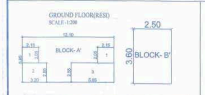
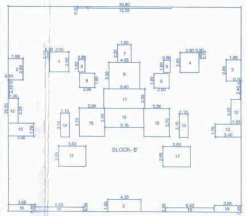
AREA DIAGRAM & CALCULATION

GROUND FLOOR(RESI)
SCALE-1:200



TYP. FIRST TO SIXTH FLOOR
SCALE-1:200



BUP AREA STATEMENT FOR GROUND FLOOR

BLOCK	DIMENSION LENGTH	DIMENSION WIDTH	AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
AREA OF EXTERNAL BLOCK (A')	12.10	0.55	72.66	1	72.66
DEDUCTION					
1	2.90	1.70	4.39	2	9.78
2	3.20	2.55	8.16	1	8.16
3	5.65	2.55	14.41	1	14.41
TOTAL DEDUCTION					31.32
TOTAL GROUND FLOOR BUP AREA (RESI)					41.34
AREA OF LOBBY(RB)	2.50	3.60	9.00	2	18.00
TOTAL GROUND FLOOR BUP AREA (RESI)+ LOBBY					59.34

BUP AREA STATEMENT FOR 1ST TO 6TH FLOOR

BLOCK	DIMENSION LENGTH	DIMENSION WIDTH	AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
AREA OF EXTERNAL BLOCK ABCD	19.80	38.90	639.02	1	639.02
DEDUCTION					
1	12.20	0.20	0.47	1	0.47
2	1.30	1.80	5.85	1	5.85
3	1.25	2.80	5.46	2	10.92
4	2.00	2.80	6.59	2	13.08
5	0.30	0.75	0.23	3	0.45
6	0.45	1.80	1.41	2	2.82
7	1.90	2.50	6.14	1	6.14
8	1.90	2.00	3.89	2	7.80
9	0.40	3.50	10.99	1	10.99
10	0.90	2.40	0.20	2	0.40
11	0.60	2.80	13.26	1	13.26
12	1.90	2.50	4.23	2	8.46
13	0.40	1.75	5.79	2	11.58
14	1.10	3.10	3.84	2	7.15
15	1.80	2.70	13.61	2	26.21
16	6.10	2.80	12.68	1	12.68
17	3.50	2.60	9.62	1	18.24
18	3.60	0.85	3.60	2	6.64
19	0.40	0.85	5.84	2	7.01
TOTAL DEDUCTION					179.37
TOTAL AREA OF FLOOR					639.15
TOTAL TYP. 1ST TO 6TH FLOOR BUP AREA (RESI)					3950.90

NOTE
PLOT BOUNDARY SHOWN IN THK. BLACK
PROPOSED CONST., SHOWN IN THK. RED
WATER LINE SHOWN IN DOTTED BLACK
DRAINAGE LINE SHOWN IN DOTTEDBLACK

Form of statement 2
(Sr. No. 9 (a))
Proposed Building

Building No.	Floor No.	Total Built-up Area Of floor, as per cutter construction line.
1	2	3
	Ground (RESI)	58.68
	1st	650.15
	2nd	650.15
	3rd	650.15
	4th	650.15
	5th	650.15
	6th	650.15
	Total	3959.58

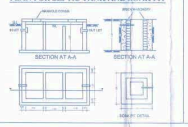
Table No. 6B - Parking Requirement

Use	Unit	OUTSIDE LOBBY AREA			REQUIRED PARKING	
		area	Unit	SC	Unit	SC
(c) For every Tea Sweetstore, milk mawa converted hunting, Cooked area equal to or above 40 sq.m. but less than 80 sq.m.	30	1	5	10.0	50.0
(c) For every Tea Sweetstore, milk mawa converted hunting, Cooked area equal to or above 80 sq.m. but less than 40 sq.m.	30	1	3	10.0	24.0
In addition 5% visitor parking (residential)				5.0	5.0
Total				10.0	129.0
Total Required parking (Factor 0.5)				05.0	129.0
Total proposed parking				05.0	129.0

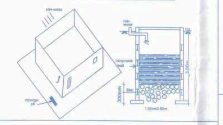
SCHEDULE OF OPENING

SR. NO.	SIZES	DESCRIPTION
D	1.00 X 2.10	T.W. FLUSH DOOR
D1	0.90 X 2.10	T.W. FLUSH DOOR
D2	0.75 X 2.10	T.W. FLUSH DOOR
SWD	1.80 X 2.40	T.W. FLUSH DOOR
W	1.00 X 1.20	M.S. WINDOWS
W1	1.20 X 1.20	M.S. WINDOWS
W2	1.20 X 1.20	M.S. WINDOWS
W3	3.60 X 1.20	M.S. WINDOWS
V	0.75 X 0.60	M.S.VENTILATOR

PLAN FOR SEPTIC TANK AND SOAK PIT

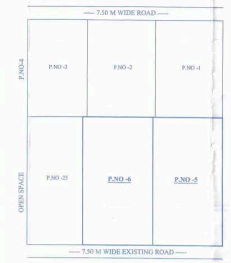


RAIN WATER HARVESTING DETAILS



Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Apartment No. shop/flat no.	Carpet area of apartment / units	Area of balcony	Area of terrace (free of f.a.r)
1	2	3	4	5	6
1ST TO 5TH FLOOR (WING-A)	1st to 5th	101 TO 501	55.65	6.15	0.00
	1st to 5th	102 TO 502	68.68	6.60	0.00
	1st to 5th	103 TO 503	53.51	6.48	0.00
	1st to 5th	104 TO 504	49.28	6.51	0.00
	1st to 5th	105 TO 505	56.38	7.40	0.00
	Total Area =		1229.85	165.70	0.00
6TH FLOOR (WING-A)	6th	601	55.65	6.15	0.00
	6th	602	68.68	6.60	72.51
	6th	603	53.51	6.48	0.00
	6th	604	49.28	6.51	69.32
	6th	605	56.38	7.40	0.00
	Total Area =		243.77	33.14	137.83
1ST TO 5TH FLOOR (WING-B)	1st to 5th	101 TO 501	36.59	7.40	0.00
	1st to 5th	102 TO 502	49.28	6.51	0.00
	1st to 5th	103 TO 503	53.51	6.48	0.00
	1st to 5th	104 TO 504	68.68	6.60	0.00
	1st to 5th	105 TO 505	56.65	6.15	0.00
	Total Area =		1229.85	165.70	0.00
6TH FLOOR (WING-B)	6th	601	36.59	7.40	0.00
	6th	602	49.28	6.51	69.32
	6th	603	53.51	6.48	0.00
	6th	604	68.68	6.60	72.51
	6th	605	56.65	6.15	0.00
	Total Area =		243.77	33.14	137.83
	TOTAL FLOOR AREA=		2949.24	397.68	2665.80
	TOTAL 1ST TO 6TH FLOOR=		3346.92		

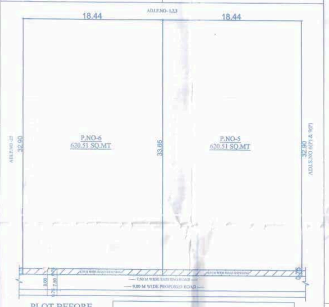


KEY PLAN
SCALE-1:200

COMPOUND WALL

SECTION THROUGH COMPOUND WALL
(SCALE-1:100)

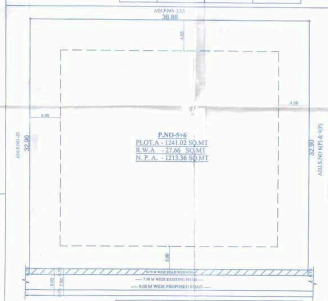
LOCATION PLAN
SCALE-1:10,000



PLOT BEFORE AMALGAMATION
Scale = 1:200

PLOT BEFORE AMALGAMATION AREA STATEMENTS(SQ.M)

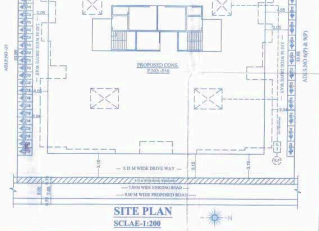
PLOT NO.	PLOT AREA	R.W.AREA	REMAINING PLOT AREA
5	620.51	13.83	606.68
6	620.51	13.83	606.68
TOTAL	1241.02	27.66	1213.36



PLOT AFTER AMALGAMATION
Scale = 1:200

PLOT BEFORE AMALGAMATION AREA STATEMENTS(SQ.M)

PLOT NO.	PLOT AREA	R.W.AREA	REMAINING PLOT AREA
5+6	1241.02	27.66	1213.36
TOTAL			1213.36



SITE PLAN
SCALE-1:200

PROFORMA - I

APPROVAL STAMP

APPROVED
The Plans intended to .....
As per the conditions Mentioned in
the accompanying commencement
Certificate No/1818/ dated 29/10/2022.
Sd/-
29/10/2022.
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

PROPOSED PLAN OF RESI. BUILDING,
ON PLOT NO. 5+6 ON S. NO. 6/2
AT.WADALA SHIWAR, TAL. & DIST. NASHIK.
FOR- SUNANDA DILIP TUPE & VAIBHAV TUPE

AREA STATEMENTS (Unified)

		SQ.MT.
1)	Area of plot (Minimum area of a, b, c, to be considered)	
	a) As per ownership document / 7/12, CTS extract (F.S.I)	= 1241.02
	b) As per measurement sheet	= 1241.02
	c) As per site	= 1241.02
2)	Deductions for	
	a) Proposed D.P/ 30.00 D.P. Road CUTTING area	= 27.66
	b) Any D.P. Reservation area	= 0
	c) Proposed D.P/ D.P. Road widening area	= 0
	Total (a+b+c)	= 27.66
3)	Balance area of plot (1 - 2)	= 1213.36
4)	Amenity Space (if applicable)	
	a) Required	= 0
	b) Adjustment/set 30% if any	= 0
	c) Balance / Approved	= 0
5)	Net plot area (3 - 4 (a))	= 1213.36
6)	Permissible/ Base permitted FSI (if applicable)	
	a) Required	= 0
	b) Proposed	= 0
7)	Internal road area	= 0
8)	Fidelity area	= 0
9)	Built up area with reference to Basic F.S.I as per front road width (Sr. No. 04 basic FSI)	= 11334.70
10)	Addition of FSI on payment of premium	= 0
	a) Maximum permissible FSI allowed on road width / on road width / TOD Zone 1213.36 x 50% ALLOWED PREMIUM = 606.68 PROPOSED PREMIUM = 606.68	= 606.68
	b) Proposed FSI on payment of premium	= 606.68
11)	Inwards Fsi / TDR loading (12132.800 40%) ALLOWED TDR = 485.34 PROPOSED TDR = 485.34	= 485.34
	a) In-situ area against D.P. road (5.0x90.1m=2 (c)), if any	= 55.32
	b) In-situ area against Amenity Space if handed over (2.50 m 1.85x3m No.4 (b) and/or (c))	= 0
	c) TDR area	= 485.34
	d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	= 540.66
12)	Additional FSI area under Chapter No. 7 Allowed	= 0
13)	Total entitlement of FSI in the proposal	= 0
	a) (9+10+11(d)+12) or 12 whichever is applicable	= 2481.36
	b) Ancillary Area P/I upto 60% or 80% with payment of charges	
	Residential Area = (3950.58)(0.60) 0.1484.34 sq.m. =1482.00	= 1482.00
	c) Total entitlement (a+b)	= 3963.36
14)	Maximum utilisation limit of FSI 1. Building potential permissible on plot (max) i.e. per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable (4 1.5 or 1.8)	= 3.00
15)	Total Built-up Area in proposal (excluding area at sr.no. 15b)	
	a) Existing (to be kept)	= 0
	b) Proposed Built-up Area (As per 'A' plan)	= 3959.58
	c) Total (a+b)	= 3959.58
16)	F.S.I. Consumed (15/13) (should not be more than ratio no.14 above)	= 0.99
17)	Area for loss above Heading 1 (say)	
	a) Required (30% of sr.no. 5)	= 0
	b) Proposed	= 60 NOS.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 19/11/2021. ATTAINMENT OF ALL BEING SITE OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P. SCHEME / RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Ar. Kapil Thakkar
CAD/1758/2015
(Name of Architect / Engineer / Supervisor)

5-D Tupe

Ar. [illegible]
SIGNED ARCHITECT
ex. supervisor

SIGNATURE

SIGN. OF STRU. ENGG.

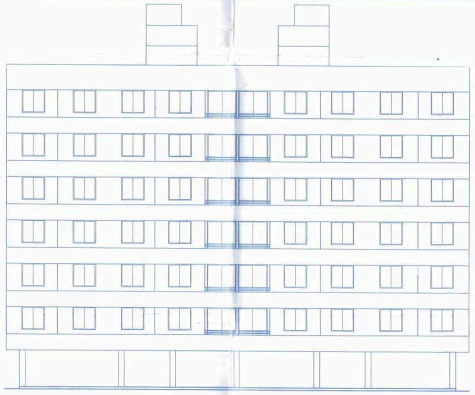
SIGN. OF OWNER

KAPIL THAKKAR & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNER

CONTACT
101 FLOOR , BUILDING NO.1 SYADOM COMPLEX, MUS ROAD, NASHIK-422003
Ph. +91 7588183700
Email: kapilkthakkar@gmail.com

Ar. Kapil L.Thakkar B.Arch.,M.Sc construction

Job No.	Dr'g No.	Scale	Drawn by	Chkd by	Date	Prelim/Working no.
R3	01	as shown	VG/SHJ	K.T	19/03/2022	



FRONT ELEVATION
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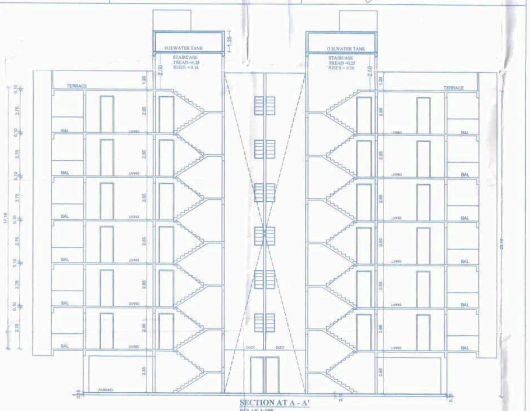
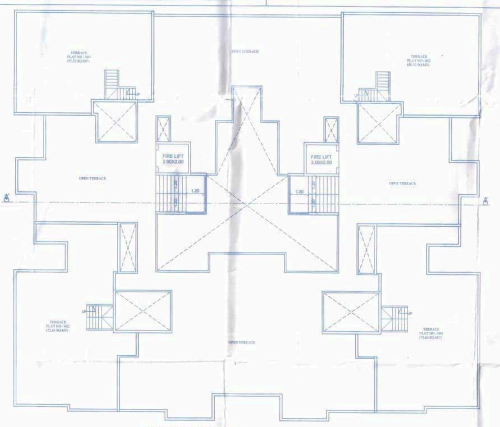
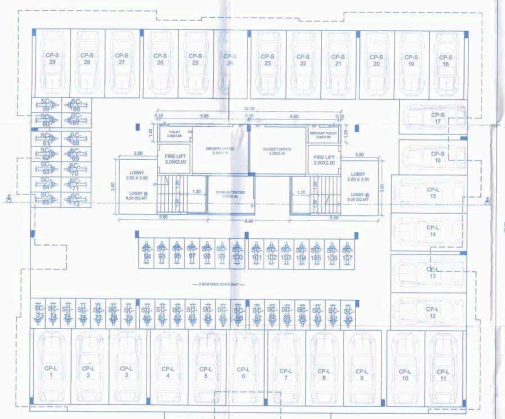


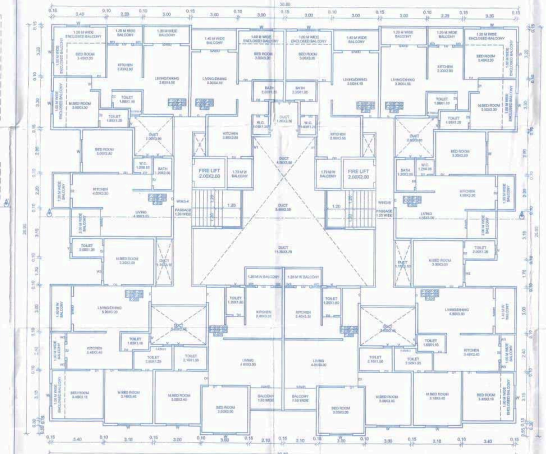
SECTION AT A - A'
SCALE-1:100



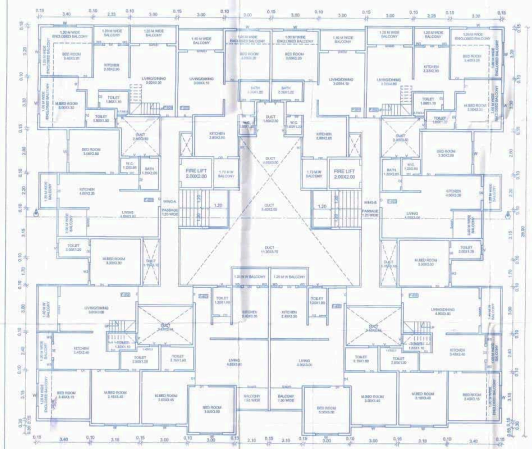
TERRACE FLOOR PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



TYP. 1ST TO 5TH FLOOR PLAN
SCALE-1:100



6TH FLOOR PLAN
SCALE-1:100