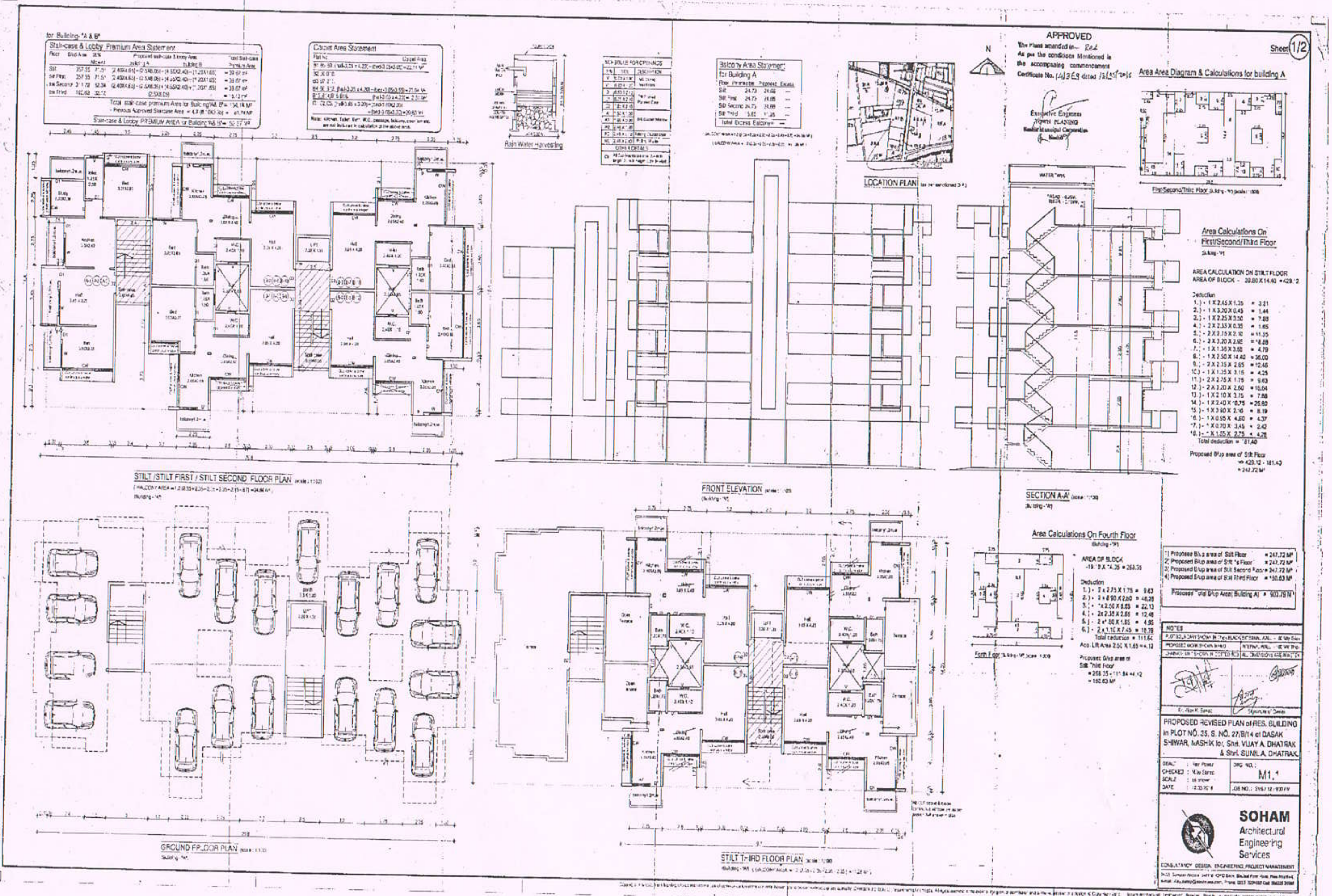
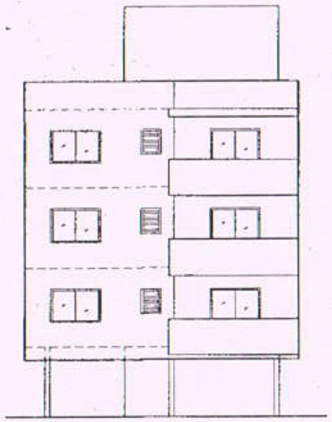
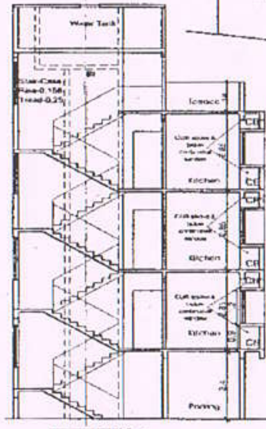

for Building- "A & B"
Stair-case & Lobby Premium Area Statement
Carpet Area Statement
Note: Kitchen, Toilet, Bath, W.C., passage, balcony, cupboard etc. are not included in calculation of the above area.
Rain Water Harvesting
SCHEDULE FOR OPENINGS
Balcony Area Statement
for Building A
Total Excess Balcony
LOCATION PLAN
APPROVED
The Plans amended in Red
As per the conditions Mentioned in the accompanying commencement
Certificate No.
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Sheet 1/2
Area Area Diagram & Calculations for building A
First/Second/Third Floor
Area Calculations On First/Second/Third Floor
AREA CALCULATION ON STILT FLOOR
AREA OF BLOCK - 29.80 X 14.40 = 429.12
Deduction
1.) - 1 X 2.45 X 1.35 = 3.31
2.) - 1 X 3.20 X 0.45 = 1.44
3.) - 1 X 2.25 X 3.50 = 7.88
4.) - 2 X 2.35 X 0.35 = 1.65
5.) - 2 X 2.75 X 2.10 = 11.55
6.) - 2 X 3.20 X 2.95 = 18.88
7.) - 1 X 1.35 X 3.55 = 4.79
8.) - 1 X 2.50 X 14.40 = 36.00
9.) - 2 X 2.35 X 2.65 = 12.46
10.) - 1 X 1.35 X 3.15 = 4.25
11.) - 2 X 2.75 X 1.75 = 9.63
12.) - 2 X 3.20 X 2.60 = 16.64
13.) - 1 X 2.10 X 3.75 = 7.88
14.) - 1 X 2.40 X 10.75 = 25.80
15.) - 1 X 3.90 X 2.10 = 8.19
16.) - 1 X 0.95 X 4.60 = 4.37
17.) - 1 X 0.70 X 3.45 = 2.42
18.) - 1 X 1.55 X 2.75 = 4.26
Total deduction = 181.40
Proposed B/up area of Stilt Floor
= 429.12 - 181.40
= 247.72 M²
STILT / STILT FIRST / STILT SECOND FLOOR PLAN
FRONT ELEVATION
SECTION A-A'
Area Calculations On Fourth Floor
AREA OF BLOCK
Deduction
1.) - 2 x 2.75 X 1.75 = 9.63
2.) - 2 x 8.90 X 2.60 = 46.28
3.) - 1 x 2.50 X 8.85 = 22.13
4.) - 2 x 2.35 X 2.65 = 12.46
5.) - 2 x 1.50 X 1.65 = 4.95
6.) - 2 x 1.10 X 7.45 = 16.39
Total deduction = 111.84
Add. Lift Area 2.50 X 1.65 = 4.12
Proposed B/up area of Stilt Third Floor
= 268.35 - 111.84 + 4.12
= 160.63 M²
1) Proposed B/up area of Stilt Floor = 247.72 M²
2) Proposed B/up area of Stilt 1st Floor = 247.72 M²
3) Proposed B/up area of Stilt Second Floor = 247.72 M²
4) Proposed B/up area of Stilt Third Floor = 160.63 M²
Proposed Total B/up Area(Building A) = 903.79 M²
NOTES
GROUND FLOOR PLAN
STILT THIRD FLOOR PLAN
Signature of Owner
PROPOSED REVISED PLAN of RES. BUILDING
in PLOT NO. 35, S. NO. 27/B/14 of DASAK
SHIWAR, NASHIK for, Shri. VIJAY A. DHATRAK
& Shri. SUNIL A. DHATRAK
DRAWN
CHECKED
SCALE : as shown
DATE
DRG. NO.:
M1.1
JOB NO.:
SOHAM
Architectural
Engineering
Services
CONSULTANCY DESIGN ENGINEERING PROJECT MANAGEMENT

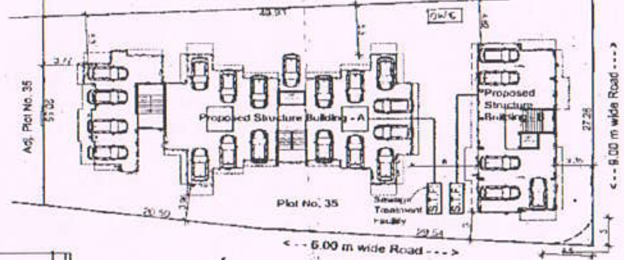
Parking Statement		
Required	4 Wheeler	2 Wheeler
for Plot -	4.	8.
for Building -	12.	12.
for Comm. -	—	—
TOTAL -	16	20
Proposed -	24	20



EAST SIDE ELEVATION (scale : 1:100)
(Building - 'B')



SECTION A-A' (scale : 1:100)
(Building - 'B')



SITE PLAN (scale : 1:300)

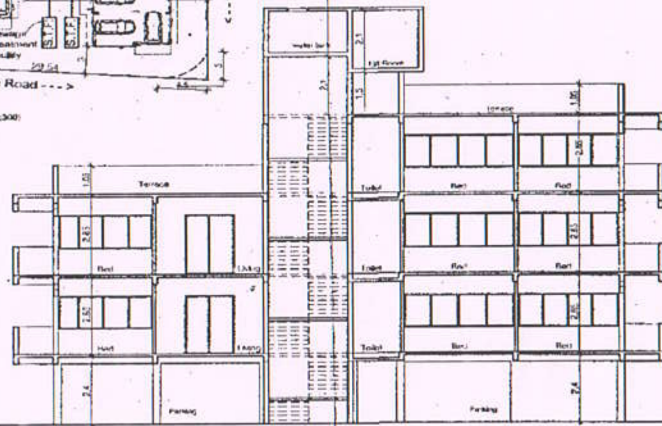
T.D.R. Statement

Plot Area	- 951.42 m²
Permissible T.D.R.(40%)	- 380.56 m²
Purchased T.D.R.	- 260.00 m²
(17 zone - D.R.C. No. 458, dated 05/11/2011)	
(Regd. doc. No. 4603, dated 21/05/2015)	
Total F.S.I.	- 1211.42 m²

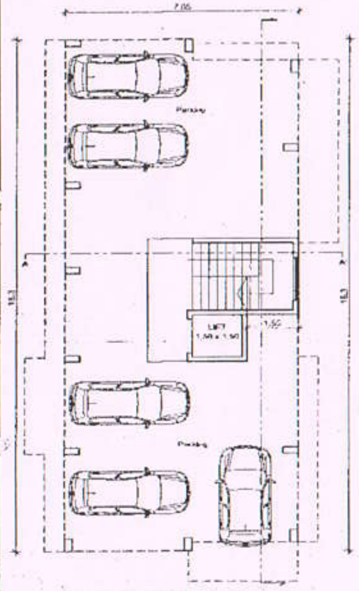
Carpet Area Statement

Flat No	Carpet Area
A1,A3,A5.	(hall-4.25 x 3.25) + (bed-2.40x3.25) (Bed-3.00 x 3.05) + (bed-2.40x3.35) = 38.98 M²
A2,A4	(hall-4.40 x 3.25) + (bed-2.40x3.50) + (bed-3.05x2.85) = 31.63 M²

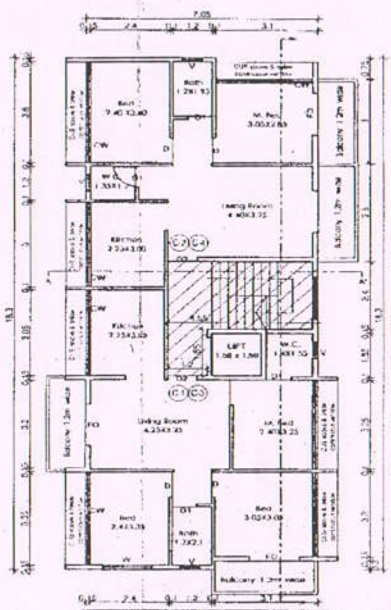
Note: Kitchen, Toilet, Bath, W.C., passage, balcony, stag, balcony, door jam etc. are not included in calculation of the above area.



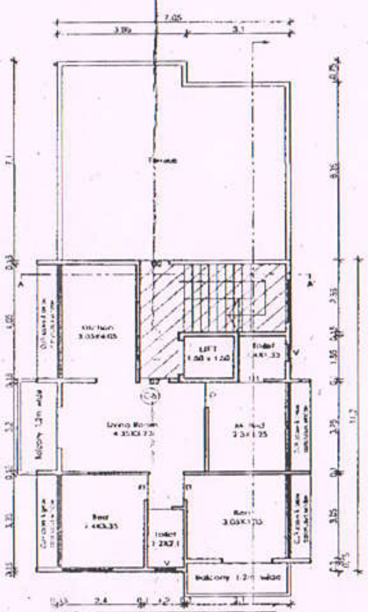
SECTION B-B' (scale : 1:100)
(Building - 'B')



GROUND FLOOR PLAN (scale : 1:100)
(Building - 'B')



STILT / STILT FIRST FLOOR PLAN (scale : 1:100)
(Building - 'B')
(BALCONY AREA = 1.2 (3.00 + 3.50 + 3.20 + 3.5) = 15.84 M²)



STILT SECOND FLOOR PLAN (scale : 1:100)
(Building - 'B')
(BALCONY AREA = 1.2 (3.20 + 3.50) = 8.04 M²)

B/UP AREA STATEMENT (BUILDING - A)

B/up area on stilt floor	- 247.72 M²
B/up area on stilt First floor	- 247.72 M²
B/up area on stilt Second floor	- 247.72 M²
B/up area on stilt Third floor	- 160.63 M²
Total B/up Area of Building A	- 903.79 M²

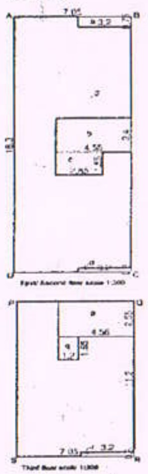
B/UP AREA STATEMENT (BUILDING - B)

B/up area on stilt floor	-110.22 M²
B/up area on stilt First floor	-110.22 M²
B/up area on stilt Second floor	- 64.39 M²
Total B/up Area of Building B	-284.83 M²

TOTAL B/UP AREA = 903.79 + 284.83 = 1188.62 M²

Area Area Diagram & Calculations for Building -'B'

(scale : 1:300)



Area of □ ABCD - 7.05 x 18.3 = 129.02

Deduction
1. Area of block 'a' = 3.20 x 0.75 = 2.40
2. Area of block 'b' = 4.55 x 2.40 = 10.92
3. Area of block 'c' = 2.85 x 1.65 = 4.70
4. Area of block 'd' = 3.20 x 0.30 = 0.96

Total deduction = 18.98

1) Proposed B/up area of Stilt Floor => 129.20 - 18.98 = 110.22 m²

2) Proposed B/up area of Stilt First Floor = 110.22 m²

Area of □ PQRS - 7.05 x 11.20 = 78.96

Deduction
1. Area of block 'p' = 4.56 x 2.55 = 11.63
2. Area of block 'q' = 1.20 x 1.65 = 1.98
3. Area of block 'r' = 3.20 x 0.30 = 0.96

Total deduction = 14.57

3) Proposed B/up area of Stilt Second Floor (Including Lift Area) => 78.96 - 14.57 = 64.39 m²

TOTAL PROPOSED B/UP AREA = 110.22 + 110.22 + 64.39 = 284.83 M²

Balcony Area Statement

Floor	Permissible	Proposed	Penalty
Stilt	11.02 M²	15.84 M²	4.82 M²
Stilt First	11.02 M²	15.84 M²	4.82 M²
Stilt Second	6.44 M²	8.04 M²	1.60 M²
Total Excess Balcony =			11.24 M²

(BALCONY AREA = 1.2 (3.00 + 3.50 + 3.20 + 3.5) = 15.84 M²)
(BALCONY AREA = 1.2 (3.20 + 3.50) = 8.04 M²)

* ALL CUS above & below CONTINUOUS WINDOW are as per SECTION A-A shown in plan.

APPROVED
The plans amended in ...
As per the conditions Mentioned in the accompaning commencement Certificate No. 14/369 dated. 18/05/2016

Sheet 2/2

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

A) AREA STATEMENT	M²
1. AREA OF THE PLOT (As per 7/12 extract)	951.42
2. DEDUCTIONS FOR -	
a) ROAD ACQUISITION AREA	—
b) PROPOSED AREA	—
c) ANY RESERVATION	—
TOTAL (a + b + c)	—
3. NET GROSS AREA OF THE PLOT (1-2)	951.42
4. DEDUCTIONS FOR	
a) RECREATIONAL GROUND as per rule 11(V)(1)	—
b) INTERNAL ROADS	—
TOTAL (a + b)	—
5. NET AREA OF THE PLOT (3-4)	951.42
6. ADDITIONS FOR F.S.I. (Total Built up Area) PURPOSE	
a) 40% T.D.R. AREA	260.00
7. TOTAL AREA (5+6)	1211.42
8. TOTAL F.S.I. PERMISSIBLE	ONE
9. PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	1211.24
10. EXISTING FLOOR AREA	NIL
11. PROPOSED AREA	1188.62
12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B(C) BELOW	11.24
13. TOTAL BUILT UP AREA (10+11+12)	1199.86
14. TOTAL BUILT UP AREA CONSUMED (13/7)	0.99
B) BALCONY AREA STATEMENT	M²
a) PERMISSIBLE BALCONY AREA PER FLOOR	as shown
b) PROPOSED BALCONY AREA PER FLOOR	as shown
c) EXCESS BALCONY AREA (TOTAL)	11.24
C) TENEMENT STATEMENT	M²
a) NET AREA OF THE PLOT	1211.42
b) DEDUCTION OF NON RESIDENTIAL AREA (Shops, etc.)	-----
c) AREA OF TENEMENT (a-b)	1211.42
d) TENEMENT PERMISSIBLE 100/200/250 PER HA	31 nos.
e) TENEMENT PROPOSED	24 nos.
D) PARKING STATEMENT	Nos.
a) PARKING REQUIRED BY RULE	As per statement
b) GARAGES PERMISSIBLE	
c) GARAGES PROPOSED	
d) TOTAL PARKING PROVIDED	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 04.01.2015 and dimensions of all sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Act.

Er. Vijay K. Sanap.
Regd. No. 118 (NMC)

AREA STATEMENT		M²
AREA OF THE PLOT		951.42
F.S.I. PERMISSIBLE		ONE
Add 40% TDR		260.00
TOTAL PERMISSIBLE FLOOR AREA		1211.42
PROPOSED BUILT UP AREA AT-	FIRST FLOOR -	357.55
	SECOND FLOOR -	357.55
	THIRD FLOOR -	311.72
	FORTH FLOOR -	160.63
	EXCESS BALCONY -	11.24
TOTAL BUILT UP AREA PROPOSED		1198.69

NOTES	
PLOT BOUNDARY SHOWN IN Thick BLACK	EXTERNAL WALL - 150 MM Thick
PROPOSED WORK SHOWN IN RED	INTERNAL WALL - 100 MM Thick
DRAINAGE LINE SHOWN IN DOTTED RED	ALL DIMENSIONS ARE IN METER

Er. Vijay K. Sanap | Signature of Owner

PROPOSED REVISED PLAN of RES. BUILDING in PLOT NŌ. 35, S. NŌ. 27/B/14 of DASAK SHIWAR, NASHIK for, Shri. VIJAY A. DHATRAK & Shri. SUNIL A. DHATRAK.

DRAFT : Ravi Pawar	DRG. NO. : M1.2	
CHECKED : Vijay Sanap		
SCALE : as shown		
DATE : 12.05.2016	JOB NO. : SVS / 15 / 900 / M	

SOHAM
Architectural Engineering Services

CONSULTANCY, DESIGN, ENGINEERING, PROJECT MANAGEMENT

34/35, Suvidhan Arcade, Behind HDFC Bank, Shalbhai Farm Road, New Nashik, e-mail: vijay.sanap@sohamaes.com, Phone: 0253 3204088 Cell 093320 20900

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