

Sanctioned by B.P. 16/10/2015
Subject to conditions mentioned in the
Office Order No.
Dated 02/11/2015



O. C. Signed by
Joint City Engineer

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	9313.62
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	1531.20
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) NDSZ AREA	0.00
(e) ENCROACHMENT AREA	0.00
(f) OTHER	0.00
TOTAL (a+b+c+d+e+f)	1531.20
3. BALANCE AREA OF PLOT (1-2)	7782.42
4. DEDUCTIONS FOR	
(a) AMENITY SPACE	0.00
(b) OPEN SPACE	778.25
PHYSICAL OS PROVIDED =	778.25
(c) INTERNAL ROAD AREA	0.00
5. NET AREA OF THE PLOT (3-4)	7004.17
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)	7004.17
8. FLOOR SPACE INDEX PERMISSIBLE	1.0000
PERM. FLOOR AREA (7 x 8)	7004.17
9. TDR AREA	2300.28
PERM. TDR AREA	6303.75
10. SPECIAL CASES FSI	3368.64
11. ROAD(S) SET-BACK AREA	0
12. PROPOSED ROAD (DP)	0.00
13. TOTAL PERM. BUILT UP AREA (8+9+10+11+12)	12673.09
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	9817.65
(b) PROPOSED COMMERCIAL AREA	878.25
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	10495.89
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.	103.95
18. EXISTING BUILT UP AREA	0.00
19. TOTAL BUILT UP AREA PROPOSED (14+15+16+17+18-19)	9185.51
20. TOTAL BUILT UP AREA PROPOSED WITH MHADA	10599.85
21. CONSUMED FSI WITHOUT MHADA	1.2966
22. CONSUMED FSI WITH MHADA	1.4985
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1574.38
(ii) PROPOSED BALCONY AREA	1468.18
(iii) EXCESS BALCONY AREA (TOTAL)	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	10495.89
(ii) LESS NON-RESIDENTIAL AREA	878.25
(iii) AREA AVAILABLE FOR TENEMENTS (I-II)	9617.65
(iv) TENEMENTS PERMISSIBLE	250.00/Hec
(v) TENEMENTS PROPOSED	136
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	136
D) PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	99
(ii) REQUIRED PARKING AREA	1237.50
(iii) TOTAL PARKING PROVIDED	5792.57
E) TRANSPORT VEHICLES PARKING	
(a) TOTAL NO. OF TRANSPORT VEHICLES PARKING PROVIDED	0
(b) TOTAL NO. OF LOADING / UNLOADING PARKING PROVIDED	0
CONSTRUCTION AREA	19874.20
CONSTRUCTION AREA FOR EC	19972.74
SPECIFICATIONS	

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE
DIMENSION OF SIZES, 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

LEGEND	SIGN OF ARCHITECT
PLOT BOUNDARY SHOWN BLACK	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	

OWNER'S NAME:
M/S. SUYOG BUILDERS THROUGH
Mr. Gorakh Vilas Bhor, & Other

PROJECT:
SURVEY NO.: 176(P)/127(P) HISMA NO.
PLOT NO. REGULAR TRACK, VILLAGE WAKAD
DESCRIPTION:
ARCHITECT:
ABHIJIT Galkwad
04/05/2018

PROJECTION STUDIO	ARCHITECT'S SIGN
JYOTI	
4th Sanction	
DATE	15 May 2018
SHEET NO.	1/11

BUILDING WISE FSI STATEMENT																			
BUILDING	FSI AREA				SPECIAL	PERM.	BALCONY			TERRACE		STAIR	PASSAGE	LIFT	LIFT MIC ROOM	TENEMENTS	TOTAL FSI AREA		
	COMMERCIAL	RESIDENTIAL	INDUSTRIAL				PROP.	EXCESS	ENCLOSE	OPEN	AREAS								
A WING	0.00	4207.45	0.00	0.00	-	691.58	-	691.97	0.00	1033.64	195.51	104.59	694.11	8.52	4.94	76	4207.45		
B WING	0.00	3364.52	0.00	0.00	-	567.95	-	567.94	0.00	804.46	242.56	104.27	255.70	8.36	8.36	50	3364.52		
C WING	463.48	340.60	0.00	0.00	-	113.23	-	53.26	59.95	73.89	86.64	22.41	85.25	8.26	8.26	6	804.07		
D WING	414.77	1705.06	0.00	0.00	-	93.01	-	46.41	46.61	184.04	110.41	52.30	275.28	8.54	8.54	4	2119.84		
Total	878.25	9617.65	0.00	0.00	-	1362.33	-	1468.18	103.95	1359.60	106.56	2096.03	635.14	283.58	1310.35	33.68	30.10	136	10495.89 + 103.95

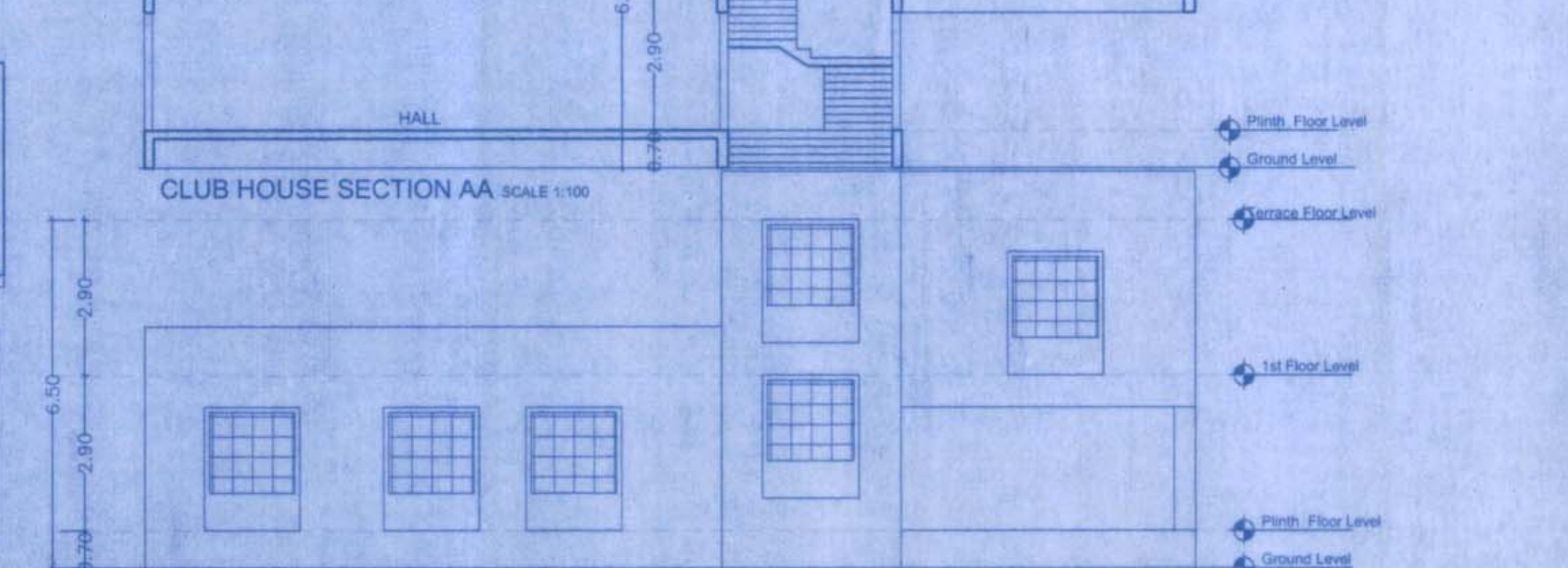
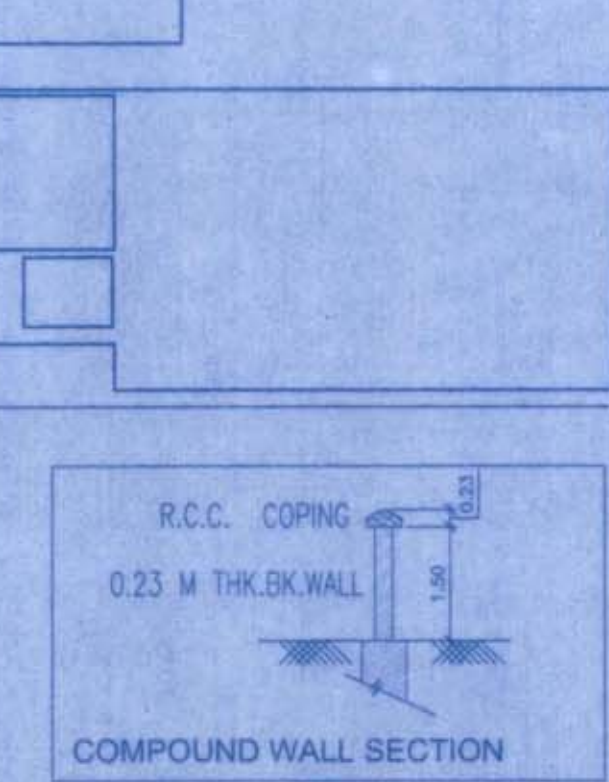
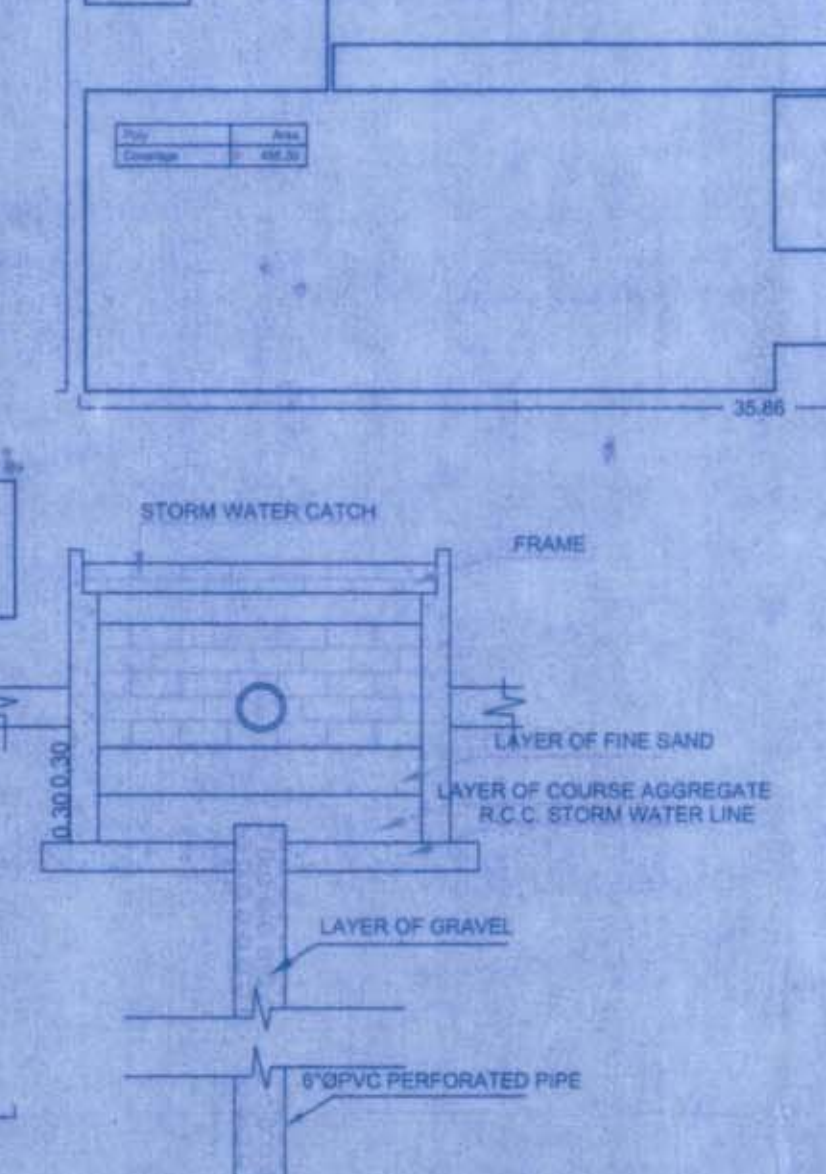
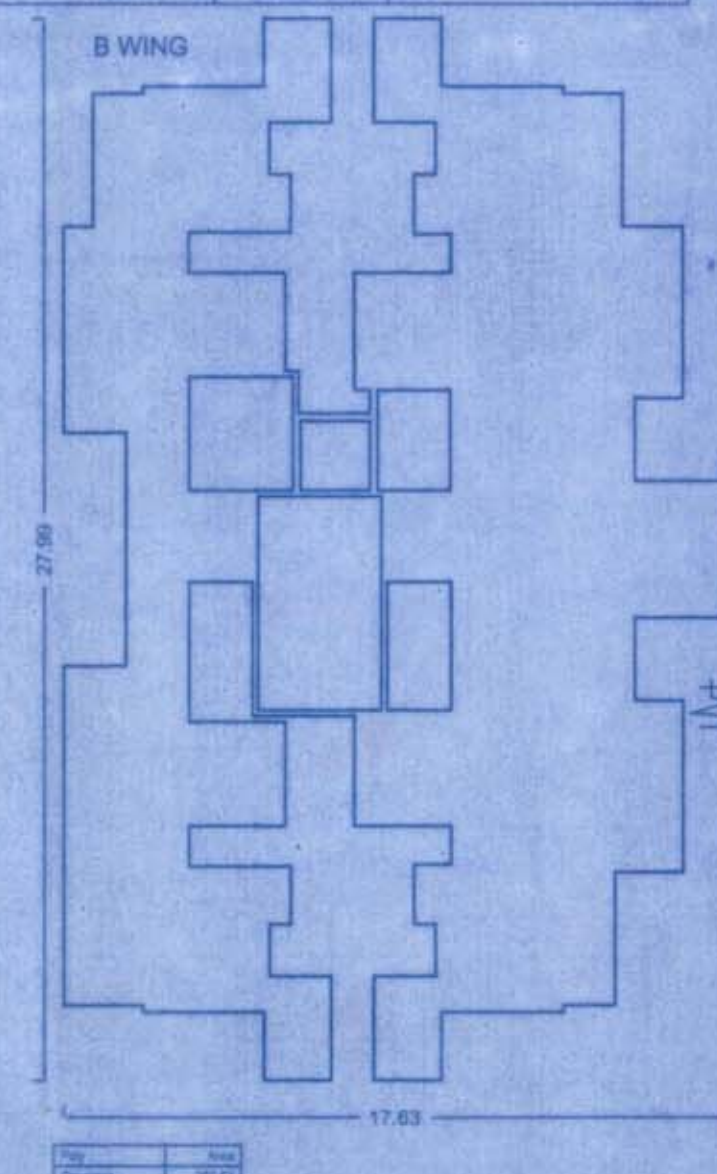
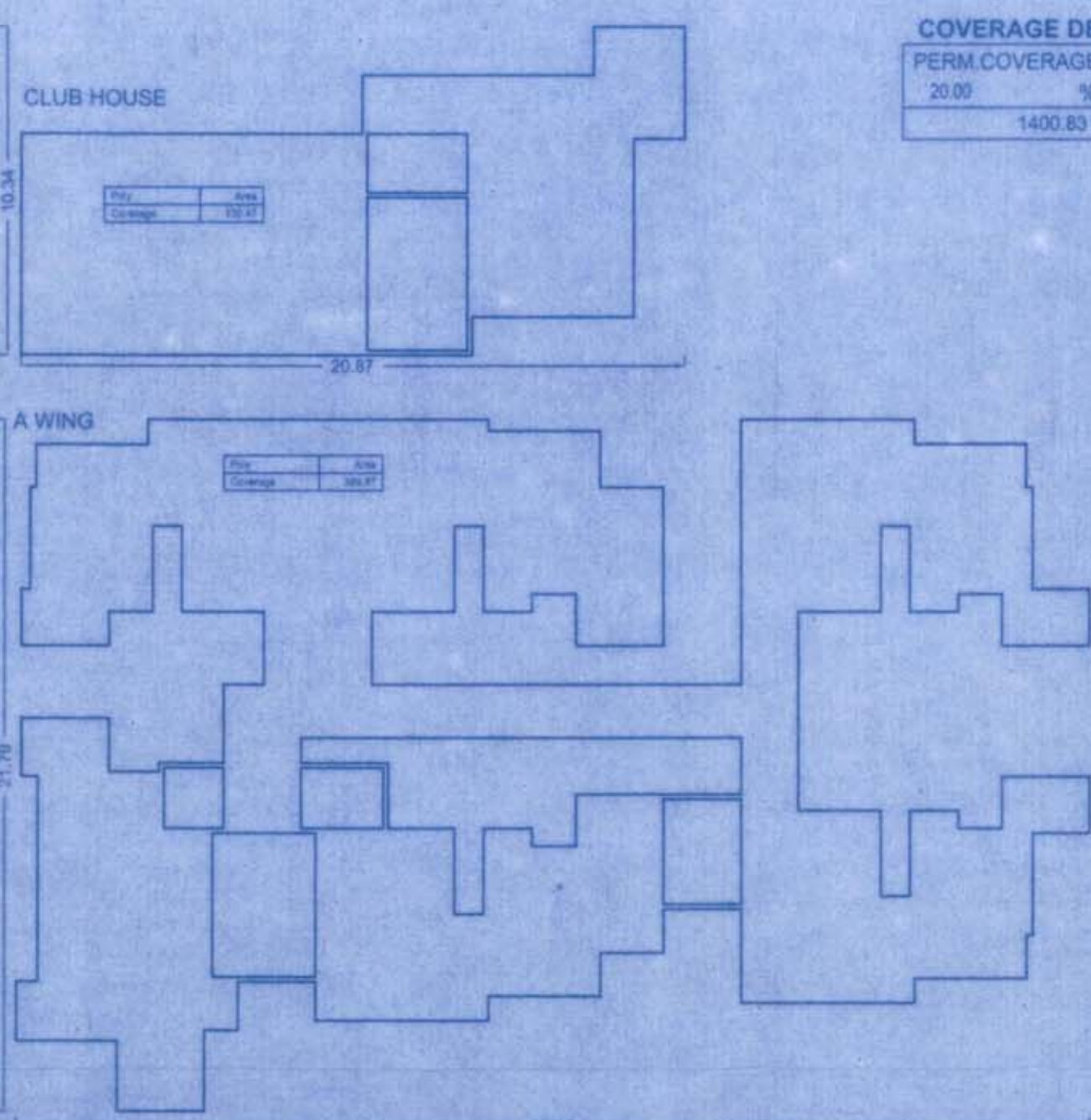
PARKING CALCULATION									
TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 80	2	162	1	81	4	324	4	324
Residential	80 - 150	1	0	1	0	2	0	2	0
Residential	> 150	1	0	2	0	2	0	2	0
Commercial	878.25	100	9	2	18	6	54	2	18
TOTAL REQD.(NOS.)					99		378		342
TOTAL REQD. AREA					1237.50		1134.00		478.60
TOTAL PROP. AREA							5792.57		

WATER REQUIREMENT	TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Residential	Residential	119855.00	
Fire	Fire	50000.00	
TOTAL	TOTAL	169855.00	480474.09
UGWT	UGWT	179482.50	
TOTAL	TOTAL	279482.50	1238916.32

REFUGEE AREA STATEMENT	BUILDING NAME	REQUIRED REFUGEE AREA	PROPOSED REFUGEE AREA
A WING	A WING	194.94	223.07
B WING	B WING	143.26	148.89

MAHADA AREA STATEMENT	
MIN. REQ. AREA	1400.83
PROP. AREA	1414.34
PERM. BALC. AREA	212.15
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.	26

COVERAGE DETAILS			
PERM. COVERAGE 20.00	PERM. COVERAGE WITH PREMIUM	PROPOSED COVERAGE	EXCESS COVERAGE IN PREMIUM
%			
1400.83	2451.46	1587.57	0.00



FLOORWISE FSI STATEMENT: CLUB HOUSE

FLOORS	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	SPECIAL	PERM.	PROP.	EXCESS	ENCLOSE	OPEN	TERRACE	PAID	PASSAGE	LIFT	LIFT M/C	TENEMENTS	TOTAL
GROUND FLOOR	0.00	77.56	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	77.56
FIRST FLOOR	0.00	38.83	0.00	0.00	0.00	16.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	38.83
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	0.00	0	0.00
Total	0.00	116.39	0.00	0.00	0.00	16.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	116.39

CLUB HOUSE ELEVATION SCALE: 1:100

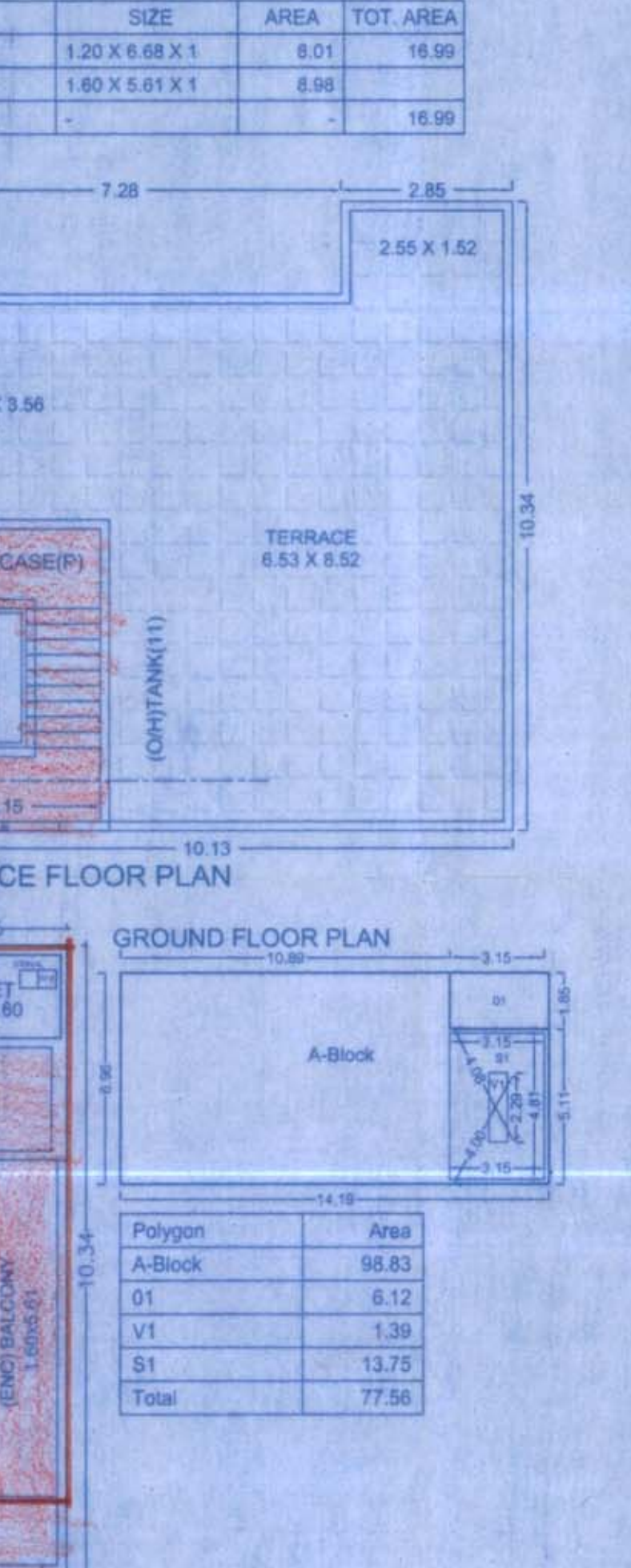
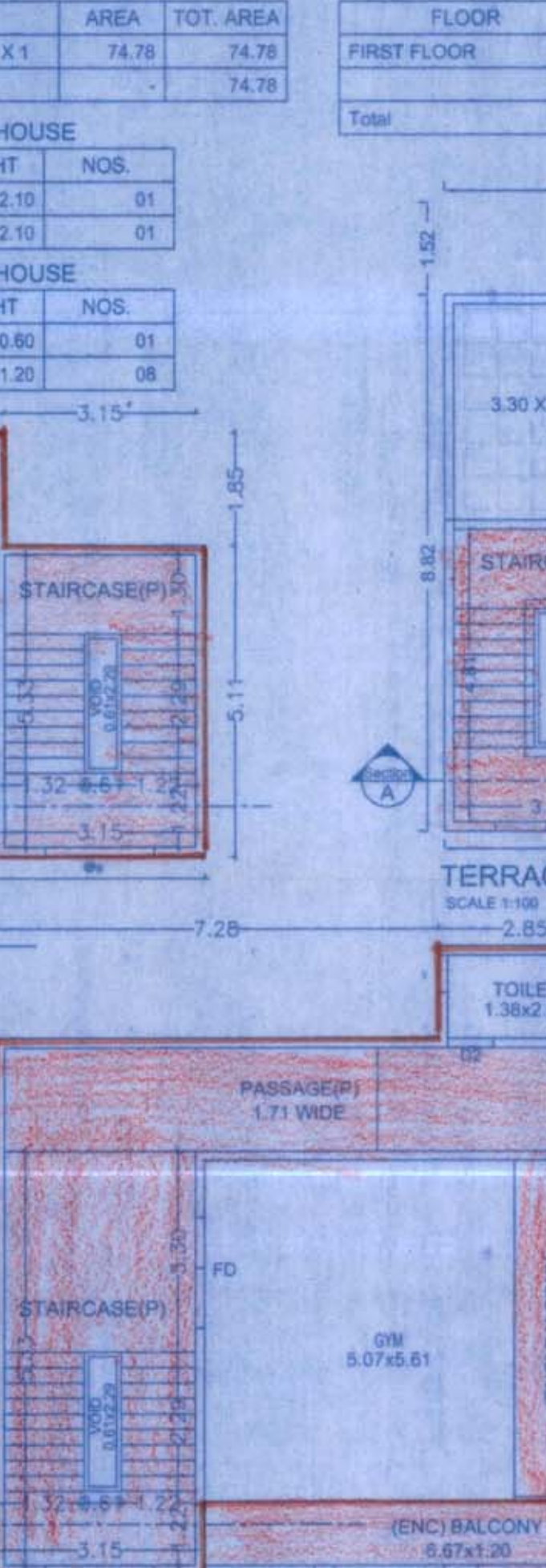
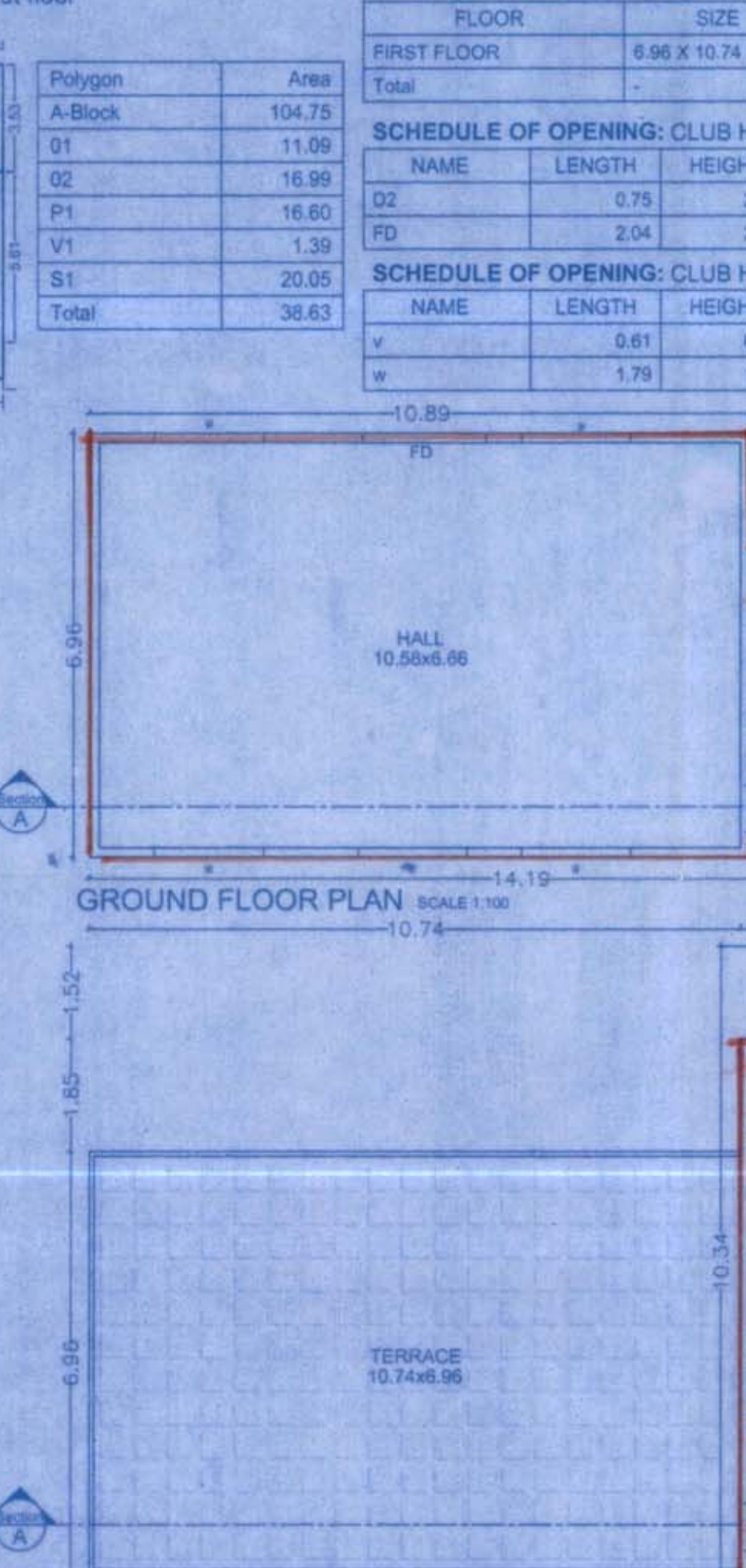
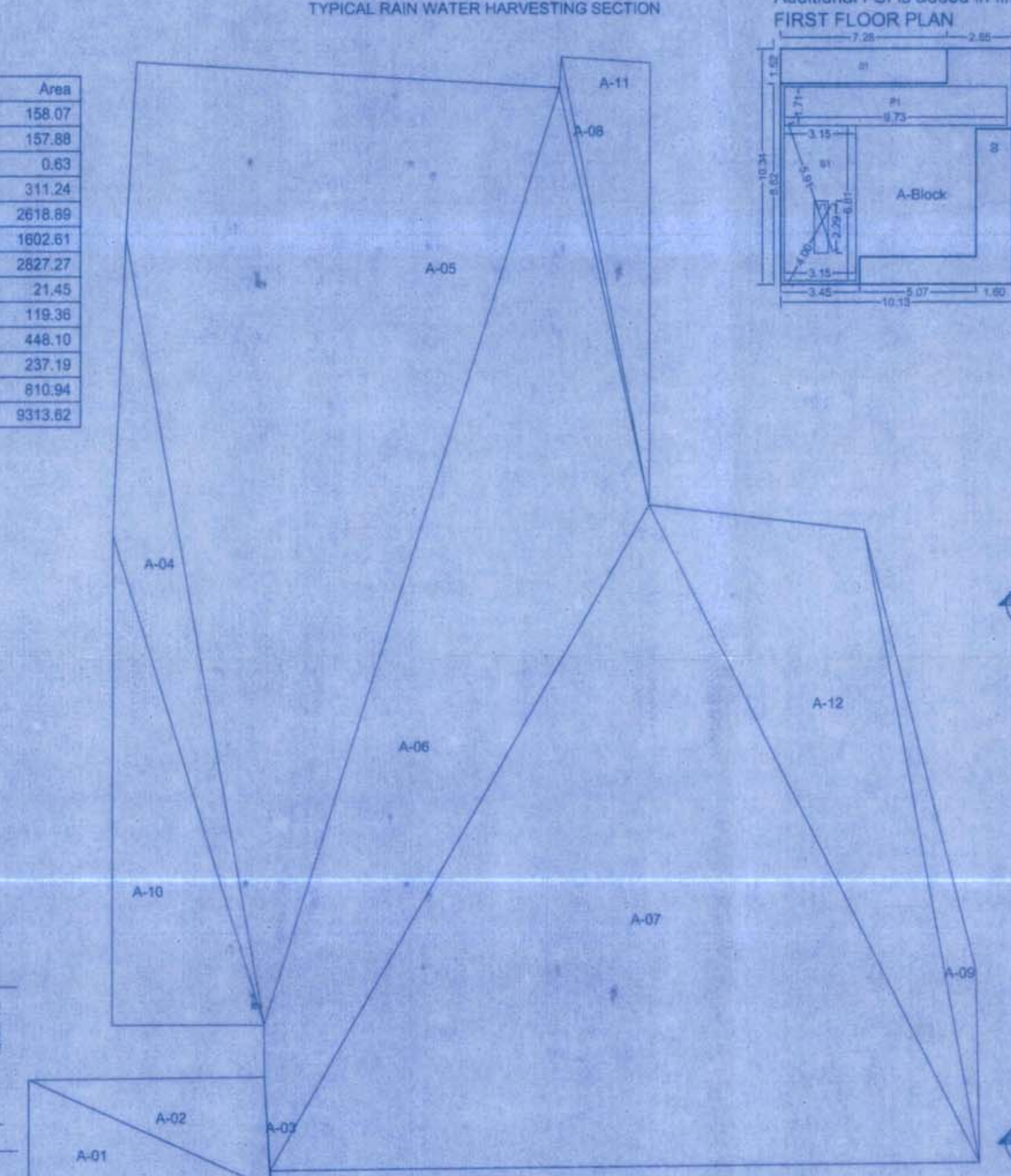
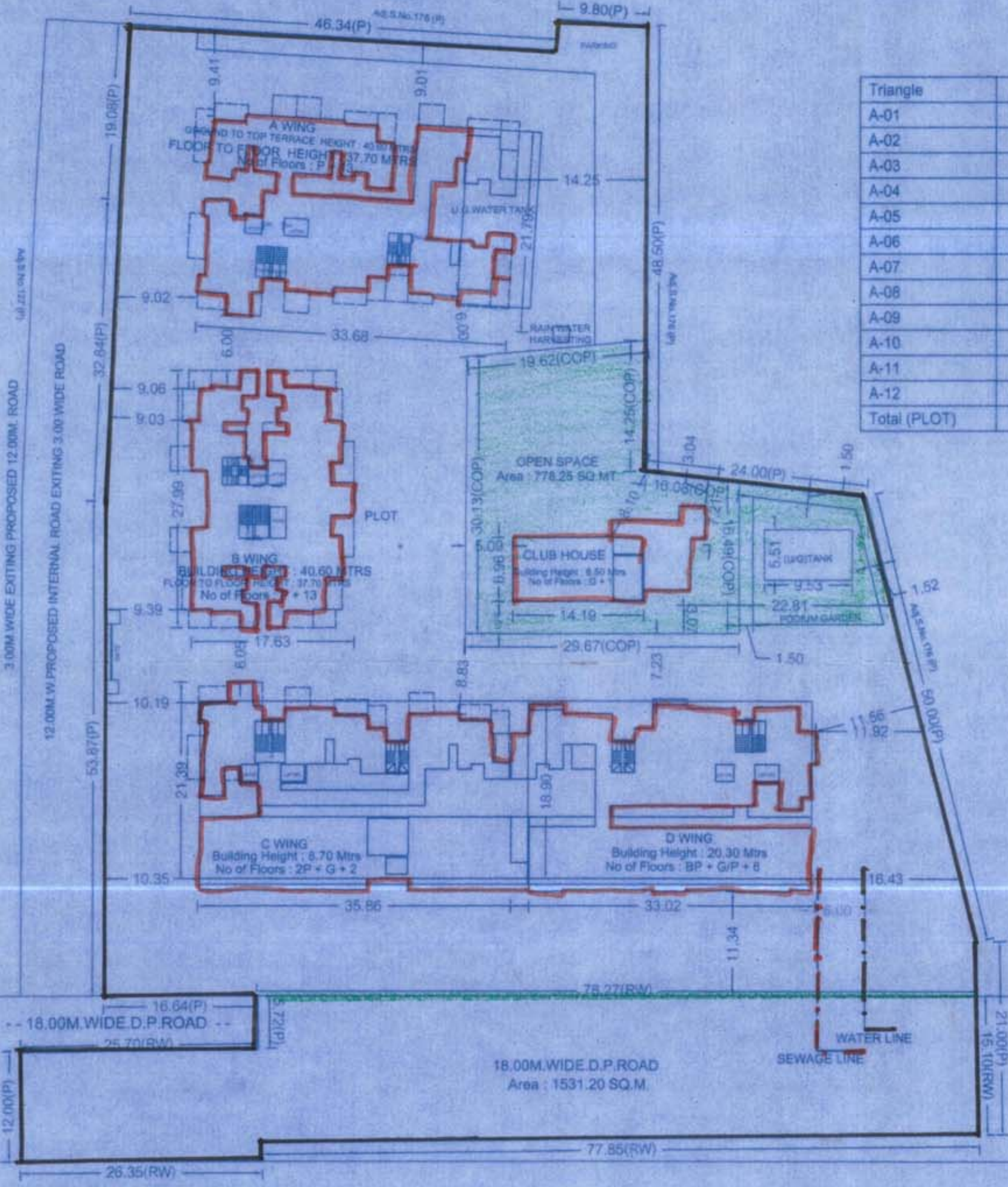
FLOORS	SIZE	AREA	TOT. AREA
FIRST FLOOR	6.96 X 10.74 X 1	74.78	74.78
Total			74.78

TERRACE CALCULATIONS: CLUB HOUSE

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.20 X 6.68 X 1	8.01	16.99
Total	1.80 X 5.61 X 1	8.99	16.99

BALCONY CALCULATIONS: CLUB HOUSE

FLOOR	SIZE	AREA	TOT. AREA
FIRST FLOOR	1.20 X 6.68 X 1	8.01	16.99
Total	1.80 X 5.61 X 1	8.99	16.99



LAYOUT PLAN (Scale - 1:500)

Triangulation (Scale - 1:500)

FIRST FLOOR PLAN SCALE: 1:100

TERRACE FLOOR PLAN SCALE: 1:100