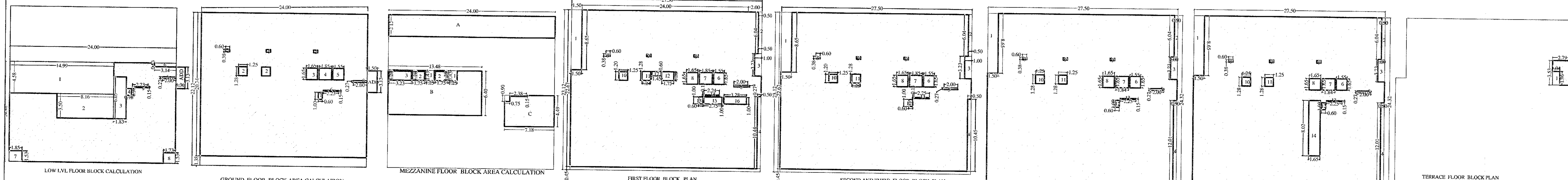
SHEET NO-3/4



LOW LVL FLOOR BLOCK AREA CALCULATION

OVERALL DIM =24.00 X 14.48 = 347.52 SQM.

DEDUCTION
1) 14.99 X 4.58 = 68.65 SQ.M.
2) 8.16 X 3.50 = 28.56 SQ.M.
3) 1.83 X 6.05 = 11.07 SQ.M.
4) 0.75 X 0.98 = 0.735 SQM.
5) 2.00 X 0.27 = 0.54 SQ.M.
6) 3.14 X 0.53 = 1.66 SQ.M.
7) 1.85 X 1.53 = 2.83 SQ.M.
8) 1.73 X1.53 = 2.65 SQ.M.
9) 2.23 X 0.15 = 0.33 SQ.M.
TOTAL = 117.02 SQ.M.

TOTAL BUILT UP AREA = 347.52 - 117.02
AREA = 230.50 SQ.M. 1

ADD - 1.30X3.13 = 4.07 SQ.M. 2

NET PLOT AREA = 230.50 + 4.07 = 234.57 SQMT.

GROUND FLOOR BLOCK AREA CALCULATION

OVERALL DIM = 24.00 X 20.74 = 497.76 SQMT.

DEDUCTION
1) 0.60 X 0.38X3 = 0.684 SQ.M.
2) 1.25 X 1.28X2 = 3.20 SQ.M.
3) 1.65 X 1.65 = 2.72 SQ.M.
4) 1.85 X 1.65 = 3.05 SQ.M.
5) 1.55 X 1.65 = 2.55 SQ.M.
6) 2.23 X 0.15 = 0.33 SQ.M.
7) 0.60 X 1.00 = 0.60 SQ.M.
8) 2.00 X 0.27 = 0.54 SQ.M.

TOTAL = 13.67 SQ.M.

TOTAL BUILT UP AREA = 497.76 - 13.67 = 484.09 1

ADD 1.50 X 3.13 = 4.70 2

NET BUILT UP AREA - 484.09+4.70 = 488.79 SQMT.

COMMERCIAL NET BUILT UP AREA = 472.15 SQ.M......1

RESIDENTIAL NET BUILT UP AREA = 16.64 SQ.M. 2

TOTAL (1+2) = 488.79 SQ.M.

MEZZANINE FLOOR BLOCK AREA CALCULATION

A) 24.00 X 3.15 = 75.60 SQM. 1
B) 13.48 X 6.40 = 86.27 SQ.M.
DEDUCTION
1) 1.25 X 1.43X2 = 3.575 SQ.M.
2) 1.75X1.28X2 = 4.48 SQ.M.
3) 3.23 X 1.28 = 4.13 SQ.M.
= 12.18 SQ.M.
86.27 - 12.18 = 74.09 SQ.M. 2

C) 7.18 X 4.49 = 32.23 SQM.
1) 0.75 X 1.30 = 0.975 SQM.
2) 2.38 X 0.15 = 0.357 SQM.
TOTAL = 1.33 SQM.

32.23-1.33 = 30.90 SQM. 3

ADD - A+ B+C = 75.60 +74.09+30.90 = 180.59 SQ.M.

FIRST FLOOR BLOCK AREA CALCULATION

OVERALL DIM = 27.50 X 22.67 = 623.42 SQM.

DEDUCTION
1) 1.50X 8.65 = 12.97 SQ.M.
2) 0.50 X 6.04 = 3.02 SQ.M.
3) 1.00 X 3.23 = 3.23 SQ.M.
4) 0.50 X 10.44 = 5.22 SQ.M.
5) 2.00 X 0.27 = 0.54 SQ.M.
6) 1.55 X 1.65 = 2.55 SQ.M.
7) 1.85 X 1.65 = 3.05 SQ.M.
8) 1.65 X 1.65 = 2.72 SQ.M.
9) 0.60 X 0.38X3 = 0.68 SQ.M.
10) 1.25 X 1.20 = 1.50 SQ.M.
11) 1.24 X 1.28 = 1.59 SQ.M.
12) 1.75 X 1.28 = 2.24 SQ.M.
13) 0.60 X 1.00 = 0.60 SQ.M.
14) 2.25 X 0.15 = 0.337 SQ.M.
15) 2.75 X 1.00 = 2.75 SQ.M.
16) 3.28 X 1.00 = 3.28 SQ.M.
17) 1.45 X 0.60 = 0.87 SQ.M.
TOTAL = 47.127 SQ.M.

TOTAL BUILT UP AREA = 623.42 - 47.12 = 576.30 SQMT.

COMMERCIAL NET BUILT UP AREA = 490.01 SQ.M 1

RESIDENTIAL NET BUILT UP AREA = 86.29 SQ.M. 2

TOTAL (1+2) = 576.30SQ.M.

2ND & 3RD FLOOR BLOCK AREA CALCULATION

OVERALL DIM = 27.50X 22.67 = 623.42 SQM.

DEDUCTION
1) 1.50X 8.65 = 12.97 SQ.M.
2) 0.50 X 6.04 = 3.02 SQ.M.
3) 1.00 X 3.23 = 3.23 SQ.M.
4) 0.50 X 10.45 = 5.22 SQ.M.
5) 2.00 X 0.27 = 0.54 SQ.M.
6) 1.55 X 1.65 = 2.55 SQ.M.
7) 1.85 X 1.65 = 3.05 SQ.M.
8) 1.65 X 1.65 = 2.72 SQ.M.
9) 0.60 X 0.38X3 = 0.68 SQ.M.
10) 1.25 X 1.20 = 1.50 SQ.M.
11) 1.25 X 1.28 = 1.59 SQ.M.
12) 0.60X 1.00 = 0.60 SQ.M.
13) 2.25 X 0.15 = 0.337 SQ.M.
TOTAL = 38.01 SQ.M.

TOTAL BUILT UP AREA = 623.42 - 38.01 = 585.41 SQMT.

COMMERCIAL NET BUILT UP AREA = 499.12 SQ.M 1

RESIDENTIAL NET BUILT UP AREA = 86.29 SQ.M. 2

TOTAL (1+2) = 585.41 SQ.M.

4RD & 5TH FLOOR BLOCK AREA CALCULATION

OVERALL DIM = 27.50 X 24.32 = 668.80 SQM.

DEDUCTION
1) 1.50X 8.65 = 12.97 SQ.M.
2) 0.50 X 6.04 = 3.02 SQ.M.
3) 1.00 X 3.23 = 3.23 SQ.M.
4) 0.50 X 12.01 = 6.01 SQ.M.
5) 2.00 X 0.27 = 0.54 SQ.M.
6) 1.55 X 1.65 = 2.55 SQ.M.
7) 1.85 X 1.65 = 3.05 SQ.M.
8) 1.65 X 1.65 = 2.72 SQ.M.
9) 0.60 X 0.38X3 = 0.68 SQ.M.
10) 1.25 X 1.28 = 1.60 SQ.M.
11) 1.25 X 1.28 = 1.59 SQ.M.
12) 0.60X 1.00 = 0.60 SQ.M.
13) 2.25 X 0.15 = 0.337 SQ.M.
TOTAL = 38.90 SQ.M.

TOTAL BUILT UP AREA = 668.80 - 38.90 = 629.90 SQMT.

COMMERCIAL NET BUILT UP AREA = 488.08 SQ.M 1

RESIDENTIAL NET BUILT UP AREA = 141.82 SQ.M. 2

TOTAL (1+2) = 629.90 SQ.M.

6TH FLOOR BLOCK AREA CALCULATION

OVERALL DIM = 27.50 X 24.32 = 668.80 SQM.

DEDUCTION
1) 1.50X 8.65 = 12.97 SQ.M.
2) 0.50 X 6.04 = 3.02 SQ.M.
3) 1.00 X 3.23 = 3.23 SQ.M.
4) 0.50 X 12.01 = 6.01 SQ.M.
5) 2.00 X 0.27 = 0.54 SQ.M.
6) 1.55 X 1.65 = 2.55 SQ.M.
7) 1.85 X 1.65 = 3.05 SQ.M.
8) 1.65 X 1.65 = 2.72 SQ.M.
9) 0.60 X 0.38X3 = 0.68 SQ.M.
10) 1.25 X 1.28 = 1.60 SQ.M.
11) 1.25 X 1.28 = 1.59 SQ.M.
12) 0.60X 1.00 = 0.60 SQ.M.
13) 2.25 X 0.15 = 0.337 SQ.M.
14) 1.65 X 8.02 = 12.03 SQ.M.
TOTAL = 52.133 SQ.M.

TOTAL BUILT UP AREA = 668.80 -52.133 = 616.66 SQMT.

COMMERCIAL NET BUILT UP AREA = 474.84 SQ.M 1

RESIDENTIAL NET BUILT UP AREA = 141.82 SQ.M. 2

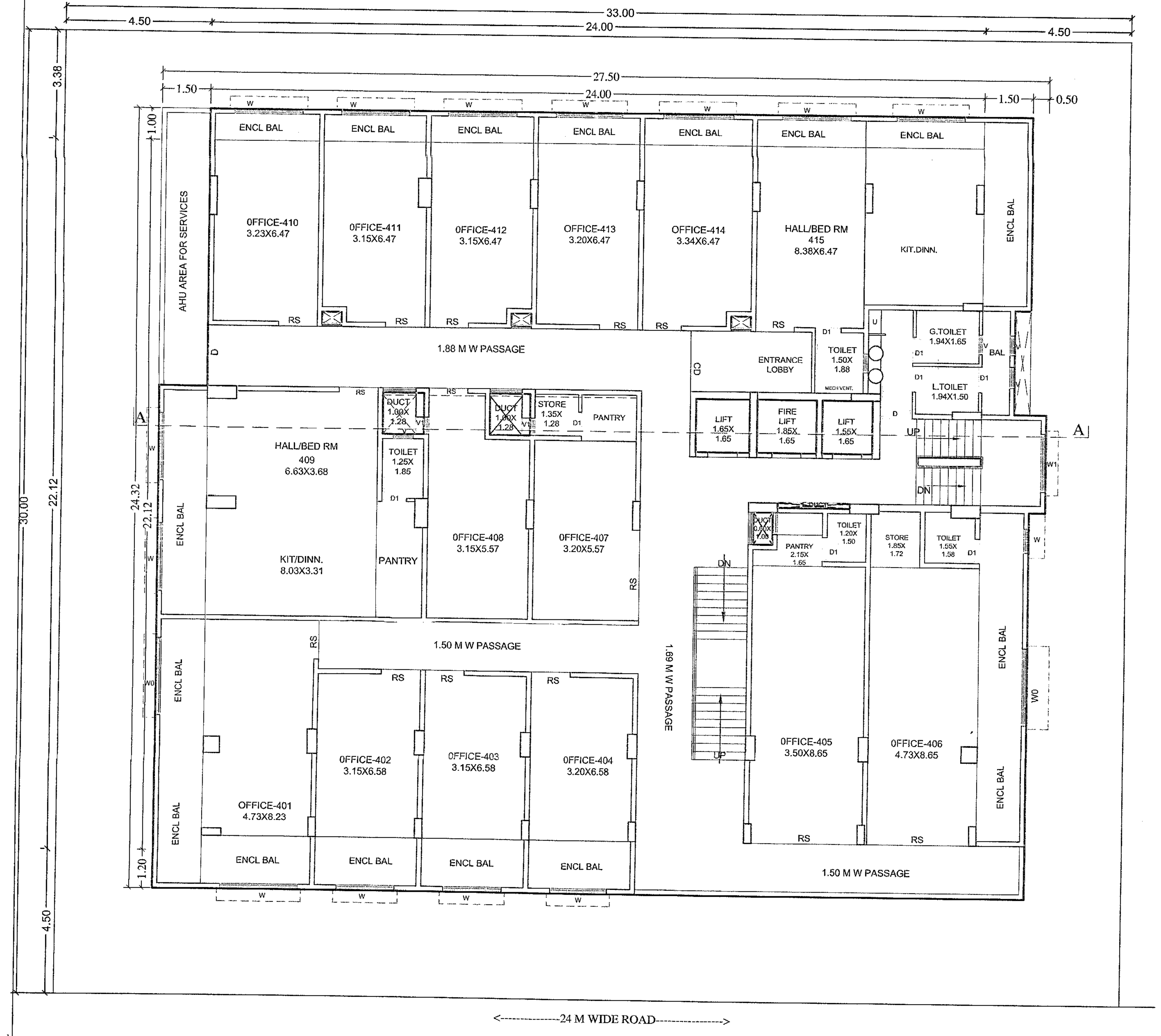
TOTAL (1+2) = 616.66 SQ.M.

TERRACE FLOOR BLOCK AREA CALCULATION

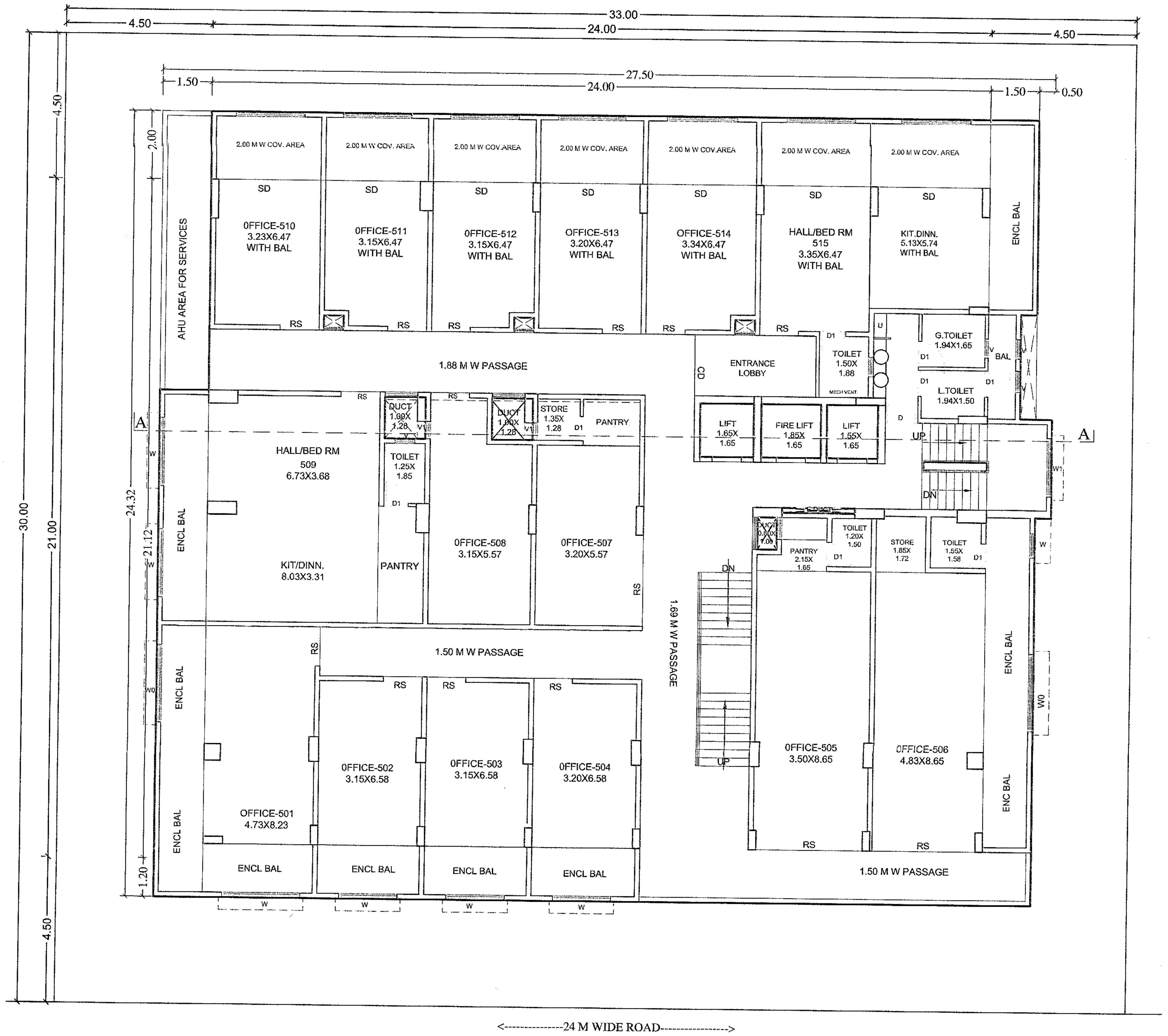
OVERALL DIM = 2.79 X 3.53 = 9.85 SQM.

1) 1.04X1.96 = 2.04 SQM.

NET BUILT UP AREA = 9.85-2.04 = 7.81 SQMT



4TH FLOOR PLAN



5TH FLOOR PLAN

बांधकाम परवानगी प्रत

Approved as ammended in Colour Subject to the Conditions mentioned in this office Building Permit No. 178/2025/2024-25
Date : 06/03/2025

DY. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

O.C. Signed By D.D.T.P.

अटी व निर्बंध

-१ बांधकाम परवानगीनुसार बांधकाम सुरु केल्यानंतर जोत्यापर्यंत (Plinth Level) चे बांधकाम पूर्ण झाल्यावर वास्तुविशारद / व्यावसायिक अभियंता/ सुपरवायझर, यांचे मार्फत जोत्याचे पूर्णत्वाचे प्रमाणपत्र ह्या कार्यालयास प्राप्त करून घेऊन मंजुरी घेतल्यानंतर पुढील बांध. सदर कार्यालयास अन्यथा आपण त्या पुढे केले बांधकाम अनधिकृत समजून कार्यवाही करण्यात येईल ह्याची नोंद घ्यावी.

"मान्य बांधकाम आराखडा" व मान्यता म.न.पा. च्या स्वाक्षरीने ठेवू नये

PROJECT:-

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN ON PLOT NO 2&3(P) ,
SURVEY NO- 53/2/3
AT . SHIVAJI NAGAR,GARKHEDA TQ & DIST.
CHHATRAPATI SAMBHAJI NAGAR.

FOR-MRS. SUNITA RAVINDRA DESHMUKH.
G.P.A HOLDER
M/S KVG BUILDERS THROUGH ITS PARTNERS
1) VISHAL RAJARAM JADHAV.
2) KHANDOBA HANMANTRAO BIRADAR
3) GANESH SADASHIV SOYGAONKAR.

Drawn by	Checked by	Registration/License no. of Arch/ Lic.Eng./Supervisor
MEENA	CHAVAN	CA/10/48967

1. ALL DIMENSIONS ARE IN METER
2. ALL EXTERNAL WALLS 0.15 MT THICK.
3. ALL INTERNAL WALLS 0.10 MT THICK

LEGEND

PLOT BOUNDARY SHOWN IN
PROPOSE CONST. SHOWN IN
WATER LINE SHOWN IN
DRAINAGE LINE SHOWN IN

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 10/2/2023 and the dimensions of sides etc.of plot stated on plans are as measured on site and the area so worked out tallies with the area stated in document of ownership T.P. scheme records/land records department/city survey records

SIGNATURE
(Name of Architect / Licensed Engineer / Supervisor)

OWNER'S DECLARATION

i/we undersigned hereby confirm that i/we would abide by plans sanctioned by chatrapati sambhaji nagar muncipal corporation .
i/we would execute the structure as per sanctioned plans.
also i/we execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER (S) NAME AND SIGNATURE :

Biradar

OWNER'S SIGN

Ar. JADHAV R.S. A.I.I.A.M.C.A. Reg.No. CA/10/48967 ARCHITECT

ARCHITECT /LICENSED ENGINEER/ SUPERVISOR NAME & SIGNATURE

Ar.JADHAV R.S
A.I.I.A, M.C.A
Reg.No.CA/10/48967
ARCHITECT
INTERIOR DESIGNER
& VALUER

J.B & ASSOCIATE
A-306,CITIUS,SPACE OLYMPIA,
SUTGIRNI CHOWK,
CHHATRAPATI SAMBHAJINAGAR.
PH. NO. 2983017