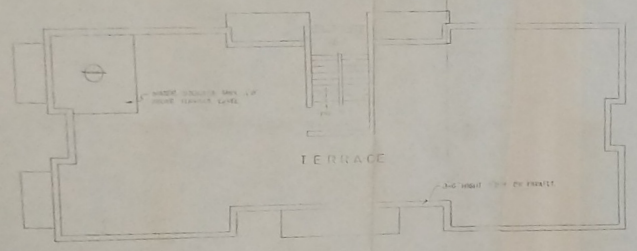
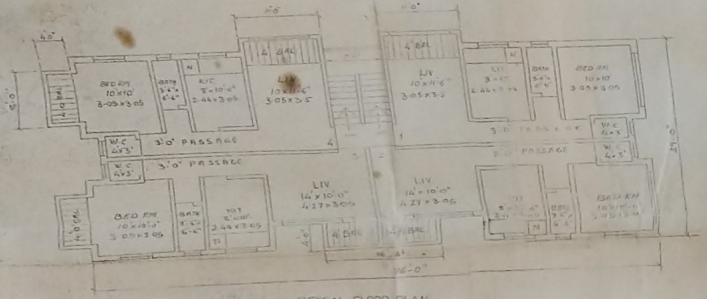
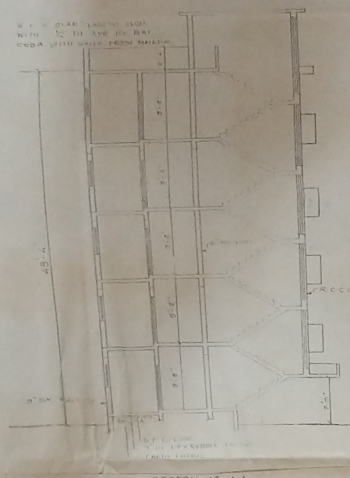


TARRACE PLAN



TYPICAL FLOOR PLAN FOR 1ST TO 4TH FLS.



SECTION AT A-A

AREA CALCULATIONS (GRD TO 4TH FLOORS)

NOTE
8'-6" x 2'-0" = 17.00 FT Odia ONLY ON GRD FLOOR

A 76'-0" x 29'-0" = 2204.00 SFT
LESS
1 6'-0" x 7'-6" x 2 NOS = 27.00
2 2'-8" x 5'-6" = 58.00
3 10'-0" x 2'-0" x 2 NOS = 40.00
TOTAL Odia = 165.00 = 165.00 SFT
NET AREA OF TYPICAL FL. = 2039.00 SFT
NET AREA OF GRD FL. 2039 - 17 = 2022.00 SFT

BALCONY AREA STATEMENT
PERMISSIBLE 10% /FL AREA = 2039 x 0.10 = 203.90
PROVIDED
B1+B1A = (11'x7'+10'x3') 2 NOS = 84.00
B2 = 16'-0" x 4'-0" = 64.00
B3 = 8'-0" x 4'-0" x 2 NOS = 64.00
TOTAL = 212.00
EXCESS BAL TAKEN IN TOP FL. 212-203.90 = 8.10
TOTAL EXCESS = 8.10 x 4 FLS = 32.40 SFT

TOTAL AREA

GRD FL AREA	:	2022.00	SFT
1ST FL AREA	:	2039.00	SFT
2ND FL AREA	:	2039.00	SFT
3RD FL AREA	:	2039.00	SFT
4TH FL AREA	:	2039.00	SFT
EXCESS BAL AREA	:	32.40	SFT
TOTAL	:	10210.40	SFT
LESS AREA OF STAIRCASE ON G.FLR	=	82.5	SFT
Total		10127.9	SFT

PROFORMA -A-

		SQ FT	SQ YDS	SQ METR
	A STATEMENT			
	AREA OF PLOT	13725.00	1905.00	1273.9
1	LOCATION FOR			
a	SET BACK AREA	153.0	17.0	14.21
b	PROPOSED PLINTH			
c	ON RESERVATION	3546.0	394.0	329.42
	TOTAL (a+b+c)	3699.0	411.0	343.64
2	NET AREA OF PLOT (1-2)	10026.0	1114.0	931.42
3	DEDUCTION			
a	RECREATION GROUND 15%			
b	INTERNAL ROADS			
c	TOTAL (a+b)			
4	BALANCE AREA PLOT (1-4)	10026.0	1114.0	931.42
5	DEDUCTIONS FOR FSI PURPOSE			
a	15% SET BACK AREA	153.0	17.0	14.21
b	15% D.P ROAD AREA			
6	TOTAL AREA (3+5)	10179.0	1131.0	945.63
7	FSI PERMISSIBLE 1.0	10179	1131.0	945.63
8	PERMISSABLE FLOOR AREA	10179.0	1131.0	945.6
9	EXISTING FLOOR AREA	—	—	—
10	PROPOSED AREA	10095.5	1121.27	937.01
11	EXCESS (INC AREA TAKEN INTO FSI AS PER BYE-LAWS)	32.4	3.6	3.01
12	TOTAL FLOOR AREA PROPOSED (10+11+12)	10127.9	1125.32	940.6
13	FSI CONSUMED 11/7	99		
D	BALCONY AREA STATEMENT			
1	PERMISSABLE BALCONY AREA PER FLOOR	203.9		
2	PROPOSED BALCONY AREA PER FLOOR	212.0		
3	EXCESS BALCONY AREA TOTAL	8.1		
E	TENAMENT STATEMENT			NOS
1	NET AREA OF PLOT ITEM A 7 ABOVE		1131.0	
2	LESS DEDUCTION OF NON RES AREA (SHOPS ETC)			
3	AREA FOR TENEMENTS (1-2)		1131.0	
4	TENEMENTS PERMISSIBLE AS PER FSI AND DEN AREA			
5	TENEMENTS EXISTING			
6	TENEMENTS PROPOSED			
7	TOTAL TENEMENTS			
D	PARKING STANDARDS			NOS
1	PARKING REQUIRED AS PER RULE			
2	GARAGES PROVIDED			
3	GARAGES TO BE PROVIDED			
4	TOTAL PARKING PROVIDED			
E	LOADING AND UNLOADING STATEMENT			NOS
	LOADING AND UNLOADING REQUIRED			
	TOTAL LOADING AND UNLOADING PROVIDED			
F	REMARKS			

PROFORMA -B-

CONTENTS OF SHEETS

STAMP & DATE OF RECEIPT OF PL.

STAMP OF APPROVAL OF PL

THE CHIEF OFFICER
APPROVED subject to the compliance of conditions mentioned in this office letter of even No. dated 16/12/15
Executive Engineer
Bhiwandi Municipal Corporation
FOR E.O. KAMATHA B.C.

REV	DESCRIPTION	DATE

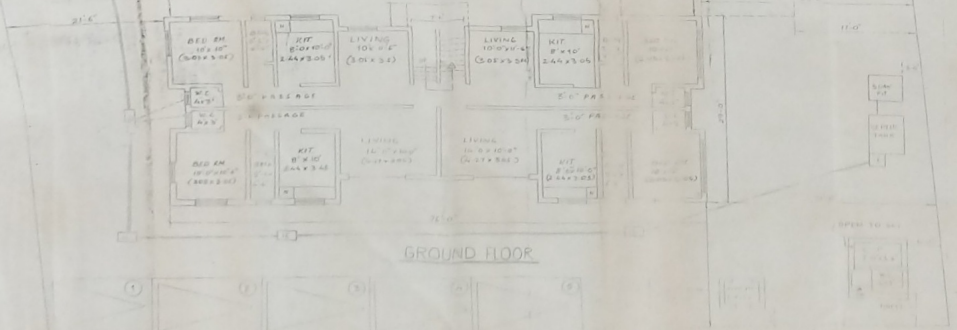
DESCRIPTION OF PROPOSAL & PREMISES

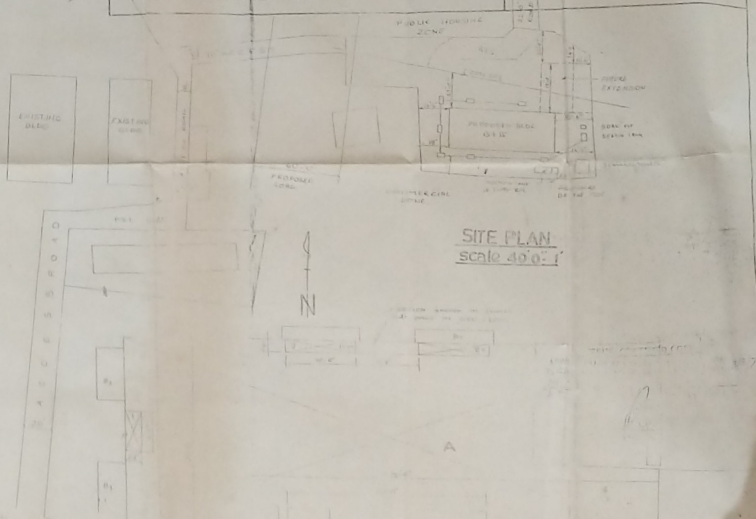
NAME OF OWNER

POST OFFICE NAME & ADDRESS OF AREA IN WHICH P.C.

JOB NO	DWG NO	SCALE	DRN & CHKD
K-61			

NORTH LINE	REMARKS





SITE PLAN
scale 40'-0"

DOCUMENTS