AREA STATEMENT

GROUND FLOOR AREA

AREA STATEMENT
BLOCK AREA 'A' = 25.00X6.05 = 151.25 SQ.M
DEDUCTION:
1. 5.20 X 0.60 X 2 = 6.24 SQM
2. 4.70 X 0.25 = 1.17 SQM
3. 4.95 X 0.25 = 1.23 SQM
TOTAL DEDUCTION = 8.64 SQM
TOTAL B/UP AREA = 151.25 - 8.64 = **142.61 SQ.M**

SECTION AT AA'

FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR AREA

AREA STATEMENT
BLOCK AREA 'A' = 25.00X15.45= 386.25 SQ.M
DEDUCTION:
1. 2.70 X 2.20 X 2 = 11.88 SQM
2. 4.40 X 2.15 X 2 = 18.92 SQM
3. 9.65 X 2.70 = 26.05 SQM
TOTAL DEDUCTION = 56.85 SQM
TOTAL B/UP AREA = 386.25 - 56.85 = **329.40 SQ.M**

1ST FLOOR BALCONY STATEMENT :-
ALLOWBALE BALCONY :-15% OF THE FLOOR AREA = **49.41 SQM**
PROPOSED BALCONY AREA
= [3.10X2] + [3.00X2] X 1.20 = 14.64 SQM
+ [3.25X2] + 7.20 X 1.50 = 20.55 SQM
= **35.19 SQM**

EXCESS BALCONY = NIL
TOTAL B/UP AREA ON 1ST FLOOR = **329.40 SQM**

TOTAL BUILT / UP AREA ON FIRST TO FIFTH
= 329.40 X 5 = 1647.00 SQFT

GROUND FLOOR PLAN

SCALE:1:100

SECTION AT BB'

ELEVATION

FIRST ,SECOND ,THIRD ,FOURTH ,FIFTH FLOOR PLAN

SCALE:1:100

TERRACE FLOOR PLAN

SCALE:1:100

TOTAL B/UP AREA :

1.	GROUND FLOOR	= 142.61 SQ.M
2.	FIRST FLOOR	= 329.40 SQ.M
3.	SECOND FLOOR	= 329 40 SQ.M
4.	THIRD FLOOR	= 329.40 SQ.M
5.	FOURTH FLOOR	= 329 40 SQ.M
6.	FIFTH FLOOR	= 329.40 SQM
7.	LIFT	= 6.30 SQM
TOTAL AREA		= 1795.91 SQ.M

TOTAL BUILT / UP AREA
= COMMERCIAL + RESIDENTIAL
142.61 + 1653.30 = 1795.91 SQM

SCHEDULE OF OPENINGS

SR. NO	TYPES	SIZE	DISCRIPTION
1	D	0.90 X 2.10	FLUSH DOOR
2	D1	0.75 X 2.10	FLUSH DOOR
3	W	1.80 X 1.20	M.S. WINDOW
4	W1	1.20 X 1.20	M.S. WINDOW
5	V	0.60 X 0.90	M.S. LOUVERED WINDOW
6	FD	1.50 X 2.10	ROLLING SHUTTER

CARPET AREA STATETMENT

FLOOR	FLAT NO.-	CARPET AREA
GROUND FLOOR	SHOP - 1,2,3,4,5,6,7,8	17.91+16.75+13.25+18.7
FIRST FLOOR	101,102,103,104,105,106	56.32 + 39.18 + 39.56 +
SECOND FLOOR	201,202,203,204,205,206	56.32 + 39.18 + 39.56 +
THIRD FLOOR	301,302,303,304,305,306	56.32 + 39.18 + 39.56 +
FOURTH FLOOR	401,402,403,404,405,406	56.32 + 39.18 + 39.56 +
FIFTH FLOOR	501,502,503,504,505,506	56.32 + 39.18 + 39.56 +
TOTAL CARPET AREA = 132.17+270.12 X 5] = 1482.77 SQM		

FROM FOR STATEMENT 2

BUILDING NO.	FLOOR NO.	TOTAL BUILT - UP AREA OF FLOOR	BALCONY AREA WITH 15 %	EXCESS BALCONY AREA COUNTED IN FSI	DOU TER WI
1	2	3	4	5	
	FIRST	329.40 SQM	49.41 SQM	NIL	
	SECOND	329.40 SQM	49.41 SQM	NIL	
	THIRD	329.40 SQM	49.41 SQM	NIL	
	FOURTH	329.40 SQM	49.41 SQM	NIL	
	FIFTH	329.40 SQM	49.41 SQM	NIL	
	TOTAL	1647.00 SQM	247.05 SQM	NIL	

	PARKING STATEMENT	CARPET AREA	NO.OF FLAT	REQUIERED			PROVIDED		
				4W	2W	CYCLE	4W	2W	CYCLE
a)	PARKING REQUIRED BY RULE	BELOW 40 SQM	20	05	20	20			
		40 TO 80 SQM	10	10	40	20			
		120 SQM & ABOVE	--	--	--	--			
d)	TOTAL PARKING PROVIDED.	COMMERCIAL	132.17 SQM	04	08	08			
		TOTAL	20	19	68	48			
	5% VISITOR PARKING			01	04	03			
	TOTAL PARKING			20	72	51	20	74	60

FROM FOR STATEMENT 2
AREA DETAIL OF FLAT /UNIT

BUILDING NO.	FLOOR NO.	FLAT NO. / UNIT NO /SHOP NO	BUILT UP AREA OF FLAT /UNIT/ SHOP ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGES	AREA OF BALCONY ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4+5)
1	2	3	4	5	6
GROUND TO FIFTH FLOOR	GROUND	SHOP - 1	19.58	-----	19.58 SQM
		SHOP - 2	19.39	-----	19.39 SQM
		SHOP - 3	14.17	-----	14.17 SQM
		SHOP - 4	20.17	-----	20.17 SQM
		SHOP - 5	20.17	-----	20.17 SQM
		SHOP - 6	14.17	-----	14.17 SQM
		SHOP - 7	17.49	-----	17.49 SQM
		SHOP - 8	18.85	-----	18.85 SQM
	FIRST	101,201,301,401,501	61.05 + 9.18	7.41	77.64 SQM
		102,202,302,402,502	42.16 + 9.18	4.79	56.13 SQM
		103,203,303,403,503	42.78 + 9.18	5.40	57.36 SQM
		104,204,304,404,504	42.78 + 9.18	5.40	57.36 SQM
		105,205,305,405,505	42.16 + 9.18	4.79	56.13 SQM
		106,206,306,406,506	61.05 + 9.18	7.41	77.64 SQM

PLOT AREA STATEMENT (D.P.ROAD WIDENING STATEMENT)

PLOT NO	AREA OF PLOT	WIDENING AREA	40.00% PLOT OF AREA	TOTAL PERMISSIBLE F.S.I
3	509.20 SQM	160.00 SQM	203.68 SQM	659.20 SQM
4	511.57 SQM	155.00 SQM	204.62 SQM	666.57 SQM

PREMIUM STATEMENT

1) AREA OF PLOT
2) PERMISSIBLE PREMIUM (0.50% OF PLOT AREA)
3) PROPOSED PREMIUM[PURCHASED]
4) READY RECKNOR RATE =

LOCATION PLAN

SCALE: 1:10,000

AREA STATEMENT :-

1	AREA OF THE PLOT	1020.77 SQM
a)	AS PER OWNERSHIP DOCUMENT 7/12 :-	1020.77 SQM
b)	AS PER MEASUREMENT SHEET :-	--
c)	AS PER SITE :-	--
2	DEDUCTION FOR	--
a)	PROPOSED D.P./ ROAD WIDENING AREA	315.00 SQM
b)	ANY D.P. RESERVATION AREA	--
	TOTAL (a+b)	--
3	NET GROSS AREA OF THE PLOT (1-2)	1020.77 SQM
4	RECREATIONAL OPEN SPACE	--
a)	REQUIRED	--
b)	PROPOSED	--
	TOTAL (a+ b)	--
5	AMENITY SPACE	
a)	REQUIRED	
b)	PROPOSED	
6	SERVICE ROAD & HIGHWAY WINDENING	
7	INTERNAL ROAD AREA	40.13 SQM
8	NET AREA OF THE PLOT (3 - 5 b)	980.64 SQM
9	BASIC FSI AS PER FRONT ROAD WIDTH (8 X1.10)	1078.70 SQM
10	ADDITIONS OF AREA FOR FSI	--
a)	ADDITIONS FOR FSI [ROAD WIDENING] 315.00+40.13 = 355.13 SQM	
b)	PREMIUM FSI AREA (8 X 0.50 = 490.32 SQM)	363.00 SQM
c)	ADDITIONS FOR FSI T.D.R	---
	TOTAL AREA (a + b +c)	718.13 SQM
11	TOTAL AVAILABLE AREA (9+10)	1796.83 SQM
12	MAXIMUN UTILIZATION OF F.S.I. PERMSSIBLE	2.50
	AS PER ROAD WIDTH	
13	TOTAL BUILT-UP AREA IN PROPOSAL	
a)	EXISTING FLOOR AREA	
b)	TOTAL PROPOSED AREA	1795.91 SQM
c)	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	TAKEN IN FSI
d)	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	
	TOTAL AREA (a + b +c + d)	1795.91 SQM
14	TOTAL BUILT UP AREA CONSUMED (13/8)	0.99%
15	AREA FOR INCLUSIVE HOUSING, IF ANY	
a)	REQUIRED (20% OF SR. NO.9)	
b)	PROPOSED	

NOTE:
PLOT BOUNDRY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED IN RED
EXTERNAL WALL ..... 0.15 M.
INERNAL WALL ..... 0.10 M.

OWNERS DECLARATION / CONFIRMATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY & SAFETY AT THE WORK SITE.

OWNER'S SIGN.

CERTIFICATE OF THE AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/12/2019 AND DIMENSION 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 LICENSED ARCHITECTS.

OWNER SIGN	R.C.C. CONSULTANT / ARCHITECTS SIGN

PROJECT:

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING BEARING ON,
PLOT NO: -03+04 , S. NO.364/2/1A , AT ADGAON
SHIVVAR, NASHIK **FOR M/S DREAMHOME BUILDWELL PARTNERSHIP FIRM THROUGH ITS PARTNER MR MEHUL SURESH VELANI.**

ARCHITECT:

MAVANI ASSOCIATES
AR.SURESH N. PATEL
SHOPNO-182,
SHUBHANKAR VASTU,
DHAWALGIRI SOCIETY,KATHE GALLY,
NASHIK -422001.
PH :- (0253)2508226 MB:- 09890299494
arsureshpatel@gmail.com

SCALE:	DATE:	DRG. NO.	DRAWN BY	CHECK BY
1:100	01/08/2019	117	AR.RAJESH MAVANI	AR.SURESH PATEL

STAMP OF APPROVAL

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No. C2/11002/2019 dated 20/05/2019

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik