FLAT WISE AREA CALCULATION

FLATWISE AREA CALCULATION
TYPICAL FLAT NOS = 101,301

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.30	1.88
		2.85	2.75	7.83
		2.40	3.00	7.20
				16.91
2	KITCHEN	3.00	2.95	8.85
3	BED ROOM	3.00	3.05	9.15
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		2.75	1.05	2.88
2		2.95	1.05	3.09
DOUBLE HEIGHT TERRACE				
1		0.95	3.00	3.46
TOTAL				**= 48.60 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NOS = 102,103,202,203,302,303

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	2.85	4.05	11.54
2	KITCHEN	2.28	3.00	6.84
3	BED ROOM	2.90	2.75	7.97
TOILET				
	BATH	1.70	1.20	2.04
	WC	1.10	1.00	1.10
PASSAGE				
	PASSAGE	1.20	1.30	1.56
BALCONY				
1		2.75	1.05	2.88
TOTAL				**= 33.93 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NOS = 104,304

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.30	1.88
		2.85	2.75	7.83
		2.40	3.00	7.20
				16.91
2	KITCHEN	3.00	2.95	8.85
3	BED ROOM	3.00	3.05	9.15
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		2.75	1.05	2.88
2		2.95	1.05	3.09
DOUBLE HEIGHT TERRACE				
1		0.95	2.90	2.75
TOTAL				**= 47.39 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NO = 105

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.05	1.52
		3.95	3.00	11.85
		1.40	2.75	3.85
				17.22
2	KITCHEN	3.00	1.85	5.55
3	BED ROOM	3.00	2.95	8.85
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		3.00	1.05	3.15
2		2.95	1.05	3.09
DOUBLE HEIGHT TERRACE				
1		0.95	2.15	2.04
2		2.40	1.05	2.52
TOTAL				**= 46.18 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NOS = 106,107,206,207,306,307,401,402

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	3.95	2.70	10.66
2	KITCHEN	5.15	1.80	9.27
TOILET				
TOILET		1.10	1.85	2.03
		1.80	0.95	1.71
BALCONY				
1		5.15	1.05	5.40
2		1.65	0.75	1.23
3		1.65	1.05	1.73
TOTAL				**= 32.03 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NO = 108

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.05	1.52
		3.95	3.00	11.85
		1.40	2.75	3.85
				17.22
2	KITCHEN	3.00	1.85	5.55
3	BED ROOM	3.00	2.95	8.85
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		3.00	1.05	3.15
2		2.95	1.05	3.09
DOUBLE HEIGHT TERRACE				
1		0.95	2.35	2.23
2		2.40	1.05	2.52
TOTAL				**= 45.37 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NOS = 201,204

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.30	1.88
		2.85	2.75	7.83
		2.40	3.00	7.20
				16.91
2	KITCHEN	3.00	2.95	8.85
3	BED ROOM	3.00	3.05	9.15
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		2.75	1.05	2.88
2		2.95	1.05	3.09
TOTAL				**= 44.64 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NOS = 205,208

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.05	1.52
		3.95	3.00	11.85
		1.40	2.75	3.85
				17.22
2	KITCHEN	3.00	1.85	5.55
3	BED ROOM	3.00	2.95	8.85
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		3.00	1.05	3.15
2		2.95	1.05	3.09
TOTAL				**= 41.62 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NO = 305

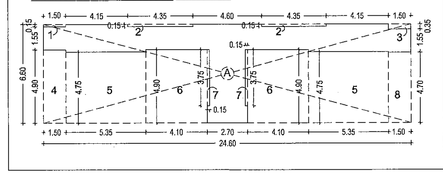
NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.05	1.52
		3.95	3.00	11.85
		1.40	2.75	3.85
				17.22
2	KITCHEN	3.00	1.85	5.55
3	BED ROOM	3.00	2.95	8.85
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		3.00	1.05	3.15
2		2.95	1.05	3.09
3		2.75	1.05	2.88
DOUBLE HEIGHT TERRACE				
1		0.95	2.15	2.04
2		2.40	1.05	2.52
TOTAL				**= 49.08 SQ.MT.**

FLATWISE AREA CALCULATION
TYPICAL FLAT NO = 308

NO	DESCRIPTION	LENGTH	WIDTH	AREA
ROOMS				
1	LIVING ROOM	1.45	1.05	1.52
		3.95	3.00	11.85
		1.40	2.75	3.85
				17.22
2	KITCHEN	3.00	1.85	5.55
3	BED ROOM	3.00	2.95	8.85
TOILET				
	TOILET	2.40	1.20	2.88
PASSAGE				
	PASSAGE	1.10	0.80	0.88
BALCONY				
1		3.00	1.05	3.15
2		2.95	1.05	3.09
3		2.75	1.05	2.88
DOUBLE HEIGHT TERRACE				
1		0.95	2.35	2.23
2		2.40	1.05	2.52
TOTAL				**= 49.25 SQ.MT.**

PASSAGES & STAIRCASE PREMIUM AREAS

1ST TO 3RD FLOOR PASSAGES & STAIRCASE AREA DIAGRAM SCALE :- 1: 200



PASSAGES AND STAIRCASE AREA CALCULATION FOR TYPICAL 1ST TO 3RD FLOOR

A 24.60 X 6.60 = 162.36 SQ.MT.

DEDUCTION AREA

1	1.50	X	0.15	X	1	=	0.22 SQ.MT.
2	4.35	X	0.15	X	2	=	1.30 SQ.MT.
3	1.50	X	0.35	X	1	=	0.52 SQ.MT.
4	1.50	X	4.90	X	1	=	7.35 SQ.MT.
5	5.35	X	4.75	X	2	=	50.82 SQ.MT.
6	4.10	X	4.90	X	2	=	40.18 SQ.MT.
7	0.15	X	3.75	X	2	=	1.12 SQ.MT.
8	1.50	X	4.70	X	1	=	7.05 SQ.MT.
TOTAL						=	108.56 SQ.MT.
NET BUILT UP AREA						=	162.36 - 108.56
						=	53.80 SQ.MT.

4TH FLOOR PASSAGES & STAIRCASE AREA DIAGRAM SCALE :- 1: 200

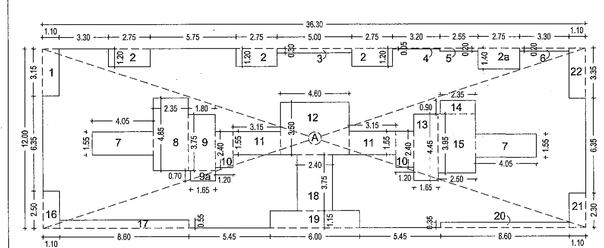
AREA CALCULATION FOR 4TH FLOOR PLAN

A 5.30 X 6.60 = 34.98 SQ.MT.

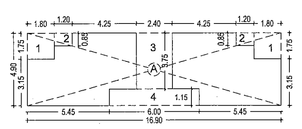
DEDUCTION AREA

1	1.45	X	3.75	X	2	=	10.87 SQ.MT.
2	1.30	X	1.15	X	2	=	2.99 SQ.MT.
TOTAL						=	13.86 SQ.MT.
NET BUILT UP AREA						=	34.98 - 13.86
						=	21.12 SQ.MT.

FLOOR WISE BUILT-UP AREA CALCULATIONS



TYPICAL 1ST TO 3RD FLOOR AREA DIAGRAM SCALE :- 1: 200



4TH FLOOR AREA DIAGRAM SCALE :- 1: 200

AREA CALCULATION FOR 1ST TO 3RD FLOOR PLAN

A 36.30 X 12.00 = 435.60 SQ.MT.

DEDUCTION AREA

1	1.10	X	3.15	X	1	=	3.46 SQ.MT.
2	2.75	X	1.20	X	3	=	9.90 SQ.MT.
2a	2.75	X	1.40	X	1	=	3.85 SQ.MT.
3	5.00	X	0.30	X	1	=	1.50 SQ.MT.
4	3.20	X	0.05	X	1	=	0.16 SQ.MT.
5	2.55	X	0.20	X	1	=	0.51 SQ.MT.
6	3.30	X	0.20	X	1	=	0.66 SQ.MT.
7	4.05	X	1.55	X	2	=	12.55 SQ.MT.
8	2.35	X	4.85	X	1	=	11.39 SQ.MT.
9	1.80	X	3.75	X	1	=	6.75 SQ.MT.
9a	1.65	X	0.70	X	1	=	1.15 SQ.MT.
10	1.20	X	2.40	X	2	=	5.76 SQ.MT.
11	3.15	X	1.55	X	2	=	9.76 SQ.MT.
12	4.60	X	3.50	X	1	=	16.10 SQ.MT.
13	1.65	X	4.45	X	1	=	7.34 SQ.MT.
14	2.35	X	0.90	X	1	=	2.11 SQ.MT.
15	2.50	X	3.95	X	1	=	9.87 SQ.MT.
16	1.10	X	2.50	X	1	=	2.73 SQ.MT.
17	8.60	X	0.55	X	1	=	4.73 SQ.MT.
18	2.40	X	3.75	X	1	=	9.00 SQ.MT.
19	6.00	X	1.15	X	1	=	6.90 SQ.MT.
20	8.60	X	0.35	X	1	=	3.01 SQ.MT.
21	1.10	X	2.30	X	1	=	2.53 SQ.MT.
22	1.10	X	3.35	X	1	=	3.68 SQ.MT.
TOTAL						=	135.42 SQ.MT.
NET BUILT UP AREA						=	435.60 - 135.42
						=	300.18 SQ.MT.

AREA CALCULATION FOR 4TH FLOOR PLAN

A 16.90 X 4.90 = 82.81 SQ.MT.

DEDUCTION AREA

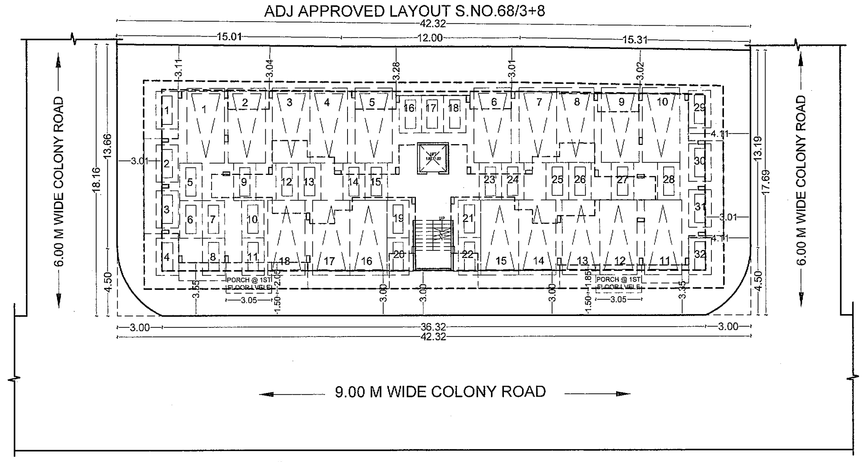
1	1.80	X	1.75	X	2	=	6.30 SQ.MT.
2	1.20	X	0.85	X	2	=	2.04 SQ.MT.
3	2.40	X	3.75	X	1	=	9.00 SQ.MT.
4	6.00	X	1.15	X	1	=	6.90 SQ.MT.
TOTAL						=	24.24 SQ.MT.
NET BUILT UP AREA						=	82.81 - 24.24
						=	58.57 SQMT.

PARKING STATEMENT	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
PLOT PARKING	3	6	3	6
PARKING FOR RESIDENTIAL	13	26	15	26
PROVIDED	16	32	18	32

PLOT AREA STATEMENT
PLOT BEFORE AMALGAMATION

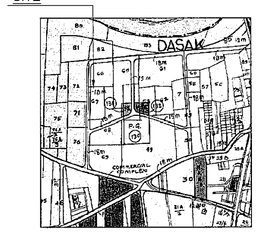
PLOT NO - 28	=	271.42 SQM
PLOT NO - 29	=	215.12 SQM
PLOT NO - 30	=	269.30 SQM
AREA OF AMALGAMATED PLOT NO. (28+29+30)	=	**755.84 SQM**

ADJ APPROVED LAYOUT S.NO.68/3+8

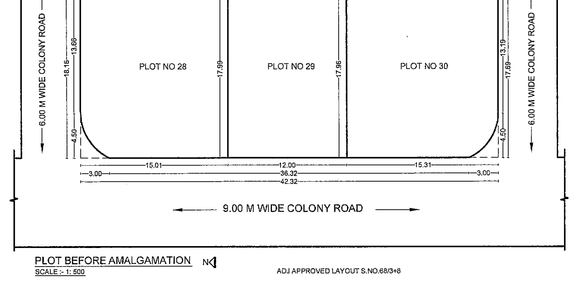


SITE PLAN SCALE :- 1: 200 N

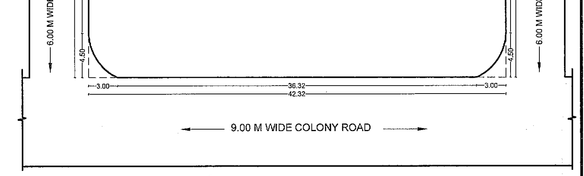
PROPOSED SITE



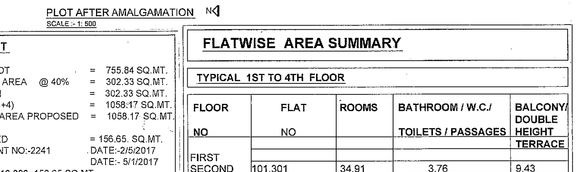
LOCATION PLAN N
SCALE :- 1: 10000



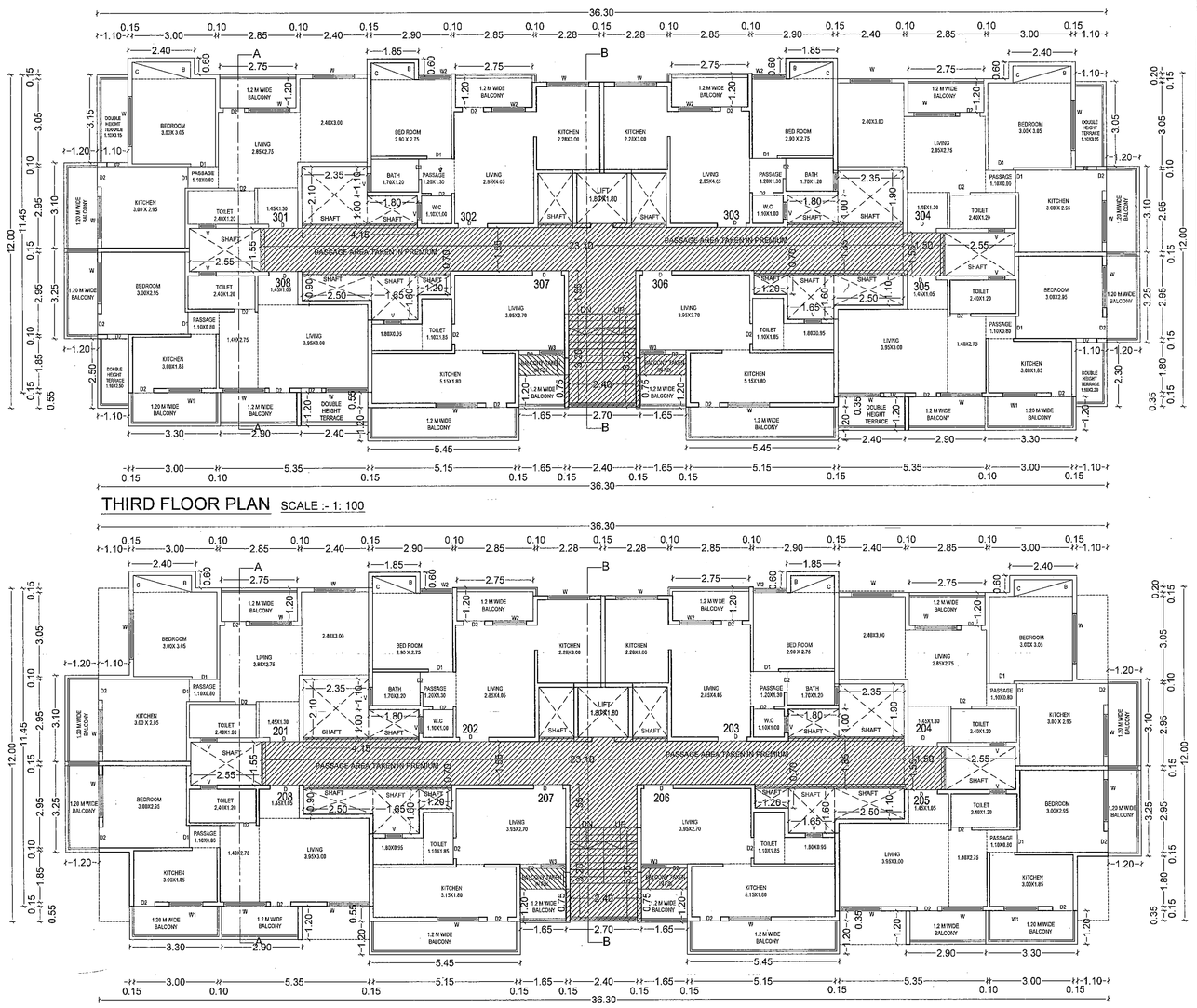
PLOT BEFORE AMALGAMATION N
SCALE :- 1: 500



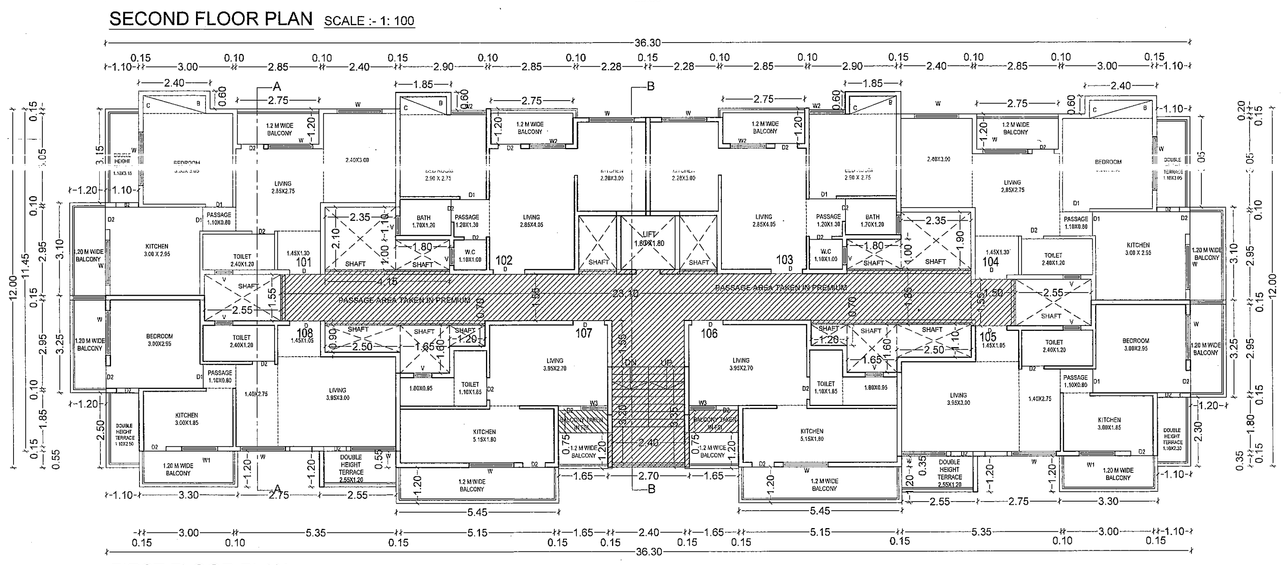
PLOT AFTER AMALGAMATION N
SCALE :- 1: 500



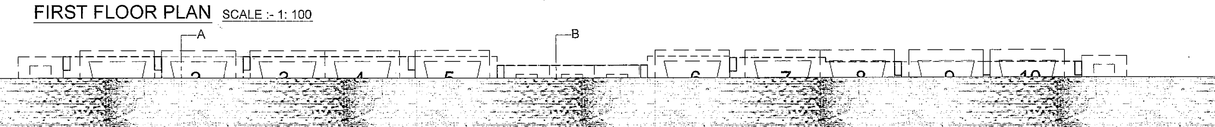
THIRD FLOOR PLAN SCALE :- 1: 100



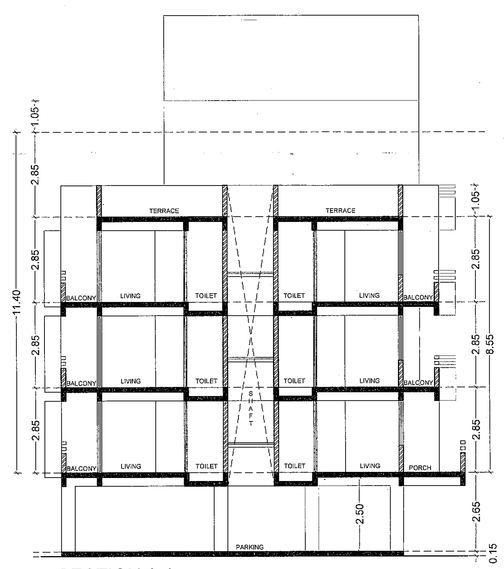
SECOND FLOOR PLAN SCALE :- 1: 100



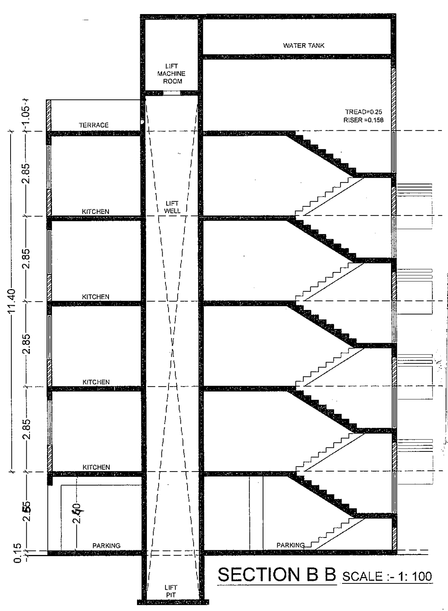
FIRST FLOOR PLAN SCALE :- 1: 100



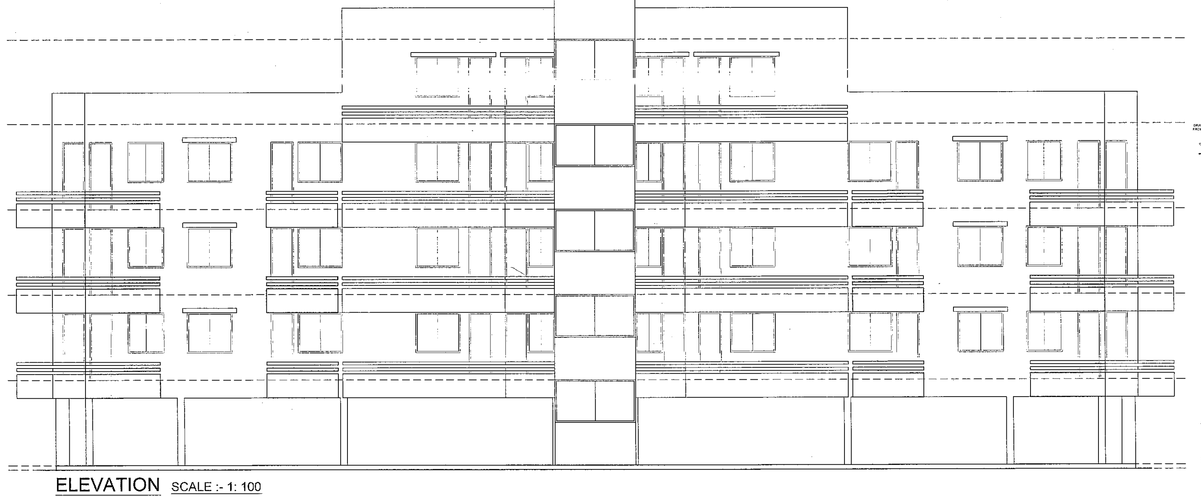
SECTION A A SCALE :- 1: 100

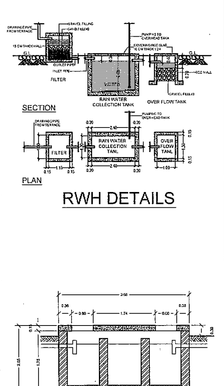


SECTION B B SCALE :- 1: 100

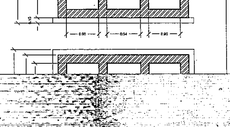


ELEVATION SCALE :- 1: 100





RWH DETAILS



TDR STATEMENT

1	AREA OF THE PLOT	=	755.84 SQ.MT.
2	ALLOWABLE TDR AREA @ 40%	=	302.33 SQ.MT.
3	TDR AREA TAKEN	=	302.33 SQ.MT.
4	TOTAL AREA (1+3+4)	=	1058.17 SQ.MT.
5	TOTAL BUILT-UP AREA PROPOSED	=	1058.17 SQ.MT.
	TDR PURCHASED	=	156.65 SQ.MT.
	TDR AGREEMENT NO:-2241		DATE:-2/5/2017
	DRC NO:-738		DATE:- 5/1/2017
	517/2,533/10,000=156.65 SQ.MT.		

FLATWISE AREA SUMMARY

TYPICAL 1ST TO 4TH FLOOR

FLOOR NO	FLAT NO	ROOMS	BATHROOM / W.C./ TOILETS / PASSAGES	BALCONY/ DOUBLE HEIGHT TERRACE
FIRST SECOND THIRD FOURTH	101,301	34.91	3.76	9.43
	102,103,202,203, 302,303	26.35	4.70	2.88
	104,304	34.91	3.76	8.72
	105	31.82	3.76	10.80
	106,107,206,207, 306,307,401,402	19.83	3.74	8.36
	108	31.82	3.76	10.99
	201,204	34.91	3.76	5.97
	205,208	31.82	3.76	6.04
	305	31.82	3.76	10.80
	308	31.82	3.76	10.80

1)	TOTAL AREA OF COMMON PASSAGE	150.36 SQ.M
2)	TOTAL AREA OF STAIRCASE 3.35X2.40X4	32.16 SQ.M

DOUBLE HEIGHT TERRACE AREA CALCULATIONS

PROPOSED DOUBLE HEIGHT TERRACE PER FLOOR

1ST FLOOR - ((2.55X2)X1.2+(3.15+3.05+2.30+2.50)X1.10)=18.22

3RD FLOOR - ((2.40X2)X1.2+(3.15+3.05+2.30+2.50)X1.10)=17.86

DOUBLE HEIGHT TERRACE AREA STATEMENT TAKEN IN PREMIUM

FLOOR	BUILT UP AREA	PERM AREA 10%	PRO. AREA	EXCESS AREA
1ST FLOOR	300.18	30.01	18.22	NILL
3RD FLOOR	300.18	30.01	17.86	NILL
TOTAL			**36.08**	

STAIRCASE AND PASSAGES PREMIUM AREA STATEMENT

FLOOR	BUILT UP AREA	PERM AREA (20%)	PRO. AREA	EXCESS AREA
1ST FLOOR	300.18	60.03	53.80	NILL
2ND FLOOR	300.18	60.03	53.80	NILL
3RD FLOOR	300.18	60.03	53.80	NILL
4TH FLOOR	58.57	11.71	21.12	9.41
TOTAL		**191.80**	**182.52**	**9.41**

PROPOSED BALCONY PER FLOOR

1ST FLOOR-
((2.75X4)+(3.10X2)+(3.25X2)+(3.30X2)+(5.45X2)+(1.65X2))X1.20 = 53.40
2ND FLOOR-
((2.75X4)+(3.10X2)+(3.25X2)+(3.30X2)+(5.45X2)+(1.65X2)+(2.90X2)) X1.20 = 60.36

STAMP OF APPROVAL 1/1

APPROVED
This Plans amended in ..... red
As per the condition mentioned in
the accompanying commencement
Certificate No. LND/DP/5493/35/M
Dt. 18.5.2017

Executive Engineer (T.P.)
Town Planing Department
Nashik Municipal Corporation, Nashik

Notes : -
* Plot Boundry Shown in Black.
* Proposed Work Shown in Red.
* Drainage Line Shown in Red Dotted.
* External Wall = 0.15 m. Thk.
* Internal Wall = 0.10 m. Thk.

PROFORMA - A

AREA STATEMENT	IN SQ. MT.
1. AREA OF THE PLOT (AS PER 7/12)	755.84
AREA OF THE PLOT ON SITE	———
2. DEDUCTION FOR	———
A) ROAD ACQUISITION AREA	———
3. NET GROSS AREA OF THE PLOT	755.84
4. DEDUCTION FOR	———
A) RECREATIONAL GROUND (RULE 11/3/1)	———
B) INTERNAL ROAD	———
TOTAL (A+B)	———
5. NET AREA OF THE PLOT	755.84
6. ADDITIONS FOR F. S. I. / T. D. R. 40%	302.33
7. TOTAL AREA (5 + 6)	1058.17
8. TOTAL F. S. I. PERMISSIBLE	ONE
9. PERMISSIBLE TOTAL FL. AREA (7 X 8)	1058.17
10. EXISTING FLOOR AREA	———
11. PROPOSED AREA	971.76
12.EXCESS BALCONY AREA TAKEN IN	81.36
13. TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	1053.12
14. TOTAL BUILT UP AREA CONSUMED 13/9	0.99
BALCONY AREA STATEMENT	
A) PERMISSIBLE BALCONY AREA / FLOOR	AS SHOWN
B) PROPOSED BALCONY AREA PER FLOOR	
C) EXCESS BALCONY AREA TOTAL	
TENEMENT STATEMENT	
A) TOTAL F. S. I. PERMISSIBLE	1058.17
B) LESS DEDUCTION FOR NON RESI. AREA SHOP ETC.	———
C) AREA OF TENEMENT (A - B)	1058.17
D) PERMENENT (250 / HECTOR)	26 NOS.
E) PROPOSED TENEMENT	26 NOS.
PARKING STATEMENT	
A) PARKING REQUIRED BY RULE	AS PER STATEMENT
B) GARAGES PERMISSIBLE	
C) GARAGES PROVIDED	
D) TOTAL PARKING PROVIDED	

CERTIFICATE OF AREA

THIS IS TO CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11/10/2016 & DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE & AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T. P. ACT.

SIGN OF LICENSED ARCHITECT / ENGINEER

SCHEDULE OF DOOR /WINDOW

D	1050X2100	T. W. FRAME PANELLED
D1	900X2100	T. W. FRAME PANELLED
D2	750X2100	T. W. FRAME FLUSH DOOR
FD	3150X2100	T. W. FRAME FOLDING DOOR
W	1800X1200	T. W. GLAZED WINDOW
W1	1000X1200	T. W. GLAZED WINDOW