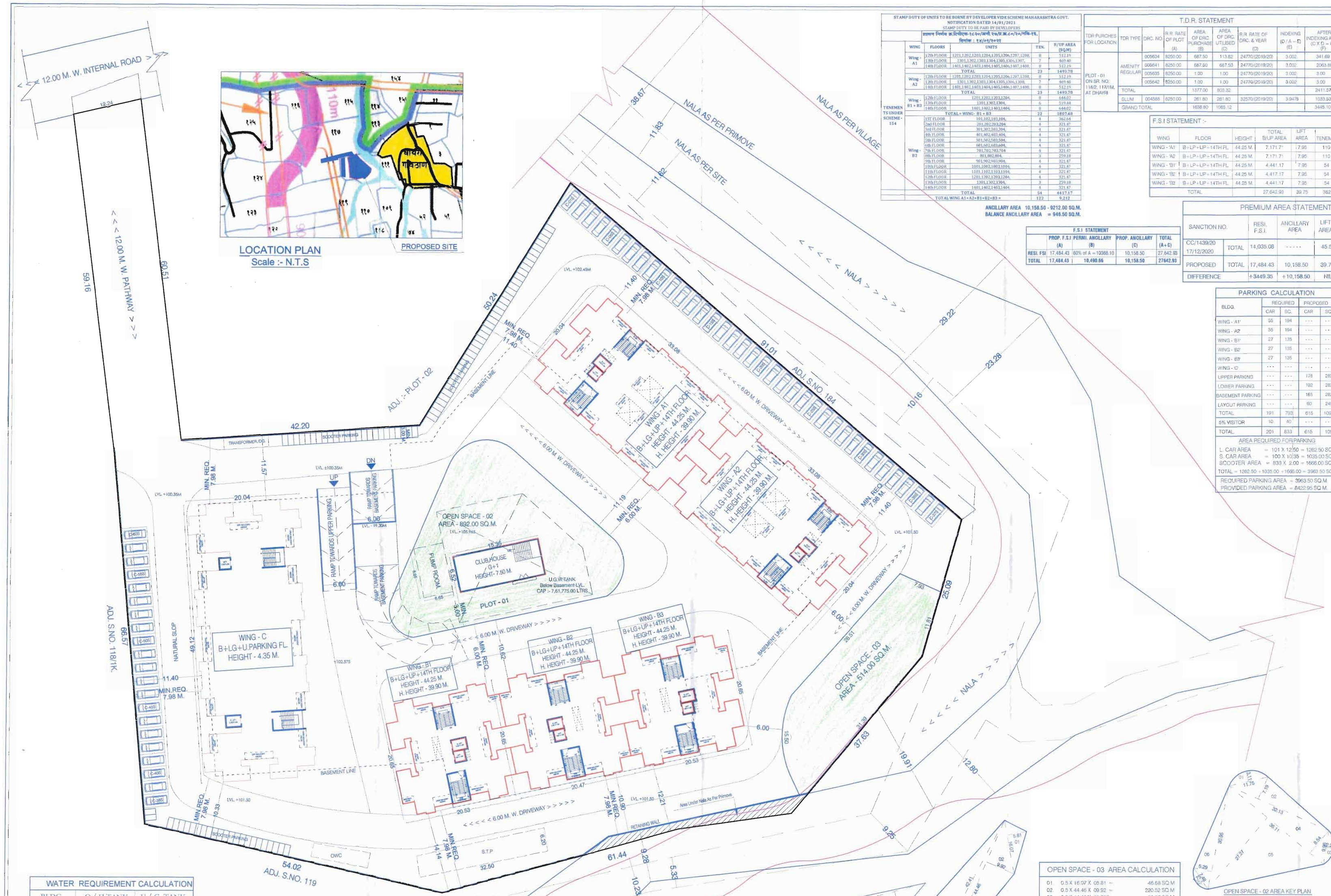

AREA UNDER NALA - 02 AS PER PRIMOVE
AREA KEY PLAN
Scale :- 1:200

OPEN SPACE - 03 AREA KEY PLAN
SCALE :- 1:500

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

LAYOUT PLAN
SCALE :- 1:300

STAMP DUTY OF UNITS TO BE BORNE BY DEVELOPER VIDE SCHEME MAHARASHTRA GOVT. NOTIFICATION DATED 14/01/2021 STAMP DUTY TO BE PAID BY DEVELOPERS				
शासन निर्णय क्र.डीबीएच-१८९०/प्रसी.१७/प्र.क्र.८०/२०/गृनि-१४, दिनांक : १४/०१/२०२१				
	WING -	FLOORS	UNITS	TEN.	B/UP AREA (SQ.M)
TENEMENTS UNDER SCHEME - 154	Wing - A1	12th FLOOR	1201,1202,1203,1204,1205,1206,1207,1208,	8	512.19
		13th FLOOR	1301,1302,1303,1304,1305,1306,1307,	7	469.40
		14th FLOOR	1401,1402,1403,1404,1405,1406,1407,1408,	8	512.19
		TOTAL		23	1493.78
	Wing - A2	12th FLOOR	1201,1202,1203,1204,1205,1206,1207,1208,	8	512.19
		13th FLOOR	1301,1302,1303,1304,1305,1306,1308,	7	469.40
		14th FLOOR	1401,1402,1403,1404,1405,1406,1407,1408,	8	512.19
		TOTAL		23	1493.78
	Wing - B1 + B3	12th FLOOR	1201,1202,1203,1204,	8	644.62
		13th FLOOR	1301,1302,1304,	6	519.84
		14th FLOOR	1401,1402,1403,1404,	8	644.62
		TOTAL = WING - B1 + B3		22	1807.48
	Wing - B2	1ST FLOOR	101,102,103,104,	4	362.64
		2nd FLOOR	201,202,203,204,	4	321.47
		3rd FLOOR	301,302,303,304,	4	321.47
		4th FLOOR	401,402,403,404,	4	321.47
		5th FLOOR	501,502,503,504,	4	321.47
		6th FLOOR	601,602,603,604,	4	321.47
		7th FLOOR	701,702,703,704	4	321.47
		8th FLOOR	801,802,804,	3	259.18
		9th FLOOR	901,902,903,904,	4	321.47
		10th FLOOR	1001,1002,1003,1004,	4	321.47
		11th FLOOR	1101,1102,1103,1104,	4	321.47
		12th FLOOR	1201,1202,1203,1204,	4	321.47
		13th FLOOR	1301,1302,1304,	3	259.18
		14th FLOOR	1401,1402,1403,1404,	4	321.47
		TOTAL		54	4417.17
		TOTAL WING A1+A2+B1+B2+B3 =		122	9,212

ANCILLARY AREA 10,158.50 - 9212.00 SQ.M.
BALANCE ANCILLARY AREA = 946.50 SQ.M.

T.D.R. STATEMENT								
TDR PURCHES FOR LOCATION	TDR TYPE	DRC. NO.	R.R. RATE OF PLOT (A)	AREA OF DRC. PURCHASE (B)	AREA OF DRC. UTILISED (C)	R.R RATE OF DRC. & YEAR (D)	INDEXING (D / A = E) (E)	AFTER INDEXING AREA (C X D = F) (F)
PLOT - 01 ON SR. NO. 118/2, 117/1M, AT DHAYRI	AMENITY REGULAR	005634	8250.00	687.50	113.82	24770/(2019/20)	3.002	341.69
		005641	8250.00	687.50	687.50	24770/(2019/20)	3.002	2063.88
		005635	8250.00	1.00	1.00	24770/(2019/20)	3.002	3.00
		005642	8250.00	1.00	1.00	24770/(2019/20)	3.002	3.00
TOTAL				1377.00	803.32			2411.57
	SLUM	004588	6250.00	261.80	261.80	32570/(2019/20)	3.9479	1033.93
GRAND TOTAL				1638.80	1065.12			3445.10

F.S.I STATEMENT :-					
WING	FLOOR	HEIGHT	TOTAL B/UP AREA	LIFT AREA	TENEMENT
WING - 'A1'	B+LP+UP+14TH FL.	44.25 M.	7,171.71	7.95	110
WING - 'A2'	B+LP+UP+14TH FL.	44.25 M.	7,171.71	7.95	110
WING - 'B1'	B+LP+UP+14TH FL.	44.25 M.	4,441.17	7.95	54
WING - 'B2'	B+LP+UP+14TH FL.	44.25 M.	4,417.17	7.95	54
WING - 'B3'	B+LP+UP+14TH FL.	44.25 M.	4,441.17	7.95	54
TOTAL			27,642.93	39.75	382

F.S.I STATEMENT				
	PROP. F.S.I (A)	PERMI. ANCILLARY (B)	PROP. ANCILLARY (C)	TOTAL (A+C)
RESI. FSI	17,484.43	60% of A = 10368.10	10,158.50	27,642.93
TOTAL	17,484.43	10,490.66	10,158.50	27642.93

PREMIUM AREA STATEMENT				
SANCTION NO.		RESI. F.S.I.	ANCILLARY AREA	LIFT AREA
CC/1439/20 17/12/2020	TOTAL	14,035.08	- - - - -	45.51
PROPOSED	TOTAL	17,484.43	10,158.50	39.75
DIFFERENCE		+3449.35	+10,158.50	NIL

PARKING CALCULATION				
BLDG.	REQUIRED		PROPOSED	
	CAR	SC.	CAR	SC.
WING - 'A1'	55	194	- - -	- - -
WING - 'A2'	55	194	- - -	- - -
WING - 'B1'	27	135	- - -	- - -
WING - 'B2'	27	135	- - -	- - -
WING - 'B3'	27	135	- - -	- - -
WING - 'C'	- - -	- - -	- - -	- - -
UPPER PARKING	- - -	- - -	178	282
LOWER PARKING	- - -	- - -	192	282
BASEMENT PARKING	- - -	- - -	165	282
LAYOUT PARKING	- - -	- - -	60	249
TOTAL	191	793	615	1095
5% VISITOR	10	40	- - -	- - -
TOTAL	201	833	615	1095

AREA REQUIRED FOR PARKING

L. CAR AREA = 101 X 12.50 = 1262.50 SQ.M
S. CAR AREA = 100 X 10.35 = 1035.00 SQ.M
SCOOTER AREA = 833 X 2.00 = 1666.00 SQ.M
TOTAL = 1262.50 + 1035.00 + 1666.00 = 3963.50 SQ.M

REQUIRED PARKING AREA = 3963.50 SQ.M
PROVIDED PARKING AREA = 8422.95 SQ.M.

WATER REQUIREMENT CALCULATION		
BLDG.	O / H TANK	U / G TANK
(WING-A1)	94,250.00 LITS.	1,86,375.00 LTRS.
(WING-A2)	94,250.00 LITS.	1,86,375.00 LTRS.
(WING-B1)	56,450.00 LITS.	1,29,675.00 LTRS.
(WING-B2)	56,450.00 LITS.	1,29,675.00 LTRS.
(WING-B3)	56,450.00 LITS.	1,29,675.00 LTRS.
(WING-C)	- - - - - - - -	- - - - - - - -
TOTAL.	35,7850.00 LTRS.	7,61,775.00 LTRS.

AREA UNDER NALA - 02 AS PER PRIMOVE AREA CALC.	
01. 0.5 X 17.29 X 01.96 =	16.94 SQ.M
02. 0.5 X 35.76 X 01.26 =	22.53 SQ.M
03. 0.5 X 23.56 X 02.60 =	30.63 SQ.M
TOTAL AREA UNDER NALA AREA =	70.10 SQ.M

OPEN SPACE - 03 AREA CALCULATION	
01. 0.5 X 16.07 X 05.81 =	46.68 SQ.M
02. 0.5 X 44.46 X 09.92 =	220.52 SQ.M
03. 0.5 X 44.46 X 03.737 =	83.07 SQ.M
04. 0.5 X 42.41 X 07.11 =	150.77 SQ.M
05. 2/3 X 14.98 X 01.73 =	12.96 SQ.M
TOTAL =	514.00 SQ.M

OPEN SPACE - 02+03 AREA CALC.	
TOTAL OPEN SPACE - 02	892.00 SQ.M
TOTAL OPEN SPACE - 03	514.00 SQ.M
NET OPEN SPACE AREA =	1406.00 SQ.M

OPEN SPACE - 02 AREA CALCULATION	
01. 2/3 X 11.75 X 03.11 =	24.36 SQ.M
02. 0.5 X 32.13 X 07.19 =	115.50 SQ.M
03. 2/3 X 09.96 X 02.26 =	15.00 SQ.M
04. 0.5 X 36.11 X 08.54 =	154.19 SQ.M
05. 0.5 X 36.11 X 27.27 =	492.36 SQ.M
06. 0.5 X 30.95 X 05.29 =	81.86 SQ.M
07. 2/3 X 07.48 X 01.75 =	8.73 SQ.M
TOTAL =	892.00 SQ.M

STAMP OF APPROVAL

01 / 09

B.P. LAYOUT

सिटीसर्व्हे नं/सि.नं. दि. 17/09/2021
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/1439/20

Building Inspector (Jr.Engg./Sect. Engg.) — Deputy Engineer
BUILDING PERMISSION DEPT. ZONE-2, P.M.C.

P.M.C. BUILDING CONTROL DEPARTMENT APPROVED PUNE

PREVIOUSLY SANCTION DETAILS		
	COMMENCEMENT CERTIFICATE NO.	DATE
01	CC/1424/19	23/09/2019
02	CC/1439/20	17/12/2020
03	CC/0043/21	06/04/2021

AS PER UDCPR

AREA STATEMENT		SQ.M
01	AREA OF PLOT	
	(Minium area of a,b,c to be considered) (After Sub-Division)	12,763.04
	a) As per ownership documents (7/12 , CTS extract)	12,763.04
	b) As per measurement sheet	12,763.04
	c) As per Site	- - - - - -
02	DEDUCTION FOR	
	a) Proposed 30.00 M. D.P. /(R.P) Road widening area/Service Road/Highway Widening (Mtr wide)	780.00
	b) Any Reservation Area	- - - - -
	c) Total (a+b)	780.00
03	Gross Area Of Plot { 1 - 2 }	12,763.04
04	Amenity Space (If applicable)	
	a) Requirred 15% As Per Layout	2497.49
	b) PROPOSED	- - - - -
	c) Balance Proposed	- - - - -
05	Net Area Of Plot (AFTER SUB-DIVISION)	12,763.04
06	Recreational Open Space 10% @ S.no. 5	
	a) Required @ 10% As per layout	- - - - -
	b) Proposed	1406.00
07	Internal Road Area	- - - - - -
08	Plotable area (if applicable)	12,763.04
09	Built Up Area With Reference To Basic F.S.I As Per Front Road Width { S.no. 05 X 1.10 }	14,039.34
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	- - - - -
11	In-Situ FSI / TDR Loading 1.40 @ S.no. 5 — Permi. / Prop.	
	a) In-Situ Area Against D.P Road (2 X 780.00)	- - - - - / - - - - -
	b) In-Situ Area Against Amenity Space If Handed Over { 2.00 Or 1.85 X S.no. 4(a) And / Or (c)}	- - - - - / - - - - -
	c)TDR Area =(s.no.06X85%)=8295.97-1560.00=6735.97	
	i) Regular @ 70% :-	4713.08 / 2411.57
	ii) Slum @ 30 % :-	2022.89 / 1033.53
	c) Total (11(a+b+c))	6735.97 / 3445.10
12	Additional F.S.I Area Under Chapter No. 07	- - - - - / - - - - -
13	Total Entitlement Of F.S.I In The Proposal	
	a) (9 + 10(b) + 11(d)) Or 12 Whichever Is Applicable	20,775.31 / 17,484.44
	b) Ancillary Area Of F.S.I Upto 60% Or 80% With Payment Of Charges.	10,490.66 / 10,158.50
	d) Total Entitlement (a+b)	31,265.97 / 27,642.94
14	Maximum Utilization Limit Of F.S.I {Building Potential } Permissible As Per Road Width {2.25 X 1.60 Or 1.80 }	27,642.94
15	Total Built-up Area In Proposal	Prop.
	a) Existing Built-up Area.	- - - - -
	b) Proposed Built-up Area as per p-line	27642.93
	c) Total (a+b)	27642.93
16	F.S.I Consume { 15c/5 }	2.16
17	Area Of Inclusive Housing, If Any.	
	a) Required - { 20% Of S.no. 9 }	2807.87
	b) Proposed	2807.87

NOTE :- INCLUSIVE HOUSING OF PLOT NO.01 IS PROPOSED ON ADJOINING PLOT S.NO. 118/1B. SANCTIONED CC/1439/20 DT. 17/12/2020

CERTIFICATE OF AREA

Certificate That This Plot Under Reference Was Surveyed By Me On _____ And The Dimensions Of Site 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

1) MR. RAGHUNATHRAO ARJUNRAO CHAVAN THROUGH M/S. MAJESTIQUE HERITAGE LIVING SPACES LLP THROUGH MAJESTIQUE LANDMARKS PVT. LTD. THROUGH MR. MANISH DWARKADAS MAHESHWARI.

2) MR. PRAVIN BABAN POKALE & OTHERS. THROUGH M/S MAJESTIQUE HERITAGE LIVING SPACES LLP THROUGH MAJESTIQUE LANDMARKS PVT. LTD. THROUGH MR. MANISH DWARKADAS MAHESHWARI.

PROJECT :-

REVISED LAYOUT OF RESI. BUILDING, PLOT - 01
ON SR. NO. 118/2, 117/1M, AT DHAYRI, PUNE

ARCHITECT :-

JAY AERAM ARCHITECT
CA/93/15811
JAY AERAM
ARCHITECTURAL CONSULTANT
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JOB NO.	DATE	SCALE	NORTH	DRN BY	CHKD BY
609	23.06.2021	1:100		LAXMAN	AR. JAY SIR

Drawing No. 609/revised/layout/01 - 09 Drawing remains property of Architect