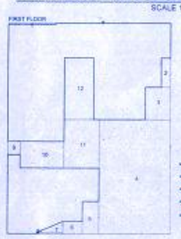
AREA CALCULATION & DIAGRAM

SCALE 1:200



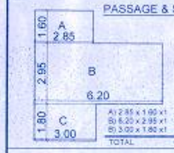
Block area - 15.80 X 20.55 = 324.69 sq m
Deduction -
1) 4.65 x 0.15 x1 = 0.69 sq m
2) 0.90 x 2.85 x1 = 2.56 sq m
3) 2.45 x 3.15 x1 = 7.71 sq m
4) 6.90 x 11.15 x1 = 76.93 sq m
5) 1.60 x 3.15 x1 = 5.04 sq m
6) 1.87 x 1.20 x1 = 2.24 sq m
7) 2.53 x 1.10 (2 = 1.39 sq m
8) 2.53 x 0.10 x1 = 0.25 sq m
9) 1.20 x 1.30 x1 = 1.56 sq m
10) 4.30 x 2.60 x1 = 11.18 sq m
11) 3.40 x 4.75 x1 = 16.15 sq m
12) 2.85 x 6.00 x1 = 17.10 sq m
Total Deduction - 142.80 sq m

Net B/up Area First Floor - 181.89 sq.m.
Addition Lift - 2.10x2.10x1 = 4.41 sq.m.
Addition Lift - 2.10x1.80x1 = 3.78 sq.m.
Total B/up Area First Floor -190.08 sq.m.

Block area - 15.80 X 20.55 = 324.69 sq m
Deduction -
1) 4.65 x 0.15 x1 = 0.69 sq m
2) 0.90 x 2.85 x1 = 2.56 sq m
3) 2.45 x 3.15 x1 = 7.71 sq m
4) 6.90 x 11.15 x1 = 76.93 sq m
5) 1.60 x 3.15 x1 = 5.04 sq m
6) 1.87 x 1.20 x1 = 2.24 sq m
7) 2.53 x 1.10 (2 = 1.39 sq m
8) 2.53 x 0.10 x1 = 0.25 sq m
9) 1.20 x 1.30 x1 = 1.56 sq m
10) 4.30 x 2.60 x1 = 11.18 sq m
11) 3.40 x 4.75 x1 = 16.15 sq m
12) 2.85 x 6.00 x1 = 17.10 sq m
Total Deduction - 142.80 sq m

Total B/up Area Second Floor - 181.89 sq.m.
Total B/up Area Third Floor - 181.89 sq.m.
Total B/up Area Fourth Floor - 181.89 sq.m.
Total B/up Area Fifth Floor - 181.89 sq.m.
Total B/up Area Sixth Floor - 181.89 sq.m.
Total B/up Area Seventh Floor- 181.89 sq.m.
Total B/up Area Eight Floor - 181.89 sq.m.
Total B/up Area Ninth Floor - 181.89 sq.m.

PASSAGE & STAICASE AREA CALCULATION & DIAGRAM



A) 2.85 x 1.60 x1 = 4.56 sq.m
B) 6.20 x 2.95 x1 = 18.29 sq.m
C) 3.00 x 1.80 x1 = 5.40 sq.m
TOTAL = 28.25 sq.m

FLOOR AREA		ALLOWED 20% AREA	PROPOSED AREA
FIRST FLOOR	190.08	38.02	28.25
SECOND TO FIFTH FLOOR	181.89	36.38 X 4 = 145.52	28.25 X 4 = 113
SIXTH & SEVENTH FLOOR	181.89	36.38 X 2 = 72.76	28.25 X 2 = 56.50
TOTAL	1281.42	256.30	197.75

FIRST TO SEVENTH FLOOR STAIRCASE PASSAGE AREA ARE PREVIOUSLY PAID.
R.R. RATE = 10700.00 X 15% = 1605.00 SQ.M
1605.00M.SQ.50 = 80452.00 SAY 80450.00/-

ALTERNATE TERRACE STATEMENT

FIRST, THIRD, FIFTH, SEVENTH & NINTH FLOOR
- A/T-50 X 2.40 X1 = 120.00 SQ.M.

NET ALT.TER. AREA - 248.8 X = 16.45 SQ.M.

TOTAL ALT.TERRACE AREA OF BLDG = 16.45 SQ.M.
TOTAL BUILT UP AREA OF BLD. = 1174.47 SQ.M.
ALLOWED 20% ALT. TERRACE AREA = 234.89 SQ.M.

Balcony Statement (Previously Approved)

Floor	Area	Allowed Balcony 10% of Net floor area	Proposed Balcony	Excess Balcony
First Floor	190.08 sq.m.	19.00 sq.m.	2.95+4.40+3.25+3.30+1.90+3.15+19.00 10.90+1.20+ 22.80 4.45 X 1.10 = 4.89 4.29 X 1.05 = 9.71 22.80+4.89+9.71= 37.40	37.40 - 19.00= 18.40
Second To Seventh floor	181.89 sq.m.	18.18 sq.m.	2.95+4.40+3.25+3.30+1.90+3.15+19.00 10.90+1.20+ 22.80 4.45 X 1.10 = 4.89 4.29 X 1.05 = 9.71 22.80+4.89+9.71= 37.40	37.40 - 18.18= 19.22 13.22 X 2 = 26.05 (NOT ENCLOSED)
Total excess balcony area (First to Seventh Floor)				133.72 SQ.M

Balcony Statement (Proposed)

Floor	Area	Allowed Balcony 10% of Net floor area	Proposed Balcony	Excess Balcony
Eight & Ninth floor	181.89 sq.m.	27.28 sq.m.	3.30 X 1.90 = 6.68 2.90 + 4.40 + 1.20 = 8.50 3.15 X 1.20 = 4.23 1.35 X 1.70 = 2.31 2.25 X 1.80 = 4.05 4.45 X 1.10 = 4.89 4.29 X 1.05 = 9.71 4.90+8.50+4.20+3.31+6.68+4.89+9.71= 41.79	41.79 - 27.28 = 14.50 13.22 X 2 = 26.05 (NOT ENCLOSED)
Total excess balcony area (Eight & Ninth Floor)				29.00 SQ.M.
Total excess balcony area (First to Ninth Floor)			133.72+29.00 = 162.72 SQ.M.	162.72 SQ.M.

T.D.R AREA STATEMENT

* AREA OF THE PLOT (AS PER 7/12 EXTRACT)	=	900.00 sq.m.
* 0.65 % ALLOWED T.D.R AREA	=	585.00 sq.m.
* TOTAL ALLOWED BUP AREA	=	1485.00 sq.m.
* PURCHESED T.D.R AREA	=	530.00 sq.m.
* ALLOWED BUP AREA (as per proposed T.D.R.)	=	1430.00 sq.m.
* BASIC F.S.I. 15%	=	90.00 sq.m.
* PREMIUM F.S.I. 50%(RS 50/sq.m.)	=	315.00 sq.m.
* TOTAL ALLOWED B/UP AREA	=	1835.00 sq.m.
* TOTAL PROPOSED B/UP AREA	=	1807.92 sq.m.

CALCULATION OF T.D.R AS PER 29th JANUARY & 3 MAY 2016 GOVERNMENT POLICY

F = R.S.R.M. / R.V.

F = 100.00 / 15700.00 = 20156.00

A.V.(R.S.R.M.)=

Where, T = T.D.R. AREA
R.S. = RECKONARY RATE
R.V. = T.D.R. RATE (PURCHESE)
D = DEDUCTION

PARKING STATEMENT (First to 7th Floor)

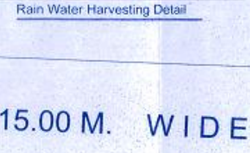
PREVIOUSLY APPROVED B.P. NO. 85/2945570 DATED : 10/01/2017

NO.	REQUIRED PARKING		PROVIDED PARKING	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
PLOT AREA 900.00 sq.m	04 NOS.	08 NOS.	04 NOS.	08 NOS.
NO OF FLAT 21 NOS.	11 NOS.	11 NOS.	11 NOS.	11 NOS.
TOTAL	15 NOS.	19 NOS.	15 NOS.	19 NOS.

PARKING STATEMENT (Eight & Ninth Floor)

NO.	REQUIRED PARKING			PROVIDED PARKING		
	4 WHEELER	2 WHEELER	CYCLE	4 WHEELER	2 WHEELER	CYCLE
No. of Tenement having carpet area up to 40 but less than 80 sq. m. OR one	06 NOS.	24 NOS.	12 NOS.	06 NOS.	24 NOS.	12 NOS.
visitors parking 5%	01 NOS.	02 NOS.	01 NOS.	01 NOS.	02 NOS.	01 NOS.
TOTAL	07 NOS.	26 NOS.	13 NOS.	07 NOS.	26 NOS.	13 NOS.

LOCATION PLAN

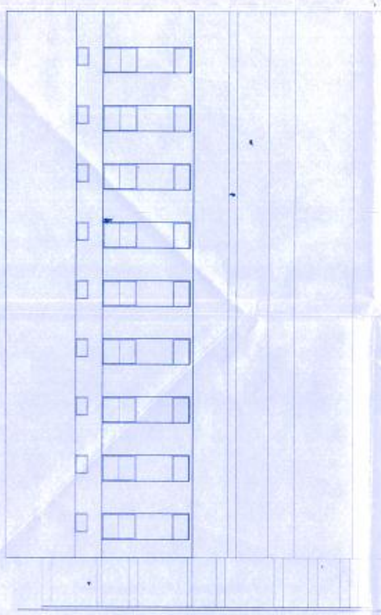


Rain Water Harvesting Detail

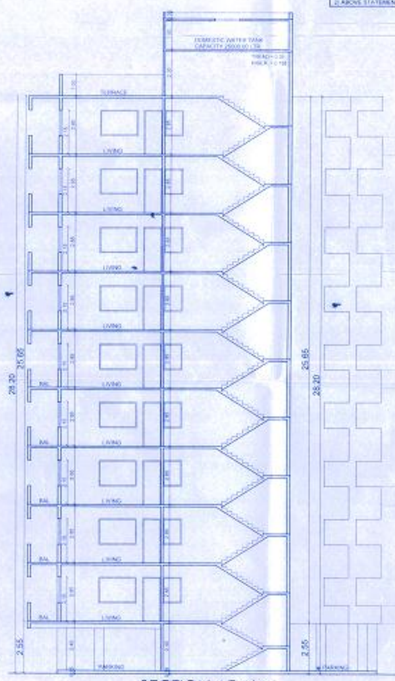
BUILDING NO	FLOOR NO.	FLAT / UNIT NO.	BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE	AREA OF BALCONY ATTACHED TO FLAT / UNIT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (3+4+5+6+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	FIRST TO SEVENTH FLOOR	101,201,301,401, 501,601,701	49.60+5.42 = 55.02 SQ.M (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	16.41 SQ.M.	----	71.43 SQ.M.
	FIRST TO SEVENTH FLOOR	102,202,302,402, 502,602,702	75.19+5.42 = 80.79 SQ.M (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	19.67 SQ.M.	----	100.82 SQ.M.
	1ST,2ND,3RD & SEVENTH FLOOR	103,203,303,703	81.58+5.42 = 76.97 SQ.M (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	7.32 SQ.M.	2.44 SQ.M.	91.96 SQ.M.
	SECOND, FOURTH & SIXTH FLOOR	204,404,604	81.58+5.42 = 76.97 SQ.M (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	7.32 SQ.M.	----	79.29 SQ.M.
	EIGHT & NINTH FLOOR	801,901	49.60+5.42 = 68.02 SQ.M. (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	18.33 SQ.M.	----	78.35 SQ.M.
	EIGHT & NINTH FLOOR	802,902	75.19+5.42 = 80.79 SQ.M (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	14.60 SQ.M.	----	94.62 SQ.M.
	EIGHT & NINTH FLOOR	803,903	81.58+5.42 = 76.97 SQ.M (COMMON AREA = 5.42 SQ.M.) (AVG. 25.20 - 5.42 SQ.M.)	7.78 SQ.M.	----	78.75 SQ.M.

NOTE
1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.
2) ABOVE STATEMENT MAY VARY, IF ANY IS REQUIRED.

SCHEDULE OF DOORS & WINDOW		
TYPE	SIZE	DESCRIPTION
D	0.90 X 2.10	1 NO. PANELLED
D1	0.80 X 2.10	
D2	0.75 X 2.10	
W	1.80 X 1.20	1 NO. GLAZED WINDOW
W1	1.50 X 1.20	
W2	0.90 X 1.20	
V	0.60 X 0.60	LOUVERS VENT



EAST SIDE ELEVATION

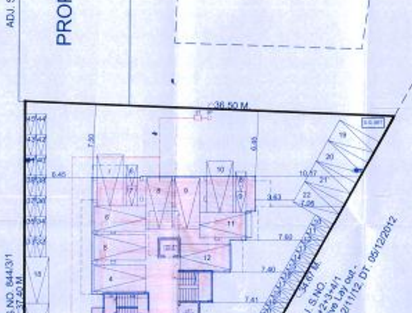


SECTION AT a'-a

SCALE - 1:100

SECTION AT b'-b'

SCALE - 1:100



SITE PLAN

SCALE 1:200

CARPET + USABLE AREA STATEMENT

FLOOR NO	FLAT / UNIT NO	CARPET AREA (EXCLUDING EXTERNAL WALL, INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY/VERANDAH OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)
FIRST FLOOR	101	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	102	86.13 SQ.M.	13.32 SQ.M.	99.45 SQ.M.
	103	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of First Floor		180.47 SQ.M.	38.76 SQ.M.	219.23 SQ.M.
SECOND FLOOR	201	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	202	86.13 SQ.M.	13.32 SQ.M.	99.45 SQ.M.
	203	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Second Floor		180.47 SQ.M.	38.76 SQ.M.	219.23 SQ.M.
THIRD FLOOR	301	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	302	86.13 SQ.M.	13.32 SQ.M.	99.45 SQ.M.
	303	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Third Floor		180.47 SQ.M.	38.76 SQ.M.	219.23 SQ.M.
FOURTH FLOOR	401	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	402	86.13 SQ.M.	13.32 SQ.M.	99.45 SQ.M.
	403	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Fourth Floor		180.47 SQ.M.	38.76 SQ.M.	219.23 SQ.M.
FIFTH FLOOR	501	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	502	86.13 SQ.M.	13.32 SQ.M.	99.45 SQ.M.
	503	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Fifth Floor		180.47 SQ.M.	38.76 SQ.M.	219.23 SQ.M.
SEVENTH FLOOR	701	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	702	86.13 SQ.M.	13.32 SQ.M.	99.45 SQ.M.
	703	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Seventh Floor		180.47 SQ.M.	38.76 SQ.M.	219.23 SQ.M.
EIGHT FLOOR	801	42.51 SQ.M.	16.24 SQ.M.	58.75 SQ.M.
	802	94.77 SQ.M.	13.24 SQ.M.	78.01 SQ.M.
	803	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Eight Floor		189.12 SQ.M.	38.68 SQ.M.	257.82 SQ.M.
NINTH FLOOR	901	42.79 SQ.M.	16.97 SQ.M.	59.76 SQ.M.
	902	94.77 SQ.M.	13.24 SQ.M.	78.01 SQ.M.
	903	51.83 SQ.M.	9.20 SQ.M.	61.03 SQ.M.
Total Carpet+Usable Area Of Ninth Floor		189.12 SQ.M.	38.68 SQ.M.	257.82 SQ.M.
Total Carpet+Usable Area Of Building		1264.15 SQ.M.	270.97 SQ.M.	1807.92 SQ.M.

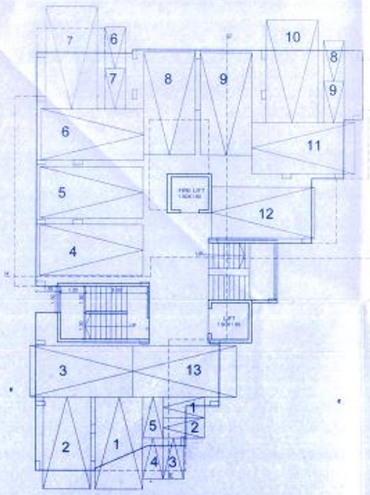
TOTAL NO. OF TENEMENTS OF BUILDING = 21 Nos.
TOTAL NO. FLOOR OF BUILDING = GROUND + 9

PREVIOUSLY APPROVED (FIRST TO SEVENTH FLOOR)

BUILDING NO	FLOOR NO	TOTAL BUILT UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 10%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
----	FIRST FLOOR	190.08 SQ.M.	18.00 SQ.M.	16.40 SQ.M.	3.69 SQ.M.	----	206.48 SQ.M.
----	SECOND FLOOR	181.89 SQ.M.	18.18 SQ.M.	19.22 SQ.M.	----	----	201.11 SQ.M.
----	THIRD FLOOR	181.89 SQ.M.	18.18 SQ.M.	19.22 SQ.M.	3.69 SQ.M.	----	201.11 SQ.M.
----	FOURTH FLOOR	181.89 SQ.M.	18.18 SQ.M.	19.22 SQ.M.	----	----	201.11 SQ.M.
----	FIFTH FLOOR	181.89 SQ.M.	18.18 SQ.M.	19.22 SQ.M.	3.69 SQ.M.	----	201.11 SQ.M.
----	SIXTH FLOOR	181.89 SQ.M.	18.18 SQ.M.	19.22 SQ.M.	----	----	201.11 SQ.M.
----	SEVENTH FLOOR	181.89 SQ.M.	18.18 SQ.M.	19.22 SQ.M.	3.69 SQ.M.	----	201.11 SQ.M.

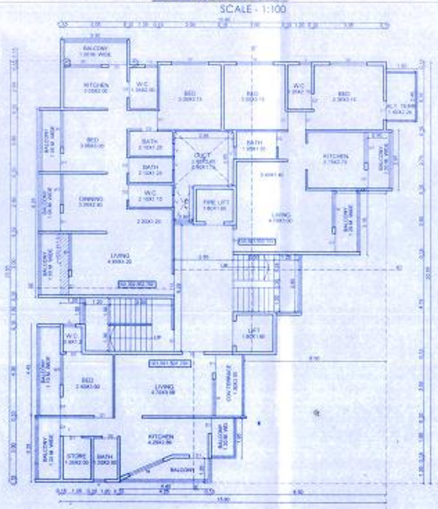
PROPOSED (EIGHT & NINTH FLOOR)

BUILDING NO	FLOOR NO	TOTAL BUILT UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+5+7)
----	EIGHT FLOOR	181.89 SQ.M.	27.28 SQ.M.	14.60 SQ.M.	----	----	196.38 SQ.M.
----	NINTH FLOOR	181.89 SQ.M.	27.28 SQ.M.	14.60 SQ.M.	3.69 SQ.M.	----	196.38 SQ.M.
	TOTAL AREA	1549.20 SQ.M.	182.64 SQ.M.	162.72 SQ.M.	14.45 SQ.M.	----	1807.92 SQ.M.



GROUND FLOOR PLAN

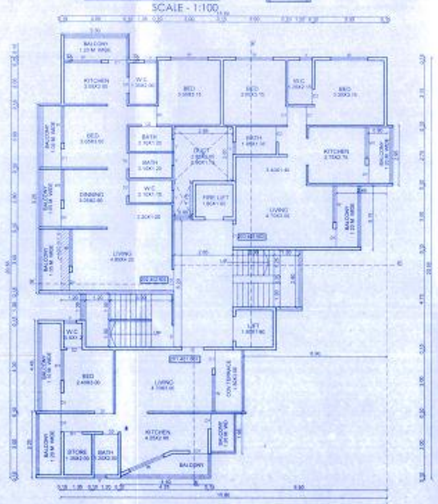
SCALE - 1:100



FIRST, THIRD, FIFTH & SEVENTH FLOOR PLAN

PREVIOUSLY APPROVED B.P. NO. 86/2945570 DATED : 10/01/2017

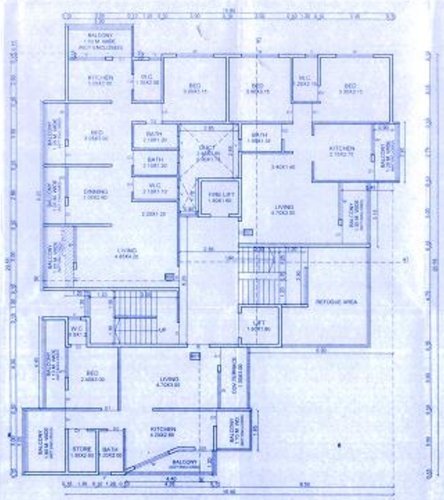
SCALE - 1:100



SECOND,FOURTH & SIXTH FLOOR PLAN

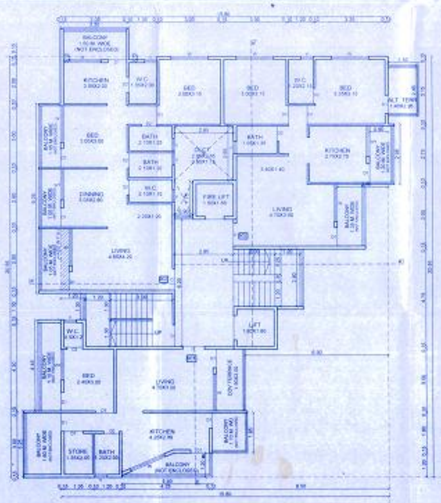
PREVIOUSLY APPROVED B.P. NO. 85/2945570 DATED : 10/01/2017

SCALE - 1:100



EIGHT FLOOR PLAN

SCALE - 1:100



NINTH FLOOR PLAN

SCALE - 1:100

PROFORMA - 1

REVISED RESIDENTIAL BUILDING FOR ALTERATION PLAN ON P NO.02, IN S.NO.-842/3/2, OF ANGAM, SHARAF AT NASHIK.

DRAWING SHEET NO. 1

APPROVED

The Plans amended in...
As per the conditions Mentioned in the accompaning commencement
Certificate No. BH/187/2454 dated 7/1/2017

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

*REFERANCE
PREVIOUSLY APPROVED B.P. NO. 85/2945570
DATED : 10/01/2017

AREA STATEMENT

	SQ.M.
1 AREA OF THE PLOT (Minimum area of a.p.c. to be considered)	900.00
a) As per ownership document (7/12, CTS extract)	900.00
b) As per measurement sheet	900.00
c) As per site	900.00
2 DEDUCTION FOR	
a) Proposed D.P./D.P. Road widening Area	---
b) Any D.P. Reservation area	---
(total a+b)	---
3 GROSS AREA OF THE PLOT	900.00
4 Recreational Open Space	---
a) Required	---
b) Proposed	---
5 Amenity Space	
a) Required	---
b) Proposed	---
6 Service road and highway widening	
7 Internal Road area	
8 Net Area of Plot = [3 - 5&6]	900.00
9 Built up area with reference to Basic F.S.I. as per front width (ie no. 8 x 1)	990.00
10 Addictional of area for F.S.I.	
a) In-situ area against D.P. road [1.95mt. no 2(a)], if any	---
b) In situ area against Amenity space [2.00 or 1.95 as in no 5(b)]	---
c) Premium F.S.I. area (subject to maximum of 0.5 or no.9) (allowed 0.5 = 450.00 sq.m.)	319.00
d) T.D.R. area	500.00
e) Additional F.S.I. area under chapter VIII (total a+b+c+d+e)	819.00
11 Total area available (9+10)	1809.00
12 Maximum utilisation of F.S.I. as per Road width (as per Regulation no. 15.4)	1809.00
13 Total built up area to proposed (excluding area at Sr.No.18b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area	1645.20
c) Excess Balcony area counted in F.S.I.	162.72
d) Excess Double height terraces area counted in F.S.I. (total a+b+c+d)	1807.92
14 F.S.I. Consumed (13B) (should not be more than/ sr no.12 above)	0.99 %
15 Area for inclusive Housing, if any	
a) Required (20% of sr no.9)	---
b) Proposed	---
16 Total area	1807.92
17 No. Of Tenements	21 OF NOS.
18 No. Of Shop	---
19 No. Of Floor Ground+9 Floor	9 floor

AREA STATEMENT

AREA OF THE PLOT	1809.00
#AREA AT FIRST FL	190.08
#AREA AT SECOND FL	181.89
#AREA AT THIRD FL	181.89
#AREA AT FOURTH FL	181.89
#AREA AT FIFTH FL	181.89
#AREA AT SIXTH FL	181.89
#AREA AT SEVENTH FL	181.89
#AREA AT EIGHT FL	181.89
#AREA AT NINTH FL	181.89
(-) EXCESS BALCONY AREA	162.72
TOTAL BUILT UP AREA	1807.92

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on & the dimensions of sides etc. of plot stated as per plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNER DECLARATION

I / We undersigned hereby confirm that I/We would abide to plans sanctioned by Nashik Municipal Corporation. / I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

S.N.B. DEVELOPERS & CONTRACTORS
BANGDAR SANDIPA SHRIDATT PARTNER
MR. GAGAN KADU, SAYYAD TAHSEEN & OTHERS

AR. PANKAJ JADHAV
REGD. NO. CA/2004/50783
ARCHITECT SIGN

BSC P W (NASHIK)
REGD. NO.IN/
STRUCTURAL SIGN

Sr.No./Drawing | Name | Signature by | Checked by | Registration / Licence no. of Arch./ Lic. Engg./ Supervisor | Dt.

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESIGNER
L - 16, SUYOJIT SANKUL, NEAR RAJIV GANDHI BHAVAN, SHARANPUR ROAD, NASHIK.
MO. 9422258475, OFF.NO. (0253) - 2232575