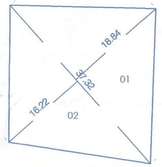
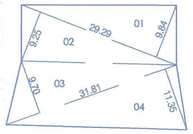
TOTAL OPEN SPACE AREA CALCULATION		
ADDITION :-		
01. OPEN SPACE - 01 =	654.21 SQ.M	
02. OPEN SPACE - 02 =	614.32 SQ.M	
TOTAL ADDITIONS =	1268.53 SQ.M	

OPEN SPACE - 01 AREA CALCULATION	
01. 0.5 X 37.32 X 18.84 =	351.55 SQ.M
02. 0.5 X 37.32 X 16.22 =	302.66 SQ.M
TOTAL ADDITIONS =	654.21 SQ.M

OPEN SPACE - 02 AREA CALCULATION	
01. 0.5 X 29.29 X 09.84 =	144.09 SQ.M
02. 0.5 X 29.29 X 09.25 =	135.45 SQ.M
03. 0.5 X 31.81 X 09.70 =	154.26 SQ.M
04. 0.5 X 31.81 X 11.35 =	180.52 SQ.M
TOTAL ADDITIONS =	614.32 SQ.M



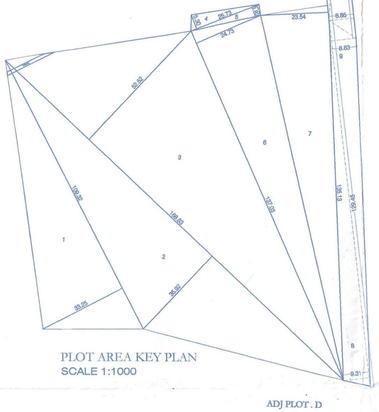
OPEN SPACE - 01 AREA KEY PLAN
SCALE :- 1:500



OPEN SPACE - 02 AREA KEY PLAN
SCALE :- 1:500

18.0 M. D.P. ROAD AREA STATEMENT		
8.	0.5 X 129.45 X 9.31 =	602.58 SQ.M
9.	0.5 X 129.45 X 8.83 =	571.52 SQ.M
10.	0.5 X 62.82 X 8.85 =	277.97 SQ.M
11.	0.5 X 107.94 X 8.55 =	461.51 SQ.M
12.	0.5 X 56.44 X 8.58 =	242.12 SQ.M
13.	0.5 X 9.01 X 7.10 =	31.98 SQ.M
.	9.01X1.77 X 2/3 = (31.98-10.63) =	10.63 SQ.M 21.35 SQ.M
TOTAL ADDITIONS =		2177.04 SQ.M

PLOT AREA STATEMENT		
1.	0.5 X 109.32 X 33.25 =	1817.45 SQ.M
2.	0.5 X 169.18 X 35.92 =	3038.47 SQ.M
3.	0.5 X 169.18 X 52.52 =	4442.68 SQ.M
4.	0.5 X 25.73 X 5.31 =	68.31 SQ.M
5.	0.5 X 25.73 X 3.82 =	49.14 SQ.M
6.	0.5 X 137.03 X 24.73 =	1694.38 SQ.M
7.	0.5 X 135.13 X 23.54 =	1590.49 SQ.M
8.	0.5 X 129.45 X 9.31 =	602.58 SQ.M
9.	0.5 X 129.45 X 8.83 =	571.52 SQ.M
10.	0.5 X 62.82 X 8.85 =	277.97 SQ.M
11.	0.5 X 107.94 X 8.55 =	461.51 SQ.M
12.	0.5 X 56.44 X 8.58 =	242.12 SQ.M
13.	0.5 X 9.01 X 7.10 =	31.98 SQ.M
.	9.01X1.77X2/3 = (31.98-10.63) =	10.63 SQ.M 21.35 SQ.M
TOTAL ADDITIONS =		14,877.97 SQ.M
MINIMUM. CONSIDER =		14,471.70 SQ.M



PLOT AREA KEY PLAN
SCALE 1:1000

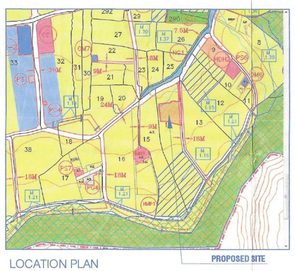
F.S.I & NON F.S.I STATEMENT (FOR E.C)																						
					TOTAL F.S.I				NON F.S.I. AREA											SERVICES AREA	
BLDG.	TOWER	FLOOR	HEIGHT	TOTAL TENEMENT	RECRE. FS.I.	COMM. FS.I.	RESI. F.S.I.	TOTAL AREA	BASEMENT PARKING AREA	LOWER GR PARKING AREA	UPPER GR. PARKING AREA	FIRST FLOOR PARKING AREA	SECOND FLOOR PARKING AREA	THIRD FLOOR RECREATIONAL AREA	SERVICE FLOOR AREA	TOP TERRACE AREA	O.H.W.T AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA	{STP, U.G.W.T., METER RM, TRANSFORMER, OWC, SOCIETY OFFICE WATCHMAN CABIN, MISCELLENEOUS }	CLUB HOUSE
BLDG. I	TOWER - 'A'	B.Park.+LG.Park.+GR.{Shop+Park.}+ 1st FL.{Shop+Park.}+ Pod. 01 Park.+ Recreational FL.+ 2ND TO 33 FL. RESI.	122.00 M.	151	248.25	1,210.63	23,488.86	24,947.74	6896.00	5967.45	5000.00	5300.00	5300.00	5300.00	1800.00	1800.00	78.77	375.83	18.98	473.58	1500.00	228.33
	TOWER - 'B'	B.Park.+LG.Park.+GR.{Park.}+ 1st FL.{Park.}+ Pod. 01 Park.+ Recreational FL.+ 2ND TO 33 FL. RESI.	122.00 M.	149	248.25	-----	23,264.99	23,513.24									78.77	375.83	18.98	473.58		
TOTAL				300	496.50	1,210.63	46,753.85	48,460.98	6,896.00	5,967.45	5,000.00	5300.00	5300.00	5300.00	1800.00	1800.00	157.54	751.66	37.96	947.16	1500.00	228.33
TOTAL AREA					48,460.98			48,460.98	33,763.45 SQ.M.						3600.00		947.16				1,728.33	

TOTAL AREA =(TOTAL F.S.I.+NON F.S.I.) (FSI, 48,460.98) + (33,763.45 + 3,600.00 + 947.16 + 1,728.33 = 40,038.94) = 88,499.92 SQ.M.

F.S.I. STATEMENT - BLDG. I						
FLOOR	(01) TOWER - A			(02) TOWER - B		TOTAL F.S.I. (A + B)	
	(RECREATIONAL)	(COMM)	(RESI)	(RECREATIONAL)	(RESI)	(RECREATIONAL)	(Resi./Comm.)
Basement (Park.)	----	Parking	Parking	----	Parking	----	Parking
Lower Gr. (Park.)	----	Parking	Parking	----	Parking	----	Parking
Ground Floor (Shop+Park.)	----	723.81	Parking	----	Parking	----	723.81
1st Floor (Shop+Park.)	----	486.82	Parking	----	Parking	----	486.82
Pod. 01 Park. Floor	----	Parking	Parking	----	Parking	----	Parking
Recreational Floor	248.25	Parking	Parking	248.25	Parking	496.50	----
2nd Floor	----	----	746.81	----	746.81	----	1493.62
3rd Floor	----	----	746.81	----	746.81	----	1493.62
4th Floor (RF)	----	----	712.05	----	712.05	----	1424.10
5th Floor	----	----	746.81	----	746.81	----	1493.62
6th Floor	----	----	746.81	----	746.81	----	1493.62
7th Floor	----	----	746.81	----	746.81	----	1493.62
8th Floor	----	----	746.81	----	746.81	----	1493.62
9th Floor (RF)	----	----	712.05	----	712.05	----	1424.10
10th Floor	----	----	746.81	----	746.81	----	1493.62
11th Floor	----	----	746.81	----	746.81	----	1493.62
12th Floor	----	----	746.81	----	746.81	----	1493.62
13th Floor	----	----	746.81	----	746.81	----	1493.62
14th Floor (RF)	----	----	712.05	----	712.05	----	1424.10
15th Floor	----	----	746.81	----	746.81	----	1493.62
16th Floor	----	----	746.81	----	746.81	----	1493.62
17th Floor	----	----	746.81	----	746.81	----	1493.62
18th Floor	----	----	746.81	----	746.81	----	1493.62
19th Floor (RF)	----	----	712.05	----	712.05	----	1424.10
20th Floor	----	----	746.81	----	746.81	----	1493.62
21st Floor	----	----	746.81	----	746.81	----	1493.62
22nd Floor	----	----	746.81	----	746.81	----	1493.62
23th Floor	----	----	746.81	----	746.81	----	1493.62
24th Floor (RF)	----	----	712.05	----	712.05	----	1424.10
25th Floor	----	----	746.81	----	746.81	----	1493.62
26th Floor	----	----	746.81	----	746.81	----	1493.62
27th Floor	----	----	746.81	----	746.81	----	1493.62
28th Floor	----	----	746.81	----	746.81	----	1493.62
29th Floor (RF)	----	----	712.05	----	712.05	----	1424.10
30th Floor	----	----	746.81	----	746.81	----	1493.62
31st Floor	----	----	746.81	----	746.81	----	1493.62
32nd Fl.(Duplex)	----	----	750.40	----	750.40	----	1500.80
33rd Fl. (Duplex)	----	----	542.72	----	318.85	----	861.57
TOTAL	248.25	1,210.63	23,488.86	248.25	23,264.99	496.50	47,964.48
GRAND TOTAL	24,947.74			23,513.24		48,460.98	
TENAMENT	151 NO.			149 NO.		300 NO.	

F.S.I STATEMENT :- BLDG. I								
BLDG.	TOWER	FLOOR	F.S.I AREA			TOTAL RESI. AREA	LIFT/MC AREA	TENE.
			RECRE. AREA	COMM. AREA	RESI. AREA			
BLDG. I	TOWER - 'A'	B.Park.+LG.Park.+GR.{Shop+Park.}+ 1st FL.{Shop+Park.}+Pod. 01 Park.+ Recreational FL. 2ND TO 33 FL. RESI.	248.25	1,210.63	23,488.86	24,947.74	18.98	151
	TOWER - 'B'	B.Park.+LG.Park.+GR.{Park.}+1st FL.{Park.}+ Pod. 01 Park.+ Recreational FL. 2ND TO 33 FL. RESI.	248.25	------	23,264.99	23,513.24	18.98	149
TOTAL AREA			496.50	1,210.63	46,753.85	48,460.98	37.96	300
GRAND TOTAL AREA			48,460.98			48,460.98		

WATER REQUIREMENT CALCULATION					
BLDG.	O / H TANK		U / G TANK		TOTAL
	DOMESTIC TANK	FIRE TANK	DOMESTIC TANK	FIRE TANK	
(TOWER - A)	1,16,100.00 LITS.	25,000.00 LITS.	1,74,150.00 LTRS.	2,00,000.00 LITS.	5,15,250.00 LITS.
(TOWER - B)	1,00,575.00 LITS.	25,000.00 LITS.	1,50,862.50 LTRS.	2,00,000.00 LITS.	4,76,437.50 LITS.
TOTAL	2,16,675.00 LITS.	50,000.00 LITS.	3,25,012.50 LTRS.	4,00,000.00 LITS.	9,91,687.50 LITS.
TOTAL	2,66,675.00 LTRS.		7,25,012.50 LTRS.		**9,91,687.50 LTRS.**



LOCATION PLAN

Total Built-up Area In Proposal				
	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
RECRE. FSI	275.84	80% = 220.67	220.67	496.50
COMM. FSI	672.57	80% = 538.06	538.06	1,210.63
RESI. FSI	29,221.15	60% = 17,532.69	17,532.69	46,753.85
TOTAL	30,169.56	18,291.42	18,291.42	48,460.98
TOTAL PROPOSED B/UP AREA = 48,460.98 SQ.M				

PARKING STATEMENT				
BLDG.	REQUIRED		PROPOSED	
	CAR	SC.	CAR	SC.
TOWER - 'A'	183	231	---	---
TOWER - 'B'	156	156	---	---
BASEMENT	---	---	155	161
LOWER PAR.	---	---	119	123
UPPER PAR.	---	---	78	151
1ST FL. PAR.	---	---	72	130
1ST PODIUM PARK.	---	---	74	300
TOTAL.	339	387	498	865

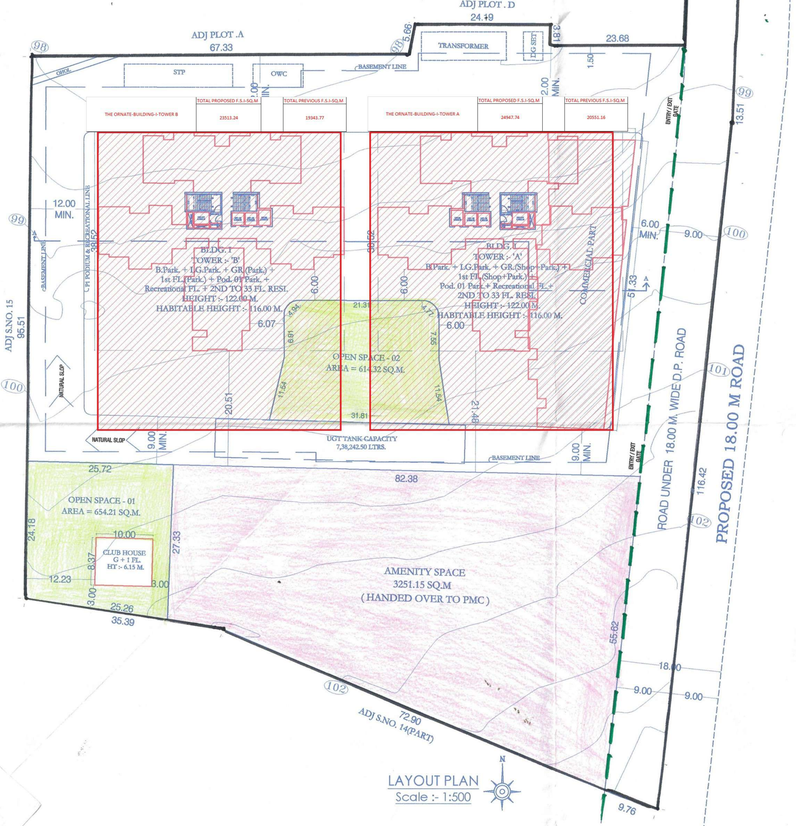
AREA REQUIRED FOR PARKING

L. CAR AREA = 170 X 12.50 = 2,125.00 SQ.M
S. CAR AREA = 169 X 10.35 = 1,749.15 SQ.M
SCOOTER AREA = 704 X 2.00 = 2,048.00 SQ.M

TOTAL = 2,137.50 + 1,769.85 + 2,048.00
= 5955.35 SQ.M.

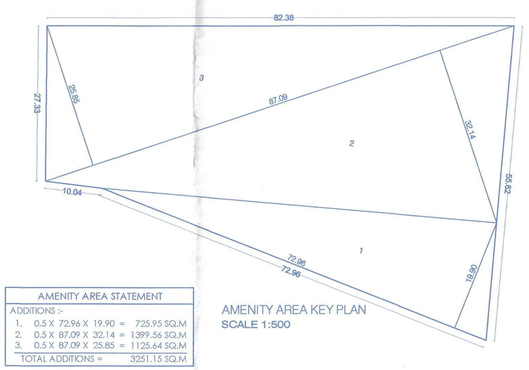
REQUIRED PARKING AREA = 5955.35 SQ.M.
PROVIDED PARKING AREA = 5955.35 SQ.M.

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	005463	23160	41.16	25600/(2018/19)	1.1054	45.50
	005237	23160	584.56	21940/(2017/18)	0.9473	553.75
	005676	23160	753.00	27800/(2019/20)	1.2003	903.83
Regular Total			1378.72			1503.08
SLUM	004685	D-ZONE	651.00	C-ZONE	------	651.00
Slum Total			651.00			651.00
GRAND TOTAL (Regular + Slum)			2029.72			2154.08



LAYOUT PLAN
Scale :- 1:500

AMENITY AREA STATEMENT		
ADDITIONS :-		
1.	0.5 X 72.96 X 19.90 =	725.95 SQ.M
2.	0.5 X 87.09 X 32.14 =	1399.56 SQ.M
3.	0.5 X 87.09 X 25.85 =	1125.64 SQ.M
TOTAL ADDITIONS =		3251.15 SQ.M



AMENITY AREA KEY PLAN
SCALE 1:500

STAMP OF APPROVAL

01 / 14

B.P. LAYOUT

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT APPROVED PUNE

Revised
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO.CC/0723/24
DATE - 25/06/2024

Building Proposal Dept. Engineer
Building Development Department

PREVIOUSLY SANCTION DETAILS

COMMENCEMENT CERTIFICATE NO.

01 CC/0705/2022 DT.- 17/06/2022
02 CC/2877/2022 DT.- 31/01/2023

01	**AREA OF PLOT**	SQ.M.
	(Minium area of a,b,c to be considered)	14,471.70
	a) As per ownership documents (7/12 , CTS extract)	14,471.70
	b) As per measurement sheet	14,471.70
	c) As per site	
02	**DEDUCTION FOR**	
	a) Proposed 18.00 M. D.P./(R.P) Road widening area/Service Road/Highway Widening	2,177.04
	b) Any Ohol Area	15.63
	c) Total (a+b)	2,192.67
03	**Gross Area Of Plot { 1 - 2 }**	12,279.03
04	**Amenity Space (If applicable)**	
	a) Required as per layout	3,251.15
	b) Proposed	3,251.15
	c) Balance proposed	-----
05	**Net Area Of Plot (03-04c)**	9,027.88
06	**Recreational Open Space 10% @ S.no. 5 (if applicable)**	
	a) Required : - (As Per Sanction Layout)	1268.53
	b) Proposed	1268.53
07	**Internal Road Area _**	------
08	**Plotable area (if applicable)**	9,027.88
09	**Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 05 X 1.10 }**	9,930.67
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	7,235.85 / 7,235.85
11	**In-Situ FSI / TDR Loading 0.90 @ S.no. 1**	PERMI. / PROP.
	a) In-situ area against D.P.Road {(2.0 x sr. no.2 (a if applicable (2 x 2,177.04)	4,354.08 / 4,354.08
	b) In-Situ Area Against Amenity Space If Handed Over (2.00 Or 1.85 X S.no. 5(a) And / Or (c)) (2.00 X 3,251.15)	6,502.30 / 6,502.30
	c)TDR Area =[s.no.01X0.90%]= 13,010.43 - {4354.08 + 6502.30} = 2,154.08 SQ.M.	-----
	i) Regular @ 70% :-	1,507.86 / 2,154.08
	ii) Slum @ 30 % :-	646.22
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)	13,010.46
12	**Additional F.S.I Area Under Chapter No. 07 (GREEN F.S.I) 0.05% @ 9**	496.53 / -----
13	**Total Entitlement Of F.S.I In The Proposal**	
	a) {9+10(b)+11(d)} Or 12 Whichever Id Applicable	30,176.98
	b) Resi. Ancill. area upto 60% with payment of charges {29,221.15X60% = 17,532.69} Comm. Ancill. area upto 80% with payment of charges {672.57X80% = 538.06} Recre. Ancill. area upto 80% with payment of charges {275.84X80% = 220.67}	18,291.42
	c) Total entitlement (a+b)	48,468.40
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-{2.50 X 1.50 Or 1.80 }**	48,468.40
15	**Total Built-up Area In Proposal (excluding area @ sr.no 17 b)**	
	a) Existing Built-up Area.	-------
	b) Proposed Resi. built-up area = 46,753.85Sq.m. c) Proposed Comm. built-up area = 1,210.63 Sq.m. d) Proposed Recre. built-up area = 496.50 Sq.m.	48,460.98
	e) Total (a+b+c+d)	48,460.98
16	**F.S.I Consume { 15c/1 }**	2.09
17	**Area Of Inclusive Housing, If Any.**	
	a) Required : - { 20% Of S.no. 5 }	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 Supervision Of Proper Technical Person So As To Ensure The Quality And Safety At The Work Site.

M/S. APEX ERECTORS LLP

PROJECT :-

REVISED LAYOUT OF BUILDING (SHOP+RESIDENTIAL) ON PLOT - 'B', SR.NO.14, H.NO. 1/1,1/2,1/3,1/4,& 1/5 AT BANER , PUNE.

ARCHITECT :-

JAY AERAM & ASSOCIATES ARCHITECTS & PLANNERS CA/93/11811

JAY AERAM & ASSOCIATES
ADDRESS : 403, AKSHAY CENTER, G.T.S. NO. 1050 + 51 TILAK ROAD ,SHUKRWAR 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
662	25.06.2024	1:100		SWATI	AR. JAY SIR

X:\DATA\JOB NO. 662 MAJESTIQUE SR.NO 14, BANER\FOR MAJESTIQUE\06 MUNICIPLE DRAWING\SRC SANCTIONNER_MUN_26.06.2024_FINAL PLOTTING\LAYOUT & TOWER A_26.06.2024.dwg