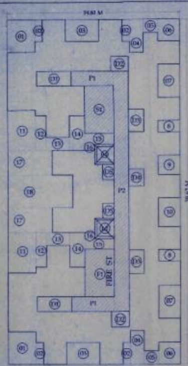


FIRST FLOOR AREA LINE DIAGRAM
SCALE - 1:200

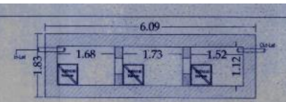
BUILT UP AREA (1ST TO 5TH FLOOR) - (RESIDENTIAL)			
BLOCK AREA - 19.81 X 39.62 = 784.87 SMT			
DEDUCTION -			
01) 3.20 x 3.73 x 2	= 23.87	STAIRCASE, PASS. AND LIFT -	
02) 0.84 x 2.51 x 4	= 8.43	P1) 4.88 x 1.68 x 2	= 16.39
03) 3.81 x 2.51 x 2	= 19.12	P2) 1.68 x 27.74 x 1	= 46.60
04) 1.60 x 3.73 x 2	= 11.93	L1) 2.21 x 2.29 x 2	= 10.12
05) 1.68 x 1.60 x 2	= 5.37	S1) 3.35 x 5.49 x 1	= 18.39
06) 2.51 x 2.44 x 2	= 12.24	TOTAL	= 91.50
07) 3.81 x 2.51 x 2	= 19.12	FIRE STAIRCASE	
08) 2.51 x 1.37 x 2	= 6.87	F1) 3.35 x 5.49 x 1	= 18.39
09) 2.51 x 2.21 x 1	= 5.54	TOTAL	= 18.39
10) 2.51 x 3.35 x 1	= 8.40		
11) 3.20 x 4.65 x 2	= 29.76		
12) 1.22 x 4.04 x 2	= 9.85		
13) 2.67 x 1.52 x 2	= 8.11		
14) 1.75 x 4.04 x 2	= 14.14		
15) 3.35 x 1.30 x 2	= 8.71		
16) 1.14 x 0.69 x 2	= 1.57		
17) 5.11 x 2.82 x 2	= 28.82		
18) 7.47 x 3.81 x 1	= 28.46		
D1) 3.96 x 1.68 x 2	= 13.30		
D2) 1.98 x 1.68 x 2	= 6.65		
D3) 1.75 x 2.59 x 2	= 9.06		
D4) 1.75 x 1.98 x 1	= 6.93		
D5) 1.30 x 1.75 x 2	= 4.55		
TOTAL	= 290.80		
TOTAL DEDUCTION -		(290.80+91.50+18.39) = 400.69 SMT	
FLOOR BUILT UP AREA - (784.87 - 400.69) = 384.18 SMT			

Parking Area Satements

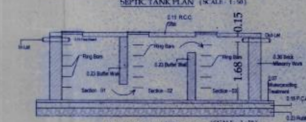
SR. NO.	PARKING SPACE FOR EVERY FLAT OF CARPET AREA	FOUR WHEELERS			TWO WHEELERS		
		No.of parking	REQ.	PROP.	No.of Flats	REQ.	PROP.
1)	CARPET AREA UP TO 35.0 Sq.mtr.	1 for 4 flat	75X1/4 =18.75	19.00	4/4	75X4/4 =75.00	75.00
2)	CARPET AREA (35.00 SMT TO 45.00 SMT)	1 for 2 flat	0.00	0.00	2/2	0.00	0.00
3)	CARPET AREA (45.00 SMT TO 60.00 SMT)	1 for 1 flat	0.00	0.00	2/1	0.00	0.00
4)	CARPET AREA EXCEEDING 60.00 SMT EACH	2 for 1 flat	0.00	0.00	2/1	0.00	0.00
	Visitor parking (10%)	—	—	2.00	—	—	8.00
		Total	-	21.00	Total	-	83.00

Net parking required (4-WHEELER) - 21 No.
Net parking proposed (4-WHEELER) - 21 No.
Net parking required (2-WHEELER) - 83 No.
Net parking proposed (2-WHEELER) - 83 No.

LOCATION PLAN
SCALE 1:5000

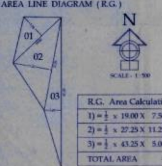


SEPTIC TANK PLAN (SCALE - 1:50)



SECTION OF SEPTIC TANK (SCALE - 1:30)

AREA LINE DIAGRAM (R.G.)



R.G. Area Calculation - (TRIANGULATION)
1) = ½ x 19.00 X 7.50 = 71.25 SMT.
2) = ½ x 27.25 X 11.25 = 153.28 SMT.
3) = ½ x 43.25 X 5.00 = 108.12 SMT.
TOTAL AREA = 332.65 SMT.

STAIRCASE, PASS. AND LIFT - AREA CALCULATION GROUND FLOOR -	
P1) 3.35 x 5.33 x 1	= 17.85
P2) 3.43 x 2.29 x 2	= 15.70
TOTAL	= 33.55

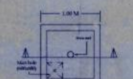
STAIRCASE, PASS. AND LIFT - AREA CALCULATION FIRST FLOOR -	
P1) 4.88 x 1.68 x 2	= 16.39
P2) 1.68 x 27.74 x 1	= 46.60
L1) 2.21 x 2.29 x 2	= 10.12
S1) 3.35 x 5.49 x 1	= 18.39
TOTAL FLOOR ST/ PASS/LIFT AREA	= 91.50

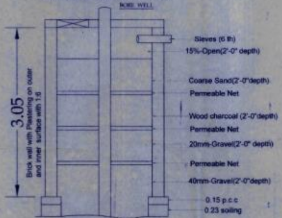
FIRE STAIRCASE	
F1) 3.35 x 5.49 x 1	= 18.39
TOTAL	= 18.39

CUB AREA STATEMENT
C1) 2.29 x 0.46 x16 = 12.36
TOTAL = 12.36

TOTAL PROPOSED AREA OF STAIRCASE,PASSAGE, LIFT, BALCONY AND CUB. (FIRST FLOOR)

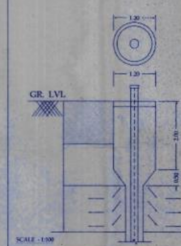
(91.50 + 12.36) = 103.86
TOTAL = 103.86





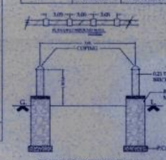
SECTION ALONG A-A"
(SCALE - 1:50)

PERCULATION PIT



SCHEDULE OF DOORS AND WINDOWS

SYMBOL	SIZE	REMARKS
D1	1.00x2.10	DOOR
D2	0.90x2.10	
D3	0.75x1.80	
W1	2.10x1.80	WINDOW
W2	1.80x1.80	
W3	0.60x0.75	
W4	1.20x1.80	
V	0.60x0.75	VENTILATOR



SECTION OF COMPOUND WALL
SCALE - 1:50

CARPET AREA OF EACH FLAT (ST. + 5 FL.)

DISCRIPTION			
TYPE	CARPET AREA	NO. OF FLATS	FLAT NO.
1 BHK	32.20 SQ.M.	10	101 AND 113, 201 AND 213, 301 AND 313 401 AND 413, 501 AND 513.
1 BHK	31.26 SQ.M.	10	102 AND 112, 202 AND 212, 302 AND 312 402 AND 412, 502 AND 512.
1 RK	18.39 SQ.M.	10	103 AND 111, 203 AND 211, 303 AND 311 403 AND 411, 503 AND 511.
1 RK	18.45 SQ.M.	10	104 AND 110, 204 AND 210, 304 AND 310 404 AND 410, 504 AND 510.
1 RK	18.24 SQ.M.	35	105, 106, 107, 108, 109, 114 AND 115, 205, 206, 207, 208, 209, 214 AND 215, 305, 306, 307, 308, 309, 314 AND 315, 405, 406, 407, 408, 409, 414 AND 415, 505, 506, 507, 508, 509, 514 AND 515.
TOTAL NUMBER OF FLATS - 75			

TOTAL PROPOSED BUILT UP AREA

FLOOR LEVEL	COMMERCIAL	RESIDENTIAL
GROUND FL.	———	———
FIRST FLOOR	———	384.18 Sq.mtr.
SECOND FLOOR	———	384.18 Sq.mtr.
THIRD FLOOR	———	384.18 Sq.mtr.
FOURTH FLOOR	———	384.18 Sq.mtr.
FIFTH FLOOR	———	384.18 Sq.mtr.
TOTAL AREA	———	1920.90 Sq.mtr.
TOTAL B/U AREA - 1920.90 SMT		

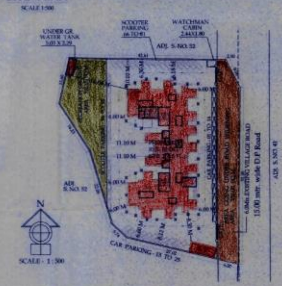
SCHEDULE OF DOORS AND WINDOWS

SYMBOL	SIZE	REMARKS
D1	1.07x2.13	DOOR
D2	0.91x2.13	
D3	0.76x1.83	
W1	2.13x1.83	WINDOW
W2	1.83x1.83	
W3	0.61x0.76	
V	0.61x0.76	VENTILATOR

ITEM	PERMISSIBLE		PROPOSED		EXCESS AREA
STAIRCASE, LIFT, PASS AND CUB	1990.44 X 30 % = 597.13	1	ST./PASS/LIFT(GR.) -	33.55	26.14 sq.mtr.
		2	ST./PASS/LIFT (1ST) - CUB (1ST) - TOTAL - 103.86 X 5 FL. = (33.55 + 519.30) =	84.81 12.36 103.86 519.30 552.85	
WATCHMAN CABIN		3		4.39	
SOCIETY OFFICE		4		17.10	
METRE ROOM		5		12.15	
O/H WATER TANK		6	(18.39x2) =	36.78	
TOTAL AREA (1+2+3+4+5+6)				623.27	

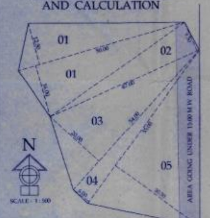
SITE PLAN

SCALE 1:500



LEGEND	
1) PLOT BOUNDARY SHOWN THUS	
2) PROPOSED BUILDING SHOWN THUS	
3) GREEN BELT SHOWN THUS	
4) PROPOSED ROAD SHOWN THUS	
5) DRAINAGE LINE SHOWN THUS	

PLOT AREA LINE DIAGRAM AND CALCULATION



PLOT AREA LINE DIAGRAM

AREA GOING UNDER 15 M WIDE ROAD

TOTAL

Plot Area Calculation - (TRIANGULATION)
1) = ½ x 50.00 (12.50+16.00) = 712.50 SMT.
2) = ½ x 47.00 x 9.50 = 223.25 SMT.
3) = ½ x 54.00 x 20.00 = 540.00 SMT.
4) = ½ x 55.00 x 6.00 = 165.00 SMT.
5) = ½ x 55.00 x 30.50 = 838.75 SMT.
TOTAL AREA = 2479.50 SMT.

AREA GOING UNDER 15.00 M W ROAD
a) = ½ x 10.50 x 2.00 = 10.50 SMT.
b) = ½ x 57.75 x 6.50 = 187.68 SMT.
c) = ½ x 51.00 x 5.75 = 146.62 SMT.
TOTAL AREA = 344.80 SMT.

AREA LINE DIAGRAM OF SOCIETY OFFICE

B/U AREA OF SOCIETY OFFICE
A) 5.64 x 3.40 x 1 = 19.54
B) 2.67 x 3.51 x 1 = 4.70
TOTAL = 26.04

AREA LINE DIAGRAM OF METRE ROOM

B/U AREA OF METRE ROOM
P1) 4.19 x 2.90 x 1 = 12.15
TOTAL = 12.15

STAMP FOR APPROVAL SHEET NO. 01 OF 02 | 01

PERFORMA - A

SR.NO.	AREA STATEMENT	SQ.MTR.
	Area of plot as per list of area supplied (7/12)	2440.00
	Area of plot as per triangulation method	2479.50
	Area consider for proposal	2440.00
1)	Area of plot	2440.00
2)	Deduction for	
	a. Road set back area (15.0 Mtr. D.P. ROAD)	344.80
	b. Proposed Road	
	c. Any reservation	
	Total area (a+b+c)	
3)	Balance area of plot (1-2a)	2095.20
4)	Recreational ground (15% of sr.no.3) 314.28	332.65
5)	Addition for floor space 2 (b) 100%	
6)	Total area (3 plus 5)	2095.20
7)	Floor space index permissible	0.95
8)	Floor Space Index Credit Available by Development Rights.	
9)	Permissible Floor Area (6 x 7)	1990.44
10)	Existing Floor Area	
11)	Proposed Area	1920.90
12)	Excess Area Taken in Floor Space Index	NIL
13)	Total B/U Area Poposed (11 + 12)	1920.90
	BALCONY AREA STATEMENT	
14)	PROPOSED BALCONY	NIL
15)	PROPOSED BAL. / TERRACE AREA	NIL
16)	EXCESS BAL. / TERRACE AREA	NIL
	FREE OF FSI COMPONENT	
17)	TOTAL LOADING (STAIRCASE) (W. CABIN) SOC. OFFICE (METER ROOM) (O/H WATER TANK) + BALCONY / TERRACE	623.27
18)	PERMISSIBLE LOADING (30% OF PERM. FSI) 0.30 X 1990.44 =	597.13
19)	EXCESS AREA	26.14
	TOTAL B/U AREA (13 + 16 + 19)	1947.04

PROPERTY DISCRIPTION

THE PLAN OF PROPOSED RESEIDENTIAL BUILDING ON LAND BEARING S.NO. 205 H.NO. 3 & 4 (OLD S.NO.52, H.NO. 3 & 4) AT VILLAGE - ANJUR, TALUKA- BHIWANDI, DIST.-THANE

OWNERS SIGNATURE

ENGINEER'S NAME AND SIGNATURE

Fouzi & Associates
ENGINEERS & R.C.C. CONSULTANT

Fouzi & Associates
ARCHITECT & RCC CONSULTANTS
72/73, 3rd, Nizampura,
Bhiwandi -421 302, Dist.Thane
02522-220766

DRAWN BY	CKD	SCALE	DATE	JOB NO	DRG NO
SIRAJ F. KHAN	A.MOMIN	1:100 1:500 1:5000	29.11.2017		

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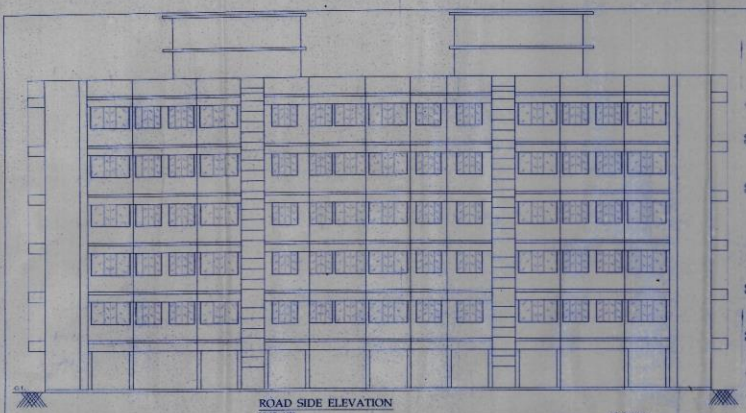

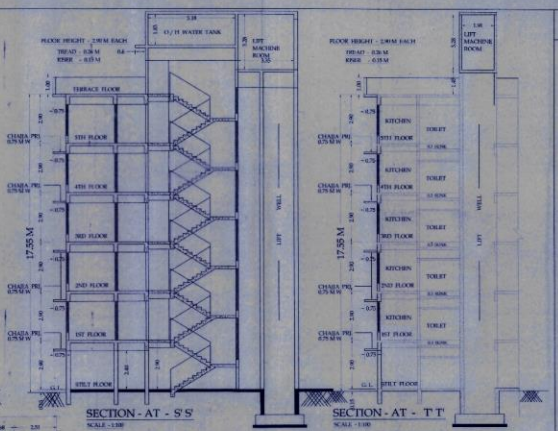

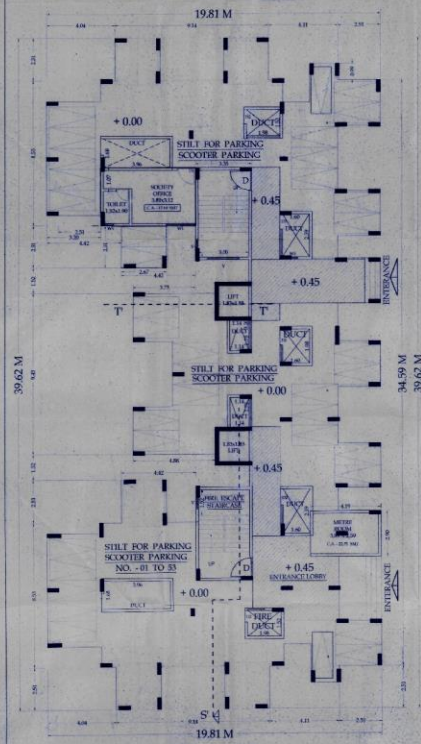

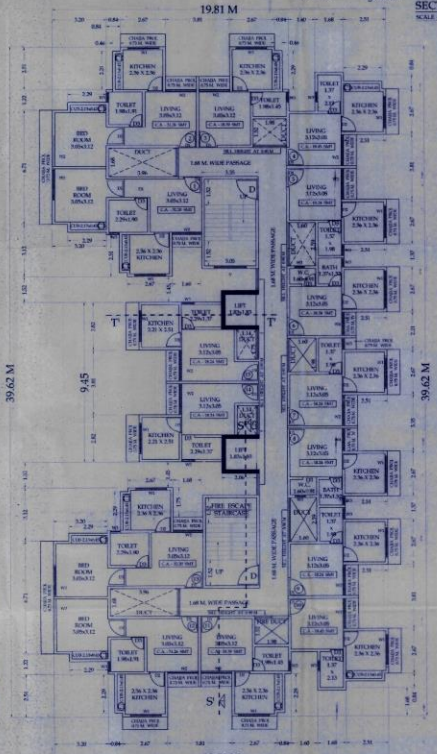

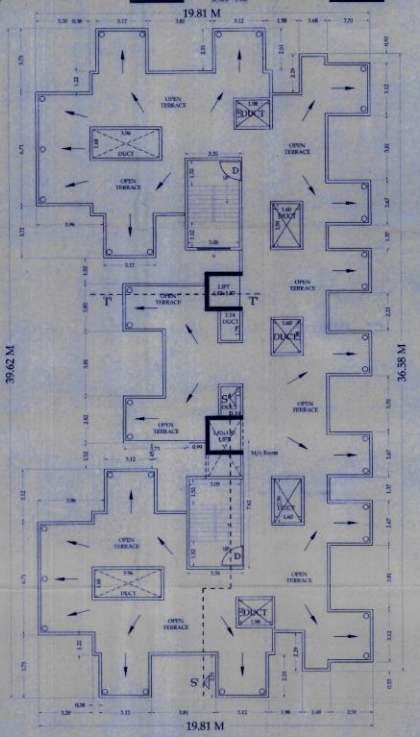

STAMP FOR APPROVAL
SHEET NO. 02 OF 02 | 02

PLANS APPROVED (...02...) NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UPTO PLINTH LEVEL BEARING NO. [illegible] DATED [illegible] AND THE CONDITIONS MENTIONED THEREIN

Planner,
Planning Division
KMPDA

PROPERTY DISCRIPTION

THE PLAN OF PROPOSED RESEIDENTIAL BUILDING ON LAND BEARING S.NO. 205 H.NO. 3 & 4 (OLD S.NO.52, H.NO. 3 & 4) AT VILLAGE - ANJUR , TALUKA- BHIWANDI , DIST.-THANE

OWNERS SIGNATURE

ENGINEER'S NAME AND SIGNATURE

Fouzi & Associates
ENGINEERS & R.C.C. CONSULTANT
Fouzi & Associates
ARCHITECT & RCC CONSULTANTS PUNE
72/73, 2nd Nizampura,
Bhiwandi - 421 302. Dist. Thane

DRAWN BY	CKD	SCALE	DATE	JOB NO.	DRG.NO.
SIRAJ T KHAN	A.MOMIN	1:50, 1:100	20.11.2017		

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