

CUH. Seema Mukesh Jagtap. 19
Name.

Builder Name - Mr. Tushar Sir. 9765 557347

Proforma - I: Area Statement

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO. 02 IN
S.NO.236/8/C AT- MHASRUL SHIWAR, TAL. & DIST. NASHIK.
FOR - Mr. VINOD MADHAV RANDHAWANE & OTHERS FIVE
THROUGH DEVELOPMENT & G.P.A. AGREEMENT HOLDER
GIRIJATMAJ PROPERTIES THROUGH Mrs. MONALI TUSHAR
AHER.

Drawing
Sheet No.

1/1

STAMP OF APPROVAL PLAN

APPROVED

The Plans amended in

As per the conditions Mentioned in
the accompanying commencement

Certificate No. dated 10/08/2021

C2/286/2021


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

TENTATIVE APPROVED LAYOUT NO. LND/W8/TEN/LAYOUT/203 DATED 02/02/23

AREA STATEMENT

.14 M.
OT NO.3

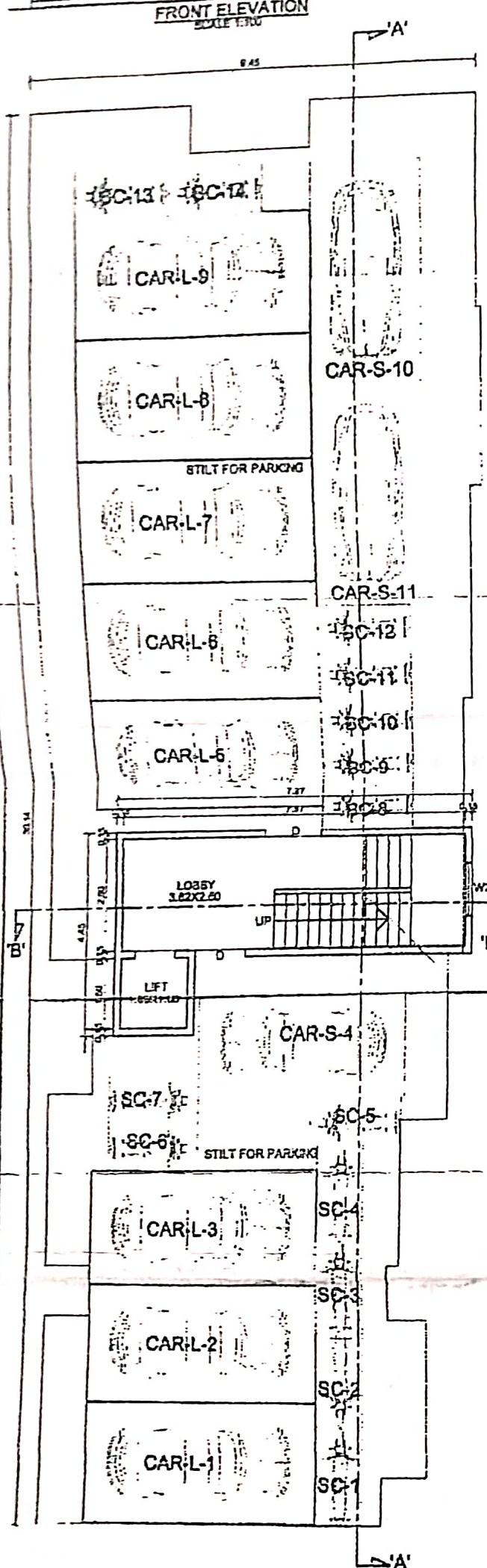
AREA STATEMENT

No.	Particulars	Sq.M.
1	Area Of Plot (Minimum area of a,b,c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	482.00
	(b) As per measurement sheet	447.58
	(c) As per site	447.28
2	Deductions For	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.00
	(b) Any D.P. Reservation Area	0.00
	(Total a+b)	0.00
3	Balance Area of Plot (1-2)	447.08
4	Amenity space (if applicable)	
	(a) Required	0.00
	(b) Adjustment of 2(b), if any	0.00
	(c) Balance Proposed	0.00
5	Net Plot Area (3-4 (c))	447.58
6	Recreational Open space (if applicable)	
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road area	0.00
8	Violable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Exempt to FBI)	402.34
10	Reduction of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
	(b) Proposed FSI on payment of premium.	223.00
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], If any Road Widening	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)].	0.00
	(c) TDR area	116.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	116.00
12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	830.34
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	493.00
	(c) Total entitlement (a+b)	1323.34
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8]	2.60
15	Total Built-up Area in proposal (excluding area of Sr.No.17 b)	
	(a) Existing Built-up Area.	0.00
	(b) Proposed Built-up Area (as per T-Use)	1323.14
	(a) Total (a+b)	1323.14
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

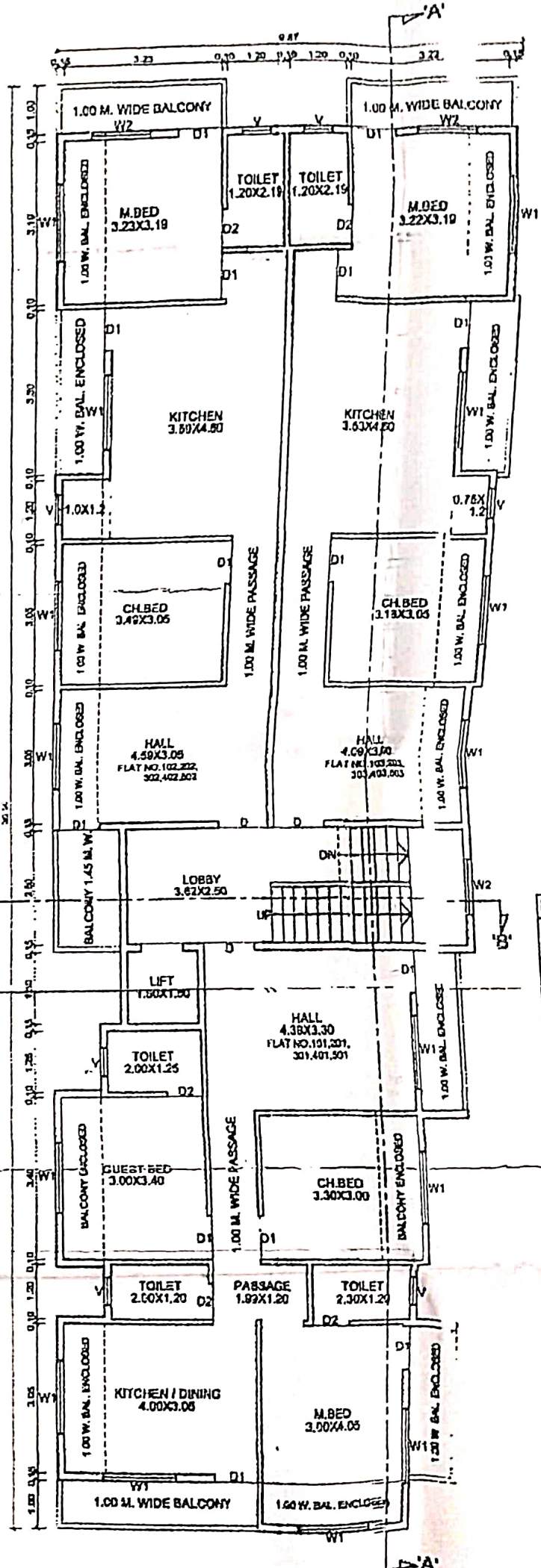
A

FRONT ELEVATION
SCALE 1:100

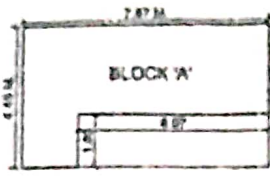
FOR KEPT IS SPACE THIS



GROUND FLOOR PLAN
SCALE 1:100

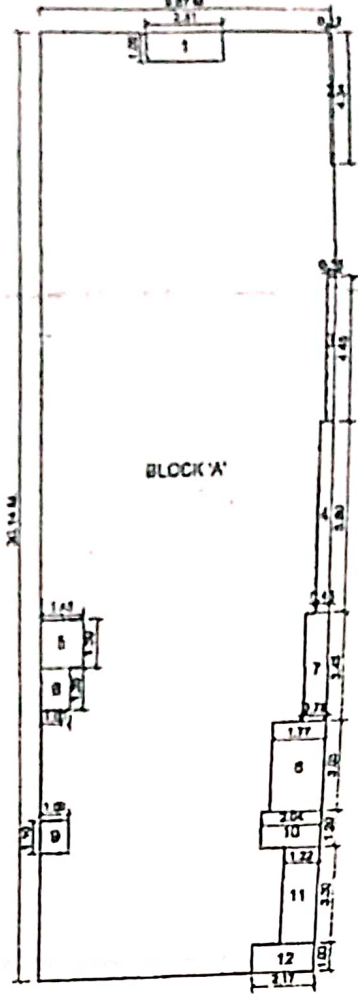


TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR
SCALE 1:100



AREA DIAGRAM & CALCULATION FOR FIRST FLOOR 1:200

PARTICULAR	LENGTH IN M.	WIDTH IN M.	TOTAL AREA IN SQ.M.
BLOCK AREA A	7.87	4.45	35.02
DEDUCTION 1	8.07	1.65	10.02
TOTAL DEDUCTION AREA			10.02
BLOCK AREA IN SQ.M.	DEDUCTION AREA IN SQ.M.	TOTAL B/UP AREA IN SQ.M.	
35.02	10.02	25.01	



SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D	1.10 X 2.10	T.W. PANELLED DOOR.
D1	0.90 X 2.10	T.W. PANELLED DOOR.
D2	0.75 X 2.10	T.W. PANELLED DOOR.
W1	1.60 X 1.20	M.S. SLIDING WINDOW.
W2	1.20 X 1.20	M.S. SLIDING WINDOW.
W3	0.80 X 1.50	M.S. SLIDING WINDOW.
V	0.60 X 0.75	M.S. VENTILATORS

AREA DIAGRAM & CALCULATION FOR TYPICAL FLOOR SECOND, THIRD, FOURTH & FIFTH FLOOR 1:200

PARTICULAR	LENGTH IN M.	WIDTH IN M.	TOTAL AREA IN SQ.M.
BLOCK AREA A	9.57	30.14	288.44
DEDUCTION 1	2.31	1.00	2.31
2	0.12	10.25	1.23
3	0.25	4.45	1.11
4	0.45	5.60	2.51
5	1.45	1.50	2.18
6	1.00	1.35	1.35
7	0.78	3.45	2.69
8	1.77	3.05	5.39
9	1.00	1.10	1.10
10	2.04	1.20	2.45
11	1.22	3.30	4.03
12	2.17	1.00	2.17
TOTAL DEDUCTION AREA			28.82
BLOCK AREA IN SQ.M.	DEDUCTION AREA IN SQ.M.	TOTAL B/UP AREA IN SQ.M.	
288.44	28.82	259.62	

B/UP AREA FOR FIRST FLOOR: 259.62
 B/UP AREA FOR SECOND FLOOR: 259.62
 B/UP AREA FOR THIRD FLOOR: 259.62
 B/UP AREA FOR FOURTH FLOOR: 259.62
 B/UP AREA FOR FIFTH FLOOR: 259.62

Form of Statement 2 (to be printed on plan) (Sr. No. 9 (a)) Proposed Building

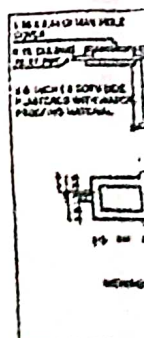
Building No.	Floor No./Name	Total Built Up Area of floor, as per outer construction line	Total
[1]	[2]	[3]	
1	GROUND FL.	25.01	25.01
	FIRST FL.	259.62	284.63
	SECOND FL.	259.62	544.25
	THIRD FL.	259.62	803.87
	FOURTH FL.	259.62	1063.49
	FIFTH FL.	259.62	1323.11
TOTAL AREA			1323.11

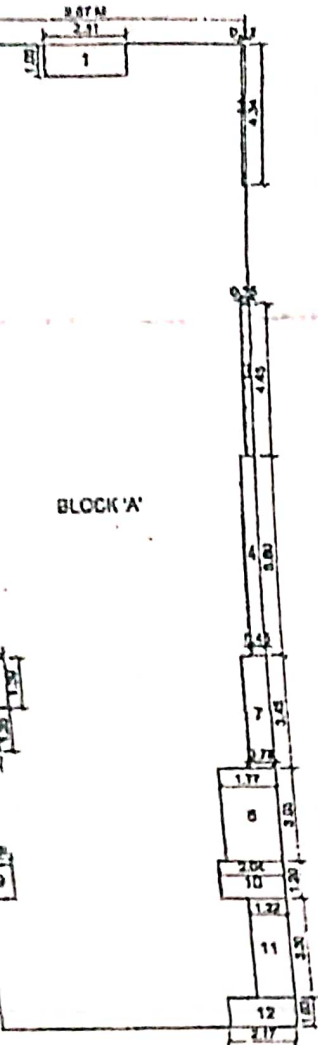
Form of Statement 3

Building No.	Floor No./Name	Apartment no.
[1]	[2]	[3]
1	FIRST FL.	101
		102
		103
	SECOND FL.	201
		202
		203
	THIRD FL.	301
		302
		303
	FOURTH FL.	401
		402
		403
	FIFTH FL.	501
		502
		503

PARKING STATEMENT (As per Table No.6B)

Building Type	Parking As Per Bye Laws		Occupancy	Unit No. / Area in Sq.m.	CAR		MOTOR CYCLE	
	MOTOR VEHICLE	MOTOR CYCLE			Required	Proposed	Required	Proposed
1	1	5	RESIDENTIAL	15	8	8	40	40
	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 60 sq.m.							
ALL TOTAL						8		40
5% Visitors Parking								2
Total						8		42
TOTAL 20% FOR Nashik Municipal Corporation						7		38
Composites Parking					4 CARS x 8 MOTOR CYCLE = 24 MOTOR CYCLE			
six scooters' parking may be allowed to be converted in one car parking.								





AREA DIAGRAM & CALCULATION FOR TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR 1:200

PARTICULAR		LENGTH IN M.	WIDTH IN M.	TOTAL AREA IN SQ.M.
BLOCK AREA	A	9.57	30.14	288.44
DEDUCTION	1	2.51	1.00	2.51
	2	0.12	10.25	1.23
	3	0.26	4.46	1.11
	4	0.45	6.60	2.91
	5	1.45	1.50	2.17
	6	1.00	1.35	1.35
	7	0.78	3.45	2.69
	8	1.77	3.05	5.40
	9	1.00	1.10	1.10
	10	2.04	1.20	2.45
	11	1.22	3.30	4.03
	12	2.17	1.00	2.17
TOTAL DEDUCTION AREA				28.92
BLOCK AREA IN SQ.M.	DEDUCTION AREA IN SQ.M.	TOTAL B/UP AREA IN SQ.M.		
288.44	28.92	259.52		
B/UP AREA FOR FIRST FLOOR				259.52
B/UP AREA FOR SECOND FLOOR				259.52
B/UP AREA FOR THIRD FLOOR				259.52
B/UP AREA FOR FOURTH FLOOR				259.52
B/UP AREA FOR FIFTH FLOOR				259.52

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]

Building No.	Floor No./Name	Apartment no.	Carpet Area of Apartment in Sq.m.	Area of Balcony attached to Apartment Area in Sq.m.	Area of Double height terraces attached to flat in Sq.m.	Total Area in Sq.m.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	FIRST FL.	101	73.02	9.22	0.00	82.24
		102	60.45	9.35	0.00	69.80
		103	57.24	5.91	0.00	63.15
	SECOND FL.	201	73.02	9.22	0.00	82.24
		202	60.45	9.35	0.00	69.80
		203	57.24	5.91	0.00	63.15
	THIRD FL.	301	73.02	9.22	0.00	82.24
		302	60.45	9.35	0.00	69.80
		303	57.24	5.91	0.00	63.15
	FOURTH FL.	401	73.02	9.22	0.00	82.24
		402	60.45	9.35	0.00	69.80
		403	57.24	5.91	0.00	63.15
	FIFTH FL.	501	73.02	9.22	0.00	82.24
		502	60.45	9.35	0.00	69.80
		503	57.24	5.91	0.00	63.15
TOTAL AREA						1075.35

Building	Total
21.01	21.02
21.02	21.02
21.03	21.02
21.04	21.02
21.05	21.02
21.06	21.11

DRC NO.
DATE
T.D.N. DOCUMENT
DATE
AREA OF PLOT AS
AREA OF PLOT AS
PERMISSIBLE T.D.
T.D.N. PURCHASE

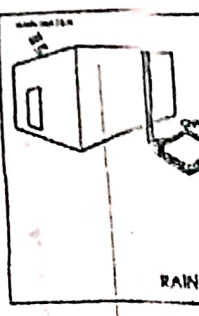
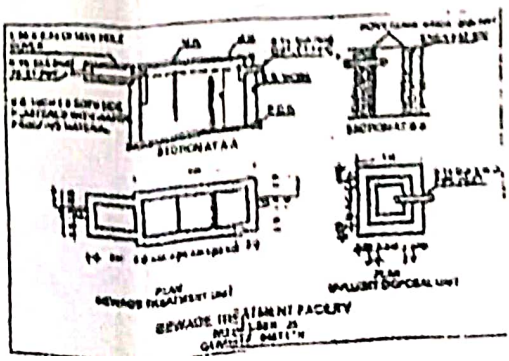
PREMI
AREA OF PLOT AS P
AREA OF PLOT AS P
PERMISSIBLE PREM
PROPOSED PREM

S.NO.	ANC
A	AREA OF P
B	AREA OF P
C	BASIC FSI
D	PROPOSED
E	PROPOSED
F	TOTAL (B+
G	PERMISSIB
H	PROPOSED

Table No. 88)

No. / Area in Eq.m.	CAR		MOTOR CYCLE	
	Required	Proposed	Required	Proposed
18	8	8	40	40
		8		40
		0		2
		8		42
		7		38

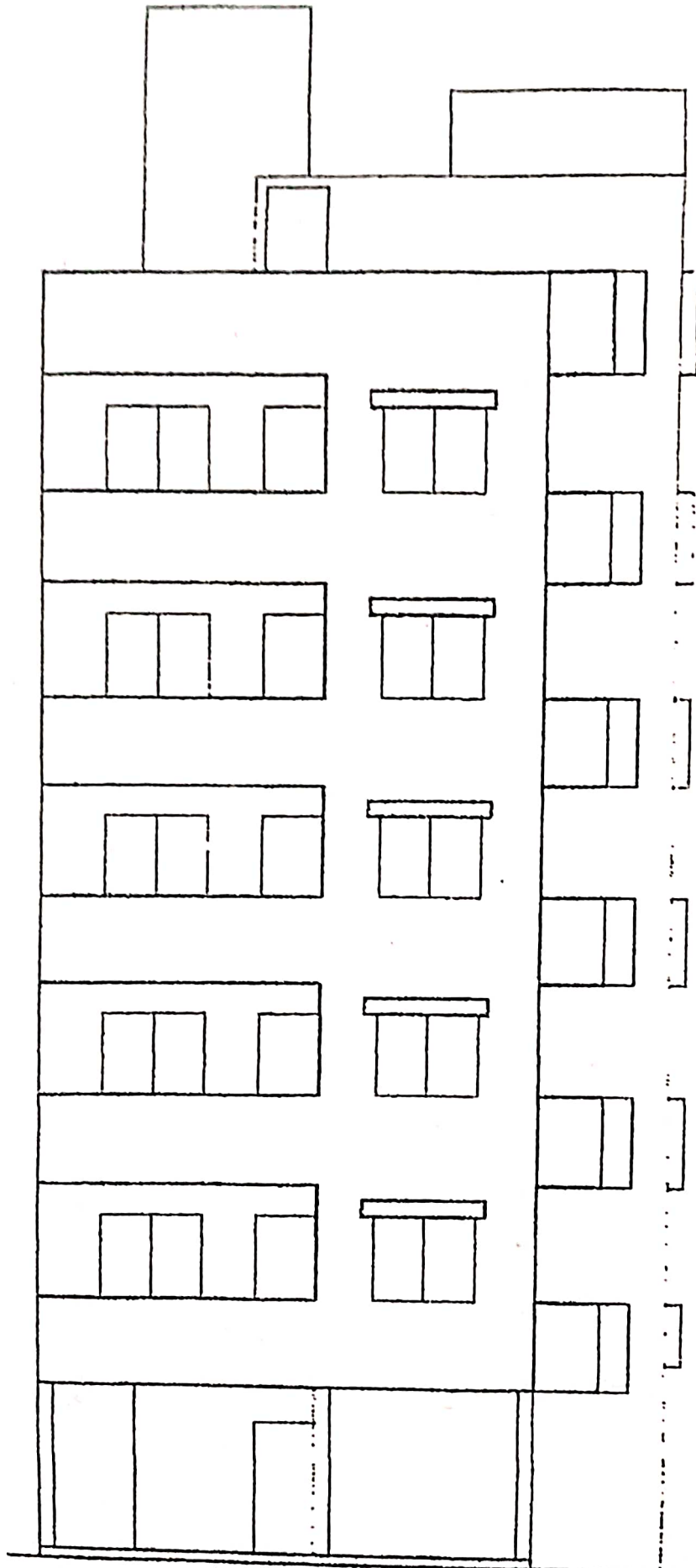
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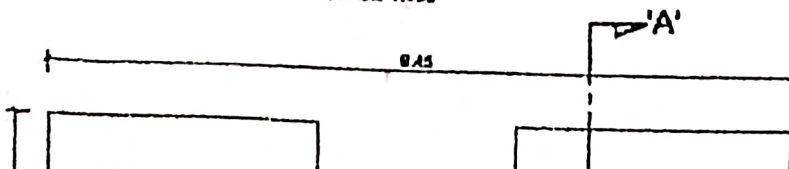
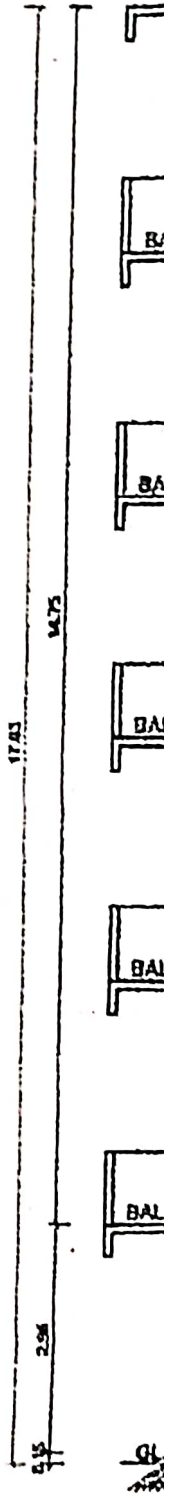
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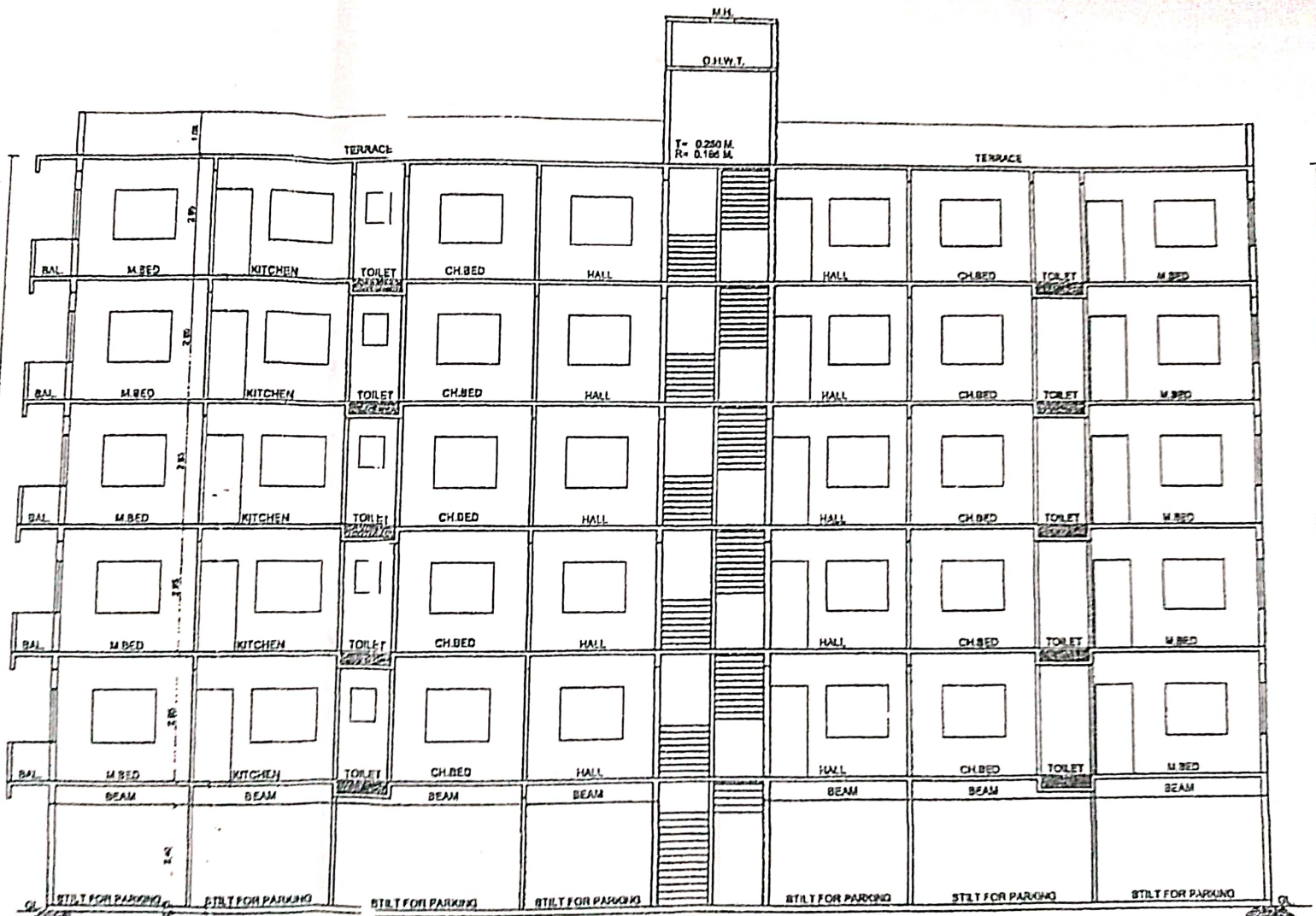
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PUNCHING

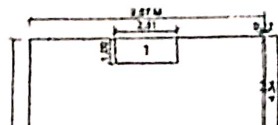
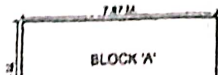
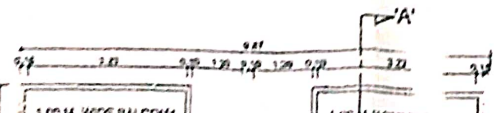


FRONT ELEVATION
SCALE 1:100

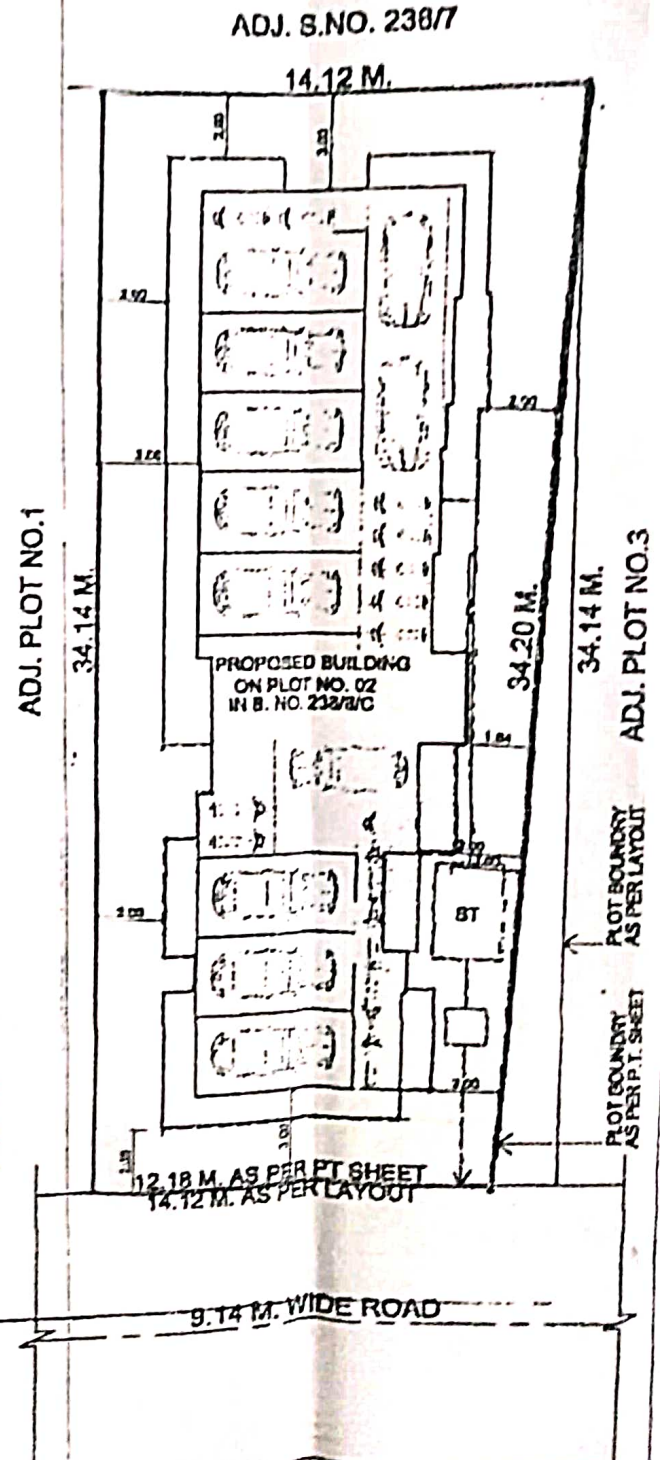
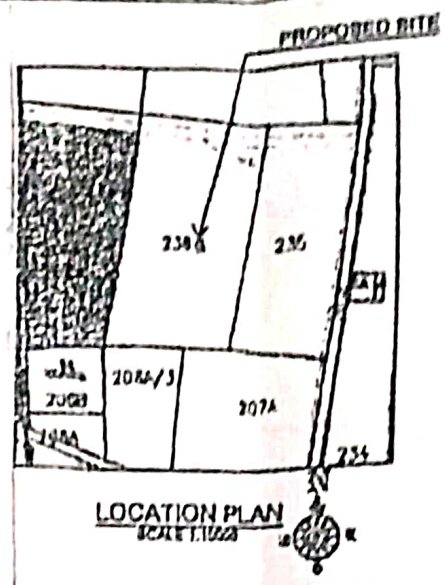
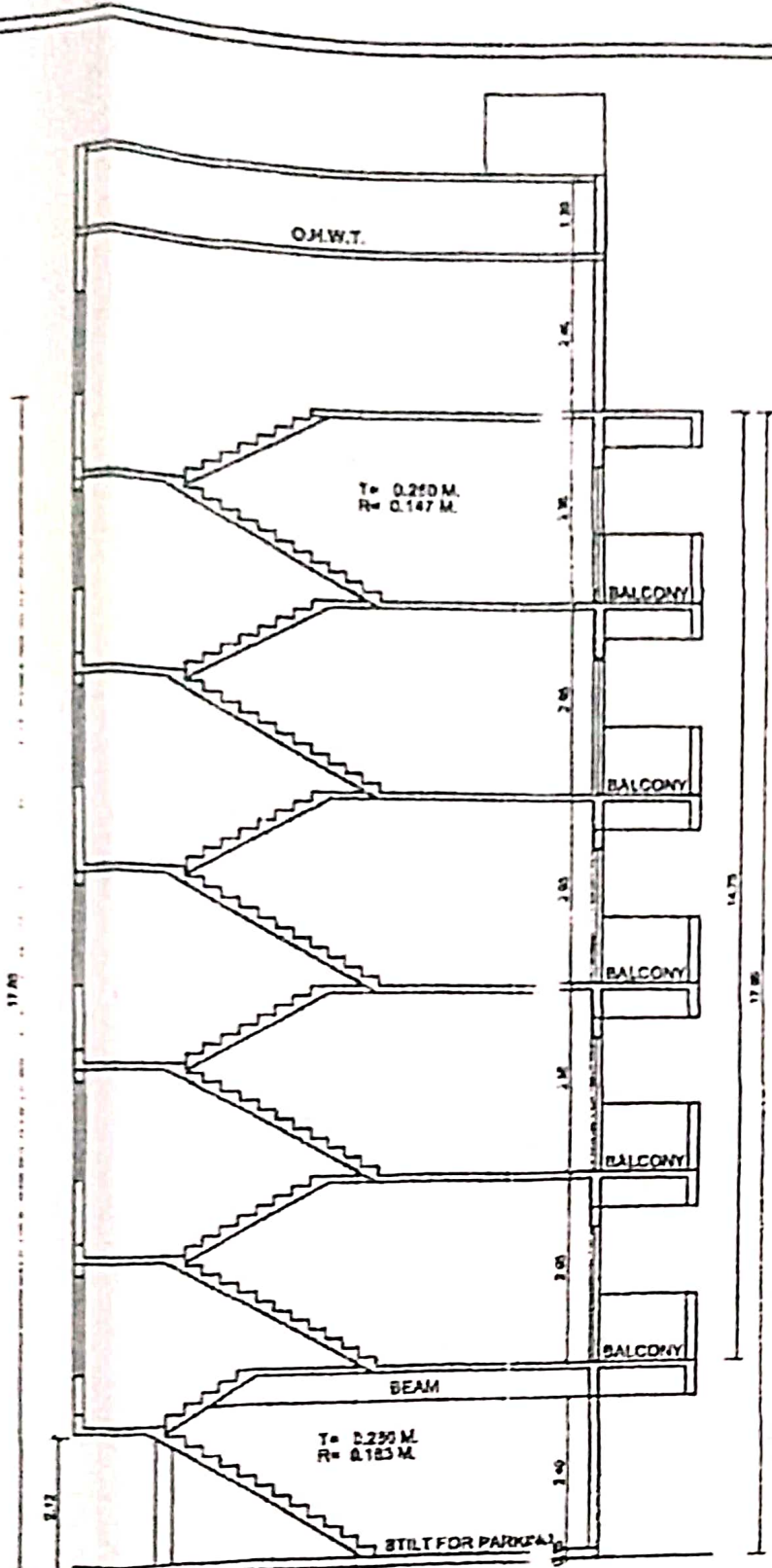




SECTION 'A-A'
SCALE 1/20



AREA DIAGRAM & CALCULATION SECOND, THIRD, FOURTH & FIFTH FLOOR	
PARTICULAR	LENGTH

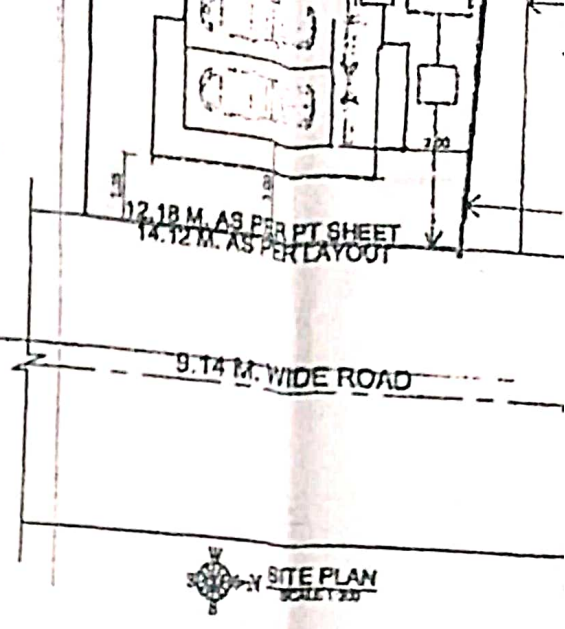


RELATION FOR TYPICAL FIRST, FOURTH & FIFTH FLOOR 1:200

LENGTH IN M.	WIDTH IN M.	TOTAL AREA IN SQ.M.
8.57	30.14	258.44
2.51	1.00	2.51
0.12	10.25	1.23
0.25	4.45	1.11
0.45	5.80	2.61
1.45	1.50	2.17
1.50	1.35	1.35
0.78	3.45	2.69
1.77	3.05	5.40
1.00	1.40	1.40

PHYSICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR 1:200

SERIAL NO.	PARTICULAR	LENGTH IN M.	WIDTH IN M.	TOTAL AREA IN SQ.M.
A	A	0.57	30.14	208.44
N	1	2.51	1.00	2.51
	2	0.12	10.25	1.23
	3	0.26	4.45	1.11
	4	0.45	6.60	2.61
	5	1.45	1.50	2.17
	6	1.00	1.35	1.35
	7	0.78	3.45	2.69
	8	1.77	3.05	5.40
	9	1.00	1.10	1.10
	10	2.04	1.20	2.45
	11	1.22	3.30	4.03
	12	2.17	1.00	2.17
TOTAL DEDUCTION AREA				28.82
TOTAL B/UP AREA IN SQ.M.		258.82		
FOR FIRST FLOOR		259.82		
FOR SECOND FLOOR		259.82		
FOR THIRD FLOOR		259.82		
FOR FOURTH FLOOR		259.82		
FOR FIFTH FLOOR		259.82		



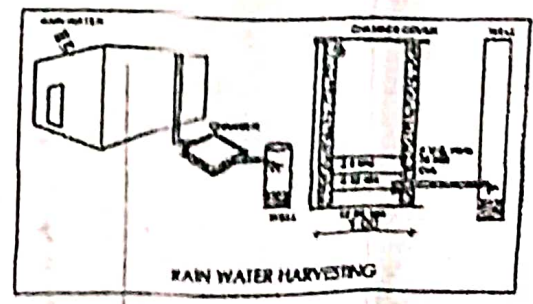
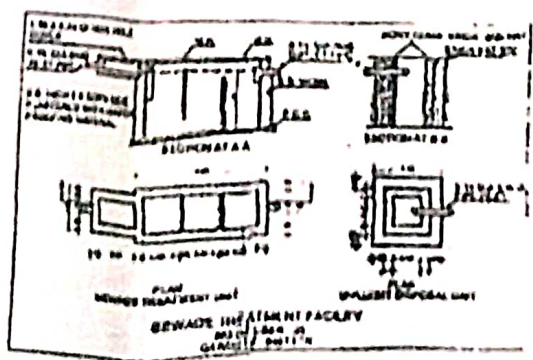
T.D.R. STATEMENT	
DRC NO.	842
DATE	22/06/2019
T.D.R. DOCUMENT NO.	8243
DATE	23/07/2021
AREA OF PLOT AS PER 7/12	432.00 SQ.M.
AREA OF PLOT AS PT SHEET & SITE	447.58 SQ.M.
PERMISSIBLE T.D.R. (0.4) 447.58x0.40	179.03 SQ.M.
T.D.R. PURCHASED	115.00 SQ.M.

PREMIUM AREA STATEMENT	
AREA OF PLOT AS PER 7/12	432.00 SQ.M.
AREA OF PLOT AS PT SHEET & SITE	447.58 SQ.M.
PERMISSIBLE PREMIUM (0.50) 447.58x0.50	223.79 SQ.M.
PROPOSED PREMIUM	223.00 SQ.M.

ANCILLARY AREA STATEMENT		
A	AREA OF PLOT AS PER 7/12	432.00 SQ.M.
B	AREA OF PLOT AS PT SHEET & SITE	447.58 SQ.M.
C	BASIC FSI = 0.10	44.78 SQ.M.
D	PROPOSED PREMIUM	223.00 SQ.M.
E	PROPOSED TDR	115.00 SQ.M.
F	TOTAL (B+C+D+E)	830.34 SQ.M.
G	PERMISSIBLE ANCILLARY (FX0.80)	498.20 SQ.M.
H	PROPOSED ANCILLARY AREA	493.00 SQ.M.

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]

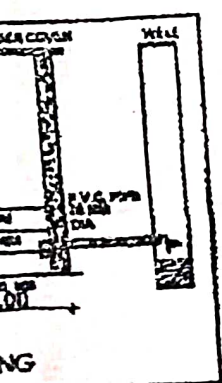
Building No.	Floor No./Name	Apartment no.	Carpet Area of Apartment in Sq.m.	Area of Balcony attached to Apartment Area in Sq.m.	Area of Double height terraces attached to flat in Sq.m.	Total Area in Sq.m.
[1]	[2]	[3]	[4]	[5]	[6]	[7]
1	FIRST FL.	101	73.02	9.22	0.00	82.24
		102	60.45	9.35	0.00	69.80
		103	57.24	5.91	0.00	63.15
	SECOND FL.	201	73.02	9.22	0.00	82.24
		202	60.45	9.35	0.00	69.80
		203	57.24	5.91	0.00	63.15
	THIRD FL.	301	73.02	9.22	0.00	82.24
		302	60.45	9.35	0.00	69.80
		303	57.24	5.91	0.00	63.15
	FOURTH FL.	401	73.02	9.22	0.00	82.24
		402	60.45	9.35	0.00	69.80
		403	57.24	5.91	0.00	63.15
	FIFTH FL.	501	73.02	9.22	0.00	82.24
		502	60.45	9.35	0.00	69.80
		503	57.24	5.91	0.00	63.15
TOTAL AREA						1075.95



STATEMENT	
842	22/05/2019
8243	23/07/2021
2	482.00 SQ.M.
SHEET & SITE	447.58 SQ.M.
447.58x0.40	179.03 SQ.M.
	115.00 SQ.M.

AREA STATEMENT	
2	482.00 SQ.M.
SHEET & SITE	447.58 SQ.M.
(50) 447.58x0.40	223.79 SQ.M.
	223.00 SQ.M.

AREA STATEMENT	
R 7/12	482.00 SQ.M.
SHEET & SITE	447.58 SQ.M.
	44.78 SQ.M.
	223.00 SQ.M.
	115.00 SQ.M.
	830.34 SQ.M.
RY (FX0.80)	498.20 SQ.M.
AREA	493.00 SQ.M.



12	Additional FSI area under Chapter No. 7	0.00
13	Total entitlement of FSI in the proposal	
	(a) [1 + 10(b) + 11(a)] or 12 whichever is applicable.	830.34
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	493.00
	(c) Total entitlement (a+b)	1323.34
14	Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width ((as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.8 or 1.8)	260
15	Total Built-up Area in proposal (excluding area of Sr.No.17 b)	
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area (as per 'F-Line')	1323.19
	(c) Total (a+b)	1323.19
18	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

Certificate of Area

Verified that the plot under reference was surveyed by me on 04/08/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

[Signature]
Er. Sunil D. Bhor

(Architect/ Licensed Engineer/ Supervisor name and signature)

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/ Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Amer M.T.

G.P.A. Agreement Holder Christnal Properties Through
Mrs. Monal Tushar War.
Owner (s) name and Signature

[Signature]
Er. Sunil D. Bhor

(Architect/ Licensed Engineer/ Supervisor name and signature)

JOB NO.	DRAWING NO.	SCALE
838	1	1:100
DRAWN BY	CHECKED BY	DATE
AJAY NIKALIE	ER. SUNIL BHOR	04-08-2021
DISTRICT TOWN PLANNING DEPT.		
1) ENGR. REG. NO. ADTP/NASHIK/422		
2) STRUCTURAL ENGR. REG. NO. ADTP/NASHIK/0480		
NASHIK MUNICIPAL CORPORATION		
1) ENGR. REG. NO. PELR/102		
2) STRUCTURAL ENGR. REG. NO. BELR/73		
ALL REGISTRATIONS ARE VALID UP TO 31-12-2023		

SUNIL BHOR & ASSOCIATES

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