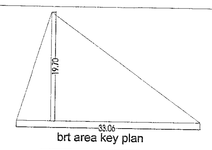
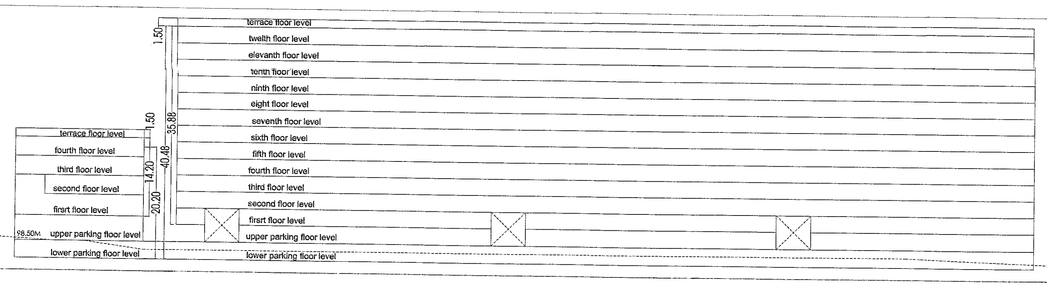
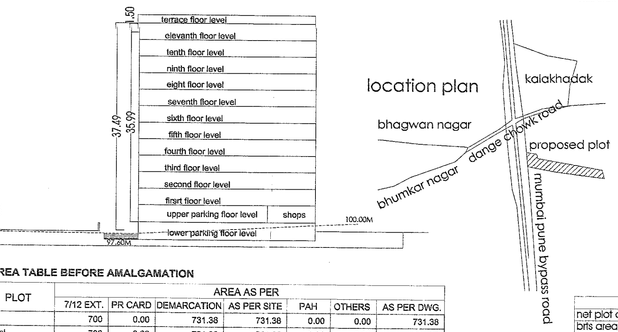
Triangle	Area
A-01	246.31
A-02	348.22
A-03	709.48
A-04	432.91
A-05	2290.11
A-06	759.49
A-07	884.40
A-08	1867.61
A-09	3332.27
A-10	1751.33
A-11	38.99
Total (PLOT)	12661.14



brts area calculations			
a	33.00	19.70	0.50	325.67
		total	325.67
brt fdr = 325.67x40%			130.27





This drawing is only for environment clearance.

STAMP OF APPROVAL

COPY OF CERTIFICATION

this true copy as per plans
approved by pcmc
vide commencement certificate

no : B.P./ENVIRONMENT/WAKAD/10/2016

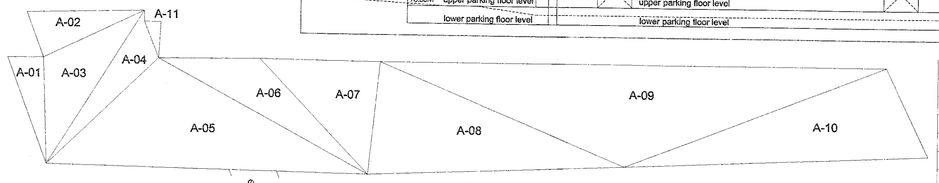
date : 21/10/2016

the same is verified by me personally

ar. sandeep khatpe ca/97/22035

layout
upper parking layout
lower parking layout

previous sanction no.
BP/ENV/WAKAD/185/15 date : 07/11/2015



Triangulation (Scale - 1:200)

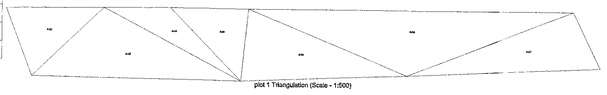
Triangle	Area
A-01	1044.54
A-02	2290.11
A-03	759.49
A-04	884.40
A-05	1867.61
A-06	3332.27
A-07	1751.33
Total (plot 1)	11929.76

AREA TABLE BEFORE AMALGAMATION

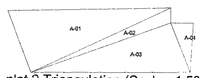
PLOT	AREA AS PER						
	7/12 EXT.	PR CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DWG.
	11100	0.00	11929.76	11929.76	0.00	0.00	11929.76
Total	11100	0.00	11929.76	11929.76	0.00	0.00	11929.76

AREA TABLE BEFORE AMALGAMATION

PLOT	AREA AS PER						
	7/12 EXT.	PR CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DWG.
	700	0.00	731.38	731.38	0.00	0.00	731.38
Total	700	0.00	731.38	731.38	0.00	0.00	731.38



plot 1 Triangulation (Scale - 1:500)



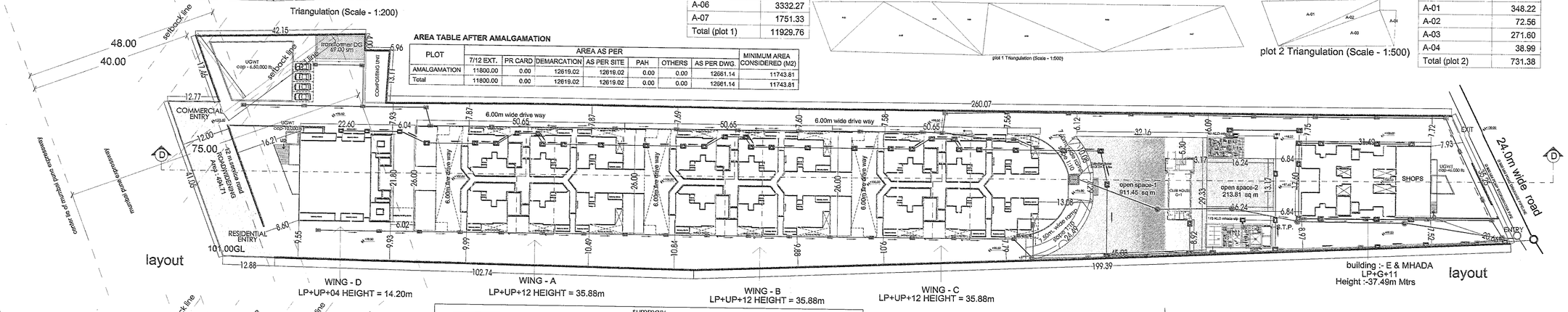
plot 2 Triangulation (Scale - 1:500)

Triangle	Area
A-01	348.22
A-02	72.56
A-03	271.60
A-04	38.99
Total (plot 2)	731.38

AREA TABLE AFTER AMALGAMATION

PLOT	AREA AS PER							MINIMUM AREA CONSIDERED (M2)
	7/12 EXT.	PR CARD	DEMARCATION	AS PER SITE	PAH	OTHERS	AS PER DWG.	
AMALGAMATION	11800.00	0.00	12619.02	12619.02	0.00	0.00	12661.14	11743.81
Total	11800.00	0.00	12619.02	12619.02	0.00	0.00	12661.14	11743.81

fdr calculations	
net plot area	10,123.84
brts area	325.67
balance plot area	9,798.17
1.15% far (9798.17 x 1.15%)	11,267.90
40% brts far (325.67 x 40%)	130.27
total fdr	11,398.17



layout

summary										
building	comm	resi	balcony	staircase	fire staircase	passage	terrace	lift	lmr	tenament
A	0.00	5895.69	873.82	243.60	235.82	1320.12	763.12	10.26	20.21	90
B	0.00	5895.69	873.82	243.60	235.82	1320.12	763.12	10.26	20.21	90
C	0.00	5895.69	873.82	243.60	235.82	1320.12	763.12	10.26	20.21	90
D comm	1239.04	0.00	179.56	115.80	96.50	123.04	0.00	8.10	18.20	0
E mhada	0.00	2026.41	0.00	0.00	79.20	0.00	0.00	0.00	0.00	34
E	150.39	1173.73	174.57	126.72	110.86	236.00	182.84	9.50	20.21	30
total	1389.43	20887.21	2975.58	973.32	994.04	4321.40	2472.20	48.38	99.04	334

FLOORWISE FSI STATEMENT: CLUB HOUSE

FLOORS	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID	FIRE	PAID	PAID			FSI AREA
GROUND FLOOR	88.24	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	88.24
FIRST FLOOR	45.10	0.00	0.00	0.00	-	0.00	-	0.00	0.00	41.29	0.00	0.00	0.00	0.00	-	0	45.10
TERRACE FLOOR	0.00	0.00	0.00	0.00	-	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	133.35	0.00	0.00	0.00	-	0.00	-	0.00	0.00	41.29	0.00	0.00	0.00	0.00	0.00	0	133.35

AREA DETAILS FOR CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO.SEIAA-2014/CR.02/TC.3 DT.30/1/2014		
1	Plot area	11,743.81
2	DEDUCTION FOR	
	a. Road Acquisition Area (U/S 205)	0.00
	b. Proposed Road (D.P. Road/ Road Widening)	494.71
	c. Any Reservation (CANAL)	0.00
	d. Reservation	0.00
	TOTAL (a + b + c + d)	494.71
3	NET GROSS AREA OF THE PLOT(1-2)	11,249.10
4	DEDUCTIONS FOR	
	a. Recreation Ground As Per Rule No11.3.1 (10% Open Space)	1,125.26
	b. Internal Road	0.00
	c. Amenity Space	0.00
	d. M.S.E.B. Transformer	0.00
	TOTAL (a + b + c + d)	1,125.26
5	NET AREA OF PLOT (3-4)	10,123.84
6	ADDITION FOR F.A.R	
	a. Road Acquisition Area (U/S 205)	0.00
	b. Proposed Road (D.P. Road/ Road Widening)	494.71
	c. Amenity Space	0.00
	d. Recreation Ground As Per Rule No11.3.1 (10% Open Space)	0.00
	e. M.S.E.B. Transformer	0.00
	f. T.D.R.	11,398.17
	g. brts 40 % fsi (brts area=325.67 x 0.40= 130.27 sm)	130.27
	h. Internal Road	0.00
	TOTAL (a + b + c + d + e + f + g)	12,023.15
7	TOTAL AREA (5 + 6)	22,146.99
8	F.A.R. PERMISSIBLE	
	a. Residential (1.5/1.0-85/0.75)	22,146.99
	b. Commercial (1.5/1.0-85/0.75)	
	c.Information technology(2)	
9	TOTAL F.A.R PERMISSIBLE	22,146.99
10	M.H.A.D.A. required	2,024.77
11	total fsi with M.H.A.D.A.	24,171.76
12	F.A.R. PROPOSED	
	a.Residential	18,860.69
	b.Commercial	1,389.43
	c. For M.H.A.D.A	2,026.43
	TOTAL F.A.R PROPOSED	22,276.55
13	NON F.S.I. AREA	
	a. PROPOSED PARKING AREA(LOWER PARKING - UPPER 2 PARKING FLOOR)	7,291.51
	b. PROPOSED BALCONY AREA	2,976.58
	c. PROPOSED TERRACE AREA	2,472.20
	d. PROPOSED STAIRCASE (PREMIUM) AREA	973.32
	e. PROPOSED FIRE STAIRCASE AREA	994.04
	f. PROPOSED PASSAGE + LOBBY AREA	4,321.40
	g. PROPOSED CLUB HOUSE AREA	133.35
	h. PROPOSED OVER HEAD WATER TANK AREA	225.00
	i. PROPOSED MACHINE ROOM AREA	99.04
	j. PROPOSED DEFUGE AREA	1,165.73
	k. PROPOSED U.G. TANK AREA	335.00
	l. PROPOSED S.T.P. AREA	165.00
	m. PROPOSED OHWR AREA	72.00
	n. PROPOSED TRANSFORMER & GAS BANK AREA	72.00
	o. PROPOSED SECURITY CABIN AREA	20.00
	p. ARCHITECURAL PROJECTION, CHHAJA/ CORNICE, NON ACCESSIBLE TERRACE	3,513.09
	LAMENITY AREA=0.00X1.5	0.00
14	TOTAL NON FSI AREA	24,708.26
15	TOTAL FSI + NON FSI AREA (22,276.65 + 24,708.26)	46,984.91

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		11743.81
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		494.71
(b) PROPOSED ROAD (DP)		0.00
(c) ANY RESERVATION		0.00
(d) NDZ AREA		0.00
(e) ENCROACHMENT AREA		0.00
(f) OTHER		0.00
TOTAL (a+b+c+d+e+f)		494.71
3. BALANCE AREA OF PLOT (1-2)		11249.10
4. DEDUCTIONS FOR		
(a) AMENITY SPACE		0.00
(b) OPEN SPACE		1125.26
PHYSICAL OS PROVIDED =	1125.26	
(c) INTERNAL ROAD AREA		0.00
5. NET AREA OF THE PLOT (3-4)		10123.84
6. ADDITION FOR F. S. I.		
(a) OPEN SPACE (NOTIONAL)		0.00
(b) INTERNAL ROAD		0.00
(c) ADDITIONAL INT ROAD BENEFIT		0.00
(d) OTHER		0.00
TOTAL (a+b+c+d)		0.00
7. TOTAL AREA (5+6)		10123.84
8. FLOOR SPACE INDEX PERMISSIBLE		1.0000
PERM. FLOOR AREA (7 x 8)		10123.84
9. TDR AREA		11398.17
10. SPECIAL CASES FSI		130.27
11. ROAD(s) SET-BACK AREA		494.71
12 PROPOSED ROAD (DP)		0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)		22146.99
14. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		20887.21
(b) PROPOSED COMMERCIAL AREA		1389.43
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		22276.65
15. SUB STRUCTURE AREA ADDITION (FOR FSI)		0.00
16. SUB STRUCTURE AREA DEDUCTION (FOR FSI)		0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00
18. EXISTING BUILT UP AREA		0.00
19. SURRENDERED AREA		2026.43
20. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)		20250.22
21. TOTAL BUILT UP AREA PROPOSED WITH MHADA		22276.65
22. CONSUMED FSI WITHOUT MHADA		2.0003
23. CONSUMED FSI WITH MHADA		2.2004
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		3341.50
(ii) PROPOSED BALCONY AREA		2976.58
(iii) EXCESS BALCONY AREA (TOTAL)		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		22276.65
(ii) LESS NON_RESIDENTIAL AREA		1389.43
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		20887.21
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	519
(v) TENEMENTS PROPOSED		334
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		334

D) PARKING STATEMENT	CAR	SCOOTER	CYCLE
(i) PARKING REQUIRED BY RULE	195	752	696
(ii) REQUIRED PARKING AREA	2437.5	2256.00	974.40
(iii) TOTAL PARKING PROPOSED		8482.4	

E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	39066.88
CONSTRUCTION AREA FOR EC	39251.01
SPECIFICATIONS	

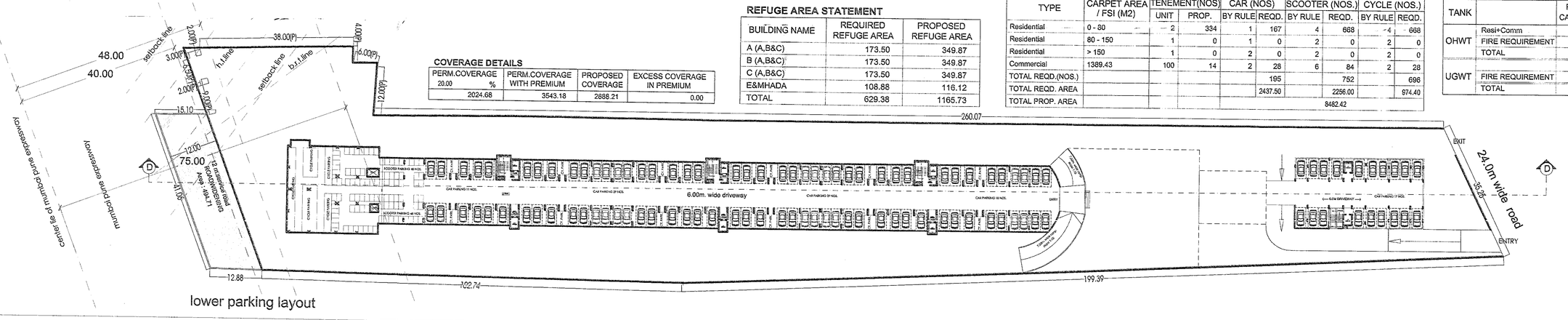
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

SIGN OF ARCHITECT

LEGEND

PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGELINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW



upper parking layout

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT(NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	334	1	167	4	668	4	668
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	1389.43	100	14	2	28	6	84	2	28
TOTAL REQD.(NOS.)					195		752		696
TOTAL REQD. AREA					2437.50		2256.00		974.40
TOTAL PROP. AREA							8482.42		

WATER REQUIREMENT

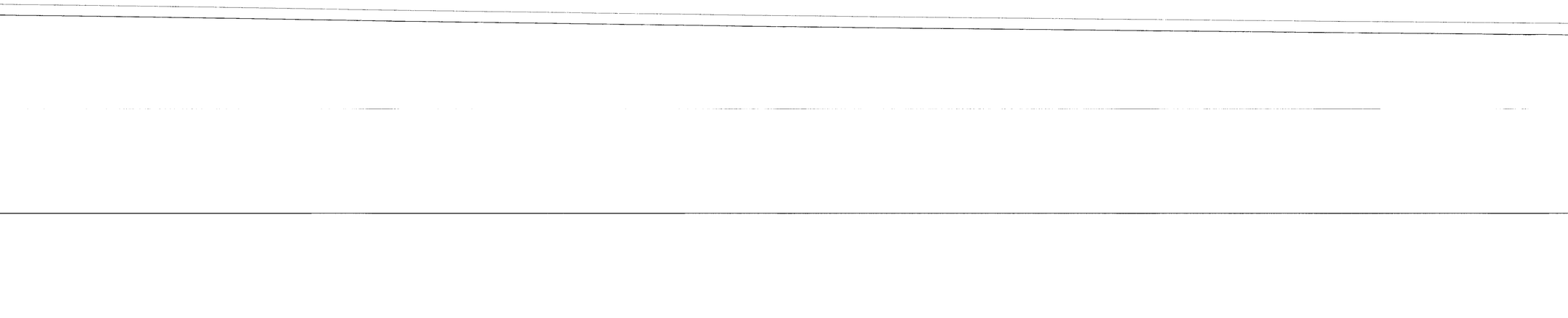
TANK		REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	Resi+Comm	23,7100	
	FIRE REQUIREMENT	80000.00	
	TOTAL	3,27,100	3,27,100
UGWT		3,56,000	
	FIRE REQUIREMENT	3,50,000	
	TOTAL	7,06,000	7,06,000

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A (A,B&C)	173.50	349.87
B (A,B&C)	173.50	349.87
C (A,B&C)	173.50	349.87
E&MHADA	108.88	116.12
TOTAL	629.38	1165.73

COVERAGE DETAILS

PERM.COVERAGE %	PERM.COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00			
2024.68	3543.18	2888.21	0.00



lower parking layout

brts parking area statement	
1	plot area 10,123.83
2	brts area 325.67
3	percentage (2x100)/1 3.22
4	parking area required 5,062.00
5	brts parking @ 100%(as 2.22%) 162.61
6	proposed brts parking (5x2) 325.00
7	parking to be handed over to pcmc (6-5) 01.26
8	25% (5x25%)
9	total parking required (4 + 7) 5,850.41
10	proposed parking area 8,482.42

OR

as per rule no N.2.5.3 page no 161
for plot area affected by brts less than 1000 sq mts, instead of taking 25% small parking areas, premium should be taken for this area at the rate fixed by Municipal Corporation.

OWNER'S NAME:	OWNER'S SIGN:
MR. ANUJ BHANDARI	
MR. RAJNEESH BHANDARI	

PROJECT:

SURVEY NO : 130/3/1,130/3/2.130/2/4(p) HISSA NO :
PLOT NO : CTS NO :
DESCRIPTION : VILLAGE : WAKAD

ARCHITECT:	ARCHITECT'S SIGN:
Ar. SANDEEP KHATPE ca / 97 / 22035	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:500		
INWARD NO.	INWD/EC/WKD/0002/14	DATE	06.10.2016	
KEY NO.	_2 >> " >>	SHEET NO.	01 / 01	