

F.S.I. STATEMENT :- BLDG. :- 'A'					
FLOOR	COMM. FSI	RESI. FSI	TOTAL	LIFT AREA	TOTAL TENEMENTS
BASEMENT-1					
BASEMENT-2					
GROUND	270.09	0.00	270.09		
1ST FLOOR	543.55	0.00	543.55		
2ND FLOOR	786.81	0.00	786.81		
3TH FLOOR	797.91	0.00	797.91		
4TH FLOOR	797.91	0.00	797.91		
5TH FLOOR	0.00	758.19	758.19	9.50	6
6TH FLOOR	0.00	758.19	758.19		6
7TH FLOOR	0.00	488.57	488.57		4
8TH FLOOR (REF.)	0.00	464.44	464.44		4
9TH FLOOR	0.00	499.84	499.84		4
10TH FLOOR	0.00	453.36	453.36		4
11TH FLOOR	0.00	369.99	369.99		3
12TH FLOOR	0.00	369.99	369.99		3
13TH FLOOR (REF.)	0.00	372.67	372.67		3
14TH FLOOR	0.00	360.18	360.18		2
TOTAL	3196.27	4895.42	8091.69	9.50	39

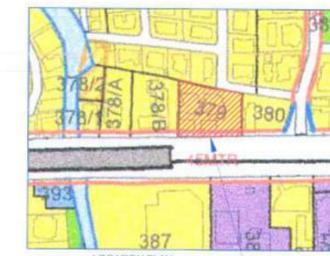
Total Built-up Area in Proposed				
PROP. FSI	PERM. ANCILLARY	PROP. ANCILLARY	TOTAL	
(a)	(b)	(c)	(a+b)	
COMM. 1,775.71	80% of a = 1,420.56	1,420.56	3196.27	
RESI. 3,059.64	60% of a = 1,835.78	1,835.78	4895.42	
TOTAL	3,256.34	3,256.34	8,091.69	

F.S.I. & NON F.S.I. STATEMENT														
BLDG	FLOOR	HEIGHT	TENDENT	TOTAL F.S.I.				NON F.S.I. AREA		SERVICES AREA				
				COMM. F.S.I.	RESI. F.S.I.	TOTAL AREA	BASEMENT OF PARK. AREA	UPPER G. PARKING AREA	TOP TERRACE AREA		DOWN G. AREA			
BLDG - A	B1 + B2 (Park) + GR. (Comm + Park) + 1ST TO 4TH (Comm) + 5TH TO 14TH (Resi.)	44.65 M.	40	3196.27	4895.42	8091.69	1196.17	1196.17	926.08	29.40	74.10	7.29	4,187.66	800.00
TOTAL			40	3196.27	4895.42	8091.69	1196.17	1196.17	926.08	29.40	74.10	7.29	4,187.66	800.00
TOTAL GRAND AREA = 8091.69														
TOTAL AREA = TOTAL F.S.I. + NON F.S.I.														
F.S.I. AREA = 8091.69 SQ.M. + NON F.S.I. AREA = 4,987.66 SQ.M. (4,187.66 + 800.00) = 13,079.35 SQ.M.														

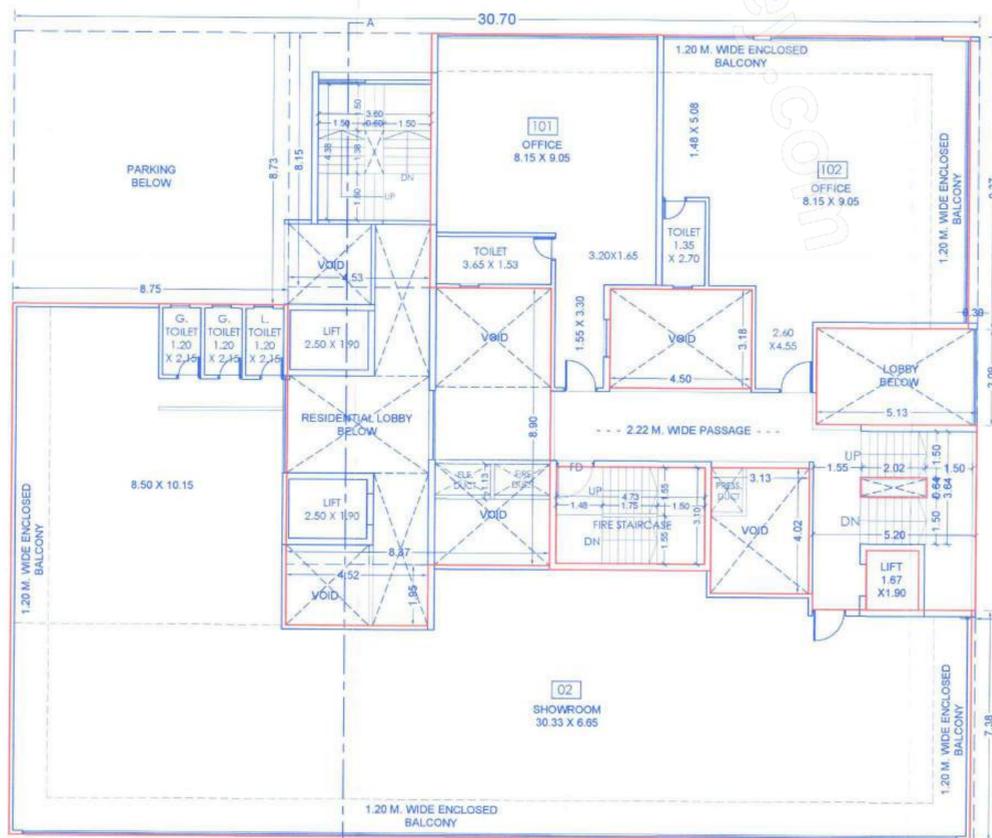
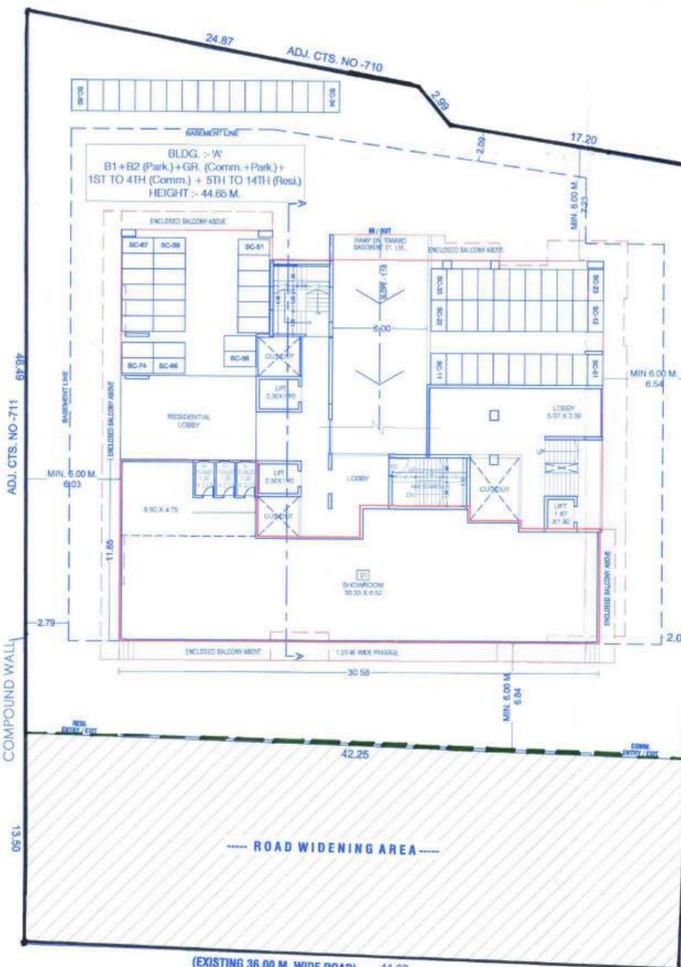
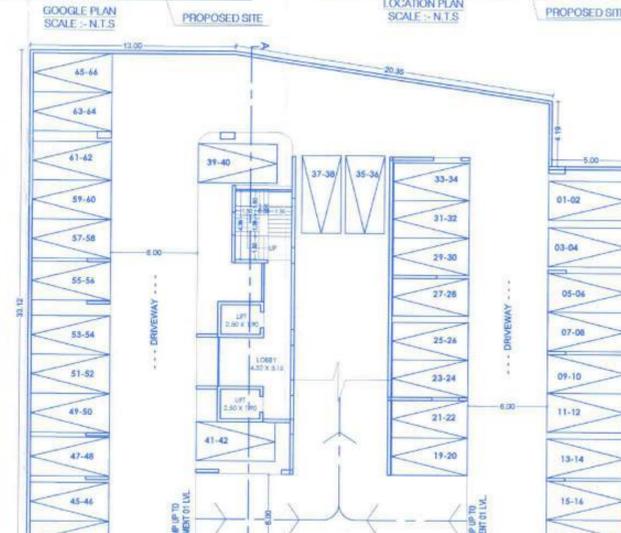
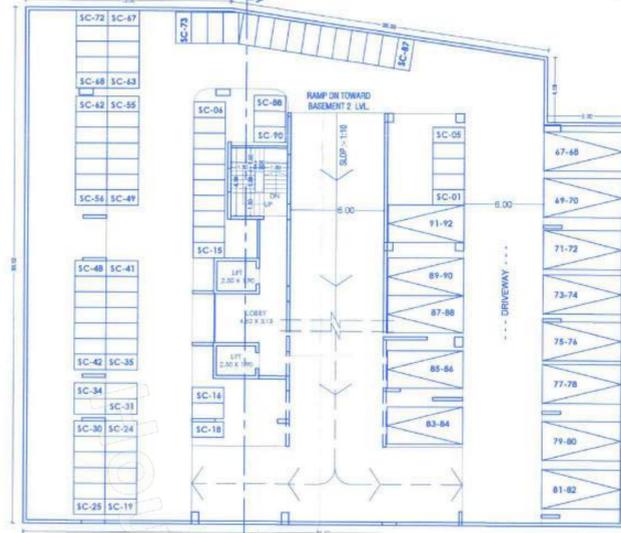
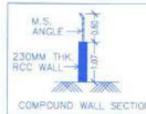
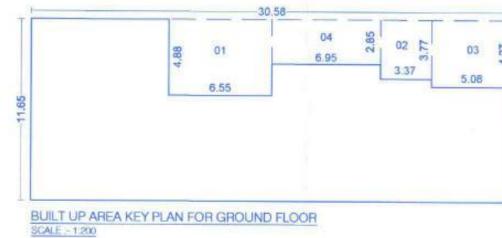
BLDG :- 'A' PARKING AREA STATEMENT				
RESIDENTIAL & COMM. PARKING AREA	NO. CAR	PARKING REQ.	PARKING PROV.	
HAVING EVERY CARPET AREA 80 TO 150 SQ.M. (1:1)		CAH	BC	CAR
TOTAL	39	02	02	02
FOR EVERY 100 SQ.M. CARPET AREA (MERCANTILE) [24]	228.57 SQ.M.	02	14	02
FOR EVERY 200 SQ.M. CARPET AREA (OFFICE) [31:1]	2,124.87 SQ.M.	32	116	32
TOTAL	75	171	75	171
PROVIDED PARKING AREA				
L. CAR AREA = 38 X 12.50 = 475.00 SQ.M.				
S. CAR AREA = 37 X 10.35 = 382.95 SQ.M.				
SCOOTER = 17 X 2.00 = 342.00 SQ.M.				
TOTAL AREA = 1,199.95 SQ.M.				
REQUIRED PARKING AREA = 1,199.95 SQ.M.				
PROVIDED PARKING FLOOR AREA = 1,199.95 SQ.M.				

WATER CALCULATION	
RESIDENTIAL	
01) OVERHEAD WATER TANK : FOR RESIDENTIAL	
NO. OF TENEMENTS = 39 X 5 X 135 LTRS = 26,325.00 LTRS	
COMMERCIAL	
WATER REQUIRED PER DAY = 431 X 45 = 19,395.00 LTRS.	
26,325.00 + 19,395.00 = 45,720.00 LTRS.	
ADD FOR FIRE FIGHTING = 25,000.00 LTRS.	
TOTAL OVERHEAD CAP. = 70,720.00 LTRS.	
FOR UNDER GR. WATER TANK = 45,720.00 X 1.50 = 68,580.00 LTRS.	
ADD FOR FIRE FIGHTING = 75,000.00 LTRS.	
TOTAL UNDER GR. CAP. = 1,43,580.00 LTRS.	

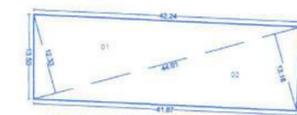
T.D.R. STATEMENT						
TDR TYPE	DIRC. NO.	R.R. RATE OF DIRC. & YEAR (A)	AREA OF DIRC. PURCHASE (B)	R.R. RATE OF FLOT (C)	INDEXING (A / C = D) (D)	AFTER INDEXING AREA (B X D = E) (E)
REGULAR	005511	27760/(2018/19)	402.00	15790.00	1.7593	707.24
	005507	24640/(2017/18)	60.00	15790.00	1.6871	101.23
	005508	24640/(2017/18)	400.00	15790.00	1.6871	674.84
TOTAL R			862.00			1483.31
SLUM	004589	27510/(2019/20)	177.35	15790.00	1.7422	308.98
	004503	38800/(2018/19)	133.77	15790.00	2.4573	328.71
TOTAL S			311.12			637.69
TOTAL			1,173.12			2121.00



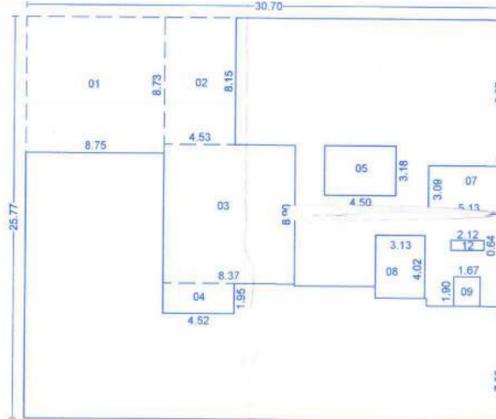
AREA CALCULATIONS FOR GROUND FLOOR					
BLOCK	=	1	30.58 X 11.65	=	356.26
1	=	1	6.55 X 4.86	=	31.96
2	=	1	3.37 X 3.77	=	12.70
3	=	1	5.08 X 4.27	=	21.69
4	=	1	6.95 X 2.85	=	19.81
TOTAL					86.17
TOTAL DEDUCTION					86.17
TOTAL BUILT-UP AREA					270.09



SANITARY REQUIREMENTS					
OCCUPANCY	CARPET AREA IN SQ.M.	NO. OF PERSONS	Required	Provided	
SHOP & OFFICE	Ground Floor Carpet	77 - 415	2/30	W.C. 1 PER 25 PERSONS	13
	229.57 / 3 = 77 Nos.	= 415 Nos.	URINALS	1 PER 25 PERSONS	13
	First to fourth floor Carpet	2487.25 / 6 = 354 Nos.	W.C.	1 PER 25 PERSONS	14
			URINALS	1 PER 25 PERSONS	14



ROAD WIDENING AREA KEY PLAN CALCULATION	
1) 1/2 X 12.33 X 44.01	= 271.32 SQ.M.
2) 1/2 X 13.18 X 44.01	= 290.03 SQ.M.
TOTAL	= 561.35 SQ.M.



AREA CALCULATIONS FOR FIRST FLOOR					
BLOCK	=	1	30.70 X 25.77	=	791.14
1	=	1	8.75 X 8.73	=	76.39
2	=	1	4.53 X 8.85	=	39.92
3	=	1	8.37 X 8.9	=	74.49
4	=	1	4.52 X 1.95	=	8.81
5	=	1	4.50 X 3.18	=	14.31
7	=	1	5.13 X 3.09	=	15.85
8	=	1	1.13 X 4.02	=	4.54
9	=	1	1.67 X 1.9	=	3.17
10	=	1	0.12 X 7.38	=	0.89
11	=	1	0.30 X 9.37	=	2.81
12	=	1	2.12 X 0.64	=	1.36
TOTAL					247.58
TOTAL DEDUCTION					247.58
TOTAL BUILT-UP AREA					543.55

PLOT AREA KEY PLAN CALCULATION	
1) 1/2 X 24.56 X 24.87	= 656.70 SQ.M.
2) 1/2 X 22.30 X 24.87	= 607.33 SQ.M.
3) 1/2 X 22.49 X 24.87	= 630.94 SQ.M.
4) 1/2 X 22.77 X 27.05	= 637.45 SQ.M.
5) 1/2 X 22.84 X 27.05	= 638.68 SQ.M.
6) 1/2 X 21.45 X 29.99	= 602.19 SQ.M.
7) 1/2 X 22.84 X 17.20	= 624.42 SQ.M.
8) 1/2 X 34.02 X 66.24	= 1,126.74 SQ.M.
9) 1/2 X 31.40 X 66.24	= 1,039.97 SQ.M.
TOTAL	= 2,389.44 SQ.M.

STAMP OF APPROVAL

Revised - Resi + Com. Dt. 28/6/24
 APPROVED SUBJECT TO CONDITIONS
 APPROVED UNDER COMMENCEMENT
 CERTIFICATE NO. C.C./0768/24
 Building Inspector Deputy Engineer M.C.

PREVIOUSLY SANCTION DETAILS	
COMMENCEMENT CERTIFICATE NO.	DT.
01 C.C./2862/23	DT-13.02.2024

AREA STATEMENT		SQ.M.
01 AREA OF PLOT		
(Minimum area of a.b.c to be considered)		
a) As per ownership documents (7/12, CTS extract)		2383.00
b) As per measurement sheet		2389.44
c) As per site		
02 DEDUCTION FOR		
a) Proposed 45.00 M. D.P. Road widening area		561.35
b) Proposed 12.00 M. Service Road widening area		0.00
c) Proposed 90.00 M. Highway Road widening area		0.00
d) Reservation		0.00
e) Total (a+b+c+d)		561.35
03 Gross Area Of Plot (1 - 2)		
a) Amenity Space (if applicable)		1821.65
b) Proposed		
c) Balance proposed		
04 Net Area Of Plot (03-04c)		
a) Required :		1821.65
b) Proposed		
05 Recreational Open Space 10% @ S.no. 5 (if applicable)		
a) Required :		
b) Proposed		
06 Internal Road Area		
a) Required :		
b) Proposed		
07 Plottable area (if applicable)		
a) Built up Area With Reference To Basic F.S.I As Per Front Road Width (S.no. 6 & 11B)		2003.82
10 Additional F.S.I On Payment Of Premium - 0.50 @ S.no.1		
a) Max. Premium FSI Based On Road Width/OD Zone.	PERM.	PROP.
b) Proposed FSI On Payment Of Premium	1191.50	757.51
11 In-Situ FSI / TDR Loading 1.40 @ S.no. 1		
a) In-Situ area against D.P. Road [2.0 X 4.0] = 1122.70 SQ.M.		1122.70
b) In-Situ Area Against Amenity Space If handed Over (2.00 Or 1.85 X 5.50) And / Or [2X] [2X]		
c) TDR Area = 1140.01 X 1.40		2213.42
i) Regular @ 70%		1,549.39
ii) Sum @ 30%		664.03
d) Total In-Situ/TDR loading proposed (11a)+(11b)+(11c)		3,336.12
13 Total Entitlement Of In The Proposed		
a) [9+10(b)+11(d)] Or 12 Whichever is Applicable		6,331.41
b) PERM. Comm. Ancillary area upto 80% with payment of charges (1,773.71 X 80%)		1,420.56
c) PERM. Res. Ancillary area upto 60% with payment of charges (3,059.64 X 60%)		1,835.78
d) Total entitlement (a+b+c)		9,787.78
14 Maximum Utilization Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 6, 1st, 2nd, 3 or 4 as applicable) (2.50 X 1.00 or 1.80)		
a) Proposed Commercial Built-up Area		9,787.78
b) Proposed Residential Built-up Area		8,138.67
15 Total Built-up Area in Proposed (excluding area @ or no 17 b)		
a) Proposed Commercial Built-up Area		3196.27
b) Proposed Residential Built-up Area		4895.42
Total (a+b)		8091.69
16 F.S.I. Consumed (15e/1)		
a) Required :		
b) Proposed		
17 Area Of Inclusive Housing, If Any.		
a) Required : (20% Of S.no. 5)		N.A.
b) Proposed		0.00

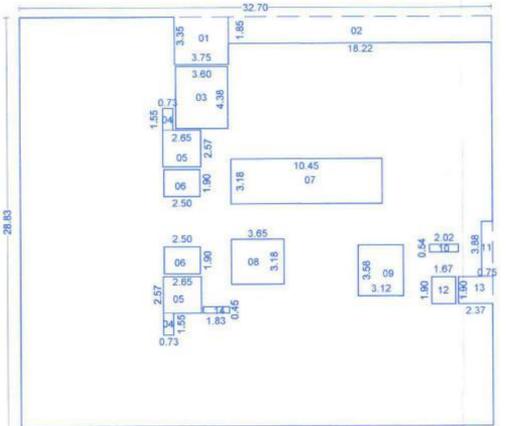
CERTIFICATE OF AREA
 I hereby certify that the Plot Under Reference Was Surveyed by Me On _____ And The
 Dimensions
 Of Site Etc. Of Plot Dotted On Plan Are As Measured On Site And The Area So Worked Out
 Is As Shown In Document Of Ownership / T.P. Scheme Record / Land Record
 Department / City Survey Record.

OWNERS DECLARATION, NAME & SIGN.
 I/We Undersigned hereby Confirm That I/we Would Abide By Plans Approved By Authority/Collector. I/we Would Secure
 The Structure As Per Approved Plans. 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.

1) MR. TEJRAJ PATIL.
 2) MR. RAJESH CHOUDHARY.
 TEJRAJ PROFILE INFRA LLP. THROUGH,
 PROJECT :- TEJ NOVA
 REVISED (REDEVELOPMENT) PROJECT (RESI. + COMM.) ON
 CTS. NO-712A, F. P. 379, AT- BHAVANI PETH, TAL- HAVELI, DIST.- PUNE.

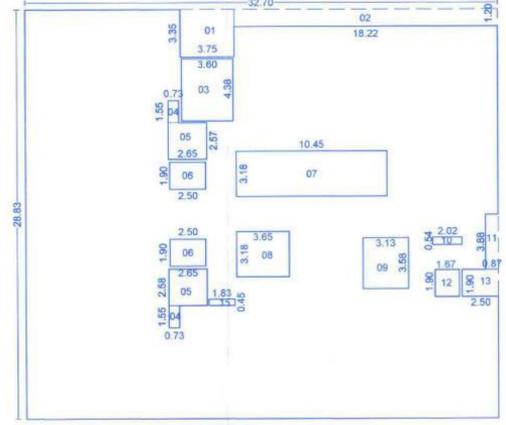
ARCHITECT :-
 JAY AERAM & ASSOCIATES
 ADDRESS :- 403, KASHYAP CENTRE, G.T. S. NO. 1050 + 51
 TILAK ROAD, SHARDA PETH, PUNE, 411002.
 EMAIL :- admin@jayeram.com | jay@jayeram.com
 PHONE NO. :- +91 9896032962

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
830	02.07.2024	1:100	N	CHAITALI	AR. JAY SIR



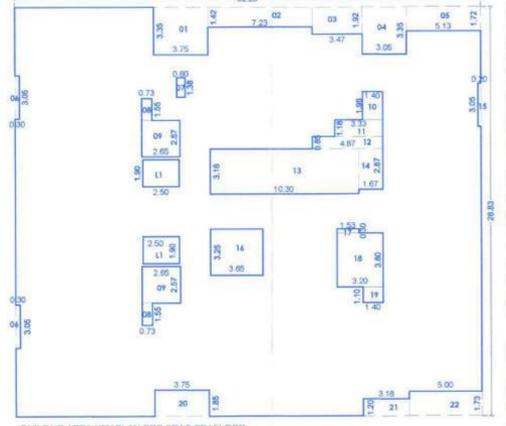
AREA CALCULATIONS FOR SECOND FLOOR

BLOCK	=	1	32.70	X	28.83	=	942.74
DEDUCTIONS							
1	=	1	3.75	X	3.35	=	12.56
2	=	1	18.22	X	1.85	=	33.71
3	=	1	3.60	X	4.38	=	15.77
4	=	2	0.73	X	1.55	=	2.26
5	=	2	2.65	X	2.57	=	13.62
6	=	2	2.50	X	1.9	=	9.50
7	=	1	10.45	X	3.18	=	33.23
8	=	1	3.65	X	3.18	=	11.63
9	=	1	3.12	X	3.58	=	11.17
10	=	1	2.02	X	0.54	=	1.09
11	=	1	0.75	X	3.88	=	2.91
12	=	1	1.67	X	1.9	=	3.17
13	=	1	2.37	X	1.9	=	4.50
14	=	1	1.83	X	0.45	=	0.82
TOTAL						155.99	
TOTAL DEDUCTION						155.99	
TOTAL BUILT-UP AREA						786.81	



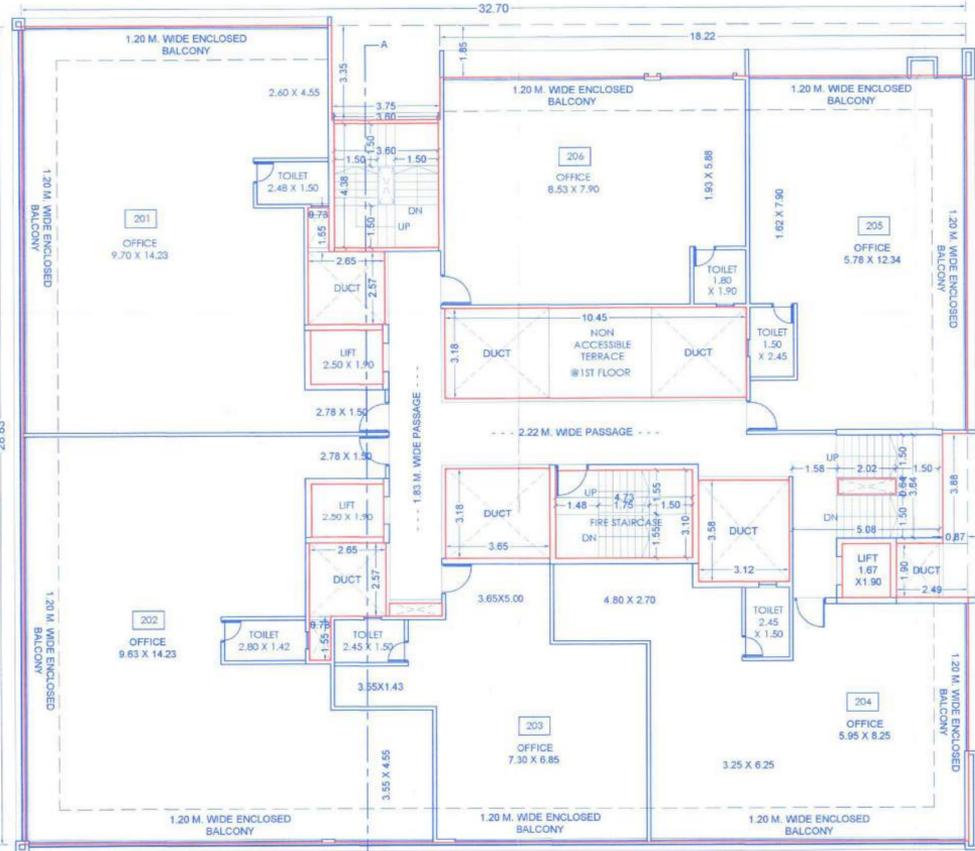
AREA CALCULATIONS FOR 3RD & 4TH FLOOR

BLOCK	=	1	32.70	X	28.83	=	942.74
DEDUCTIONS							
1	=	1	3.75	X	3.35	=	12.56
2	=	1	18.22	X	1.2	=	21.86
3	=	1	3.60	X	4.38	=	15.77
4	=	2	0.73	X	1.55	=	2.26
5	=	2	2.65	X	2.57	=	13.62
6	=	2	2.50	X	1.9	=	9.50
7	=	1	10.45	X	3.18	=	33.23
8	=	1	3.65	X	3.18	=	11.63
9	=	1	3.12	X	3.58	=	11.21
10	=	1	2.02	X	0.54	=	1.09
11	=	1	0.87	X	3.88	=	3.38
12	=	1	1.67	X	1.9	=	3.17
13	=	1	2.50	X	1.9	=	4.75
15	=	1	1.83	X	0.45	=	0.82
TOTAL						144.83	
TOTAL DEDUCTION						144.83	
TOTAL BUILT-UP AREA						797.91	

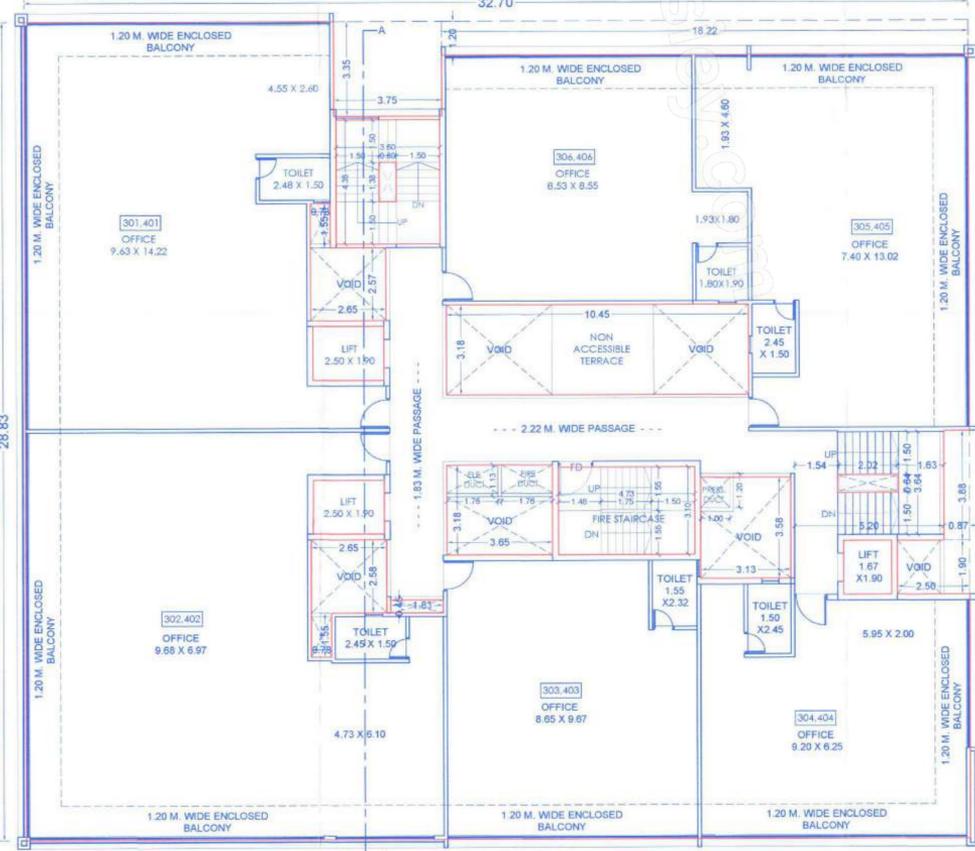


AREA CALCULATIONS FOR 5TH & 6TH FLOOR

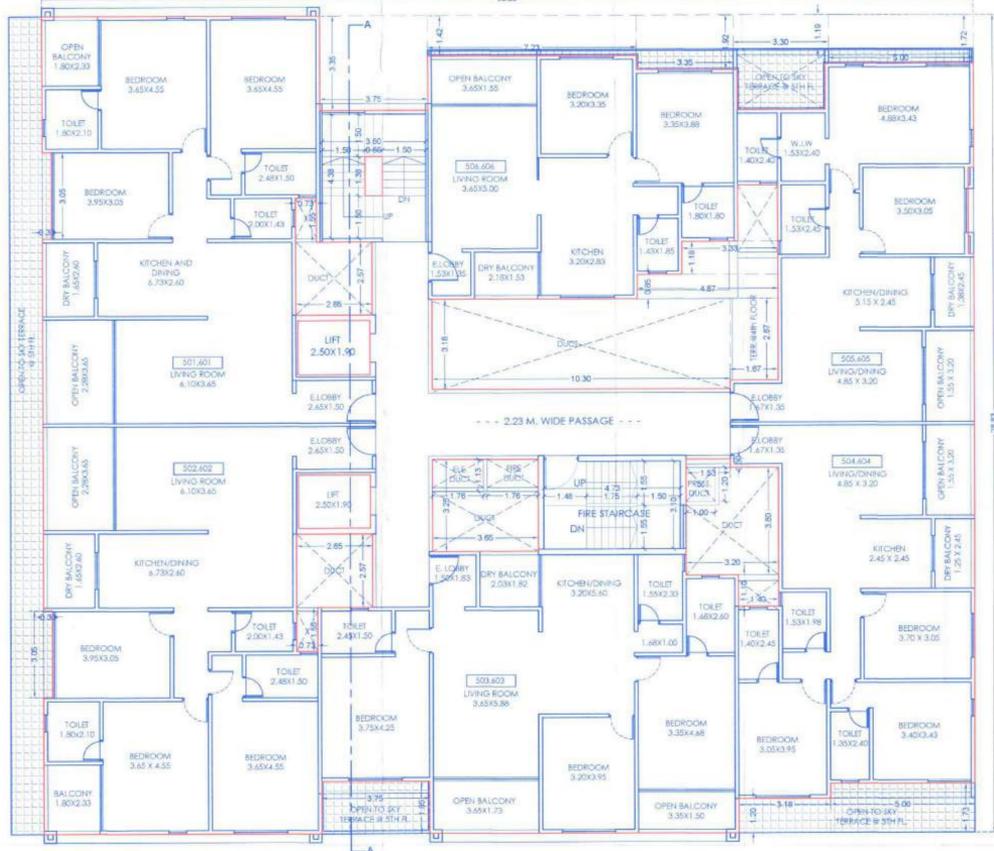
BLOCK	=	1	32.23	X	28.83	=	929.19
DEDUCTIONS							
1	=	1	3.75	X	3.35	=	12.56
2	=	1	7.23	X	1.42	=	10.27
3	=	1	2.47	X	1.92	=	4.76
4	=	1	3.05	X	3.35	=	10.22
5	=	1	5.13	X	1.72	=	8.82
6	=	2	0.30	X	3.05	=	1.83
7	=	1	0.60	X	1.38	=	0.83
8	=	2	0.73	X	1.55	=	2.26
9	=	2	2.65	X	2.57	=	13.62
10	=	1	1.40	X	1.98	=	2.77
11	=	1	3.33	X	1.18	=	3.93
12	=	1	4.87	X	0.85	=	4.14
13	=	1	10.30	X	3.18	=	32.75
14	=	1	1.67	X	2.87	=	4.79
15	=	1	0.20	X	3.05	=	0.61
16	=	1	3.65	X	3.25	=	11.86
17	=	1	1.53	X	0.3	=	0.46
18	=	1	3.20	X	3.8	=	12.16
19	=	1	1.40	X	1.1	=	1.54
20	=	1	3.75	X	1.85	=	6.94
21	=	1	3.18	X	1.2	=	3.82
22	=	1	5.00	X	1.73	=	8.65
11	=	2	3.50	X	1.5	=	9.50
TOTAL						171.00	
TOTAL DEDUCTION						171.00	
TOTAL BUILT-UP AREA						758.19	



SECOND FLOOR PLAN
SCALE :- 1:100



THIRD & FOURTH FLOOR PLAN
SCALE :- 1:100



5TH,6TH FLOOR PLAN
SCALE:1:100

STAMP OF APPROVAL
FLOOR PLAN, KEY PLAN

Revised Resit + Comm. Dt-28/6/24
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0768/24

[Signature]
Deputy Engineer P.M.C.

[Signature]
Deputy Engineer P.M.C.

POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED
POONA

OWNER'S DECLARATION, NAME & SIGN.
I, the undersigned hereby confirm that the above plan has been approved by the competent authority and I will ensure that the work is carried out in accordance with the conditions of the approval and the provisions of the Act and the Rules thereunder.

1) MR. TEJRAJ PATIL.
2) MR. RAJESH CHAUDHARY.

TEJRAJ PROFILE INFRA LLP. THROUGH,

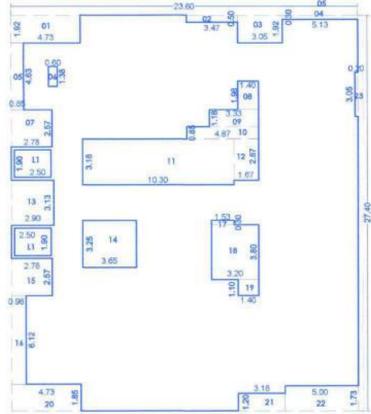
PROJECT :- TEJ NOVA
REVISED (REDEVELOPMENT) PROJECT (RESI. + COMM.) ON,
CTS. NO-712A.F. P.379, AT- BHAVANI PETH, TAL.- HAVELI, DIST.- PUNE.

ARCHITECT :-

JAY AERAM & ASSOCIATES
ADDRESS: 403, ANSHU CENTRE, CTS. NO. 1050 + 01, TALAK ROAD, BHAVANI PETH, DIST. PUNE-411002.
EMAIL: jay@jayaram.com | info@jayaram.com
PHONE NO.: +91 986635462

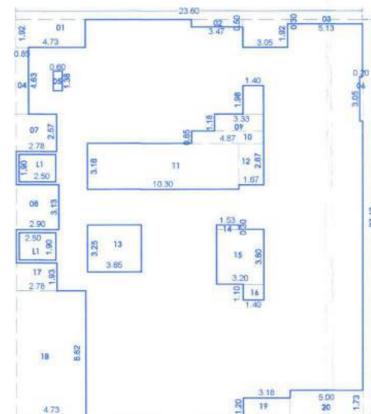
JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
830	02.07.2024	1:100		CHAITALI	AR. JAY SIR

J:\JOB NO. 830- TEJRAJ BHAVANI PETH MUNICIPAL DRAWING\2ND SANCTIONS, MAIN 02.07.2024 - FINAL PLOTTING\MAIN 02.07.2024 FINAL PLOTTING.dwg



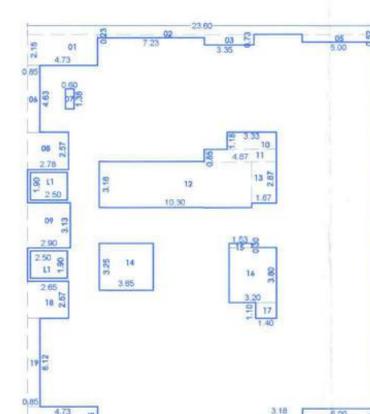
BLOCK	=	1	23.60	X	27.40	=	646.64
DEDUCTIONS							
1	=	1	4.73	X	1.92	=	9.08
2	=	1	3.67	X	0.5	=	1.84
3	=	1	3.05	X	1.92	=	5.86
4	=	1	5.13	X	0.3	=	1.54
5	=	1	0.85	X	4.63	=	3.94
6	=	1	0.60	X	1.38	=	0.83
7	=	1	2.78	X	2.57	=	7.14
8	=	1	3.40	X	1.98	=	6.72
9	=	1	3.53	X	1.18	=	4.16
10	=	1	4.87	X	0.85	=	4.14
11	=	1	10.30	X	3.18	=	32.75
12	=	1	1.67	X	2.87	=	4.79
13	=	1	2.90	X	3.13	=	9.08
14	=	1	3.65	X	3.25	=	11.86
15	=	1	2.78	X	2.57	=	7.14
16	=	1	0.98	X	6.12	=	6.00
17	=	1	1.53	X	0.3	=	0.46
18	=	1	3.20	X	3.8	=	12.16
19	=	1	1.40	X	1.1	=	1.54
20	=	1	4.73	X	1.85	=	8.75
21	=	1	3.18	X	1.2	=	3.82
22	=	1	5.00	X	1.73	=	8.65
23	=	1	0.20	X	3.95	=	0.81
L1	=	2	2.50	X	1.9	=	9.50
TOTAL							156.07
TOTAL DEDUCTION							158.07
TOTAL BUILT-UP AREA							488.57

BUILT UP AREA KEY PLAN FOR 7TH FLOOR
SCALE: 1:200



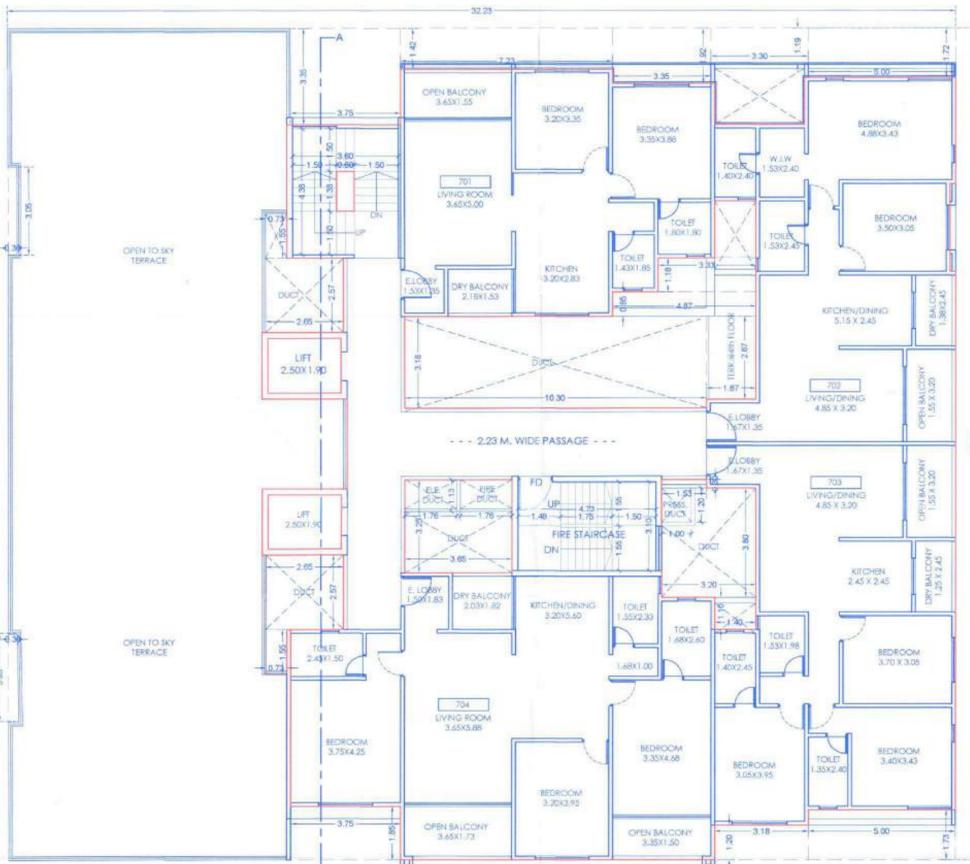
BLOCK	=	1	23.60	X	27.63	=	652.07
DEDUCTIONS							
1	=	1	4.73	X	2.15	=	10.17
2	=	1	3.35	X	0.3	=	1.01
3	=	1	5.00	X	0.52	=	2.60
4	=	1	0.85	X	4.63	=	3.94
5	=	1	0.60	X	1.38	=	0.83
6	=	1	0.20	X	3.05	=	0.61
7	=	1	2.78	X	2.57	=	7.14
8	=	1	2.90	X	3.13	=	9.08
9	=	1	3.53	X	1.18	=	4.16
10	=	1	4.87	X	0.85	=	4.14
11	=	1	10.30	X	3.18	=	32.75
12	=	1	1.67	X	2.87	=	4.79
13	=	1	3.65	X	3.25	=	11.86
14	=	1	3.53	X	0.3	=	0.46
15	=	1	3.20	X	3.8	=	12.16
16	=	1	1.40	X	1.1	=	1.54
17	=	1	2.78	X	1.93	=	5.37
18	=	1	4.73	X	8.82	=	41.77
19	=	1	3.18	X	2.2	=	7.00
20	=	1	5.00	X	1.73	=	8.65
L1	=	2	2.50	X	1.9	=	9.50
TOTAL							175.11
TOTAL DEDUCTION							175.11
TOTAL BUILT-UP AREA							466.44

BUILT UP AREA KEY PLAN FOR 8TH FLOOR (REFUGE)
SCALE: 1:200

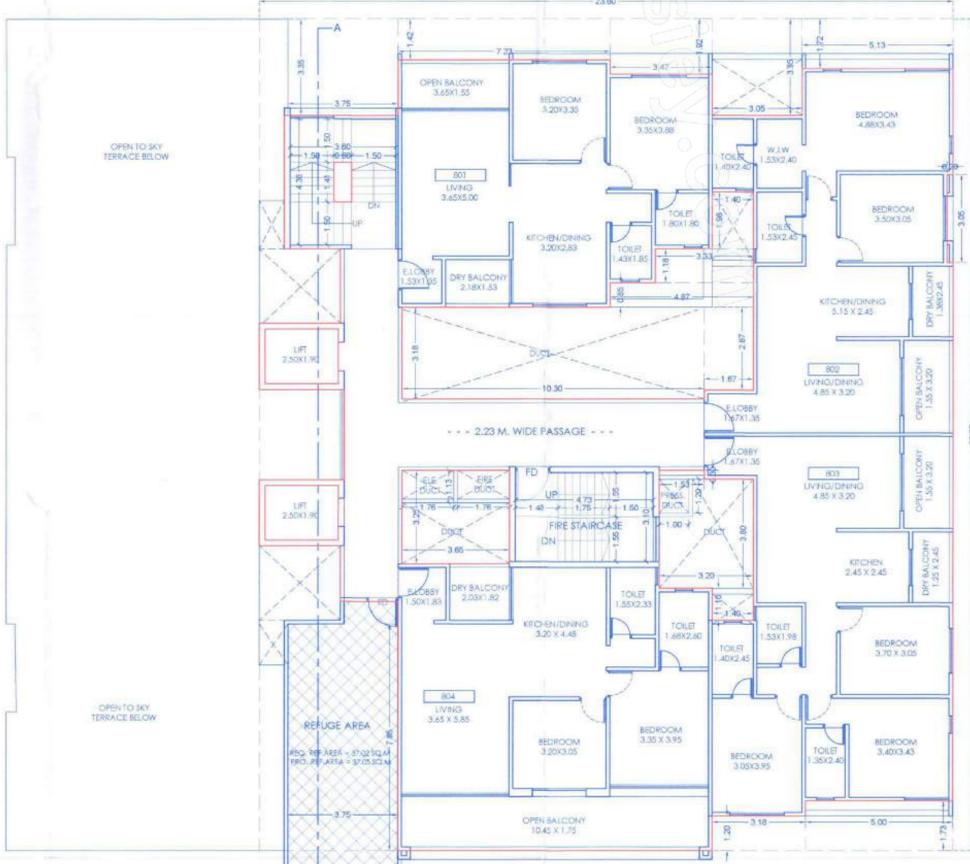


BLOCK	=	1	23.60	X	27.63	=	652.07
DEDUCTIONS							
1	=	1	4.73	X	2.15	=	10.17
2	=	1	2.23	X	0.23	=	1.66
3	=	1	3.35	X	0.73	=	2.45
5	=	1	5.00	X	0.52	=	2.60
6	=	1	0.85	X	4.63	=	3.94
7	=	1	0.60	X	1.38	=	0.83
8	=	1	2.78	X	2.57	=	7.14
9	=	1	2.90	X	3.13	=	9.08
10	=	1	3.33	X	1.18	=	3.93
11	=	1	4.87	X	0.85	=	4.14
12	=	1	10.30	X	3.18	=	32.75
13	=	1	1.67	X	2.87	=	4.79
14	=	1	3.65	X	3.25	=	11.86
15	=	1	1.53	X	0.3	=	0.46
16	=	1	3.20	X	3.8	=	12.16
17	=	1	1.40	X	1.1	=	1.54
18	=	1	2.65	X	2.57	=	6.81
19	=	1	6.12	X	0.85	=	5.20
20	=	1	4.73	X	1.85	=	8.75
21	=	1	3.18	X	1.2	=	3.82
22	=	1	5.00	X	1.73	=	8.65
L1	=	2	2.50	X	1.9	=	9.50
TOTAL							152.23
TOTAL DEDUCTION							152.23
TOTAL BUILT-UP AREA							499.84

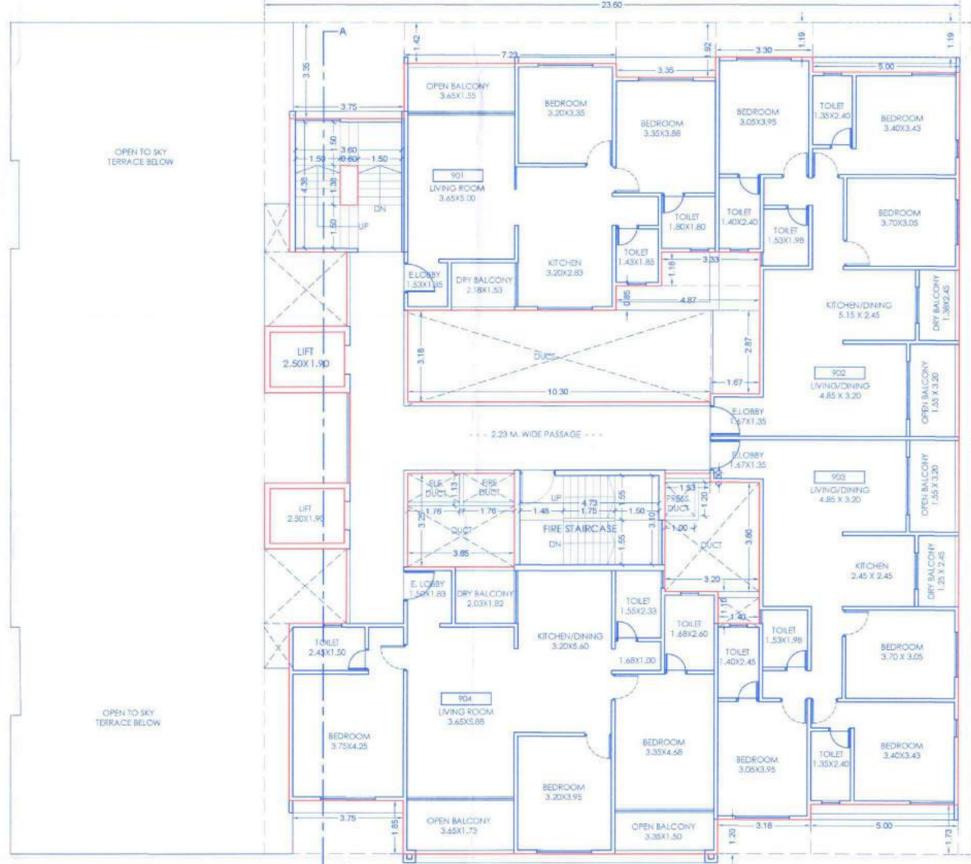
BUILT UP AREA KEY PLAN FOR 9TH FLOOR
SCALE: 1:200



7TH FLOOR PLAN
SCALE: 1:100



8TH FLOOR PLAN (REFUGE)
SCALE: 1:100



9TH FLOOR PLAN
SCALE: 1:100

STAMP OF APPROVAL
FLOOR PLAN, KEY PLAN
Revised - Resi + Com - Dt-28/6/24
APPROVED SUBJECT TO CONDITIONS
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/0765/24
Building Inspector: [Signature]
Dputy Engineer P.M.C.: [Signature]

OWNERS DECLARATION, NAME & SIGN.
I, the undersigned hereby confirm that the above plan is prepared by a duly qualified and licensed Architect/Engineer/Structural Engineer/Quantity Surveyor/Valuer/Inspector of Buildings/Other Professional Person as per the provisions of the relevant Acts and Regulations. I declare that the plan is true and correct and that I am not aware of any fraud or illegality connected with the same. I hereby declare that the plan is prepared in accordance with the provisions of the relevant Acts and Regulations and that I am not aware of any fraud or illegality connected with the same.

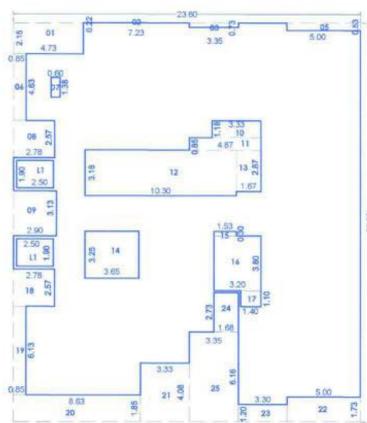
1) MR. TEJRAJ PATIL
2) MR. RAJESH CHOUDHARY
TEJRAJ PROFILE INFRA LLP. THROUGH,

PROJECT - TEJ NOVA
REVISED (REDEVELOPMENT) PROJECT (RESI. + COMM.) ON
CTS. NO-712A, F. P. 379, AT- BHAVANI PETH, TAL.- HAVELI, DIST.- PUNE.

ARCHITECT :-
JAY AERAM & ASSOCIATES
ADDRESS: 402, ANSHU CENTRE, CTS. NO. 1080 + 81
TILAK ROAD, SAKURBA PETH, DIST. PUNE 411002
EMAIL: jayaram@jayaram.com | jayaram@jayaram.com
PHONE NO. +91 9806637642

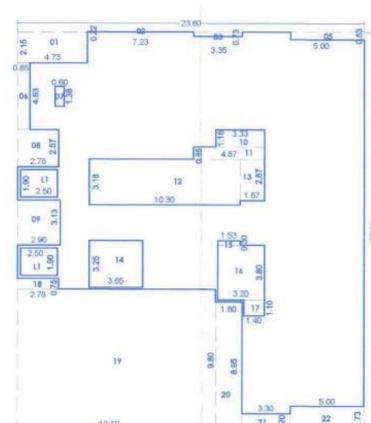
JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
830	02.07.2024	1:100		CHAITALI	AR. JAY SIR

P:\JOB NO. 830 - TEJRAJ BHAVANI INFRA MUNICIPAL DRAWING\DWG SANCTIONING_MIR_02_07_2024 - FINAL_PLOTTING\MIR_02_07_2024_FINAL_PLOTTING.dwg



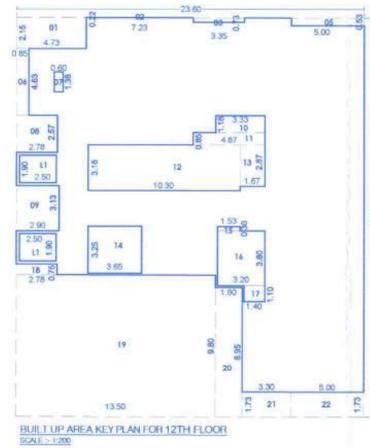
BUILT UP AREA KEY PLAN FOR 10TH FLOOR
SCALE: 1:200

AREA CALCULATIONS FOR 10TH FLOORS							
BLOCK	=	1	23.60	X	27.63	=	652.07
DEDUCTIONS							
1	=	1	4.73	X	2.15	=	10.17
2	=	1	7.23	X	0.22	=	1.59
3	=	1	3.35	X	0.73	=	2.45
4	=	1	5.00	X	0.53	=	2.65
5	=	1	0.85	X	4.63	=	3.94
6	=	1	0.60	X	1.38	=	0.83
7	=	1	2.78	X	2.57	=	7.14
8	=	1	2.90	X	3.13	=	9.08
9	=	1	3.33	X	1.18	=	3.93
10	=	1	4.87	X	0.85	=	4.14
11	=	1	10.30	X	3.18	=	32.75
12	=	1	1.67	X	2.87	=	4.79
13	=	1	3.65	X	3.25	=	11.86
14	=	1	1.53	X	0.3	=	0.46
15	=	1	3.20	X	3.8	=	12.16
16	=	1	1.40	X	1.1	=	1.54
17	=	1	2.78	X	2.57	=	7.14
18	=	1	0.85	X	6.13	=	5.21
19	=	1	8.63	X	1.85	=	15.97
20	=	1	3.33	X	4.08	=	13.59
21	=	1	5.00	X	1.73	=	8.65
22	=	1	3.30	X	1.2	=	3.96
23	=	1	1.86	X	2.73	=	5.09
24	=	1	3.35	X	6.16	=	20.64
25	=	2	2.50	X	1.9	=	9.50
LI	=	1	2.50	X	1.9	=	9.50
TOTAL							198.72
TOTAL DEDUCTION							198.72
TOTAL BUILT-UP AREA							453.36



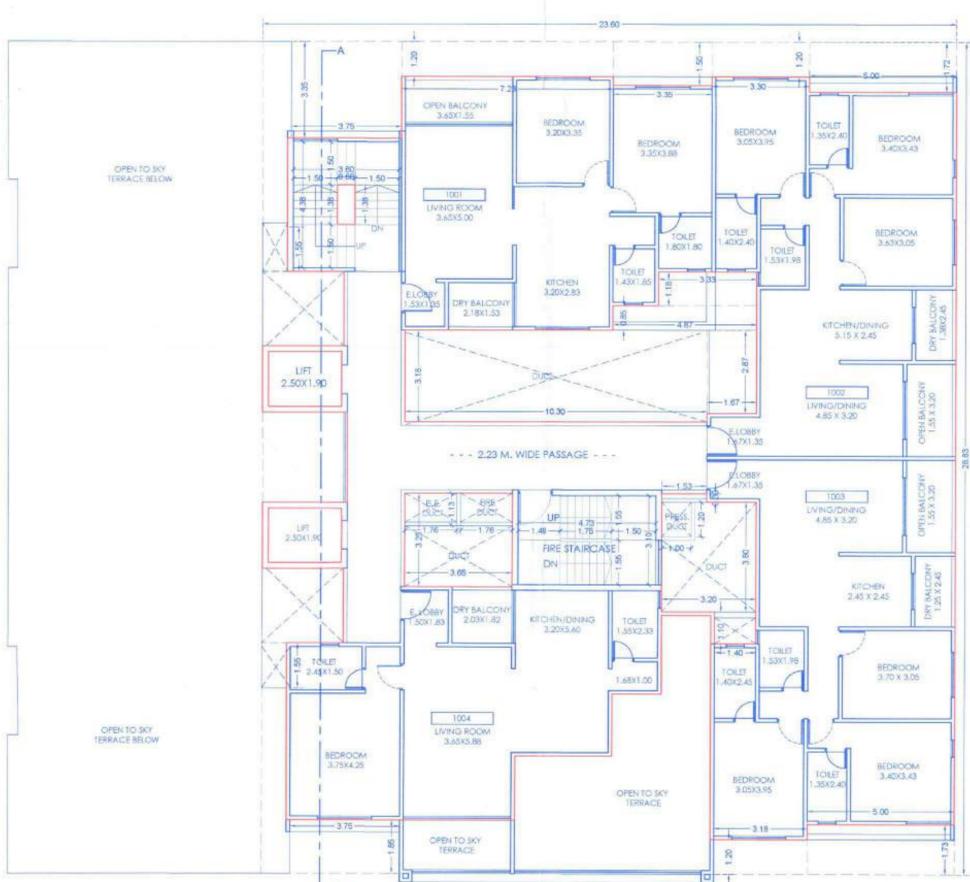
BUILT UP AREA KEY PLAN FOR 11TH FLOOR
SCALE: 1:200

AREA CALCULATIONS FOR 11TH FLOOR							
BLOCK	=	1	23.60	X	27.63	=	652.07
DEDUCTIONS							
1	=	1	4.73	X	2.15	=	10.17
2	=	1	7.23	X	0.22	=	1.59
3	=	1	3.35	X	0.73	=	2.45
4	=	1	5.00	X	0.53	=	2.65
5	=	1	0.85	X	4.63	=	3.94
6	=	1	0.60	X	1.38	=	0.83
7	=	1	2.78	X	2.57	=	7.14
8	=	1	2.90	X	3.13	=	9.08
9	=	1	3.33	X	1.18	=	3.93
10	=	1	4.87	X	0.85	=	4.14
11	=	1	10.30	X	3.18	=	32.75
12	=	1	1.67	X	2.87	=	4.79
13	=	1	3.65	X	3.25	=	11.86
14	=	1	1.53	X	0.3	=	0.46
15	=	1	3.20	X	3.8	=	12.16
16	=	1	1.40	X	1.1	=	1.54
17	=	1	2.78	X	2.57	=	7.14
18	=	1	0.85	X	6.13	=	5.21
19	=	1	8.63	X	1.85	=	15.97
20	=	1	3.33	X	4.08	=	13.59
21	=	1	5.00	X	1.73	=	8.65
22	=	1	3.30	X	1.2	=	3.96
23	=	1	1.86	X	2.73	=	5.09
24	=	1	3.35	X	6.16	=	20.64
25	=	2	2.50	X	1.9	=	9.50
LI	=	1	2.50	X	1.9	=	9.50
TOTAL							282.08
TOTAL DEDUCTION							282.08
TOTAL BUILT-UP AREA							369.92

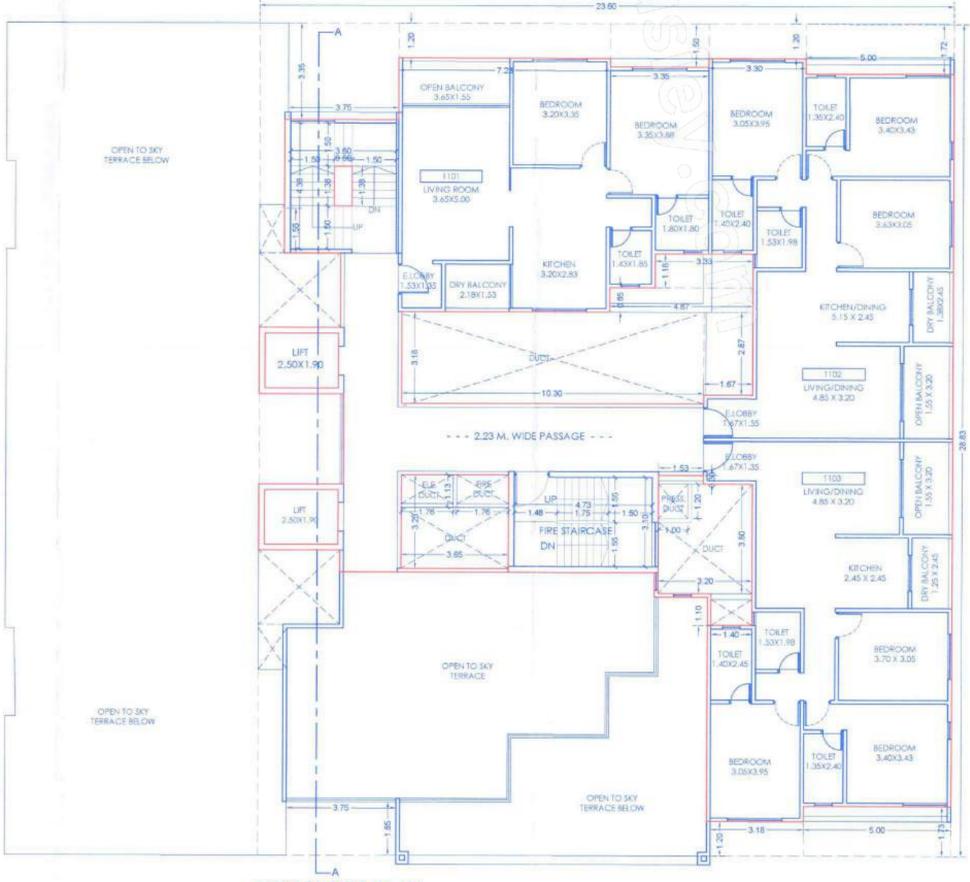


BUILT UP AREA KEY PLAN FOR 12TH FLOOR
SCALE: 1:200

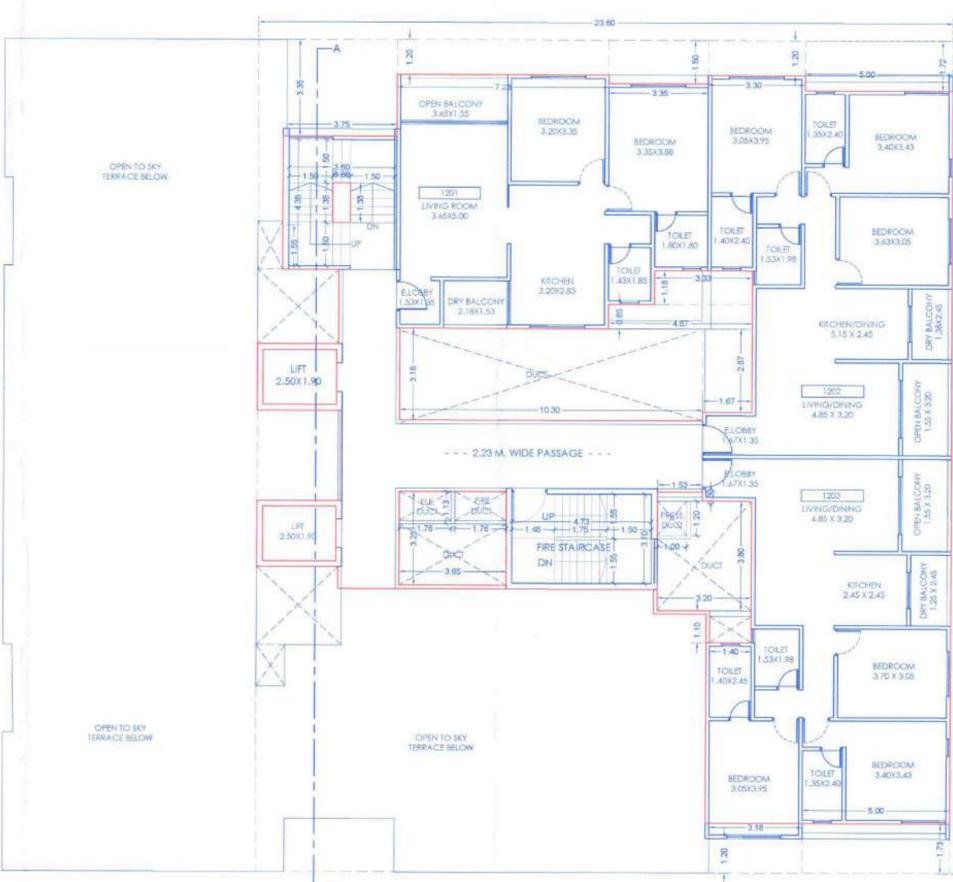
AREA CALCULATIONS FOR 12TH FLOORS							
BLOCK	=	1	23.60	X	27.63	=	652.07
DEDUCTIONS							
1	=	1	4.73	X	2.15	=	10.17
2	=	1	7.23	X	0.22	=	1.59
3	=	1	3.35	X	0.73	=	2.45
4	=	1	5.00	X	0.53	=	2.65
5	=	1	0.85	X	4.63	=	3.94
6	=	1	0.60	X	1.38	=	0.83
7	=	1	2.78	X	2.57	=	7.14
8	=	1	2.90	X	3.13	=	9.08
9	=	1	3.33	X	1.18	=	3.93
10	=	1	4.87	X	0.85	=	4.14
11	=	1	10.30	X	3.18	=	32.75
12	=	1	1.67	X	2.87	=	4.79
13	=	1	3.65	X	3.25	=	11.86
14	=	1	1.53	X	0.3	=	0.46
15	=	1	3.20	X	3.8	=	12.16
16	=	1	1.40	X	1.1	=	1.54
17	=	1	2.78	X	2.57	=	7.14
18	=	1	0.85	X	6.13	=	5.21
19	=	1	8.63	X	1.85	=	15.97
20	=	1	3.33	X	4.08	=	13.59
21	=	1	5.00	X	1.73	=	8.65
22	=	1	3.30	X	1.2	=	3.96
23	=	1	1.86	X	2.73	=	5.09
24	=	1	3.35	X	6.16	=	20.64
25	=	2	2.50	X	1.9	=	9.50
LI	=	1	2.50	X	1.9	=	9.50
TOTAL							282.08
TOTAL DEDUCTION							282.08
TOTAL BUILT-UP AREA							369.92



10TH FLOOR PLAN
SCALE: 1:100



11TH FLOOR PLAN
SCALE: 1:100



12TH FLOOR PLAN
SCALE: 1:100

STAMP OF APPROVAL
FLOOR PLAN, KEY PLAN

Revised Resi + Com. Date: 28/6/24
APPROVED UNDER GOVERNMENT CERTIFICATE NO. CC/0768/24

Inspector: [Signature] Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION
APPROVED
PUNE

OWNER'S DECLARATION, NAME & SIGN.
I/We Undersigned hereby confirm that I/we would abide by the conditions and by the Authority's Collector. I/We would execute the structure as per approved plan. Also I/We would ensure that I/We would ensure the quality and safety of the work.

1) MR. TEJRAJ PATIL.
2) MR. RAJESH CHOUDHARY.

TEJRAJ PROFILE INFRA LLP. THROUGH,

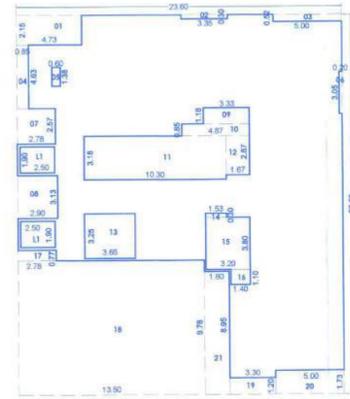
PROJECT :- TEJ NOVA

REVISED (REDEVELOPMENT) PROJECT (RESI. + COMM.) ON
CTS. NO-712A,F, P.379, AT- BHAVANI PETH, TAL.- HAVELI, DIST.- PUNE.

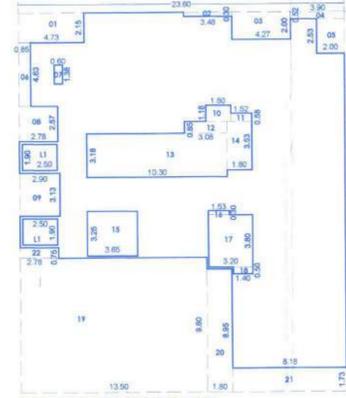
ARCHITECT :-
JAY AERAM & ASSOCIATES
ADDRESS :- 403, ANSHU CENTRE, C.T.S. NO. 1390 - 51
TEJRAJ, BHADKAWA PETH, PUNE-411002
EMAIL :- jayaram@jayaram.com | jayaram@jayaram.com
PHONE NO. :- +91 9866057542

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
830	02.07.2024	1:100	[North Arrow]	CHAITALI	AR. JAY SIR

J:\JOB NO. 830 - TEJRAJ - BHADKAWA\THIS MUNICIPAL DRAWING\DWG\SANKETORIG_MUN_02 07 2024 - FINAL PLOTTING\DWG_MUN_02 07 2024_FINAL PLOTTING.dwg



AREA CALCULATIONS FOR 13TH FLOOR			
BLOCK	=	1	23.60 X 27.63 = 652.07
DEDUCTIONS			
1	=	1	4.75 X 2.15 = 10.17
2	=	1	3.95 X 0.3 = 1.01
3	=	1	5.00 X 0.52 = 2.60
4	=	1	0.85 X 4.63 = 3.94
5	=	1	0.60 X 1.38 = 0.83
6	=	1	0.20 X 3.05 = 0.61
7	=	1	2.78 X 2.57 = 7.14
8	=	1	2.90 X 3.13 = 9.08
9	=	1	3.33 X 1.18 = 3.93
10	=	1	4.87 X 0.85 = 4.14
11	=	1	10.30 X 3.18 = 32.75
12	=	1	1.67 X 2.87 = 4.79
13	=	1	3.65 X 3.25 = 11.86
14	=	1	1.53 X 0.3 = 0.45
15	=	1	3.20 X 3.8 = 12.16
16	=	1	1.40 X 1.1 = 1.54
17	=	1	2.78 X 0.77 = 2.14
18	=	1	13.50 X 9.78 = 132.03
19	=	1	3.50 X 1.2 = 4.20
20	=	1	5.00 X 1.75 = 8.75
21	=	1	1.80 X 8.95 = 16.11
22	=	2	2.50 X 1.9 = 9.50
TOTAL			
TOTAL BUILT-UP AREA = 377.62			
TOTAL DEDUCTION = 224.91			
TOTAL BUILT-UP AREA = 152.71			



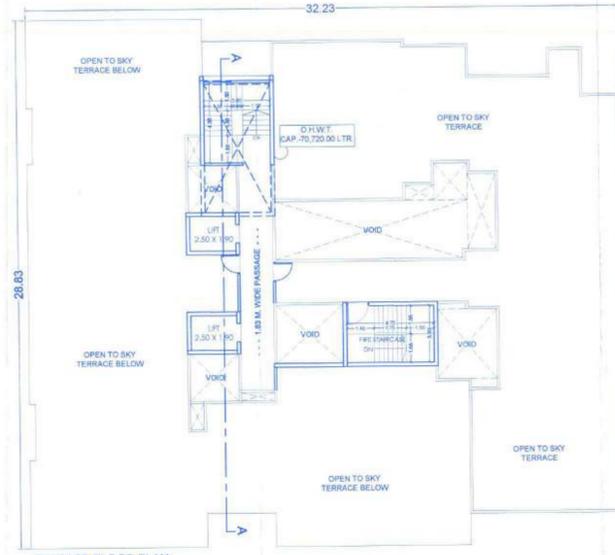
AREA CALCULATIONS FOR 14TH FLOOR			
BLOCK	=	1	23.60 X 27.63 = 652.07
DEDUCTIONS			
1	=	1	4.75 X 2.15 = 10.17
2	=	1	3.48 X 0.3 = 1.04
3	=	1	4.27 X 0.8 = 3.42
4	=	1	3.90 X 0.52 = 2.03
5	=	1	2.00 X 2.50 = 5.00
6	=	1	0.85 X 4.63 = 3.94
7	=	1	0.80 X 1.38 = 1.10
8	=	1	2.75 X 2.57 = 7.06
9	=	1	2.90 X 3.13 = 9.08
10	=	1	1.80 X 1.18 = 2.12
11	=	1	1.57 X 0.58 = 0.91
12	=	1	3.08 X 0.85 = 2.62
13	=	1	10.30 X 3.18 = 32.75
14	=	1	1.80 X 3.50 = 6.30
15	=	1	3.65 X 3.25 = 11.86
16	=	1	1.53 X 0.3 = 0.45
17	=	1	3.20 X 3.8 = 12.16
18	=	1	1.40 X 0.5 = 0.70
19	=	1	13.50 X 9.78 = 132.03
20	=	1	1.80 X 8.95 = 16.11
21	=	1	8.18 X 1.73 = 14.15
22	=	1	2.78 X 0.75 = 2.09
23	=	2	2.50 X 1.9 = 9.50
TOTAL			
TOTAL DEDUCTION = 201.89			
TOTAL BUILT-UP AREA = 450.18			



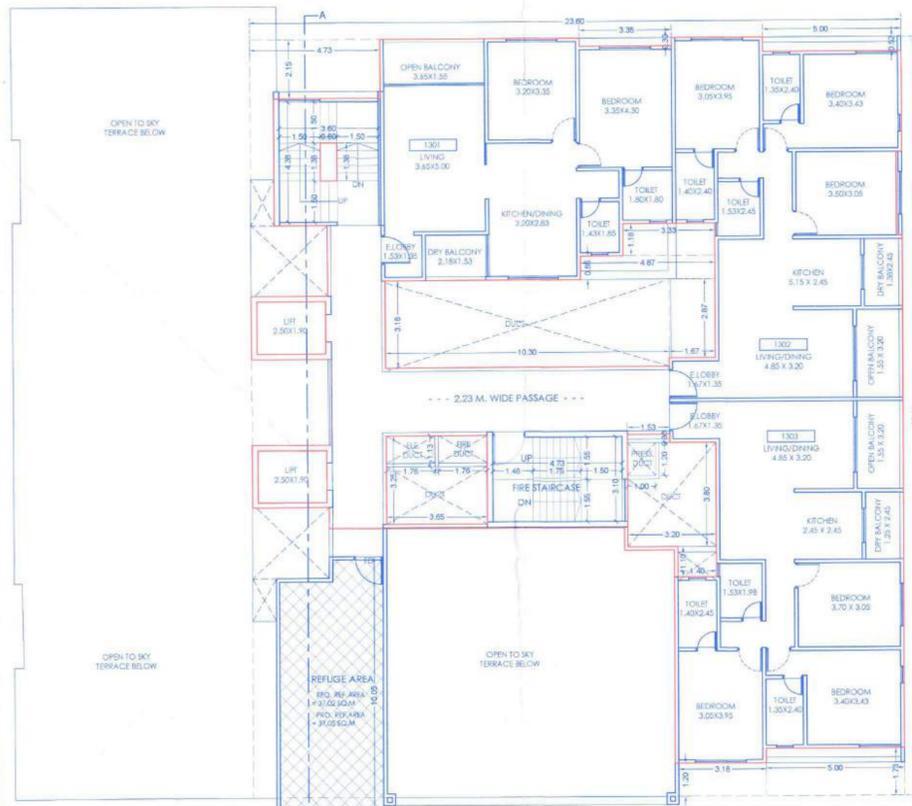
REFUGE AREA CALCULATIONS FOR 8TH & 13TH FLOORS			
BLOCK	=	1	3.75 X 10.00 = 37.50
DEDUCTIONS			
1	=	1	1.50 X 0.3 = 0.45
TOTAL			
TOTAL DEDUCTION = 0.45			
TOTAL BUILT-UP AREA = 37.05			

REFUGE AREA STATEMENT			
BUILT-UP AREA = 37.05 SQ.M			
TYPICAL FL - 271.38 X 2.0 X 37.05 = 10.50			
REQUIRED REFUGE AREA = 37.05 SQ.M			
PROPOSED REFUGE AREA = 37.05 SQ.M			

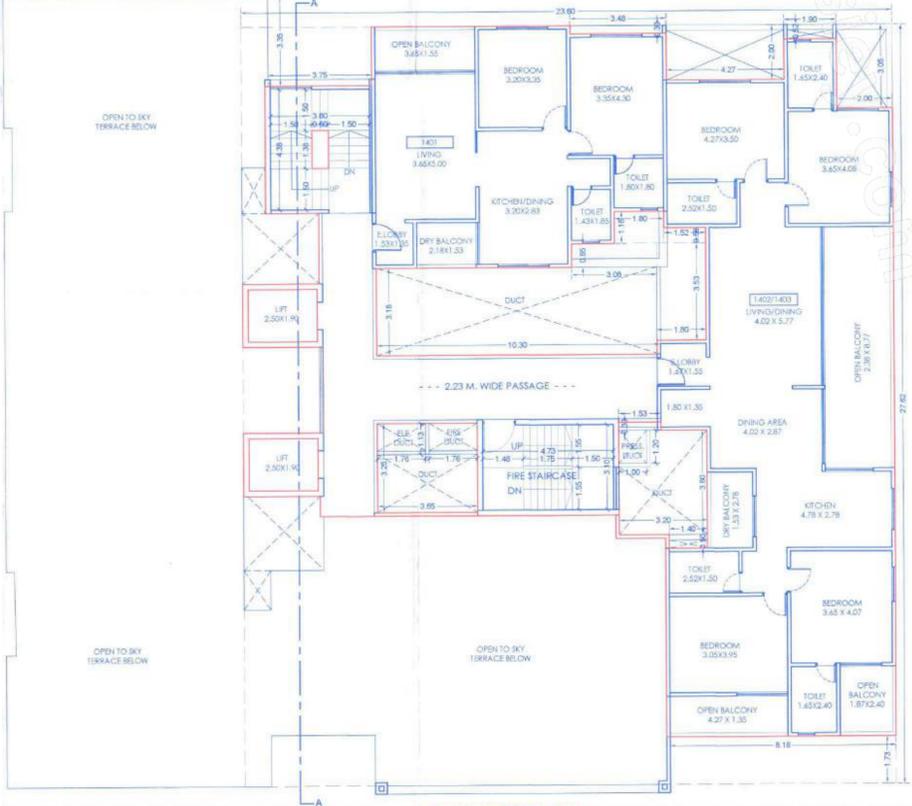
REFUGE AREA KEY PLAN FOR 8TH & 13TH FLOOR
SCALE: 1:200



TERRACE FLOOR PLAN
SCALE: 1:150



13TH FLOOR PLAN (REFUGE)
SCALE: 1:100



14TH FLOOR PLAN
SCALE: 1:100



SECTION-AA
SCALE: 1:150

STAMP OF APPROVAL
FLOOR PLAN, KEY PLAN, SECTION, ELEVATION

Revised Res+Com. Dt-28/6/24
APPROVED UNDER MANAGEMENT
CERTIFICATE NO. CC-10768/24
Pune
City Engineer P.M.C.



OWNER'S DECLARATION, NAME & SIGN.
I, the undersigned hereby declare that the above plan is prepared by the Architect/Engineer/Structural Engineer/Interior Designer/Other as mentioned in the structure as per approved form. Also I/we would execute the Book of Approval/Other Technical Form as to ensure the Quality and Safety of the work.

1) MR. TEJRAJ PATIL.
2) MR. RAJESH CHOUDHARY.
TEJRAJ PROFILE INFRA LLP. THROUGH,

PROJECT - TEJ NOVA
REVISED (REDEVELOPMENT) PROJECT (RESI. + COMM.) ON,
CTS. NO-712A, F. P.379, AT- BHAVANI PETH, TAL.- HAVELI, DIST.- PUNE.

ARCHITECT :-
JAY AERAM & ASSOCIATES
ADDRESS : 401, MIDWAY COLONY, CTS. NO. 180, - 1, ST. THAKUR ROAD, BHAVANI PETH, PUNE-411006.
EMAIL : aeram@jayeram.com | aoram@jayeram.com
PHONE NO. : +91 909857942

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
830	02.07.2024	1:100		CHAITALI	AR. JAY SIR