CARPET AREA STATEMENT

BUILDING FLOOR NO.	FLAT NO.	FLOOR AREA OF ALL ROOMS KITCHEN (EXCLUDING AREA UNDER WALLS)						
GROUND FLOOR	1	SHOP	3.00	X	3.00	X	1	9.00
			1.00	X	1.40	X	1	1.40
	2	SHOP	3.00	X	3.00	X	1	9.00
			1.00	X	1.40	X	1	1.40
	3	SHOP	3.00	X	3.49	X	1	10.47
			1.00	X	1.90	X	1	1.90
	4	SHOP	3.00	X	3.00	X	1	9.00
			1.00	X	1.40	X	1	1.40
TOTAL					43.57	X	1	43.57

FLOOR AREA BATH/W.C./TOILET/PASSAGE ETC (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
WC	0.90	X	1.50	X	1	1.35	
WC	0.90	X	1.50	X	1	1.35	
WC	0.90	X	1.50	X	1	1.35	
TOTAL	5.40	X	1				5.40

FLOOR AREA DOOR JAMS (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
DOOR	2.20	X	0.15	X	1	0.33	
	0.75	X	0.15	X	1	0.11	
	2.20	X	0.15	X	1	0.33	
	0.75	X	0.15	X	1	0.11	
	2.20	X	0.15	X	1	0.33	
	0.75	X	0.15	X	1	0.11	
	2.20	X	0.15	X	1	0.33	
	0.75	X	0.15	X	1	0.11	
TOTAL	1.77	X	1				1.77

BUILDING FLOOR NO.	FLAT NO.	FLOOR AREA OF ALL ROOMS KITCHEN (EXCLUDING AREA UNDER WALLS)						
FIRST	101	LIVING	4.00	X	3.10	X	1	12.40
SECOND	201	KITCHEN	1.87	X	3.49	X	1	6.53
THIRD	301	C/B	0.90	X	0.65	X	1	0.59
FOURTH	401	BED RM	2.40	X	3.39	X	1	8.14
		C/B	2.15	X	0.65	X	1	1.40
		BED RM	2.60	X	2.90	X	1	7.54
		C/B	0.65	X	2.20	X	1	1.43
		STUDY	2.60	X	2.48	X	1	6.45
		C/B	0.65	X	1.80	X	1	1.17
TOTAL			44.46	X	4			177.85

FLOOR AREA BATH/W.C./TOILET/PASSAGE ETC (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
TOILET	1.20	X	2.40	X	1	2.88	
PASSAGE	1.80	X	1.28	X	1	1.66	
TOTAL	4.54	X	4				4.54

FLOOR AREA DOOR JAMS (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
FD	1.70	X	0.15	X	1	0.26	
D	1.00	X	0.15	X	1	0.15	
D1	0.90	X	0.15	X	3	0.41	
D2	0.75	X	0.15	X	1	0.11	
TOTAL	0.92	X	4				3.69

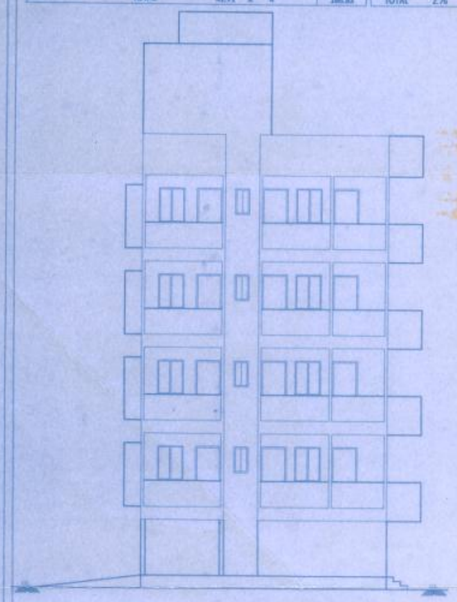
FLOOR AREA OF BAL./ALTEENATE TERRACE (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
BALCONY	1.10	X	3.39	X	1	3.73	
	1.10	X	3.10	X	1	3.41	
TOTAL	7.14	X	4				28.56

BUILDING FLOOR NO.	FLAT NO.	FLOOR AREA OF ALL ROOMS KITCHEN (EXCLUDING AREA UNDER WALLS)						
FIRST	102	LIVING	4.00	X	2.90	X	1	11.60
SECOND	202		0.40	X	1.30	X	1	0.52
THIRD	302	KITCHEN	1.80	X	3.05	X	1	5.49
FOURTH	402	BED RM	2.40	X	3.10	X	1	7.44
		BED RM	2.85	X	2.63	X	1	7.50
		C/B	0.65	X	2.15	X	1	1.40
		STUDY	3.97	X	1.80	X	1	7.15
		C/B	0.65	X	0.95	X	1	0.62
TOTAL			41.71	X	4			166.83

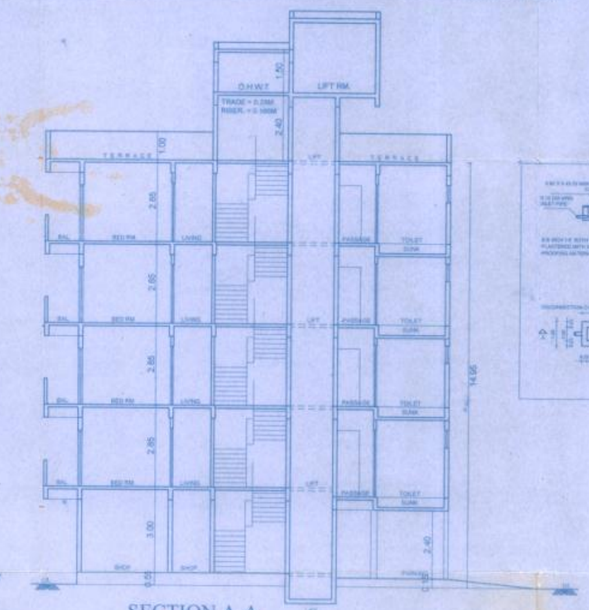
FLOOR AREA BATH/W.C./TOILET/PASSAGE ETC (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
TOILET	1.05	X	2.63	X	1	2.76	
TOTAL	2.76	X	4				11.05

FLOOR AREA DOOR JAMS (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
FD	1.70	X	0.15	X	1	0.26	
D	1.00	X	0.15	X	1	0.15	
D1	0.90	X	0.15	X	6	0.81	
D2	0.75	X	0.15	X	1	0.11	
TOTAL	1.33	X	4				5.31

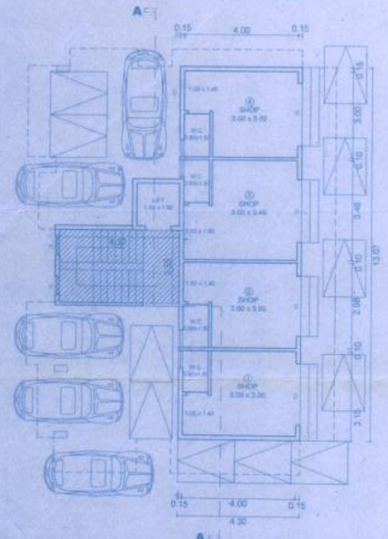
FLOOR AREA OF BAL./ALTEENATE TERRACE (EXCLUDING AREA UNDER WALLS)							TOTAL AREA
BALCONY	1.10	X	2.90	X	1	3.19	
BALCONY	1.10	X	3.08	X	1	3.388	
BALCONY	1.85	X	1.10	X	1	2.04	
BALCONY	2.40	X	1.10	X	1	2.64	
BALCONY	2.85	X	1.10	X	1	3.14	
TOTAL	14.39	X	4				57.55



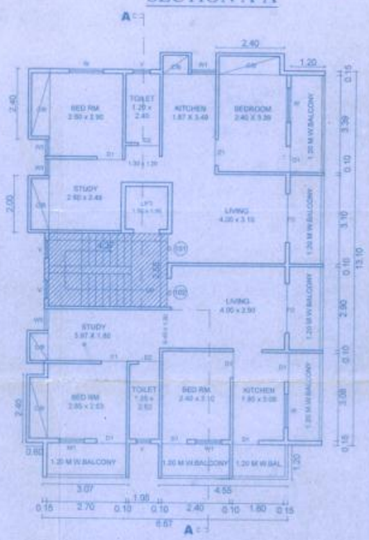
FRONT ELEVATION



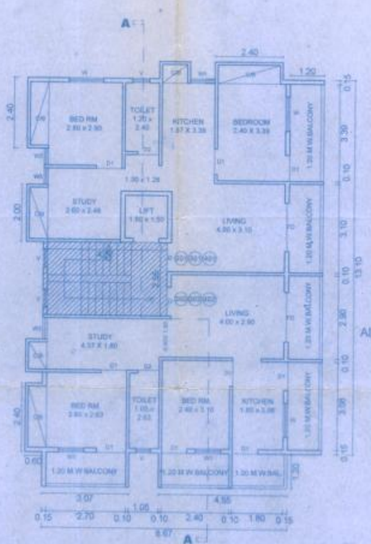
SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND,THIRD & FOURTH FLOOR PLAN

LOCATION PLAN
(SCALE=1:10,000)

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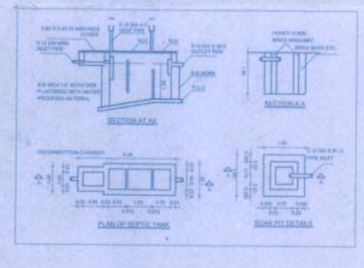


BALCONY AREA STATEMENT

FLOOR	FLOOR AREA (SQ.M.)	PERMISSIBLE AREA (10%)	PASSAGE AREA (IN Sq.Mts.)	EXCESS BALCONY AREA (IN Sq.Mts.)
GROUND FLOOR	58.45	5.84	-	-
FIRST FLOOR	99.70	9.97	3.07+4.55+13.10 x 1.20 = 24.86	14.89
SECOND FLOOR	99.70	9.97	3.07+4.55+13.10 x 1.20 = 24.86	14.89
THIRD FLOOR	99.70	9.97	3.07+4.55+13.10 x 1.20 = 24.86	14.89
FOURTH FLOOR	99.70	9.97	3.07+4.55+13.10 x 1.20 = 24.86	14.89
	457.25	45.72	TOTAL = 99.44 Sq.mt.	59.56

STAIRCASE + PASSAGE AREA STATEMENT

FLOOR	FLOOR AREA (SQ.M.)	PERMISSIBLE AREA (20%)	PASSAGE AREA (IN Sq.Mts.)	EXCESS PASSAGE AREA (IN Sq.Mts.)
GROUND FLOOR	58.45	11.69	4.37 X 2.55 = 11.14	-
FIRST FLOOR	99.70	19.94	4.37 X 2.55 = 11.14	-
SECOND FLOOR	99.70	19.94	4.37 X 2.55 = 11.14	-
THIRD FLOOR	99.70	19.94	4.37 X 2.55 = 11.14	-
FOURTH FLOOR	99.70	19.94	4.37 X 2.55 = 11.14	-
	457.25	91.45	TOTAL = 55.70 Sq.mt.	NIL

PARKING AREA STATEMENT

	REQUIRED		PROPOSED	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
FOR PLOT AREA (348.30 SQ.M.)	1	2	1	2
FOR FLATS (8 Nos)	4	8	4	8
TOTAL	5	10	5	10

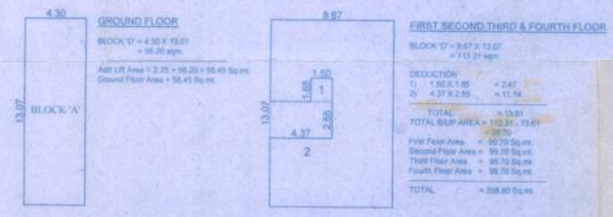
TDR DETAILS

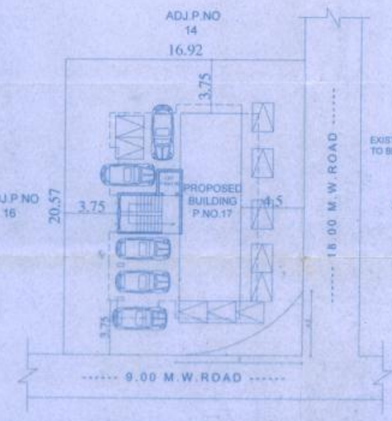
AREA OF THE PLOT = 348.30 SQ.M.
ALLO.TDR 90% = 465.67 SQ.M.
PROP.TDR = 170.00 SQ.M.
D.R.C. NO. = 742
DATE = 21/01/2017
NEW TDR FORMULA
(170 X 35500 / 13000 = 464.23 SQ.M.)
AGREEMENT NO.1874/2017, DATE:- 11/04/2017

AREA STATEMENT	SQ.MT
AREA OF THE PLOT	348.30
F.S.I. PERMISSIBLE 90%	313.47
PROP. T.D.R	170.00
TOTAL F.S.I.	518.30
PROPOSED B/UP AREA ON UPPER GROUND FLOOR	58.45
PROPOSED B/UP AREA ON FIRST FLOOR	99.70
PROPOSED B/UP AREA ON SECOND FLOOR	99.70
PROPOSED B/UP AREA ON THIRD FLOOR	99.70
PROPOSED B/UP AREA ON FOURTH FLOOR	99.70
EXCESS BALCONY AREA	59.56
STAIRCASE & PASSAGE AREA	NIL
TOTAL BUILT UP AREA	516.81

AREA CALCULATION & DAIGRAM

(SCALE=1:300)





PARKING PLAN
(SCALE=1:200)

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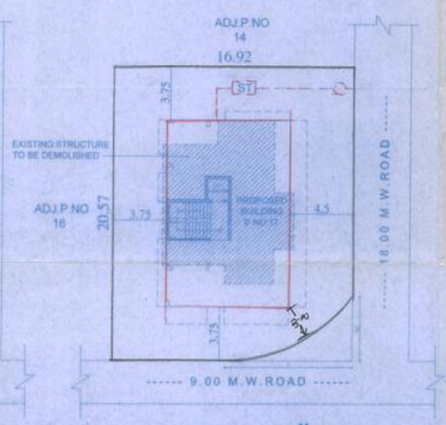

SITE PLAN
(SCALE=1:200)

N

STAMP OF APPROVAL SHEET 3/3

APPROVED
The Plans amended in block
As per the conditions Mentioned in the accompaning commencement
Certificate No. A1/94/1547 dated 13/06/2017
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT	348.30
2. DEDUCTION FOR	-
A) ROAD ACQUISITION AREA	0.00
B) PROPOSED ROAD	0.00
C) ANY RESERVATION	0.00
TOTAL (a+b+c)	0.00
3. NET GROSS AREA OF THE PLOT	348.30
4. DEDUCTION FOR	-
A) RECREATIONAL GROUND PER (10 % OF 3)	-
B) AMENITY SPACE (5 % OF 3)	-
C) M.S.E.B. TRANSFORMER SPACE	-
D) AREA UNDER COLONY ROAD	-
5. NET AREA OF THE PLOT(3-4)	348.30
6. ADDITIONS FOR F.S.I.	-
A) TDR AS 90% OF 5	313.47
B) PROP.T.D.R	170.00
B) ADD ROAD WIDENING AREA	-
7. TOTAL AREA (5+6)	518.30
8. TOTAL F.S.I. PERMISSIBLE	1.00
9. PERMISSIBLE TOTAL FLOOR AREA (7X8)	348.30
10. EXISTING FLOOR AREA	-
11. PROPOSED AREA	457.25
12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	59.56
AREA CALCULATIONS AS PER RULE B (C) BELOW	-
13. TOTAL BUILT UP AREA PROPOSED (10+11+12)	516.81
14. TOTAL BUILT UP AREA CONSUMED 13/7	0.99
BALCONY AREA STATEMENT	-
A) PERMISSIBLE BALCONY AREA PER FLOOR	SEPARATE
B) PROPOSED BALCONY AREA PER FLOOR	STATEMENT
C) EXCESS BALCONY AREA TOTAL	-
TENEMENT STATEMENT	-
A) NET AREA OF THE PLOT	348.30
B) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC.	58.20
C) AREA OF TENEMENT	460.61
D) TENEMENT PERMISSIBLE AS 250 PER HECTOR	8 nos
E) TENEMENT PROPOSED	8 nos
PARKING STATEMENT	-
A) PARKING REQUIRED BY RULE	-
B) GARAGES PERMISSIBLE	-
C) GARAGES PROVIDED	-
D) TOTAL PARKING PROVIDED	-
LOADING / UNLOADING STATEMENT	-
LOADING / UNLOADING REQUIRED	-
TOTAL LOADING / UNLOADING PROVIDED	-

SCHEDULE OF OPENINGS:-

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10M	TEAK WOOD FRAMED PANELLED/ FLUSH DOOR AS PER DETAIL DRAWINGS
D1	0.90 X 2.10M	
D2	0.75 X 2.10M	
W	1.50 X 1.20M	TEAK WOOD FRAME & SHUTTERS OR M.S GLAZED WINDOW AS PER DETAIL DRAWINGS
W1	0.90 X 1.20M	
V	0.60 X 0.60M	TEAK WOOD OR M.S GLAZED VENTILATORS AS PER DETAIL DRAWINGS

CERTIFICATE OF AREA:-
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY THE SURVEYOR APPOINTED BY THE OWNER ON 30/09/2016 & DIMENSIONS OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.ACT.

SIGNATURE OF LICENCE ARCHITECTS

NOTE :-
PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
EXTERNAL WALL 150mm THICK
INTERNAL WALL 100mm THICK
TO BE SHOW ON SITE PLAN

PROPOSED RESI. CUM-COMM BUILDING PLAN ON P.NO-17 , S.NO.703/2B/17, F.P.NO.431 TPS II AT NASHIK SHIWAR NASHIK.

FOR:- SHANTI NIKETAN KARMCHARI SAH.GRUH SANSTHA
SHRI. GAJANAN POPATRAO AHIRRAO
& OTHER ONE

SIGN OF ARCHITECTS | SIGN OF R.C.C DESI | SIGN OF OWNERS

Rupali & Vivek Jaykhedkar
Architects
46/B,'Shivprasad',Old Pandit Colony,lane no.2,Nashik.TEL : 2575130

SCALE	DATE	DRN.BY	CHK.BY	DRG.NO.	JOB NO.	PLOT NO.
A.S.A.	25/07/2016	DINESH	SANDEEP	RND-1		