Area Diagram & Calculation

Scale 1:300



Block area - 16.40 x 25.55 = 419.02 sq.m.
Deduction :-
1) 4.85x3.75 x1 =18.18 sq.m.
2) 6.95x2.15 x1 =14.94
3) 1.30x0.50 x1 = 0.65
4) 1.35x3.30 x1 = 4.45
5) 1.65x2.65 x1 = 4.37
6) 1.05x3.30 x1 = 3.46
7) 3.30x0.95 x1 = 3.13
8) 4.60x3.30 x1 =15.18
9) 1.60x1.65 x1 = 2.64
10) 1.05x2.65 x1 = 2.78
11) 0.45x3.30 x1 = 1.48
12) 4.65x2.65 x1 =12.32
13) 1.50x1.30 x1 = 1.95
14) 10.25x2.65x1 =27.16
15) 1.00 x3.35x1 = 3.35
16) 3.75x5.10 x1 =19.12
17) 0.60x3.00 x1 = 1.80
18) 0.75x3.35 x1 = 2.51
19) 1.60x2.65 x1 = 4.24
20) 1.35x2.65 x1 = 3.57
21) 4.80x0.55 x1 = 2.64
22) 4.55x0.30 x1 = 1.36
Total Deduction - 151.28 sq.m.

Total B/up Area 1st Floor	- 267.74 sq.m.
Total B/up Area 2nd Floor	- 267.74 sq.m.
Total B/up Area 3rd Floor	- 267.74 sq.m.
Total B/up Area 4th Floor	- 267.74 sq.m.
Total B/up Area 5th Floor	- 267.74 sq.m.
Total B/up Area 6th Floor	- 267.74 sq.m.
Total B/up Area 7th Floor	- 267.74 sq.m.
Total B/up Area 8th Floor	- 267.74 sq.m.
Total B/up Area 9th Floor	- 267.74 sq.m.
Total B/up Area 10th Floor	- 267.74 sq.m.
Total B/up Area 11th Floor	- 267.74 sq.m.
Total B/up Area 12th Floor	- 267.74 sq.m.

BALCONY STATEMENT

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First to 12th Floor	267.74 sq.m	40.16 sq.m	3.35+3.35+3.30+3.30+13.30 x 2.00 = 26.60 sq.m 2.65+2.65+2.75+2.75+10.80 x 1.20 = 12.96 sq.m Total =39.56 sq.m	Nil
TOTAL ExCESS BALCONY AREA				Nil

AREA STATEMENT

A) AREA OF LAND AS PER 7/12	1909.00 SQ.M.
B) AREA UNDER 15.00 M. D.P.ROAD WIDENING	456.00 SQ.M.
C) M.S.E.B.	25.00 SQ.M.
D) GROSS AREA OF LAND (A-B)	1428.00 SQ.M.
E) BASIC F.S.I. 1.10	1570.80 SQ.M.
F) PREMIUM F.S.I. 0.50 % (gross area of land)	714.00 SQ.M.
G) AREA UNDER 15.00 M. D.P.ROAD WIDENING (Proposed 472.20 sq.m)	456.00 SQ.M.
H)TDR 0.65 % (gross area of land) (Permissible 928.20-road winding 456.00= 472.20 sq.m)	472.20 SQ.M.
H) PERMISSIBLE F.S.I (D+E+F+G)	3213.00 SQ.M.

T.D.R STATEMENT

AREA OF GROSS LAND = 1428.00 sq.m.
PERMISSIBLE T.D.R AREA = 472.20 sq.m.
(0.65 % OF THE PLOT AREA- ROAD WINDNING)
(Permissible 928.20-road winding 456.00= 472.20 sq.m)
PROPOSED T.D.R = 472.20 SQ.M
(CERTIFICATE NO. - 789 DATE- 8/2/2018)

Calculation of TDR as per 28 Jan. & 2nd May 2016 Govt. Policy.
Rg. = 8470 Rr. = 10450 X 472.20

$Y = \frac{X \times Rr}{Rg} = \frac{472.20 \times 10450}{8470} = 582.58$ sq.m.(Purchased 584.00 sq.m)

(Y = TDR Debited from DRC)

PARKING STATEMENT

NO.	REQUIRED PARKING			PROVIDED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
Plot area 1428.00 sq.m.	06 NOS.	12 NOS.	-----	06 NOS.	12 NOS.	-----
Previously Approved No.of Flat - 28 NOS	14 NOS.	14 NOS.	-----	14 NOS.	14 NOS.	-----
No. Of Tenament having carpet area above 40.00 sq.m less than 80.0 00 NOS	20 NOS.	80 NOS.	40 NOS.	20 NOS.	80 NOS.	40 NOS.
visitors parking 5%	01 NOS.	04 NOS.	02 NOS.	01 NOS.	04 NOS.	02 NOS.
TOTAL	41 NOS.	110 NOS.	42 NOS.	43 NOS.	110 NOS.	42 NOS.

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	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	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	SECOND FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	THIRD FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	FOURTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	FIFTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	SIXTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	SEVENTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	EIGHTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	NINTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	TENTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	ELEVENTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
	TWELFTH FLOOR	267.74 SQ.M.	40.16 SQ.M.	-----	-----	----	267.74 SQ.M.
Total Area of Building		3212.88 SQ.M.	481.92 SQ.M.	-----	-----	----	3212.88 SQ.M.

REFUGE AREA CALCULATION

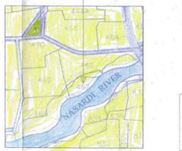
REQUIRED AREA	PROVIDED AREA
5 person x 0.30 per person=1.50 1.50x 4 Flats x3 floor =18.00 sq.m	6.80x2.65 =18.02 sq.m

CARPET AREA & USEABLE AREA STATEMENT

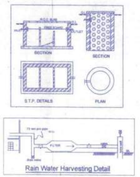
BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	Useable area balconies (Excluding area under walls)	TOTAL Carpet+Useable area
-----	FIRST TO 12TH FLOOR	101 to 1201	58.07 SQ.M.	8.88 SQ.M.	67.52 SQ.M.
		102 to 1202	59.94 SQ.M.	8.88 SQ.M.	67.89 SQ.M.
		103 to 1203	58.68 SQ.M.	8.76 SQ.M.	67.84 SQ.M.
		104 to 1204	73.47 SQ.M.	8.76 SQ.M.	82.23 SQ.M.
Total Carpet +Useable area First Floor			250.96 SQ.M.	35.22 SQ.M.	285.28 SQ.M.
Total Carpet +Useable area Second Floor					285.28 SQ.M.
Total Carpet +Useable area THIRD Floor					285.28 SQ.M.
Total Carpet +Useable area Fourth Floor					285.28 SQ.M.
Total Carpet +Useable area Fifth Floor					285.28 SQ.M.
Total Carpet +Useable area Sixth Floor					285.28 SQ.M.
Total Carpet +Useable area Seventh Floor					285.28 SQ.M.
Total Carpet +Useable area Eight Floor					285.28 SQ.M.
Total Carpet +Useable area Ninth Floor					285.28 SQ.M.
Total Carpet +Useable area Tenth Floor					285.28 SQ.M.
Total Carpet +Useable area Eleventh Floor					285.28 SQ.M.
Total Carpet +Useable area Twelfth Floor					286.28 SQ.M.
Total Carpet +Useable area of Building					3423.36 SQ.M.
Total no of Flat					48 nos
Total no of Floor					Parking +12 Floor

BUILDING NO.	FLOOR NO.	FLAT / UNIT NO.	BUILT UP AREA OF FLAT / UNIT INCLUDING AREA OF COMMON AREAS LIKE STAIRCASE / PASSAGE	AREA OF BALCONY ATTACHED TO FLAT / UNIT	AREA OF DOUBLE HEIGHT TERRACE/Terrace ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
-----	First to 12th Floor	101 to 1201	69.43 SQ.M. (82.65=6.78)	9.21 SQ.M.	-----	78.64 SQ.M.
		102 to 1202	70.10 SQ.M. (83.33=6.78)	9.21 SQ.M.	-----	79.11 SQ.M.
		103 to 1203	70.22 SQ.M. (83.44=6.78)	9.24 SQ.M.	-----	79.46 SQ.M.
		104 to 1204	69.24 SQ.M. (76.48=6.78)	9.24 SQ.M.	-----	94.46 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



N Location Plan

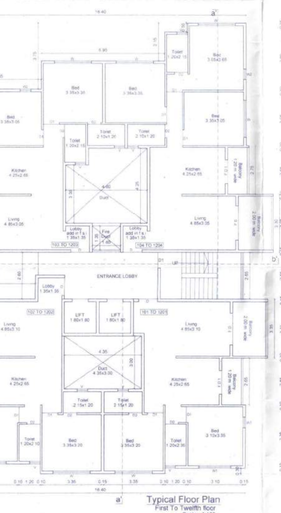


Rain Water Harvesting Detail

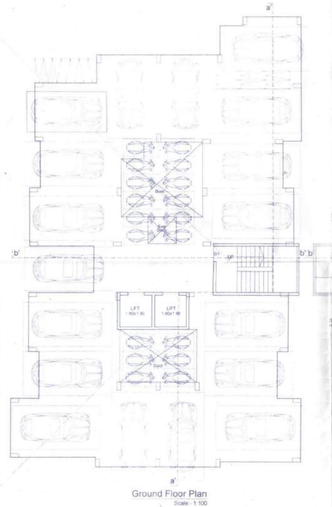
PROFORMA -1 | DRAWING SHEET NO. 01

PROPOSED REVISED RESIDENTIAL BUILDING PLAN
IN S.NO.467/1P, NASHIK SHIWARI
FOR - M/s S.N.Construction Through Partner
Shailesh.G.Gujrathi & Other one
Through G.P.A.H M/s. Anuraj Buildcon Partnership
Firm Through Partner Shri.Ravi R.Mahajan.

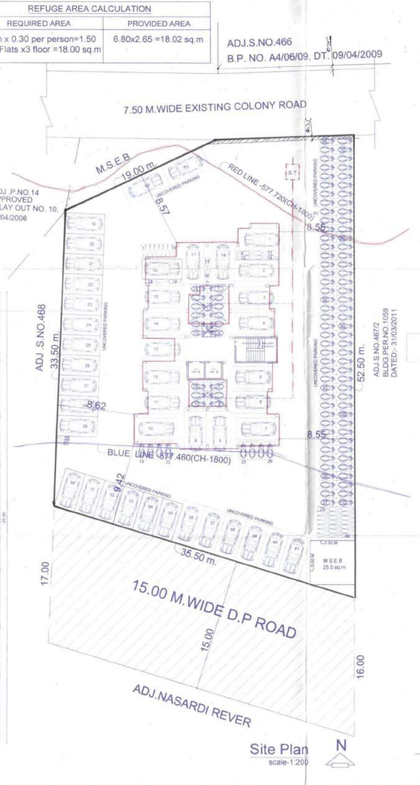
APPROVED
The Plans amended in ...Blue...
As per the conditions Mentioned in the accompaning commencement Certificate No. dated 12/10/98
A-2/121/ 5901
Assistant Director of Town Planning Nashik Municipal Corporation Nashik



Typical Floor Plan
First To Twelfth floor
Scale:- 1:100



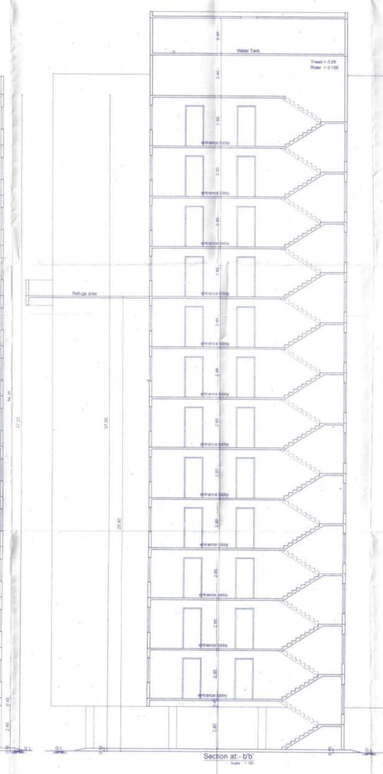
Ground Floor Plan
Scale :- 1:100





Front Elevation
Scale :- 1:100

Section at :- a'a'
Scale :- 1:100



Section at :- b'b'
Scale :- 1:100

*REFERANCE
B.P. NO. LND/BP/A2/402/5347/14
DATED :- 26/02/2014

AREA STATEMENT

	SQ.M.
1. AREA OF THE PLOT (Minimum area of a.b.c. to be considered)	
a) As per ownership document (7/12, CTS extract)	1909.00
b) As per measurement sheet	
c) As per site	1909.00
2. DEDUCTION FOR	
a) Proposed D.P./D.P. Road widening Area	456.00
b) Any Reservation as per G.M.D.R.	25.00
(total a+b+c)	481.00
3. GROSS AREA OF THE PLOT	1428.00
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	15 = 1.1
8. Net Area of Plot = [3 - 4(b)]	1428.00
9. Built up area with reference to Basic F.S.I. as per front road width (sr no. 8 x 1.1)	1570.80
10. Additional of area for F.S.I.	
a) In-situ area against D.P. road [1.85sqr.no.2(a)], if any	456.00
b) In-situ area against Amenity space [2.00 or 1.85 sqr.no.5(b)]	---
c) Premium F.S.I. area (subject to maximum of 0.5 or sr no.8)	714.00
d) T.D.R. area (0.65) Permissible 472.20 sq.m)	472.20
e) Additional F.S.I. area under chapter VIII	
(total a+b+c+d+e)	1542.20
11. Total area available [9+10]	3213.00
12. Maximum permissible F.S.I. as per Road width Mix use Regulation no 15.4) (1.10+0.50+0.65)	2.25
13. Total built up area in proposal (excluding area at Sr.No.10b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area	3212.88
c) Excess Balcony area counted in F.S.I.	---
d) Excess Double height terraces area counted in F.S.I.	---
(total a+b+c+d)	3212.88
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 (25% of sr.no.9)	---
b) Proposed	---
16 Total No.of Tenement	48

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 29/ 01 /2012 & 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)

OWNER DECLARATION

I /We undersigned hereby confirm that if/is would abide by 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.

G.P.A.H M/s. Anuraj Buildcon Partnership
Firm Through Partner Shri.Ravi R.Mahajan.

Owner (s) name and signature

Ar. umesh bagul
reg no. CA/85/5907

P.M. BHORE
reg no. 90

ARCHITECT SIGN				STRUCTURAL SIGN	
Job / Drawing No.	Scale	Drawn by	Checked by	Registration / Licenses no. of Architect	
1	Rd	Ars.Bhowal, Hemrand	Umesh bagul	REG NO. CA/85/5907	

Ar. UMESH BAGUL
103+106, Padma-vishwa centre,
Old Pandit Colony,
Nashik.
PH- (0253) 2579667