BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPEC	BALCONY PERM.	BALCONY PROP.	BALCONY EXCESS	PASSAGE	STAIR FREE OF FSI	LIFT FREE OF FSI	TERRACE	LIFT M/C ROOM	TENE.	TOTAL FSI AREA
B (BUILDING)	0.00	1598.82	0.00	0.00	239.82	179.81	0.00	0.00	94.50	2.94	0.00	0.00	24	1598.82
TOTAL	0.00	1598.82	0.00	0.00	239.82	179.81	0.00	0.00	94.50	2.94	0.00	0.00	24	1598.82

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD.	CYCLE (NOS) BY RULE	CYCLE (NOS) REQD.
RESIDENTIAL	0 - 40	2	0	1	0	4	0	4	0
RESIDENTIAL	40 - 80	2	24	2	24	4	48	2	24
RESIDENTIAL	80 - 150	1	0	2	0	2	0	2	0
RESIDENTIAL	> 150	1	0	3	0	2	0	2	0
VISITOR				5%(Car)	2	5%(SC)	3	5%(CY)	2
TOTAL	REQUIRED	-	-	-	26	-	51	-	26
TOTAL	PROPOSED	-	-	-	26	-	53	-	27

WATER REQUIREMENT

WATER REQ. IN 9.0L 40 PER TANK CAP.
24 TENA. X 1.35 Lits. X 1.5 = 16,200.00 Lits.
36,200.00 Lits. + 10,000.00 (FIRE)
46,200.00 Lits.
U/G. WATER TANK CAP. = 15,200.00 Lits. X 1.50
O/E. WATER TANK CAP. = 24,300.00 Lits.

TREE STATEMENT

REQUIRED TREE :
= 5651.01 / 80.00 = 70.64NOS.
PROPOSED TREE = 71 NOS.

TERRACE CALCULATIONS: B (BUILDING)

FLOOR	SIZE	AREA	TOT. AREA
TOTAL			0.00

BUILDING WISE COVERAGE TABLE

BUILDING	AREA
B (BUILDING)	268.47

S.NO 84/3,83/1

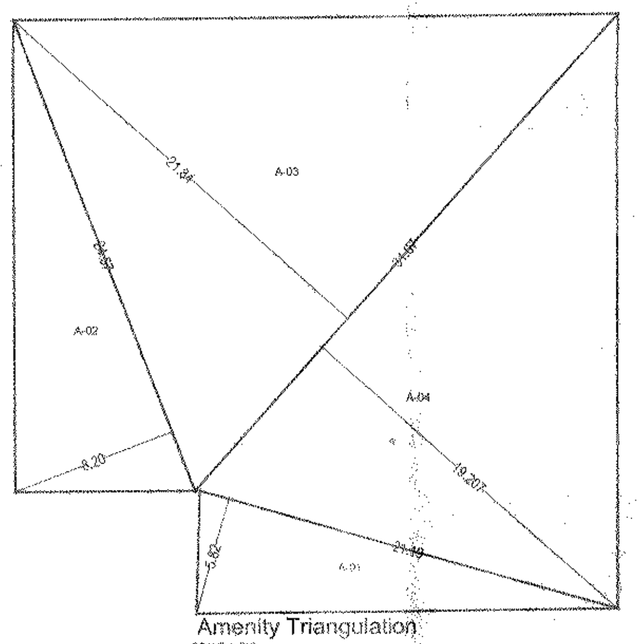
Document Name	Area
Sanction Layout Area	5651.01

OPENING SCHEDULE: B (BUILDING)

NAME	WIDTH	HEIGHT	NOS.
D2	0.76	2.10	24
OP	0.76	2.10	24
D1	0.91	2.10	48
OP	0.91	2.10	72
D3	0.81	2.10	24
LDR	0.81	2.10	00
D	0.99	2.10	12

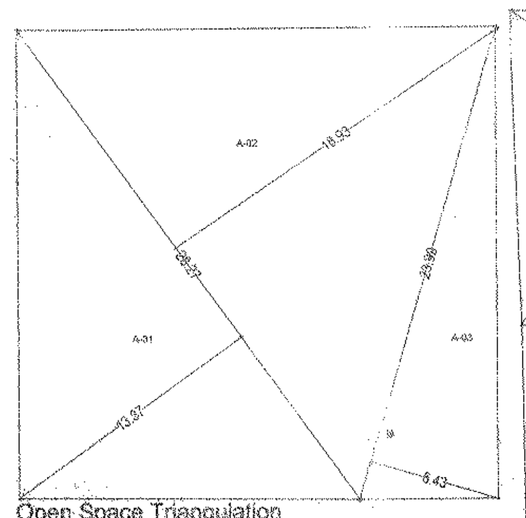
OPENING SCHEDULE: B (BUILDING)

NAME	WIDTH	HEIGHT	NOS.
V1	0.33	0.60	12
V	0.61	0.60	24
W3	0.61	1.20	18
W2	0.91	1.20	24
W5	1.52	1.20	48
SW	1.67	1.20	08
W6	1.83	1.20	24
W1	1.83	1.20	24
W	3.94	1.20	06



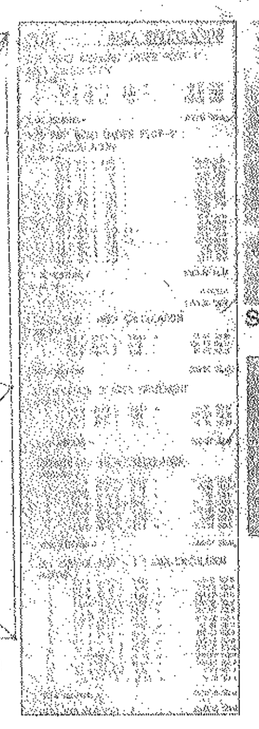
Amenity Triangulation
SCALE 1: 200

1	24.57	X	8.20	X	0.50	=	100.74
2	31.07	X	21.84	X	0.50	=	339.02
3	31.07	X	19.21	X	0.50	=	298.30
4	21.59	X	5.60	X	0.50	=	60.48
AMENITY SPACE							800.07



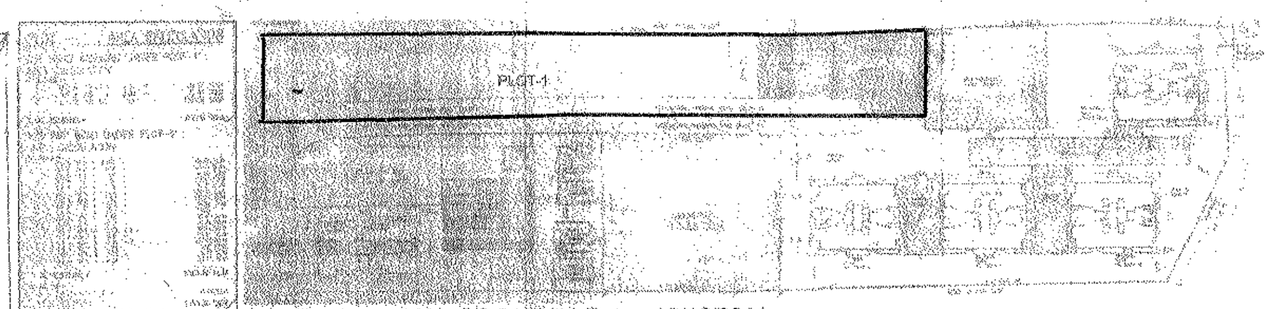
Open Space Triangulation
SCALE 1: 200

1	29.27	X	13.37	X	0.50	=	195.93
2	28.27	X	18.87	X	0.50	=	267.37
3	13.98	X	6.43	X	0.50	=	179.77
OPEN SPACE							533.38

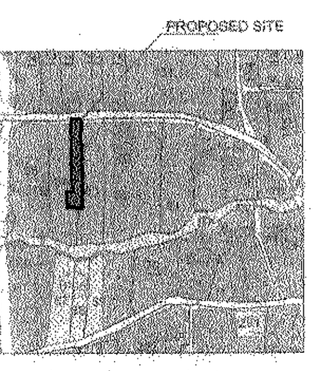


Road Widening Triangulation
SCALE 1: 200

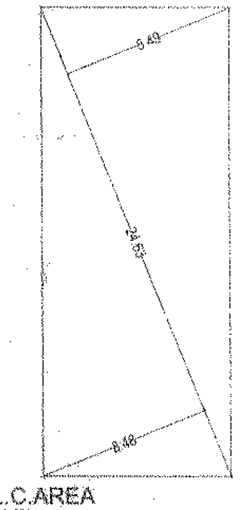
1	18.58	X	9.09	X	0.50	=	84.40
2	31.24	X	5.898	X	0.50	=	76.47
3	31.24	X	5.85	X	0.50	=	91.38
4	16.15	X	8.04	X	0.50	=	64.92
30.00 M.W.ROAD WIDENING AREA							317.17



Sanction Layout No. CC.3192/11 Date :-13/12/2011.

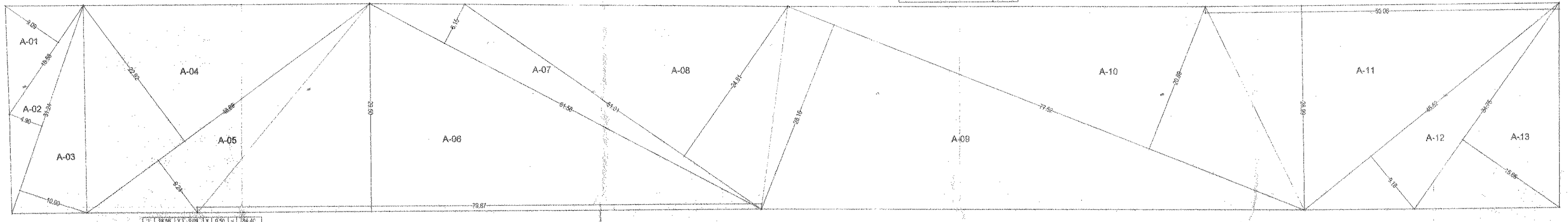


SITE PLAN



U.L.C.AREA
SCALE 1: 200

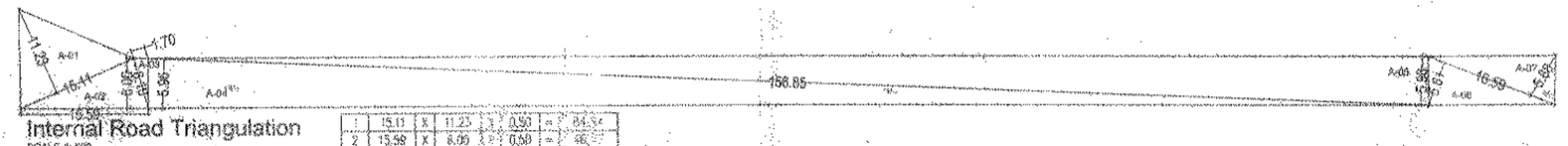
1	24.63	X	9.48	X	0.39	=	164.43
2	24.63	X	8.48	X	0.50	=	104.57
30.00 M.W.ROAD WIDENING AREA							205.00



Triangulation (Scale - 1:250)

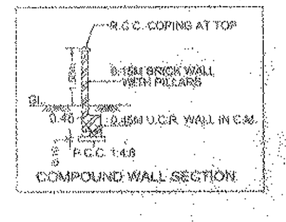
1	18.58	X	9.09	X	0.50	=	84.40
2	31.24	X	10.00	X	0.50	=	156.20
3	46.88	X	22.02	X	0.50	=	515.03
4	46.88	X	9.29	X	0.50	=	217.57
5	79.67	X	29.92	X	0.50	=	1328.08
6	81.58	X	15.15	X	0.50	=	618.29
7	31.01	X	24.91	X	0.50	=	386.78
8	77.52	X	28.15	X	0.50	=	1090.48
10	77.52	X	29.69	X	0.50	=	1150.94
11	50.06	X	29.69	X	0.50	=	742.67
12	45.52	X	8.16	X	0.50	=	185.94
13	34.25	X	15.08	X	0.50	=	272.09
PLOT AREA TRIANGULATION							6203.45

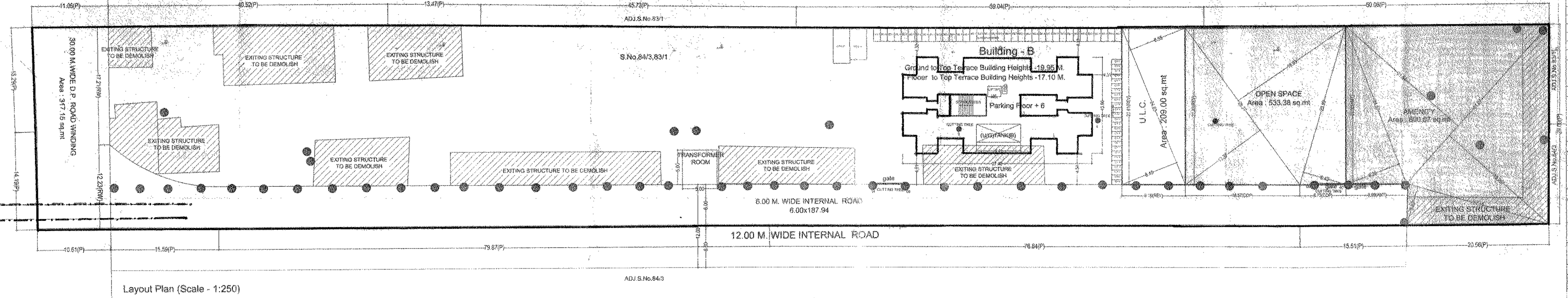
Area AS Per 7/12 Extracts	SQ.MT.
S.No.83/1	4620.00
S.No.84/3	4420.00
S.No.84/3 & 83/1	9240.00
Total Area = 9240.00 - 3000.00 (as civil court order is returned to M/s.OM Housing (cosmos regency) Balance Area = 6240.00 Sq.mt.	
As Per Sanction Layout CC.3192/11 Date 13/12/2011	5651.01



Internal Road Triangulation
SCALE 1: 500

1	15.11	X	11.35	X	0.50	=	84.54
2	13.98	X	8.09	X	0.50	=	56.51
3	8.10	X	1.20	X	0.50	=	4.86
4	156.85	X	5.98	X	0.50	=	469.14
5	156.85	X	5.98	X	0.50	=	469.14
6	16.59	X	5.61	X	0.50	=	46.53
7	16.59	X	5.98	X	0.50	=	49.61
12.00 M. INTERNAL ROAD AREA							1180.39





Layout Plan (Scale - 1:250)

STAMP OF APPROVAL 1/2

नगर नियोजक ने 23/03/2018
(APPROVED WITH CONDITION)
APPROVED BY CITY PLANNER
PERMIT NO. CC/3523/17
AREA DEVELOPMENT DEPT.
A.M.C.

S.No.84/3,83/1			SQ.M.
PLOT AREA AS PER 7/12 (4420.00 + 4620.00 - 1000.00 - 2000.00)			6240.00
PLOT AREA AS PER DEMARCATION			6203.45
PLOT AREA AS PER SANCTION LAYOUT			5651.01
MINIMUM AREA CONSIDER			5651.01
A) AREA STATEMENT			**SQ.M.**
1. AREA OF PLOT			5651.01
2. DEDUCTIONS FOR			
(a) ROAD ACQUISITION AREA			317.15
(b) EXISTING INTERNAL ROAD			0.00
(c) ANY RESERVATION			0.00
(d) OTHER			0.00
TOTAL (a+b+c+d)			317.15
3. NET GROSS AREA OF PLOT (1-2)			5333.86
4. DEDUCTIONS FOR		(A)	
(a) TRANSFORMER AREA			25.00
(b) RECREATION OPEN SPACE			533.38
(c) INTERNAL ROADS			1165.30
(d) AMENITY SPACE			800.07
(e) OTHERS (U.L.C. AREA)			209.00
TOTAL (a+b+c+d+e)			1009.07
5. NET AREA OF PLOT (3-4)		(D+E)	4324.79
6. ADDITION FOR F.S.I.			
(a) EXISTING INTERNAL ROAD			0.00
(b) TRANSFORMER AREA			0.00
(c) RECREATION OPEN SPACE : (NOTIONAL)			0.00
(d) INTERNAL ROADS			0.00
(e) AMENITY SPACE Possession Receipt Not Submitted			0.00
(f) OTHER ADDITION			0.00
TOTAL (a+b+c+d+e+f)			0.00
7. TOTAL AREA (5+6)		(C)	4324.79
8. F.A.R. PERMISSIBLE	1.1000		**4757.27**
9. ROAD AREA AVAILABLE	2.19%	317.15	0.00
PERMISSIBLE	40%	1742.45	
10. TDR Area	00		0.00
11. PERM. FLOOR AREA (7X8+9+10)			**4757.27**
12. EXISTING FLOOR AREA			0.00
13. PROPOSED RESIDENTIAL AREA			1598.82
14. PROPOSED COMMERCIAL AREA			0.00
15. PROPOSED INDUSTRIAL AREA			0.00
16. PROPOSED SPECIAL FSI AREA			0.00
17. EXCESS BALCONY AREA TAKEN IN F.S.I.			0.00
18. TOTAL BUILT UP AREA (12 To 17)			**1598.82**
19. F.S.I. CONSUMED			**0.3200**
20. COVERAGE PERMISSIBLE	000.00		2178.08
21. EXISTING COVERAGE			1030.61
22. PROPOSED COVERAGE			
23. TOTAL COVERAGE			268.47
B) BALCONY STATEMENT			
(a) PERMISSIBLE BALCONY AREA			239.82
(b) PROPOSED BALCONY AREA			179.81
(c) EXCESS BALCONY AREA (TOTAL)			0.00
C) TENEMENT STATEMENT			
(a) NET AREA OF PLOT ITEM A(7)ABOVE			4324.31
(b) LESS NON-RESIDENTIAL AREA (SHOPS ETC.)			0.00
(c) AREA FOR TENEMENTS (a-b)			4324.31
(d) TENEMENTS PERMISSIBLE	250/Hec.(NPA)		
(e) TENEMENTS PROPOSED			

D) PARKING STATEMENT

	CAR-L	CAR-S	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	13	13	51	26
(b) PARKING PROVIDED	13	13	53	27
(c) GARAGES PERMISSIBLE	00	00	00	00
(d) GARAGES PROPOSED	00	00	00	00

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 AREAS 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	
DRAINAGE LINE SHOWN RED DOTTED	
WATER LINE SHOWN BLACK DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISH SHOWN HATCHED YELLOW	

OWNER'S NAME : **Gulab Tapkir** — OWNER'S SIGN.

PROJECT: Building Proposal
SURVEY NO: 83/1,84/3
HISSA NO: CTS NO:
PLOT NO: SOC. NAME:
FINAL PLOT NO: PETH: BANER

ARCHITECT: **ABHIJIT S GAIKWAD** — ARCHITECT'S SIGN.

JOB NO.	DRG.NO	SCALE	DRAWN IN	CHECKED BY
		1:100	ganesh	kalpdum sir
INWARD NO.	ADCR/2023/317	DATE	11-01-2018	
KEY NO.	Baner	SHEET NO.	1/2	

CA/05/36661

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