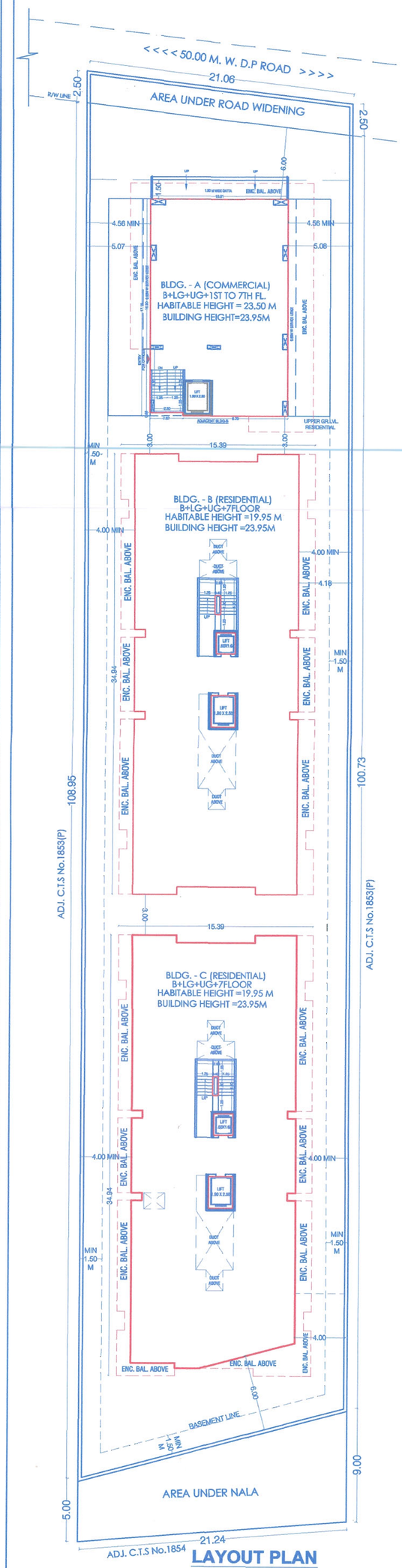
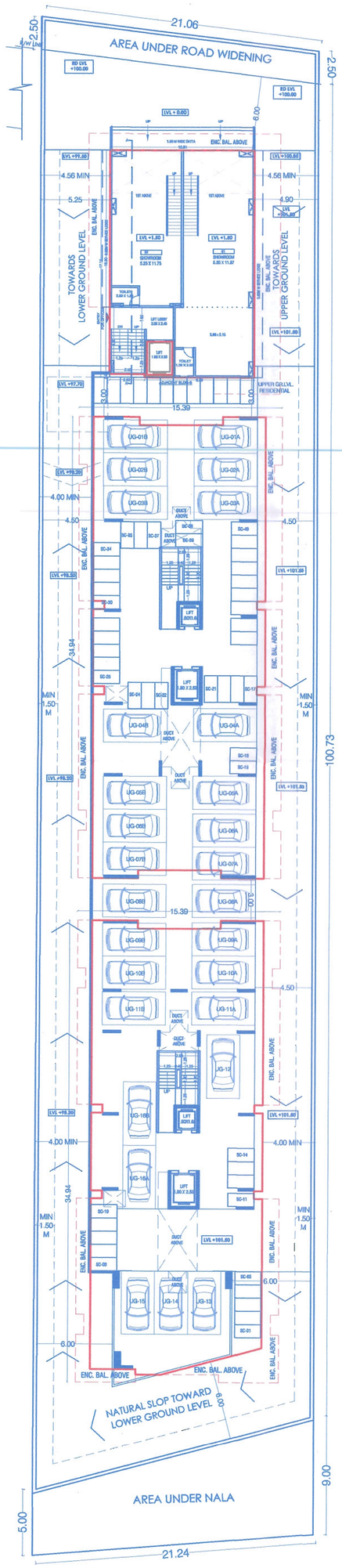
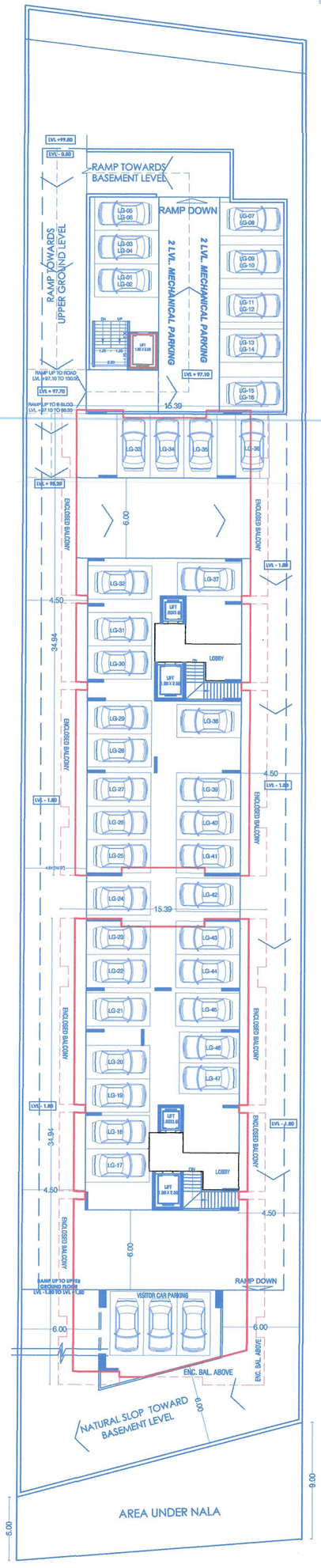



## LAYOUT PLAN
SCALE - 1:250



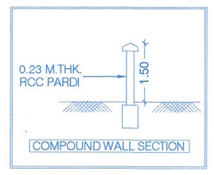

## UPPER GROUND FLOOR PLAN
SCALE - 1:250

SCOOTER - 95 IN NOS.
CAR - 16 IN NOS.



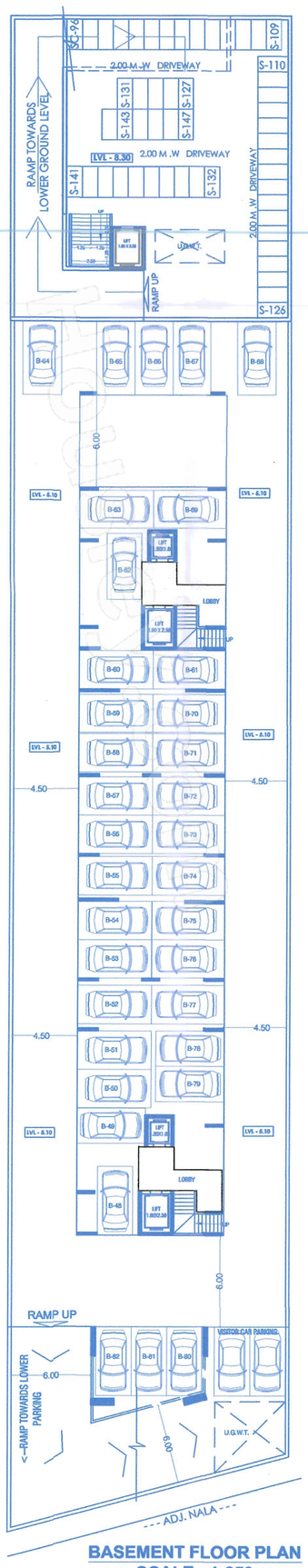

## LOWER GROUND FLOOR PLAN
SCALE - 1:250

CAR - 47 IN NOS.



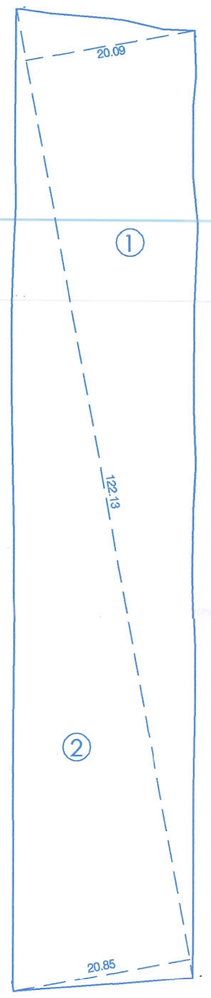
LOCATION PLAN
SCALE :- N.T.S

PROPOSED SITE



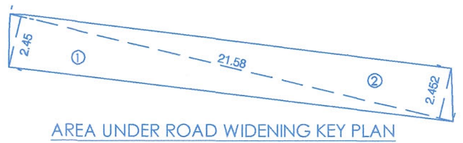

## BASEMENT FLOOR PLAN
SCALE - 1:250

CAR - 35 IN NOS.
SCOOTER - 60 IN NOS.



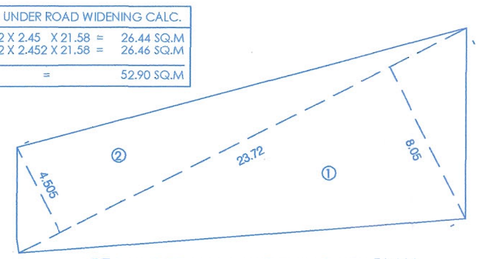

## PLOT AREA KEY PLAN
SCALE - 1:500

| PLOT AREA CALCULATION | |
|---|---|
| 01. 20.09 X 122.13 X 1 / 2 = | 1226.80 SQ.M |
| 02. 20.85 X 122.13 X 1 / 2 = | 1273.20 SQ.M |
| TOTAL | = 2500.00 SQ.M |




## AREA UNDER ROAD WIDENING KEY PLAN
SCALE - 1:200

| AREA UNDER ROAD WIDENING CALC. | | |
|---|---|---|
| 1. 1 / 2 X 2.45 X 21.58 = | 26.44 SQ.M | |
| 2. 1 / 2 X 2.452 X 21.58 = | 26.46 SQ.M | |
| TOTAL | = | 52.90 SQ.M |




## AREA UNDER NALA WIDENING KEY PLAN
SCALE - 1:200

| AREA UNDER NALA WIDENING CALC. | | |
|---|---|---|
| 1. 1 / 2 X 8.05 X 23.72 = | 95.47 SQ.M | |
| 2. 1 / 2 X 4.505 X 23.72 = | 53.43 SQ.M | |
| TOTAL | = | 148.90 SQ.M |

### PARKING STATEMENT

| BUILDING | REQUIRED | | PROPOSED | |
|---|---|---|---|---|
| | CAR | SCOOTER | CAR | SCOOTER |
| BUILDING A | 28 | 93 | 0 | 0 |
| BUILDING B | 29 | 29 | 0 | 0 |
| BUILDING C | 29 | 29 | 0 | 0 |
| TOTAL | 86 | 151 | 98 | 155 |
| AREA REQUIRED FOR PARKING | | | | |
| L. CAR AREA | 86 | X | 12.5 | 1075.00 |
| S. CAR AREA | 0 | X | 10.35 | 0.00 |
| SCOOTER AREA | 151 | X | 2 | 302.00 |
| TOTAL | | | | 1377.00 |
| REQUIRED PARKING AREA = 1377.00 SQM | | | | |
| PROPOSED PARKING AREA = 1377.00 SQM | | | | |

### T.D.R. STATEMENT

| TDR TYPE | DRC. NO. | R.R. RATE OF PLOT (A) | AREA OF DRC. PURCHASE (B) | R.R. RATE OF DRC. & YEAR (C) | INDEXING (C / A = D) (D) | AFTER INDEXING AREA (B X D = E) (E) |
|---|---|---|---|---|---|---|
| REGULAR | 006094 | 35300 | 1794.00 | 26970/(2023/24) | 0.764 | 1370.66 |
| SLUM | 004687 | 35300 | 305.00 | 68230/(2023/24) | 1.9329 | 589.52 |
| TOTAL | | | | | | 1960.18 |

### TOTAL BUILT-UP AREA IN PROPOSED

| | TENEMENT (a) | FSI. (b) | ANCILLARY (c) |
|---|---|---|---|
| PRE. SANCTION COMM. | - - - - | 323.65 | 143.85 |
| PRE. SANCTION RESI. | 31 | 3748.55 | 1405.70 |
| TOTAL | 31 | 4072.20 | 1549.55 |
| PROPOSED COMM. | - - - - | 1880.59 | 835.82 |
| PROPOSED RESI. | 56 | **6,853.00** | 2,569.87 |
| TOTAL | 56 | 8,733.59 | 3,405.69 |
| DIFFERENCE | +25 | +4,661.39 | +1856.14 |

### WATER STATEMENT (PROPOSED) (BLDG. A+B+C)

| BUILDING | | O/H W.T. CAP. | U/G W.T. CAP. |
|---|---|---|---|
| PROPOSED | (BLDG. - A) | 22,635.00 LITRS. | 33,952.50 LITRS. |
| | (BLDG. - B) | 18,900.00 LITRS. | 28,350.00 LITRS. |
| | (BLDG. - C) | 18,900.00 LITRS. | 28,350.00 LITRS. |
| | TOTAL | 60,435.00 LITRS. | 90,652.50 LITRS. |

### Total Built-up Area In Proposed

| | PROP. FSI. (a) | PERM. ANCILLARY (b) | PROP. ANCILLARY (c) | TOTAL (a+b) |
|---|---|---|---|---|
| COMM. | 1,044.77 | 80% of a = 835.82 | 835.82 | **1,880.59** |
| RESI. | 4,283.12 | 60% of a = 2,569.87 | 2,566.12 | **6,853.00** |
| TOTAL | 5,327.89 | 3,405.69 | 3,401.94 | 8,733.59 |

### F.S.I STATEMENT :- SQ.M. (BLDG.- A+B+C)

| WING | FLOOR | HEIGHT | COMM. F.S.I ( A ) | RESI. F.S.I ( B ) | TOTAL F.S.I ( A+B ) | LIFT AREA | TENE. |
|---|---|---|---|---|---|---|---|
| WING - A(COMM.) | B+LG+UG+7FLOOR | 23.95 M. | 1,880.59 | - - - | 1,880.59 | 4.75 | - - - |
| WING - B (RESI.) | B+LG+UG+7FLOOR | 23.95 M. | - - - | 3426.50 | 3426.50 | 7.27 | 28 |
| WING - C(RESI.) | B+LG+UG+7FLOOR | 23.95 M. | - - - | 3426.50 | 3426.50 | 7.27 | 28 |
| GRAND TOTAL AREA | | | 1,880.59 | 6,853.00 | 8,733.59 | 19.29 | 56 |

### F.S.I. STATEMENT - BLDG. - A,B & C (RESIDENTIAL+COMMERCIAL)

| FLOOR | COMM. B/UP AREA BLDG.- A | RESI. B/UP AREA BLDG.- B | RESI. B/UP AREA BLDG.- C | RESI. B/UP AREA BLDG.-B+C | TEN. BLDG.- B | TEN. BLDG.- C | TEN. BLDG.-B+C | LIFT AREA |
|---|---|---|---|---|---|---|---|---|
| BASEMENT FLOOR | PARKING | PARKING | PARKING | PARKING | - - - - | - - - - | - - - - | |
| LOWER G. FLOOR | PARKING | PARKING | PARKING | PARKING | - - - - | - - - - | - - - - | |
| UPPER G. FLOOR | 181.70 | PARKING | PARKING | PARKING | - - - - | - - - - | - - - - | |
| 1ST FLOOR | 141.95 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | |
| 2ND FLOOR | 259.49 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | |
| 3RD FLOOR | 259.49 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | |
| 4TH FLOOR | 259.49 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | 7.27 |
| 5TH FLOOR | 259.49 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | |
| 6TH FLOOR | 259.49 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | |
| 7TH FLOOR | 259.49 | 489.50 | 489.50 | 979.00 | 04 | 04 | 08 | |
| TOTAL | 1880.59 | 3426.50 | 3426.50 | 6,853.00 | 28 | 28 | 56 | 7.27 |

## STAMP OF APPROVAL
01 / 04

### BUILDING PERMISSION

बांधकाम - 1 प्र. 3-4-24
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 27/0074/24

Building Inspector (B.P./D.P. Zone-5) P.M.C. — Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

| | PREVIOUSLY SANCTION DETAILS COMMENCEMENT CERTIFICATE NO. | DATE |
|---|---|---|
| 1 | CC/ 1255 / 23 | 31/08/2023 |

## AREA STATEMENT

| | | SQ.M | |
|---|---|---|---|
| 01 | AREA OF PLOT | | |
| | (Minium area of a,b,c to be considered) | 2,500.00 | |
| | a) As per ownership documents ( 7/12 , CTS extract ) | 2,581.44 | |
| | b) As per measurement sheet | 2,500.00 | |
| | c) As per site | | |
| 02 | DEDUCTION FOR | | |
| | a) Prop. 50.00 M. D.P./ R.P Road Widening Area | 52.90 | |
| | b) area under nala | 148.90 | |
| | c) Total {a+b} | 201.80 | |
| 03 | Gross Area Of Plot { 1 - 2 } | 2298.20 | |
| 04 | Amenity Space (If applicable ) | | |
| | a) Required 10% As per layout | - - - - - | |
| | b) Proposed | - - - - - | |
| | c) Balance proposed | - - - - - | |
| 05 | Net Area Of Plot ( 03-04c ) | 2298.20 | |
| 06 | Recreational Open Space 10% @ S.no. 5 (If applicable ) | | |
| | a) Required : | 0.00 | |
| | b) Proposed | 0.00 | |
| 07 | Internal Road Area | - - - - - - | |
| 08 | Plotable area ( if applicable) | 2298.20 | |
| 09 | Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 05 X 1.10 } | 2528.02 | |
| 10 | Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no.5 | | |
| | a) Max. Permi. Premium FSI-Based On Road Width/TOD Zone. | PERMI. | PROP. |
| | b) Proposed FSI On Payment Of Premium 62.77% | 1,175.55 | 737.87 |
| 11 | In-Situ FSI / TDR Loading 1.15 @ S.no. 1 | | |
| | a)In-situ area against D.P.Road {(2.0 x sr. no.2 (a)) If applicable (52.90X2) | 105.80 | 105.80 |
| | b) In-Situ Area Against Amenity Space If Handed Over ( 2.00 Or 1.85 X S.no. 5(a) And / Or (c)) | - - - - - | - - - - - |
| | c)TDR Area = 3291.54 SQ.M. | 3291.54 | 1960.18 |
| | i) Regular @ 70% :- | 2,304.08 | 1370.66 |
| | ii) Slum @ 30 % :- | 987.462 | 589.52 |
| | d) Total in-situ/TDR loading proposed {11(a)+(b)+(c) | 3291.54 | 2065.98 |
| 12 | Additional F.S.I Area Under Chapter No. 07 (Addition green FSI @ s.no 09 x 5% - gold rating) (SUBJECT TO CERTIFICATION) | | 0.00 |
| 13 | Total Entitlement Of F.S.I In The Proposal | PERMI. | PROP. |
| | a) {9+10(b)+11(d)}+12 Whichever Id Applicable | 6,995.11 | 5,331.87 |
| | b)PERM.Comm.Ancillary area upto 80% with payment of charges.(1044.77 X 80%) | 835.82 | 835.82 |
| | PERM.Resi.Ancillary area upto 60% with payment of charges. (4,283.12 X 60%) | 2,569.87 | 2,566.12 |
| | c) Total entitlement (a+b) | 10,400.88 | 8,733.81 |
| 14 | Maximum Utilization Limit Of F.S.I {Building Potential } Permissible As Per Road Width ( As per regulation no. 6.1or6.2or6.3 or6.4 as applicable {3.00 X 1.60 Or 1.80 } | | 8,733.81 |
| 15 | Total Built-up Area In Proposal ( excluding area @ sr.no 17 b ) | | |
| | a) Proposed Comm. built-up area | 1880.59 | |
| | b) Proposed Resi. built-up area | 6,853.00 | |
| | c) Total (a+b) | 8,733.59 | |
| 16 | F.S.I Consume { 15c/5 } | 1.77 | |
| 17 | Area Of Inclusive Housing, If Any. | | |
| | a) Required :- { 20% Of S.no. 9 } | 0.00 | |
| | b) Proposed | 0.00 | |

### CERTIFICATE OF AREA

Certificate That The Plot Under Reference Was Surveyed By Me On_____And The Dimensions
Of Side Etc. Of Plot Stated On Plot 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.

ARCHITECT SIGN.

### OWNER'S DECLARATION, NAME & SIGN.

I/We Undersigned Hereby Confirm That I/We Would Abide By Plans Approved By Authority/Collector. I/We Would Execute The Structure As Per Approved Plan. 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.

INFINITY SHINE INDIA PVT LTD
MANGAL PLASTIC THROUGH POA
HOLDER MR.AMIT LALWANI

### PROJECT :-

REVISED BUILDING ON SR.NO.440/A/1/1 & 440/A/1/2, CTS NO. -1853, VILLAGE - MUNJERI, TAL.- HAVELI, DIST.- PUNE.

### ARCHITECT :-


JAY AERAM & ASSOCIATES
ARCHITECTS & PLANNERS
CA/93/15811

JAY AERAM & ASSOCIATES
ADDRESS : 403, AKSHAY CENTRE,C.T.S. No. 1050 + 51 Tilak Road, Shukrawar Peth 02, Pune : 411002
EMAIL : admin@jayaeram.com | arch.jayaeram@gmail.com
PHONE NO. : +91 9096637642


| JOB NO. | DATE | SCALE | NORTH | DRAWN BY | CHECKED BY |
|---|---|---|---|---|---|
| 794 | 19-03-2024 | 1:100 | N | CHAITALI | AR. JAY SIR |

Y:\JOB NO. 794-MAJESTIQUE-SATARA RD.MR.AMIT LALWANI\05 MUNICIPLE DRAWING\2ND SANCTION\R11_19.03.2024 - OC CORRECTION\R0_19.03.2024.dwg