AREA CALCULATION



GROUND FIRST, SECOND THIRD & FOURTH FLOOR PLAN
AREA OF BLOCK 'PQRS' = 59.40 X 14.27 = 847.64 SQ.MT.
DEDUCTION FOR

1)	= 04.92 X 01.20 X2	= 10.80 SQ.MT.
2)	= 01.20 X 04.92 X2	= 10.80 SQ.MT.
3)	= 01.10 X 08.18 X2	= 18.00 SQ.MT.
4)	= 04.94 X 01.20 X2	= 13.92 SQ.MT.
5)	= 01.83 X 02.00 X2	= 08.00 SQ.MT.
6)	= 03.07 X 03.38 X2	= 20.75 SQ.MT.
7)	= 03.38 X 01.80 X2	= 10.05 SQ.MT.
8)	= 01.40 X 06.88 X2	= 02.46 SQ.MT.
9)	= 01.40 X 01.40 X2	= 03.92 SQ.MT.
	TOTAL DEDUCTION	= 108.49 SQ.MT.

847.64 - 108.49 = 658.15 SQ.MT.

NET BUILTUP AREA OF GROUND FLOOR = 658.15 SQ.MT.
NET BUILTUP AREA OF FIRST FLOOR = 658.15 SQ.MT.
NET BUILTUP AREA OF SECOND FLOOR = 658.15 SQ.MT.
NET BUILTUP AREA OF THIRD FLOOR = 658.15 SQ.MT.
NET BUILTUP AREA OF FOURTH FLOOR = 658.15 SQ.MT.

BALCONY AREA STATEMENT.

FLOOR	AREA	PERMISSIBLE BALCONY 15%	PROVIDED BALCONY	EXCESS BALCONY
FIRST FLOOR	658.15	98.72	52.42 X 1.50 = 078.63 34.84 X 2.00 = 069.68 TOTAL = 148.31	49.59
SECOND FLOOR	658.15	98.72	52.42 X 1.50 = 078.63 34.84 X 2.00 = 069.68 TOTAL = 148.31	49.59
THIRD FLOOR	658.15	98.72	52.42 X 1.50 = 078.63 34.84 X 2.00 = 069.68 TOTAL = 148.31	49.59
FOURTH FLOOR	658.15	98.72	52.42 X 1.50 = 078.63 34.84 X 2.00 = 069.68 TOTAL = 148.31	49.59

TOTAL BALCONY EXCESS = 198.24

AREA STATEMENT

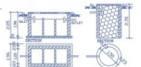
	SQ.MT.
(GARAGE AT GROUND FLOOR	658.15
(GARAGE AT FIRST FLOOR PLAN	658.15
(GARAGE AT SECOND FLOOR PLAN	658.15
(GARAGE AT THIRD FLOOR PLAN	658.15
(GARAGE AT FOURTH FLOOR PLAN	658.15
4) EXCESS BALCONY	118.24
TOTAL BUILT UP AREA	3408.99

ENCLOSED BALCONY AREA STATEMENT.

FLOOR	NOS OF BALCONY	TOTAL BALCONY AREA	ENCLOSED BALCONY NOS	TOTAL ENCLOSED BALCONY AREA
FIRST FLOOR PLAN	4.14 X 1.00	4.14	6	10.56
	3.80 X 1.00	4.14	6	24.84
	4.14 X 3.00	4.14	6	24.84
SECOND FLOOR PLAN	4.14 X 3.00	4.14	6	24.84
	3.80 X 1.00	4.14	6	24.84
THIRD FLOOR PLAN	4.14 X 3.00	4.14	6	24.84
	3.80 X 1.00	4.14	6	24.84
FOURTH FLOOR PLAN	4.14 X 1.00	4.14	6	24.84
	3.80 X 1.00	4.14	6	24.84

TOTAL ENCLOSED BALCONY AREA = 141.36

DOORS AND WINDOWS			
T	0.75 X 2.10	F	ROLLDING DOOR
D	0.90 X 2.10	T	W PANELLED DOOR
D1	0.75 X 2.10	T	W PANELLED DOOR
W	1.50 X 1.20	M	S GLAZED WINDOW
V	0.60 X 0.60	M	S VENTILATION





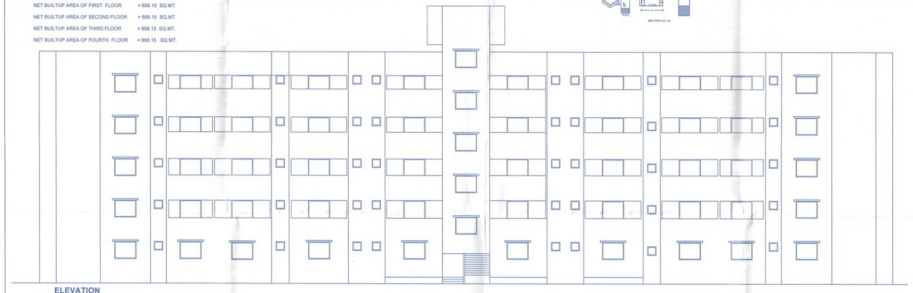
BUILTUP AREA OF EACH FLAT OF BUILDING (IN SQ.MT.) FOR PARKING TABLE AREA PURPOSE

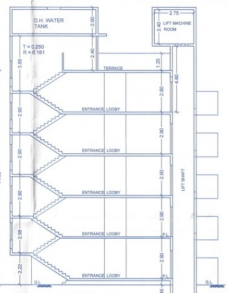
BLOCK DIAGRAM	FLATS NOS	BUP AREA	NOS OF FLATS	TOTAL BUP AREA
AREA OF PQRS = 7.07 X 4.68 = 34.07 SQ.MT. DEDUCTIONS 1) 1.50 X 0.30 = 00.45 SQ.MT. 2) 1.50 X 0.23 = 00.34 SQ.MT. TOTAL = 01.79 SQ.MT.	1,12,21,32,41, 52,61,72,81,92	25.54	10	25.54X10=255.40
AREA OF PQRS = 34.84 - 03.38 X 1.80 = 83.41 SQ.MT. DEDUCTIONS 1) 1.50 X 0.30 = 00.45 SQ.MT. 2) 1.50 X 0.23 = 00.34 SQ.MT. 3) 1.80 X 0.30 = 00.54 SQ.MT. 4) 1.80 X 0.23 = 00.41 SQ.MT. TOTAL = 01.79 SQ.MT.	2,11,22,31,42, 51,62,71,82,91	24.01	10	24.01X10 = 240.10
AREA OF PQRS = 4.14 X 3.00 = 12.42 SQ.MT. DEDUCTIONS 1) 1.50 X 0.30 = 00.45 SQ.MT. 2) 1.50 X 0.23 = 00.34 SQ.MT. TOTAL = 00.79 SQ.MT.	3,4,5,13,14,23,43,44, 45,53,54,63,64,73,74	22.00	15	22.00X15 = 330.00
AREA OF PQRS = 4.68 X 4.68 = 21.90 SQ.MT. DEDUCTIONS 1) 3.30 X 0.30 = 00.99 SQ.MT. 2) 3.30 X 0.23 = 00.75 SQ.MT. TOTAL = 01.74 SQ.MT.	6,26,46,66,86	22.40	05	22.40X05=112.00
AREA OF PQRS = 4.68 X 4.68 = 21.90 SQ.MT. DEDUCTIONS 1) 3.30 X 0.30 = 00.99 SQ.MT. 2) 3.30 X 0.23 = 00.75 SQ.MT. TOTAL = 01.74 SQ.MT.	7,27,47,87,97	22.40	05	22.40X05 = 112.00

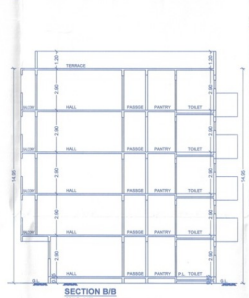
BLOCK DIAGRAM	FLATS NOS	BUP AREA	NOS OF FLATS	TOTAL BUP AREA
AREA OF PQRS = 4.68 X 4.68 = 21.90 SQ.MT. DEDUCTIONS 1) 1.50 X 0.30 = 00.45 SQ.MT. 2) 1.50 X 0.23 = 00.34 SQ.MT. 3) 1.80 X 0.30 = 00.54 SQ.MT. 4) 1.80 X 0.23 = 00.41 SQ.MT. TOTAL = 01.74 SQ.MT.	8,9,15,28,29,30, 48,49,55,68,69, 70,88,89,90	22.00	15	22.00X15=330.00
AREA OF PQRS = 34.84 - 03.38 X 1.80 = 83.41 SQ.MT. DEDUCTIONS 1) 1.50 X 0.30 = 00.45 SQ.MT. 2) 1.50 X 0.23 = 00.34 SQ.MT. 3) 1.80 X 0.30 = 00.54 SQ.MT. 4) 1.80 X 0.23 = 00.41 SQ.MT. TOTAL = 01.79 SQ.MT.	10,20,31,40,50,60, 79,80,90,100	49.87	10	49.87X10=498.70
AREA OF PQRS = 4.14 X 3.00 = 12.42 SQ.MT. DEDUCTIONS 1) 1.50 X 0.30 = 00.45 SQ.MT. 2) 1.50 X 0.23 = 00.34 SQ.MT. TOTAL = 00.79 SQ.MT.	16,17,18,19,24,33,35, 36,54,55,56,57,58, 74,75,76,77,78	37.66	20	37.66X20 = 753.20
AREA OF PQRS = 4.68 X 4.68 = 21.90 SQ.MT.	16,17,18,37,38,65, 76,77,96,97	28.02	10	28.02X10=280.20
TOTAL			100	2738.60 SQ.MT.

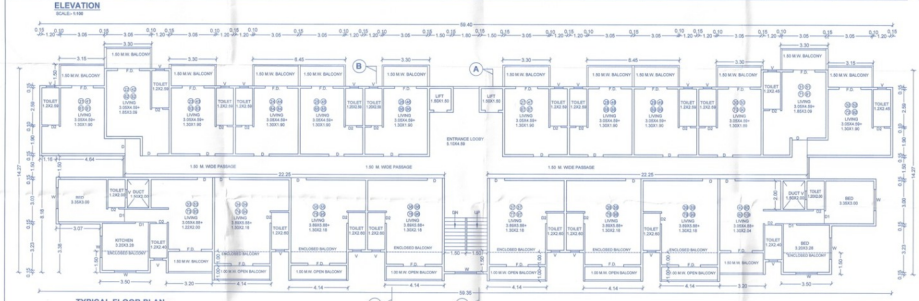


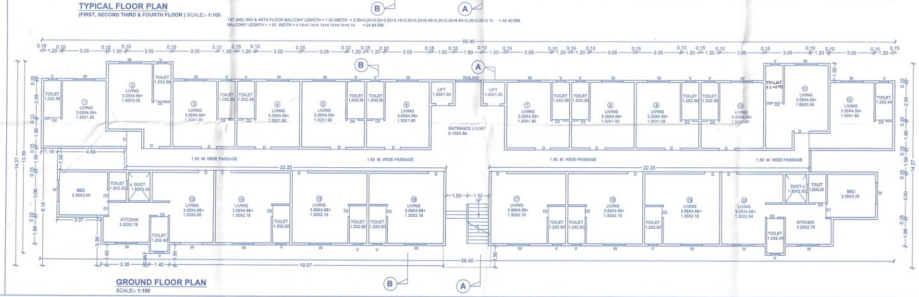
LOCATION PLAN

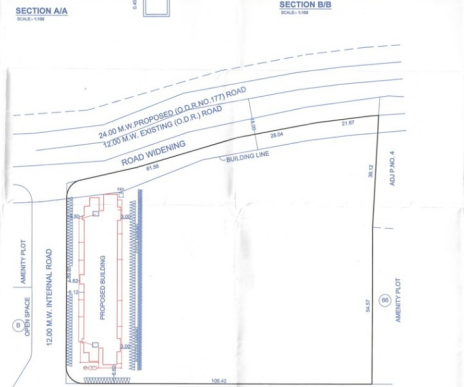












PARKING AREA TABLE

AS PER TABLE NO. 7(VIII)(b) & TABLE NO. 7(7

SR. NO.	Occupancy	One parking Space for every	Required			Required		
			Car	Scooter	Cycle	Car	Scooter	Cycle
1	2	3	4	5	6	4	5	6
1	Residential	a) 4 Tenements having built-up area upto 60 sq.m. (100 Tene.N. = 25 x 5 =125)	0	5 x 25 = 125	5 x 25 = 125	0	5 x 25 = 125	5 x 25 = 125
	TOTAL		———	125	125	———	125	125

RECOMMENDING AUTHORITY | SHEET NO. 2/2

recommended For Approval For.. Residential
Purpose Only, As Amended in ..... Pm.
Subject To the Conditions Mentioned in this Office
Letter No. ...4864... Dated 26/09/2014

Asst. Director of Town Planning
NASHIK

NOTE :-
* PLOT BOUNDRY SHOWN IN THICK BLACK.
* PROPOSED WORK SHOWN IN RED.
* DRAINAGE LINE SHOWN IN DOTTED RED.
* EXTERNAL WALL - 250 mm THK.
* INTERNAL WALL - 150 mm THK.
* THIS LAYOUT IS TENTATIVE RECOMMENDED FOR APPROVAL BY ADTP NASHIK UNDER LETTER NO.- 2268 DATE:- 27/08/2014
* N.A. ORDER GIVEN BY SDO IGATPURI UNDER ORDER NO- NA/SR/1302014 DATE:- 22/10/2014
* THIS LAYOUT IS REVISED TENTATIVE RECOMMENDED FOR APPROVAL BY ADTP NASHIK UNDER LETTER NO.- 1514 DATE:- 07/06/2016
* THIS LAY OUT IS DEMARCATED BY TI/R NPHWD UNDER M.R. NO.- 5720/16 DATE:- 10/06/2016

AREA STATEMENT

		SQM.
	1. Area of plot No.1	8643.60
	2. Deductions for	———
	a) Road Acquisition Area	NIL
	b) Proposed Road Area	NIL
	c) Any Reservation	NIL
	(Total a+c+b)	NIL
	3. Gross Area of Plot (1-2)	8643.60
	4. Deductions for Amenity space,if any	NIL
	5. Net Area of Plot	8643.60
	6. Addition of area for F.S.I.)F ANY	———
	a) Permissible Built up Area on Prorata Basis i.e. (DXFactor OF(DXFactor OF FSI) i.e. 8643.60 X1.44[20] = 12816.94	12816.94
	b) Permissible Built up Area on Normal FSI = 12816.94 - X1.2*Since Plot ON 24 M. ROAD. Normal FSI 1.2) - as per Table No.13	2563.39
A	c) 45.00 M.W.State Highway Road Widening Additional FSI Area =	———
	7. Total Area	15380.33
	*8. Normal F.S.I. permissible=FSI	ONE
	a) Permissible with payment of premium	———
	*9. Permissible Built-up Area (7+8a)	15380.33
	10. Existing Built-up Area	NIL
	11. Proposed Built-up Area	3290.75
	12. Excess Balcony Area taken in F.S.I. (As per B (c) Below	118.24
	*13. Total Built-up Area (10+11+12)	3408.99
	*14. F.S.I. Consumed (13/7)	0.22 %
B.	BALCONY AREA STATEMENT	
	a) Permissible Balcony Area per floor.	NIL
	b) Proposed Balcony Area per floor.	NIL
	c) Excess Balcony Area per floor.	NIL
C.	TDR ———	———
	a) Permissible.	NIL
	b) Proposed to be utilised	NIL
D.	PARKING STATEMENT	
	a) Parking Required Car	AS PER TABLE
	Scooter/Motor Cycle, Cycle	
	b) Garages Permissible	NOT APPLI.
	c) Garages Proposed Car	———
	Scooter/Motor Cycle, Cycle	———
	d) Total Parking Provided	NOT APPLI.
E.	LOADING/UNLOADING SPACES	
	Loading/Unloading Required	NOT APPLI.
	Total Loading/Unloading Required	NOT APPLI.

ARCHITECTS CERTIFICATE

All the dimensions and area's are checked by us. If any Discrepancy calculations, we will be responsible for it.

AR. MANISH P. JADHAV
ARCHITECT SIGN.ATURE

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

SHRI:- NITIN DAYALAL KOTHARI
OWNER'S SIGNATURE

PROPOSED SERVICE APARTMENT BUILDING PLAN FOR RESIDENTIAL PURPOSE IN P.NO. 1, G.NO. 279/1/2, 30 & 35/C/P AT- PARDEVI, TAL:- IGATPURI, DIST.- NASHIK.
FOR:- SHRI.- NITIN DAYALAL KOTHARI.

CA/2016/75328
ARCHITECT SIGN

SHRI:- NITIN DAYALAL KOTHARI
OWNERS SIGN

AR. Manish Jadhav
Architect & Interior Designer
Shop No.3,Vijay-Gopal Society,
Near Sebe Furniture,Tidke Colony,Nashik.
PH.NO.0253-2313028, MOB. NO. 9422283711
E-mail-jadhav.manish74@gmail.com

DATE:14/11/2016 | SCALE :AS SHOWN | DRAWN BY :MOD | CHK BY :J.M.P.