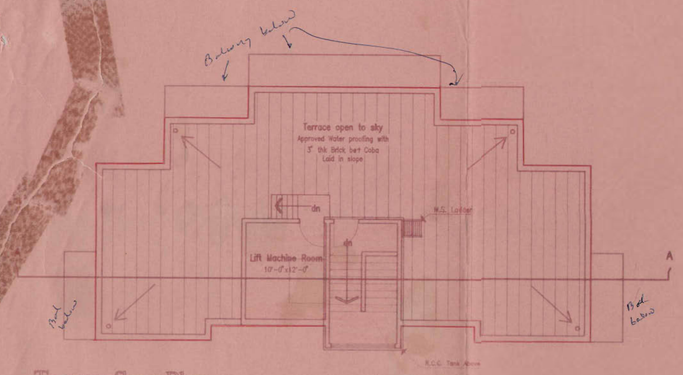
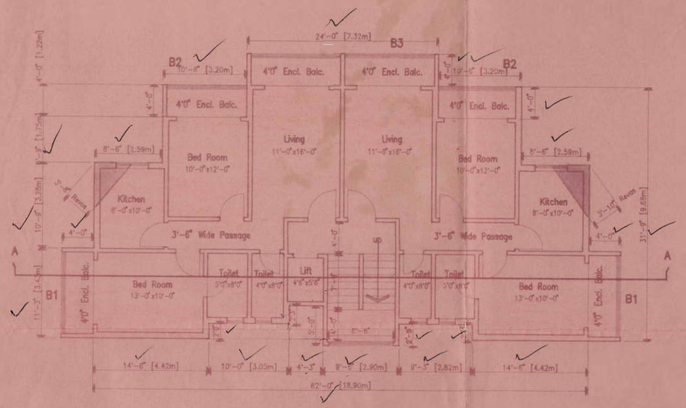


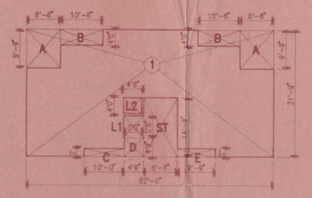
Terrace floor Plan

Scale 1/8"=1'-0"



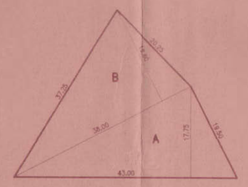
Typical (1st to 5th) floor Plan

Scale 1/8"=1'-0"



Area Diagram

Scale 1/16"=1'-0"

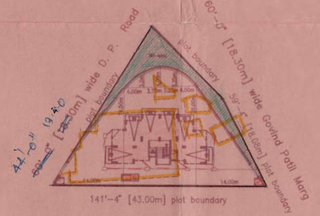


Plot Area Diagram

Scale 1:500

Plot Area Calculations

A 43.00 x 17.75 x 0.50 = 381.63 sq.mt.
B 38.00 x 19.60 x 0.50 = 372.40 sq.mt.
Total Plot Area 754.03 sq.mt.
Plot Area as per P.R.C. 753.20 sq.mt.



Block Plan

Scale 1:500

Built-up Area Calculations

1 62'-0" x 31'-9" = 1,968.50 sq.ft.

Deductions

A	8'-6" x 9'-9"	x 2 =	165.75	sq.ft.
B	10'-6" x 4'-0"	x 2 =	84.00	sq.ft.
G	10'-0" x 2'-0"	x 1 =	20.00	sq.ft.
D	4'-9" x 4'-9"	x 1 =	22.56	sq.ft.
E	9'-9" x 2'-0"	x 1 =	19.50	sq.ft.
L1	5'-0" x 5'-6"	x 1 =	27.50	sq.ft.
L2	4'-6" x 4'-0"	x 1 =	18.00	sq.ft.
ST	8'-6" x 14'-9"	x 1 =	125.38	sq.ft.

Total Deductions = 482.69 sq.ft.

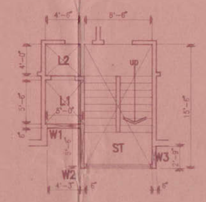
Net Built-up floor area = 1,485.81 sq.ft.
i.e. = 138.04 sq.mt.
x 5 Nos.

Total Built-up Area = 690.20 sq.mt.

Balcony Area Calculations

B1	4'-0" x 11'-3"	x 2 =	90.00	sq.ft.
B2	10'-6" x 4'-0"	x 2 =	84.00	sq.ft.
B3	24'-0" x 4'-0"	x 1 =	96.00	sq.ft.

Proposed Balcony Area per floor 270.00 sq.ft.
Permissible Balcony 10% per floor
i.e. = 148.58 sq.ft.
Excess Balcony per floor = 121.42 sq.ft.
x 5 floors
Total Excess Balcony Area 607.10 sq.ft.
i.e. = 56.40 sq.mt.

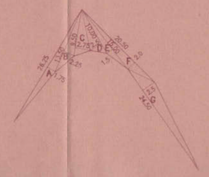


Premium Area Diagram

Scale 1/8"=1'-0"

Premium Area Calculations

ST	8'-6" x 15'-6"	=	131.75	sq.ft.
L1	5'-0" x 5'-6"	=	27.50	sq.ft.
L2	4'-6" x 4'-0"	=	18.00	sq.ft.
W1	4'-3" x 0'-6"	=	2.13	sq.ft.
W2	0'-6" x 4'-6"	=	2.75	sq.ft.
W3	0'-6" x 2'-9"	=	1.38	sq.ft.
Total		=	183.51	sq.ft.
		x	5 floors.	
Total Premium Area		=	917.55	sq.ft.
		i.e.	= 85.24	q.mt.



Set-back Area Diagram

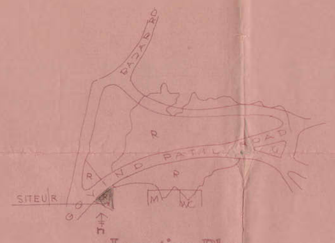
Scale 1:500

Set-back Area Calculations

Set-back Area Calculations

A	26.25 x 1.75 x 0.5	=	22.97	sq.mt.
B	13.50 x 2.25 x 0.5	=	15.19	sq.mt.
C	9.50 x 2.75 x 0.5	=	13.06	sq.mt.
D	10.00 x 2.50 x 0.5	=	12.50	sq.mt.
E	15.00 x 1.50 x 0.5	=	11.25	sq.mt.
F	20.50 x 2.00 x 0.5	=	20.50	sq.mt.
G	24.50 x 2.50 x 0.5	=	30.63	sq.mt.

Total Set-back Area = 126.10 sq.mt.



Location Plan

Scale 1:1000

Built-up Area Statement

Ground floor (stilt)	=	00.00 sq.mt.
Typical Floor (1st to 5th)	=	690.20 sq.mt.
Total Built-up Area	=	690.20 sq.mt.
Excess Balcony Area	=	56.40 sq.mt.
Total Proposed Area	=	746.60 sq.mt.

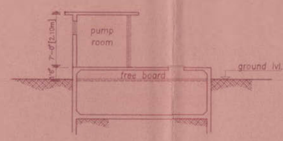
Car parking statement

sr.no.	Carpet area of flat	Nos. of flats	Parking required
1	Flats having area between 45.00 to 70.00sq.mts.	10.00 no.	1 parking space for 2 tenement: 10/2 = 5.00
2	10% visitors parking	10% subject to minimum of One	1.00 no.
	Total parking required		6.00 nos.
	Total parkind provided		8.00 nos.

एस्.एम्.सी. महानगर पालिका
दिनांक - 6 AUG 1994
कार्यकारी अभियंता इमारती प्रस्ताव (पश्चिम उपनगरे)
'एच' विभाग

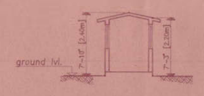
FORM–I

A	Area Statement	SQ.MTRS
1.	AREA OF PLOT (AS PER P.R. CARD of C.T.S. No. D/914)	753.20
2.	DEDUCTIONS FOR	
	a. ROAD SET-BACK AREA	126.10
	b. PROPOSED ROAD	---
	C. ANY RESERVATION	---
	TOTAL (a+b+c)	126.10
3.	BALANCE AREA OF PLOT (1–2)	627.10
4.	DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE)	---
5.	NET AREA OF PLOT (3–4)	627.10
6.	ADDITIONS FOR F.S.I.	
	2(a) 100 %	126.10
	2(b) 100 %	---
7.	TOTAL AREA (5+6)	753.20
8.	F.S.I. PERMISSIBLE	1 (one)
9.	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA vide ITEM 3 ABOVE	753.20
10.	PERMISSIBLE FLOOR AREA (7+8)+9 ABOVE	753.20
11.	EXISTING FLOOR AREA	---
12.	PROPOSED AREA	690.20
13.	EXCESS BALCONY AREA TAKEN IN F.S.I. [AS PER B(3) BELOW]	56.40
14.	TOTAL BUILT UP AREA PROPOSED (11+12+13)	746.60
B	Balcony Area Statement	
	1. PERMISSIBLE BALCONY AREA PER FLOOR	REFER STATEMENT
	2. PROPOSED BALCONY AREA PER FLOOR	
	3. EXCESS BALCONY AREA PER FLOOR	
	4. TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C	Tenement Statement	
	1. PROPOSED AREA (ITEM A,12 ABOVE)	690.20
	2. LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	---
	3. AREA AVAILABLE FOR TENEMENTS (1–2)	690.20
	4. TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE) 45.0/HECTARE	31.05 SAY 32.00
	5. TENEMENTS PROPOSED	10.00 NOS.
	6. TENEMENTS EXISTING	---
	TOTAL TENEMENTS ON THE PLOT	10.00 NOS.
D	Parking Statement	
	1. PARKING REQUIRED BY REGULATIONS FOR :–	
	CAR	5.00 NOS.
	SCOOTER/MOTOR CYCLE	---
	OUTSIDERS (VISITORS)	1.00 NO.
	2. COVERED GARAGES PERMISSIBLE	2.00 NOS.
	3. COVERED GARAGES PROPOSED	
	CAR	
	SCOOTER/MOTOR CYCLE	
	OUTSIDERS (VISITORS)	
	4. TOTAL PARKING PROVIDED :	6.00 NOS.
E	Transport Vehicles Parking	
	1. SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	N.A.
	2. TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	



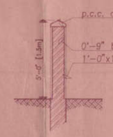
Section thr' U. G. Suction Tank

scale: 1/8"=1'-0"



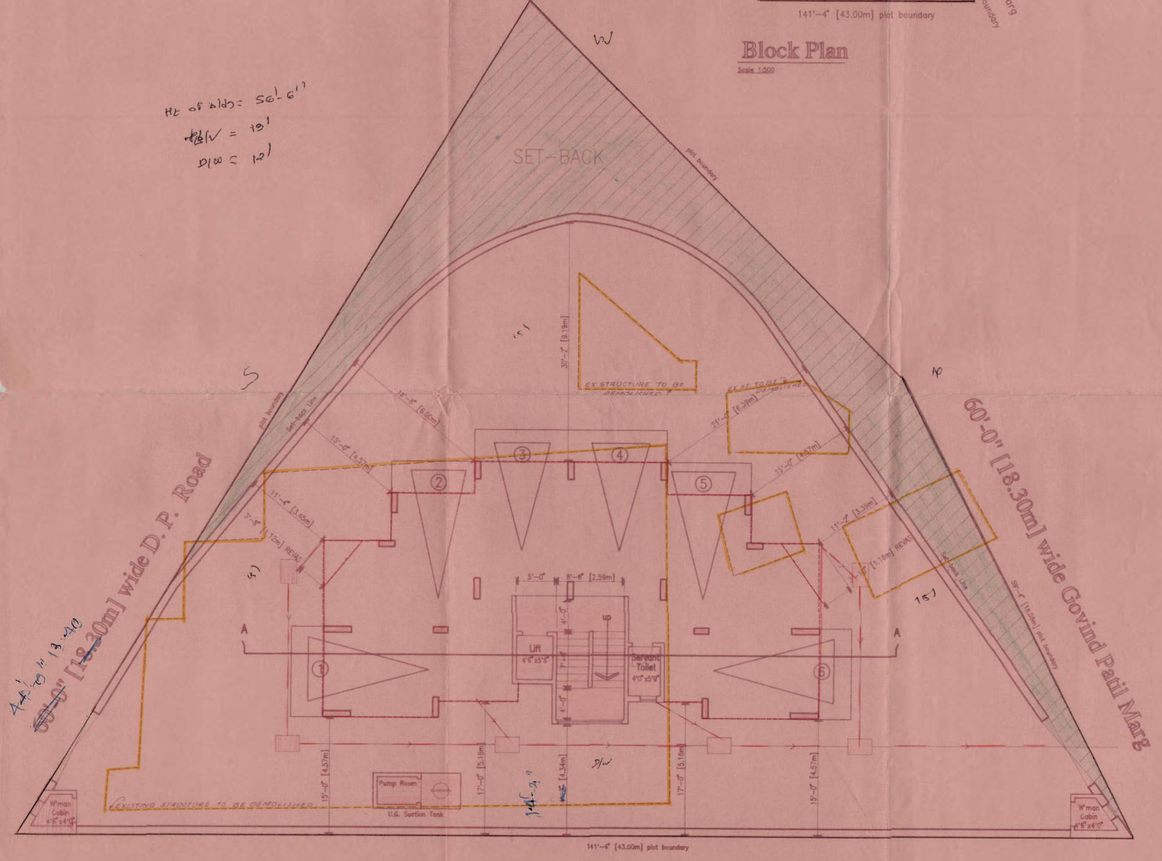
Section thr' W'man Cabin

scale: 1/8"=1'-0"



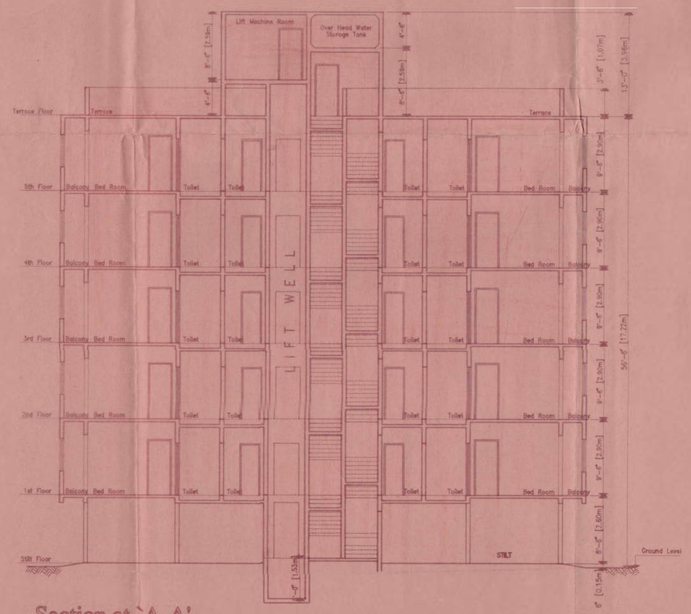
Section thr' Compound Wall

scale: 1/4"=1'-0"



Ground (Stilt) floor Plan

Scale 1/8"=1'-0"



Section at `A-A'

Scale 1/8"=1'-0"

FORM–II

CONTENTS OF SHEET

GROUND FLOOR PLAN, FIRST TO FIFTH FLOOR PLAN, TERRACE FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATIONS, SECTION THRU PUMP ROOM, COMPOUND WALL, WATCHMAN CABIN, CAR PARKING STATEMENT, BUILT UP AREA CALCULATION, STAIRCASE PREMIUM AREA CALCULATION.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

DRAFT PLAN FOR APPROVAL

SE(BP)MK AE(BP)n SE(BP)H(WS&KS)

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 16/06/94 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE AREA SO WORKED OUT IS 753.20 MTS. (SEVEN HUNDRED FIFTYTHREE POINT TWENTY SQ.MTS.) AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. No. D/914 OF VILLAGE BANDRA (W), at GOVIND PATIL MARG, KHAR(W), BOMBAY.

NAME OF OWNER

Mr. A. H. Rizvi, C.A. To Owners

JOB NO.	DRG. NO.	SCALE	CREATED BY
NS–038	RIZ–M–001	AS NOTED	BHARAT MISTRY

nitin shah
CIVIL ENGINEER & ARCHITECT
S/9, ANKITA, NEHRU ROAD–DIXIT ROAD JUCTION, VILEPARLE (EAST)
BOMBAY 400 057, PHONE: 6129971/6149593