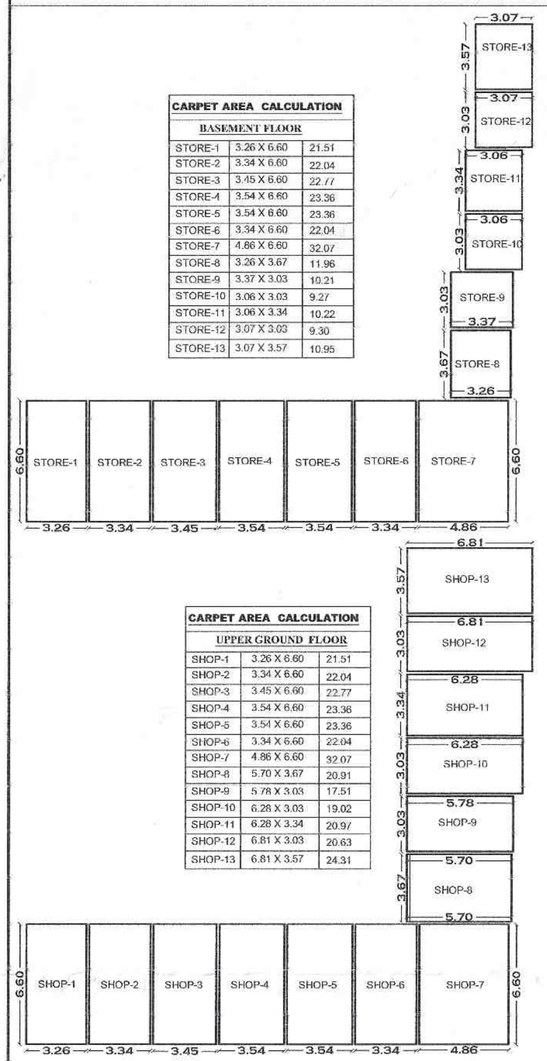
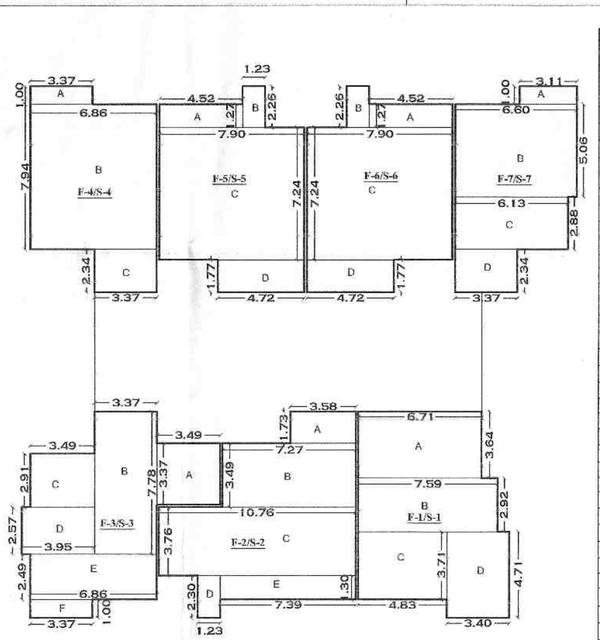
CARPET AREA CALCULATION PLAN

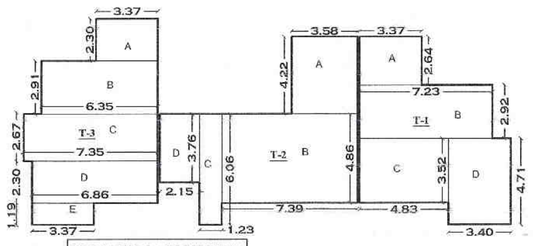


CARPET AREA CALCULATION		
BASEMENT FLOOR		
STORE-1	3.26 X 6.60	21.51
STORE-2	3.34 X 6.60	22.04
STORE-3	3.45 X 6.60	22.77
STORE-4	3.54 X 6.60	23.36
STORE-5	3.54 X 6.60	23.36
STORE-6	3.34 X 6.60	22.04
STORE-7	4.86 X 6.60	32.07
STORE-8	3.26 X 3.67	11.96
STORE-9	3.37 X 3.03	10.21
STORE-10	3.06 X 3.03	9.27
STORE-11	3.06 X 3.34	10.22
STORE-12	3.07 X 3.03	9.30
STORE-13	3.07 X 3.57	10.95

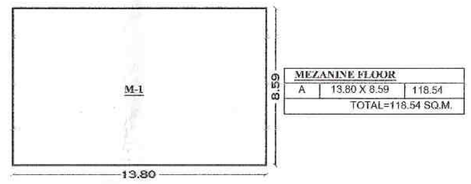
CARPET AREA CALCULATION		
UPPER GROUND FLOOR		
SHOP-1	3.26 X 6.60	21.51
SHOP-2	3.34 X 6.60	22.04
SHOP-3	3.45 X 6.60	22.77
SHOP-4	3.54 X 6.60	23.36
SHOP-5	3.54 X 6.60	23.36
SHOP-6	3.34 X 6.60	22.04
SHOP-7	4.86 X 6.60	32.07
SHOP-8	5.70 X 3.67	20.91
SHOP-9	5.78 X 3.03	17.51
SHOP-10	6.28 X 3.03	19.02
SHOP-11	6.28 X 3.34	20.97
SHOP-12	6.81 X 3.03	20.63
SHOP-13	6.81 X 3.57	24.31



CARPET AREA CALCULATION		
F-1/S-1		
A	6.71 X 3.64	24.42
B	7.59 X 2.92	22.16
C	4.83 X 3.71	17.91
D	3.40 X 4.71	16.01
	TOTAL=80.50 SQ.M.	
F-2/S-2		
A	3.58 X 1.73	6.19
B	7.27 X 3.49	25.37
C	10.76 X 3.76	40.45
D	1.23 X 2.30	2.82
E	7.39 X 1.30	9.60
	TOTAL=84.43 SQ.M.	
F-3/S-3		
A	3.49 X 3.37	11.76
B	3.37 X 7.78	26.21
C	3.49 X 2.91	10.15
D	3.95 X 2.57	10.15
E	6.86 X 2.49	17.08
F	3.37 X 1.00	3.37
	TOTAL=78.72 SQ.M.	
F-4/S-4		
A	3.37 X 1.00	3.37
B	6.86 X 7.94	54.46
C	3.37 X 2.34	7.88
	TOTAL=65.71 SQ.M.	
F-5/S-5		
A	4.52 X 1.27	5.74
B	1.23 X 2.26	2.77
C	7.90 X 7.24	57.19
D	4.72 X 1.77	8.35
	TOTAL=74.05 SQ.M.	
F-6/S-6		
A	4.52 X 1.27	5.74
B	1.23 X 2.26	2.77
C	7.90 X 7.24	57.19
D	4.72 X 1.77	8.35
	TOTAL=74.05 SQ.M.	
F-7/S-7		
A	3.11 X 1.00	3.11
B	6.60 X5.06	33.39
C	6.13 X 2.88	17.65
D	3.37 X 2.34	7.88
	TOTAL=62.03 SQ.M.	



CARPET AREA CALCULATION		
T-1		
A	3.37 X 2.64	8.89
B	7.23 X 2.92	21.11
C	4.83 X 3.52	17.00
D	3.40 X 4.71	12.87
	TOTAL=59.87 SQ.M.	
T-2		
A	3.58 X 4.22	15.10
B	7.39 X 4.86	35.91
C	1.23 X 6.06	7.45
D	2.15 X 3.76	8.08
	TOTAL=66.54 SQ.M.	
T-3		
A	3.37 X 2.30	7.75
B	6.35 X 2.91	18.47
C	7.35 X 3.67	26.97
D	6.86 X 2.30	15.77
E	3.37 X 1.19	4.01
	TOTAL=72.97 SQ.M.	



MEZANINE FLOOR		
A	13.80 X 8.59	118.54
	TOTAL=118.54 SQ.M.	

PROPOSED BUILDING		
Building No.	Floor No.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
COMMERCIAL	BASEMENT FLOOR	338.65 SQ.M.
MIXED	GROUND FLOOR	13.56 SQ.M.
COMMERCIAL	UPPER GROUND FLOOR	400.29 SQ.M.
COMMERCIAL	MEZANINE FLOOR	153.48 SQ.M.
RESIDENTIAL	FIRST FLOOR	766.28 SQ.M.
RESIDENTIAL	SECOND FLOOR	766.28 SQ.M.
RESIDENTIAL	THIRD FLOOR	282.75 SQ.M.
	TOTAL	2721.29 SQ.M.

PARKING AREA PLAN		
TOTAL AREA		
A	3.64 X 11.85	43.13
B	20.81 X 6.90	143.58
C	20.28 X 6.67	135.26
D	19.18 X 7.00	134.26
NET PARKING AREA	= 456.23 SQ.M.	

PARKING FOR COMMERCIAL
FOR EVERY 100 SQ.M CARPET AERA
= 2 CAR +6SCOOTER
FOR EVERY 636.10 SQ.M CARPET AERA
=12.76 CAR + 38.28 SCOOTER
5% VISITOR PARKING
= 0.64 + 1.91
TOTAL = 13.40 + 40.19
(0.5X13.40)+ (0.5X40.19) = 6.70 +20.09
MIN. REQUIRED PARKING
7 CAR +20 SCOOTER

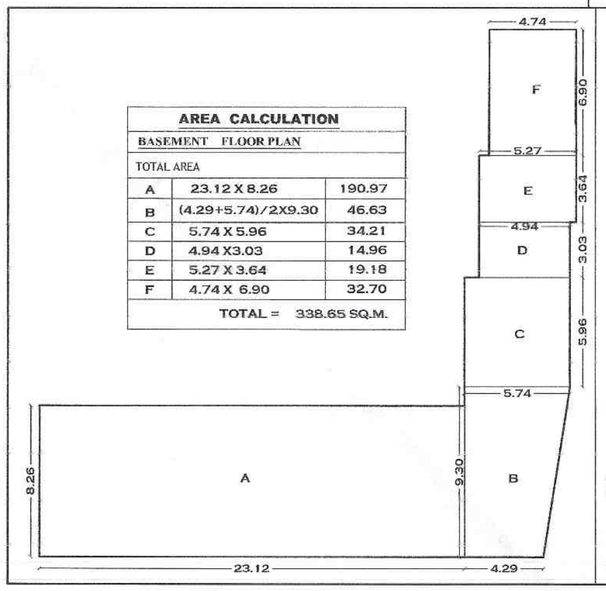
REQUIRED PARKING FOR RESIDENTIAL
FOR 2 TENAMENT- 1(CAR) + 5(SCOOTER)
FOR 17 TENAMENT -
= 8.5 + 42.50
5% VISITOR PARKING
= 0.43 + 2.12
TOTAL = 8.93 + 44.62
(0.5X8.93)+ (0.5X44.62) = 4.46 + 22.31
MIN. REQUIRED PARKING
4(CAR) + 22(SCOOTER)

REQUIRED PARKING FOR RESIDENTIAL AND COMMERCIAL = 11(CAR) + 42(SCOOTER)

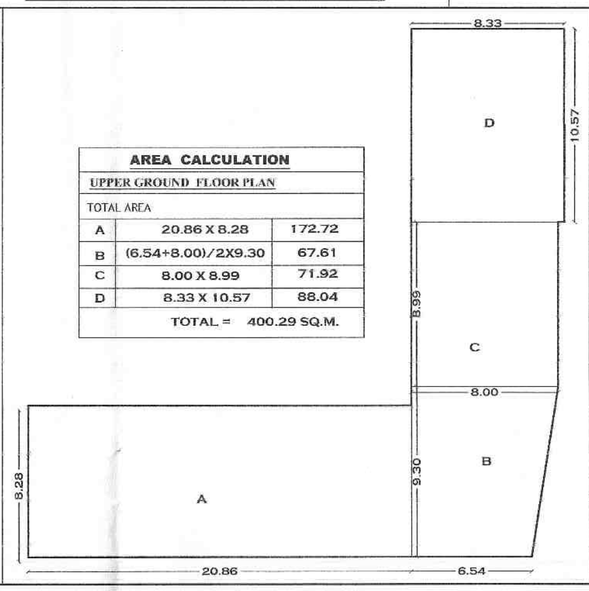
PROVIDED PARKING FOR RESIDENTIAL AND COMMERCIAL = 11(CAR) + 42(SCOOTER)

AREA DETAILS OF APARTMENT					
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Apartment
COMMERCIAL	BASEMENT FLOOR	STORE-1	21.51	-----	-----
		STORE-2	22.04	-----	-----
		STORE-3	22.77	-----	-----
		STORE-4	23.36	-----	-----
		STORE-5	23.36	-----	-----
		STORE-6	22.04	-----	-----
		STORE-7	32.07	-----	-----
		STORE-8	11.96	-----	-----
		STORE-9	10.21	-----	
		STORE-10	9.27	-----	
		STORE-11	10.22	-----	
		STORE-12	9.30	-----	
		STORE-13	10.95	-----	
COMMERCIAL	UPPER GROUND FLOOR	SHOP-1	21.52	-----	-----
		SHOP-2	22.03	-----	-----
		SHOP-3	22.78	-----	-----
		SHOP-4	23.40	-----	-----
		SHOP-5	23.40	-----	-----
		SHOP-6	22.03	-----	-----
		SHOP-7	32.07	-----	-----
		SHOP-8	20.91	-----	-----
		SHOP-9	17.51	-----	
		SHOP-10	19.02	-----	
		SHOP-11	20.97	-----	
		SHOP-12	20.63	-----	
		SHOP-13	24.31	-----	
COMMERCIAL	MEZANINE FLOOR	M-1	118.54	-----	-----
RESIDENTIAL	FIRST/ SECOND FLOOR	F-1/S-1	80.50	21.52	-----
		F-2/S-2	84.43	10.82	-----
		F-3/S-3	78.72	18.00	-----
		F-4/S-4	65.71	18.41	-----
		F-5/S-5	74.05	8.08	-----
		F-6/S-6	74.05	8.08	-----
		F-7/S-7	62.03	19.54	-----
RESIDENTIAL	THIRD FLOOR	T-1	59.87	10.72	-----
		T-2	66.54	7.28	-----
		T-3	72.97	14.62	-----

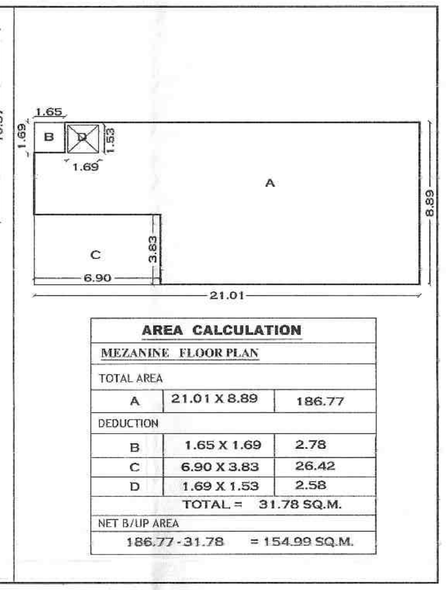
AREA CALCULATION PLAN (COMMERTIAL)



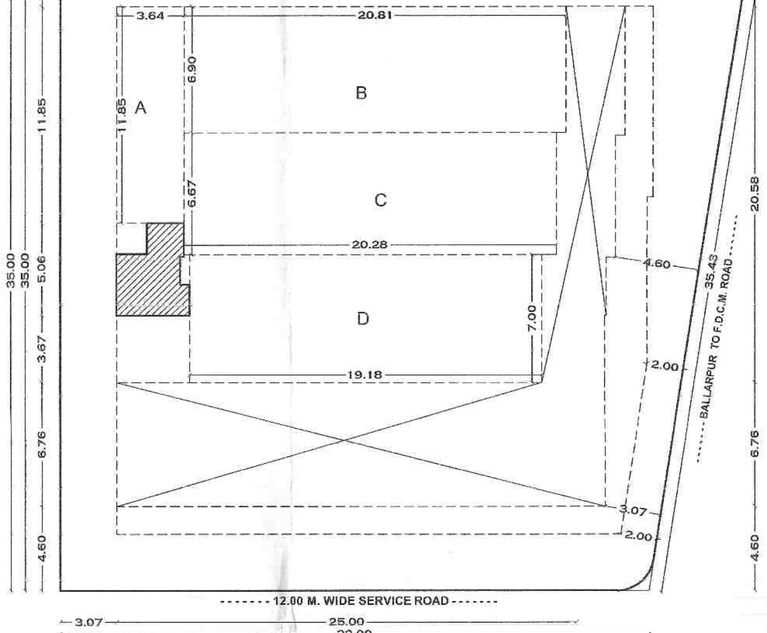
AREA CALCULATION		
BASEMENT FLOOR PLAN		
TOTAL AREA		
A	23.12 X 8.26	190.97
B	(4.29+5.74)/2X9.30	46.63
C	5.74 X 5.96	34.21
D	4.94 X3.03	14.96
E	5.27 X 3.64	19.18
F	4.74 X 6.90	32.70
	TOTAL = 338.65 SQ.M.	



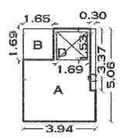
AREA CALCULATION		
UPPER GROUND FLOOR PLAN		
TOTAL AREA		
A	20.86 X 8.28	172.72
B	(6.54+8.00)/2X9.30	67.61
C	8.00 X 8.99	71.92
D	8.33 X 10.57	88.04
	TOTAL = 400.29 SQ.M.	



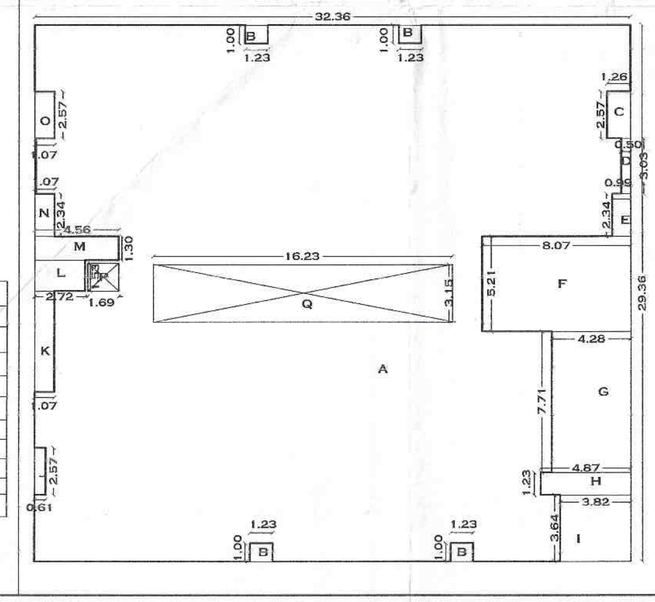
AREA CALCULATION		
MEZANINE FLOOR PLAN		
TOTAL AREA		
A	21.01 X 8.89	186.77
DEDUCTION		
B	1.65 X 1.69	2.78
C	6.90 X 3.83	26.42
D	1.69 X 1.53	2.58
	TOTAL = 31.78 SQ.M.	
NET B/UP AREA		
186.77 - 31.78	= 154.99 SQ.M.	



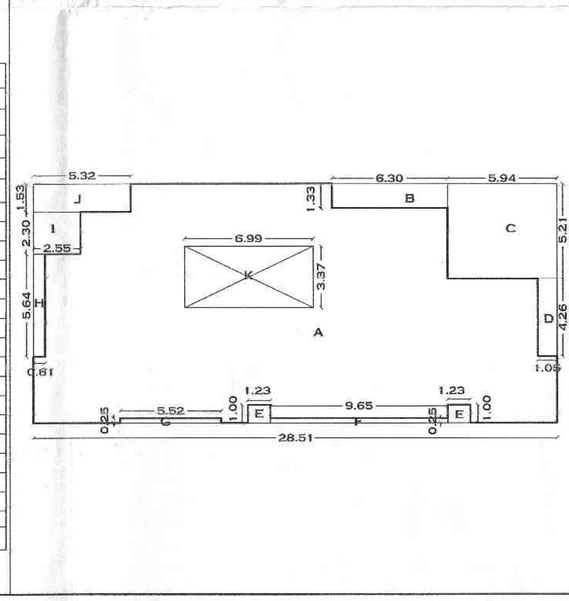
AREA CALCULATION PLAN (RESIDENTIAL)



AREA CALCULATION		
FIFTH FLOOR PLAN		
TOTAL AREA		
A	3.94 X 5.06	19.93
DEDUCTION		
B	1.65 X 1.69	2.78
C	0.30 X 3.37	1.01
D	1.69 X 1.53	2.58
	TOTAL = 6.37 SQ.M.	
NET B/UP AREA		
19.93 - 6.37	= 13.56 SQ.M.	



AREA CALCULATION		
FIRST/SECOND FLOOR PLAN		
TOTAL AREA		
A	32.36 X 29.36	950.08
DEDUCTION		
B	4 X 1.23 X 1.00	4.92
C	1.26 X 2.57	3.23
D	0.50 X 3.03	1.51
E	0.99 X 2.34	2.31
F	8.07 X 5.21	42.04
G	4.28 X 7.71	32.99
H	4.87 X 1.23	5.99
I	3.82 X 3.64	13.90
J	0.61 X 2.57	1.56
K	1.07 X 5.52	5.90
L	2.72 X 1.69	4.59
M	4.56 X 1.30	5.92
N	1.07 X 2.34	2.50
O	1.07 X 2.57	2.74
P	1.69 X 1.53	2.58
Q	16.23X 3.15	51.12
	TOTAL = 183.80 SQ.M.	
NET B/UP AREA		
950.08 - 183.80	= 766.28 SQ.M.	



AREA CALCULATION		
THIRD FLOOR PLAN		
TOTAL AREA		
A	28.51 X 13.11	373.76
DEDUCTION		
B	6.30 X 1.33	8.37
C	5.94 X 5.21	30.94
D	1.05 X 4.26	4.47
E	2X 1.23 X1.00	2.46
F	9.65 X 0.25	2.41
G	5.52 X 0.25	1.38
H	0.61 X 5.64	3.44
I	2.55 X 2.30	5.86
J	5.32 X 1.53	8.13
K	6.99 X 3.37	23.55
	TOTAL = 91.01 SQ.M.	
NET B/UP AREA		
373.76 - 91.01	= 282.75 SQ.M.	

BLOCKPLAN
SCLAE 1:200

REVISED PLAN OF COMMERCIAL & RESIDENTIAL PLAN WITH COMPOUND WALL ON PLOT NO.- 3 & 4, SUR. NO.-175/5 , AT MOUZA:-BALLARPUR, TAH.-BALLARPUR &DIST.:- CHANDRAPUR

Stamps of Approval of plan

नकाशास लाल रंगाने दर्शविलेल्या दुरुस्तीनुसार आणी या कार्यालयाचे पत्र क्र./यो. वि./ न.प.व./3220 दिनांक 8/6/2021चे अटिनुसार बांधकाम परवानगी देण्यात येत असुन या कार्यालयाकडून बांधकाम परिपुर्ती प्रमाण पत्र घेतल्याशिवाय इमारतीचा वापर करु नये, सोबत जोडलेल्या अटिचे पालन करणे बंधनकारक राहील.

सहायक नगर रचनाकार
न. प. बल्लारपूर

मुख्य अधिकारी
न. प. बल्लारपूर

APPROVED

नगर परिषद कार्यालय जिल्हा चंद्रपूर बल्लारपूर

1.AREA OF PLOT (minimun area of a,b,c, to be considered)	
a. As per ownership document (7/12,CTS extrsct)	1216.25
b.as per measurment sheet	1216.25
c.as per sheet	1216.25
2.Deduction for	
(a)Proposed D.P./ D.P. Road widening Area/ Service Road/Highway widening	
(b)Any D.P. Reservation area	
TOTAL (a+b)	
3. Balance area of plot(1-2)	1216.25
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjusement of 2(b),if any-	
(c) Balance Proposed-	
5. Net Plot Area (3-4(c)	
6. Recreational Open Space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Internal Road Area	
8.Plotable area	1216.25
9.Built up Area with refrence to Basic F.S.I. as per front road with (Sr. no. 5xbasic FSI)	1337.87
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width/TOD zone	
(b) Proposed FSI on payment of premium	364.87
11. In -situ FSI/TDR loading	
(a) In-situ aea against D.P. road(2.0xSr.No. 2(a)),if any	
(b) In-situ aea against Amenity Space if handed over (2.00 or 1.85 xSr.no. 4(b) and/or (c)	
(c) TDR Area	
(d) Total In-situ aea /TDR Loading proposed (11(a)+(b)+(c)	
12. Additional FSI area under Chapter no.7	
13. Total entitlement of FSI in the proposal	
(a) (9+10(b)+11(d)) or 12 wichever is applicable	1702.74
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	1021.64
(c) Total entitlement (a+b)	2724.38
14. Maximum utilization limit of F.S.I.(building potential) Permissible of charges width(as per Regulation No.-6.1 or 6.2 6.3 or 6.4 as appicable)x1.6 or 1.8	2.24
15. Total Built-up Area in proposal(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	
(b)Proposed built-up area(as per P-Line)	2721.29
(c) Total (a+b)	2721.29
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above	2.23
17. Area for Inclusive Housing ,if any	
(a) Required (20% of Sr.no.5)	
(b) Proposed -	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensons of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area seated in document of Ownership/ T.P.Scheme Records/Land Record Department/City Survey Record

ARCHITECT PARINITA P. MESHRAM REGN. No. CA/2004/34027 CHANDRAPUR

Signture
Ar. Parinita P. Meshram

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/Collector. I/We would excute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quility and safety at the work site

Signture
Shri.Ramesh Trikam Joshi

Job no.	Drawing no.	Scale	Drawn by	Checked by	Registration No. of Architect / License no. of licensed Engineer /Supervisor