

**SCHEDULE OF JOINERY**

| S.NO | DESCRIPTION    | SIZE IN M     | QTY |
|------|----------------|---------------|-----|
| 1    | MD             | 2.23 x 0.85   | 23  |
| 2    | D1             | 1.065 x 2.10  | 1   |
| 3    | பெரிய வளைந்த   | 0.975 x 2.10  | 1   |
| 4    | நடுத்தர வளைந்த | 0.825 x 2.10  | 1   |
| 5    | சிறிய வளைந்த   | 0.675 x 2.10  | 1   |
| 6    | கண்ணாடி        | 5.25 x 2.10   | 1   |
| 7    | FW1            | 2.34 x 1.95   | 1   |
| 8    | FW2            | 2.34 x 1.95   | 1   |
| 9    | FW3            | 2.34 x 1.95   | 1   |
| 10   | FW4            | 4.25 x 1.95   | 1   |
| 11   | FW5            | 4.25 x 1.95   | 1   |
| 12   | W1             | 1.2 x 1.2     | 1   |
| 13   | W2             | 0.8 x 1.2     | 1   |
| 14   | W3             | 1.72 x 1.2    | 1   |
| 15   | W4             | 0.9 x 2.1     | 1   |
| 16   | W5             | 0.75 x 2.1    | 1   |
| 17   | W6             | 1.57 x 2.1    | 1   |
| 18   | W7             | 1.85 x 2.1    | 1   |
| 19   | V1             | 0.875 x 0.915 | 1   |
| 20   | V2             | 0.750 x 0.915 | 1   |

**SPECIFICATION:**  
 FOUNDATION: IN R.C.C FOOTING  
 WALLS: IN BRICK WORK IN CM 1:5 FOR 230mm THK WALL & IN CM 1:4 FOR 115mm THK WALL  
 PLASTERING: IN CM 1:3 FOR CEILING & CM 1:5 FOR WALLS  
 JOINERY: IN WELL SEASONED WOOD/ ALUMINIUM FRAMES  
 R.C.C 1:2:4 FOR COLUMNS, BEAMS, SUNSHADE, LINTELS & SLABS.  
 PAINTING: TWO COATS OF CEMENT PAINT OVER ONE COAT OF PRIMER TWO COATS OF ENAMEL PAINT FOR JOINERY.  
 FLOORING: IN VITRIFIED TILES CM 1:5.

**LEGEND:**

|               |     |
|---------------|-----|
| PROPOSED ROAD | --- |
| BOUNDARY      | --- |
| SEWER LINE    | --- |
| WATER LINE    | --- |

**AREA STATEMENT:**

|                            |               |
|----------------------------|---------------|
| AREA AS PER PATTA          | = 474.00 Sq.M |
| AREA AS PER DOCUMENT       | = 473.80 Sq.M |
| SUPER IMPOSED / LEAST AREA | = 470.84 Sq.M |

**FSI CALCULATION:**

| FLOORS              | FSI AREA (Sq.M) | NON FSI AREA (Sq.M) |
|---------------------|-----------------|---------------------|
| BASEMENT FLOOR      | ---             | 124.65              |
| STILT FLOOR         | ---             | 14.64               |
| FIRST FLOOR         | 263.37          | ---                 |
| SECOND FLOOR        | 263.37          | ---                 |
| THIRD FLOOR         | 263.37          | ---                 |
| Excess Non FSI Area | 9.31            | 28.36               |
| <b>TOTAL</b>        | <b>799.42</b>   | <b>176.01</b>       |

FSI ACHIEVED = 799.42 / 470.84  
 FSI = 1.5 + (0.198 \* (Premium FSI) - 1.698)

PLOT COVERAGE = 284.36 / 471.69 = 60%

**FREE OF FSI AREA (BALCONY) CALCULATION (AREA IN SQ.M)**

| FLOOR        | AREA OF BALCONY | FREE FSI PROVIDED | NO OF FLATS | TOTAL FREE OF FSI PROVIDED | NO OF CAR PARKING |
|--------------|-----------------|-------------------|-------------|----------------------------|-------------------|
| A1 to A3     | 254.05          | 12.705            | 18.77       | 341.34                     | 3                 |
| <b>TOTAL</b> |                 |                   |             | <b>341.34</b>              | <b>9</b>          |

**PARKING:**  
 TOTAL NO OF CAR PARKING PROVIDED = 9 NOS

**PROPOSAL:**  
 Plan showing the Proposed Residential Apartments at Old door no 14 New Door No.14, Arunachalam Road, Kotturpuram, Chennai- 600085, Old T.S.No.4(Par), New T.S.No. 4/14, Block No.16, Adyar Village, Guindy Taluk, Chennai, Within Greater Chennai Corporation Limit, Zone-13, Division-172.

**APPLICANT:**  
 For Spero Property Management  
 Authorized Signatory / Partner

**ARCHITECT:**  
 Ar. P.K. VIJAYARAGHAVAN, B. Arch.  
 CA/35/15433  
 SAITHI & VIJAYARAGHAVAN ARCHITECTS  
 "Riviera Apartments"  
 No. 67/6, Crossroad, Arunachalam Road, Guindy, Chennai-600 026, Phone: 2442 0026

ALL DIMENSIONS ARE IN METER.

