50 X 1 X 4 = 7.20

TOTAL BALCONY = 94.40 SQ.M

BALCONY STATEMENT

BALCONY PERMISSIBLE = 97.81

BALCONY - PROPOSED = 94.40

NOTE : SOCIETY OFFICE : LETTER BOX ROOM :
= 5.00 X 3.60 X 1
= 18.00

WINDOW OPENING CALCULATION
(TYPICAL BUILDING WING - A1 A2 & A3)

SMART HOMES - 8, 9 11 TO 14

ROOM	AREA	REQUIRED	PROVIDED
LIVING	3.25 x 4.65 = 15.11	2.72	2.4 x 2.1 = [illegible]
KITCHEN/DN	2.45 x 3.75 = 7.67 2.60 x 2.80 = 7.28	2.46	1.4 x 1 = [illegible]
BED	3.05 x 3.50 = 10.67	1.78	1.80 x [illegible]
M.BED	3.35 x 4.25 = 14.24	2.57	1.80 x [illegible]
STUDY	2.75 x 3.05 = 8.39	1.48	1.80 x [illegible]

WINDOW OPENING CALCULATION
(TYPICAL BUILDING WING - A7 A8 & A9)

SMART HOMES - 10