STAIRCASE, PASS. & BALC. AREA CALC. OF BLD.-1(WING-A & B)

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
	1ST FLOOR	264.58x10% 26.45 Sq.mtr.	———	———
	2ND FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	3RD FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	4TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	5TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	6TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	7TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	8TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	9TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	10TH FLOOR	565.42x10% 56.54 Sq.mtr.	———	———
	11TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	12TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	13TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	14TH FLOOR	565.47x10% 56.54 Sq.mtr.	———	———
	TOTAL	761.47 Sq.mtr.	NIL	NIL
	STAIRCASE , PASSAGE AND LIFT			

GROUND FLOOR		158.80 sq.mtr.
1ST FLOOR		277.60 Sq.mtr.
2ND FLOOR		77.33 Sq.mtr.
3RD FLOOR		77.33 Sq.mtr.
4TH FLOOR		77.33 Sq.mtr.
5TH FLOOR		77.33 Sq.mtr.
6TH FLOOR		77.33 Sq.mtr.
7TH FLOOR		77.33 Sq.mtr.
8TH FLOOR		77.33 Sq.mtr.
9TH FLOOR		77.33 Sq.mtr.
10TH FLOOR		77.33 Sq.mtr.
11TH FLOOR		77.33 Sq.mtr.
12TH FLOOR		77.33 Sq.mtr.
13TH FLOOR		77.33 Sq.mtr.
14TH FLOOR		77.33 Sq.mtr.
TOTAL AREA OF BUILDING-1		**1441.07 Sq.mtr.**
TOTAL AREA OF BUILDING-2		**1067.61 Sq.mtr.**
NET PROP. AREA		**2508.7 Sq.mtr.**
STAIRCASE , COMMON PASS. AND BALCONY	FSI PERMISSIBLE 20% OF FL. AREA 13093.23x20% 2618.65 Sq.mtr.	2618.65+2508.71 NIL
EXCESS AREA		NIL
TOTAL EXCESS AREA		NIL

Fire staircase area calculation

FLOOR LEVEL	Building-1(Wing-A & B)	Building-2
GROUND FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.77=19.26 Sq.mtr.
FIRST FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.23 Sq.mtr.
SECOND FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
THIRD FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
FOURTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
FIFTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
SIXTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
SEVENTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
EIGHTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
NINTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	3.35x5.45=18.25 Sq.mtr.
TENTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	———
ELEVENTH FL.	5.03x3.20x2=32.19 Sq.mtr.	———
TWELFTH FLOOR	5.03x3.20x2=32.19 Sq.mtr.	———
THIRTEENTH FL.	5.03x3.20x2=32.19 Sq.mtr.	———
FOURTEENTH FL.	5.03x3.20x2=32.19 Sq.mtr.	———
TOTAL AREA	482.85 Sq.mtr.	183.51 Sq.mtr.

Net Fire Staircase area(482.85+183.51)= 666.36 Sq.mtr.

STAIRCASE, PASSAGE & BALC. AREA CALC. OF BLD.-2

NUMBERS	BALCONY	PERMISSIBLE BAL. 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS AREA
	1ST FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	2ND FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	3RD FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	4TH FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	5TH FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	6TH FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	7TH FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	8TH FLOOR	334.63x10% 33.46 Sq.mtr.	41.34 Sq.mtr.	7.88 Sq.mtr.
	9TH FLOOR	392.40x10% 39.24 Sq.mtr.	45.00 Sq.mtr.	5.76 Sq.mtr.
	TOTAL	347.39 Sq.mtr.	401.34 Sq.mtr.	53.96 Sq.mtr.
	STAIRCASE , PASSAGE AND LIFT			

GROUND FLOOR	37.23 Sq.mtr.
1ST FLOOR	76.49 Sq.mtr.
2ND FLOOR	76.49 Sq.mtr.
3RD FLOOR	76.49 Sq.mtr.
4TH FLOOR	76.49 Sq.mtr.
5TH FLOOR	76.49 Sq.mtr.
6TH FLOOR	76.49 Sq.mtr.
7TH FLOOR	76.49 Sq.mtr.
8TH FLOOR	76.49 Sq.mtr.
9TH FLOOR	76.49 Sq.mtr.
TOTAL	**725.68 Sq.mtr.**
PERMISSIBLE BALCONY	**341.38 Sq.mtr.**
NET PROP. AREA	**1067.02 Sq.mtr.**
EXCESS AREA OF BALCONY	53.96 Sq.mtr.

FLOOR AREA CALCULATION OF BUILDING 1 & 2

FLOOR LEVEL	BLD.-1 COMMERCIAL	BLD.-1 RESIDENTIAL	BLD.-2
GROUND FLOOR	949.08 Sq.mtr.	———	———
FIRST FLOOR	949.08 Sq.mtr.	264.58 Sq.mtr.	392.40 Sq.mtr.
SECOND FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
THIRD FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
FOURTH FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
FIFTH FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
SIXTH FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
SEVENTH FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
EIGHTH FLOOR	———	565.47 Sq.mtr.	334.63 Sq.mtr.
NINTH FLOOR	———	565.47 Sq.mtr.	392.40 Sq.mtr.
TENTH FLOOR	———	565.47 Sq.mtr.	———
ELEVENTH FLOOR	———	565.47 Sq.mtr.	———
TWELFTH FLOOR	———	565.47 Sq.mtr.	———
THIRTEENTH FLOOR	———	565.47 Sq.mtr.	———
FOURTEENTH FLOOR	———	565.47 Sq.mtr.	———
TOTAL AREA	1898.16 Sq.mtr.	7615.69 Sq.mtr.	3473.82 Sq.mtr.
NET BUILT UP AREA			=12987.68 Sq.mtr.

PARKING AREA REQUIREMENT FOR BUILDING 1 & 2

SR.NO.	CASE	BLD.-1(WING-A & B) REQ.	BLD.-1(WING-A & B) PROP.	BUILDING-2 REQ.	BUILDING-2 PROP.
1)	4 tenements having carpet area above 35 sq.mtr. each	——	——	36/4	09
2)	2 tenements with carpet area exceeding 65 sq.mtr. but not exceeding 70 Sq.mtr. each	108/2	54	35/2	18
3)	1 tenement having carpet area above 70 Sq.mtr. each	——	——	——	——
4)	Commercial(949.08)		17	——	——
5)	Net parking of such Bld.		71	——	27
6)	Visitors parking 10% of (71+27=98)		10		

TOTAL PARKING REQUIRED=108 NO.
TOTAL PARKING PROPOSED=108 NO.
PARKING IN STILT FLOOR----71 No. in bld.-1 & 18 No. in bld.2= Total 89 No.
OPEN PARKING = Total 85 No.

Schedule of doors & windows

SYMBOL	SIZE	REMARKS
D	1.07x2.13	DOOR
D1	0.91x1.98	DOOR
D2	0.76x1.83	DOOR
FW	1.52x2.13	French window
FW1	1.83x2.13	French window
V	0.61x0.61	VENTILATOR

Meter room & Pump room

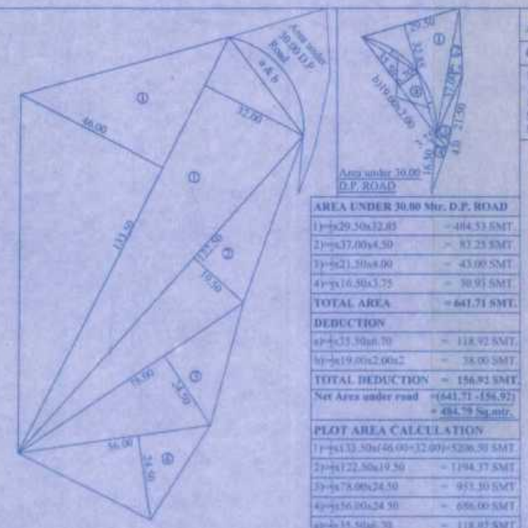
TYPE	AREA IN SQ.MTR.
Meter room-1(BLD.-1)	2.80x6.20 =17.36 Sq.mtr.
Meter room-2(BLD.-1)	2.80x6.20 =17.36 Sq.mtr.
Meter room-3(BLD.-2)	5.00x4.00 =20.00 Sq.mtr.
Pump room	3.00x3.00x2=18.0 Sq.mtr.
Club House	9.75x9.75 =95.06 Sq.mtr.
TOTAL AREA	———167.78 Sq.mtr.

SITE UNDER REFERENCE

LOCATION PLAN
SCALE 1:4000

EWS FLAT STATEMENT

TYPE	REQUIRED	PROPOSED
LIG(25% 30.93)	39 NO.	36 NO.
MIG+(0% 41.50)	14 NO.	143 NO.



AREA OF PLOT BY TRIANGULATION METHOD
SCALE = 1:1000

AREA UNDER 30.80 Mtr. D.P. ROAD	
1)=½x29.50x32.85	=484.53 SMT.
2)=½x37.00x4.50	= 83.25 SMT.
3)=½x21.50x4.00	= 43.00 SMT.
4)=½x16.50x3.75	= 30.93 SMT.
TOTAL AREA	=641.71 SMT.
DEDUCTION	
a)=½x25.50x9.30	= 118.92 SMT.
b)=½x19.00x2.00x2	= 38.00 SMT.
TOTAL DEDUCTION	= 156.92 SMT.
Net Area under road	=(641.71 -156.92) = 484.79 Sq.mtr.
PLOT AREA CALCULATION	
1)=½x132.50x(46.00+32.00)=5206.50 SMT.	
2)=½x122.50x19.50	= 1194.37 SMT.
3)=½x78.00x24.50	= 955.10 SMT.
4)=½x56.00x24.50	= 686.00 SMT.
a)=½x25.50x9.30	= 118.97 SMT.
b)=½x19.00x2.00x2	= 38.00 SMT.
TOTAL PLOT AREA	=8202.29 SMT.
NET PLOT AREA =8202.29 SMT.-484.79=8687.08 SMT.	

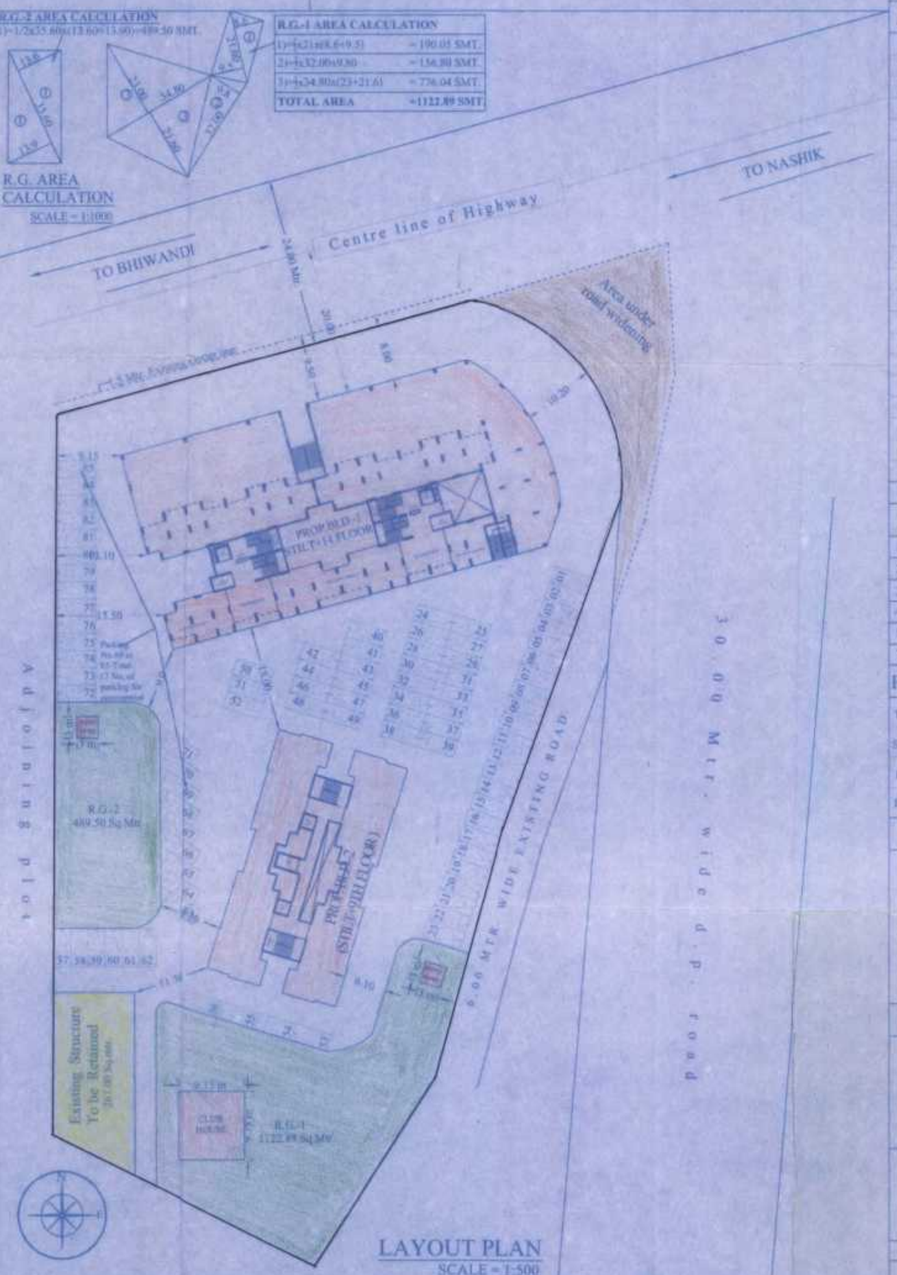
R.G.-2 AREA CALCULATION

1)=1/2x25.80x(13.60+13.60)=489.50 SMT.

R.G. AREA CALCULATION
SCALE = 1:1000

R.G.-1 AREA CALCULATION

1)=½x21x(8.6+9.5)	= 190.05 SMT.
2)=½x32.00x9.80	= 156.80 SMT.
3)=½x24.80x(23+21.6)	= 776.04 SMT.
TOTAL AREA	=1122.89 SMT.



LAYOUT PLAN
SCALE = 1:500

APPROVAL STAMP | SHEET NO.-1 OF 9

CONTENTS OF SHEET

R.G AREA CALCULATION,PLOT AREA CALCULATION, FIRE STAIRCASE AREA CALCULATION,PARKING AREA CALCULATION, SCHEDULE OF DOORS & WINDOWS, EWS FLAT STATEMENT, METRE & PUMP ROOM STATMENT,STAIRCASE PASSAGE & BALCONY AREA CALCULATION, SITE PLAN & LOCATION

कोंकण विभागीय आयुक्तालय कोकण भवन कोकण (छाननी)

मान्यतेसाठी या क्र.:- सं. र. क.(44)/2019-20

मा. सं. प. प्र. दि. 300 दिनांक 31/5/2019 सादर

सहीत खुलासा व शिफारस रंगाने पुढच्या सुधारित मंजुरी साठी सादर/ सादर

सहायक संचालक, नगररचना

सहायक संचालक / विकास परवानगी मंजूर

मा. आयुक्त यांचे मंजूरी नुसार

सहायक संचालक, नगररचना
भिवंडी निजामपुर शहर महानगरपालिका, भिवंडी

A	AREA STATEMENT	Sq.Mtr.
A	AREA OF PLOT AS PER S.NO.63, H.NO 1,2 &3(P) 92,H.NO. 3/1(P)	8810.00
B	AREA OF PLOT AS PER TRIANGULATION METHOD	8687.08
C	EXISTING STRUCTURE TO BE EXCLUDED(ENCROACHMENT)	267.00
1	AREA CONSIDER FOR PROPOSAL	8420.08
2	DEDUCTION FOR	——
	a) ROAD SET BACK AREA	——
	b) PROPOSED ROAD	484.79
	c) ANY RESERVATION	——
3	BALANCE AREA OF PLOT (1-2)	7935.29
4	DEDUCTION FOR R.G.(15%)	1190.29
5	NET AREA OF PLOT (3 MINUS 4)	6745.00
6	ADDITION FOR FLOOR SPACE (2a)	484.79
7	TOTAL AREA (5 PLUS 6)	7228.79
8	FLOOR SPACE INDEX PERMISSIBLE	1.80
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 80% OF THE BALANCE AREA VIDE ITEM 2 ABOVE)=7935.29x80%=6348.23+484.79(ROAD)	5863.44
10	PERMISSIBLE FLOOR AREA (7 MULTIPLIED 8) + 9 ABOVE	13093.23
11	EXISTING FLOOR AREA	——
12	PROPOSED AREA	12987.68
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	53.96
14	TOTAL BUILT UP AREA PROPOSED (12+13)	13041.64

LEGEND

1) PLOT BOUNDARY SHOWN THUS
2) PROPOSED BUILDING SHOWN THUS
3) DRAINAGE LINE SHOWN THUS
4) R.G. SHOWN THUS
5) AREA UDER D.P.ROAD SHOWN THUS
7) EXISITNG STRUCTURE TO BE RETAINED SHOWN THUS

PROPERTY DISCRIPTION

THE PLAN OF PROP. RESIDENTIAL BUILDING ON LAND BEARING
S.No.63,H.NO.1,2 & 3(P) & S.NO.92,H.NO.-3/1(P) AT- VILLAGE- CHAVINDRA
TAL.-BHIWANDI, DIST - THANE
FOR, Shri Yusuf-Aadam Langa & other-3

OWNER'S SIGNATURE

1) YUSUF AADAM LANGA
2) SHAMIM YUSUF LANGA
3) IMTIYAZ YUSUF LANGA
4) FEROZ YUSUF LANGA

ARCHITECT NAME AND SIGNATURE

Fouzi & Associates
ARCHITECT & R.C.C. CONSULTANT
72/73,GROUND FLOOR,RENDU APARTMENT
PATEL MOHALLA,3rd NIZAMPUR,BHIWANDI
Office : 02522-220709
E-mail : fouziandassociates@yahoo.co.in

02522-220709
Fouzi & Associates
ARCHITECTS & R.C.C.CONSULTANTS
72/73, 3rd. Nizampura,
Bhiwandi -421 302, Dist.Thane

DRN	CKD	SCALE	DATE	JOB NO	DRG NO
VIKAS	A.FOUZI	1:100	25/02/2016	3-017	