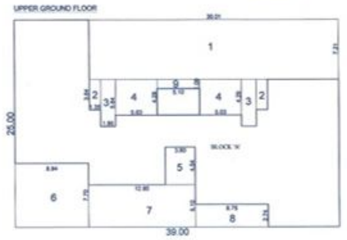
AREA CALCULATION & DAIGRAM

(SCALE=1:300)

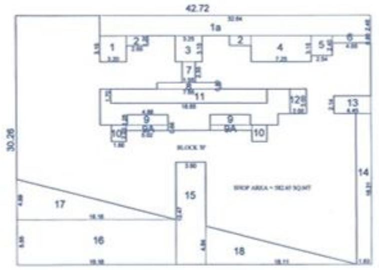


UPPER GROUND FLOOR

BLOCK 'A' = 39.00 X 25.00
= 975.00 sqm.

DEDUCTION
1) 30.01 X 7.21 X 1 = 216.37
2) 1.35 X 3.64 X 2 = 9.82
3) 1.80 X 5.64 X 2 = 20.30
4) 5.03 X 4.29 X 2 = 43.16
5) 3.60 X 4.54 X 1 = 16.34
6) 8.84 X 7.70 X 1 = 68.06
7) 12.85 X 5.10 X 1 = 65.54
8) 8.75 X 2.74 X 1 = 23.98
9) 5.10 X 1.09 X 1 = 5.56

TOTAL = 469.13
TOTAL B/UP AREA = 975.00 - 469.13
= 505.87
Upper Ground Floor Area = 505.87 Sq.mt.



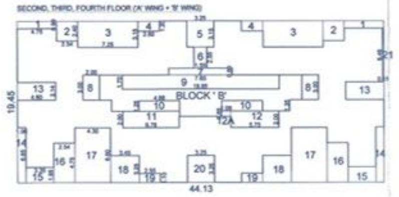
FIRST FLOOR

('A'WING + 'B' WING)

BLOCK 'B' = 42.72 X 30.26
= 1292.70 sqm.

DEDUCTION
1) 32.64 X 2.45 X 1 = 79.97
1a) 3.20 X 3.15 X 1 = 10.08
2) 2.60 X 1.20 X 2 = 6.24
3) 3.25 X 3.15 X 1 = 10.24
4) 7.25 X 3.15 X 1 = 22.84
5) 2.54 X 2.40 X 1 = 6.10
6) 4.60 X 0.90 X 1 = 4.14
7) 1.55 X 2.55 X 1 = 3.95
8) 7.65 X 0.80 X 1 = 6.12
9) 4.88 X 1.25 X 2 = 12.20
9A) 5.02 X 0.65 X 2 = 6.53
10) 1.80 X 2.00 X 2 = 7.20
11) 18.85 X 1.70 X 1 = 32.05
12) 2.00 X 3.00 X 1 = 6.00
13) 4.45 X 2.14 X 1 = 9.52
14) 1.83 X 18.31 X 1 = 33.51
15) 3.60 X 12.47 X 1 = 44.89
16) 19.18 X 5.55 X 1 = 106.45
17) 0.50 X 19.18 X 4.89 X1 = 46.90
18) 0.50 X 18.11 X 4.64 X 1 = 42.02

TOTAL = 496.95
TOTAL B/UP AREA = 1292.70 - 496.95
= 795.75
FIRST FLOOR AREA = 795.75 Sq.mt.



A-WING, B-WING, C-WING FLOOR AREA

	A-WING B-WING	+ C-WING	= TOTAL
UPPER GROUND FLOOR =	505.87	+ -	= 505.87 Sq.mt
STILT FLOOR =	-	+ 217.91	= 217.91 Sq.mt
FIRST FLOOR =	795.75	+ 217.15	= 1012.90Sq.mt
SECOND FLOOR =	517.53	+ 217.15	= 734.68 Sq.mt
THIRD FLOOR =	517.53	+ 211.43	= 728.96 Sq.mt
FOURTH FLOOR =	517.53	+ 211.43	= 728.96 Sq.mt
TOTAL FLOOR AREA =	2864.21	+ 1075.07	= 3929.28 Sq.mt

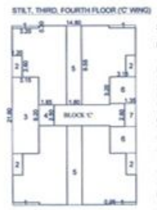
SECOND, THIRD, FOURTH FLOOR

BLOCK 'B' = 44.13 X 19.45
= 858.32 sqm.

DEDUCTION
1) 4.75 X 0.90 X 2 = 8.55
2) 2.54 X 2.40 X 2 = 12.19
3) 7.25 X 3.15 X 2 = 45.68
4) 2.60 X 1.20 X 2 = 6.24
5) 3.25 X 3.15 X 1 = 10.24
6) 1.55 X 2.55 X 1 = 3.95
7) 7.65 X 0.80 X 1 = 6.12
8) 2.00 X 3.00 X 2 = 12.00
9) 18.85 X 1.70 X 1 = 32.05
10) 4.88 X 1.25 X 2 = 12.20
11) 6.78 X 2.00 X 1 = 13.56
12) 5.75 X 2.00 X 1 = 11.50
12A) 1.08 X 0.65 X 1 = 0.70
13) 4.60 X 2.14 X 2 = 19.68
14) 1.00 X 6.65 X 2 = 13.30
15) 3.35 X 1.85 X 2 = 12.39
16) 2.54 X 4.75 X 2 = 24.13
17) 4.30 X 6.60 X 2 = 56.76
18) 3.45 X 3.25 X 2 = 22.42
19) 2.55 X 1.10 X 2 = 5.61
20) 3.25 X 3.25 X 1 = 10.56
21) 6.40 X 0.15 X 1 = 0.96

TOTAL = 340.79
TOTAL B/UP AREA = 858.32 - 340.79
= 517.53
SECOND FLOOR = 517.53 Sq.mt.
THIRD FLOOR = 517.53 Sq.mt.
FOURTH FLOOR = 517.53 Sq.mt.

Total Floor Area = 1552.59 Sq.mt.



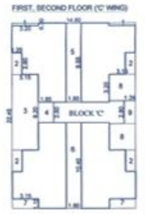
STILT, THIRD, FOURTH FLOOR ('C' WING)

BLOCK 'C' = 14.80 X 21.60
= 319.68 sqm.

DEDUCTION
1) 3.20 X 0.30 X 4 = 3.84
2) 1.20 X 2.60 X 4 = 12.48
3) 3.15 X 9.20 X 1 = 28.98
4) 1.85 X 2.50 X 1 = 4.63
5) 1.80 X 9.55 X 2 = 34.38
6) 3.15 X 3.20 X 2 = 20.16
7) 1.35 X 2.80 X 1 = 3.78

TOTAL = 108.25
TOTAL B/UP AREA = 319.68 - 108.25
= 211.43
ADD LIFT AREA = 1.80 X 1.80 X 2 = 6.48
STILT FLOOR AREA = 217.91 Sq.mt.
THIRD FLOOR AREA = 211.43 Sq.mt.
FOURTH FLOOR AREA = 211.43 Sq.mt.

TOTAL FLOOR AREA = 640.77 Sq.mt.



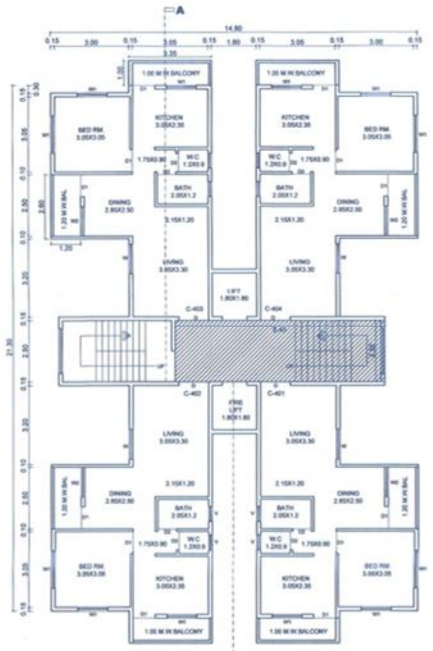
FIRST, SECOND FLOOR ('C' WING)

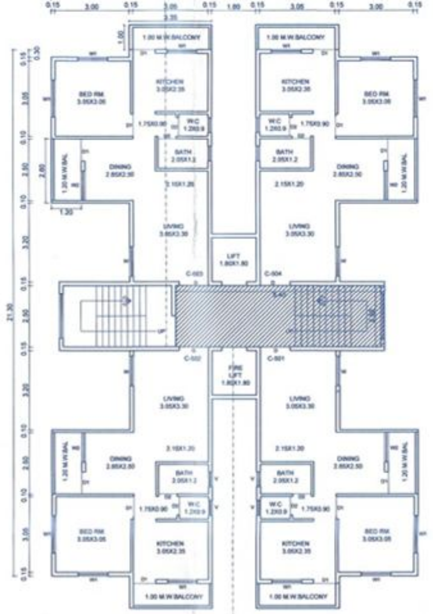
BLOCK 'C' = 14.80 X 22.45
= 332.26 sqm.

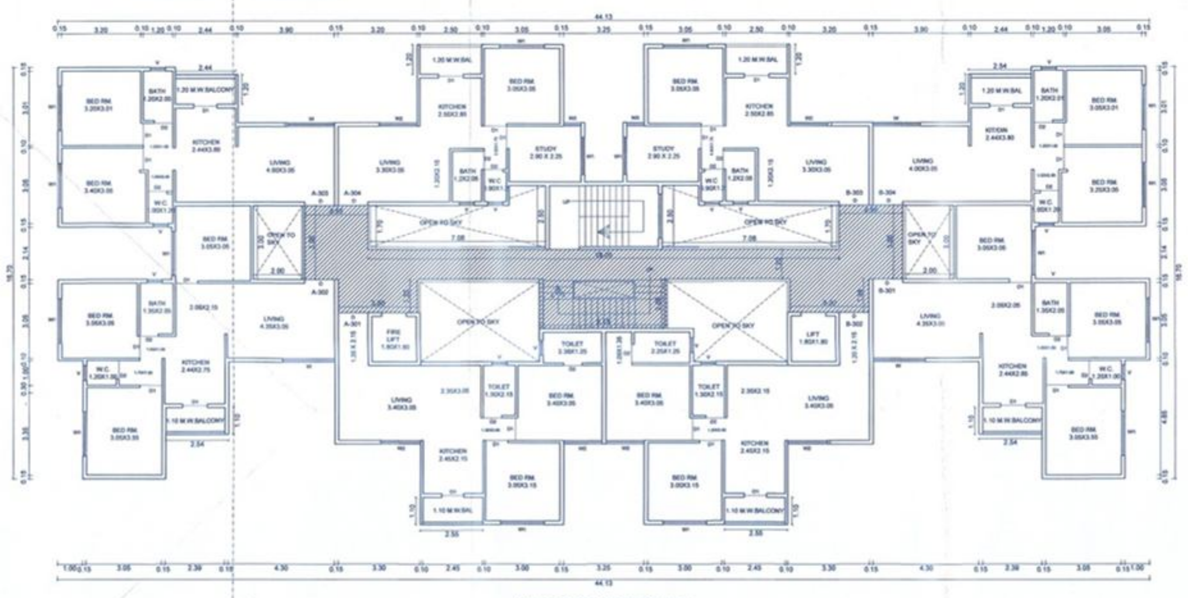
DEDUCTION
1) 3.20 X 0.30 X 2 = 1.92
2) 1.20 X 2.60 X 4 = 12.48
3) 3.15 X 9.20 X 1 = 28.98
4) 1.85 X 2.50 X 1 = 4.63
5) 1.80 X 9.55 X 1 = 17.19
6) 1.80 X 10.40 X 1 = 18.72
7) 3.15 X 1.15 X 2 = 7.25
8) 3.15 X 3.20 X 2 = 20.16
9) 1.35 X 2.80 X 1 = 3.78

TOTAL = 115.11
TOTAL B/UP AREA = 332.26 - 115.11
= 217.15
FIRST FLOOR AREA = 217.15 Sq.mt.
SECOND FLOOR AREA = 217.15 Sq.mt.

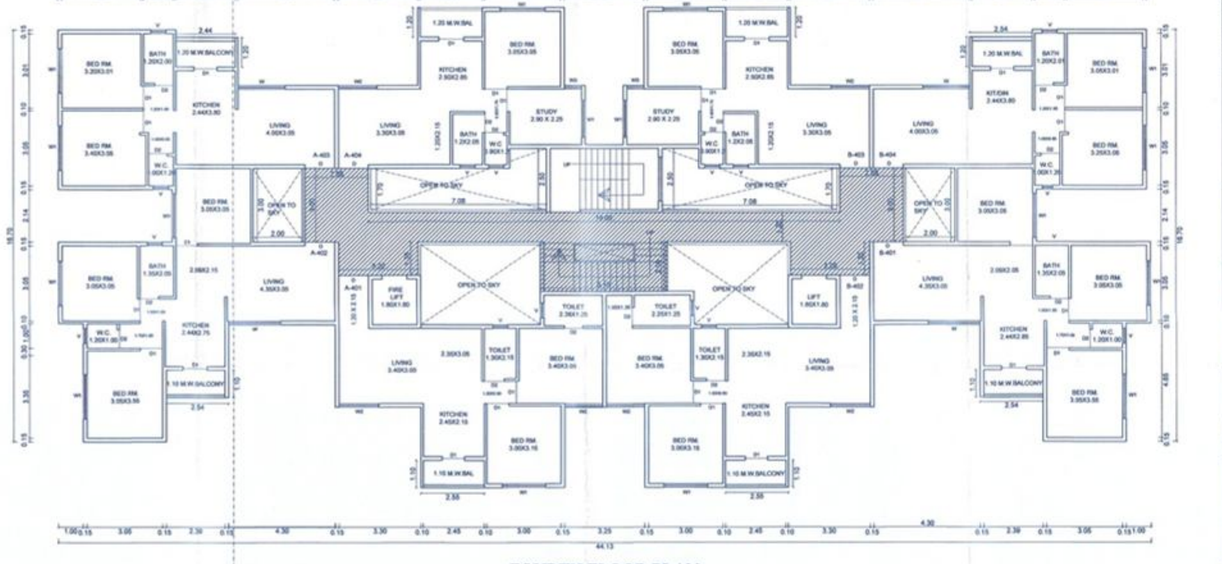
TOTAL FLOOR AREA = 434.30 Sq.mt.







THIRD FLOOR PLAN



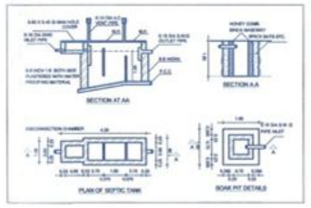
FOURTH FLOOR PLAN

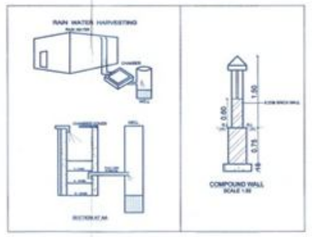
BALCONY AREA STATEMENT

FLOOR	FLOOR AREA (SQ.M.)	PERMISSIBLE AREA (10%)	PROPOSED AREA (IN Sq.Mts.)	EXCESS BALCONY AREA (IN Sq.Mts.)
GROUND FLOOR	505.87	50.59	- -	-
STILT FLOOR	217.91	21.79	(3.35X1.00)X4 + (2.60X1.20)X4 = 25.88	4.09
FIRST FLOOR	1012.90	101.29	(3.35 X 1.00)X2 + (2.60 X 1.20)X4 + (2.60 X 1.20)X2 (2.54 X 1.20) + (19.75 X 1.20)+(15.50 X 1.20) = 70.77	-
SECOND FLOOR	734.68	73.47	(2.54 X 1.20)X2 + (2.60 X 1.20)X2 + (2.54 X 1.10)X2 + (2.55 X 1.10)X2 (2.60 X 1.20)X4 + (3.35 X 1.00)X2 = 42.71	-
THIRD FLOOR	728.96	72.90	(2.54 X 1.20)X2 + (2.60 X 1.20)X2 + (2.54 X 1.10)X2 + (2.55 X 1.10)X2 (2.60 X 1.20)X4 + (3.35 X 1.00)X4 = 49.41	-
FOURTH FLOOR	728.96	72.90	(2.54 X 1.20)X2 + (2.60 X 1.20)X2 + (2.54 X 1.10)X2 + (2.55 X 1.10)X2 (2.60 X 1.20)X4 + (3.35 X 1.00)X4 = 49.41	-
	3929.28		TOTAL = 318.70 Sq.mt.	4.09

PARKING AREA STATEMENT

	REQUIRED		PROPOSED	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
FOR PLOT AREA (3507.00 SQ.M.)	16	32	16	32
FOR FLATS (50.Nos)	27	54	27	54
FOR SHOP (10.Nos)	9	18	9	18
TOTAL	52	104	52	104





STAMP OF APPROVAL SHEET 4/6

APPROVED
The Plans amended in...
As per the conditions Mentioned in
the accompaning commencement
Certificate No. dated
LND/BP/C4/108027/187
Dt. 15.12.2017
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

AREA STATEMENT	SQ.M.
1 . AREA OF THE PLOT	3456.12
2 . DEDUCTION FOR	-
a) ROAD ACQUISITION AREA - P.NO.1(AREA 148.75 Sq.m)	312.50
b) ROAD ACQUISITION AREA - P.NO.2(AREA 163.75 Sq.m)	
c) ROAD ACQUISITION AREA - P.NO.1(AREA 293.95 Sq.m)	293.95
TOTAL (a+b+c)	606.45
3 . NET GROSS AREA OF THE PLOT	4062.57
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)	4062.57
6 . ADDITIONS FOR F.S.I.	-
A) TDR AS 1.40 % OF 5	-
B) PROP.T.D.R	-
B) ADD ROAD WIDENING AREA	-
7 . TOTAL AREA (5+6)	4062.57
8 . TOTAL F.S.I. PERMISSIBLE	1.00
9 . PERMISSIBLE TOTAL FLOOR AREA (7X8)	4062.57
10. EXISTING FLOOR AREA	-
11. PROPOSED AREA	3929.28
12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	4.09
AREA CALCULATIONS AS PER RULE B (C) BELOW	-
13. TOTAL BUILT UP AREA PROPOSED (10+11+12)	3933.37
14. TOTAL BUILT UP AREA CONSUMED 13/7	0.98
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	4062.57
B) LESS DEDUCTION OF NON RESIDENTIAL	1088.52
AREA SHOP ETC.	-
C) AREA OF TENEMENT	2844.85
D) TENEMENT PERMISSIBLE AS 250 PER HECTOR	101 nos
E) TENEMENT PROPOSED	47 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	

AREA STATEMENT	SQ.MT
AREA OF THE PLOT	3456.12
PROP. T.D.R	-
ALLOW. T.D.R.	-
a) ROAD ACQUISITION AREA - P.NO.1(AREA 148.75 Sq.m)	312.50
b) ROAD ACQUISITION AREA - P.NO.2(AREA 163.75 Sq.m)	
c) ROAD ACQUISITION AREA - P.NO.1(AREA 293.95 Sq.m)	293.95
TOTAL F.S.I	4062.57
PROPOSED B/UP AREA ON UPPER GROUND FLOOR	505.87
PROPOSED B/UP AREA ON STILT FLOOR	217.91
PROPOSED B/UP AREA ON FIRST FLOOR	1012.90
PROPOSED B/UP AREA ON SECOND FLOOR	734.68
PROPOSED B/UP AREA ON THIRD FLOOR	728.96
PROPOSED B/UP AREA ON FOURTH FLOOR	728.96
EXCESS BALCONY AREA	4.09
TOTAL BUILT UP AREA	3933.37

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 30/06/2016 & 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 PLOT AMALGAMATION PLAN & RESI.CUM COMMERCIAL BUILDING PLAN ON P.NO.1+2+3+4+5, S.NO.11/1/1A/1. + P.NO.1, S.NO.11/1/1A/3.OF DASAK SHIWAR, AT. NASHIK.

FOR:- VIVA HIGHWAYS LTD

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 DATE
A.S.A	03/08/2016	DINESH	SANDEEP	RMD-1	-	