AREA CALCULATION & DIAGRAM
SCALE 1:200

GROUND FLOOR PLAN

BLOCK AREA = 20.60X 5.20 = 107.12 SQ.M.
Net b/up area of Ground floor plan = 107.12 SQ.M
Addition of Lift - 1.90X1.90X2 = 7.22 SQ.M.
Total b/up area of Ground floor plan = 114.34 SQ.M.

FIRST FLOOR PLAN

BLOCK AREA = 20.60X34.65 = 713.79 SQ.M.
DEDUCTIONS -
1) 14.10X 1.25X1 = 17.62 SQ.M
2) 1.00X 3.25X 4 = 13.00 SQ.M
3) 1.75X 3.15X 4 = 22.05 SQ.M
4) 8.00X 1.50X 2 = 24.00 SQ.M
5) 5.70X 3.10X 2 = 35.34 SQ.M
6) 3.95X 2.90X 4 = 45.82 SQ.M
7) 1.10X 12.15X 2 = 26.73 SQ.M
8) 7.70X 11.95X 1 = 92.00 SQ.M
9) 1.20X 1.45X 2 = 3.48 SQ.M
TOTAL DEDUCTION - 280.04 SQ.M
Total b/up area of First floor = 433.75 SQ.M

SECOND & THIRD FLOOR PLAN

BLOCK AREA = 20.60X34.65 = 713.79 SQ.M.
DEDUCTIONS -
1) 14.10X 1.25X1 = 17.62 SQ.M
2) 6.15X 0.60X2 = 7.38 SQ.M
3) 1.00X 3.25X4 = 13.00 SQ.M
4) 1.75X 3.15X4 = 22.05 SQ.M
5) 8.00X 1.50X2 = 24.00 SQ.M
6) 3.95X 2.90X4 = 45.82 SQ.M
7) 5.70X 3.10X2 = 35.34 SQ.M
8) 1.10X12.15X2 = 26.73 SQ.M
9) 7.70X11.95X1 = 92.01 SQ.M
10) 14.10X1.45X1 = 20.44 SQ.M
TOTAL DEDUCTION - 304.39 SQ.M
Total b/up area of Second floor = 409.40 Sq.M
Total b/up area of Third floor = 409.40 SQ.M

FOURTH FLOOR PLAN

BLOCK AREA = 20.60X34.65 = 713.79 SQ.M.
DEDUCTIONS -
1) 14.10X 1.25X1 = 17.62 SQ.M
2) 6.15X 0.60X2 = 7.38 SQ.M
3) 1.00X 3.25X4 = 13.00 SQ.M
4) 1.75X 3.15X4 = 22.05 SQ.M
5) 8.00X 1.50X2 = 24.00 SQ.M
6) 3.95X 2.90X4 = 45.82 SQ.M
7) 5.70X 3.10X2 = 35.34 SQ.M
8) 1.10X12.15X2 = 26.73 SQ.M
9) 7.70X11.95X1 = 92.01 SQ.M
10) 14.10X1.45X1 = 20.44 SQ.M
TOTAL DEDUCTION - 304.39 SQ.M
Total b/up area of Fourth floor = 409.40 SQ.M

Balcony Statement

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First Floor	433.75 sq.m.	65.06 sq.m.	2.78+2.78+ 5.56 5.56X1.15=6.39 6.15X1.75=10.76 2.90+2.90+2.90+2.90=11.60 11.60X2.00=23.20 12.15+12.15+5.45+5.45=35.20 35.20X1.00=35.20 6.39+10.76+23.20+35.20=75.55	75.55 - 65.06 = 10.49
Second & Third Floor	409.40 sq.m.	61.41 sq.m.	2.78+2.78+2.78+2.78= 11.12 11.12X1.15=12.79 6.15+6.15=12.30 12.30X1.75=21.52 2.90+2.90+2.90+2.90=11.60 11.60X2.00=23.20 12.15+12.15+5.45+5.45=36.20 35.20X1.00=35.20 12.79+21.52+23.20+35.20=92.71	92.71 - 61.41 = 31.30 31.30 X 2.00= 62.60
Fourth Floor	409.40 sq.m.	61.41 sq.m.	2.78+2.78+2.78+2.78= 11.12 11.12X1.15=12.79 6.15+6.15=12.30 12.30X1.75=21.52 2.90+2.90+2.90+2.90=11.60 11.60X2.00=23.20 12.15+12.15+5.45+5.45=35.20 35.20X1.00=35.20 12.79+21.52+23.20+35.20=92.71	92.71 - 61.41 = 31.30
Total excess balcony area				93.90 SQ.M.

Rain Water Harvesting Detail

LOCATION PLAN

SCHEDULE OF DOOR/WINDOW

D	1.05X2.15	T.W. PANELLED DOOR
D1	0.90X2.15	"
D2	0.75X2.15	"
W	1.80X1.35	T.W. GLAZED WINDOW
WR	1.50X1.35	"
W2	1.20X0.90	"
WO	1.80X0.90	"
V	0.60X0.60	LOUVERD VENT.

PLAN OF SEPTIC TANK

PLAN OF SOAKPIT

NOTE :-
* PLOT BOUNDRY SHOWN IN THICK BLACK.
* PROPOSED WORK SHOWN IN RED.
* DRAINAGE LINE SHOWN IN DOTTED RED.
* EXTERNAL WALL 150 mm THK.
* INTERNAL WALL 100 mm THK.

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	114.34 SQ.M.	———	———	———	———	114.34 SQ.M.
	FIRST FLOOR	433.75 SQ.M.	65.06 SQ.M.	10.49 SQ.M.	———	———	444.24 SQ.M.
	SECOND FLOOR	409.40 SQ.M.	61.41 SQ.M.	31.30 SQ.M.	———	———	440.70 SQ.M.
	THIRD FLOOR	409.40 SQ.M.	61.41 SQ.M.	31.30 SQ.M.	———	———	440.70 SQ.M.
	FOURTH FLOOR	409.40 SQ.M.	61.41 SQ.M.	31.30 SQ.M.	———	———	440.70 SQ.M.
	TOTAL AREA	1776.29 SQ.M.	248.39 SQ.M.	104.39 SQ.M.	———	———	1880.68 SQ.M.

T.D.R AREA STATEMENT

CERTIFICATE NO.-459, DT. 09/06/2011

* AREA OF THE PLOT (AS PER 7/12 EXTRACT)	=	1081.56 sq.m.
* 0.65 % ALLOWED T.D.R AREA	=	703.01 sq.m.
* PURCHESED T.D.R AREA	=	190.00 sq.m.
* PROPOSED T.D.R AREA	=	54.00 sq.m.
* BUP AREA WITH TDR (as per proposed T.D.R)	=	1235.56 sq.m.
* BASIC F.S.I. 10%	=	108.16 sq.m.
* PREMIUM F.S.I. 50%(540.78sq.m.)*	=	540.78 sq.m.
* TOTAL ALLOWED BUP AREA =		1884.50 sq.m.
* TOTAL PROPOSED BUP AREA =		1880.68 sq.m.

CALCULATION OF T.D.R. AS PER 29th JANUARY & 2 MAY 2018 GOVERNMENT POLICY

Y = X x R.R. / R.Y.
Y = 100.00 X 1000.00 / 18500.00
Y = 5.40 SQ.M.

Y = X x R.R. / R.Y.
Y = 54.00 X 1000 / 18500
Y = 2.92 SQ.M.

X = T.D.R. AREA
R.R. = REDENDMAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

CARPET + USABLE AREA STATEMENT

Mamlatdar's Order/File No.27/R-2017,
Dated : 14/06/2017.

FLOOR NO.	FLAT / SHOP NO.	CARPET AREA EXCLUDING EXTERNAL WALL INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY/VERANDAH OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT/ SHOP	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)=3+4
GROUND FLOOR	51	21.43 SQ.M.	———	21.43 SQ.M.
	52	13.13 SQ.M.	———	13.13 SQ.M.
	53	15.06 SQ.M.	———	15.06 SQ.M.
	54	13.08 SQ.M.	———	13.08 SQ.M.
	55	13.13 SQ.M.	———	13.13 SQ.M.
	56	21.43 SQ.M.	———	21.43 SQ.M.
Total Carpet+Usable Area Of Ground Floor		99.18 SQ.M.	———	99.18 SQ.M.
FIRST FLOOR (WING 'A')	101	56.67 SQ.M.	9.98 SQ.M.	64.97 SQ.M.
	102	65.02 SQ.M.	9.98 SQ.M.	64.91 SQ.M.
	103	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	104	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
FIRST FLOOR (WING 'B')	151	54.42 SQ.M.	7.37 SQ.M.	61.79 SQ.M.
	152	54.42 SQ.M.	7.37 SQ.M.	61.79 SQ.M.
	153	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	154	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
Total Carpet+Usable Area Of First Floor		370.46 SQ.M.	86.09 SQ.M.	457.54 SQ.M.
SECOND FLOOR (WING 'A')	201	55.82 SQ.M.	7.37 SQ.M.	62.39 SQ.M.
	202	55.82 SQ.M.	7.37 SQ.M.	62.39 SQ.M.
	203	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	204	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
SECOND FLOOR (WING 'B')	251	54.42 SQ.M.	7.37 SQ.M.	61.79 SQ.M.
	252	54.42 SQ.M.	7.37 SQ.M.	61.79 SQ.M.
	253	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	254	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
Total Carpet+Usable Area Of Second Floor		376.48 SQ.M.	81.00 SQ.M.	456.48 SQ.M.
THIRD FLOOR (WING 'A')	301	55.82 SQ.M.	7.37 SQ.M.	62.39 SQ.M.
	302	55.82 SQ.M.	7.37 SQ.M.	62.39 SQ.M.
	303	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	304	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
THIRD FLOOR (WING 'B')	351	54.42 SQ.M.	7.37 SQ.M.	61.79 SQ.M.
	352	54.42 SQ.M.	7.37 SQ.M.	61.79 SQ.M.
	353	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	354	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
Total Carpet+Usable Area Of Third Floor		376.48 SQ.M.	81.00 SQ.M.	457.48 SQ.M.
FOURTH FLOOR (WING 'A')	401	55.82 SQ.M.	7.37 SQ.M.	62.39 SQ.M.
	402	55.82 SQ.M.	7.37 SQ.M.	62.39 SQ.M.
	403	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	404	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
FOURTH FLOOR (WING 'B')	401	30.87 SQ.M.	———	30.87 SQ.M.
	401 A	22.77 SQ.M.	7.37 SQ.M.	30.14 SQ.M.
	402	22.77 SQ.M.	7.37 SQ.M.	30.14 SQ.M.
	402 A	30.87 SQ.M.	———	30.87 SQ.M.
	403	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
	404	39.90 SQ.M.	12.88 SQ.M.	52.78 SQ.M.
Total Carpet+Usable Area Of Fourth Floor		376.92 SQ.M.	81.00 SQ.M.	457.92 SQ.M.
Total Carpet+ Usable Area Of Building		1811.54 SQ.M.	327.36 SQ.M.	1936.90 SQ.M.

TOTAL NO. OF FLOOR OF BUILDING = GROUND+4
TOTAL NO. OF SHOPS = 6 NOS.
TOTAL NO. OF TENEMENTS = 54 NOS

PARKING STATEMENT

NO.	REQUIRED PARKING			PROPOSED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
No. of Tenement having carpet area above 40 sq.m. upto 60 sq.m.	14 NOS.	36 NOS.	26 NOS.	14 NOS.	36 NOS.	26 NOS.
No. of Tenement having carpet area up to 40 sq.m.	05 NOS.	20 NOS.	20 NOS.	05 NOS.	20 NOS.	20 NOS.
Comm. Area 99.18 sq.m.	02 NOS.	04NOS.	04 NOS.	02 NOS.	04NOS.	04 NOS.
Visitors parking 5%	01 NOS.	04 NOS.	03 NOS.	01 NOS.	04 NOS.	03 NOS.
TOTAL	22 NOS.	64 NOS.	53 NOS.	22 NOS.	64 NOS.	53 NOS.

AREA STATEMENT

	SQ.M.
1) AREA OF THE PLOT (Minimum area of 8.0 c. to be considered)	1081.56
a) As per ownership document (7/12, CTS extract)	1081.56
b) As per measurement sheet	1081.69
c) As per site	—
2) DEDUCTION FOR	
a) Proposed D.P./D.P. Road widening Area	—
b) Any D.P. Reservation area	—
(total a+b)	—
3) GROSS AREA OF THE PLOT	1081.56
4) RECREATIONAL OPEN SPACE	
a) Required	—
b) Proposed	—
5) AMENITY SPACE	
a) Required	—
b) Proposed	—
6) SERVICE ROAD AND HIGHWAY WIDENING	—
7) INTERNAL ROAD AREA	—
8) NET AREA OF PLOT (1 - 5(b))	1081.56
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. as per front road width (as no. 8 x 1.1)	1189.72
a) In-situ area against D.P. road (18/refer no.2(a)) if any	—
b) In-situ area against Amenity space 12.00 X 1.85 (W.W. as no.5(b))	—
c) Premium F.S.I. area (allowed 9.50 - 540.78 SQ.M.)	540.78
d) T.D.R. area allowed (8.65 = 703.01 SQ.M.) (100/GI=54.00)	154.00
e) Additional F.S.I. area under chapter VIII	—
10) ADDITIONAL OF AREA FOR F.S.I. (total a+b+c+d+e)	694.78
11) TOTAL AREA AVAILABLE (9+10)	1884.50
12) MAXIMUM UTILIZATION OF F.S.I. AS PER ROAD WIDTH (as per Regulation no. 15.4)	2.25 F.S.I. 2433.51
13) Total built up area in proposal (excluding area at Sr.No.15b)	
a) Existing Built-up Area	—
b) Proposed Built-up Area,	1776.29
c) Excess Balcony area counted in F.S.I.	104.39
d) Excess Double height terraces area counted in F.S.I.	—
(total a+b+c+d)	1880.68
14) F.S.I. CONSUMED (13/9) (should not be more than sr.no.12 above)	1.74
15) AREA FOR INCLUSIVE HOUSING, IF ANY	
a) Required (20% of sr.no 9)	—
b) Proposed	—
16) TOTAL Commercial + Residential Area (114.34+1766.34)	1880.68
17) No. Of Tenements	54 NOS.
18) No. Of Shop	06 NOS.
19) No. Of Floor Ground+4 Floor	04 floor

AREA STATEMENT

AREA OF THE PLOT	1884.50
ALLOWED F.S.I.	ONE
a)AREA AT GROUND FL.	114.34
b)AREA AT FIRST FL.	433.75
c)AREA AT SECOND FL.	409.40
d)AREA AT THIRD FL.	409.40
e) AREA AT FOURTH FL.	409.40
f.) EXCESS BALCONY AREA	104.39
TOTAL BUILT UP AREA	1880.68

CERTIFICATE OF AREA

Certified that this plot under reference was surveyed by me on 15/07/2020 & the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNER DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

FOR MR.K.K. ASSOCIATES
OWNER SIGN

AR. PANKAJ J. JADHAV
REG. NO. CA/2004/44783

ENG. SHRIRAM RAMDAS NER
REG.NO. NA/
STRUCTURAL ADVI.

Job / Drawing No.	Scale	Drawn by	Checked by	Registration / Licence no. of Arch./ Engg. / Supervisor
21_01	As shown	Nikhil s.k.	Pankaj Jadhav	CA/2004/44783

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESIGNER
202, ROONGTA ARCADE, OPP. KULKARNI GARDEN,
NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.
MO. 9422283475, OFF.NO. (0253) - 2232575

PROFORMA -1
REVISED RESI. CUM COMM. BUILDING PLAN ON ON PLOT NO.11-12-13+14 S.NO.278/2/2 TO 12, OF NAVSHA, SHIWAR AT NASHIK.
FOR MR. K.K. ASSOCIATES

DRAWING SHEET NO. 1

APPROVED
The Plans amended in ——
As per the conditions Mentioned in the accompaining commencement Certificate No. —— dated 12.08.2020
C.34.2.5647/2020

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

FRONT ELEVATION
SCALE - 1:100

SECTION A-A'
SCALE - 1:100

SECTION B-B'
SCALE - 1:100

GROUND FLOOR PLAN
SCALE - 1:100

FIRST FLOOR PLAN
SCALE - 1:100

SECOND & THIRD FLOOR PLAN
SCALE - 1:100

FOURTH FLOOR PLAN
SCALE - 1:100

N SITE PLAN
SCALE - 1:200