PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

BALCONY, STAIRCASE AND PASSAGE AREA STATEMENT

	PERMISSIBLE	FLOOR	PROPOSED	EXCESS
BALCONY (BLDG. - A)	1st to 12th ft Bal 10% of floor Area 370.45 x 10% 37.04sq.mt x 12 = 444.48 8th floor 10% of floor Area 327.39 x 10% 32.73sq.mt x1 = 32.73	GR. FLOOR	---	
		1ST FLOOR	20.92 SMT	
		2ND FLOOR	20.92 SMT	
		3RD FLOOR	20.92 SMT	
		4TH FLOOR	20.92 SMT	
		5TH FLOOR	20.92 SMT	
		6TH FLOOR	20.92 SMT	
		7TH FLOOR	20.92 SMT	
		8TH FLOOR	16.87 SMT	NIL
		9TH FLOOR	20.92 SMT	
		10TH FLOOR	20.92 SMT	
		11TH FLOOR	20.92 SMT	
		12TH FLOOR	20.92 SMT	
		13TH FLOOR	20.92 SMT	
	477.21 SMT	TOTAL AREA	267.71 SMT	
STAIRCASE BYPASSAGE (BLDG. - A)	20% of 5038.00 = 1007.60sq.mtr	GR. FLOOR	24.95 SMT	
		1ST FLOOR	56.40 SMT	
		2ND FLOOR	56.40 SMT	
		3RD FLOOR	56.40 SMT	
		4TH FLOOR	56.40 SMT	
		5TH FLOOR	56.40 SMT	
		6TH FLOOR	56.40 SMT	
		7TH FLOOR	56.40 SMT	
		8TH FLOOR	56.40 SMT	
		9TH FLOOR	56.40 SMT	
		10TH FLOOR	56.40 SMT	
		11TH FLOOR	56.40 SMT	
		12TH FLOOR	56.40 SMT	
		13TH FLOOR	56.40 SMT	
	TOTAL AREA		759.15 SMT	
	TOTAL = 1025.86 SMT			
	1007.60 < 1025.86			18.26

	PERMISSIBLE	FLOOR	PROPOSED	EXCESS
BALCONY (BLDG. - B)	1st to 12th ft Bal 10% of floor Area 370.45 x 10% 37.04sq.mt x 12 = 444.48 9th floor 10% of floor Area 327.42 x 10% 32.74smt x1 = 32.74	GR. FLOOR	---	
		1ST FLOOR	20.92 SMT	
		2ND FLOOR	20.92 SMT	
		3RD FLOOR	20.92 SMT	
		4TH FLOOR	20.92 SMT	
		5TH FLOOR	20.92 SMT	
		6TH FLOOR	20.92 SMT	
		7TH FLOOR	20.92 SMT	
		8TH FLOOR	16.87 SMT	NIL
		9TH FLOOR	20.92 SMT	
		10TH FLOOR	20.92 SMT	
		11TH FLOOR	20.92 SMT	
		12TH FLOOR	20.92 SMT	
		13TH FLOOR	20.92 SMT	
	477.22 SMT	TOTAL AREA	267.71 SMT	
STAIRCASE BYPASSAGE (BLDG. - B)	20% of 5038.36 = 1007.67sq.mtr	GR. FLOOR	24.95 SMT	
		1ST FLOOR	56.40 SMT	
		2ND FLOOR	56.40 SMT	
		3RD FLOOR	56.40 SMT	
		4TH FLOOR	56.40 SMT	
		5TH FLOOR	56.40 SMT	
		6TH FLOOR	56.40 SMT	
		7TH FLOOR	56.40 SMT	
		8TH FLOOR	56.40 SMT	
		9TH FLOOR	56.40 SMT	
		10TH FLOOR	56.40 SMT	
		11TH FLOOR	56.40 SMT	
		12TH FLOOR	56.40 SMT	
		13TH FLOOR	56.40 SMT	
	TOTAL AREA		759.15 SMT	
	TOTAL = 1025.86 SMT			
	1007.67 < 1025.86			18.19

	PERMISSIBLE	FLOOR	PROPOSED	EXCESS
BALCONY (BLDG. - C)	1st to 12th ft Bal 10% of floor Area 378.24 x 10% 37.82smt x 12 = 455.04 8th floor 10% of floor Area 340.92 x 10% 34.09smt x1 = 32.09	GR. FLOOR	---	
		1ST FLOOR	23.09 SMT	
		2ND FLOOR	23.09 SMT	
		3RD FLOOR	23.09 SMT	
		4TH FLOOR	23.09 SMT	
		5TH FLOOR	23.09 SMT	
		6TH FLOOR	23.09 SMT	
		7TH FLOOR	23.09 SMT	
		8TH FLOOR	19.73 SMT	NIL
		9TH FLOOR	23.09 SMT	
		10TH FLOOR	23.09 SMT	
		11TH FLOOR	23.09 SMT	
		12TH FLOOR	23.09 SMT	
		13TH FLOOR	23.09 SMT	
	487.13 SMT	TOTAL AREA	296.81 SMT	
STAIRCASE BYPASSAGE (BLDG. - C)	20% of 4891.80 = 978.36sq.mtr	GR. FLOOR	37.51 SMT	
		1ST FLOOR	48.26 SMT	
		2ND FLOOR	48.26 SMT	
		3RD FLOOR	48.26 SMT	
		4TH FLOOR	48.26 SMT	
		5TH FLOOR	48.26 SMT	
		6TH FLOOR	48.26 SMT	
		7TH FLOOR	48.26 SMT	
		8TH FLOOR	48.26 SMT	
		9TH FLOOR	48.26 SMT	
		10TH FLOOR	48.26 SMT	
		11TH FLOOR	48.26 SMT	
		12TH FLOOR	48.26 SMT	
		13TH FLOOR	48.26 SMT	
	TOTAL AREA		636.89 SMT	
	TOTAL = 935.79 SMT			
	978.36 > 935.79			NIL

TYPICAL (2ND,4TH,6TH,8TH,10TH & 12TH) FLOOR PLAN BLDG. - C

TYPICAL (1ST,3RD,5TH,7TH,9TH 11TH & 13TH) FLOOR PLAN BLDG.- C

GROUND FLOOR PLAN BUILDING - C

TYPICAL FLOOR LINE DIAGRAM & CALCULATION (1ST TO 7TH & 9TH TO 13TH FLOOR)BLDG -C

(SCALE - 1 : 200)

BUILT UP AREA STATEMENT OF BOTH BLDGS. A & B & C

BLDG NO	FLOOR	NET BUILTUP AREA(SQ.MT.) (EXCLUDING STAIRCASE)
BLDG - A	GROUND	266.21
	1ST	370.45
	2ND	370.45
	3RD	370.45
	4TH	370.45
	5TH	370.45
	6TH	370.45
	7TH	370.45
	8TH	327.39
	9TH	370.45
	10TH	370.45
	11TH	370.45
	12TH	370.45
	13TH	370.45
	TOTAL	5038.00

BLDG NO	FLOOR	NET BUILTUP AREA(SQ.MT.) (EXCLUDING STAIRCASE)
BLDG - B	GROUND	266.20
	1ST	370.46
	2ND	370.46
	3RD	370.46
	4TH	370.46
	5TH	370.46
	6TH	370.46
	7TH	370.46
	8TH	327.42
	9TH	370.46
	10TH	370.46
	11TH	370.46
	12TH	370.46
	13TH	370.46
	TOTAL	5038.36

BLDG NO	FLOOR	NET BUILTUP AREA(SQ.MT.) (EXCLUDING STAIRCASE)
BLDG - C	GROUND	---
	1ST	379.24
	2ND	379.24
	3RD	379.24
	4TH	379.24
	5TH	379.24
	6TH	379.24
	7TH	379.24
	8TH	340.92
	9TH	379.24
	10TH	379.24
	11TH	379.24
	12TH	379.24
	13TH	379.24
	TOTAL	4891.80

TOTAL BUILTUP AREA OF BOTH BLDGS A & B & C = 14988.16 SQ.MT

PARKING AREA STATEMENT FOR BOTH THE BLDG. A & B & C

SR. NO.	PARKIT AREA OF FLAT/ SHOP	NO. OF FLAT/ BLDG (A + B + C)	AREA OF SHOP (A + B + C)	REQUIRED	PROVIDED
(1)	FLAT HAVING CARPET AREA ABOVE 35.00 SQ.MT	205	---	51	51
(2)	FLAT HAVING CARPET AREA (BETWEEN 45.00 TO 70 SQ.MT	104	---	52	52
(3)	FLAT HAVING CARPET AREA ABOVE 70.00 SMT	NIL	---	NIL	NIL
(4)	COMMERCIAL PARKING (1 FOR 80.00 SMT AREA)	---	630.42	07	07
(5)	VISITORS PARKING	---	---	-	10
	TOTAL PARKING			110 NOS.	120 NOS.

TYPICAL FLOOR B/U AREA CALCULATION OF BLDG. C

BLOCK AREA = 38.85 X 18.35 = 712.89 SMT

LESS AREA

(01) 2 x 2.00 x 4.75 = 19.00	
(02) 2 x 3.20 x 5.00 = 32.00	
(03) 2 x 3.05 x 4.60 = 28.06	
(04) 2 x 0.60 x 8.05 = 9.66	
(05) 4 x 4.25 x 2.30 = 39.10	
(06) 2 x 2.60 x 1.10 = 5.72	
(07) 2 x 2.25 x 2.60 = 11.70	
(08) 2 x 2.55 x 2.75 = 14.02	
(09) 2 x 7.85 x 1.85 = 29.04	
(10) 2 x 1.30 x 1.85 = 4.81	
(11) 2 x 2.60 x 3.35 = 16.75	
(12) 2 x 1.00 x 1.85 = 3.70	
(13) 1 x 1.35 x 11.85 = 15.99	
(14) 2 x 6.00 x 3.50 = 42.00	
(15) 2 x 4.70 x 1.85 = 17.39	
(16) 2 x 2.25 x 3.50 = 15.75	
(17) 2 x 4.60 x 2.90 = 26.68	
CB1)4 x 1.90 x 0.30 = 2.28	

TOTAL LESS AREA (01) TO (CB1) = 333.98 SQ.MT

NET B/U AREA = BLOCK AREA - TOTAL LESS AREA

= 712.89 - 333.98 = **379.24 SMT**

STAIRCASE & PASSAGE CALCULATION OF TYPICAL FLOOR OF BLDG. - C

10) 2 x 1.65 x 1.30 = 4.41	
11) 2 x 2.50 x 3.35 = 16.75	
12) 2 x 1.50 x 1.65 = 5.70	
14) 1 x 3.50 x 6.05 = 21.00	
TOTAL AREA = **46.36 SMT**	

TYP. FLOOR LINE DIAGRAM & CALCULATION OF STAIRCASE & TELEPHONE ROOM OF BLDG. - C

(SCALE - 1 : 200)

AREA OF ELECTRIC ROOM & TELEPHONE ROOM

BLDG. NO	AREA OF ELECTRIC ROOM	AREA OF TELEPHONE ROOM	TOTAL AREA
A	17.42	17.42	34.84
B	17.42	17.42	34.84
C	10.98	10.98	21.96
TOTAL AREA			91.64

1ST TO 13TH FLOOR LINE DIAGRAM & CALCULATION OF FIRE STAIRCASE & FIRE PASSAGE OF BLDG. - C

7) 2.25 X 2.60 = 5.85	
10) 1.40 X 1.30 = 2.40	
11) 2.60 X 3.35 = 8.67	
12) 1.00 X 1.65 = 1.65	
13) 1.35 X 11.85 = 15.99	
14) 3.50 X 6.00 = 21.00	

TOTAL AREA OF EACH FLOOR = **54.56 SMT**

TOTAL AREA OF COMPLETE BLDG = **54.56 X 13 PLUS 30.43 = 740.15SMT**

FIRE STAIRCASE CALCULATION OF GR FLOOR TO 13TH FLOOR BLDG - C

01) GR.FL -3.50 X 5.95 = 20.82

- 1.00 = 19.82

R.G LINE DIAGRAM

01	0.5 x 6.30 x 6.83 = 21.51
02	0.5 x 12.70 x 4.20 = 26.67
03	0.5 x 17.02 x 2.30 = 19.57
04	0.5 x 95.00 x 8.33 = 395.20
05	0.5 x 80.00 x 1.97 = 78.80
06	0.5 x 73.38 x 6.25 = 229.31
07	0.5 x 66.15 x 11.40 = 377.05
08	0.5 x 49.00 x 4.32 = 105.84
09	0.5 x 48.03 x 5.65 = 135.60
10	0.5 x 50.00 x 5.65 = 141.25
11	0.5 x 60.00 x 3.38 = 101.40
12	0.5 x 60.00 x 1.39 = 41.70
13	0.5 x 70.48 x 0.66 = 23.25
14	0.5 x 70.49 x 0.60 = 21.14
	TOTAL AREA (01 TO 14) = 1718.37

8TH FLOOR B/U AREA CALCULATION OF BLDG. C

BLOCK AREA = 38.85 X 18.35 = 712.89 SMT

LESS AREA

(01) 2 x 2.00 x 4.75 = 19.00	
(02) 2 x 3.20 x 5.00 = 32.00	
(03) 2 x 3.05 x 4.60 = 28.06	
(04) 2 x 0.60 x 8.05 = 9.66	
(05) 4 x 4.25 x 2.30 = 39.10	
(06) 2 x 2.60 x 1.10 = 5.72	
(07) 2 x 2.58 x 2.60 = 11.70	
(08) 2 x 2.55 x 2.75 = 14.02	
(09) 2 x 7.85 x 1.85 = 29.04	
(10) 2 x 1.30 x 1.85 = 4.81	
(11) 2 x 2.60 x 3.35 = 16.75	
(12) 2 x 1.00 x 1.85 = 3.70	
(13) 1 x 1.35 x 11.85 = 15.99	
(14) 2 x 6.00 x 3.50 = 42.00	
(15) 2 x 4.70 x 1.85 = 17.39	
(16) 2 x 2.25 x 3.50 = 15.75	
(17) 2 x 4.60 x 2.90 = 26.68	
CB1)4 x 1.90 x 0.30 = 2.28	

TOTAL LESS AREA (01) TO (CB1) = 372.30 SQ.MT.

NET B/U AREA = BLOCK AREA - TOTAL LESS AREA

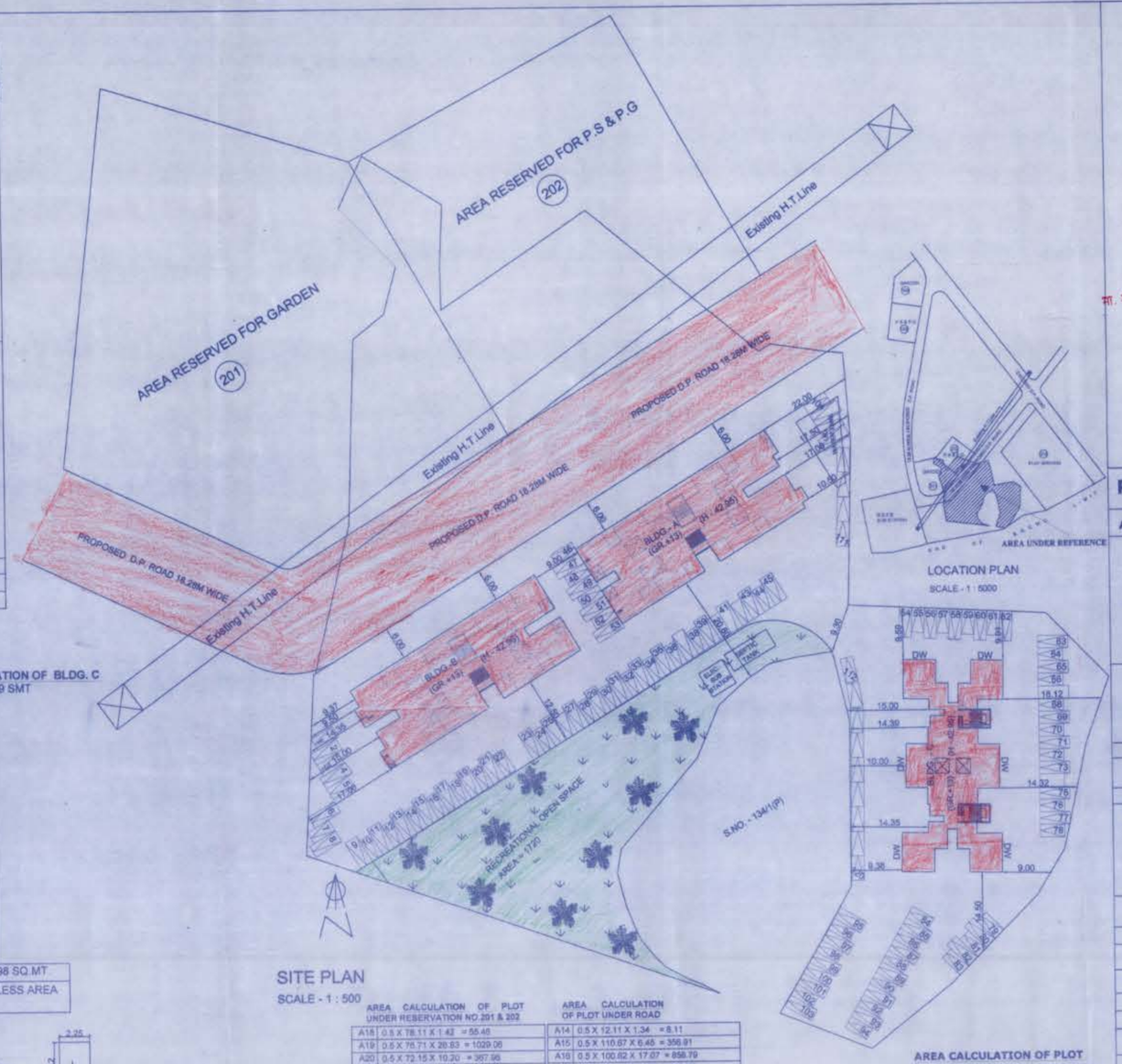
= 712.89 - 372.30 = **340.92 SMT**

REFUGE (8TH) FLOOR PLAN OF BUILDING - C

(SCALE - 1 : 200)

BALCONY AREA CALCULATION OF BLDG. C

BALCONY AREA AT EVERY FLOOR FROM 1ST TO 7TH & 9TH TO 13TH FLOOR
1) 2.00 X 1.25 X 4 = 10.00
2) 2.90 X 1.10 X 2 = 6.38
3) 3.05 X 1.10 X 2 = 6.71
TOTAL = 23.09 SQ.MT
BALCONY AREA AT 8th FLOOR
1) 2.00 X 1.25 X 4 = 10.00
2) 2.90 X 1.10 X 2 = 6.38
3) 3.05 X 1.10 X 1 = 3.35
TOTAL = 19.73 SQ.MT



SITE PLAN

SCALE - 1 : 500

AREA CALCULATION OF PLOT UNDER RESERVATION NO.201 & 202

A18	0.5 X 78.11 X 1.42 = 55.45
A19	0.5 X 76.71 X 26.83 = 1029.09
A20	0.5 X 72.15 X 10.20 = 367.96
A21	0.5 X 42.83 X 12.55 = 268.76
A22	0.5 X 17.06 X 2.67 = 21.82
A23	0.5 X 22.77 X 8.61 = 151.44
A24	0.5 X 22.77 X 2.15 = 24.48
A25	0.5 X 21.13 X 11.42 = 120.65
A26	0.5 X 21.13 X 8.92 = 73.11
	TOTAL AREA (A18) TO (A26) = 2062.84 SQ.MT

AREA CALCULATION OF PLOT UNDER ROAD

A14	0.5 X 12.11 X 1.34 = 8.11
A15	0.5 X 110.07 X 6.45 = 356.91
A16	0.5 X 100.62 X 17.67 = 888.79
A17	0.5 X 93.01 X 11.13 = 467.66
	TOTAL AREA (A14) TO (A17) = 1685.76 SQ.MT.

STAIRCASE & PASSAGE CALCULATION OF GROUND FLOOR OF BLDG. -C

ST) 5.15 x 3.50 = 18.02	
P) 1.35 x 0.80 = 1.08	
P) 1.95 x 5.80 = 10.72	
P) 1.10 x 0.45 = 0.49	
L) 3.20 x 2.25 = 7.20	
TOTAL AREA = **37.51 SMT**	

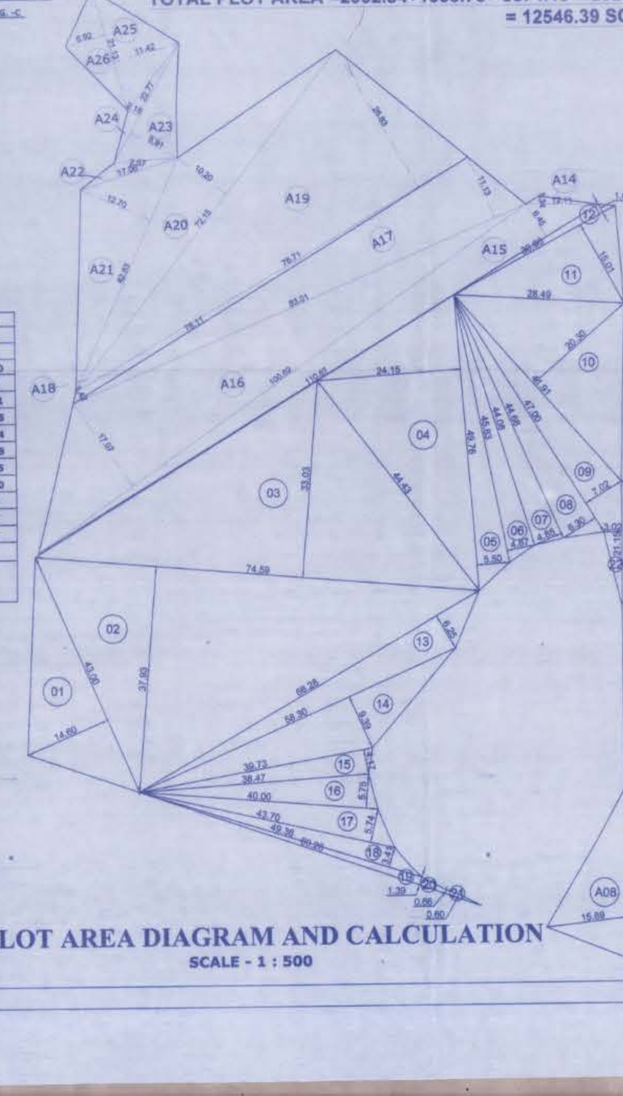
GROUND FLOOR LINE DIAGRAM & CALCULATION OF BLDG. -C

(SCALE - 1 : 200)

TOTAL PLOT AREA =2062.84+1685.76+ 5874.19 + 2923.60 = 12546.39 SQ.MT.

AREA CALCULATION OF PLOT

A01	0.5 x 61.63 x 30.31 = 934.00
A02	0.5 x 61.63 x 16.39 = 499.30
A03	0.5 x 61.11 x 6.85 = 209.30
A04	0.5 x 80.38 x 14.49 = 365.44
A05	0.5 x 39.80 x 7.57 = 148.64
A06	0.5 x 34.15 x 16.48 = 284.81
A07	0.5 x 25.64 x 19.00 = 343.58
A08	0.5 x 29.91 x 15.89 = 237.63
	TOTAL AREA (A01 TO A08) = 2923.60



PLOT AREA DIAGRAM AND CALCULATION

SCALE - 1 : 500

AREA CALCULATION OF PLOT

01	0.5 x 43.00 x 14.80 = 313.90
02	0.5 x 74.59 x 37.83 = 1414.79
03	0.5 x 74.59 x 33.03 = 1231.85
04	0.5 x 49.78 x 24.15 = 600.85
05	0.5 x 49.76 x 5.50 = 136.84
06	0.5 x 45.83 x 4.67 = 107.01
07	0.5 x 44.06 x 4.85 = 106.89
08	0.5 x 44.68 x 6.30 = 140.74
09	0.5 x 47.00 x 7.02 = 164.97
10	0.5 x 41.91 x 20.30 = 425.38
11	0.5 x 28.49 x 15.01 = 213.81
12	0.5 x 30.90 x 1.80 = 34.72
13	0.5 x 66.38 x 6.25 = 307.12
14	0.5 x 58.30 x 9.39 = 273.71
15	0.5 x 39.73 x 4.17 = 82.83
16	0.5 x 46.00 x 5.75 = 115.00
17	0.5 x 43.70 x 5.74 = 125.42
18	0.5 x 49.36 x 3.41 = 84.16
19	0.5 x 49.36 x 1.39 = 34.30
20	0.5 x 60.38 x 0.66 = 19.89
21	0.5 x 60.38 x 0.60 = 18.08
22	0.5 x 21.15 x 3.02 = 31.93
	TOTAL AREA (01 TO 22) = 5874.19

PROFORMA

A	AREA STATEMENT	SQ. MT.
1	AREA OF THE PLOT AS PER 7/12 EXTRACT Plot owned by dharma dhaudharti s.no.134/1(p)- 969.77 sq.mt Plot owned by champabai chaudhari & others s.no.134/1(p) - 3233.79 sq.mt Plot owned by M/s. Infini Developers s.no.134/1(P) - 2923.84 sq.mt. Plot surveyed to B.N.C.M.C (Reservation area)s.no.134/1(p) - 3748.60 sq.mt plot owned by sharad chaudhari & others) no.134/2 - 2730 TOTAL AREA = 12340 sq.mt	12340.0 sq.mt.
	TOTAL AREA OF THE PLOT AS PER 7/12 EXTRACT	12340.0
	AREA OF THE PLOT AS PER TRIANGULATION	12546.39
	SAFE AREA FOR F.S.I COMPUTATION	12340.0
2	DEDUCTION FOR a) ROAD SET - BACK AREA b) PROPOSED ROAD D.P. 18.00MTR C) ANY RESERVATION NO - 201 & 202 TOTAL (a+b+c) (AREA CONVEYED TO B.N.C.M.C)	1685.76 2062.84 3748.60
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	8591.40
4	DEDUCTION FOR RECREATIONAL GROUND (R.G) (15%)	1288.71
5	NET AREA OF THE PLOT (3 MINUS 4)	7302.69
6	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHT as per G.R. Notification vide No.TPS - 1815/308?CR-122/MCGRP/12/UD-13, date -28th Jan 2016. a) 3748.60 X '2' = 7497.20 b) APPROVED INCENTIVE 20% (3748.60X0.20) = 749.72 TOTAL (a + b) = 8246.92	8246.92
7	Maximum D.R. Permissible to be utilized in-situ(90% of balance plot Area) 8591.40 X 90% = 7732.26	7732.26
8	D.R Proposed to be utilized on site (h - sti)	7701.94
9	Balance D.R. Available for use on other site in the form of T.D.R. (B) - (7)	544.98
10	BUILT - UP AREA PERMISIBBLE (5) + (7)	15034.95
11	EXISTING BUILT - UP AREA	NIL
12	BUILT - UP AREA PROPOSED	14968.18
13	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER B/P) BELOW	36.45
14	TOTAL BUILT - UP AREA PROPOSED (12) + (13) =(14)	15004.63
B	**BALCONY AREA STATEMENT** (GIVEN SEPRATELY)	
C	**TENEMENT STATEMENT**	
	I) PROPOSED FLOOR AREA (ITEM A-12 ABOVE)	-
	II) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	-
	III) AREA AVAILABLE FOR TENEMENTS (I) MINUS (II)	-
	IV) TENEMENTS PERMISSIBLE (300/HACTARE) =	-
	V) TENEMENTS PROPOSED	-
	TOTAL TENEMENTS	-

SCHEDULE OF DOORS & WINDOWS

NO.	DESCRIPTION	ABRN.	SIZE	AREA
1	FIRE RESISTANT DOORS	FRD	1.00M X 2.10M	2.22 SMT
2	WOODEN DOORS	D1	0.90M x 2.10M	1.89 SMT
3	WOODEN DOORS	D2	0.75M x 2.10M	1.57 SMT
4	GLAZED WINDOW	W1	2.40M x 1.95M	4.68 SMT
5	GLAZED WINDOW	W2	1.65 x 1.95M	3.60 SMT
6	GLAZED WINDOW	W3	1.20 x 1.95M	2.34 SMT
7	GLAZED LOUVERED VENT	V	0.60M x 0.75M	0.45 SMT
8	ROLLING SHUTTER	R.S	VARIABLE	VARIABLE

NOTES

1 - SITE BOUNDARY SHOWN AS ____

2 - PROPOSED STRUCTURE SHOWN AS ____

3 - APPROACH ROAD SHOWN AS ____

4 - SEPTIC TANK SHOWN AS ____

5 - OPEN SPACE SHOWN AS ____

ALL DIMENSION ARE IN METRIC SYSTEM

SCALE - 1:100 *(except otherwise specified)*

SHAMIM KHAN

CONSULTING ARCHITECTS & ENGINEERS.

SHAMIM KHAN

ADDRESS:-
69, JILANI BUILDING, PATEL COMPOUND, DHAMANKAR NAKA, BHIWANDI - 421302.

E-MAIL : shamimuniversal7860@gmail.com
MOB. NO : 9322075334

AUTHORISED SIGNATORY

FOR:
M/S. INFINI DEVELOPERS
(Authorised Attorney)

JOB TITLE:

PROPOSED RISEDENTIAL BUILDING AT S.NO. 134/1(p)134/2 AT: VILLAGE TEMGHAR, TALUKA BHIWANDI, DIST. THANE.
FOR :
1) Mr. Dharma Savlaram Chaudhari.

2) Mrs. Champabai Sukir Chaudhari AND OTHERS

3) Mr. Sharad Gopal Chaudhari AND Others.

4) Infini Developers

SHEET NO. 1/3
मंजूर (सही)
बांधकाम परवानगी क्र. क. ठा. म. न. र. वि. ४३/२०१७-१८ दिनांक ३१-७-२०१७
क. ठा. म. न. नि. ५८ दिनांक ३१-७-२०१७
अंतिम मंजूर व सिटका रंगाने दुरुस्ती सुधारित्या स्वाने नकाशा पुस्तकाप्रमाणे
बांधकाम / सिटका बाजव्यो मंजूर
उप सहायक संचालक नगररचना
भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी
मा. आयुक्त साहे मंजूरी नुसार