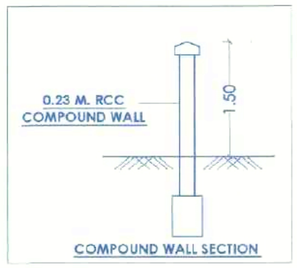
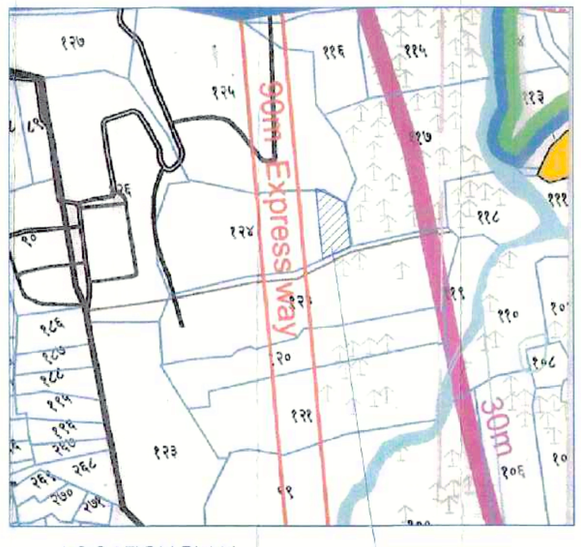
FSI AREA					NON FSI AREA								SERVICE AREA	CLUB HOUSE AREA
WING	FLOOR	TEN.	HEIGHT	RESI. FSI	BASEMENT PARKING AREA	LOWER PARKING AREA	UPPER PARKING AREA	O.H.W.T. AREA	TOP TERRACE AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA	(STP, U.G.W.T.,METER RM, TRANSFORMER,OWC, SOCIETY OFFICE, W.CABIN,MISCELLANEOUS)	
WING-A	B1+B2/LP+UP+9TH	25	27.85	2,443.70	2,128.11	2,940.38	1,328.47	61.59	488.74	33.93	8.36	592.62	500.00	85.00
WING-B	B1+B2/LP+UP+9TH	81	27.85	7,524.46				65.38	840.07	43.11	12.61	961.17		
Inclusive Housing	ADJ. IN WING - 'A'	20	--	1,261.02				---	---	---	---	---		
TOTAL	---	126	--	11,229.18	2,128.11	2,940.38	1,328.47	126.97	1,328.81	77.04	20.97	1,553.79		
TOTAL FSI				11,229.18	6,396.96			1,553.79				7,950.75	585.00	
TOTAL FSI & NON FSI =				11,229.18 + 7,950.75 + 585.00 = 19,764.93 SQ.M.										

F.S.I. STATEMENT WING - (A + Inclusive Housing) + B

FLOOR	WING - A Inclusive Housing (a)	WING - A RESI AREA (b)	WING - B RESI.AREA (c)	TOTAL (b+c)
BASEMENT-1 B02/LG.PAR. UPPER GR. PAR.		PARKING		
1st Floor	----	488.74	840.07	1328.81
2nd Floor	----	488.74	840.07	1328.81
3rd Floor	----	488.74	840.07	1328.81
4th Floor	----	488.74	840.07	1328.81
5th Floor	----	488.74	840.07	1328.81
6th Floor	323.00	----	840.07	840.07
7th Floor	323.00	----	840.07	840.07
8th (RF) Floor	323.00	----	803.90	803.90
9th Floor	292.02	----	840.07	840.07
TOTAL	1,261.02	2,443.70	7,524.46	9,968.16
TENEMENT	20	25	81	106





LOCATION PLAN
Scale :- N.T.S

PROPOSED SITE

F.S.I STATEMENT :- WING :- 'A' + 'B'(Inclusive Housing)

WING	FLOOR	RESI. AREA Inclusive Housing	RESI. AREA DEVELOPER	LIFT/MC AREA	TENEMENT Inclusive Housing	TENEMENT DEVEL.
WING - 'A' Inclusive Housing	B1+B2/LG.P.+UG.P.+9TH FL.	1,261.02	2,443.70	08.36	20	25
WING - 'B'	B1+B2/LG.P.+UG.P.+9TH FL.	------	7,524.46	12.61	---	81
TOTAL AREA		1,261.02	9,968.16	20.97	20	106

GRAND TOTAL AREA = 9,968.16 SQ.M.

	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
COMM. FSI	------	------	-----	-----
RESI. FSI	9,168.16	60% = 3,738.06	800.00	9,968.16
TOTAL	9,168.16	3,738.06	800.00	9,968.16

STAMP DUTY OF UNITS TO BE BORNE BY DEVELOPER VIDE SCHEME
MAHARASHTRA GOVT. NOTIFICATION DATED - 14/01/2021
शासन निर्णय क्र.टिएपीएस-१८२०/अनी.२७/प्र.क्र.८०/२०/नवि-१३,
दिनांक : १४/०१/२०२१

	WING	FLOOR	UNITS	TENE.	B/UP AREA (SQ.M)
TENEMENTS UNDER SCHEME - 154	WING -'B'	1ST FLOOR	101,102,103,104,105,106,107,108,109	09	840.07
		2ND FLOOR	201,202,203,204,205,206,207,208,209	09	840.07
		3RD FLOOR	301,302,303,304,305,306,307,308,309	09	840.07
		4TH FLOOR	401,402,403,404,405,406,407,408,409	09	840.07
		5TH FLOOR	501,502,503	03	305.67
			TOTAL	39	3,665.95

REQUIRED F.S.I = PREMIUM F.S.I + ANCILLARY = (2865.95 + 800.00) = 3665.95 SQ.M. — 3,665.95
1429.06 SQ.M. ANCILLARY AREA ALREADY PURCHASED
ANCILLARY AREA = 800.00 SQ.M. TO BE CONSIDERED WITHIN 50% STAMP DUTY CONCESSION
BALANCE ANCILLARY AREA - 629.06 SQ.M. FOR FUTURE CONSUMPTION

PLOT AREA CALCULATION

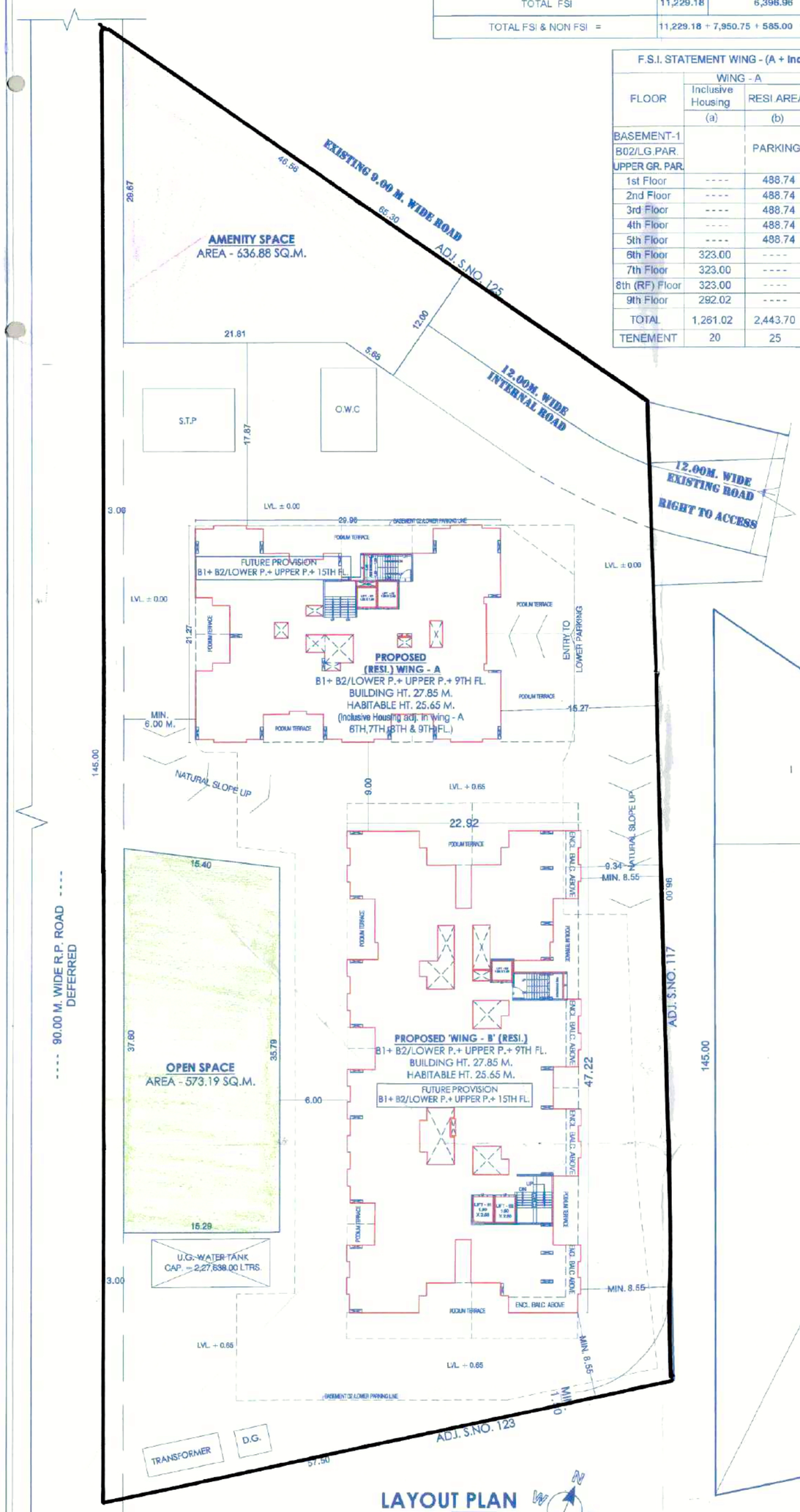
STANDARD ADDITIONS :-
01 1/2 X 145.00 X 54.72 = 3967.16 SQ.M
02 1/2 X 123.97 X 46.92 = 2908.33 SQ.M
TOTAL = 6875.49 SQ.M

AMENITY AREA CALCULATION

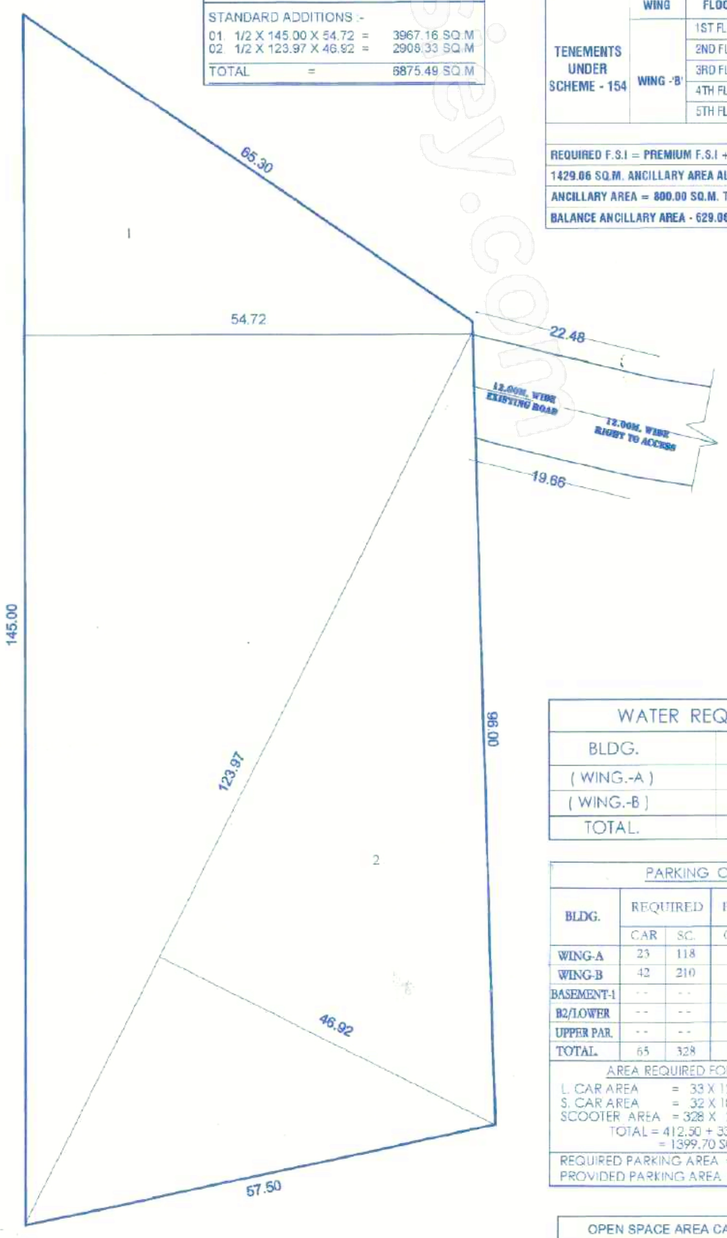
STANDARD ADDITIONS :-
01. 0.50 X 36.82 X 17.57 = 323.46 SQ.M
02. 0.50 X 46.56 X 12.00 = 279.36 SQ.M
03. 0.50 X 13.28 X 05.13 = 34.06 SQ.M
TOTAL = 636.88 SQ.M

DEFERRED ROAD AREA CALCULATION

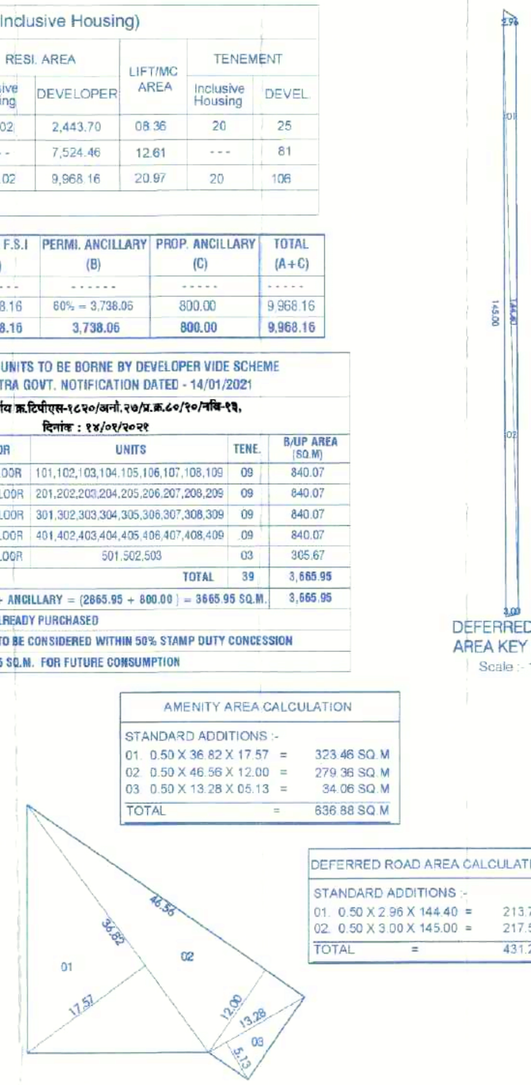
STANDARD ADDITIONS :-
01. 0.50 X 2.96 X 144.40 = 213.71 SQ.M
02. 0.50 X 3.00 X 145.00 = 217.50 SQ.M
TOTAL = 431.21 SQ.M



LAYOUT PLAN
SCALE-1:300



PLOT AREA KEY PLAN SCALE-1:500



AMENITY SPACE - AREA KEY PLAN
Scale :- 1:500

DEFERRED ROAD - AREA KEY PLAN
Scale :- 1:1000

WATER REQUIREMENT CALCULATION

BLDG.	O / H TANK	U / G TANK
(WING.-A)	50,500.00 LTRS.	95,625.50 LTRS.
(WING.-B)	75,000.00 LTRS.	1,32,012.50 LTS.
TOTAL.	1,25,500.00 LTRS.	2,27,638.00 LTRS.

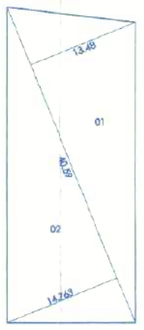
PARKING CALCULATION

BLDG.	REQUIRED CAR	REQUIRED SC.	PROPOSED CAR	PROPOSED SC.	FUTURE PROPOSED CAR	FUTURE PROPOSED SC.
WING-A	23	118	--	--	--	--
WING-B	42	210	--	--	--	--
BASEMENT-1	--	--	--	195	--	--
B2/LOWER	--	--	101	125	62	--
UPPER PAR.	--	--	59	61	57	--
TOTAL.	65	328	69	381	119	--

AREA REQUIRED FOR PARKING
L CAR AREA = 33 X 12.50 = 412.50 SQ.M
S. CAR AREA = 32 X 10.30 = 331.20 SQ.M
SCOOTER AREA = 328 X 2.00 = 656.00 SQ.M
TOTAL = 412.50 + 331.20 + 656.00
= 1399.70 SQ.M.
REQUIRED PARKING AREA = 1399.70 SQ.M
PROVIDED PARKING AREA = 1551.40 SQ.M

OPEN SPACE AREA CALCULATION

STANDARD ADDITIONS :-
01. 0.50 X 13.48 X 40.59 = 273.56 SQ.M
02. 0.50 X 14.763 X 40.59 = 299.61 SQ.M
TOTAL ADDITIONS = 573.19 SQ.M



OPEN SPACE AREA KEY PLAN
SCALE-1:500

STAMP OF APPROVAL
B.P. LAYOUT

नवीन निवासी दि. 27-08-2021
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1449/2021
Building Inspector / Deputy Engineer
BUILDING PERMISSION DEPT.
ZONE-2 P.M.C.

POONA MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED POONA

PREVIOUSLY SANCTION DETAILS

COMMENCEMENT CERTIFICATE NO.	DATE
1 ----	----

AREA STATEMENT

		SQ.M	
01	AREA OF PLOT		
	(Minium area of a,b,c to be considered)	6800.00	
	a) As per ownership documents (7/12 , CTS extract)	6800.00	
	b) As per measurement sheet	6875.49	
	c) As per site		
02	DEDUCTION FOR		
	a) Prop. 90.00 M. R.P. (Deferred) Road widening area/Service Road/Highway Widening (Mtr wide)	431.21	
	b) Any D.P. Reservation Area (24.00 M.)	----	
	c) Total (a+b)	431.21	
03	Gross Area Of Plot (1 - 2)	6,368.79	
04	Amenity Space (If applicable)		
	a) Required 10% As per layout	636.88	
	b) Proposed	636.88	
	c) Balance proposed	-----	
05	Net Area Of Plot (03-04c)	5,731.91	
06	Recreational Open Space 10% @ S.no. 5 (If applicable)		
	a) Required :	573.19	
	b) Proposed - (as per sanctioned)	573.19	
07	Internal Road Area	------	
08	Plotable area (if applicable)	5,731.91	
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 05 X 1.10 }	6,305.10	
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.	-----	
	b) Proposed FSI On Payment Of Premium	2865.95	2865.95
11	In-Situ FSI / TDR Loading 1.40 @ S.no. 5	PERMI.	PROP.
	a) In-situ area against D.P.Road {(2.0 x sr. no.2 (a)) If applicable (431.21 X 2)	431.21	-----
	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 =(s.no.05X0.65%)=3725.74 - 431.21 = 3294.53	-----	-----
	i) Regular @ 70% :-	2306.18	-----
	ii) Slum @ 30 % -	988.35	
	d) Total In-situ/TDR loading proposed (11(a)+(b)+(c)	3725.74	-----
12	Additional F.S.I Area Under Chapter No. 07		-----
13	Total Entitlement Of F.S.I In The Proposal	PERMI.	PROP.
	a) {9+10(b)+11(d)} Or 12 Whichever Id Applicable	12,896.79	9,171.05
	b) Resi. Ancillary area upto 60% with payment of charges(12896.79X60%)	3,738.06	1,429.06
	c) Total entitlement (a+b)	16,634.85	10,600.11
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 1.50 }		10,600.11
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)		
	a) Existing Built-up Area.		-------
	b) Proposed Resi. built-up area		9,968.16
	c) Total (a+b)		9,968.16
16	F.S.I Consume { 15c/5 }		1.74
17	Area Of Inclusive Housing, If Any.		
	a) Required :- { 20% Of S.no. 9 }		1261.02
	b) Proposed		1261.02

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.

M/S. MAJESTIQUE HORIZON LLP
MR. MANISH DWARKADAS MAHESHWARI.

PROJECT :-

REVISED LAYOUT & BUILDING (RESIDENTIAL)
ON S.NO. 124 /11 AT DHAYRI, HAVELI -PUNE.

ARCHITECT :-

JAY AERAM & ASSOCIATES
ARCHITECTS & PLANNERS
CA/92/15811

JAY AERAM & ASSOCIATES
ADDRESS : 1088, SHRI SIDDESHWAR ENCLAVE, 3rd Floor, Sahe 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
739	05.08.2021	1:100		KISHOR	AR. JAY SIR

X:\JOB NO. 739 - MAJESTIQUE 124 DHAYRI\05 MUNICIPLE DRAWING\1ST SANCTION\1.10 + PAID F.S.I + ANCILLARY\R7_MUN_13.08.2021 As Per OC Correction\R7_MUN_27.08.2021.dwg