F.S.I & NON F.S.I STATEMENT

WING	TOTAL TENEMENT	TOTAL F.S.I. AREA: COMM. F.S.I.	TOTAL F.S.I. AREA: RESI. F.S.I.	NON F.S.I. AREA: BASEMENT PARKING AREA	LOWER PARKING AREA	UPPER PARKING AREA	O.H.W.T AREA	LIFT AREA	BALCONY AREA	STAIRCASE AREA	FIRE STAIRCASE AREA	TOP TERRACE AREA	REFUGE AREA	TERRACE AREA	TOTAL CONSTRUCTION AREA	SERVICES AREA (STP, U.G.W.T., TRANSFORMER, OWC.)	CLUB HOUSE AREA
EXISTING BLDG.																	
BLDG - A	119	-----	6,190.29	-----	965.48	965.48	66.26	11.52	-----	-----	207.84	584.33	47.93	811.16	3,632.00	750.00	285.62
BLDG - B	119	-----	6,190.29	-----	965.48	965.48	66.26	11.52	-----	-----	207.84	584.33	47.93	811.16	3,632.00		
AS PER UDCPR																	
BLDG - C	143	-----	10,092.77	1346.70	1346.72	1346.72	72.18	09.64	-----	-----	-----	757.15	41.00	-----	4,920.11		
BLDG - D	143	-----	10,073.49	1346.70	1346.72	1346.72	72.18	09.64	-----	-----	-----	757.15	41.00	-----	4,920.11		
BLDG - E	143	-----	10,092.23	1346.70	1346.72	1346.72	72.18	09.64	----	----	----	757.15	41.00	----	4,920.11		
TOTAL	667	-----	42,639.07	4040.10	5971.12	6075.43	349.06	51.96	----	----	415.68	3380.11	218.86	1622.32	22,020.32	750.00	285.62
TOTAL AREA		42,639.07		22,020.32 SQ.M.												1035.62	
TOTAL AREA = (TOTAL F.S.I. + NON F.S.I.)		42,639.07 + 22,020.32 + 1035.62 = 65,695.01 SQ.M.															

WATER REQUIREMENT CALCULATION

BLDG.	O / H TANK	U / G TANK
(BLDG. A)	1,01,000.00 LTS.	1,71,000.00 LTS.
(BLDG. B)	1,01,000.00 LTS.	1,71,000.00 LTS.
(BLDG. C)	1,16,525.00 LTS.	2,19,787.50 LTS.
(BLDG. D)	1,16,525.00 LTS.	2,19,787.50 LTS.
(BLDG. E)	1,16,525.00 LTS.	2,19,787.50 LTS.
TOTAL.	5,51,575.00 LTRS.	10,01,362.50 LTRS.

Total Built-up Area In Proposed

	EXISTING AREA	PROP. FSI. (a)	PERM. ANCILLARY (b)	PROP. ANCILLARY (c)	TOTAL (a+c)
COMM.	-----	-----	-----	-----	----
RESI.	12380.58	18,911.56	60% of b= 11346.94	11346.94	30,258.50
TOTAL	12,380.58	18,911.56	11346.94	11346.94	30,258.50
TOTAL EXISTING + PROPOSED FAR = 12,380.58+18,911.56+11,346.94 = 42,639.07 SQ.M.					

STAMP OF APPROVAL

01/06

BUILDING PERMISSION

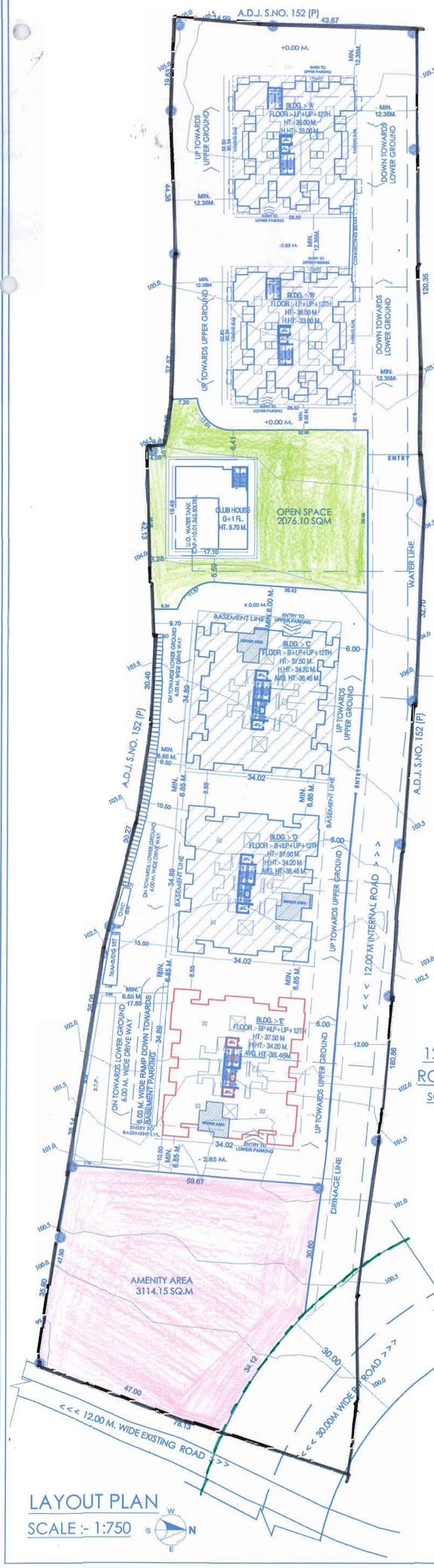
दि. 16/04/2024

जुन्नर निवासी वांदेकरांस नकाशे

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENTS
CERTIFICATE NO. CC/0174/24

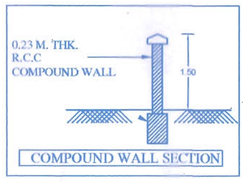
Building Inspector — Assistant Engineer P.M.C.

POONA MUNICIPAL CORPORATION * BUILDING CONTROL DEPARTMENT * APPROVED



LAYOUT PLAN

SCALE :- 1:750



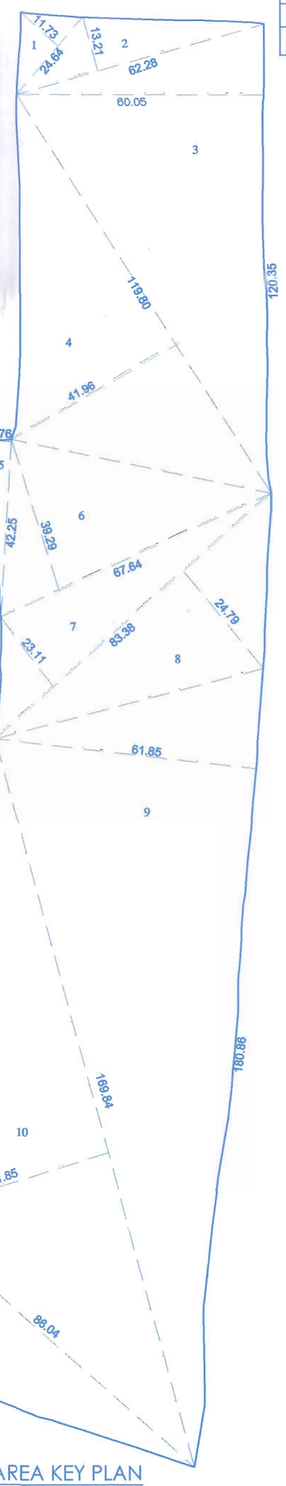
COMPOUND WALL SECTION

12.00 M. W. INTERNAL ROAD AREA CALCULATION

01.	0.50 X 16.78 X 7.45 =	62.50 SQ.M
02.	0.50 X 13.22 X 51.43 =	339.95 SQ.M
03.	0.50 X 11.41 X 43.33 =	247.20 SQ.M
04.	0.50 X 11.53 X 58.21 =	335.58 SQ.M
05.	0.50 X 11.73 X 58.21 =	341.40 SQ.M
06.	0.50 X 11.59 X 53.12 =	307.83 SQ.M
07.	0.50 X 11.89 X 53.12 =	315.80 SQ.M
08.	0.50 X 11.56 X 48.38 =	279.63 SQ.M
09.	0.50 X 8.46 X 48.38 =	204.64 SQ.M
TOTAL INTERNAL ROAD AREA =		2434.53 SQ.M

12.00 M. W. INTERNAL ROAD AREA KEY PLAN

SCALE :- 1:1000

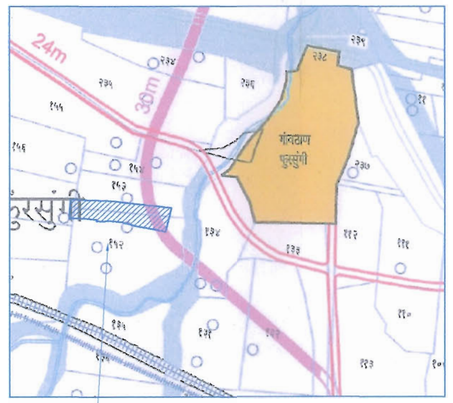


PLOT AREA KEY PLAN

SCALE :- 1:1000

F.S.I. STATEMENT (BLDG. - A+B+C+D+E)

FLOOR	EXISTING BLDG. BLDG.-A RESI. AREA (01)	EXISTING BLDG. BLDG.-B RESI. AREA (02)	PROP. AS PER UDCPR BLDG.-C (Existing) RESI. AREA (03)	PROP. AS PER UDCPR BLDG.-D (Existing) RESI. AREA (04)	PROP. AS PER UDCPR BLDG.-E RESI. AREA (05)	TOTAL EXISTING + PROPOSED
BASEMENT						
LOWER PARKING	PARKING			PARKING		
UPPPER PARKING						
1st Floor	519.72	519.72	845.16	844.63	844.63	3573.86
2nd Floor	519.72	519.72	844.16	844.63	844.63	3572.86
3rd Floor	519.72	519.72	845.16	844.63	844.63	3573.86
4th Floor	519.72	519.72	844.16	844.63	844.63	3572.86
5th Floor	519.72	519.72	845.16	844.63	844.63	3573.86
6th Floor	519.72	519.72	844.16	844.63	844.63	3572.86
7th Floor	519.72	519.72	845.16	844.63	844.63	3573.86
8th Floor (Refuge fl.)	484.81	484.81	801.01	782.56	801.30	3354.49
9th Floor	519.72	519.72	845.16	844.63	844.63	3573.86
10th Floor	519.72	519.72	844.16	844.63	844.63	3572.86
11th Floor	519.72	519.72	845.16	844.63	844.63	3573.86
12th Floor	508.28	508.28	844.16	844.63	844.63	3549.98
TOTAL	6,190.29	6,190.29	10,092.77	10,073.49	10,092.23	42,639.07
TENAMENT	119	119	143	143	143	667 NO.



PROPOSED SITE

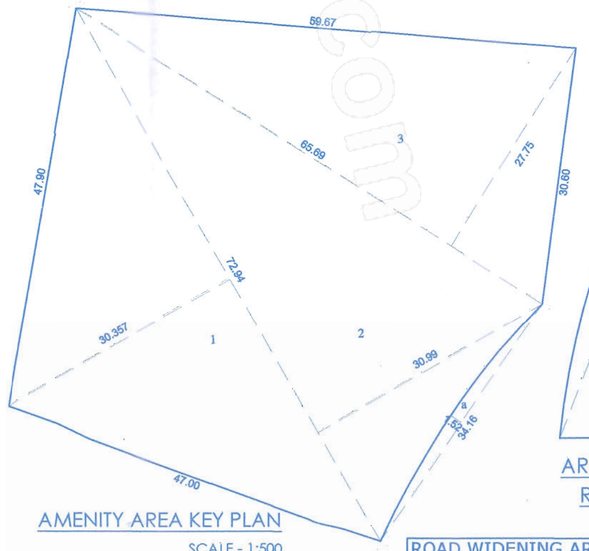
LOCATION PLAN

SCALE :- Not To Scale

F.S.I STATEMENT :-

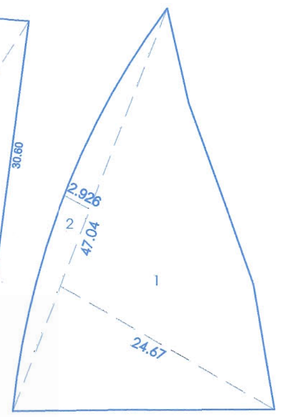
EXISTING BLDG.

BLDG.	FLOOR	BLDG. HEIGHT Actual Height	BLDG. HEIGHT Habitable Height	RESI. AREA (EXISTING)	RESI. AREA (PROPOSED)	TOTAL AREA	PERMI. BALCONY	PROP. ENCL. BALCONY	PROP. OPEN BALCONY	PROP. TOTAL BALCONY	STAIRCASE AREA	FIRE STAIRCASE	TERRACE AREA	LIFT AREA	TENEMENT
BLDG - A	LP+UP+12TH	36.00 M.	33.00 M.	6,190.29	----	6,190.29	807.79	----	----	----	----	207.84	811.16	11.52	119
BLDG - B	LP+UP+12TH	36.00 M.	33.00 M.	6,190.29	----	6,190.29	807.79	----	----	----	----	207.84	811.16	11.52	119
TOTAL EXISTING AREA				12,380.58	----	12,380.58	1615.58	----	----	----	----	415.68	1622.32	23.04	238
PROPOSED AS PER UDCPR															
BLDG - C (EXISTING)	B+LP+UP+12TH	37.50 M.	34.20 M.	10,092.77	----	10,092.77	----	----	----	----	----	----	----	09.64	143
BLDG - D (EXISTING)	B+LP+UP+12TH	37.50 M.	34.20 M.	10,073.49	----	10,073.49	----	----	----	----	----	----	----	09.64	143
BLDG - E	B+LP+UP+12TH	37.50 M.	34.20 M.	----	10,092.23	10,092.23	----	----	----	----	----	----	----	09.64	143
TOTAL PROPOSED AREA				20,166.26	10,092.23	30,258.49	----	----	----	----	----	----	----	28.92	429
TOTAL EXISTING + PROPOSED				32,546.84	+ 10,092.23 =	42,639.07	1615.58	----	----	----	----	415.68	1622.32	51.96	667



AMENITY AREA KEY PLAN

SCALE - 1:500



AREA UNDER 30.00 M. WIDE ROAD AREA KEY PLAN

SCALE - 1:500

PARKING STATEMENT

BLDG.	REQUIRED CAR	REQUIRED SC.	REQUIRED CY.	PROPOSED CAR	PROPOSED SC.	PROPOSED CY.
BLDG.-A	09	225	225	48	225	---
BLDG.-B	09	225	225	48	225	---
BLDG.-C	76	302	---	76	302	---
BLDG.-D	76	302	---	76	302	---
BLDG.-E	76	302	---	76	302	---
LAYOUT	---	---	---	---	60	---
TOTAL	228	1356	450	324	1356	450

AREA REQUIRED FOR PARKING

L. CAR AREA = 162 X 12.50 = 2025.00 SQ.M
S. CAR AREA = 162 X 10.35 = 1676.70 SQ.M
SCOOTER AREA = 1356 X 2.00 = 2712.00 SQ.M
CYCLE AREA = 450 X 0.75 = 337.50 SQ.M
TOTAL = 2025.00 + 1676.70 + 2712.00 + 337.50 = 6751.20 SQ.M.

REQUIRED PARKING AREA = 6751.20 SQ.M.
PROVIDED PARKING AREA = 6751.20 SQ.M.

AMENITY SPACE AREA STATEMENT

ADDITIONS :-

1. 0.5 X 30.357 X 72.94 = 1107.11 SQ.M
2. 0.5 X 30.99 X 72.94 = 1130.20 SQ.M
3. 0.5 X 65.69 X 27.75 = 911.45 SQ.M

TOTAL ADDITIONS = 3148.76 SQ.M

DEDUCTIONS :-

a. 2/3 X 34.16 X 1.52 = 34.61 SQ.M

NET AMENITY AREA = 3114.15 SQ.M

ROAD WIDENING AREA STATEMENT

ADDITIONS :-

1. 0.5 X 47.04 X 24.67 = 580.24 SQ.M
2. 2/3 X 47.04 X 2.926 = 91.76 SQ.M

TOTAL ADDITIONS = 672.00 SQ.M

PLOT AREA STATEMENT

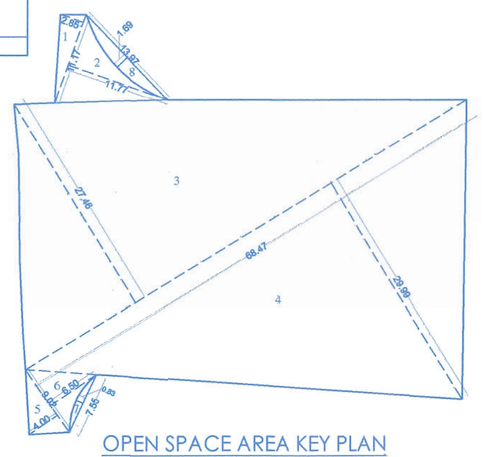
ADDITIONS :-

1. 0.5 X 24.64 X 11.73 = 144.51 SQ.M
2. 0.5 X 62.28 X 13.21 = 411.36 SQ.M
3. 0.5 X 60.05 X 120.35 = 3613.51 SQ.M
4. 0.5 X 119.80 X 41.96 = 2513.40 SQ.M
5. 0.5 X 4.76 X 42.25 = 100.55 SQ.M
6. 0.5 X 67.64 X 39.29 = 1328.79 SQ.M
7. 0.5 X 83.38 X 23.11 = 963.45 SQ.M
8. 0.5 X 83.38 X 24.79 = 1033.50 SQ.M
9. 0.5 X 61.85 X180.88 = 5593.09 SQ.M
10. 0.5 X 51.85 X 169.84 = 4403.10 SQ.M
11. 0.5 X 86.04 X 32.48 = 1397.29 SQ.M

TOTAL ADDITIONS = 21502.55 SQ.M

OPEN SPACE AREA CALCULATION

01.	0.50 X 11.17 X 02.85 =	15.92 SQ.M
02.	0.50 X 11.17 X 11.77 =	65.74 SQ.M
03.	0.50 X 68.47 X 27.46 =	940.09 SQ.M
04.	0.50 X 68.47 X 29.99 =	1026.71 SQ.M
05.	0.50 X 09.02 X 04.00 =	18.04 SQ.M
06.	0.50 X 09.02 X 06.50 =	29.31 SQ.M
TOTAL	=	2095.81 SQ.M
DEDUCTION		
07.	0.66 X 07.55 X 00.83 =	4.13 SQ.M
08.	0.66 X 13.97 X 01.69 =	15.58 SQ.M
		19.71 SQ.M
TOTAL	=	2076.10 SQ.M



OPEN SPACE AREA KEY PLAN

SCALE :- 1:500

PREVIOUSLY SANCTION DETAILS

	COMMENCEMENT CERTIFICATE NO.	DATE
1	C.R.NO.-2029/16-17 / MAUJE - PHURSUNGI S.NO- 152/4 + 5B + 9B/1	18/04/2017
2	C.R.NO.-523/17-18 / MAUJE - PHURSUNGI S.NO- 152/4 + 5B + 9B/1	10/01/2018
3	CC NO.- 2265 / 19 / MAUJE - PHURSUNGI S.NO - 152/4 + 5B + 9B/1	26/12/2019
4	CC NO. -1210 / 20 MAUJE - PHURSUNGI S.NO - 152/4 + 5B + 9B/1	24/11/2020

AREA STATEMENT

			SQ.M
01	AREA OF PLOT		
	(Minium area of a,b,c to be considered)		21,433.00
	a) As per ownership documents (7/12 , CTS extract)		21,433.00
	b) As per measurement sheet		21,502.55
	c) As per site		
02	DEDUCTION FOR		
	a) Prop. 30.00 M. D.P./ R.P Road widening area/Service Road/Highway Widening (Mtr wide)		672.00
	b)Any D.P. Reservation Area		----
	c) Total {a+b}		672.00
03	Gross Area Of Plot { 1 - 2 }		20,761.00
04	Amenity Space (If applicable)		
	a) Required 15% As per layout		3114.15
	b) Proposed		3114.15
	c) Balance proposed		-----
05	Net Area Of Plot (03-04c)		17,646.85
06	Recreational Open Space 10% @ S.no. 5 (if applicable)		
	a) Required :		1764.68
	b) Proposed : as per sanctioned layout		2076.10
07	Internal Road Area		2,434.53
08	Plotable area (if applicable)		17,646.85
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 05 X 1.10 }		19,411.53
10	Additional Of F.S.I On Payment Of Premium - 0.50 @ S.no.1		
	a) Max. Permi. Premium FSI-Based On Road Width/TOD Zone.		-----
	b) Proposed FSI On Payment Of Premium	10716.50	5165.69
11	In-Situ FSI / TDR Loading 1.40 @ S.no. 1	PERMI.	PROP.
	a) In-situ area aganist D.P.Road {(2.0 x sr. no.2 (a)} if applicable (672.00 X 2)	1344.00	1344.00
	b) In-Situ Area Against Amenity Space If Handed Over { 2.00 Or 1.85 X S.no. 5(a) And / Or (c)} { 3114.15 X 2} [Balance to be converted TDR area = 857.38sq.m.(6228.30-5370.92)}	6228.30	5370.92
	c)TDR Area =(s.no.01X0.65)=13931.45 - 1344.00 - 6228.30 = 6359.15	-----	-----
	i) Regular @ 70% :-	4451.40	-----
	ii) Slum @ 30 % :-	1907.74	
	d) Total in-situ/TDR loading proposed (11(a)+(b))	13931.44	6,714.92
12	Additional F.S.I Area Under Chapter No. 07 (Addition green FSI @ s.no 09 x 5% - gold rating)		-----
13	Total Entitlement Of F.S.I In The Proposal	PERMI.	PROP.
	a) {9+10(b)+11(d)}+12 Whichever Id Applicable	44,059.47	31,292.14
	b) Deduction for existing FAR (BLDG A & B) (6190.29 + 6190.29)	12,380.58	12,380.58
	c) Balance FSI available	31678.89	18,911.56
	d) Resi.Ancillary area upto 60% with payment of charges (18,911.56X60%)	19007.33	11,346.94
	e) Total entitlement (a+d)	63,066.80	42,639.08
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 }		42,639.08
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)		
	a) Existing Built-up Area (BLDG A & B) (6190.29 + 6190.29)		12,380.58
	b) Proposed Resi. built-up area As per P-line		30,258.49
	c) Total (a+b)		42,639.07
16	F.S.I Consume { 15c/5 }		2.20
17	Area Of Inclusive Housing, If Any.		
	a) Required :- { 20% Of S.no. 9 }		N.A.
	b) Proposed		N.A.

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 Supervison Of Proper Technical Person So As To Ensure The Quality And Safety At The Work Site.

MAJESTIQUE ASSOCIATES THROUGH
MR. MANISH D. MAHESHWARI

PROJECT :-

REVISED LAYOUT OF BUILDING ON S.NO.152/4 + 5B + 9B/1,
AT PHURSUNGI, TAL- HAVELI, DIST - PUNE.

ARCHITECT :-

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

JAY AERAM & ASSOCIATES
ADDRESS : 1088, SHRI SIDDESHWAR ENCLAVE, 3rd Floor, Sathe Colony, Shukrawar Peth, Pune: 411002
EMAIL : admin@jayaeram.com | arch.jayaeram@gmail.com
PHONE NO. : +91 7058884775

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
546	16.04.2024	1:100		SWATI	AR. JAY SIR

X:\DATA\JOB NO. 546-MAJESTIQUE-PHURSUNGI\03 MUNICIPLE DRAWING\4TH SANCTION\R3_MUN_16.04.2024 FINAL PLOTTING\R2_LAYOUT_16.04.2024.dwg