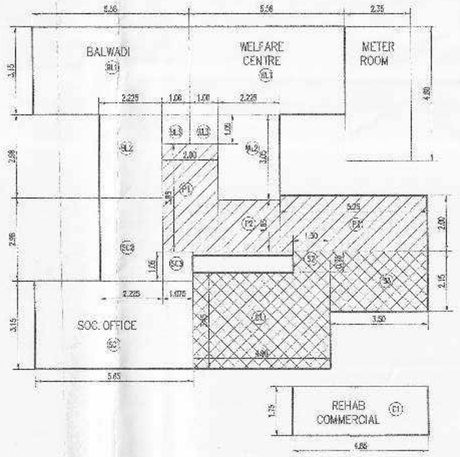
REHAB TENEMENT STATEMENT

FLOOR	RESI.	NON-RESIDENTIAL TEMPLE / COMM.	BALWADI	WELFARE CENTER	SOCIETY OFFICE	TOTAL REHAB	SALE
GROUND		1+2	1	1	1	6	
1ST FLOOR	6					6	
2ND FLOOR	6					6	
3RD FLOOR	6					6	
4TH FLOOR	6					6	
5TH FLOOR	6					6	
6TH FLOOR	6					6	
7TH FLOOR	6					6	
8TH FLOOR	4					4	
9TH FLOOR	6					6	
10TH FLOOR	6					6	
11TH FLOOR	6					6	
12TH FLOOR	6					6	
13TH FLOOR							6
14TH FLOOR							6
15TH FLOOR							4
16TH FLOOR							6
17TH FLOOR							6
18TH FLOOR							6
19TH FLOOR							6
20TH FLOOR							6
21ST FLOOR							6
22ND FLOOR							6
EXCESS REFUGE AREA							0.32
TOTAL	70	3	1	1	1	76	58

BUILT UP AREA STATEMENT COMPOSITE BUILDING

ALL AREA IN sq.mt.

FLOOR	REHAB B.U.A.	BALWADI	WELFARE CENTER	SOCIETY OFFICE	REHAB PASSAGE	REHAB COMPONENT	STAIRCASE / LIFT	SALE BUA
GROUND	0.49	25.26	25.42	25.58	27.32	107.05	25.24	27.00
1ST FLOOR	178.28	----	----	----	----	33.87	212.75	25.68
2ND FLOOR	178.86	----	----	----	----	33.87	212.75	25.68
3RD FLOOR	178.86	----	----	----	----	33.87	212.75	25.68
4TH FLOOR	178.56	----	----	----	----	33.87	212.75	25.68
5TH FLOOR	178.56	----	----	----	----	33.87	212.75	25.68
6TH FLOOR	178.86	----	----	----	----	33.87	212.75	25.68
7TH FLOOR	178.86	----	----	----	----	33.87	212.75	25.68
8TH FLOOR	116.90	----	----	----	----	33.87	153.74	25.68
9TH FLOOR	178.28	----	----	----	----	33.87	212.75	25.68
10TH FLOOR	178.28	----	----	----	----	33.87	212.75	25.68
11TH FLOOR	178.28	----	----	----	----	33.87	212.75	25.68
12TH FLOOR	178.86	----	----	----	----	33.87	212.75	25.68
13TH FLOOR	----	----	----	----	----	----	----	25.68
14TH FLOOR	----	----	----	----	----	----	----	25.68
15TH FLOOR	----	----	----	----	----	----	----	25.68
16TH FLOOR	----	----	----	----	----	----	----	25.68
17TH FLOOR	----	----	----	----	----	----	----	25.68
18TH FLOOR	----	----	----	----	----	----	----	25.68
19TH FLOOR	----	----	----	----	----	----	----	25.68
20TH FLOOR	----	----	----	----	----	----	----	25.68
21ST FLOOR	----	----	----	----	----	----	----	25.68
22ND FLOOR	----	----	----	----	----	----	----	25.68
EXCESS REFUGE AREA	----	----	----	----	----	----	----	0.32
TOTAL	2085.07	25.26	25.42	25.58	429.73	2801.04	580.20	2008.51



AREA DIAGRAM - GROUND FLOOR

SCALE - 1:100

REHAB B.U.A. CALCULATIONS

GROUND FLOOR - NON RESIDENTIAL

REHAB COMMERCIAL

G1	4.85	X	1.75	=	8.49 sq.mt.

TEMPLE - (COUNTED IN SALE)

	13.80	X	7.50	=	27.00 sq.mt.

BALWADI AREA

BL1	5.58	X	3.15	=	17.58 sq.mt.
BL2	2.225	X	2.99	=	6.63 sq.mt.
BL3	1.00	X	1.65	=	1.65 sq.mt.
TOTAL BALWADI AREA				=	25.26 sq.mt.

WELFARE CENTRE AREA

WL1	5.58	X	3.15	=	17.58 sq.mt.
WL2	2.225	X	3.05	=	6.79 sq.mt.
WL3	1.00	X	1.05	=	1.05 sq.mt.
TOTAL WELFARE CENTRE AREA				=	25.42 sq.mt.

SOCIETY OFFICE

SC1	5.85	X	3.15	=	17.86 sq.mt.
SC2	2.75	X	2.98	=	8.63 sq.mt.
SC3	1.075	X	1.05	=	1.13 sq.mt.
TOTAL SOCIETY OFFICE AREA				=	25.56 sq.mt.

STAIR / LIFT AREA

S1	4.90	X	3.45	=	16.91 sq.mt.
S2	1.30	X	0.75	=	0.98 sq.mt.
S3	3.50	X	2.10	=	7.35 sq.mt.
TOTAL STAIRCASE/LIFT AREA				=	25.24 sq.mt.

PASSAGE AREA

P1	2.00	X	3.85	=	7.70 sq.mt.
P2	2.225	X	1.85	=	4.12 sq.mt.
P3	2.00	X	5.25	=	10.50 sq.mt.
TOTAL PASSAGE AREA				=	22.32 sq.mt.

CARPET AREA OF TYPICAL UNIT

LIVING	2.70	X	3.80	=	10.53 sq.mt.
BED ROOM	2.90	X	2.85	=	7.13 sq.mt.
KITCHEN	1.65	X	1.85	=	3.42 sq.mt.
PASSAGE	1.40	X	0.89	=	1.29 sq.mt.
BATH	1.50	X	1.10	=	1.65 sq.mt.
WC	1.10	X	0.95	=	1.05 sq.mt.
TOTAL CARPET AREA				=	25.01 sq.mt.

REFUGE AREA

[AT REHAB 8TH FLOOR]

FLOOR AREA SERVED ABOVE

8TH FLOOR	=	118.90 sq.mt.	
9TH-12TH FLOOR (178.86X4)	=	715.52 sq.mt.	
1ST-14TH FLOOR (204.02X2)	=	408.04 sq.mt.	
TOTAL	=	1122.56 sq.mt.	
PERMI. REFUGE AREA 4% OF AREA SERVED ABOVE	=	44.94 sq.mt.	
REFUGE AREA PROPOSED			
G1 [5.85 X 4.05] X 2	=	45.77 sq.mt.	
R2 2.00 X 4.15	=	8.30 sq.mt.	
R3 1.10 X 1.40 X 2	=	3.08 sq.mt.	
R4 1.24 X 0.75 X 2	=	1.86 sq.mt.	
R5 5.85 X 0.75	=	4.24 sq.mt.	
TOTAL REFUGE AREA	=	63.25 sq.mt.	
NORM. EXCESS REFUGE AREA TO BE ADDED IN REHAB (FUNGIBLE	=	18.31 sq.mt.	

[AT SALE 15TH FLOOR]

FLOOR AREA SERVED ABOVE

15TH FLOOR	=	145.01 sq.mt.	
16TH-22ND FLOOR (204.02X7)	=	1428.14 sq.mt.	
TOTAL	=	1573.15 sq.mt.	
PERMI. REFUGE AREA 4% OF AREA SERVED ABOVE	=	62.93 sq.mt.	
REFUGE AREA PROPOSED	=	63.25 sq.mt.	
TOTAL EXCESS REFUGE AREA TO BE ADDED IN SALE BUA	=	0.32 sq.mt.	

PARKING STATEMENT

CAR PARKING PER sq.mt.	NO. OF FLATS	PARKING PERMISSIBLE AS PER D.C. RULE	PARKING REQUIRED AS PER D.C. RULE
COMMERCIAL			
UP TO 1500 sq.mt/ 8.49 sq.mt.		1 PARKING/80.0 sq.mt. 0 PARKING UPTO 150sq.mt.	0 NOS.
RESIDENTIAL			
UP TO 35 sq.mt.	120	1 PARKING/3 TEN.	16.0 NOS.
35.00 TO 45.00	---	1 PARKING/4 TEN.	---
45.00 TO 70.00	---	1 PARKING/2 TEN.	---
70.00 AND ABOVE	---	1 PARKING/1 TEN.	---
25 % ADDITIONAL PARKING FOR VISITORS			4.0 NOS.
TOTAL NUMBERS OF PARKING REQUIRED			20 NOS.
TOTAL NUMBERS OF PARKING PROPOSED			20 NOS.

NOTES: B : BIG CAR PARKING SIZE : 2.30 X 5.30 mt. = 8.0Mtrs.
S : SMALL CAR PARKING SIZE : 2.30 X 4.50 mt. = 12.0Mtrs.

STACKED PARKING DETAILS

Scale - 1:100

STACKED PARKING WITH PIT

Scale - 1:100

REHAB B.U.A. CALCULATIONS

TYPICAL FLOOR [1ST-7TH & 9TH-12TH FLOOR]

AREA OF BLOCK

A	22.15	X	12.25	=	271.34 sq.mt.

DEDUCTIONS

1	1.25 X 2.65	X	2	=	6.63 sq.mt.
2	1.10 X 1.35	X	2	=	2.97 sq.mt.
3	1.10 X 0.60	X	2	=	1.32 sq.mt.
4	2.28 X 1.25			=	2.91 sq.mt.
5	2.45 X 4.05			=	9.92 sq.mt.
6	3.50 X 2.05			=	7.18 sq.mt.
7	3.50 X 0.60			=	1.95 sq.mt.
B	TOTAL DEDUCTIONS			=	32.91 sq.mt.

LESS STAIR/ LIFT AREA

S1	4.90	X	3.45	=	16.91 sq.mt.
S2	1.85	X	0.75	=	1.24 sq.mt.
S3	3.50	X	2.15	=	7.53 sq.mt.
C	TOTAL STAIR/LIFT			=	25.68 sq.mt.

LESS PASSAGE AREA

P1	2.00	X	3.00	X 2	= 8.00 sq.mt.
P2	13.15	X	1.85		= 24.33 sq.mt.
P3	2.45	X	0.15		= 0.37 sq.mt.
P4	4.55	X	0.15		= 0.68 sq.mt.
P5	3.25	X	0.15		= 0.49 sq.mt.
D	TOTAL PASSAGE AREA				= 33.87 sq.mt.

BUA OF TYPICAL REHAB FLOOR = A-(B+C+D)

= 178.88 sq.mt.

REFUGE FLOOR [8TH FLOOR]

AREA OF BLOCK

A	22.15	X	12.25	=	271.34 sq.mt.

B TOTAL DEDUCTIONS	=	32.91 sq.mt.	
C LESS STAIR/LIFT	=	25.68 sq.mt.	
LESS PASSAGE AREA			
P1 [2.00 X 3.00] X 2	=	8.00 sq.mt.	
P2 13.15 X 1.85	=	24.33 sq.mt.	
P3 2.45 X 0.15	=	0.37 sq.mt.	
P4 4.55 X 0.15	=	0.68 sq.mt.	
P5 3.25 X 0.15	=	0.49 sq.mt.	
D TOTAL PASSAGE AREA	=	33.87 sq.mt.	
BUA OF TYPICAL REHAB FLOOR = A-(B+C+D)	=	178.88 sq.mt.	

REFUGE FLOOR [8TH FLOOR]

AREA OF BLOCK

A	22.15	X	12.25	=	271.34 sq.mt.

B TOTAL DEDUCTIONS	=	32.91 sq.mt.	
C LESS STAIR/LIFT	=	25.68 sq.mt.	
LESS REFUGE AREA			
R1 [5.85 X 4.05] X 2	=	45.77 sq.mt.	
R2 2.00 X 4.15	=	8.30 sq.mt.	
R3 1.10 X 1.40 X 2	=	3.08 sq.mt.	
R4 1.24 X 0.75 X 2	=	1.86 sq.mt.	
E TOTAL REFUGE AREA	=	59.01 sq.mt.	
BUA OF 8TH (REFUGE) FLOOR = A-(B+C+D+E)	=	113.90 sq.mt.	

TOTAL REHAB B.U.A.

BUA PER FLOOR [1ST-7TH & 9TH-12TH FLOOR] X 11 FLOORS	=	178.88 sq.mt. 1967.68 sq.mt.	
REFUGE FLOOR AREA (8TH)	=	113.90 sq.mt.	
ADD GROUND FLOOR AREA	=	8.49 sq.mt.	
TOTAL B.U.A. OF REHAB IN COMPOSITE BUILDING	=	2085.07 sq.mt.	

PASSAGE AREA DIAGRAM

SCALE - 1:100 [SALE FLOORS]

SALE B.U.A. CALCULATIONS

TYPICAL FLOOR [13TH, 14TH & 16TH-22ND FLOOR]

AREA OF BLOCK

A	22.15	X	12.25	=	271.34 sq.mt.

B TOTAL DEDUCTIONS	=	32.91 sq.mt.	
C LESS STAIR/LIFT	=	25.68 sq.mt.	
LESS PASSAGE AREA			
P8 1.50 X 1.50	=	2.25 sq.mt.	
P2 3.50 X 1.85	=	6.48 sq.mt.	
D TOTAL PASSAGE AREA	=	8.73 sq.mt.	
BUA OF TYPICAL SALE FLOOR = A-(B+C+D)	=	204.02 sq.mt.	

REFUGE FLOOR [15TH FLOOR]

AREA OF BLOCK

A	22.15	X	12.25	=	271.34 sq.mt.

B TOTAL DEDUCTIONS	=	32.91 sq.mt.	
C LESS STAIR/LIFT	=	25.68 sq.mt.	
D TOTAL PASSAGE AREA	=	8.73 sq.mt.	
E TOTAL REFUGE AREA	=	59.01 sq.mt.	
BUA OF 15TH (REFUGE) FLOOR = A-(B+C+D+E)	=	145.01 sq.mt.	

TOTAL SALE B.U.A.

BUA PER FLOOR [13TH, 14TH & 16TH-22ND FLOOR] X 9 FLOORS	=	204.02 sq.mt. 1836.18 sq.mt.	
REFUGE FLOOR AREA (15TH)	=	145.01 sq.mt.	
ADD TEMPLE AREA	=	27.00 sq.mt.	
ADD EXCESS REFUGE AREA	=	0.32 sq.mt.	
TOTAL BUA OF SALE IN COMPOSITE BUILDING	=	2008.51 sq.mt.	

REHAB FUNGIBLE FSI

PERMISSIBLE FUNGIBLE AREA 35% OF RESI. AREA [2085.07-8.49=2068.58] = 730.30 sq.mt.

PROPOSED REHAB FUNGIBLE

TYPICAL FLOOR

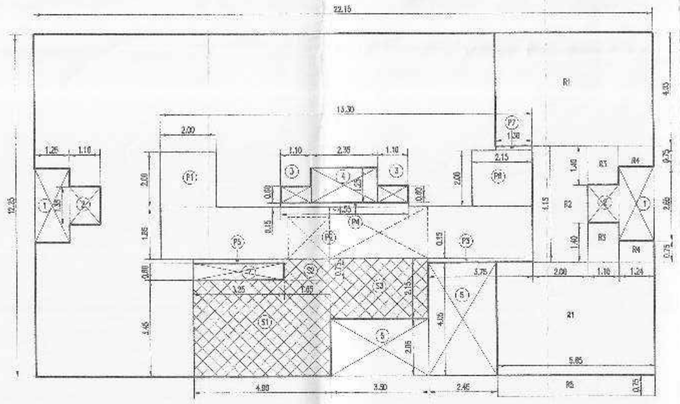
ELECTRICAL & FIRE DUCT					
SL2	3.25 X 0.60			=	1.95 sq.mt.
ARCHITECTURAL FEATURES/NICHE/FLOWER BED					
	22.15 X 0.75		1	=	16.61 sq.mt.
	5.85 X 0.75		2	=	8.78 sq.mt.
	4.90 X 0.75			=	3.68 sq.mt.
TOTAL					30.72 sq.mt.
					X 12 FLOORS
TOTAL FUNGIBLE BUA OF TYPICAL FLOOR				=	368.64 sq.mt.

GROUND FLOOR

ELECTRICAL/FIRE DUCT & METER ROOM					
	3.25 X 0.60		1	=	1.95 sq.mt.
	2.35 X 4.80			=	11.28 sq.mt.
TOTAL FUNGIBLE AREA ON GROUND FLOOR				=	13.23 sq.mt.
EXCESS REFUGE AREA				=	18.31 sq.mt.
TOTAL REHAB FUNGIBLE AREA PROPOSED				=	400.18 sq.mt.

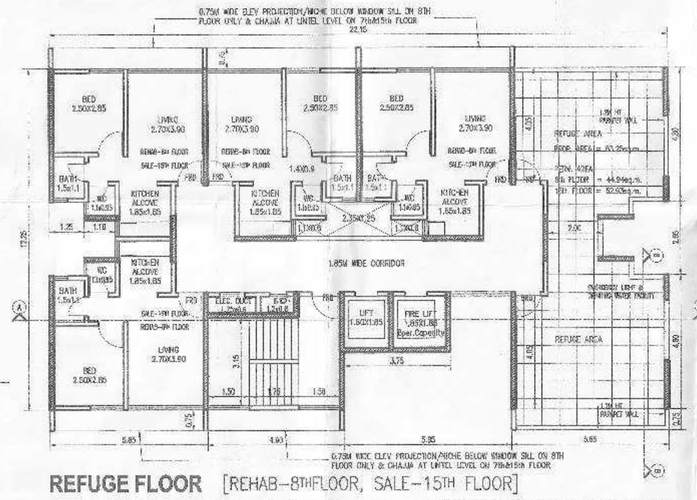
GROUND FLOOR PLAN

SCALE - 1:100



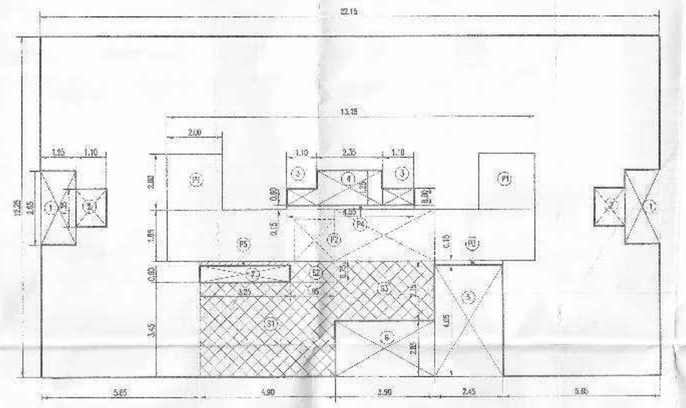
AREA DIAGRAM - REFUGE FLOOR

SCALE - 1:100 [REHAB-8TH FLOOR, SALE-15TH FLOOR]



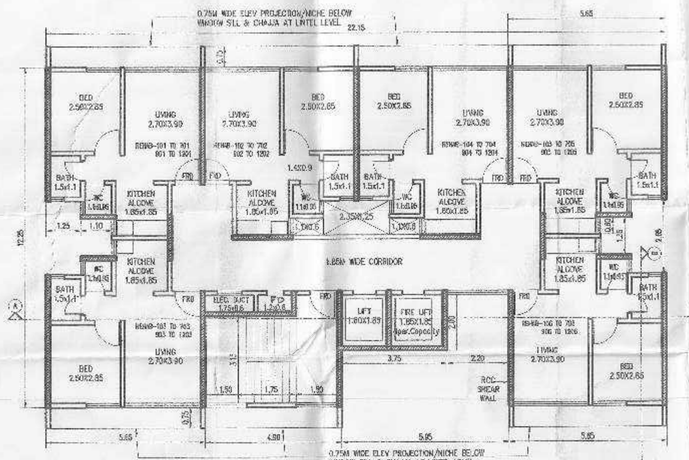
REFUGE FLOOR [REHAB-8THFLOOR, SALE-15TH FLOOR]

SCALE - 1:100



AREA DIAGRAM - TYPICAL FLOOR

SCALE - 1:100 [SALE -13TH, 14TH FLOOR & 16TH TO 22ND FLOOR]
[REHAB-1ST TO 7TH FLOOR & 9TH TO 12TH FLOOR]



TYPICAL FLOOR [REHAB-1ST TO 7TH FLOOR & 9TH TO 12TH FLOOR]

SCALE - 1:100

PROFORMA - B

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

SIGNED IN TOKEN OF APPROVAL TO RESUME

DY. CHIEF FIRE OFFICER (E.S.) I/C MUMBAI FIRE BRIGADE

CONTENTS OF SHEET:

SITE PLAN GROUND FLOOR PLAN,
REHAB TYPICAL FLOOR PLAN,
REHAB BLDG SECTION - A.A
REHAB BUILTUP AREA CALCULATIONS AND STATEMENT,
REHAB TENEMENT STATEMENT

NOTES

Boundry of plot bounded with thick black
Proposed work Bounded red
Existing work bounded Blue
Area to be Demolished bounded yellow
Area to be retained shown as hatched
Drainage & Sewerage shown as Red dotted
Water supply work as Black dotted
Recreation area shown in green wash

REVISION	DATE	DESCRIPTION
		issued for submission

DESCRIPTION OF PROPERTY AND PROPOSAL

PROPOSED SLUM REHABILITATION SCHEME ON PLOT BEARING CTS NO. 231 A (PART), 234, 234(1 TO 14), 235, 235 (1 TO 6), 236, 236(1 TO 7), 1331, 1331 (1 TO 10) OF VILLAGE KANJUR, TALUKA KURLA, MSD (ES) For SHREE GANPAT MALI SRA CHS

SIGNATURE, NAME & ADRESS OF THE OWNER

M/s ADHIKARI ENGINEERING PVT LTD
435 Astor, LBS Road, Mulund (W),
Mumbai - 400 081

SIGNATURE, NAME & ADDRESS OF ARCHITECTS

architect yogesh dhaigude design+planning
ADD.- 201, BUSSA INDUSTRIAL PREMISES, S.H. TANDEL MARG, CENTURY BAZAR LANE, PRABHADEVI, MUMBAI-400025 Tel. : 91 - 022 - 32934794
RESD. ADD. - C/2 GAURINANDAN ALMEDA ROAD CHANDANWADI PANCHPAKHADI THANE - 400602

Date	Dwg No.	Project No.	Scale	Drawn by
20/2/2017	A-02		AS SHOWN	