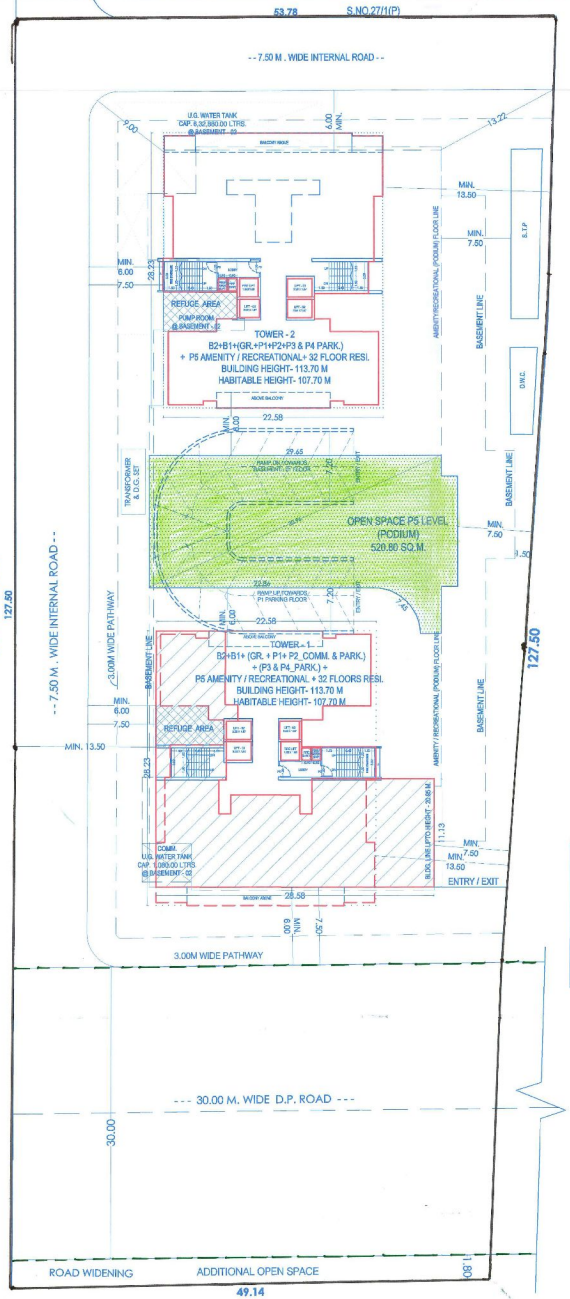


LAYOUT PLAN
SCALE :- 1:250

F.S.I & NON F.S.I STATEMENT (FOR E.C)																					SERVICES AREA
				TOTAL F.S.I.				NON F.S.I. AREA													(STP, U.G.W.T., METER RM, TRANSFORMER, DWC SOCIETY OFFICE WATCHMAN CABIN, MISCELLANEOUS)
BLDG.	AMENITY FLOOR	HEIGHT	TOTAL TENEMENT	AMENITY/ RECREATIONAL F.S.I.	COMM. F.S.I.	RESI. F.S.I.	TOTAL AREA	BASEMENT 1 PARKING AREA	BASEMENT 2 PARKING AREA	GROUND PARKING AREA	P1 PARKING AREA	P2 PARKING AREA	P3 PARKING AREA	P4 PARKING AREA	P5 AMENITY AREA	O.H.W.T AREA	TOP TERRACE AREA	REFUGE AREA	LIFT AREA	TOTAL CONSTRUCTION AREA	
TOWER - 1	B2+B1+(GR.+P1+P2. COMM. & PARK.)+ (P3 & P4 PARK.) + P5 Amenity / Recreational + 32 FL. RESI.	113.70 M.	128	546.62	1,113.11	15,851.84	17,511.57	1181.93	1181.93	1217.88	810.71	894.38	1092.49	1093.49	896.78	75.17	454.09	168.00	15.70	9083.55	1278.00
TOWER - 2	B2+B1+(GR.+P1+P2+P3+P4 PARK.) + P5 Amenity / Recreational + 32 FL. RESI.	113.70 M.	128	546.62	-----	15,851.84	16,398.46	1181.93	1181.93	1217.88	810.71	894.38	1092.49	1093.49	896.78	75.17	454.09	168.00	15.70	9083.55	
TOTAL	-----	-----	256	1,093.24	1,113.11	31,703.68	33,910.03	2363.86	2363.86	2435.76	1621.42	1788.76	2185.98	2186.98	1793.56	150.34	908.18	336.00	31.40	18,167.10	1278.00
TOTAL AREA				2,206.35		31,703.68	33,910.03	18,167.10 SQ.M.													1278.00
TOTAL AREA =(TOTAL F.S.I.+NON F.S.I.)				(FSI_33,910.03) + (18,167.10 + 1278.00 = 19,445.10) = 53,355.13 SQ.M.																	

F.S.I. STATEMENT :- (TOWER - 1+2)					
FLOOR	F.S.I. AREA TOWER - 1 COMM.	TOWER - 1 RESI.	TOWER - 2 COMM.	TOWER - 2 RESI.	TOTAL F.S.I
BASEMENT - 02 PAR.	-----	-----	-----	-----	-----
BASEMENT - 01 PAR.	-----	-----	-----	-----	-----
GROUND FLOOR	394.17	-----	-----	-----	394.17
P1 COMM.+PAR. FL.	293.65	-----	-----	-----	293.65
P2 COMM.+PAR. FL.	425.29	-----	-----	-----	425.29
P3 PARKING FLOOR	-----	-----	-----	-----	-----
P4 PARKING FLOOR	-----	-----	-----	-----	-----
P5 Amenity / Recreational Floor	546.62	-----	546.62	-----	1093.24
1ST FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
2ND FLOOR	-----	495.37	-----	495.37	990.74
3RD FLOOR	-----	495.37	-----	495.37	990.74
4TH FLOOR	-----	495.37	-----	495.37	990.74
5TH FLOOR	-----	495.37	-----	495.37	990.74
6TH FLOOR	-----	495.37	-----	495.37	990.74
7TH FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
8TH FLOOR	-----	495.37	-----	495.37	990.74
9TH FLOOR	-----	495.37	-----	495.37	990.74
10TH FLOOR	-----	495.37	-----	495.37	990.74
11TH FLOOR	-----	495.37	-----	495.37	990.74
12TH FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
13TH FLOOR	-----	495.37	-----	495.37	990.74
14TH FLOOR	-----	495.37	-----	495.37	990.74
15TH FLOOR	-----	495.37	-----	495.37	990.74
16TH FLOOR	-----	495.37	-----	495.37	990.74
17TH FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
18TH FLOOR	-----	495.37	-----	495.37	990.74
19TH FLOOR	-----	495.37	-----	495.37	990.74
20TH FLOOR	-----	495.37	-----	495.37	990.74
21ST FLOOR	-----	495.37	-----	495.37	990.74
22ND FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
23RD FLOOR	-----	495.37	-----	495.37	990.74
24TH FLOOR	-----	495.37	-----	495.37	990.74
25TH FLOOR	-----	495.37	-----	495.37	990.74
26TH FLOOR	-----	495.37	-----	495.37	990.74
27TH FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
28TH FLOOR	-----	495.37	-----	495.37	990.74
29TH FLOOR	-----	495.37	-----	495.37	990.74
30TH FLOOR	-----	495.37	-----	495.37	990.74
31ST FLOOR (Refuge)	-----	495.37	-----	495.37	990.74
32ND FLOOR	-----	495.37	-----	495.37	990.74
TOTAL	1,659.73	15,851.84	546.62	15,851.84	33,910.03
GRAND TOTAL	17,511.57		16,398.46		33,910.03
LIFT AREA	15.70		15.70		31.40
TOTAL TENEMENT	128 Nos.		128 Nos.		256 Nos.

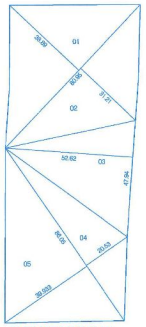
PARKING STATEMENT						
BLDG.	REQUIRED		PROPOSED		FUTURE PROVISION	
	CAR	SC.	CAR	SC.	CAR	SC.
TOWER - 1	61	99	---	---	---	---
TOWER - 2	61	99	---	---	---	---
BASEMENT 02	---	---	64	30	---	---
BASEMENT 01	---	---	64	30	---	---
GROUND PAR.	---	---	34	30	---	---
P1 PARKING	---	---	24	31	---	---
P2 PARKING	---	---	---	46	33	---
P3 PARKING	---	---	---	50	39	---
P4 PARKING	---	---	---	50	76	---
TOTAL	122	198	186	267	148	---

AREA REQUIRED FOR PARKING

L. CAR AREA = 62 X 12.50 = 775.00 SQ.M
S. CAR AREA = 60 X 10.35 = 621.00 SQ.M
SCOOTER AREA = 198 X 2.00 = 396.00 SQ.M
TOTAL = 775.00 + 621.00 + 396.00 = 1792.00 SQM.

REQUIRED PARKING AREA = 2416.25 SQ.M.
PROVIDED PARKING AREA = 2659.00 SQ.M.

GOOGLE LOCATION
PROPOSED SITE



PLOT AREA KEY PLAN
[SCALE- 1:1000]

Total Built-up Area In Proposed				
	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
RECRE. FSI	607.36	50% = 485.69	485.69	1,093.24
COMM. FSI	618.40	50% = 494.72	494.72	1,113.11
RESI. FSI	15,814.50	60% = 11,888.88	11,888.88	31,703.68
TOTAL	21,040.56	12,869.49	12,869.49	33,910.03
TOTAL PROPOSED B/UP AREA = 33,910.03 SQ.M				

LOCATION PLAN
PROPOSED SITE

PLOT AREA CALCULATION
ADDITION :-
01. 80.95 X 38.89 X 0.5 = 1574.07 SQ.M.
02. 80.95 X 31.21 X 0.5 = 1263.22 SQ.M.
03. 52.62 X 47.94 X 0.5 = 1261.30 SQ.M.
04. 20.53 X 86.05 X 0.5 = 883.30 SQ.M.
05. 39.933 X 86.05 X 0.5 = 1718.11 SQ.M.
TOTAL PLOT AREA = 6700.00 SQ.M.

CARPET AREA STATEMENT			
BLDG/ WINGS	CARPET AREA 60 TO 65.00 SQ.M	CARPET AREA 60.00 TO 120.0 SQ.M	TOTAL NO. OF FLAT
TOWER - 1	64 FLAT	64 FLAT	128 FLAT
TOWER - 2	64 FLAT	64 FLAT	128 FLAT
TOTAL	256 FLAT	256 FLAT	256 FLAT

30.00 M WIDE D.P. ROAD WIDENING CALCULATION
ADDITION :-
01. 57.20 X 25.81 X 0.5 = 738.17 SQ.M.
02. 57.20 X 26.358 X 0.5 = 753.83 SQ.M.
TOTAL AREA = 1492.00 SQ.M.

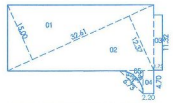
30.00 M. W. R/W AREA KEY PLAN [SCALE- 1:500]

F.S.I STATEMENT :- TOWER :- 1 + 2							
WING	FLOOR	F.S.I AREA AMENITY/ RECREATIONAL AREA (A)	COMM. AREA (B)	RESI. AREA (C)	TOTAL F.S.I AREA (A + B + C)	LIFT/M.C. AREA	TENE
TOWER - 1	B2 + B1 + (GR. + P1 + P2. COMM. & PARK.) + (P3 & P4 PARK.) + P5 Amenity / Recreational + + 32 FL. RESI.	546.62	1,113.11	15,851.84	17,511.57	15.70	128
TOWER - 2	B2 + B1 + (GR. + P1 + P2 + P3 + P4 PARK.) + P5 Amenity / Recreational + 32 FL. RESI.	546.62	-----	15,851.84	16,398.46	15.70	128
TOTAL AREA		1,093.24	1,113.11	31,703.68	33,910.03	31.40	256
GRAND TOTAL AREA = 33,910.03 SQ.M.		2,206.35		31,703.68			

PREVIOUSLY SANCTION
STAMP DUTY OF UNITS TO BE BORNE BY DEVELOPER VIDE SCHEME MAHARASHTRA GOVT. NOTIFICATION DATED - 14/01/2021
प्रशासन निर्णय क्र.टिपीएस-२८२०/क्र-नौ,२७/प्र.क्र.८०/२०/नविवि-१३, दिनांक : १४/०१/२०२१

SANCTION DETAILS	AREA	NOS.
01) PREVIOUSLY SANCTION DETAILS	17,051.20	132
02) PROPOSED DETAILS	17,067.45	120

PREMIUM AREA STATEMENT							
SANCTION NO.	AMENITY/ RECRIALTIONAL F.S.I.	COMM. F.S.I.	RESI. F.S.I.	TOTAL F.S.I.	ANCILLARY AREA	LIFT AREA
PROPOSED	1093.24	1113.11	31,703.68	33,910.03	12,869.55	31.40
CC/1380/22.DT. 26/08/2022 (PREVIOUSLY SANCTION)	1093.24	1113.11	25,263.87	27,470.22	10,454.46	31.40
DIFFERENCE	00.00	00.00	+6439.81	+6439.81	+2415.09	0.00



OPEN SPACE AREAKEY PLAN
[SCALE- 1:500]

OPEN SPACE AREA CALCULATION
01. 32.61 X 15.00 X 0.5 X 1 = 244.58 SQ.M.
02. 32.61 X 14.79 X 0.5 X 1 = 241.13 SQ.M.
03. 01.73 X 11.32 X 1 = 19.58 SQ.M.
04. 02.20 X 04.70 X 1 = 10.34 SQ.M.
05. 06.73 X 03.36 X 0.5 X 1 = 11.31 SQ.M.
TOTAL AREA = 526.94 SQ.M.
A) 6.73 X 1.37 X 2 / 3 = 6.14 SQ.M.
NET AREA = 526.94 - 6.14 = 520.80 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) (E)	AFTER INDEXING AREA (B X E = B) (F)
REGULAR	005783	23079	524.48	27510/(2022/23)	1.19	385.90
REGULAR	006050	23079	224.00	21610/(2022/23)	0.937	209.92
					TOTAL	595.75
SLUM	004666	23079	109.75	53600/(2022/23)	2.323	254.99
TOTAL			658.23			851.74

WATER REQUIREMENT CALCULATION					
BLDG.	O / H TANK		U / G TANK		TOTAL
	DOMESTIC TANK	FIRE TANK	DOMESTIC TANK	FIRE TANK	
(TOWER - 1)	96,480.00 LITS.	10,000.00 LITS.	1,44,720.00 LTRS.	2,00,000.00 LITS.	3,44,720.00 LITS.
(TOWER - 2)	86,400.00 LITS.	10,000.00 LITS.	1,29,600.00 LTRS.	2,00,000.00 LITS.	3,29,600.00 LITS.
TOTAL	1,82,880.00 LTRS.	20,000.00 LTRS.	2,74,320.00 LTRS.	4,00,000.00 LTRS.	6,74,320.00 LTRS.

STAMP OF APPROVAL
BUILDING PERMISSION

PUNE MUNICIPAL CORPORATION BUILDING DEVELOPMENT DEPARTMENT PUNE APPROVED

GAVAT - 17/14/01/2023
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1914/23
DATE
Building Inspector Deputy Engineer
Building Development Department

PREVIOUSLY SANCTION DETAILS	
COMMENCEMENT CERTIFICATE NO.	
01 CC-3250-21	13-01-2022
02 CC-0686-22	06-06-2022
03 CC-1380-22	26-08-2022

AREA STATEMENT		SQ.M
01	AREA OF PLOT	
	(Minium area of a,b,c to be considered)	6700.00
	a) As per ownership documents (7/12 , CTS extract)	6700.00
	b) As per measurement sheet	6700.00
	c) As per site	
02	DEDUCTION FOR	
	a) Proposed 30.00 M. D.P./(PLP) Road widening area/Service Road/Highway Widening	1492.00
	b)Any D.P. Reservation Area	-----
	c) Total (a+b)	1492.00
03	Gross Area Of Plot (1 - 2)	5,208.00
04	Amenity Space (If applicable)	
	a) Required as per layout	-----
	b) Proposed	-----
	c) Balance proposed	-----
05	Net Area Of Plot (03-04c)	5,208.00
06	Recreational Open Space 10% @ S.no. 5 (if applicable)	
	a) Required	520.80
	b) Proposed	520.80
07	Internal Road Area	------
08	Plotable area (if applicable)	5,208.00
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width (S.no. 05 X 1.10)	5,728.80

		PERMI.	PROP.
10	Additional Of F.S.I On Payment Of TOD Premium - 2.90 @ S.no.1		
	a) Max. Permi. Premium FSI - Based On Road Width/TOD Zone. F.S.I :- 6700.00 X 2.90 = 19430.00 /0.75 = 14,572.50 SQM.	14,572.50	11506.45
	b) Proposed FSI On Payment Of Premium	------	------
11	In-Situ FSI / TDR Loading 2.90 @ S.no. 1		
	a) In-situ area against D.P Road [2.3 x sr. no.2 (d)] if applicable [2 x 1492.00]	2984.00	2984.00
	b) In-Situ Area Against Amenity Space If Handed Over (2.50 Or 1.80 X S.no. 5(a) Anc / Or (d) (2.00)	N.A.	N.A.
	c)TDR Area :- 6700.00 X 2.9/2000.25 = 4867.50 - 2984.00 = 1873.50 SQ.M.	1873.50	851.74
	i) Regular @ 70% :-	1311.45	596.75
	ii) Slum @ 30 % :-	562.05	254.99
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	4857.50	3835.74
12	Additional F.S.I Area Under Chapter No. 07 (Additional green fsi @s.no. 5 x 0% - gdcr rating)		
13	Total Entitlement Of F.S.I In The Proposal		
	a) (9 + 10(b) + 11(d)) Or 12 Whichever Id Applicable	25,158.80	21,070.99
	b) PERMI. Recre. Ancillary area upto 60% with payment of charges. = (607.36 X 0.80 = 485.89) PERMI. Comm. Ancillary area upto 60% with payment of charges. = (618.40 X 0.80 = 494.72) PERMI. Resi. Ancillary area upto 60% with payment of charges = (15,814.50 X 0.60 = 11,888.88)		12,869.49
	c) Total entitlement (a + b)		33,940.48
14	Maximum Utilisation Limit Of F.S.I (Building Potential) Permissible As Per Road Width (As per regulation no. 6.1 to6.2to6.3 sr6.4 as applicable(4 X 1.80 Or 1.80)		33,940.48
15	Total Built-up Area In Proposal (excluding area @ sr.no 17 b)		
	a) Proposed Commercial Built-up Area.		1,113.11
	b) Proposed Recreational Built-up Area		1,093.24
	c) Proposed Residential Built-up Area		31,703.68
	d) Total (a+b+c)		33,910.03
16	F.S.I Consume (15c/1)		3.99
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 Or _____ And The Dimensions Of Site Etc. Of Plot Stand 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 Structures As Per Approved Plan. Area I/We Would Execute The Work Under Supervision Of Proper Technical Person So As To Ensure The Quality And Safety Of The Work Etc.

Aditya P Agarwal

M/S. MAJESTIQUE LUXURY HOMES LLP. THROUGH
MR. ADITYA AGARWAL.

PROJECT :-

REVISED LAYOUT OF BUILDING (COMM. + RESIDENTIAL) ON S.NO.27/1/2/3 AT BALEWADI , PUNE.

ARCHITECT :-

JAY AERAM & ASSOCIATES
ARCHITECTS & PLANNERS
CA/99/20815

JAY AERAM & ASSOCIATES
ADDRESS : 403, AKSHAY CENTRE, C.T.S. NO. 1050 + 51 TILAK ROAD, SHUKRWAR PETH, DT. PUNE-411002.
EMAIL : admin@jayaeram.com | aeri.jayaeram@gmail.com
PHONE NO. : +91 9099937642

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
741	16.10.2023	1:100		SWATI	AR. JAY SIR