

BALCONY AREA STATEMENT

DESCRIPTION	AREA SQ.MT.	PERMISSIBLE BAL. AREA (10%)	PROPOSED BALCONY AREA	PROPOSED BALCONY CLOSE BALCONY AREA (IN SQ.MT.)	PROPOSED BALCONY OPEN BALCONY AREA (IN SQ.MT.)	TOTAL PROPOSED BALCONY AREA (IN SQ.MT.)	EXCESS BALCONY SQ.MT.
1ST FLOOR	223.64	33.55	DETAILS AS SHOWN	52.17	132.28	184.45	150.90
2ND FLOOR	223.64	33.55	DETAILS AS SHOWN	53.77	102.34	156.11	122.56
TOTAL	447.28	67.10		105.94	234.62	340.56	273.46

TOTAL EXCESS AREA = 273.46

B/UP AREA STATEMENT

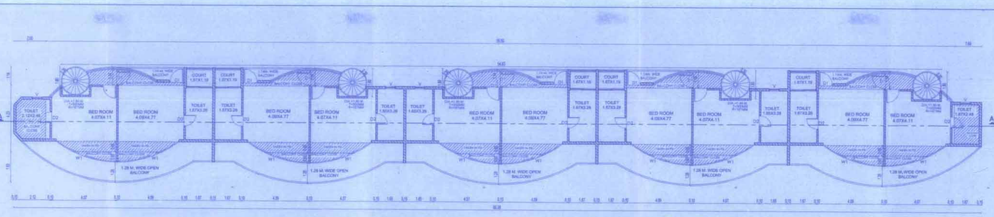
FLOOR	AREA IN SQ.MT.
AT STILT FLOOR	116.49
AT FIRST FLOOR	223.64
AT SECOND FLOOR	223.64
EXCESS BALCONY	273.46
TOTAL AREA	837.23

PLOT AND B/UP AREA STATEMENT

PLOT NO.	PLOT AREA	T.D.R.	TOTAL AREA AFTER T.D.R.	B/UP AREA (SQ.MT.)
1+2+3	756.84	------	------	837.23

PARKING STATEMENT

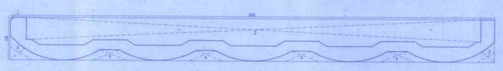
	REQUIRED PARKING			PROVIDED PARKING		
	CAR	TW/SCOOTER	C+H/OP.	CAR	SCOOTER	C+H/OP.
RESIDENTIAL (1 car +1 SCOOTER PER 200 SQ.MT. B/UP)	5	5	5	5	5	5
TOTAL	5	5	5	5	5	5



B/UP AREA DIAGRAM FOR SECOND FLOOR



BALCONY AREA DIAGRAM FOR SECOND FLOOR





B/UP AREA CALCULATION FOR SECOND FLOOR

BLOCK AREA STATEMENT (SECOND FLOOR)
AREA OF BLOCK= 56.60 X 4.25 = 239.42 Sq.Mt.

DEDUCTION FLOOR	SR.NO.	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
2ND FLOOR	1	106.43 SQ.MT.	8.42 SQ.MT.
		21.5 SQ.MT.	3.1050 MT.
		5.17 X 74.50 MT.	9.74.80 MT.
		40.2.41X4= 12.60 SQ.MT.	19.86.00 MT.
		9.2.60 SQ.MT.	1.66 SQ.MT.
		TOTAL DEDUCTION	19.78.93 MT.

TOTAL 2ND FLOOR B/UP AREA = 239.42 (-) 19.78 = 219.64SQ.MT.

BLOCK AREA STATEMENT (SECOND FLOOR)
AREA OF BLOCK= 56.60 X 4.25 = 239.42 Sq.Mt.

DEDUCTION FLOOR	SR.NO.	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
2ND FLOOR	1	106.43 SQ.MT.	8.42 SQ.MT.
		21.5 SQ.MT.	3.1050 MT.
		5.17 X 74.50 MT.	9.74.80 MT.
		40.2.41X4= 12.60 SQ.MT.	19.86.00 MT.
		9.2.60 SQ.MT.	1.66 SQ.MT.
		TOTAL DEDUCTION	19.78.93 MT.

TOTAL 2ND FLOOR B/UP AREA = 239.42 (-) 19.78 = 219.64SQ.MT.

BALCONY AREA CALCULATION FOR SECOND FLOOR

AREA OF BLOCK A = 54.83 X 1.14 = 62.50 SQ.M.

DEDUCTION SR.NO.	FLOOR	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
1	2ND FLOOR	126.17X0=34.50 MT.	0.34 SQ.MT.
		29.21X4=39.50 MT.	1.16 SQ.MT.
		58.66 SQ.MT.	5.86 SQ.MT.
		42.84 SQ.MT.	2.94 SQ.MT.
		TOTAL DEDUCTION	10.88 SQ.MT.

2ND FLOOR BALCONY AREA(BLOCK A)=62.50-10.88=52.41 SQ.MT.

AREA OF BLOCK B = 54.83 X 1.14 = 62.50 SQ.MT.

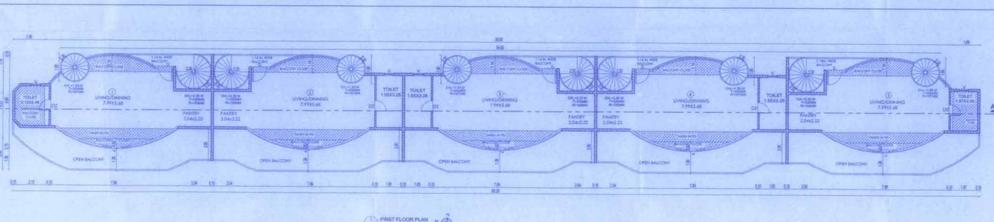
DEDUCTION SR.NO.	FLOOR	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
1	2ND FLOOR	126.17X0=34.50 MT.	0.34 SQ.MT.
		29.21X4=39.50 MT.	1.16 SQ.MT.
		58.66 SQ.MT.	5.86 SQ.MT.
		42.84 SQ.MT.	2.94 SQ.MT.
		TOTAL DEDUCTION	10.88 SQ.MT.

2ND FLOOR BALCONY AREA(BLOCK B)=62.50-10.88=52.41 SQ.MT.

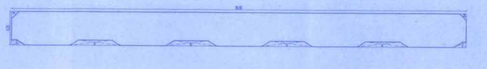
TOTAL 2ND FLOOR BALCONY AREA=BLOCK A+BLOCK B
=52.41+52.41=104.81 SQ.MT.

SR.NO.	BLOCK	PROPOSED BALCONY AREA (SQ.M.) CLOSE BALCONY (IN SQ.MT.)	OPEN BALCONY (IN SQ.MT.)	TOTAL PROPOSED BALCONY AREA (IN SQ.MT.)
1	BLOCK A	22.22	81.48	103.70
2	BLOCK B	31.55	20.86	52.41
TOTAL		53.77	102.34	156.11

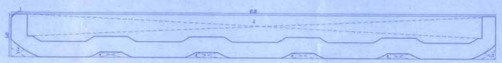
VILLA NO.	CARPET AREA (SQ.M.) FIRST FLOOR	SECOND FLOOR	BALCONY AREA (SQ.M.) FIRST FLOOR	SECOND FLOOR	TOTAL CARPET AREA (SQ.M.)
1	49.64	53.19	26.86	16.38	146.07
2	50.13	53.65	27.30	17.33	148.41
3	50.13	53.65	27.30	17.33	148.41
4	50.13	53.65	27.30	17.33	148.41
5	48.66	52.19	26.50	16.38	143.73

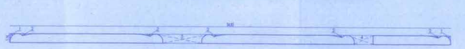


B/UP AREA DIAGRAM FOR FIRST FLOOR



BALCONY AREA DIAGRAM FOR FIRST FLOOR





B/UP AREA CALCULATION FOR FIRST FLOOR

BLOCK AREA STATEMENT (FIRST FLOOR)
AREA OF BLOCK= 56.60 X 4.23 = 239.42 Sq.Mt.

DEDUCTION FLOOR	SR.NO.	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
FIRST FLOOR	1	106.43 SQ.MT.	8.42 SQ.MT.
		21.5 SQ.MT.	3.1050 MT.
		5.17 X 74.50 MT.	9.74.80 MT.
		40.2.41X4= 12.60 SQ.MT.	19.86.00 MT.
		9.2.60 SQ.MT.	1.66 SQ.MT.
		TOTAL DEDUCTION	19.78 SQ.MT.

TOTAL FIRST FLOOR B/UP AREA=(AT 42.72-19.78)=222.94 SQ.MT.

BALCONY AREA CALCULATION FOR FIRST FLOOR

AREA OF BLOCK A = 60.28 X 4.45 =267.32 SQ.MT.

DEDUCTION SR.NO.	FLOOR	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
1	FIRST FLOOR	138.52 SQ.MT.	8.62 SQ.MT.
		27.75 X 8 SQ.MT.	1.78.18 SQ.MT.
		58.25 SQ.MT.	3.29 SQ.MT.
		62.18.5X4=10.32 SQ.MT.	15.82 SQ.MT.
		53.37 SQ.MT.	2.37 SQ.MT.
		TOTAL DEDUCTION	109.28 SQ.MT.

FIRST FLOOR BALCONY AREA(BLOCK A)=267.32-109.28=158.04 SQ.MT.

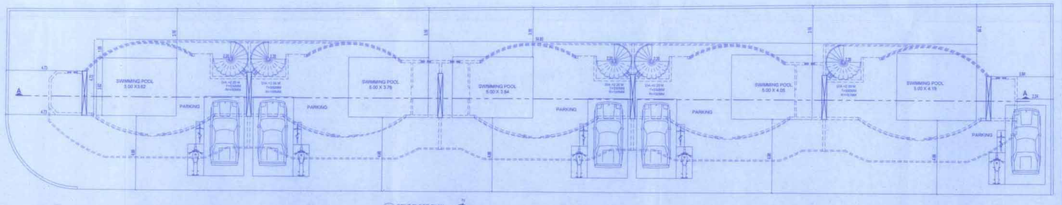
AREA OF BLOCK B = 54.83 X 1.14 = 62.50 SQ.MT.

DEDUCTION SR.NO.	FLOOR	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
1	FIRST FLOOR	126.17X0=34.50 MT.	0.34 SQ.MT.
		29.21X4=39.50 MT.	1.16 SQ.MT.
		58.66 SQ.MT.	5.86 SQ.MT.
		42.84 SQ.MT.	2.94 SQ.MT.
		TOTAL DEDUCTION	10.88 SQ.MT.

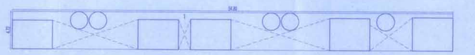
FIRST FLOOR BALCONY AREA(BLOCK B)=62.50-10.88=52.41 SQ.MT.

TOTAL FIRST FLOOR BALCONY AREA= BLOCK A +BLOCK B
=155.04+52.41=184.45 SQ.MT.

SR.NO.	BLOCK	PROPOSED BALCONY AREA (SQ.M.) CLOSE BALCONY (IN SQ.MT.)	OPEN BALCONY (IN SQ.MT.)	TOTAL PROPOSED BALCONY AREA (IN SQ.MT.)
1	BLOCK A	31.55	110.37	141.92
2	BLOCK B	30.65	21.74	52.41
TOTAL		62.17	132.28	194.45



B/UP AREA DIAGRAM FOR STILT FLOOR



B/UP AREA CALCULATION FOR STILT FLOOR

BLOCK AREA STATEMENT (STILT FLOOR)
AREA OF BLOCK= 54.83 X 4.72=258.66 Sq.Mt.

DEDUCTION FLOOR	SR.NO.	BLOCK AREA AS PER CAD CALCULATION	TOTAL AREA IN SQ.M
FIRST FLOOR	1	1044.17 SQ.MT.	142.17 SQ.MT.
		TOTAL DEDUCTION	142.17 SQ.MT.

TOTAL STILT FLOOR B/UP AREA=258.66-142.17
=116.49 SQ.MT.

NOTE :-B/UP AREA CALCULATIONS ARE CHECKED BY ME. IN CASE OF ANY DISCREPANCY THE PLANS SHALL BE REVISED ACCORDINGLY

(Dhiraj L. Walunj)
B.ARCH - CA / 2005 / 36039
Authorised Signature
SIGNATURE OF ARCHITECT

OWNER'S DECLARATION

I HEREBY DECLARE THAT THE INFORMATION GIVEN IN THIS DWG. IS TRUE, KNOWN TO ME AND GIVEN BY ME/US, AND ALL THE PAPERS GIVEN FOR THE SUBMISSION IS PROVIDED BY ME/US. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY LEGAL OR TECHNICAL ACTION

K.B.ROHAMARE HOUSING PVT.LTD.
DIRECTOR
SIGNATURE OF OWNER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF 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 / P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

(Dhiraj L. Walunj)
B. ARCH - CA / 2005 / 36039
Authorised Signature
SIGNATURE OF ARCHITECT

CERTIFICATE OF APPOINTMENT

I,AR.DHIRAJ WALUNJ FOR VASTUMITRA'S ARCHITECTS) HAVE BEEN EMPLOYED BYTHE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THEAREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER / LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FROM AND FOUND THEM TO BE CORRECT.

(Dhiraj L. Walunj)
B. ARCH - CA / 2005 / 36039
Authorised Signature
SIGNATURE OF ARCHITECT

STAMP OF APPROVAL 2/2

Recommended For Approval For Residential
Purpose Only As Amended In .....
Subject To the Conditions Mentioned in this Office
Letter No .....2.65..... Dated 5/1/2018

Asstt. Director of
Town Planning
NASHIK

NOTE :-
ALL DIMENSION ARE IN METER
PLOT BOUNDERY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAIN LINE SHOWN IN DOTTED RED
EXTERNAL WALL 0.15 MT. THICK
INTERNAL WALL 0.10 MT. THICK

REFERENCES :-
1) TENTATIVE LAYOUT RECOMMENDED FOR APPROVAL VIDE ASSISTANT DIRECTOR OF TOWN PLANNING NASHIK FOR NASHIK VIDE BSP/ABNYAD/MAU/B PW/RB SADRODDIN TAL.GATAPURI G.NO.553,554/SASANNA/875, DATED:- 06-04-2017
2) NA. ORDER ISSUED BY ASATPURI TRIMBAK- S.D.O. NO. : NASR/SR/4/2014 DATED: 11-5-2017
3) FINAL DEMARCATED LAYOUT RECOMMENDED FOR APPROVAL VIDE ASSISTANT DIRECTOR OF TOWN PLANNING NASHIK VIDE LETTER NO. 2210, DATED-01-08-2017
4) TALUKA LAND RECORDS OFFICE IGATPURI DEMARCATED FINAL LAYOUT VIDE LETTER NO. AAT/ TATAD/BINSHETI/M.R.NO.240/2017
5) PLOT AMALGAMATION RECOMMENDED FOR APPROVAL VIDE ASSISTANT DIRECTOR OF TOWN PLANNING NASHIK LETTER NO. 2972 DATED:- 17-10-2017
6) PLOT AMALGAMATION EASTOWN BY S.D.O. IGATPURI TRIMBAKESHWAR LETTER NO. JAMABANDI NASR/SR/4/2016/8124 NASHIK ., DATED: 8/10/11-2017
7) PLOT AMALGAMATION MAP APPROVAL BY TALUKA LAND RECORD OFFICE IGATPURI VIDE LETTER NO. AAT-TATAD/BINSHETI/M.R.NO/259/2017
8) THE BASIC INFRASTRUCTURE INCLUDING ROADS,STORM WATER DRAINS,SEWER LINES,WATER SUPPLY LINES,DEVELOPMENT OF OPEN SPACES ETC. ARE COMPLETED ON SITE AS MENTIONED IN RULE NO. 6.8 OF D.C.P.R

PLOT NO.	P. NO. 1+2+3
AREA STATEMENT	**SQ.M.**
1. AREA OF PLOT	756.84
2. DEDUCTION FOR	
(a) NET AMALGAMATION AREA	—
(b) ROAD WIDENING	—
(c) RESERVATION	—
3. NET LAND AREA OF THE PLOT	756.84
4. PERMISSIBLE FSI FOR	—
(a) RESIDENTIAL (GROUND+SEVEN)	—
(b) INDUSTRIAL / COMMERCIAL (NIL)	—
5. NET AREA OF THE PLOT	756.84
6. ADDITIONAL F.S.I FOR 1.0 F	—
7. TOTAL B/UP AREA	—
8. PERMISSIBLE 100% SET BACK AREA	—
9. TOTAL AREA (5+6)	756.84
10. TOTAL F.S.I PERMISSIBLE (on FACTOR OF PRO.DATA BASE)	1.487
11. PERMISSIBLE TOTAL FL. AREA(7+8)	1125.32
12. F.S.I FOR RESIDENTIAL USE	—
13. PROPOSED AREA	343.77
14. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS	273.46
15. TOTAL B/UP AREA PROPOSED	837.23
16. F.S.I.	—
17. TOTAL BUILT UP AREA CONSUMED (13+14)	0.71 %
BALCONY AREA STATEMENT	
(a) PERMISSIBLE BALCONY AREA/FLOOR	AS
(b) PROPOSED BAL. AREA/1ST FLOOR	SHOWN
(c) PROPOSED BALCONY AREA/ FLOOR	
TENAMENT STATEMENT	
(a) NET AREA OF THE PLOT	756.84
(b) LESS AREA OCCUPIED FOR NON RESI.	—
(c) AREA OF TENAMENTS (a-b)	—
(d) PERMISSIBLE DENSITY PER HECTARE	19.00
(e) REMAINING TENAMENTS	3.00
PARKING STATEMENT	
(a) PARKING REQUIRED BY RULE	AS
(b) GARAGES PROVIDED	SHOWN
(c) GARAGES PROVIDED	
(d) TOTAL PARKING PROVIDED	
LOADING/UNLOADING	
(a) LOADING/UNLOADING REQUIRED	—
(b) LOADING/UNLOADING PROVIDED	—

(Dhiraj L. Walunj)
B. ARCH - CA / 2005 / 36039
Authorised ARCHITECT
Dhiraj Walunj
REG. NO. CA/2005/36039

K.B.ROHAMARE HOUSING PVT.LTD.
DIRECTOR
ENGINEER SIGN. OWNER SIGN.

MUNICIPAL DRAWING

PROPOSED FINAL AMALGAMATION AND RESIDENTIAL BUILDING ON P.NO.1+2+3, G.NO.553/A/554/A PART, MISSA NO. 3, 4, 5 , ON VILLAGE PIMPRIGADDODDIN, TAL.IGATPURI DIST.NASHIK
OWNER R.B. KHATALE AND 5 OTHERS
THROUGH DEVELOPER AND G.P.A. HOLDER K.B. ROHAMARE HOUSING PVT.LTD.
THROUGH DIRECTOR MR. AMIT ROHAMARE

NOTE	
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN METRIC	
DRAWN BY DHIRAJ BAGUL	JOB NO. 1.5.6
CHKD. BY R. BAGUL	SHT NO. 01 OF 02
DATE 04-01-18	SCALE 1:100

FILE PATH: C:\Users\DHIRAJ\Desktop\Vastu Mitra\R. 2018\2018 Weekly site Visited Work\Plan and Elevation.dwg

Vastumitras
ARCHITECTS
MEERABAI WALUNJ
AR.SHITAL WALUNJ
OFFICE NO.308,BUSINESS COURT
GOVIND NAGAR NASHIK-422001.
0253 3012056, 9011436514
email:- vastumitras@gmail.com