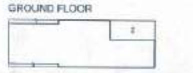
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

AREA CALCULATION & DIAGRAM

SCALE 1:300

GROUND FLOOR



Block area - 17.85X5.76 = 102.82 sq.m.
Deduction -
1) 6.05 x 0.44 x1 = 2.66 sq.m.
2) 5.45 x 2.36 x1 = 12.86 sq.m.
3) 6.05 x 0.41 x1 = 2.48 sq.m.
Total Deduction - 18.00 sq.m.

Total B/up Area Ground Floor - 84.82 sq.m.

FIRST, SECOND & THIRD FLOOR

Block area - 37.20 X 15.00 = 558.00 sq.m.
Deduction -
1) 3.55 x 1.08 x 1 = 3.83 sq.m.
2) 2.50 x 9.68 x 1 = 24.20 sq.m.
3) 1.30 x 1.50 x 1 = 1.95 sq.m.
4) 1.80 x 3.48 x 1 = 6.26 sq.m.
5) 3.10 x 1.20 x 1 = 3.72 sq.m.
6) 2.30 x 3.40 x 1 = 7.82 sq.m.
7) 3.60 x 1.00 x 1 = 3.60 sq.m.
8) 3.00 x 1.20 x 1 = 3.60 sq.m.
9) 3.15 x 1.00 x 1 = 3.15 sq.m.
10) 2.15 x 2.85 x 1 = 6.12 sq.m.
11) 1.80 x 3.48 x 1 = 6.26 sq.m.
12) 1.15 x 1.55 x 1 = 1.78 sq.m.
13) 1.95 x 2.70 x 1 = 5.26 sq.m.
14) 1.60 x 3.10 x 1 = 4.96 sq.m.
15) 1.50 x 2.00 x 1 = 3.00 sq.m.
16) 3.55 x 2.55 x 1 = 9.05 sq.m.
17) 2.85 x 3.20 x 1 = 9.12 sq.m.
18) 1.15 x 1.55 x 1 = 1.78 sq.m.
19) 1.95 x 2.70 x 1 = 5.26 sq.m.
20) 2.05 x 2.85 x 1 = 5.84 sq.m.
21) 3.15 x 1.00 x 1 = 3.15 sq.m.
22) 3.00 x 1.20 x 1 = 3.60 sq.m.
23) 3.60 x 1.00 x 1 = 3.60 sq.m.
24) 2.30 x 3.40 x 1 = 7.82 sq.m.
25) 3.10 x 1.20 x 1 = 3.72 sq.m.
26) 2.55 x 1.51 x 1 = 3.85 sq.m.
27) 3.50 x 0.41 x 1 = 1.43 sq.m.
28) 1.15 x 4.10 x 1 = 4.71 sq.m.
Total Deduction = 148.44 sq.m.

Total B/up First Floor - 409.56 sq.m.
Addition Lift - 1.50x1.50x2 = 4.50 sq.m.
Total B/up Area First Floor - 414.06 sq.m.
Total B/up Area Second Floor - 409.56 sq.m.
Total B/up Area Third Floor - 409.56 sq.m.

FOURTH FLOOR PLAN

Block area - 37.20 X 15.00 = 558.00 sq.m.
Deduction -
1) 3.55 x 1.08 x 1 = 3.83 sq.m.
2) 2.50 x 9.68 x 1 = 24.20 sq.m.
3) 1.30 x 1.50 x 1 = 1.95 sq.m.
4) 1.80 x 3.48 x 1 = 6.26 sq.m.
5) 3.10 x 1.20 x 1 = 3.72 sq.m.
6) 2.30 x 3.40 x 1 = 7.82 sq.m.
7) 3.60 x 1.00 x 1 = 3.60 sq.m.
8) 3.10 x 1.20 x 1 = 3.72 sq.m.
9) 1.00 x 5.60 x 1 = 5.60 sq.m.
10) 5.80 x 6.25 x 1 = 36.25 sq.m.
11) 1.60 x 5.15 x 1 = 8.24 sq.m.
12) 2.30 x 2.85 x 1 = 6.55 sq.m.
13) 5.80 x 3.15 x 1 = 18.27 sq.m.
14) 1.60 x 2.15 x 1 = 3.44 sq.m.
15) 3.55 x 2.50 x 1 = 8.87 sq.m.
16) 2.85 x 3.20 x 1 = 9.12 sq.m.
17) 2.20 x 2.85 x 1 = 6.27 sq.m.
18) 1.60 x 5.15 x 1 = 8.24 sq.m.
19) 6.80 x 5.60 x 1 = 38.08 sq.m.
20) 3.10 x 1.20 x 1 = 3.72 sq.m.
21) 3.80 x 1.00 x 1 = 3.80 sq.m.
22) 2.30 x 3.40 x 1 = 7.82 sq.m.
23) 3.10 x 1.20 x 1 = 3.72 sq.m.
24) 2.55 x 1.51 x 1 = 3.85 sq.m.
25) 3.50 x 0.41 x 1 = 1.43 sq.m.
26) 1.15 x 4.10 x 1 = 4.71 sq.m.
Total Deduction = 232.88 sq.m.

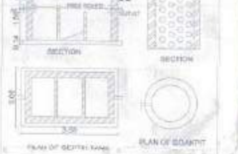
Net B/up Area Fourth Floor - 325.12 sq.m.
ADD IN BLOCK 4.28X1.50 = 6.42 SQ.M
Total B/up Area Fourth Floor - 331.54 sq.m.

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	84.82 SQ.M.	—	—	—	—	84.82 SQ.M.
	FIRST FLOOR	414.06 SQ.M.	62.11 SQ.M.	—	—	—	414.06 SQ.M.
	SECOND FLOOR	409.56 SQ.M.	61.43 SQ.M.	—	—	—	409.56 SQ.M.
	THIRD FLOOR	409.56 SQ.M.	61.43 SQ.M.	—	—	—	409.56 SQ.M.
	FOURTH FLOOR	331.54 SQ.M.	49.73 SQ.M.	—	—	—	331.54 SQ.M.
	TOTAL AREA	1649.54 SQ.M.	234.70 SQ.M.	—	—	—	1649.54 SQ.M.

Balcony Statement

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First Floor	414.06 sq.m.	62.11 sq.m.	2.05×2.05 = 4.10 4.10 X 2.00 = 8.20 3.10×3.05+3.00 = 9.15 9.15 X 1.20 = 10.98 5.65 X 1.10 = 6.43 3.15+3.15+3.55 = 9.85 9.85 X 1.00 = 9.85 8.20+10.98+6.43+9.85 = 35.46	Nil
Second & Third Floor	409.56 sq.m.	61.43 sq.m.	2.05×2.05 = 4.10 4.10 X 2.00 = 8.20 3.10+3.05+3.00+3.10 = 12.25 12.25 X 1.20 = 14.70 2.65+2.65 = 5.30 5.40 X 1.10 = 5.94 3.15+3.15+3.55 = 9.85 9.85 X 1.00 = 9.85 8.20+14.70+5.94+9.85 = 41.69	Nil
Fourth Floor	331.54 sq.m.	49.73 sq.m.	2.05×2.05 = 4.10 4.10 X 2.00 = 8.20 3.10+3.05+3.10 = 9.25 2.25 X 1.20 = 2.70 8.40 X 1.10 = 9.24 5.55 X 1.00 = 5.55 8.20+7.68+9.24+3.55 = 28.67	Nil
Total excess balcony area				Nil

SCHEDULE OF DOOR/WINDOW		
D	1.05X2.15	T. W. PANELLED
D1	0.90X2.15	T. W. PANELLED
D2	0.75X2.15	"
F0	1.80X2.15	
W	1.80X1.25	T. W. GLAZED WINDOW
W1	1.50X1.25	"
W2	1.20X1.25	"
V	0.60X0.90	LOUVERD VENT.



T.D.R AREA STATEMENT

CERTIFICATE NO. 851F,		DT. 12/06/2019
CERTIFICATE NO. 851M,		DT. 13/06/2019
* AREA OF THE PLOT (AS PER 7/12 EXTRACT PLOT NO 3+4+5)	=	916.83 sq.m.
* 0.40 % ALLOWED T.D.R AREA	=	366.65 sq.m.
* TOTAL ALLOWED B/UP AREA	=	1283.28 sq.m.
* PURCHESED T.D.R AREA	=	366.65 sq.m.
* B/UP AREA WITH TDR (as per proposed T.D.R.)	=	1283.28 sq.m.
* BASIC F.S.I. 10%	=	91.68 sq.m.
* PREMIUM F.S.I. 30%(274.98sq.m.)	=	274.98 sq.m.
* TOTAL ALLOWED B/UP AREA	=	1649.92 sq.m.
* TOTAL PROPOSED B/UP AREA	=	1649.54 sq.m.

CALCULATION OF T.D.R. AS PER 25th JANUARY & 2 MAY 2015 GOVERNMENT POLICY

Y = X X R.R. / R.V.   Y = X X R.R. / R.V.

Y = 26939 X 8000.00 / 6100.00   Y = 3.92 X 9600.00 / 8100.00

Y = 385.07 SQ.M.   Y = 3.95 SQ.M.

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

CARPET AREA STATEMENT ('A' & 'B' WING)

Maharashtra Govt.R.No 27/04/2017, Dated : 14/06/2017.

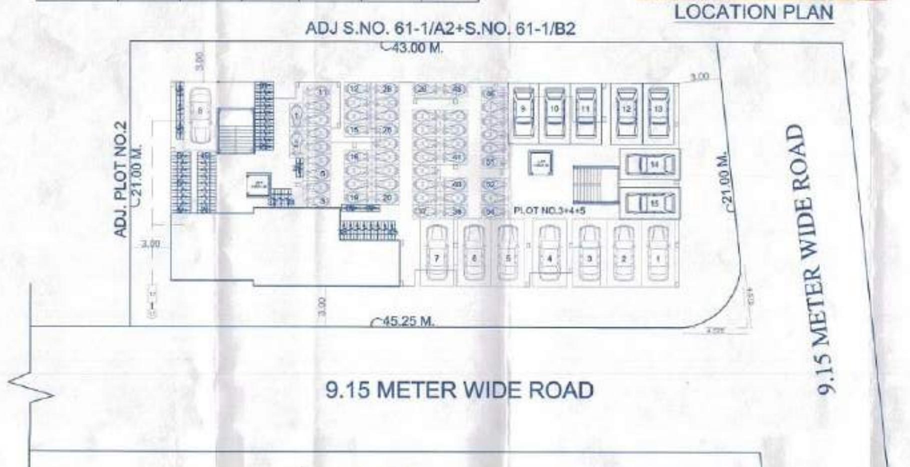
BUILDING NO.	FLOOR NO.	FLAT / SHOP/ OFFICE / UNIT NO.	CARPET AREA	USABLE AREA OF BALCONIES/ALTERNATE TERRACE/OTTA (EXCLUDING AREA UNDER WALLS)	TOTAL AREA
	GROUND FLOOR	S1	13.38 SQ.M.	—	13.38 SQ.M.
		S2	14.31 SQ.M.	—	14.31 SQ.M.
		S3	15.71 SQ.M.	—	15.71 SQ.M.
		S4	15.71 SQ.M.	—	15.71 SQ.M.
		S5	7.26 SQ.M.	—	7.26 SQ.M.
		S6	9.81 SQ.M.	—	9.81 SQ.M.
	Total Carpet+Usable Area First Floor (Wing A+B)		76.18 SQ.M.	—	76.18 SQ.M.
	FIRST FLOOR (WING A)	A1	39.11 SQ.M.	3.15 SQ.M.	42.26 SQ.M.
		A2	39.06 SQ.M.	8.24 SQ.M.	47.30 SQ.M.
		A3	52.61 SQ.M.	5.46 SQ.M.	58.07 SQ.M.
	FIRST FLOOR (WING B)	B1	39.49 SQ.M.	3.79 SQ.M.	43.28 SQ.M.
		B2	39.72 SQ.M.	9.34 SQ.M.	49.06 SQ.M.
		B3	39.54 SQ.M.	2.55 SQ.M.	42.09 SQ.M.
		B4	39.93 SQ.M.	8.24 SQ.M.	48.17 SQ.M.
		B5	39.93 SQ.M.	3.15 SQ.M.	43.08 SQ.M.
		B6	37.44 SQ.M.	2.55 SQ.M.	39.99 SQ.M.
	Total Carpet+Usable Area First Floor (Wing A+B)		367.13 SQ.M.	46.47 SQ.M.	413.60 SQ.M.
	SECOND FLOOR (WING A)	A4	39.11 SQ.M.	3.15 SQ.M.	42.26 SQ.M.
		A5	38.93 SQ.M.	3.15 SQ.M.	42.08 SQ.M.
		A6	52.61 SQ.M.	5.46 SQ.M.	58.07 SQ.M.
	SECOND FLOOR (WING B)	B7	39.49 SQ.M.	3.79 SQ.M.	43.28 SQ.M.
		B8	39.72 SQ.M.	9.34 SQ.M.	49.06 SQ.M.
		B9	39.54 SQ.M.	2.55 SQ.M.	42.09 SQ.M.
		B10	39.93 SQ.M.	3.15 SQ.M.	43.08 SQ.M.
		B11	39.03 SQ.M.	3.15 SQ.M.	42.18 SQ.M.
		B12	37.44 SQ.M.	2.55 SQ.M.	39.99 SQ.M.
	Total Carpet+Usable Area Second Floor (Wing A+B)		367.00 SQ.M.	36.29 SQ.M.	403.29 SQ.M.
	THIRD FLOOR (WING A)	A7	39.11 SQ.M.	3.15 SQ.M.	42.26 SQ.M.
		A8	38.93 SQ.M.	3.15 SQ.M.	42.08 SQ.M.
		A9	52.61 SQ.M.	5.46 SQ.M.	58.07 SQ.M.
	THIRD FLOOR (WING B)	B13	39.49 SQ.M.	3.79 SQ.M.	43.28 SQ.M.
		B14	39.72 SQ.M.	9.34 SQ.M.	49.06 SQ.M.
		B15	39.84 SQ.M.	2.55 SQ.M.	42.39 SQ.M.
		B16	39.93 SQ.M.	3.15 SQ.M.	43.08 SQ.M.
		B17	38.93 SQ.M.	3.15 SQ.M.	42.08 SQ.M.
		B18	37.44 SQ.M.	2.55 SQ.M.	39.99 SQ.M.
	Total Carpet+Usable Area Third Floor (Wing A+B)		367.00 SQ.M.	36.29 SQ.M.	403.29 SQ.M.
	FOURTH FLOOR (WING A)	A10	39.11 SQ.M.	3.15 SQ.M.	42.26 SQ.M.
		A11	38.93 SQ.M.	3.15 SQ.M.	42.08 SQ.M.
		A12	52.61 SQ.M.	5.46 SQ.M.	58.07 SQ.M.
	FOURTH FLOOR (WING B)	B19	39.49 SQ.M.	14.61 SQ.M.	54.10 SQ.M.
		B20	39.72 SQ.M.	21.12 SQ.M.	60.84 SQ.M.
		B21	39.93 SQ.M.	12.15 SQ.M.	52.08 SQ.M.
		B22	39.93 SQ.M.	11.90 SQ.M.	51.83 SQ.M.
	Total Carpet+Usable Area Fourth Floor (Wing A+B)		289.72 SQ.M.	71.44 SQ.M.	361.28 SQ.M.
	TOTAL CARPET + USABLE AREA BUILDING 'A' & 'B' WING		1466.03 SQ.M.	189.59 SQ.M.	1655.62 SQ.M.

TOTAL NO. OF FLOOR ('A' & 'B' WING) = GROUND+4.
TOTAL NO. OF SHOPS = 6.00
TOTAL NO. OF TENEMENTS = 34

PARKING STATEMENT

NO.	REQUIRED PARKING 4 WHEELER	REQUIRED PARKING 2 WHEELER	REQUIRED PARKING CYCLE	PROVIDED PARKING 4 WHEELER	PROVIDED PARKING 2 WHEELER	PROVIDED PARKING CYCLE
No. of Tenement having carpet area up to below 40 sq.m. 30 nos	8 NOS.	30 NOS.	30 NOS.	8 NOS.	30 NOS.	30 NOS.
No. of Tenement having carpet area up to below 40.0 to 80.0 sq.m. 04 nos	4 NOS.	16 NOS.	08 NOS.	4 NOS.	16 NOS.	08 NOS.
Comm. Area 78.18 sq.m.	02 NOS.	04 NOS.	04 NOS.	02 NOS.	04 NOS.	04 NOS.
visitors parking 5%	01 NOS.	03 NOS.	03 NOS.	01 NOS.	03 NOS.	03 NOS.
TOTAL	15 NOS.	53 NOS.	45 NOS.	15 NOS.	53 NOS.	45 NOS.

LOCATION PLAN



SITE PLAN
SCALE- 1:200

PROFORMA-1

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING PLAN ON PLOT NO 3+4+5 S.NO. 61/1/A/1B/1/B/1, OF GANGAPUR SHIVAR AT NASHIK FOR:- M/S. BHAGYALAXMI BUILDERS & DEVELOPERS BHAGIDARI SANSTHA THRO. MR. SHREEKANT PRAKASH MANDALE & OTHERS 1.

DRAWING SHEET NO. 1

APPROVED

The Plans amended in ....
As per the conditions Mentioned in the accompaining commencement Certificate No. dated
B1/98/2019 24/10/2019

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	916.83
a) As per ownership document (7/12, CTS extract)	916.83
b) As per measurement sheet	916.83
c) As per site	916.83
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	916.83
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 = [3 - 5(b)]	916.83
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)	1008.29
10 Additional of area for F.S.I.	
a) In-situ area against D.P. road [1.85xsr.no.2(a)], if any	
b) In-situ area against Amenity space [2.00 or 1.85 xsr.no.5(b)]	
c) Premium F.S.I. area (ALLOWED 0.30= 274.98 SQ.M.)	274.98
d) T.D.R. area (ALLOWED 40% = 366.65SQ.M.)	366.65
e) Additional F.S.I. area under chapter VII	
(total a+b+c+d+e)	641.63
11 Total area available (9+10)	1649.92
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4)	1.80 F.S.I. 1649.92
13 Total built up area in proposal (excluding area at Sr.No.15b)	
a) Existing Built-up Area	
b) Proposed Built-up Area	1649.54
c) Excess Balcony area counted in F.S.I.	——
d) Excess Double height terraces area counted in F.S.I.	
(total Completed area a+b+c+d)	1649.54
14 F.S.I. Consumed (13/8) (should not be more than sr.no.12 above)	1.79
15 Area for Inclusive Housing, if any	
a) Required (20% of sr.no.8)	
b) Proposed	
16 Total Commercial+Residential area (84.82+1564.72)	1649.54
17 No. Of Tenements	34.00 NOS
18 No. Of Shop	6.00 nos
19 No. Of Floor Ground+4 Floor	4 floor

AREA STATEMENT	
AREA OF THE PLOT	1649.92
a)AREA AT GROUND FL.	84.82
b)AREA AT FIRST FL.	414.06
c)AREA AT SECOND FL.	409.56
d)AREA AT THIRD FL.	409.56
e)AREA AT FOURTH FL.	331.54
f) EXCESS BALCONY AREA	
TOTAL BUILT UP AREA	1649.54

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 10/04/2017 & 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.

M/s. Bhagyalaxmi Builders and Developers
Partner

M/S. BHAGYALAXMI BUILDERS & DEVELOPERS THRO. MR. SHREEKANT PRAKASH MANDALE & OTHER ONE

OWNER SIGN

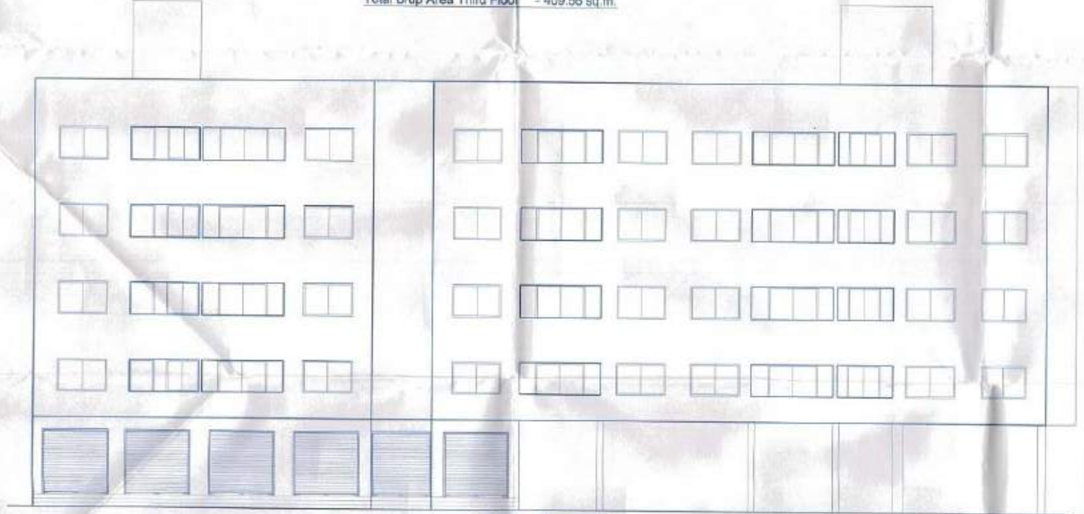
AR. PANKAJ P. JADHAV
REGI. NO. CA/2014/64793

ARCHITECT SIGN

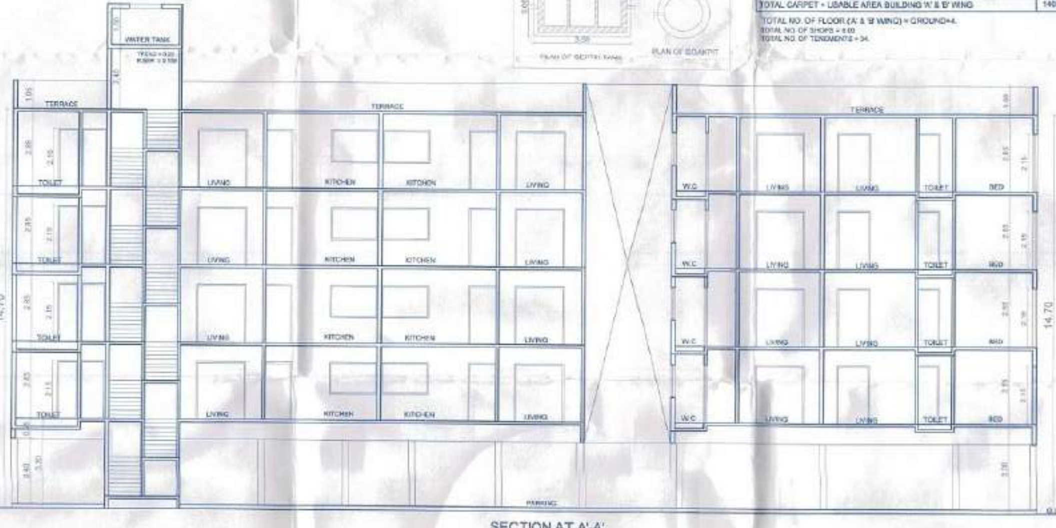
STRUCTURAL SIGN

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Archi / Lic. Engg / Supervisor
1		As above	Nikhil s.s.	Pankaj Jadhav	REG. NO. CA/2014/64793

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESIGNER
202, ROONGTA ARCADE, OPP KULKARNI GARDEN, NEAR SHARANPUR ROAD, THATKAR ROAD, NASHIK
MO. 9422263475, OFF. NO. (0253) - 2232575

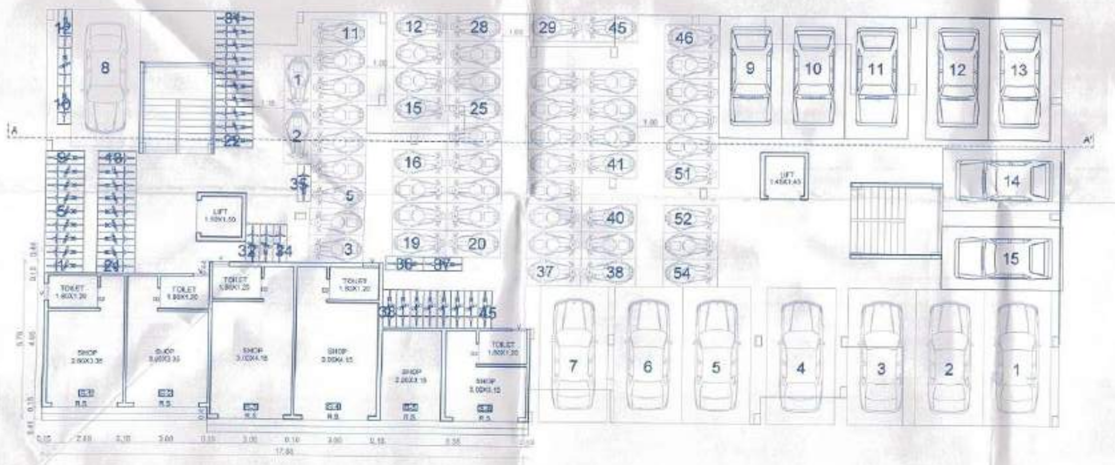


FRONT ELEVATION

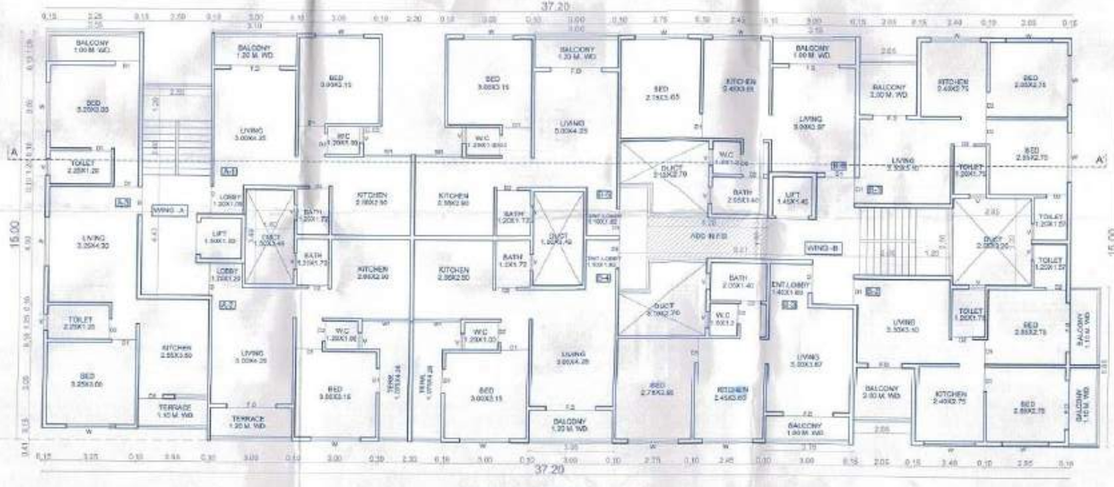


SECTION AT 'A'-'A'
SCALE-1:100

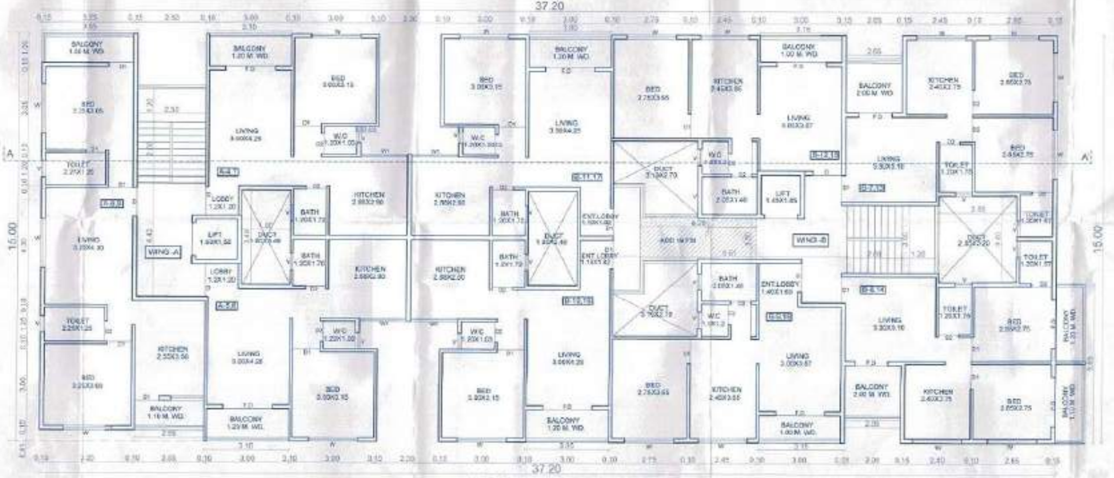
FOURTH FLOOR PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
SECOND & THIRD FLOOR PLAN
SCALE-1:100

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT