Balcony Statement

Floor	Area	Allowed Balcony 10% of floor area	Proposed Balcony	Excess Balcony
First Floor	259.74 sq.m.	25.97 sq.m.	3.20+3.00+2.65+3.15+3.20+3.00+2.65+3.15 = 24.00 24.00 X 1.20 = 28.80	28.80 - 25.97 =2.83
Second Floor	255.53 sq.m.	25.55 sq.m.	3.20+3.00+2.65+3.15+3.20+3.00+2.65+3.15 = 24.00 24.00 X 1.20 = 28.80	28.80 - 25.55 =3.25
Third & Fifth Floor	260.13 sq.m.	26.01 sq.m.	3.20+3.00+2.65+3.15+3.20+3.00+2.65+3.15 = 24.00 24.00 X 1.20 = 28.80	28.80 - 26.01 =2.79 2.79 X 2 = 5.58
Fourth Floor	258.33 sq.m.	25.83 sq.m.	3.20+3.00+2.65+3.15+3.20+3.00+2.65+3.15 = 24.00 24.00 X 1.20 = 28.80	28.80 - 25.83 =2.97
Total excess balcony area				14.63 SQ.M.

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)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	FIRST FLOOR	259.74 SQ.M.	25.97 SQ.M.	2.83 SQ.M.	12.80 SQ.M.	------	262.57 SQ.M.
	SECOND FLOOR	255.33 SQ.M.	25.55 SQ.M.	3.25 SQ.M.	24.66 SQ.M.	------	258.58 SQ.M.
	THIRD FLOOR	260.13 SQ.M.	26.01 SQ.M.	2.79 SQ.M.	24.77 SQ.M.	------	262.92 SQ.M.
	FOURTH FLOOR	260.13 SQ.M.	26.01 SQ.M.	2.79 SQ.M.	24.66 SQ.M.	------	262.92 SQ.M.
	FIFTH FLOOR	258.33 SQ.M.	25.83 SQ.M.	2.97 SQ.M.	24.77 SQ.M.	------	261.30 SQ.M.
	TOTAL AREA	1293.66 SQ.M.	129.37 SQ.M.	14.63 SQ.M.	111.66 SQ.M.	------	1308.29 SQ.M.

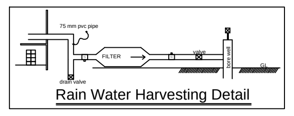
ALTERNATE TERRACE STATEMENT

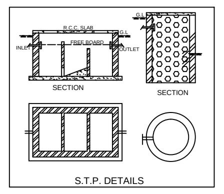
FIRST FLOOR
A)3.20 X 2.00 X2 = 12.80 SQ.M
TOTAL ALT.TERRACE AREA - 12.80 SQ.M

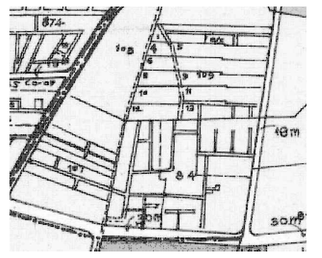
SECOND FLOOR
A)2.00 X 3.375 X2 = 13.50 SQ.M
B)2.00 X 3.475 X2 = 13.90 SQ.M
TOTAL ALT.TERRACE AREA = 27.40 SQ.M

FOURTH FLOOR
A)2.00 X 3.375 X2 = 13.50 SQ.M
B)2.00 X 3.475 X2 = 13.90 SQ.M
TOTAL ALT.TERRACE AREA = 27.40 SQ.M

THIRD & FIFTH FLOOR
A)3.20 X 2.00 X2 = 12.80 SQ.M
B)3.325 X 1.80 X2 = 11.97 SQ.M
TOTAL ALT.TERRACE AREA = 24.77 X 2 = 49.54 SQ.M
TOTAL ALT.TERRACE AREA OF BLDG = 117.14 SQ.M
TOTAL BUILT UP AREA OF BLD. = 1308.49 SQ.M.
ALLOWED 20% ALT. TERRACE AREA = 261.70 SQ.M.


Rain Water Harvesting Detail


S.T.P. DETAILS


LOCATION PLAN

PROFORMA -1

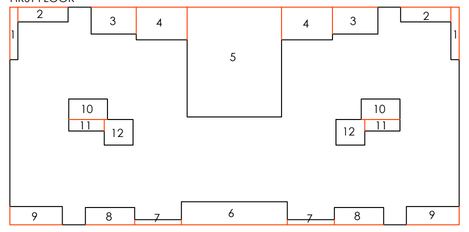
REVISED RESIDENTIAL BUILDING PERMISSION PLAN ON P.NO.1A+1B+1C+1D, IN S.NO. 109/10B, OF WADALA SHIWAR, AT NASHIK SHIWAR.
FOR - M/S. PATANI SHAH ASSOCIATES BH. SANSTHA THRO. BH. MR. SAGAR S. SHAH & OTHER ONE.

DRAWING SHEET NO. 1/2

AREA CALCULATION & DIAGRAM

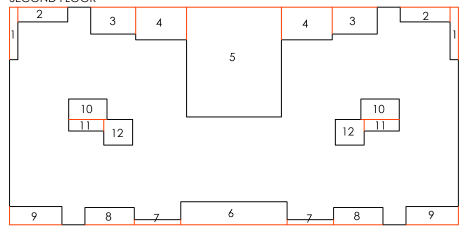
SCALE 1:200

FIRST FLOOR



Block area - 27.35 X 13.25 = 362.39 sq.m.
Deduction -
1) 0.50 x 3.20 x2 = 3.20 sq.m.
2) 3.05 x 0.90 x2 = 5.49 sq.m.
3) 2.75 x 1.65 x2 = 9.07 sq.m.
4) 3.10 x 2.00 x2 = 12.40 sq.m.
5) 5.75 x 6.70 x1 = 38.52 sq.m.
6) 6.45 x 1.40 x1 = 9.03 sq.m.
7) 2.85 x 0.30 x2 = 1.71 sq.m.
8) 3.00 x 1.05 x2 = 6.30 sq.m.
9) 3.20 x 1.10 x2 = 7.04 sq.m.
10) 2.35 x 1.25 x2 = 5.87 sq.m.
11) 2.15 x 0.70 x2 = 3.01 sq.m.
12) 1.75 x 1.55 x2 = 5.42 sq.m.
Total Deduction - 107.06 sq.m.
Net B/up Area 1st Floor - 255.33 sq.m.
Addition Lift - 2.10x2.10x1 = 4.41 sq.m.
Total B/up Area 1st Floor - 259.74 sq.m.

SECOND FLOOR



Block area - 27.35 X 13.25 = 362.39 sq.m.
Deduction -
1) 0.50 x 3.20 x2 = 3.20 sq.m.
2) 3.05 x 0.90 x2 = 5.49 sq.m.
3) 2.75 x 1.65 x2 = 9.07 sq.m.
4) 3.10 x 2.00 x2 = 12.40 sq.m.
5) 5.75 x 6.70 x1 = 38.52 sq.m.
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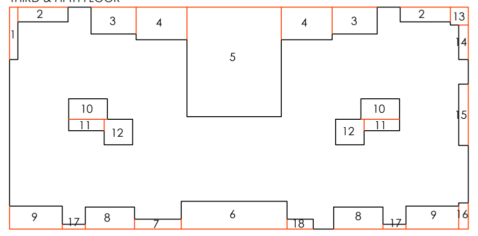
8) 3.00 x 1.05 x2 = 6.30 sq.m.
9) 3.20 x 1.10 x2 = 7.04 sq.m.
10) 2.35 x 1.25 x2 = 5.87 sq.m.
11) 2.15 x 0.70 x2 = 3.01 sq.m.
12) 1.75 x 1.55 x2 = 5.42 sq.m.
Total Deduction - 107.06 sq.m.
Total B/up Area 2nd Floor - 255.33 sq.m.

THIRD & FIFTH FLOOR

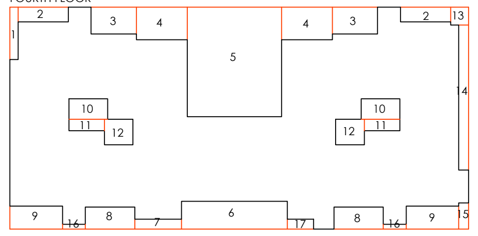


Block area - 27.95 X 13.55 = 378.72 sq.m.
Deduction -
1) 0.50 x 3.20 x1 = 1.60 sq.m.
2) 3.05 x 0.90 x2 = 5.49 sq.m.
3) 2.75 x 1.65 x2 = 9.07 sq.m.
4) 3.10 x 2.00 x2 = 12.40 sq.m.
5) 5.75 x 6.70 x1 = 38.52 sq.m.
6) 6.45 x 1.70 x1 = 10.96 sq.m.
7) 2.85 x 0.60 x1 = 1.71 sq.m.
8) 3.00 x 1.35 x2 = 8.10 sq.m.
9) 3.20 x 1.40 x2 = 8.96 sq.m.
10) 2.35 x 1.25 x2 = 5.87 sq.m.
11) 2.15 x 0.70 x2 = 3.01 sq.m.
12) 1.75 x 1.55 x2 = 5.42 sq.m.
13) 1.10 x 1.10 x1 = 1.21 sq.m.
14) 0.60 x 2.10 x1 = 1.26 sq.m.
15) 0.60 x 3.75 x1 = 2.25 sq.m.
16) 0.60 x 1.60 x1 = 0.96 sq.m.
17) 1.40 x 0.30 x2 = 0.84 sq.m.
18) 1.60 x 0.60 x1 = 0.96 sq.m.
Total Deduction - 118.59 sq.m.
Net B/up Area Floor - 260.13 sq.m.
Total B/up Area 3rd Floor - 260.13 sq.m.
Total B/up Area 5th Floor - 260.13 sq.m.

SCHEDULE OF DOOR/WINDOW

D	1.05X2.15	T. W. PANELLED
D1	0.90X2.15	T. W. PANELLED
D2	0.75X2.15	"
W	1.80X1.25	T. W. GLAZED WINDOW
W1	1.50X1.25	"
W2	1.20X1.25	T. W. GLAZED WINDOW
W3	0.90X1.50	T. W. GLAZED WINDOW
W4	0.75X1.50	T. W. GLAZED WINDOW
V	0.60X0.90	LOUVERD VENT.

FOURTH FLOOR



Block area - 27.95 X 13.55 = 378.72 sq.m.
Deduction -
1) 0.50 x 3.20 x1 = 1.60 sq.m.
2) 3.05 x 0.90 x2 = 5.49 sq.m.
3) 2.75 x 1.65 x2 = 9.07 sq.m.
4) 3.10 x 2.00 x2 = 12.40 sq.m.
5) 5.75 x 6.70 x1 = 38.52 sq.m.
6) 6.45 x 1.70 x1 = 10.96 sq.m.
7) 2.85 x 0.60 x1 = 1.71 sq.m.
8) 3.00 x 1.35 x2 = 8.10 sq.m.
9) 3.20 x 1.40 x2 = 8.96 sq.m.
10) 2.35 x 1.25 x2 = 5.87 sq.m.
11) 2.15 x 0.70 x2 = 3.01 sq.m.
12) 1.75 x 1.55 x2 = 5.42 sq.m.
13) 1.10 x 1.10 x1 = 1.21 sq.m.
14) 0.60 x 8.85 x1 = 5.31 sq.m.
15) 0.60 x 1.60 x1 = 0.96 sq.m.
16) 1.40 x 0.30 x2 = 0.84 sq.m.
17) 1.60 x 0.60 x1 = 0.96 sq.m.
Total Deduction - 120.39 sq.m.
Total B/up Area 4th Floor - 258.33 sq.m.

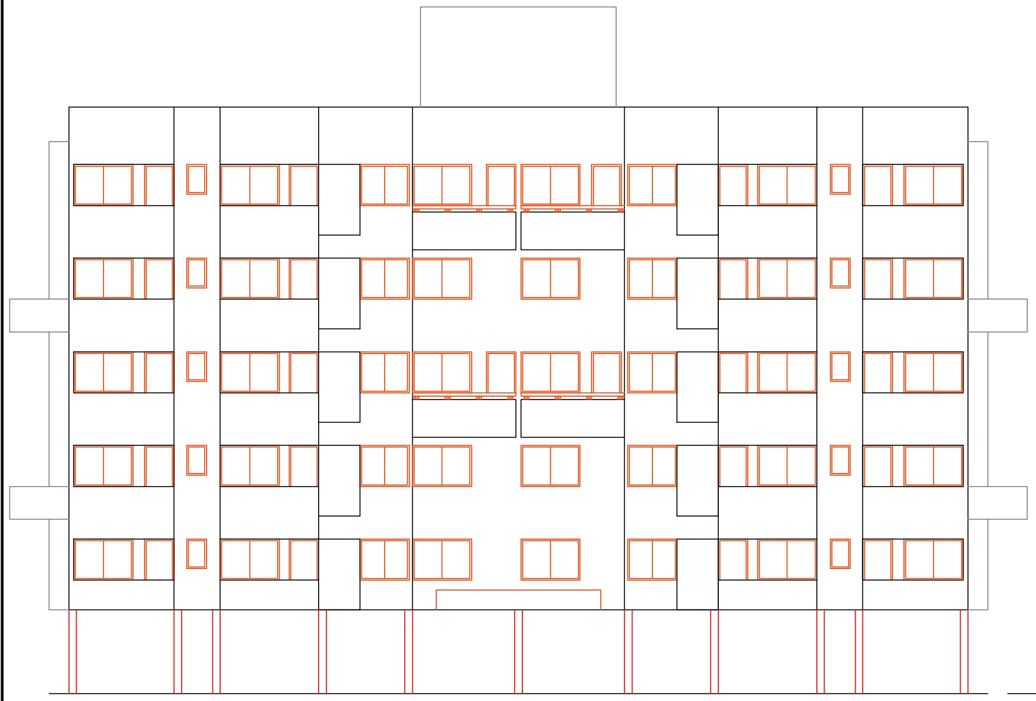
BUILDING NO.	FLOOR NO.	FLAT / SHOP NO.	BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE OTTA	AREA OF BALCONY ATTACHED TO FLAT / UNIT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	FIRST FLOOR	101,104	54.73+4.82 = 59.55 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	6.96 SQ.M.	6.40 SQ.M.	72.91 SQ.M.
		102,103	72.94+4.82 = 77.76 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	7.44 SQ.M.	——	85.20 SQ.M.
	SECOND FLOOR	201,204	54.73+4.82 = 59.55 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	6.96 SQ.M.	6.95 SQ.M.	73.46 SQ.M.
		202,203	72.94+4.82 = 77.76 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	7.44 SQ.M.	6.75 SQ.M.	91.95 SQ.M.
	THIRD & FIFTH FLOOR	301,501	56.67+4.82 = 61.49 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	6.96 SQ.M.	6.40 SQ.M.	74.85 SQ.M.
		302,502	75.79+4.82 = 80.61 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	7.44 SQ.M.	5.98 SQ.M.	94.03 SQ.M.
		303,503	72.94+4.82 = 77.76 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	7.44 SQ.M.	5.98 SQ.M.	91.18 SQ.M.
		304,504	54.73+4.82 = 59.55 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	6.96 SQ.M.	6.40 SQ.M.	72.91 SQ.M.
	FOURTH FLOOR	401	55.77+4.82 = 60.59 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	6.96 SQ.M.	6.95 SQ.M.	74.50 SQ.M.
		402	74.89+4.82 = 79.71 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	7.44 SQ.M.	6.75 SQ.M.	93.90 SQ.M.
		403	72.94+4.82 = 77.76 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	7.44 SQ.M.	6.75 SQ.M.	91.95 SQ.M.
		404	54.73+4.82 = 59.55 SQ.M. (COMMON AREA = 4.82 SQ.M.) (AVG. 19.28 / 4 = 4.82 SQ.M.)	6.96 SQ.M.	6.95 SQ.M.	73.46 SQ.M.

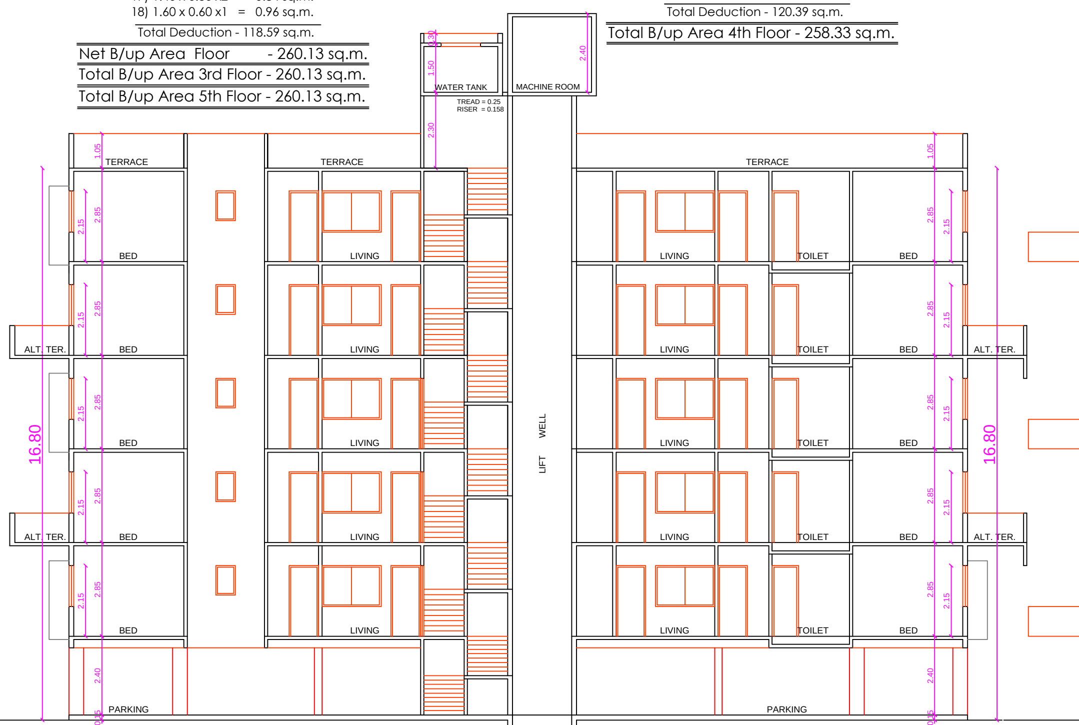
NOTE :
1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.
2) ABOVE STATEMENT MAY VARY, WHENEVER REQUIRED.

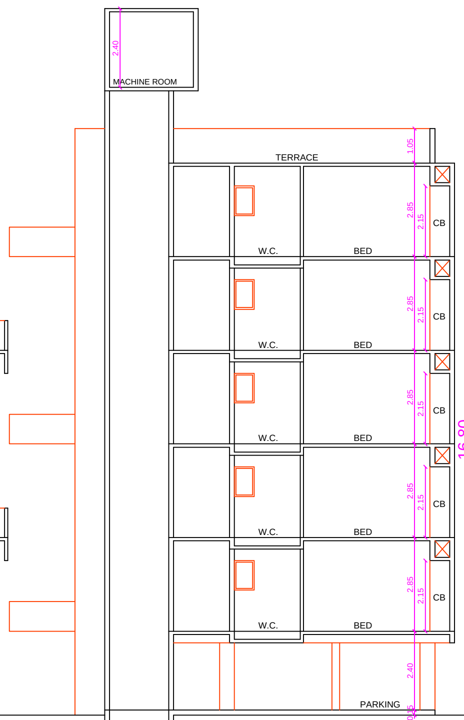
CARPET + USABLE AREA STATEMENT

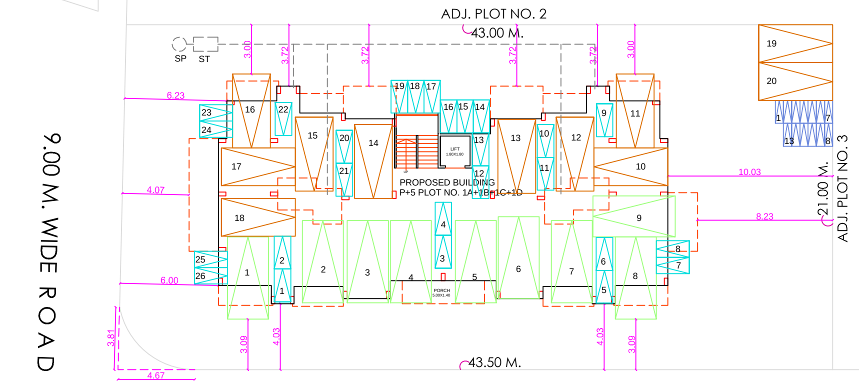
FLOOR NO.	FLAT / UNIT NO.	CARPET	USABLE AREA OF BALCONIES/ALTERNATE TERRACE/C/B (EXCLUDING AREA UNDER WALLS)	TOTAL AREA (CARPET+USABLE)
FIRST FLOOR	101	50.36 SQ.M.	13.22 SQ.M.	63.58 SQ.M.
	102	67.62 SQ.M.	8.87 SQ.M.	76.49 SQ.M.
	103	67.62 SQ.M.	8.87 SQ.M.	76.49 SQ.M.
	104	50.36 SQ.M.	13.22 SQ.M.	63.58 SQ.M.
Total Carpet+Usable Area First Floor		235.96 SQ.M.	44.18 SQ.M.	280.14 SQ.M.
SECOND FLOOR	201	50.36 SQ.M.	12.33 SQ.M.	62.69 SQ.M.
	202	67.62 SQ.M.	13.64 SQ.M.	81.26 SQ.M.
	203	67.62 SQ.M.	13.64 SQ.M.	81.26 SQ.M.
	204	50.36 SQ.M.	12.33 SQ.M.	62.69 SQ.M.
Total Carpet+Usable Area Second Floor		235.96 SQ.M.	51.94 SQ.M.	287.90 SQ.M.
THIRD FLOOR	301	50.36 SQ.M.	13.22 SQ.M.	63.58 SQ.M.
	302	67.62 SQ.M.	14.22 SQ.M.	81.84 SQ.M.
	303	67.62 SQ.M.	14.22 SQ.M.	81.84 SQ.M.
	304	50.36 SQ.M.	13.22 SQ.M.	63.58 SQ.M.
Total Carpet+Usable Area Third Floor		235.96 SQ.M.	54.88 SQ.M.	290.84 SQ.M.
FOURTH FLOOR	401	50.36 SQ.M.	12.33 SQ.M.	62.69 SQ.M.
	402	67.62 SQ.M.	13.64 SQ.M.	81.26 SQ.M.
	403	67.62 SQ.M.	13.64 SQ.M.	81.26 SQ.M.
	404	50.36 SQ.M.	12.33 SQ.M.	62.69 SQ.M.
Total Carpet+Usable Area Fourth Floor		235.96 SQ.M.	51.94 SQ.M.	287.90 SQ.M.
FIFTH FLOOR	501	50.36 SQ.M.	13.22 SQ.M.	63.58 SQ.M.
	502	67.62 SQ.M.	14.22 SQ.M.	81.84 SQ.M.
	503	67.62 SQ.M.	14.22 SQ.M.	81.84 SQ.M.
	504	50.36 SQ.M.	13.22 SQ.M.	63.58 SQ.M.
Total Carpet+Usable Area Fifth Floor		235.96 SQ.M.	54.88 SQ.M.	290.84 SQ.M.
Total Carpet+Usable Area Of Building		1179.80 SQ.M.	257.82 SQ.M.	1437.62 SQ.M.

TOTAL NO. OF FLOOR OF BUILDING = GROUND+5.
TOTAL NO. OF TENEMENTS = 20.


FRONT ELEVATION


SECTION AT a'-a'
SCALE - 1:100


SECTION AT b'-b'
SCALE - 1:100



7.62 M. WIDE EXISTING ROAD

SITE PLAN

SCALE 1:200

N

PARKING STATEMENT (PREVIOUSLY APPROVED)

NO.	REQUIRED PARKING 4 WHELLER	REQUIRED PARKING 2 WHELLER	PROVIDED PARKING 4 WHELLER	PROVIDED PARKING 2 WHELLER
PLOT AREA 901.875 sq.m.	04 NOS.	08 NOS.	04 NOS.	08 NOS.
NO OF FLAT 14 NOS	07 NOS.	07 NOS.	07 NOS.	07 NOS.
TOTAL	11 NOS.	15 NOS.	11 NOS.	15 NOS.

PARKING STATEMENT (PROPOSED)

NO.	REQUIRED PARKING 4 WHELLER	REQUIRED PARKING 2 WHELLER	REQUIRED PARKING CYCLE	PROVIDED PARKING 4 WHELLER	PROVIDED PARKING 2 WHELLER	PROVIDED PARKING CYCLE
No. of Tenament having carpet area up to 40 but less than 80 sq. m. 06 nos	06 NOS.	24 NOS.	12 NOS.	08 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.	09 NOS.	26 NOS.	13 NOS.

*REFERANCE :
PREVIOUSLY APPROVED B.P. NO. A4/46/1241,
DATED : 10/06/2016.

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	901.875
a) As per ownership document (7/12, CTS extract)	901.875
b) As per measurement sheet	---
a) As per site	901.875
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	901.875
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(b)]	901.875
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)	992.06
10 Additional of area for F.S.I.	—
a) In-situ area against D.P. road [1.85xsr.no.2(a)], if any	
b) In-situ area against Amenity space [2.00 or 1.85 xsr.no.5(b)],	—
c) Premium F.S.I. area (subject to maximum of 0.5 or sr.no.8) (Allowed 30% = 270.56 sq.m.)	270.00
d) T.D.R. area (Allowed 40% = 360.75 sq.m.)	48.00
e) Addictional F.S.I. area under chapter VIII	—
(total a+b+c+d+e)	318.00
11 Total area available (9+10)	1310.06
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4)	
13 Total built up area in proposal.(excluding area at Sr.No.15b)	
a) Existing Built-up Area.	
b) Completed Built-up Area.	1293.66
c) Excess Balcony area counted in F.S.I.	14.63
d) Excess Double height terraces area counted in F.S.I.	
(total a+b+c+d)	1308.29
14 F.S.I. Consumed (13/8) (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	
17 No. Of Tenements	20.00 NOS.
19 No. Of Floor Ground+5 Floor.	5 floor

AREA STATEMENT	
AREA OF THE PLOT (ADD. T.D.R.)	1310.06
ALLOWED F.S.I.	ONE
c)AREA AT FIRST FL.	259.74
d)AREA AT SECOND FL.	255.33
e)AREA AT THIRD FL.	260.13
f)AREA AT FOURTH FL.	258.33
g)AREA AT FIFTH FL.	260.13
h) EXCESS BALCONY AREA	14.63
TOTAL BUILT UP AREA	1308.29

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on & the dimensions of sides etc. of plot stated on 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.

T. P. ACT.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNER DECLARATION

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

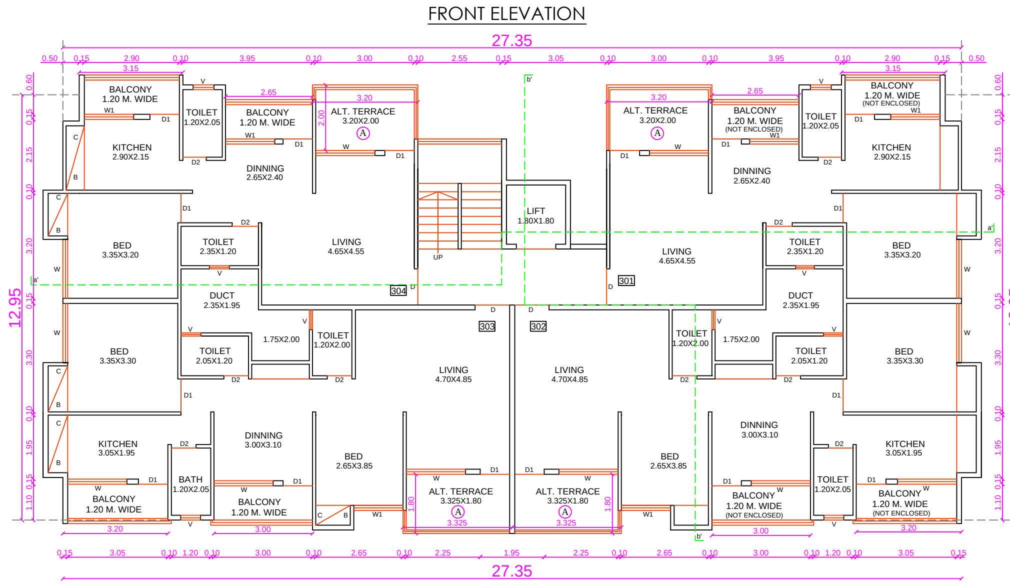
FOR - M/S. PATANI SHAH ASSOCIATES BH. SANSTHA THRO. BH. MR. SAGAR S. SHAH & OTHER ONE.
OWNER SIGN

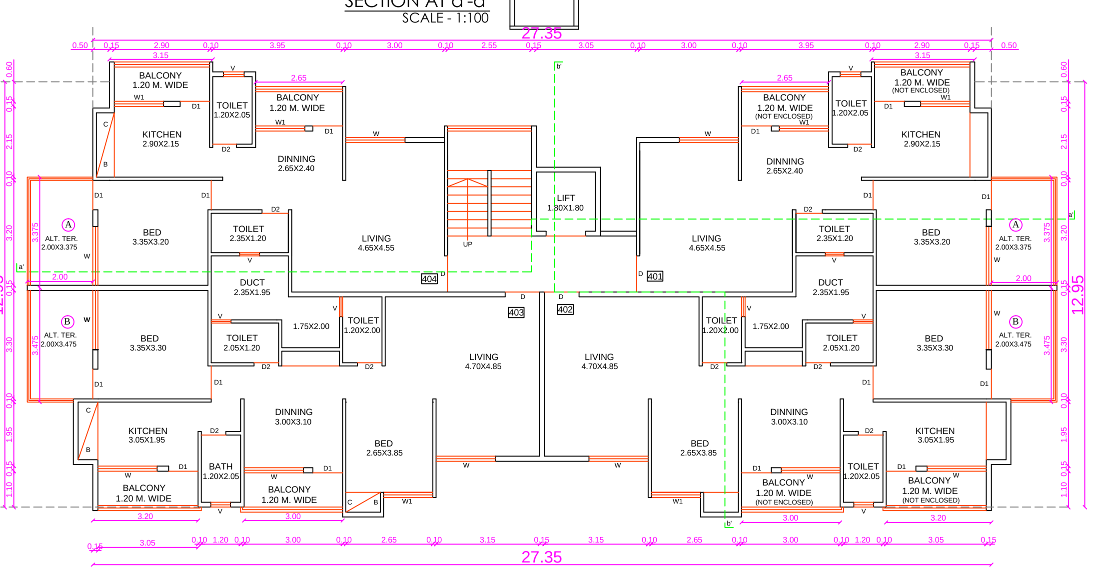
AR. PASHMIN SHAH
REG.NO.

ARCHITECT SIGN | STRUCTURAL SIGN

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic. Engg./ Supervisor.
1		As above	Nikhil s.s.	Pankaj Jadhav	REG.NO.

amoeba designs
architecture . interior
38 / chaitraban F / B wing, opp croma showroom, off ITI road, Pune-411 007, india
+91 8975 311 341


THIRD FLOOR PLAN
SCALE - 1:100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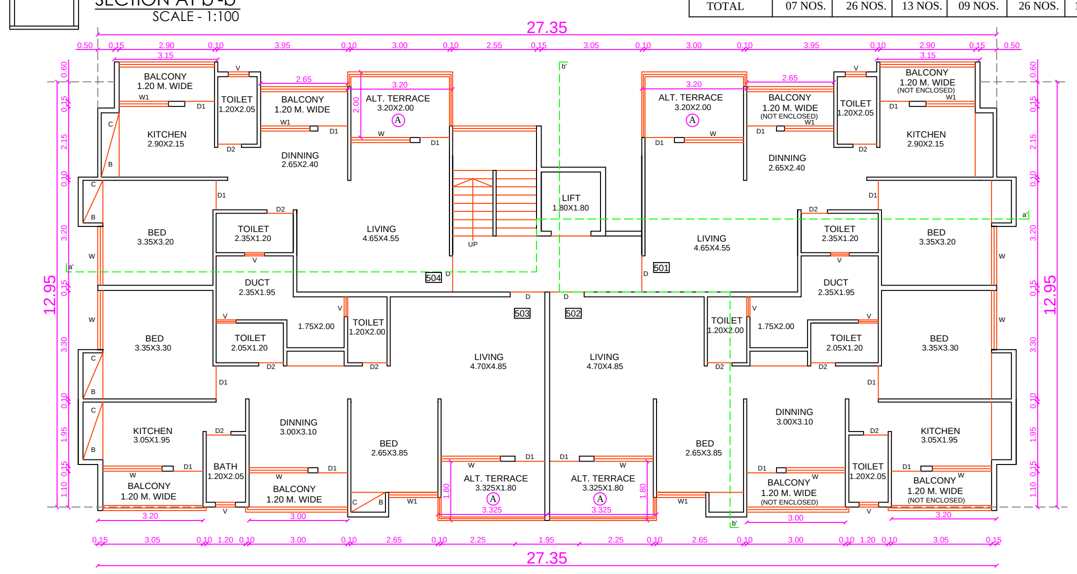
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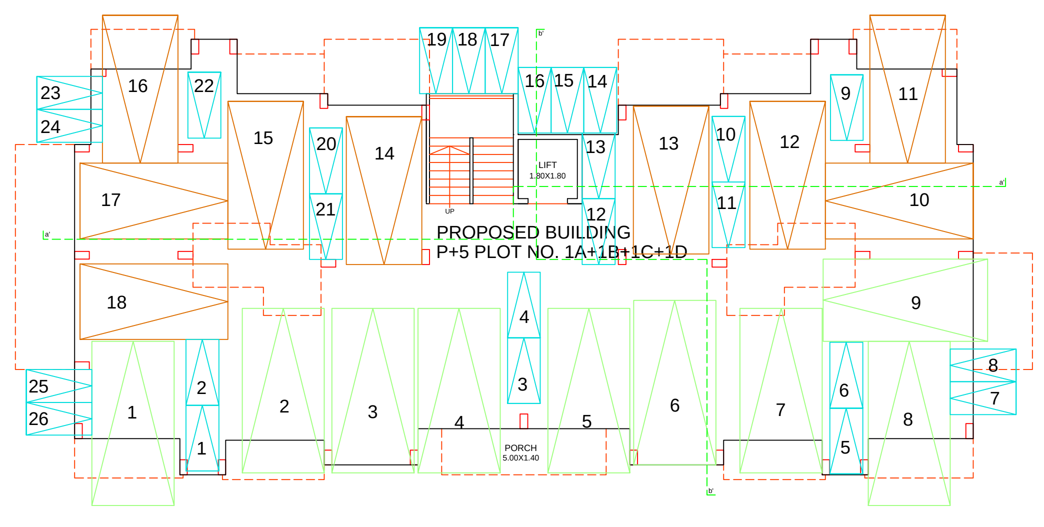

GROUND FLOOR PLAN
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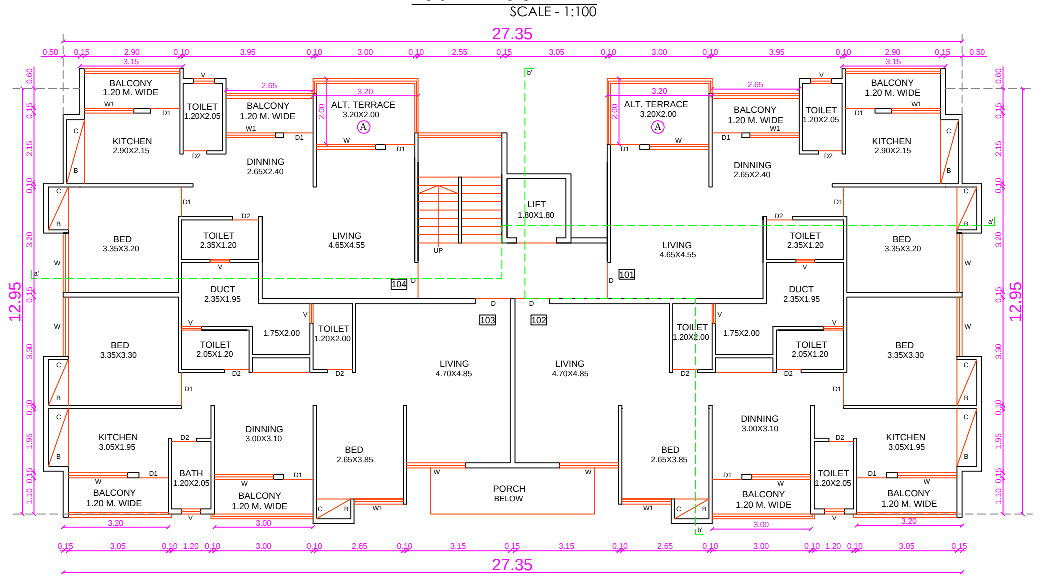
FIRST FLOOR PLAN
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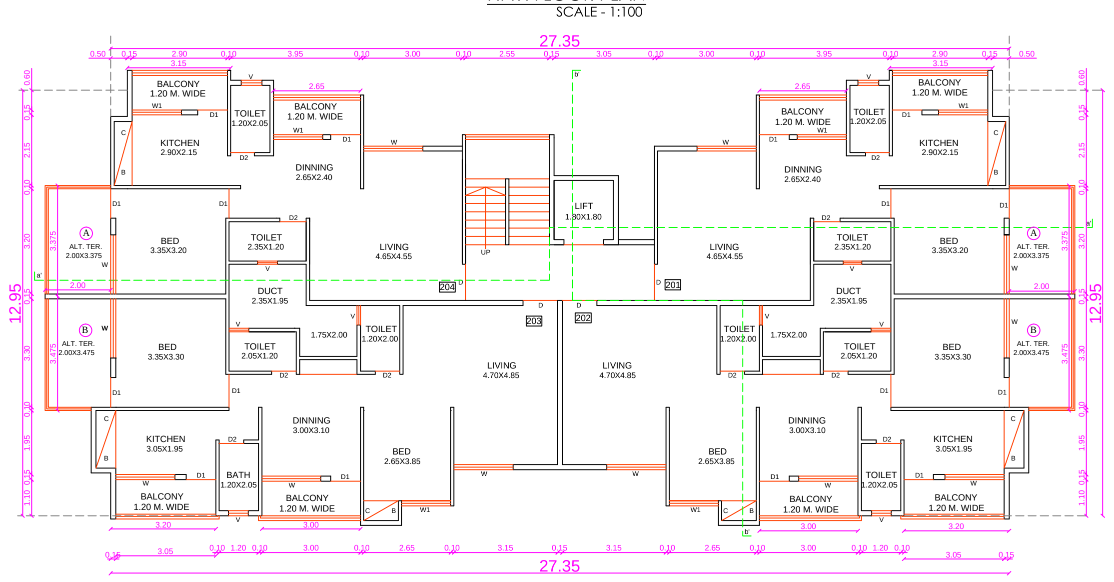
SECOND FLOOR PLAN
SCALE - 1:100

PROPOSED REVISED BUILDING PLAN SUBMITTED TO NASHIK MUNCIPAL CORPORATION