

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY					TERRACE	STAIR		PASSAGE	LIFT	LIFT M/C ROOM	TENEMENTS	TOTAL
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	AREAS	PAID		PAID	PAID			FSI AREA
A BLDG	256.95	1833.59	0.00	0.00	0.00	- 0.00	-	0.00	0.00	0.00	0.00	85.14	0.00	0.00	18.00	31	2090.50
B BLDG	0.00	4301.28	0.00	0.00	-	509.55	-	509.55	0.00	472.10	252.87	149.84	1050.87	8.09	18.00	86	4301.28
C BLDG	0.00	3536.34	0.00	0.00	-	445.43	-	445.42	0.00	468.75	287.50	118.78	937.65	16.18	12.00	77	3536.34
D BLDG	0.00	4727.98	0.00	0.00	-	920.77	-	920.78	0.00	754.01	274.37	120.19	954.94	16.18	18.60	96	4727.98
E BLDG	0.00	4424.49	0.00	0.00	-	738.79	-	738.81	0.00	719.33	242.39	118.78	940.52	16.72	18.60	88	4424.49
Total	256.95	18823.68	0.00	0.00	2862.09	2634.53	0.00	2614.55	0.00	2414.20	1057.12	592.53	3883.99	57.17	85.20	376	19080.63 + 26.00

PARKING CALCULATION

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)	CYCLE (NOS)
Residential	0 - 80	2	378	1	188
Residential	80 - 150	1	0	1	0
Residential	> 150	1	0	2	0
Commercial	256.95	100	3	2	6
TOTAL REQD. (NOS.)			194	770	758
TOTAL REQD. AREA			2425.00	2310.00	1081.20
TOTAL PROP. AREA					14504.03

COVERAGE DETAILS

PERM. COVERAGE	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
20.00			
1822.42	3188.23	2282.80	430.18

TOP TERRACE AREA

A - WING	235.35 SQ.M.
B - WING	590.29 SQ.M.
C - WING	566.99 SQ.M.
D - WING	654.50 SQ.M.
E - WING	602.70 SQ.M.
PARKING BLDG	742.51 SQ.M.
TOTAL PARKING	3392.34 SQ.M.

COVERED PARKING AREA CALCULATION

A - WING PARKING	50.16 SQ.M.
B - WING PARKING	2034.00 SQ.M.
C - WING PARKING	2820.00 SQ.M.
D - WING PARKING	3220.00 SQ.M.
E - WING PARKING	3005.00 SQ.M.
PARKING BLDG	2455.00 SQ.M.
TOTAL PARKING	13684.16 SQ.M.

MAHADA AREA STATEMENT

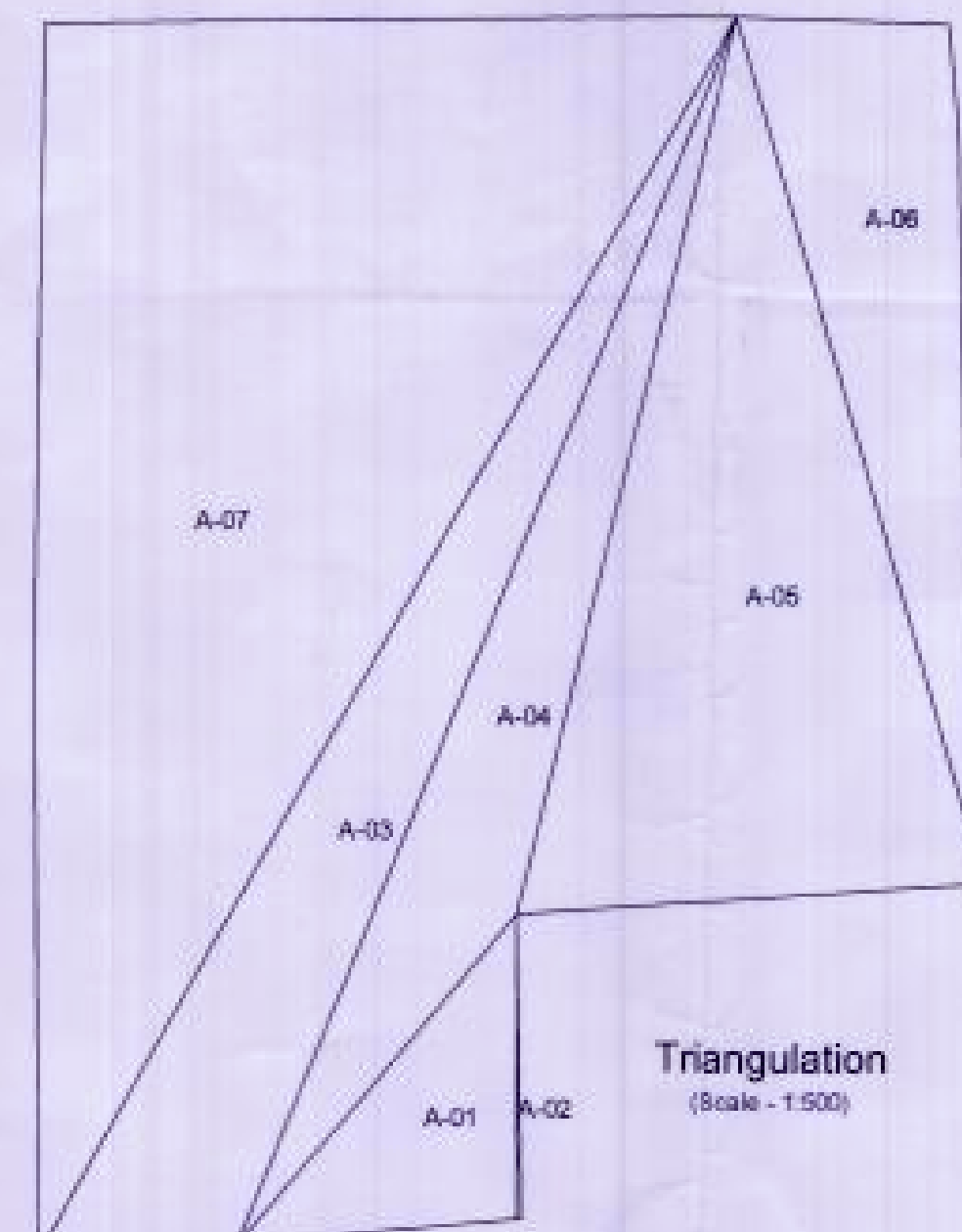
MIN. REQ. AREA	1822.42
PROP. AREA	1823.81
PERM. BALC. AREA	262.06
1) PROP. OPEN BALC. AREA	0.00
2) PROP. ENCL. BALC. AREA	0.00
TOTAL BALC. AREA (1+2)	0.00
MAHADA TOTAL TEN. NO.	31

WATER REQUIREMENT

TANK	REQUIRED CAPACITY (LT)	PROPOSED CAPACITY (LT)
Basin Comm	257086.00	
OHWT	FIRE REQUIREMENT 100000.00	
	TOTAL 357086.00	474060.84
UGWT	FIRE REQUIREMENT 305827.50	
	TOTAL 250000.00	
	TOTAL 635627.50	872681.80

REFUGE AREA STATEMENT

BUILDING NAME	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
A BLDG	83.19	83.58
B BLDG	123.78	127.30
C BLDG	118.73	187.30
D BLDG	132.66	164.01
E BLDG	124.59	138.09
TOTAL	563.15	580.21



Triangle	Area
A-01	478.78
A-02	8.08
A-03	1350.57
A-04	989.25
A-05	2337.59
A-06	1017.33
A-07	4865.77
Total (PLOT)	11057.38

AREA DETAILS FOR CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO SEIMA - 2014/CRO2/TC3 DT.30/01/2014

A) AREA STATEMENT	SQ.M.	SQ.M.
1. AREA OF PLOT	11057.38	
2. DEDUCTIONS FOR		
(a) ROAD ACQUISITION AREA (US205)	924.29	
(b) PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)		
(c) ANY RESERVATION		
(d) MDZ AREA		
TOTAL (A-B+C+D)	924.29	
3. NET GROSS AREA OF THE PLOT (1-2)	10132.71	
4. DEDUCTIONS FOR		
(a) RESERVATION GROUND AS PER RULE NO 10(OPEN SPACE)	1013.62	
(b) INTERNAL ROAD		
(c) AMENITY SPACE		
TOTAL (A-B+C+D)	1013.62	
5. NET AREA OF PLOT (3-4)	9119.09	
6. ADDITION FOR F.S.I.		
(a) ROAD ACQUISITION AREA	924.29	
(b) PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)		
(c) AMENITY SPACE		
(d) RESERVATION GROUND AS PER RULE NO 11.3.1(10% OPEN SPACE)		
(e) T.D.R. (300.72%)	7290.00	
(f) SPECIAL CASES FSI		
(g) M.S.E.B. TRANSFORMER (MHADA)	1822.42	
(h) INTERNAL ROAD		
TOTAL (A+B+C+D)	10036.71	
7. TOTAL AREA (5+6)	19148.80	
8. F.A.R. PERMISSIBLE	1.00	
(a) RESIDENTIAL (1.5/10.850.75)		
(b) COMMERCIAL (1.8/10.850.75)		
(c) INFORMATION TECHNOLOGY (2)		
TOTAL F.A.R. PERMISSIBLE	19148.80	
9. F.A.R. PROPOSED		
(a) RESIDENTIAL	18823.68	
(b) COMMERCIAL	256.95	
(c) EXCESS BALCONY	26.01	
TOTAL F.A.R. PROPOSED	19126.64	
10. NON F.S.I. AREA		
(a) PROPOSED COVERED PARKING AREA	13684.16	
(b) PROPOSED BALCONY AREA	2634.53	
(c) PROPOSED TERRACE AREA	2414.30	
(d) PROPOSED STAIRCASE (PREMIUM) AREA	1057.12	
(e) PROPOSED FIRE STAIRCASE AREA	592.53	
(f) PROPOSED PASSAGE+LOBBY AREA	3883.99	
(g) PROPOSED CLUB HOUSE AREA	67.23	
(h) PROPOSED OVER HEAD WATER TANK AREA	215.02	
(i) PROPOSED LIFT MACHINE ROOM AREA	85.20	
(j) PROPOSED REFUGE AREA	580.21	
(k) PROPOSED U.G. TANK AREA	186.95	
(l) PROPOSED S.T.P. AREA	118.85	
(m) PROPOSED OWC AREA	51.98	
(n) PROPOSED TRANSFORMER	57.40	
(o) LIFT	57.17	
(p) WC	5.25	
(q) NON ACCESSIBLE TERRACE (1st fl. duct area)	744.99	
(r) DG BETH	15.00	
(s) TOP TERRACE AREA	3392.35	
TOTAL NON FSI AREA	29044.79	19126.64
11. TOTAL FSI + NON FSI AREA	49071.43 SQ.M.	

STAMP OF APPROVAL

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	11057.38
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	924.29
(b) PROPOSED ROAD (D.P. ROAD/ROAD WIDENING)	
(c) ANY RESERVATION	
(d) MDZ AREA	
(e) ENCROACHMENT AREA	
(f) OTHER	
TOTAL (A-B+C+D)	924.29
3. BALANCE AREA OF PLOT (1-2)	10132.71
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	
(b) OPEN SPACE	1013.62
(c) PHYSICAL CG PROVIDED	
(d) INTERNAL ROAD AREA	
5. NET AREA OF THE PLOT (3-4)	9119.09
6. ADDITION FOR F.S.I.	
(a) OPEN SPACE (NOTIONAL)	
(b) INTERNAL ROAD	
(c) ADDITIONAL INT. ROAD BENEFIT	
(d) OTHER	
TOTAL (A-B+C+D)	1013.62
7. TOTAL AREA (5+6)	9112.09
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	9112.09
9. TDR AREA	7290.00
PERM. TDR AREA	8200.88
10. SPECIAL CASES FSI	0.00
11. ROAD(S) SET-BACK AREA	924.29
12. PROPOSED ROAD (D.P.)	0.00
13. TOTAL PERM. BUILT UP AREA (9+10+11+12)	17320.38
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	18823.68
(b) PROPOSED COMMERCIAL AREA	256.95
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (A+B+C+D)	19080.63
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.	46.010.00
18. EXISTING BUILT UP AREA	
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18+19)	17259.62
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	18136.64
21. CONSUMED FSI WITH MHADA	1.8838
22. CONSUMED FSI WITH MHADA	2.0040
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	2862.09
(ii) PROPOSED BALCONY AREA	2634.53
(iii) EXCESS BALCONY AREA (TOTAL)	
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	19080.63
(ii) LESS NON-RESIDENTIAL AREA	256.95
(iii) AREA AVAILABLE FOR TENEMENTS (I - II)	18823.68
(iv) TENEMENTS PERMISSIBLE	250.00/Hec
(v) TENEMENTS PROPOSED	378
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (V+VI)	378
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	CAR 194 SCOOTER 770 CYCLE 758
(ii) REQUIRED PARKING AREA	2425.00 2310.00 1081.20
(iii) TOTAL PARKING PROPOSED	14504.03
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	49071.43
CONSTRUCTION AREA FOR EC	49071.43
SPECIFICATIONS	
CERTIFICATE OF AREA	
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSION OF AREA, I.T.C. 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.	
LEGEND	
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN DOTTED	
WATERLINE SHOWN BLACK DOTTED	
COSTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	
PROJECT	
PROPOSED COMM+RESIDENTIAL BUILDING ON	
S.NO. :- 27/1 & 27/2(P)	
AT. :- PUNVALE, PUNE	
ARCHITECT SIGN.	OWNERS SIGN.
AR.N.D. JOSHI	M/s. GK Associates
YOJANA ARCHITECTS	
NARENDRA D. JOSHI	
SILVER SPACE	
VISHAL NAGAR, PUNVALE, PUNE - 411087	
INWARD NO. / MHADA/EC/1004/18	DATE 21 Apr 2018 09:30
KEY NO. :- 1004-18-01	SHEET NO. 1/19