F.S.I. STATEMENT (IN SQ M.)

WING NAME	HEIGHT OF BUILDING	GROUND COVERAGE	FLOOR	GROUND	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH	TENTH	ELEVENTH	TWELFTH	THIRTEENTH	FOURTEENTH	FIFTEENTH	SIXTEENTH	TOTAL	RESIDENTIAL	COMMERCIAL	MHADA F/S	PERMISSIBLE BALCONY
TOWER 1 WING A	53.61	698.25	G+3P+13 FL	582.07	0.00	400.04	572.55	402.45	572.55	572.55	572.55	402.45	572.55	572.55	572.55	572.55	572.55	0.00	0.00	0.00	6537.86	6357.86	180.07	0.00	15% OF 5629.56
MHADA TOWER 1 WING A				0.00	529.28	150.56	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	0.00	0.00	0.00	0.00	0.00	
TOWER 3 WING B & C	46.95	736.94	P+16 FL	0.00	876.94	651.97	604.11	651.97	604.11	604.11	651.97	503.48	604.11	601.00	604.11	503.48	604.11	651.97	604.11	349.12	9270.67	9270.67	0.00	0.00	
MHADA TOWER 3 WING B & C				0.00	0.00	0.00	41.98	0.00	41.98	41.98	0.00	0.00	41.98	41.84	41.98	0.00	41.98	0.00	41.98	334.08	0.00	0.00	0.00	669.98	
TOTAL	–	1445.19	–	582.07	1406.22	1202.57	1210.64	1054.42	1218.64	1218.64	1224.52	906.93	1218.64	1215.19	1218.64	1076.03	1218.64	651.97	646.09	683.18	15808.53	15628.53	180.07	1349.40	2371.29

WING NAME	BALCONY PROPOSED	BALCONY PROPOSED MHADA	STAIRCASE	LIFT	PASSAGE	TERRACE	LIFT MACHINE ROOM	TENEMENT	MHADA TENEMENT
TOWER 1 WING A	990.34	0.00	215.02	3.60	666.66	641.15	21.48	111	0
MHADA TOWER 1 WING A	0.00	48.08	0.00	0.00	0.00	0.00	0.00	0	18
TOWER 3 WING B & C	1390.38	0.00	245.96	16.94	1879.12	1738.08	92.77	169	0
MHADA TOWER 3 WING B & C	0.00	37.72	0.00	0.00	0.00	0.00	0.00	0	18
TOTAL	2370.72	85.78	460.42	14.54	2545.78	2379.23	114.25	280	36

PARKING STATEMENT

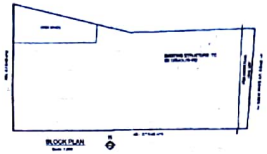
WING NAME	PARKING REQUIRED CARS	PARKING REQUIRED SCOOTERS	PARKING REQUIRED CYCLES	PARKING PROPOSED CARS	PARKING PROPOSED SCOOTERS	PARKING PROPOSED CYCLES
TOWER 1 WING A	131	277	150	160	487	388
TOWER 2 WING B & C	186	389	211	157	172	0
IN LAYOUT	0	0	0	0	0	0
TOTAL	317	666	361	317	659	388
	X	X	X	X	X	X
	12.50	2.00	0.70	12.50	2.00	0.70
	3962.50	1332.00	252.70	3962.50	1338.00	271.60
	5547.20			5572.10		

AREA DETAILS FOR ENVIRONMENTAL CLARENCE AS PER CIRCULAR NO SEIAA-2014/CR.0276/ C.3 DT 30-1-2014

A	TOTAL F.A.R. PROVIDED		15808.53
	NON F.S.I. AREA		
	a. PROVIDED PARKING AREA	5488.21	
	b. PROVIDED BALCONY AREA	2484.20	
	c. PROVIDED TERRACE AREA	1899.76	
	d. PROVIDED STAIRCASE (PRAMAN) AREA	460.42	
	e. PROVIDED LIFT MACHINE AREA	434.60	
	f. PROVIDED LIFT (PRAMAN) AREA	14.54	
	g. PROVIDED FIRE LIFT AREA	14.54	
	h. PROVIDED PASSAGE	2662.57	
	i. PROVIDED TOP TERRACE AREA	1670.42	
	j. PROVIDED MHADA AREA	1349.40	
	k. PROVIDED CLUBHOUSE AREA	279.62	
	l. PROVIDED OVER HEAD WATER TANK AREA	201.94	
	m. PROVIDED LIFT MACHINE ROOM AREA	74.25	
	n. PROVIDED POTHOLE AREA	850.39	
	o. PROVIDED U.G. TANK AREA	151.49	
	p. PROVIDED S.T.P. AREA	120.00	
	q. PROVIDED CHULLA PROJECTION	2015.00	
	r. PROVIDED SECURITY CABIN AREA	20.00	
B	TOTAL NON FSI AREA		20773.17
C	TOTAL CONSTRUCTION (A+B)		36581.70

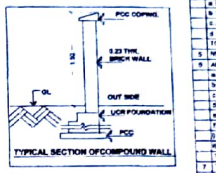
WATER CALCULATION

WING NAME	D.W.R.T CAPACITY IN (LTRS) REQUIRED DOMESTIC	D.W.R.T CAPACITY IN (LTRS) REQUIRED FIRE FIGHTING	D.W.R.T CAPACITY IN (LTRS) REQUIRED TOTAL	D.W.R.T CAPACITY IN (LTRS) PROVIDED	U.G.W.T CAPACITY IN (LTRS) REQUIRED DOMESTIC	U.G.W.T CAPACITY IN (LTRS) REQUIRED FIRE FIGHTING	U.G.W.T CAPACITY IN (LTRS) REQUIRED TOTAL	U.G.W.T CAPACITY IN (LTRS) PROVIDED
TOWER 1 WING A	85400	28000	108400	108400	128000	75000	204000	205000
TOWER 2 WING B & C	134873	28000	144875	145000	187313	75000	262313	265000



MHADA F/S STATEMENT
REQUIRE D AREA 20% OF 5575.80 SQM
= 20% X 6575.80 = 1315.16 SQM
PROVIDED AREA = 1349.40 SQM.
TENEMENTS 29 NOS

BRIEF SPECIFICATIONS :-
* FOUNDATION UP TO HARD STRATA.
* RCC FRAME STRUCTURE
* EXTERNAL AND INTERNAL WALL 0.15 THK
* EXTERNAL SAND FACED P.ASTER AND INTERNAL NEERU FINISHED COME HT PLASTER
* T.W.DOORS & M.S WINDOWS.
* V.M. TILE FLOORING

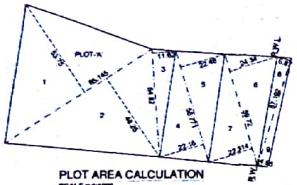


TYPICAL SECTION OFCOMPOUND WALL

10 % OPEN SPACE AREA CALCULATION

AREA CALCULATION IN SQ.M

A	0.50	X	26.10	X	16.37	=	213.63
B	0.50	X	26.10	X	14.78	=	192.82
C	0.50	X	20.48	X	15.40	=	157.70
D	0.50	X	25.58	X	4.36	=	55.72
E	0.50	X	25.58	X	9.12	=	116.53
TOTAL						=	736.20



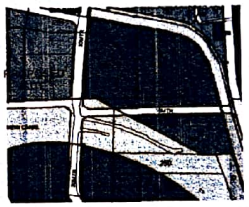
PLOT AREA CALCULATION
SCALE = 1:1000

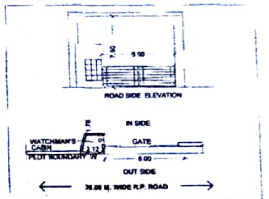
PLOT AREA CALCULATIONS

1	85.145	X	53.73	X	0.50	=	2286.27
2	85.145	X	48.25	X	0.50	=	2354.12
3	54.820	X	11.82	X	0.50	=	318.56
4	58.771	X	22.16	X	0.50	=	651.18
5	58.771	X	22.48	X	0.50	=	660.59
6	59.720	X	24.34	X	0.50	=	726.79
7	59.720	X	22.314	X	0.50	=	666.08
8	57.192	X	8.87	X	0.50	=	198.45
9	57.192	X	4.95	X	0.50	=	141.55
TOTAL						=	7703.55
PLOT AREA AS PER 7/12 EXTRACT						=	7700.00
PLOT AREA AS PER DEMARCATION						=	7703.78
MINIMUM AREA CONSIDERED						=	7700.00

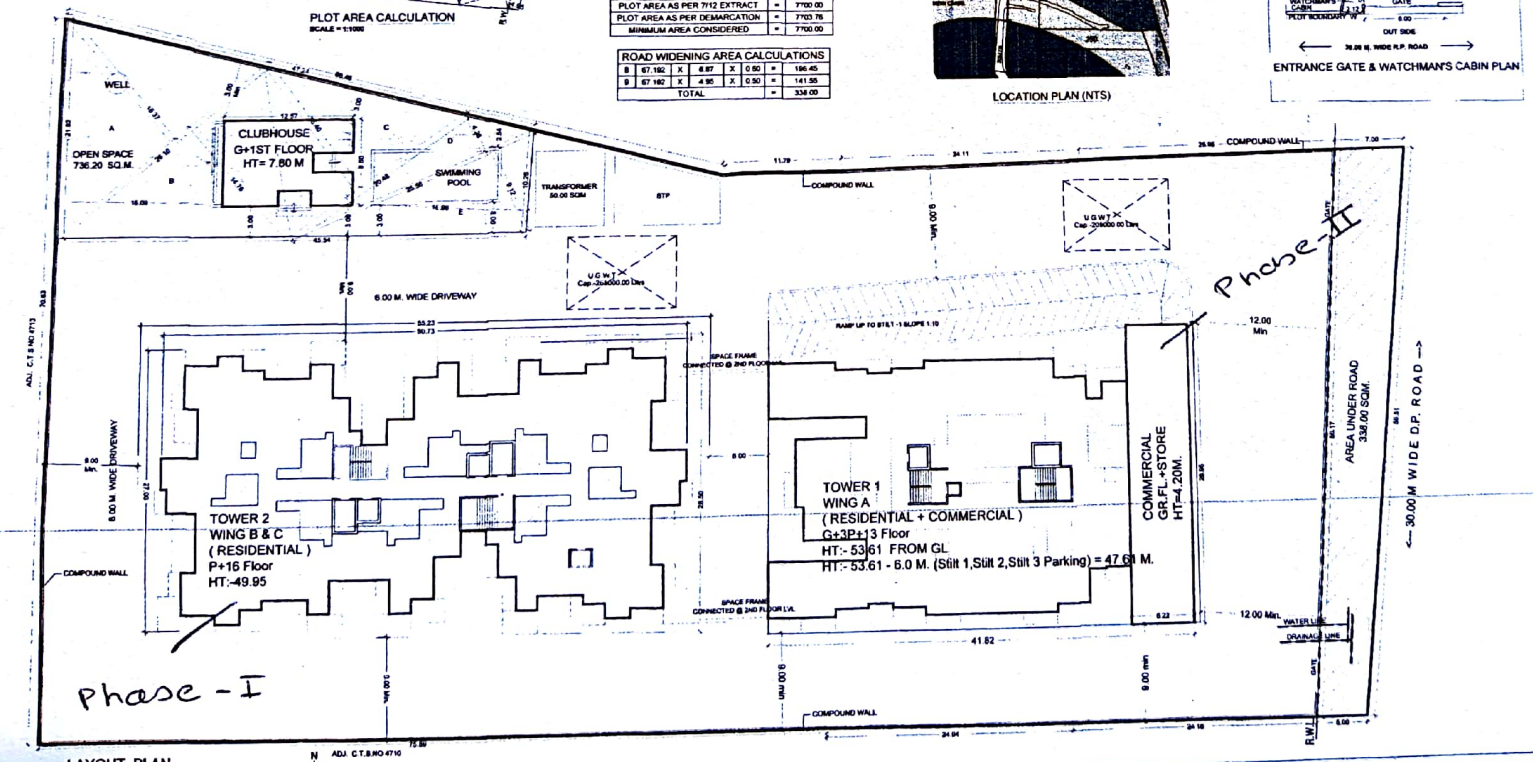
ROAD WIDENING AREA CALCULATIONS

8	67.192	X	8.87	X	0.50	=	198.45
9	67.192	X	4.95	X	0.50	=	141.55
TOTAL						=	338.00


LOCATION PLAN (NTS)



ENTRANCE GATE & WATCHMAN'S CABIN PLAN



LAYOUT PLAN
Scale 1:200

STAMP OF APPROVAL 1/1

D.P. LAYOUT

PERMANENTLY APPROVED UNDER C.C. NO.0810/16 DATE- 18/09/16
PREVIOUSLY APPROVED UNDER C.C. NO.0845/17 DATE- 18/09/17

AREA STATEMENT

1	PLOT AREA		7700.00
2	DEDUCTION FOR		
	a. Road Acquisition Area (1/5 209)	0.00	
	b. Proposed Road (30.00 Wide D.P. Road)	336.00	
	c. Industrial Zone	0.00	
	d. Reservation	0.00	
	TOTAL (a+b+c+d)		336.00
3	NET GROSS AREA OF THE PLOT (1-2)		7362.00
4	DEDUCTIONS FOR		
	a. Recreation Ground As Per Rule No. 13.3.1 (10% Open Space)	736.20	
	b. Internal Road	0.00	
	c. Amenity Space	0.00	
	d. M.S.E.B. Transformer	50.00	
	TOTAL (a+b+c+d)		786.20
5	NET AREA OF PLOT (3-4)		6575.80
6	ADDITION FOR F.A.R.		
	a. Road Acquisition Area (1/5 209)	0.00	
	b. Proposed Road (30.00 Wide D.P. Road = 336.00 X 2)	672.00	
	c. Amenity Space	0.00	
	d. Recreation Ground As Per Rule No. 13.3.1 (10% Open Space)	0.00	
	e. M.S.E.B. Transformer	50.00	
	f. T.D.R. (362.00 X 1.40 = 506.80)	0.00	
	Regular TDR 70% (506.80 - 336.00 = 170.80 X 0.70)	1349.44	
	Slum TDR 30% of 506.80 = (506.80 - 336.00 = 170.80 X 0.30)	729.36	
	TOTAL (a+b+c+d+e+f)		11032.80
7	TOTAL AREA (5+6)		17608.60
8	F.A.R. PERMISSIBLE		
	a. Residential (1)	17608.60	
	b. Commercial (0.5/1.1/0.55/0.75)	0.00	
	c. Information Technology (3)	0.00	
	TOTAL F.A.R. PERMISSIBLE		17608.60
9	F.A.R. EXISTING		
	a. Residential	0.00	
	b. Commercial	0.00	
	c. Information Technology	0.00	
	TOTAL EXISTING F.A.R.		0.00
10	F.A.R. PROPOSED		
	a. Residential	15808.53	
	b. Commercial	180.07	
	c. Information Technology	0.00	
	TOTAL PROPOSED F.A.R.		15808.53
11	TOTAL F.A.R. PROPOSED - EXISTING		15808.53
12	PERMISSIBLE COVERAGE (20% Of 3 Above)		3521.16
13	PERMISSIBLE COVERAGE (35% Of 5 Above)		2301.53
14	PROPOSED COVERAGE		1445.19
15	EXCESS COVERAGE		136.05

TENEMENT STATEMENT

16	Area As Per Rule Tenement	17608.60
17	Less Deduction Of Non Residential Area	180.07
18	Area Under Residential Tenements	17428.53
19	Tenements Permissible (250 Sqm./Tenement)	436
20	Tenements Proposed	280

PARKING STATEMENT

		CAR	SCOOTER	CYCLE
21	PARKING REQUIRED BY RULE	317	666	361
22	PARKING PROVIDED	317	659	388

LEGEND

LAND OWNER (AS PER 7/12 OR P.R.C.)
1) FIRDOSH PESTAMJI PRESS.
2) SMT KHORSHED AADARBAD HOZDAR.

POWER OF ATTORNEY HOLDER
SHRI.ABHIJEET C.BHANSALI.

CLIENT/FIRM'S NAME
M/S WELLWISHER APARTMENT

CONTENTS
Fsi statement, Area calculation, Water calculation, Parking statement, Location Plan , Compound wall section

PROJECT (REVISED PROPOSAL)
PROPOSED RESIDENTIAL BUILDING ON S.NO.131/1,CTS NO 4711 ,HADAPSAR ,PUNE.

REVISION	DRAWN	DATE
00/01 FLOOR ADDED		
01 00/02 Plot Area Changed		
02 00/03 Terrace Changed		
02/01 A building new Design		

SIGN., ADDRESS OF THE OWNER S/POWER OF ATTORNEY HOLDER/S

This municipal drawing is prepared from the instructions, information, specifications, papers and legal documents etc. given by notice and the authenticity and validity of the same is my/our responsibility. Use the undersigned, the owner s and/or power of attorney holder s have read & studied all the documents, forms and all the drawings along with documents for submission and they are as per my/our instructions & information given to the Architect.

Name: ABHIJEET C.BHANSALI
For M/S WELLWISHER APARTMENT
Address: M/S WELLWISHER APARTMENT
Shop.no.5& 6 Shakti Arcade Plot no.5 Sector 19 D, Vashi/Nav Mumbai 400705.

Sign

ARCHITECT

LAXMAN THITE ARCHITECT

Job no	1600
Drg. no	M-2
Scale	1:200
Rev. no	02
Date	18/09/2017
Drawn	Sudha K.
Checked	M.R.P.

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