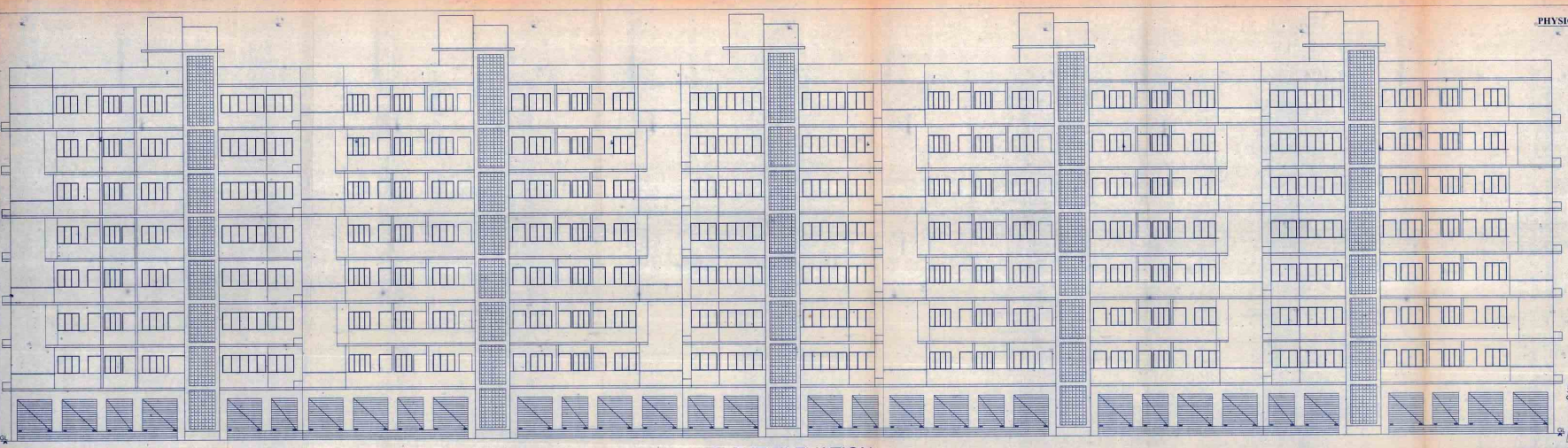
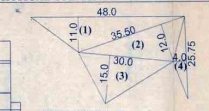


FRONT ELEVATION

PHYSICAL OPEN SPACE 20% AREA CAL:



OPEN SPACE (A)
(1) ½ X 48.0 X 11.0 = 264.00
(2) ½ X 35.50 X 12.0 = 210.00
(3) ½ X 30.0 X 15.0 = 225.00
(4) ½ X 25.75 X 4.0 = 51.50
TOTAL = 750.50 Sqmt

OPEN SPACE (B)
(1) ½ X 41.0 X 4.0 = 82.00
(2) ½ X 44.0 X 25.0 = 550.00
TOTAL = 632.00Sqmt

OPEN SPACE (C)
(1) ½ X 32.50 X 7.5 = 121.87
(2) ½ X 31.0 X 7.00 = 108.50
TOTAL = 230.37Sqmt

TOTAL PHYSICAL OPEN SPACE =750.5+632.00+230.37 = 1612.87 Sqmt
PERMISSIBLE 20% OPEN SPACE = 1591.87 < 1612.87 Sqmt

APPROVAL STAMP(DRG.SHEET NO. 1/1)

SCHEDULE OF DOORS & WINDOWS

D = 1.00 x 2.13	W = 1.50 x 1.50
D1 = 0.91 x 2.13	W1 = 1.20 x 1.50
D2 = 0.76 x 1.98	V = 0.60 x 0.90

NOTES

BOUNDARY OF PLOT SHOWN THUS
PROPOSED BLDG SHOWN THUS
ROAD SHOWN THUS
DRAINAGE LINE SHOWN THUS

AREA STATEMENT

AREA STATEMENT	SQ.MT
AREA OF PLOT AS PER TIS	8479.60
AREA OF P.S.& P.G.(NOS)	1237.00
AREA AS PER POSSESSION	8361.73
AREA OF PLOT AS PER TRIANGULATION METHOD	8229.62
SAFE PLOT AREA	8229.62
1) AREA OF PLOT	
2) DEDUCTION FOR	
a) ROAD SET BACK AREA	373.25
b) PROPOSED ROAD	------
c) ANY RESERVATION	1455.37
3) BALANCE AREA OF PLOT(1-2(A&B))	6401.00
4) DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	1591.90
5) NET AREA OF PLOT (3-4(A&B))	4809.10
6) ADDITIONS FOR FLOOR SPACE INDEX	
2) i/c 100%	
2) i/c 100%	
2) i/c 60% OF 3	
7) TOTAL AREA	6765.48
8) FLOOR SPACE INDEX PERMISSIBLE	1.60
9) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS(RESTRICTED TO 80% OF THE BALANCE AREA VIDE ITEM NO 3 ABOVE)	6367.49
10) PERMI. FLOOR AREA (7 MULTIPLIED BY PLUS 9 ABOVE	11132.95
11) EXISTING FLOOR AREA	------
12) PROPOSED AREA	1319.98
13) EX. &/L AREA UNDER R.P.L. SPACE INDEX (-4A+PER B.W) BELOW	------
14) TOTAL BUILT UP AREA PROPOSED (11 + 12 - 13)	1319.98

DISCRIPTION

PROPOSED AL-ABBAS HOUSING SOCIETY BUILDING OVER S. NO. 56/1(PT), 56/2(PT), 90/1(PT) & 44/1 AND CTS. NO. 4342(pt),4349(pt), 4354(pt),4356(pt) AT VILLAGE NIZAMPUR FOR MR. MOHD.ASHRAF MOHD.ABBAS PATEL & OTHERS.

OWNER'S NAME & SIGN

(1) MOHAMMED ASHRAF MD.ABBAS PATEL
(2) SURAIYYA GULAM DASTAGEER PATEL
(3) MOHAMMED GULAM DASTAGEER PATEL
(4) SHABEEB GULAM DASTAGEER PATEL
(5) FARAH NAVID VINCHU
(6) MARIA SHABEEB PATEL

P.O.A OF 1 to 6 WITH DEVELOPER : AYMAN INFRA CONSTRUCTION — **PARTNER: SANY SHAD DHANGE**

(7) RUBY NAVID CHINDE
(8) MUZAMMIL AHEMAD HASAN PATEL
(9) RUMAAN KHALID PATEL
(10) ZULFAT MUKTHAR CHAUDHRY
(11) ANISHA ALTAF GUJRATI
(12) MUSSARAT GULAM GOUS KOKNI
(13) SHAFIQUE SIKANDER ABUJI

P.O.A OF 7 to 13 WITH Mr. SHAD MANSOOR DHANGE

(14) MANISH KUMAR RAMESHCHAND SHAH
(15) PRAVIN KUMAR JUHARMAL JAIN
(16) QURISHA GULAM AHMAD PATEL

DEVELOPER

AYMAN INFRA CONSTRUCTIONS.
PARTNER: SANY SHAD DHANGE

ARCHITECT'S STAMP & SIGN

Ensar Consultants
Faisal Ansari & Associates
Architects & Structural Engineer.
167, Thane Road, BHIWANDI
Licence No. T. P. I S T K I 129

BUILT UP AREA CALCULATION OF BLDG NO FIRST TO SIX (1st to 6th)

A=14.33 X 26.84 = 384.61 Sqmt

DEDUCTION:
(1) 3.20 X 3.05 X 4 = 39.04 sqmt
(2) 3.20 X 1.83 = 5.85 sqmt
(3) 3.05 X 1.83 = 5.58 sqmt
(4) 0.91 X 1.22 = 1.11 sqmt
(5) 14.33 X 2.44 = 34.96 sqmt
(6) 2.59 X 1.91 = 4.94 sqmt
TOTAL = 91.48 Sqmt

TOTAL BUILTUP AREA = 293.13 SQMT

TOTAL BUILTUP AREA 6 BLDGS:
1) (293.13 X 7 flrs) X 6 BLDGS= 12311.46

TOTAL RESI. AREA = 12311.46 Sqmt

STAIRCASE & PASSAGE AREA (GR FLR):

(1) STAIRCASE =10.00 X 2.44 X 6no. = 146.40 Sqmt
(2) LIFT= 2.06 X 1.98 X 6no = 24.47 Sqmt
(3) TOILET PASSAGE= (3.43 X 3.05) X 2no = 20.92 Sqmt

STAIRCASE, PASSAGE & LIFT AREA(GR)=1+2+3 =191.79 Sqmt

STAIRCASE & PASSAGE AREA (BLDG NO.FIRST TO SIX):

(1) 10.00 X 2.44 = 24.40 Sqmt

LIFT AREA

(2) 1.91 X 2.59 = 4.94 Sqmt - (1.76 X 1.68) - (0.76 X 1.75) = 0.67 sqmt

TOTAL AREA= 24.40+(0.67 X 6no) =150.42 X 7 FLR.=1052.94

BALCONY AREA:

(1) 9.15 X 1.20 X 16no X 7flrs. = 1229.76 SQMT

TOTAL COMMERCIAL AREA OF BLDG NO. 1 TO 5 = 807.62 SQMT

TOTAL RESIDENTIAL AREA OF BLDG NO. 1 TO 6 = 12311.46 SQMT

TOTAL PROPOSED BUILT UP AREA (RESIDENCE + COMMERCIAL) = 807.62 + 12311.46 = 13119.08 SQMT

BLDG NO. 1 TO 6:
PASS. S.CASE & BAL AREA STATEMENT

ITEM	PERMISSIBLE	PROPOSED	EXCESS
BALCONY	1st FLR + 60% OF B.U.A. (293.13 X 6 = 1758.78 / 295.31 X 7% = 1205.17 X 6 flrs = 1231.02 sqmt)	1st 175.68 SMT, 2nd 175.68 SMT, 3rd FLR = 175.97 SMT, 4th FLR = 175.97 SMT, 5th FLR = 175.97 SMT, 6th FLR = 175.97 SMT, 7th FLR = 175.65 SMT, TOTAL = 1231.09	----
STAIRCASE & PASSAGE	60% OF 4 13152.68 = 2626.59 SMT.	1st 150.42 SMT, 2nd 150.42 SMT, 3rd 150.42 SMT, 4th 150.42 SMT, 5th 150.42 SMT, 6th 150.42 SMT, 7th 172.68 SMT, TOTAL = 1229.76	2626.59 - 2463.66 = 162.93

PARKING AREA STATEMENT

CARPET AREA OF TENEMENTS	CAR PARKING REQUIRED	NO. OF TENEMENTS	CAR PARKING REQUIRED	CAR PARKING PROVIDED
BTN.30.50 TO 45.00	FOR 4.00 TENEMENTS	42	10.5	11
BTN. 45.00 AND 70.00 SMT	FOR 2.00 TENEMENTS	84	42	43
ABOVE 70.00 SMT	FOR 1.00 TENEMENTS	42	42	42
SHOP	ONE PARKING FOR 807.62 SQMT OF SHOP AREA	807.62 Sqmt	10.09	11.0
		TOTAL	104.59	107.0

SHOP AREA CALCULATION:

(A) 12.20 X 7.24 = 88.32 Sqmt
DEDUCTION:
(a1) = 3.20 x 3.05 = 9.76
(a2) = 4.50 x 0.89 = 4.46
(a3) = 3.28 x 1.37 = 4.49
TOTAL = 69.61 Sqmt

(B) = 12.20 x 6.25 =76.25
DEDUCTION:
(b1) = 3.05 x 3.43 =10.46
(b2) =6.33 X 2.82 = 17.85
TOTAL = 47.94 Sqmt

(C) 12.19 X 14.33 = 174.52 Sqmt
DEDUCTION:
(c1) = 3.05 x 3.81 = 11.62
(c2) = 1.83 x 3.20 = 5.85
(c3) = 1.07 x 4.65 = 4.98
(c4) = 3.28 x 8.46 = 27.75
(c5) = 3.05 x 3.20 = 9.76
TOTAL = 114.86 Sqmt

(D) 12.20 X 8.30 = 101.38 SQMT
DEDUCTION:
(d1) =1.83 X 3.05 =5.58
(d2) =6.65 X 1.07 =7.11
(d3) =3.05 X 3.20 =9.76
TOTAL = 78.93 Sqmt

(E) 6.63 X 6.56 = 43.49 Sqmt
DEDUCTION:
(e1) = 3.05 X 3.20 = 9.76
TOTAL = 33.73 Sqmt

(F) 9.15 X 6.25 = 57.18 Sqmt
DEDUCTION:
(f1) = 1.91 X 0.38 =0.73
TOTAL = 56.45 Sqmt

(G) 9.15 X 6.25 = 57.18 Sqmt

(H) 12.20 X 6.25 = 76.25 Sqmt
DEDUCTION:
(h1) = 3.05 X 3.43=10.46
(h2) =6.33 X 2.82=17.85
(h3) =1.91 X 0.38=0.72
TOTAL = 47.22 Sqmt

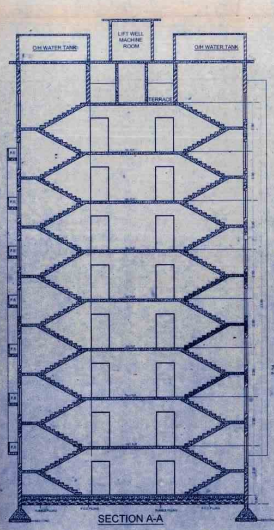
(I) 12.20 X 8.30 = 101.38 Sqmt
DEDUCTION:
(i1) =2.06 X 3.05=6.28
(i2) =1.88 X 6.65=11.17
(i3) =3.05 X 3.20=9.76
TOTAL = 74.16 Sqmt

TOTAL GROUND FLOOR SHOP AREA:

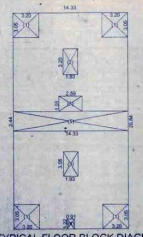
= A+B+CX2+DX2+EX2+F+G+H+I
= 69.61 + 47.94 + (114.86X2) + (78.93X2) + (33.73X2) + 56.45 +57.18 + 47.22+74.16
= 807.62 Sqmt

FIRE STAIRCASE

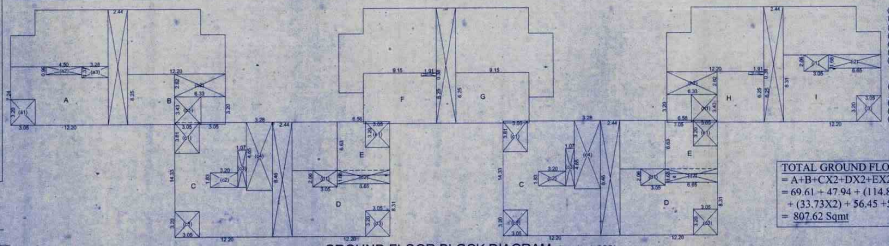
Gr. FLOOR
112.90 X 4.33 = 12.55 X 6 =75.34
TYPICAL FLOOR
112.44 X 4.33 X6 X7 = 443.73
TOTAL = 519.07 Sqmt



SECTION A-A



TYPICAL FLOOR BLOCK DIAGRAM

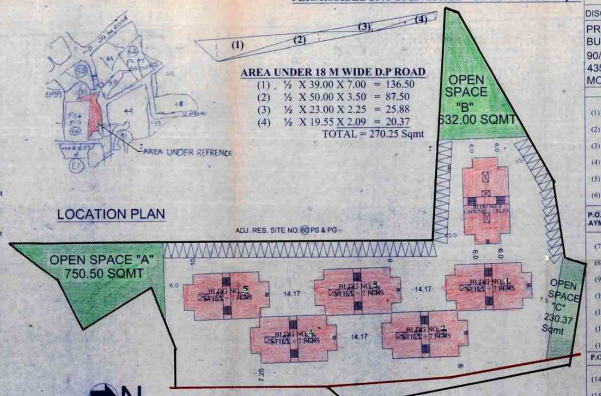


GROUND FLOOR BLOCK DIAGRAM (scale:1:200)

LOCATION PLAN

AREA UNDER 18 M WIDE D.P ROAD

(1) ½ X 39.00 X 7.00 = 136.50
(2) ½ X 50.00 X 3.50 = 87.50
(3) ½ X 23.00 X 2.25 = 25.88
(4) ½ X 19.55 X 2.09 = 20.37
TOTAL = 270.25 Sqmt



SITE PLAN (scale:1:500)