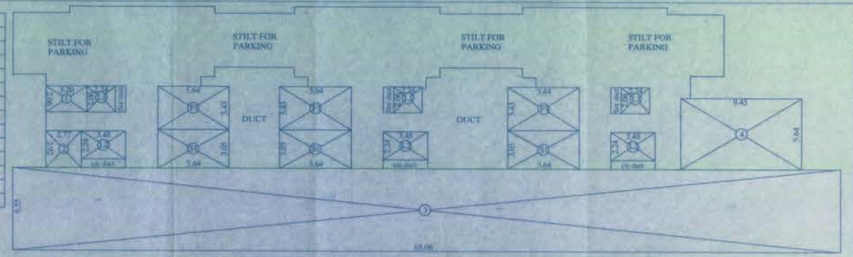
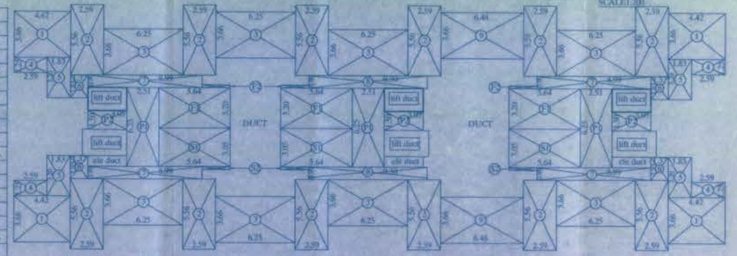
Built up area(Ancillery)-Gr.floor)	
(15.30x2.06	= 6.59 SMT.
(12.77x2.92	= 8.06 SMT.
3)63.00x6.55	=426.14 SMT.
4)9.45x5.64	= 53.29 SMT.
TOTAL AREA	=494.10 SMT
Staircase,passage & lift area(Gr.Floor)	
S1)5.64x3.05x3	=51.69 SMT.
L1(1.24x2.06x3	=13.84 SMT.
L2)3.40x2.24x3	=23.38 SMT.
TOTAL AREA	=88.82 SMT.
FIRE EXIT STAIRCASE AREA	
F1)5.64x3.43x3	=58.03 SMT.
TOTAL AREA	=58.03 SMT.



BLOCK AREA DIAGRAM OF GROUND FLOOR OF BUILDING-1(WING-A,B & C)

SCALE1:200

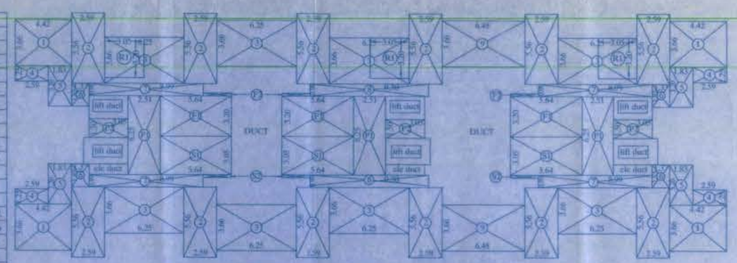
Built up area(1st to 7th & 9th floor)	
1)4.42x3.66x6	= 64.79 SMT.
2)2.59x5.36x12	=172.80 SMT.
3)6.25x3.66x8	=183.00 SMT.
4)2.59x1.25x4	= 12.95 SMT.
5)1.83x3.20x4	= 23.42 SMT.
6)1.37x3.53x4	= 19.32 SMT.
7)1.99x0.99x4	= 33.60 SMT.
8)0.99x0.99x2	= 18.41 SMT.
9)6.48x3.66x2	= 47.43 SMT.
NET AREA	=568.13 SMT.
Staircase & Passage area	
S1)5.64x3.05x3	= 51.69 SMT.
S2)2.21x0.23x3	= 1.53 SMT.
P1)2.51x6.23x3	= 47.06 SMT.
P2)3.05x1.50x3	= 13.73 SMT.
NET AREA	=113.90 SMT.
FIRE EXIT STAIRCASE AREA	
F1)5.64x3.38x3	= 54.14 SMT.
F2)2.21x0.23x3	= 1.52 SMT.
TOTAL AREA	= 55.66 SMT.



BLOCK AREA DIAGRAM OF 1st to 7th & 9th FLOOR OF BUILDING-1(WING-A,B & C)

SCALE1:200

Built up area of 8th floor	
1)4.42x3.66x6	= 64.79 SMT.
2)2.59x5.36x12	=172.80 SMT.
3)6.25x3.66x8	=183.00 SMT.
4)2.59x1.25x4	= 12.95 SMT.
5)1.83x3.20x4	= 23.42 SMT.
6)1.37x1.53x4	= 10.02 SMT.
7)1.99x0.99x4	= 33.60 SMT.
8)0.99x0.99x2	= 18.41 SMT.
9)6.48x3.66x2	= 47.43 SMT.
NET AREA	=568.33 SMT.
DEDUCTION(REFUGE AREA)	
R1)3.05x3.20x3	=29.29 SMT.
NET AREA	=29.29 SMT.
NET AREA=568.33 -29.28=539.05 SMT.	
STAIRCASE PASSAGE & LIFT AREA	
S1)5.64x3.05x3	= 51.69 SMT.
S2)2.21x0.23x3	= 1.53 SMT.
P1)2.51x6.23x3	= 47.06 SMT.
P2)3.05x1.50x3	= 13.73 SMT.
NET AREA	=113.90 SMT.
FIRE EXIT STAIRCASE AREA	
F1)5.64x3.38x3	= 54.14 SMT.
F2)2.21x0.23x3	= 1.52 SMT.
TOTAL AREA	= 55.66 SMT.



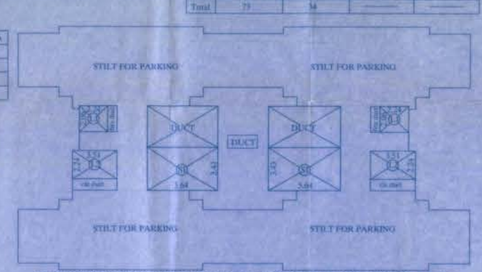
BLOCK AREA DIAGRAM OF 8th FLOOR OF BUILDING-1(WING-A,B & C)

SCALE1:200

PARKING AREA STATEMENT OF BUILDING 01

Floor	35 TO 45 Sq.mtr.	45 TO 70 Sq.mtr.	Above 70 Sq.mtr.	Below 35 Sq.mtr.
1st	08	04	——	——
2nd	08	04	——	——
3rd	08	04	——	——
4th	08	04	——	——
5th	08	04	——	——
6th	08	04	——	——
7th	08	04	——	——
8th	09	02	——	——
9th	08	04	——	——
Total	73	34	——	——

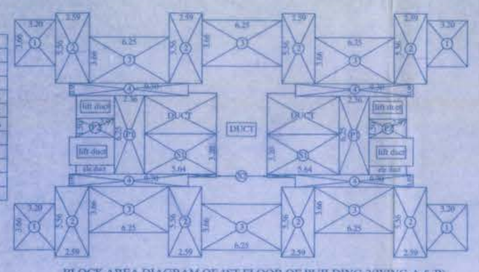
STAIRCASE PASSAGE & LIFT AREA	
S1)5.64x7.43x2	=38.69 SMT.
L1)2.24x2.06x2	= 9.23 SMT.
L2)3.51x2.24x2	=15.73 SMT.
TOTAL AREA	=63.65 SMT.



BLOCK AREA DIAGRAM OF GROUND FLOOR OF BUILDING-2(WING-A & B)

SCALE1:200

Built up area (1st Floor)	
1)5.20x5.66x4	= 46.04 SMT.
2)12.39x5.36x8	=355.20 SMT.
3)6.25x3.66x6	=137.25 SMT.
4)8.36x0.99x4	= 36.62 SMT.
TOTAL AREA	=574.11 SMT.
STAIRCASE PASSAGE & LIFT AREA	
S1)5.64x3.20x2	= 36.09 SMT.
S2)2.21x0.23x2	= 1.01 SMT.
P1)3.36x6.25x2	= 42.00 SMT.
P2)3.97x1.50x2	= 11.91 SMT.
TOTAL AREA	=75.51 SMT.



BLOCK AREA DIAGRAM OF 1ST FLOOR OF BUILDING-2(WING-A & B)

SCALE1:200

STAIRCASE, PASSAGE & BALCONY AREA CALCULATION OF BLD.-1(WING-A,B & C)

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1	1ST FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	2ND FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	3RD FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	4TH FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	5TH FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	6TH FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	7TH FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	8TH FLOOR	339.05x10% 33.90 Sq.mtr.	NIL	NIL
	9TH FLOOR	568.33x10% 56.83 Sq.mtr.	NIL	NIL
	TOTAL	508.54 Sq.mtr.	NIL	NIL
STAIRCASE , PASSAGE AND LIFT				
2	GROUND FLOOR		58.82 Sq.mtr.	
	1ST FLOOR		113.90 Sq.mtr.	
	2ND FLOOR		113.90 Sq.mtr.	
	3RD FLOOR		113.90 Sq.mtr.	
	4TH FLOOR		113.90 Sq.mtr.	
	5TH FLOOR		113.90 Sq.mtr.	
	6TH FLOOR		113.90 Sq.mtr.	
	7TH FLOOR		113.90 Sq.mtr.	
	8TH FLOOR		113.90 Sq.mtr.	
	9TH FLOOR		113.90 Sq.mtr.	
	Total area of Building-1		1113.92 Sq.mtr.	
	Total area of Building-2		139.14 Sq.mtr.	
	Total proposed area		1253.06 Sq.mtr.	
	STAIRCASE , COMMON PASS. AND BALCONY	FSI PERMISSIBLE 20% OF PL. AREA 6054.95x20% 1210.99 Sq.mtr.	1210.99<1253.06	42.07 Sq.mtr.
	EXCESS AREA			——
	TOTAL EXCESS AREA			——

EWS FLAT STATEMENT

NO. OF PROPOSED FLAT	
(30.00 Sq.mtr. to 40.00 Sq.mtr.)	= 81 NOS.
(41.00 Sq.mtr. to 60.00 Sq.mtr.)	= 34 NOS.
Total no. of proposed flat	= 115 NOS.

TYPE	REQUIRED	PROPOSED
LIG-20% TO TO 40	23 NOS.	81 NOS.
MIG=16% 41 TO 60	12 NOS.	34 NOS.

PARKING AREA STATEMENT OF BUILDING 02

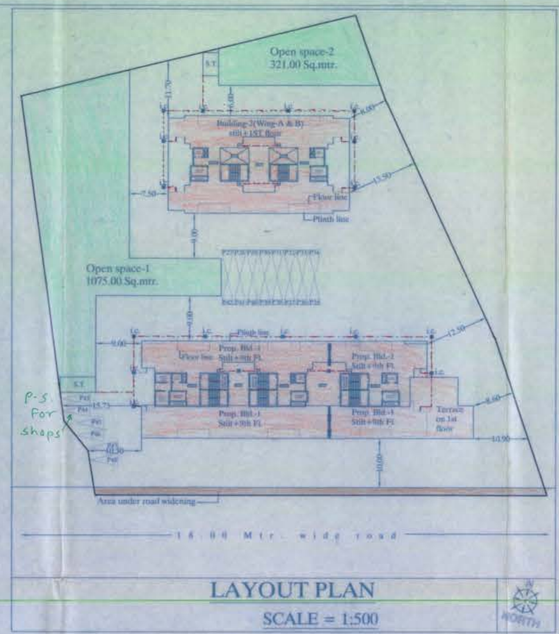
Floor	35 TO 45 Sq.mtr.	45 TO 70 Sq.mtr.	Above 70 Sq.mtr.	Below 35 Sq.mtr.
1st	08	——	——	——

Floor area calculation of building- 1 & 2

Floor level	BLD.-1 (Wing-A,B & C)	BLD.- 2 (Wing-A & B)
Ground floor	494.10 Sq.mtr.	——
First floor	568.33 Sq.mtr.	336.11 Sq.mtr.
Second floor	568.33 Sq.mtr.	——
Third floor	568.33 Sq.mtr.	——
Fourth floor	568.33 Sq.mtr.	——
Fifth floor	568.33 Sq.mtr.	——
Sixth floor	568.33 Sq.mtr.	——
Seventh floor	568.33 Sq.mtr.	——
Eighth floor	539.05 Sq.mtr.	——
Ninth floor	568.33 Sq.mtr.	——
Total area	5579.79 Sq.mtr.	336.11 Sq.mtr.
Net built up area	=5915.90 Sq.fts.	

Fire exist staircase area calculation of Bld.-1

FLOOR LEVEL	BLD.- 1 (Wing-A,B & C)
Ground floor	F1)5.64x3.43x3=58.03 Sq.mtr.
First floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Second floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Third floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Fourth floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Fifth floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Sixth floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Seventh floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Eighth floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
Ninth floor	F1)5.64x3.20x3 =54.14 Sq.mtr. F2)2.21x0.23x3 = 1.52 Sq.mtr.
TOTAL AREA----------558.97 Sq.mtr.	



LAYOUT PLAN

SCALE = 1:500

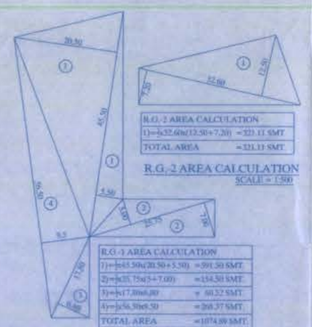
STAIRCASE, PASSAGE & BALCONY AREA CALCULATION OF BLD.-2(WING-A & B)

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
1	1ST FLOOR	336.11x10% 33.61 Sq.mtr.	NIL	NIL
	TOTAL	33.61 Sq.mtr.	NIL	NIL
STAIRCASE , PASSAGE AND LIFT				
2	GROUND FLOOR		63.63 Sq.mtr.	
	1ST FLOOR		75.51 Sq.mtr.	
	Total area of Building-2		139.14 Sq.mtr.	

Schedule of doors & windows

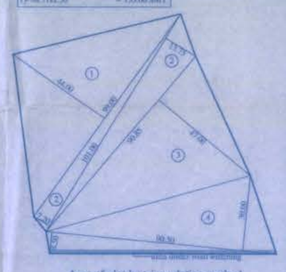
SYMBOL	SIZE	REMARKS
D	1.07x2.13	DOOR
D1	0.91x1.68	DOOR
D2	0.76x1.68	DOOR
F/W	1.83x2.13	French window
F/W1	1.22x2.13	French window
V	0.67x0.61	VENTILATOR

1)=(6.99+0.60)x4.00	=2736.00 SMT.
2)=(6.10+0.60)x(7.20+13.75)=	1057.97 SMT.
3)=(6.00+0.60)x7.00	=2134.97 SMT.
4)=(6.00+0.30)x(10.00+5.50)	=1542.12 SMT.
TOTAL AREA	=7113.06 SMT.
AREA UNDER ROAD	
1)=88.71x1.50	= 133.00 SMT.



PARKING AREA REQUIREMENT FOR BUILDING 01 & 02

SR.NO.	CASE	BLD.-1(WING-A,B&C) REQ.	BLD.-1(WING-A,B&C) PROP.	BLD.-2(WING-A&B) REQ.	BLD.-2(WING-A&B) PROP.	VISITOR PARKING
1)	4 tenements having carpet area above 35 sq.mtr. each	73/4 =18.25	18	08/4 =02	02	10% OF 4.5
2)	2 tenements with carpet area exceeding45 sq.mtr. but not exceeding 70 Sq.mtr. each	34/2 =17.00	17	——	——	
3)	1 tenements having carpet area above 70 Sq.mtr. each	——	——	——	——	
4)	Commercial	494.10/80 =6.17	06	——	——	
	Nil parking of each bld.	——	41	——	02	4.5
TOTAL PARKING REQUIRED----48 NO.			TOTAL PARKING PROPOSED----48 NO.			



Area of plot by triangulation method

SCALE = 1:1000

LOCATION PLAN

SCALE 1:4000

APPROVAL STAMP

SHEET NO.-1 OF 4

A	AREA STATEMENT	Sq.Mtr.
A	AREA OF PLOT AS PER S.NO.69,H.NO.1(P)	7100.00
B	AREA OF PLOT AS PER N.A. LAYOUT RECORD	——
C	AREA OF PLOT AS PER T.L.R	——
D	AREA OF PLOT AS PER TRIANGULATION METHOD	7113.06
1	AREA CONSIDER FOR PROPOSAL	7100.00
2	DEDUCTION FOR	——
	a) ROAD SET BACK AREA	133.00
	b) PROPOSED ROAD	——
	c) ANY RESERVATION	——
3	BALANCE AREA OF PLOT (1-2)	6967.00
4	DEDUCTION FOR RECREATIONAL GROUND	1045.05
5	NET AREA OF PLOT (3 MINUS 4)	5921.95
6	ADDITION FOR FLOOR SPACE (2a)	133.00
7	TOTAL AREA (5 PLUS 6)	6054.95
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 60% OF THE BALANCE AREA VIDE ITEM 5 ABOVE) (60% OF ROAD PLUS 40% OF PLOT)	——
10	PERMISSIBLE FLOOR AREA (7 MUTIPLIED 8) + 9 ABOVE	6054.95
11	EXISTING FLOOR AREA	——
12	PROPOSED AREA	5913.90
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	42.07
14	TOTAL BUILT UP AREA PROPOSED (12+13)	5957.97

LEGEND

1) PLOT BOUNDARY SHOWN THUS
2) PROPOSED BUILDING SHOWN THUS
3) RECREATION GROUND SHOWN THUS
4) AREA UDER PROPOSED D.P.ROAD SHOWN THUS
5) DRAINAGE LINE SHOWN THUS

PROPERTY DISCRIPTION

THE PLAN OF PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO.69,H.NO.1(P) AT- VILLAGE- BHADAVAD TALUKA-BHIWANDI,DIST.THANE.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON S.No.69,H.NO.1(P) DIMENSIONS OF THE SIDES ETC OF THE THAT THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 7100.00 SQUARE METERS BY TRIANGULATION METHOD AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED STRUCTURAL ENGINEER

OWNER'S SIGNATURE

1) Ramesh Kusturchand Jain/Tejawat

ARCHITECT NAME AND SIGNATURE

Fouzi & Associates
ARCHITECT & R.C.C. CONSULTANT
72/73, GROUND FLOOR, SENDU APARTMENT, PATEL MOHALLA, NIZAMPUR, BHIWANDI.
Office : 02522-220709
E-mail : fouziassociates@yahoo.co.in

Fouzi & Associates
ARCHITECT & RCC CONSULTANTS
72/73, 3rd, Nizampur
Bhiwandi -421 302, Dist. Thane
02522-220709

DRN	CKD.	SCALE	DATE	JOB NO	DRG.NO.
VIKAS	A.FOUZI	1:100	07/11/2014	J-137	