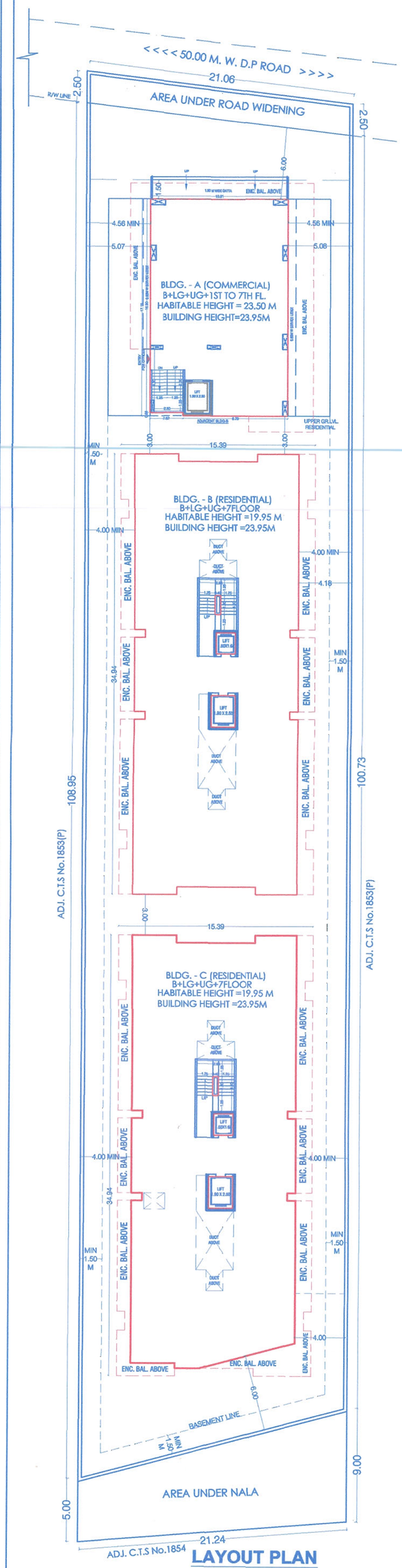
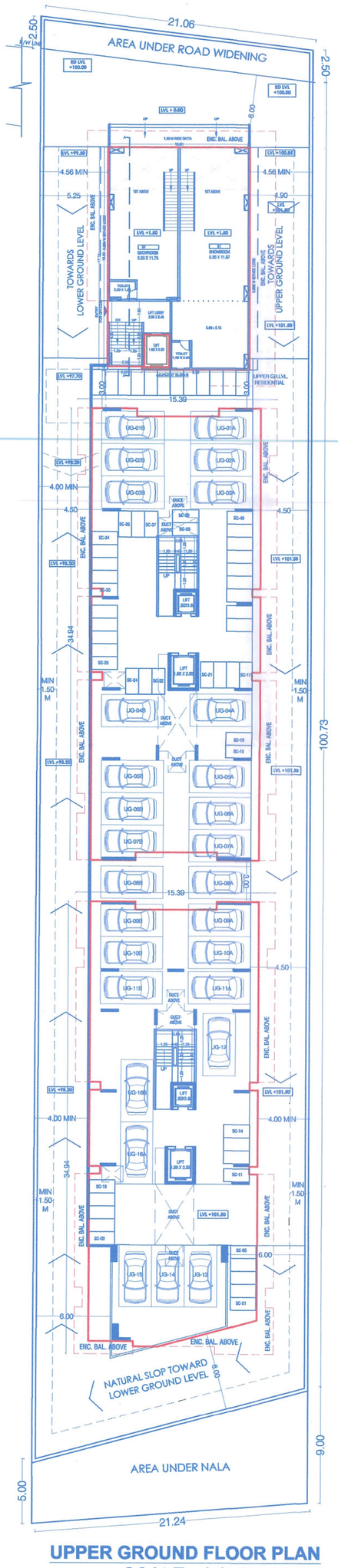
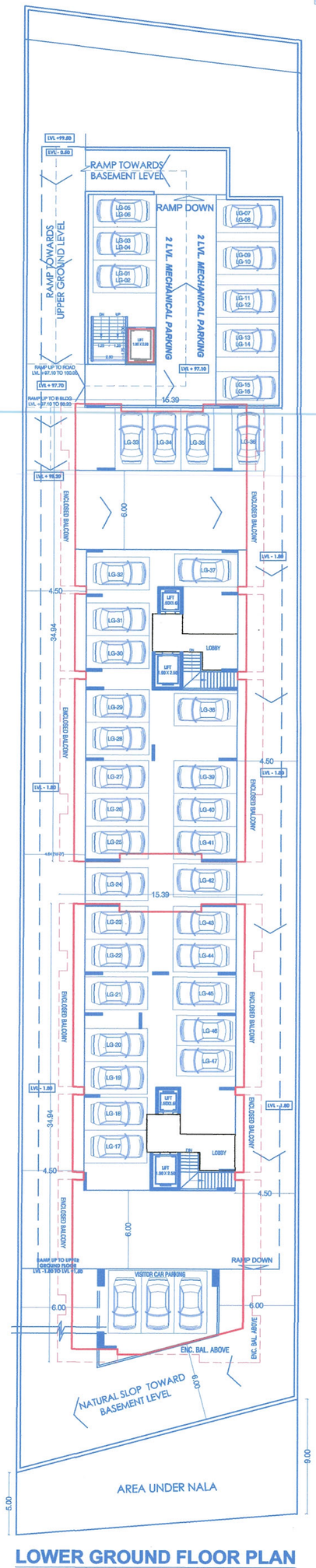


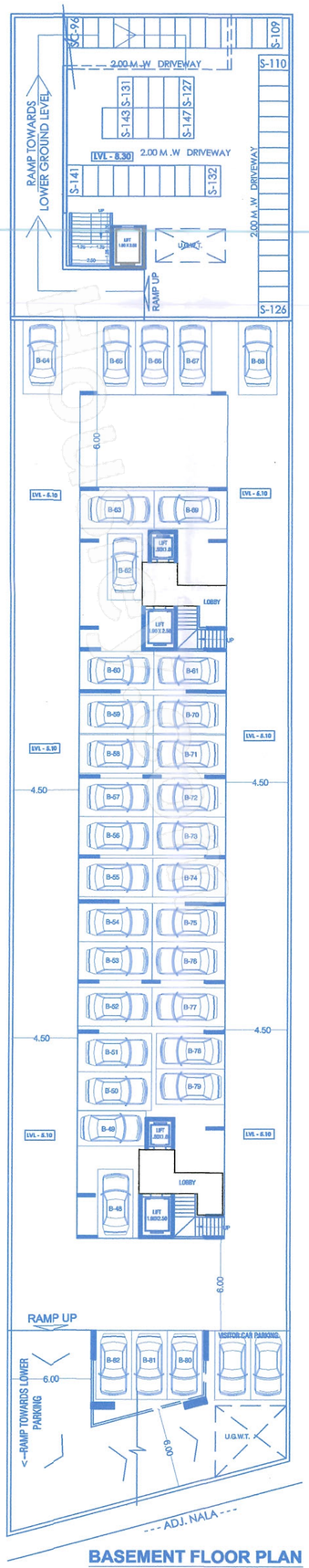
LAYOUT PLAN
SCALE - 1:250



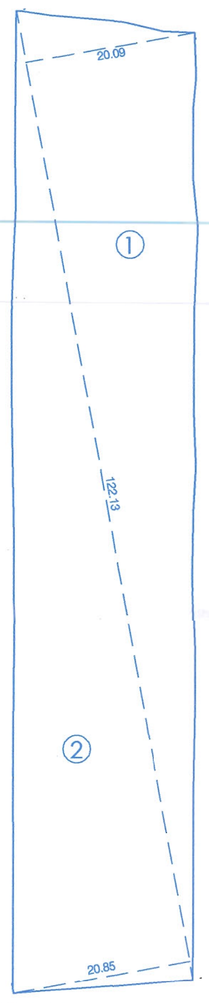
UPPER GROUND FLOOR PLAN
SCALE - 1:250
SCOOTER - 95 IN NOS.
CAR - 16 IN NOS.



LOWER GROUND FLOOR PLAN
SCALE - 1:250
CAR - 47 IN NOS.

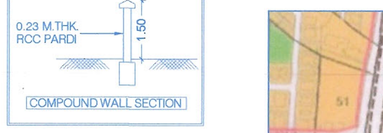


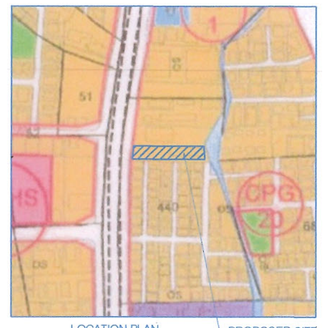
BASEMENT FLOOR PLAN
SCALE - 1:250
CAR - 35 IN NOS.
SCOOTER - 60 IN NOS.

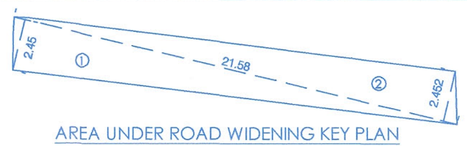


PLOT AREA KEY PLAN
SCALE - 1:500

PLOT AREA CALCULATION	
01. 20.09 X 122.13 X 1 / 2 =	1226.80 SQ.M
02. 20.85 X 122.13 X 1 / 2 =	1273.20 SQ.M
TOTAL =	2500.00 SQ.M

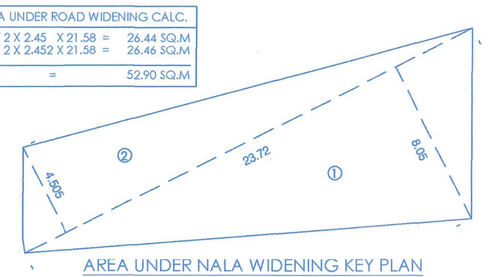






AREA UNDER ROAD WIDENING KEY PLAN
SCALE - 1:200

AREA UNDER ROAD WIDENING CALC.		
1. 1 / 2 X 2.45 X 21.58 =	26.44 SQ.M	
2. 1 / 2 X 2.452 X 21.58 =	26.46 SQ.M	
TOTAL	=	52.90 SQ.M



AREA UNDER NALA WIDENING KEY PLAN
SCALE - 1:200

AREA UNDER NALA WIDENING CALC.		
1. 1 / 2 X 8.05 X 23.72 =	95.47 SQ.M	
2. 1 / 2 X 4.505 X 23.72 =	53.43 SQ.M	
TOTAL	=	148.90 SQ.M

PARKING STATEMENT

BUILDING	REQUIRED		PROPOSED	
	CAR	SCOOTER	CAR	SCOOTER
BUILDING A	28	93	0	0
BUILDING B	29	29	0	0
BUILDING C	29	29	0	0
TOTAL	86	151	98	155
AREA REQUIRED FOR PARKING				
L. CAR AREA	86	X	12.5	1075.00
S. CAR AREA	0	X	10.35	0.00
SCOOTER AREA	151	X	2	302.00
TOTAL				1377.00
REQUIRED PARKING AREA = 1377.00 SQM				
PROPOSED PARKING AREA = 1377.00 SQM				

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	006094	35300	1794.00	26970/(2023/24)	0.764	1370.66
SLUM	004687	35300	305.00	68230/(2023/24)	1.9329	589.52
TOTAL						1960.18

TOTAL BUILT-UP AREA IN PROPOSED

	TENEMENT (a)	FSI. (b)	ANCILLARY (c)
PRE. SANCTION COMM.	----	323.65	143.85
PRE. SANCTION RESI.	31	3748.55	1405.70
TOTAL	31	4072.20	1549.55
PROPOSED COMM.	----	1880.59	835.82
PROPOSED RESI.	56	6,853.00	2,569.87
TOTAL	56	8,733.59	3,405.69
DIFFERENCE	+25	+4,661.39	+1855.14

WATER STATEMENT (PROPOSED) (BLDG. A+B+C)

BUILDING		O/H W.T. CAP.	U/G W.T. CAP.
PROPOSED	(BLDG. - A)	22,635.00 LITRS.	33,952.50 LITRS.
	(BLDG. - B)	18,900.00 LITRS.	28,350.00 LITRS.
	(BLDG. - C)	18,900.00 LITRS.	28,350.00 LITRS.
	TOTAL	60,435.00 LITRS.	90,652.50 LITRS.

Total Built-up Area In Proposed

	PROP. FSI. (a)	PERM. ANCILLARY (b)	PROP. ANCILLARY (c)	TOTAL (a+b)
COMM.	1,044.77	80% of a = 835.82	835.82	1,880.59
RESI.	4,283.12	60% of a = 2,569.87	2,566.12	6,853.00
TOTAL	5,327.89	3,405.69	3,401.94	8,733.59

F.S.I STATEMENT :- SQ.M. (BLDG.- A+B+C)

WING	FLOOR	HEIGHT	COMM. F.S.I (A)	RESI. F.S.I (B)	TOTAL F.S.I (A+B)	LIFT AREA	TENE.
WING - A(COMM.)	B+LG+UG+7FLOOR	23.95 M.	1,880.59	---	1,880.59	4.75	---
WING - B (RESI.)	B+LG+UG+7FLOOR	23.95 M.	---	3426.50	3426.50	7.27	28
WING - C(RESI.)	B+LG+UG+7FLOOR	23.95 M.	---	3426.50	3426.50	7.27	28
GRAND TOTAL AREA			1,880.59	6,853.00	8,733.59	19.29	56

F.S.I. STATEMENT - BLDG. - A,B & C (RESIDENTIAL+COMMERCIAL)

FLOOR	COMM. B/UP AREA BLDG.- A	RESI. B/UP AREA BLDG.- B	RESI. B/UP AREA BLDG.- C	RESI. B/UP AREA BLDG.-B+C	TEN. BLDG.- B	TEN. BLDG.- C	TEN. BLDG.-B+C	LIFT AREA
BASEMENT FLOOR	PARKING	PARKING	PARKING	PARKING	----	----	----	
LOWER G. FLOOR	PARKING	PARKING	PARKING	PARKING	----	----	----	
UPPER G. FLOOR	181.70	PARKING	PARKING	PARKING	----	----	----	
1ST FLOOR	141.95	489.50	489.50	979.00	04	04	08	
2ND FLOOR	259.49	489.50	489.50	979.00	04	04	08	
3RD FLOOR	259.49	489.50	489.50	979.00	04	04	08	
4TH FLOOR	259.49	489.50	489.50	979.00	04	04	08	7.27
5TH FLOOR	259.49	489.50	489.50	979.00	04	04	08	
6TH FLOOR	259.49	489.50	489.50	979.00	04	04	08	
7TH FLOOR	259.49	489.50	489.50	979.00	04	04	08	
TOTAL	1880.59	3426.50	3426.50	6,853.00	28	28	56	7.27

STAMP OF APPROVAL
01 / 04

BUILDING PERMISSION

APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT
CERTIFICATE NO. CC/1055/24 dt. 31/08/24

Building Inspector (B.P./D.P. Zone-5) P.M.C.
Deputy Engineer P.M.C.

PUNE MUNICIPAL CORPORATION BUILDING CONTROL DEPARTMENT APPROVED

	PREVIOUSLY SANCTION DETAILS COMMENCEMENT CERTIFICATE NO.	DATE
1	CC/ 1255 / 23	31/08/2023

AREA STATEMENT

		SQ.M
01	**AREA OF PLOT**	
	(Minium area of a,b,c to be considered)	2,500.00
	a) As per ownership documents (7/12 , CTS extract)	2,581.44
	b) As per measurement sheet	2,500.00
	c) As per site	
02	**DEDUCTION FOR**	
	a) Prop. 50.00 M. D.P./ R.P Road Widening Area	52.90
	b) area under nala	148.90
	c) Total {a+b}	201.80
03	**Gross Area Of Plot { 1 - 2 }**	**2298.20**
04	**Amenity Space (If applicable)**	
	a) Required 10% As per layout	-----
	b) Proposed	-----
	c) Balance proposed	-----
05	**Net Area Of Plot (03-04c)**	**2298.20**
06	**Recreational Open Space 10% @ S.no. 5 (if applicable)**	
	a) Required :	0.00
	b) Proposed	0.00
07	**Internal Road Area**	------
08	**Plotable area (if applicable)**	**2298.20**
09	**Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 05 X 1.10 }**	**2528.02**
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.	PERMI. / PROP.
	b) Proposed FSI On Payment Of Premium 62.77%	1,175.55 / 737.87
11	**In-Situ FSI / TDR Loading 1.15 @ S.no. 1**	
	a)In-situ area against D.P.Road {(2.0 x sr. no.2 (a)) If applicable (52.90X2)	105.80 / 105.80
	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 = 3291.54 SQ.M.	3291.54 / 1960.18
	i) Regular @ 70% :-	2,304.08 / 1370.66
	ii) Slum @ 30 % :-	987.462 / 589.52
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c)	3291.54 / 2065.98
12	**Additional F.S.I Area Under Chapter No. 07 (Addition green FSI @ s.no 09 x 5% - gold rating)** (SUBJECT TO CERTIFICATION)	0.00
13	**Total Entitlement Of F.S.I In The Proposal**	PERMI. / PROP.
	a) {9+10(b)+11(d)}+12 Whichever Id Applicable	6,995.11 / 5,331.87
	b)PERM.Comm.Ancillary area upto 80% with payment of charges.(1044.77 X 80%)	835.82 / 835.82
	PERM.Resi.Ancillary area upto 60% with payment of charges. (4,283.12 X 60%)	2,569.87 / 2,566.12
	c) Total entitlement (a+b)	10,400.88 / 8,733.81
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 }**	**8,733.81**
15	**Total Built-up Area In Proposal (excluding area @ sr.no 17 b)**	
	a) Proposed Comm. built-up area	1880.59
	b) Proposed Resi. built-up area	6,853.00
	c) Total (a+b)	8,733.59
16	**F.S.I Consume { 15c/5 }**	**1.77**
17	**Area Of Inclusive Housing, If Any.**	
	a) Required :- { 20% Of S.no. 9 }	0.00
	b) Proposed	0.00

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.

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.

INFINITY SHINE INDIA PVT LTD
MANGAL PLASTIC THROUGH POA
HOLDER MR.AMIT LALWANI

PROJECT :-

REVISED BUILDING ON SR.NO.440/A/1/1 & 440/A/1/2, CTS NO. -1853, VILLAGE - MUNJERI, TAL.- HAVELI, DIST.- PUNE.

ARCHITECT :-

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

JAY AERAM & ASSOCIATES
ADDRESS : 403, AKSHAY CENTRE,C.T.S. No. 1050 + 51 Tilak Road, Shukrawar Peth 02, Pune : 411002
EMAIL : admin@jayaeram.com | arch.jayaeram@gmail.com
PHONE NO. : +91 9006637642

JOB NO.	DATE	SCALE	NORTH	DRAWN BY	CHECKED BY
794	19-03-2024	1:100	N	CHAITALI	AR. JAY SIR

Y:\JOB NO. 794-MAJESTIQUE-SATARA RD.MR.AMIT LALWANI\05 MUNICIPLE DRAWING\2ND SANCTION\R11_19.03.2024 - OC CORRECTION\R0_19.03.2024.dwg