

CARPET + USABLE AREA STATEMENT (SHOP & FLAT)				
FLOOR NO.	FLAT NO./SHOP NO.	CARPET AREA	USABLE AREA OF BALCONIES/PRIVATE TERRACES/EZZ. EXCLUDING AREA UNDER WALLS	TOTAL AREA
GROUND FLOOR	SHOP 01	14.30	0.00	14.30
	SHOP 02	17.06	0.00	17.06
	SHOP 03	12.42	0.00	12.42
	SHOP 04	18.77	0.00	18.77
	SHOP 05	12.42	0.00	12.42
	SHOP 06	15.88	0.00	15.88
	SHOP 07	20.82	0.00	20.82
	SHOP 08	12.52	0.00	12.52
	SHOP 09	12.57	0.00	12.57
	SHOP 10	10.52	0.00	10.52
	SHOP 11	14.97	0.00	14.97
	SHOP 12	14.18	0.00	14.18
	SHOP 13	22.87	0.00	22.87
	SHOP 14	12.57	0.00	12.57
	SHOP 15	12.57	0.00	12.57
	SHOP 16	12.52	0.00	12.52
	SHOP 17	14.97	0.00	14.97
TOTAL	251.53	0.00	251.53	
FIRST FLOOR	SHOP S1	13.41	0.00	13.41
	SHOP S2	15.59	0.00	15.59
	SHOP S3	11.11	0.00	11.11
	SHOP S4	17.18	0.00	17.18
	SHOP S5	11.11	0.00	11.11
	SHOP S6	14.42	0.00	14.42
	SHOP S7	16.85	0.00	16.85
	SHOP S8	11.27	0.00	11.27
	SHOP S9	11.07	0.00	11.07
	SHOP S10	8.27	0.00	8.27
	SHOP S11	13.47	0.00	13.47
	SHOP S12	12.81	0.00	12.81
	SHOP S13	20.49	0.00	20.49
	SHOP S14	11.07	0.00	11.07
	SHOP S15	11.07	0.00	11.07
	SHOP S16	11.27	0.00	11.27
	SHOP S17	13.47	0.00	13.47
TOTAL	224.71	0.00	224.71	
WING-A	FLAT NO. 101	37.87	2.86	40.73
	102	37.87	2.86	40.73
	103	42.30	0.94	43.24
	104	42.30	0.94	43.24
TOTAL CARPET+USABLE AREA OF 1ST FLOOR	158.74	25.20	183.94	
WING-B	FLAT NO. 101	29.89	12.18	42.07
	TOTAL CARPET+USABLE AREA OF 1ST FLOOR	29.89	12.18	42.07
	FLAT NO. 201	29.82	0.71	30.53
WING-A	202	29.82	0.71	30.53
	203	41.88	7.42	49.30
	204	42.30	11.32	53.62
	205	29.82	30.88	60.70
	206	29.82	70.68	100.50
	207	42.30	0.94	43.24
	208	42.30	0.94	43.24
TOTAL CARPET+USABLE AREA OF 2ND FLOOR	288.48	159.80	448.28	
WING-B	FLAT NO. 201	29.89	12.18	42.07
	202	41.45	0.94	42.39
	203	43.05	0.78	43.83
TOTAL CARPET+USABLE AREA OF 2ND FLOOR	114.49	30.90	145.39	
WING-A	FLAT NO. 301,401	29.82	0.71	30.53
	302,402	29.82	0.71	30.53
	303,403	41.88	7.42	49.30
	304,404	42.30	0.94	43.24
	305,405	29.82	0.71	30.53
	306,406	29.82	0.71	30.53
	307,407	42.30	0.94	43.24
	308,408	42.30	0.94	43.24
TOTAL CARPET+USABLE AREA OF 3RD & 4TH FLOOR	288.48	78.08	366.56	
WING-B	FLAT NO. 301,401	29.89	12.18	42.07
	302,402	41.45	0.94	42.39
	303,403	43.05	0.78	43.83
TOTAL CARPET+USABLE AREA OF 3RD & 4TH FLOOR	114.49	30.90	145.39	
WING-A	FLAT NO. 501,601,701	29.82	0.71	30.53
	502,602,702	29.82	0.71	30.53
	503,603,703	41.88	7.42	49.30
	504,604,704	42.30	0.94	43.24
	505,605,705	29.82	0.71	30.53
	506,606,706	29.82	0.71	30.53
	507,607,707	42.30	0.94	43.24
	508,608,708	42.30	0.94	43.24
TOTAL CARPET+USABLE AREA OF 5TH, 6TH & 7TH FLOOR	288.48	78.08	366.56	
TOTAL CARPET+USABLE AREA 1ST FLOOR	188.73	37.38	226.11	
TOTAL CARPET+USABLE AREA 2ND FLOOR	402.95	190.50	593.45	
TOTAL CARPET+USABLE AREA 3RD FLOOR	402.95	108.99	511.94	
TOTAL CARPET+USABLE AREA 4TH FLOOR	402.95	108.99	511.94	
TOTAL CARPET+USABLE AREA 5TH FLOOR	288.48	78.08	366.56	
TOTAL CARPET+USABLE AREA 6TH FLOOR	288.48	78.08	366.56	
TOTAL CARPET+USABLE AREA 7TH FLOOR	288.48	78.08	366.56	
TOTAL CARPET+USABLE AREA	2282.96	570.00	2852.96	

PROFORMA-1  
 PROPOSED COMMERCIAL + RESIDENTIAL  
 BUILDING PLAN ON S.NO. 91/2  
 PLOT NO. 01+02+20+21 GANGAPUR, AT NASHIK.  
 FOR - MR. APURV BUILDERS & DEVELOPERS  
 BHAGIDARI SANSTHA THRO. PARTNER  
 MR. APURV RAJESH TONDULKAR & OTHER ONE.

DRAWING SHEET NO.  
 3/4

Stamps of Approval Plans :  
**APPROVED**  
 The Plans amended in .....  
 As per the conditions Mentioned in  
 the accompanying commencement  
 Certificate No. dated  
 81/3p/213/2021 / 11/09/2021  
 Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	1692.14
a) As per ownership document ( 7/12, CTS extract)	1694.51
b) As per measurement sheet	1694.51
c) As per site	1692.14
2 DEDUCTIONS FOR	---
a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	379.59
b) Any D.P. Reservation Area	---
(Total a+b)	---
3 BALANCE AREA OF THE PLOT ( 1-2 )	1312.55
4 Amenity Space ( if applicable )	---
a) Required	---
b) Adjustment of 2(b), if any -	---
c) Balance Proposed -	---
5 Net Plot Area [ 3 - 4(c) ]	1312.55
6 Recreational Open Space ( if applicable )	---
a) Required 10%	---
b) Proposed 10%	---
7 Internal Road area	---
8 Plotable area ( if applicable )	1312.55
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	1443.80
10 Addition of FSI on payment of premium	---
(a) Maximum permissible premium FSI - based on road width / TOD Zone	434.44
(b) Proposed FSI on payment of premium (50% = 656.27 )	---
11 In-situ FSI / TDR loading	---
a) In-situ area against D.P. road [ 2.0 X131.00], if any	754.78
b) In-situ area against Amenity space if handed over [ 2.00 or 1.85 X Sr. No. 4 (b) and /or(c) ],	---
c) T.D.R. area ( 1.40 % = 1837.57)	00.00
d) Total in situ / TDR loading proposed ( 11 (a)+(b)+(c) )	---
12 Additional F.S.I. area under Chapter No. 7	---
13 Total entitlement of FSI in the proposal	---
a) [ 9+10 (b)+11(d) or 12 whichever is applicable.	2633.02
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1651.41
c) Total entitlement ( a+b )	4284.43
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 ) ( 1312.55x3.00x1.60)	6300.24
15 Total built up area in proposal.(excluding area at Sr.No.17b)	---
a) Existing Built-up Area.	---
b) Proposed Built-up Area ( as per 'P - line' ) (Total a+b)	4284.43
16 F.S.I. Consumed (15/13 ) ( should not be more than sr.no.14 above. ) .	1
17 Area for Inclusive Housing, if any	---
a) Required ( 20% of Sr. No. 5 )	---
b) Proposed	---
18 A) commercial	644.36
B) Residential	3640.07
TOTAL	4284.43

**CERTIFICATE OF AREA**  
 Certified that the plot under reference was surveyed by me on 12-12-2020 & 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 Departments / City Survey records.

Signature  
 (Name of Architect/Licensed Engineer/Supervisor)

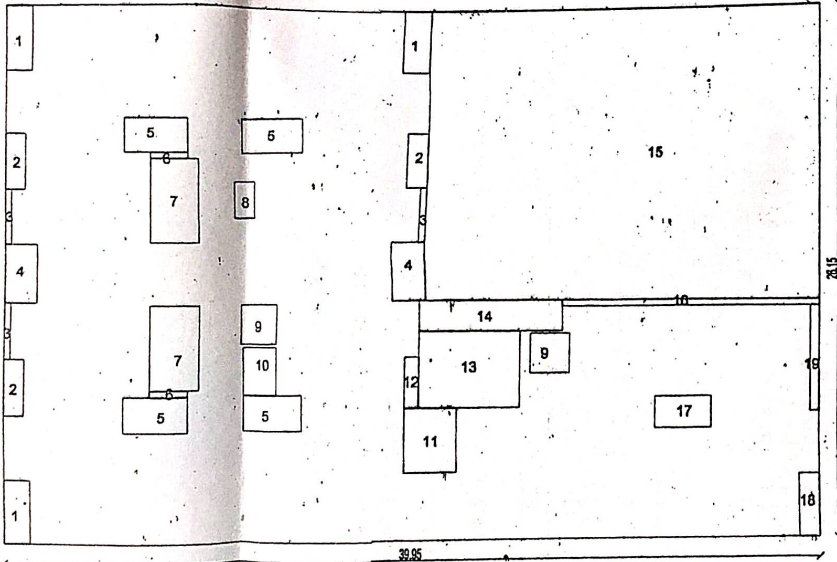


TOTAL BHP AREA ON TYPICAL THIRD & FOURTH FLOOR PLAN RESIDENTIAL	625.84	SQ.M.
	625.84	SQ.M.

TOTAL CARPET USABLE AREA	2262.96	670.08	2933.04
TOTAL NO. OF FLOOR OF BUILDING = GROUND + 07			
TOTAL NO. OF BHP'S = 14 NOS		TOTAL NO. OF FLATS = 62 NOS	

### AREA DIAGRAM & CALCULATION

TYPICAL THIRD & FOURTH FLOOR PLAN ( RESIDENTIAL )  
SCALE 1:200



(Name of Architect/Licensed Engineer/Supervisor)

### OWNER 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.

*[Signatures]*

FOR - MR. APURV BUILDERS & DEVELOPERS  
BHAGIDARI SANSTHA THRO. PARTNER  
MR. APURV RAJESH TONDULKAR & OTHER ONE.

OWNER SIGN

*[Signature]*  
AR. PANKAJ J. JADHAV  
REG. NO. CA/2014/64783

ARCHITECT SIGN

*[Signature]*

STRUCTURAL SIGN

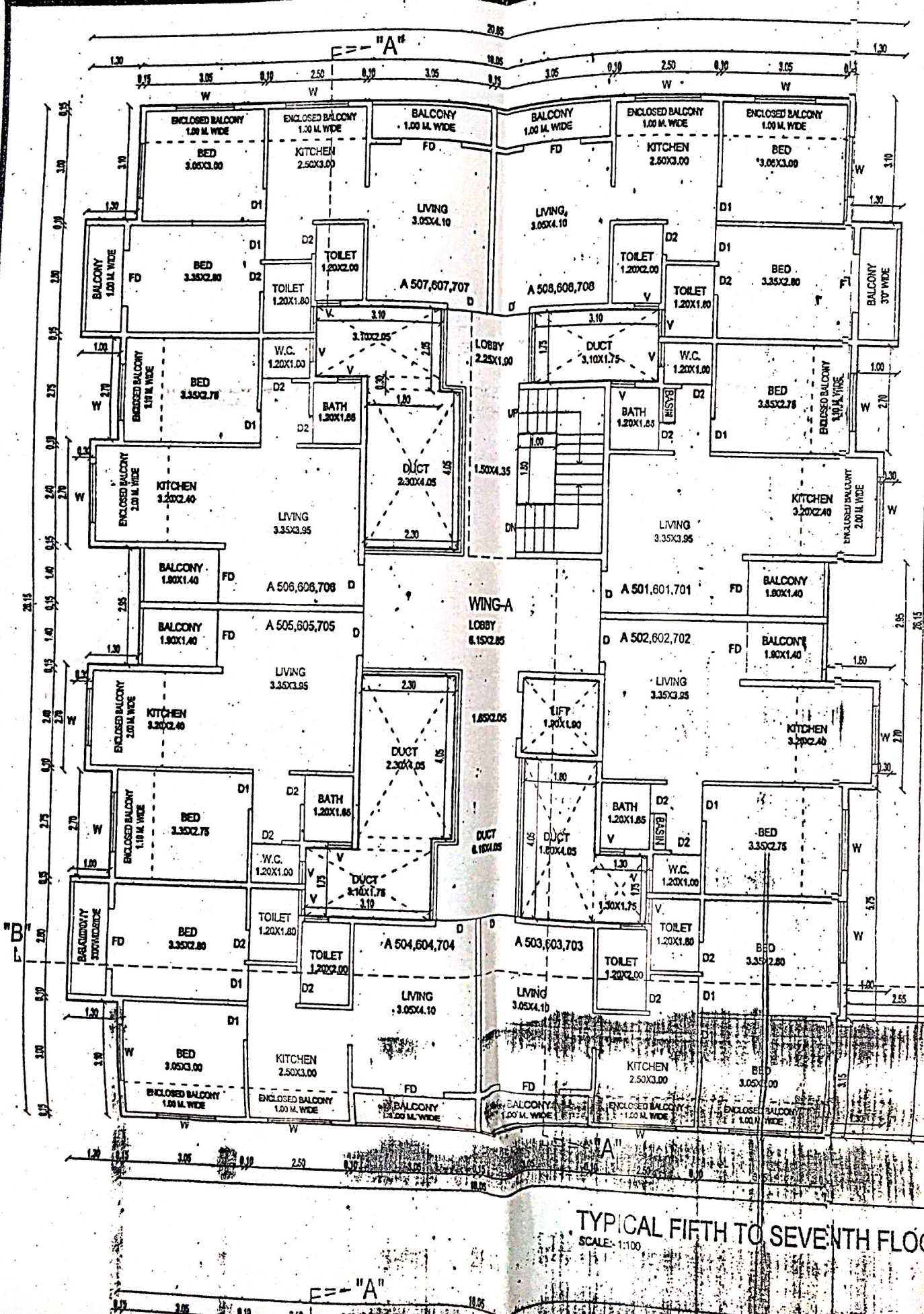
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic. Engg./ Supervisor.
1	R0	As above	SSV		



**AR. PANKAJ JADHAV**  
ARCHITECT & INTERIOR DESIGNER

202, ROONGTA ARCADE, OPP. KULKARNI GARDEN,  
NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.  
MO. 9422263475, OFF. NO. (0253) - 2232575

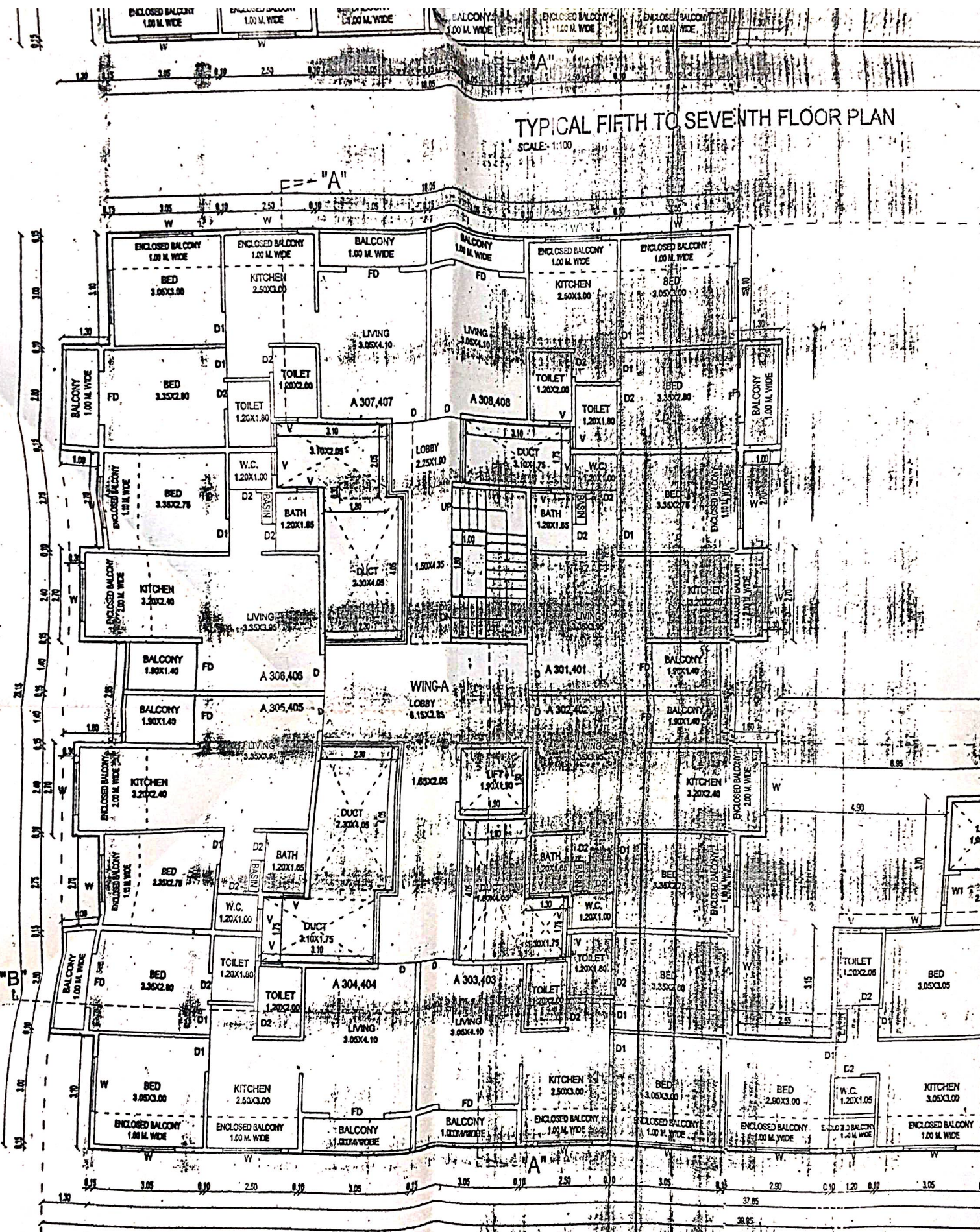




TYPICAL FIFTH TO SEVENTH FLOOR PLAN  
SCALE: 1:100



TYPICAL FIFTH TO SEVENTH FLOOR PLAN  
SCALE: 1:100



TYPICAL THIRD & FOURTH FLOOR PLAN  
SCALE: 1:100

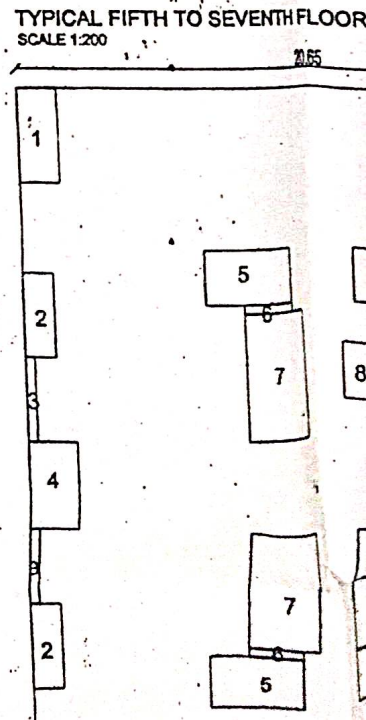
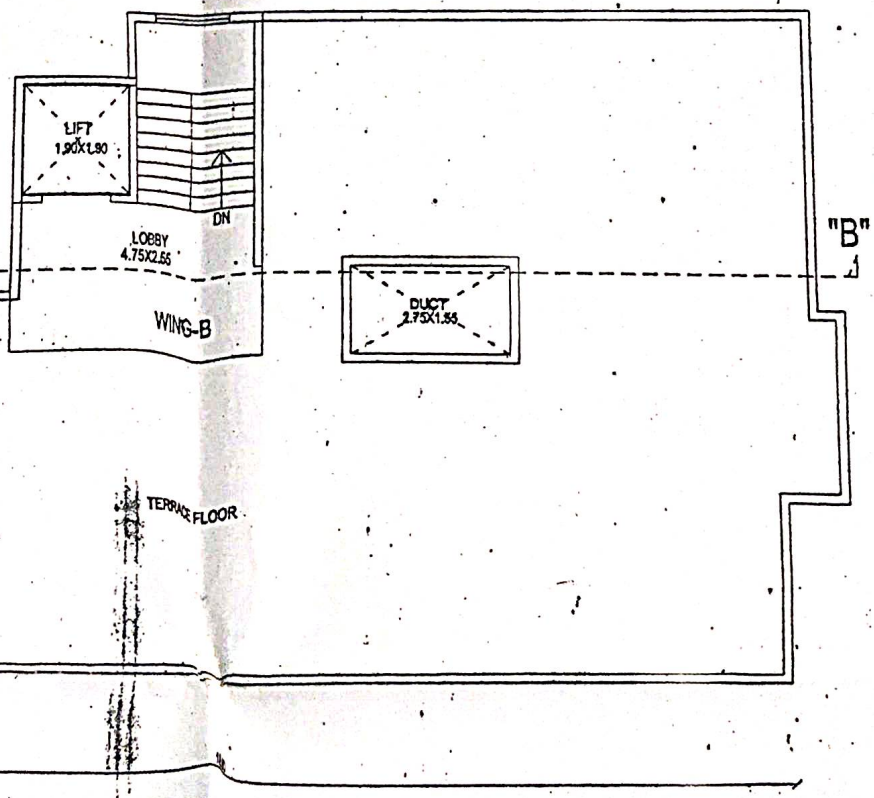
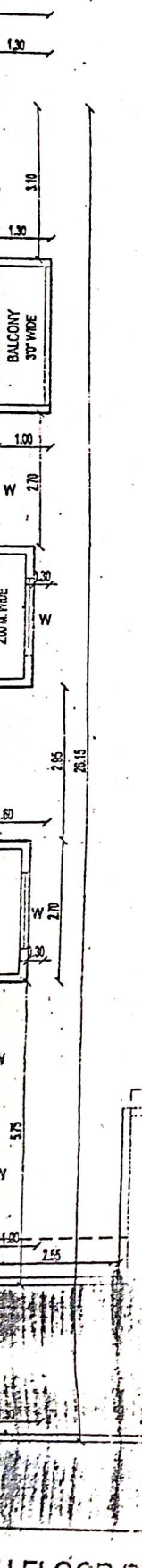


F.S.I AREA STATEMENT FOR RESIDENTIAL					
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.80)	ANCILLARY F.S.I (3-4)	SQ.M.
(1)	(2)	(3)	(4)	(5)	
1	GROUND FLOOR	48.41	30.26	18.15	SQ.M.
	FIRST FLOOR (AMENITY)	65.27	40.79	24.48	SQ.M.
	FIRST FLOOR	309.91	193.69	116.22	SQ.M.
	SECOND FLOOR	625.84	391.15	234.69	SQ.M.
	THIRD FLOOR	625.84	391.15	234.69	SQ.M.
	FOURTH FLOOR	625.84	391.15	234.69	SQ.M.
	FIFTH FLOOR	446.32	278.95	167.37	SQ.M.
	SIXTH FLOOR	446.32	278.95	167.37	SQ.M.
	SEVENTH FLOOR	446.32	278.95	167.37	SQ.M.
TOTAL		3640.07	2275.04	1365.03	SQ.M.
P-LINE AREA SQ.M.		3640.07			
F.S.I.			2275.04		
ANCILLARY F.S.I				1365.03	

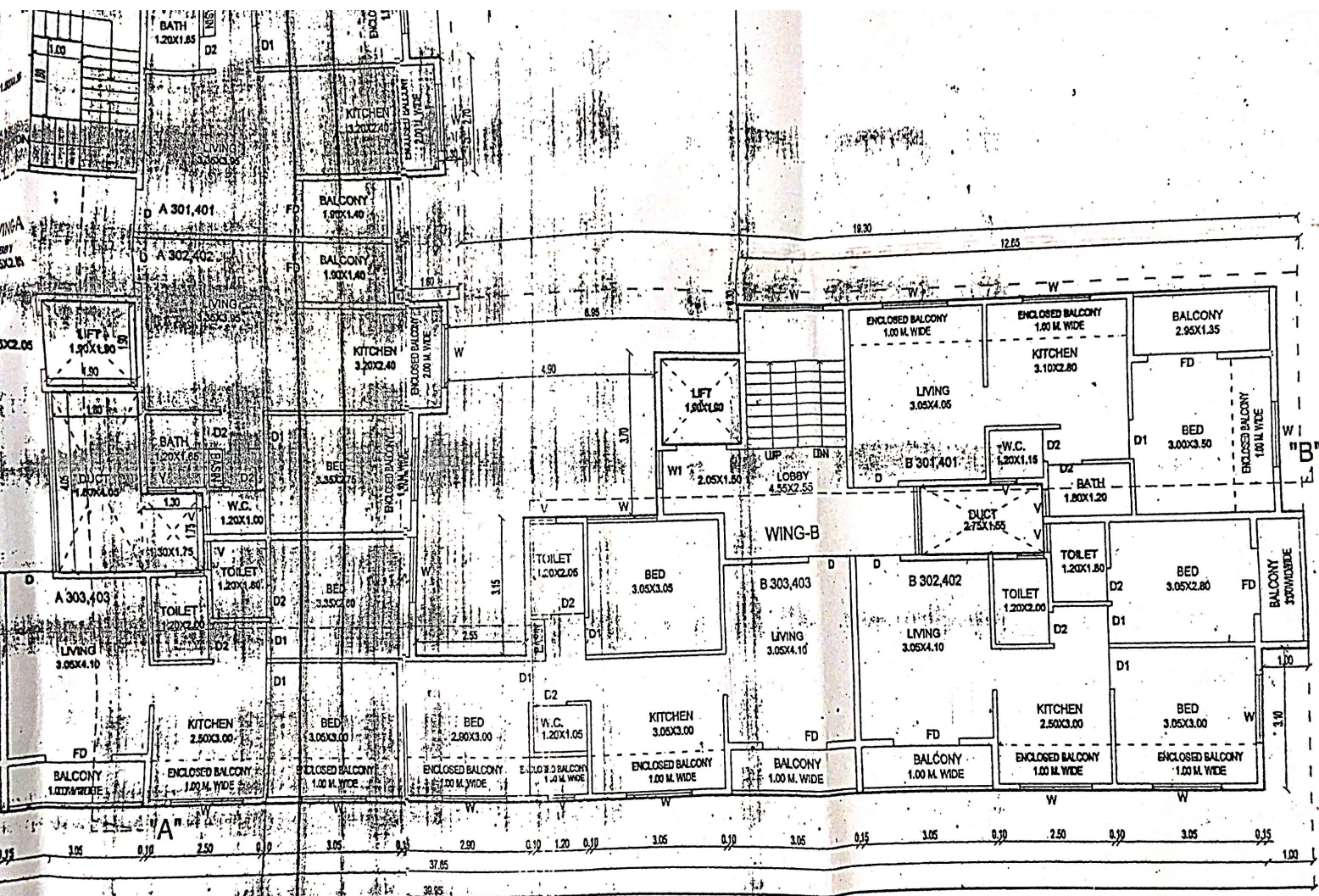
F.S.I AREA STATEMENT FOR COMMERCIAL					
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.80)	ANCILLARY F.S.I (3-4)	SQ.M.
(1)	(2)	(3)	(4)	(5)	
	GROUND FLOOR	290.78	161.54	129.24	SQ.M.
	FIRST FLOOR	353.58	196.43	157.15	SQ.M.
	TOTAL	644.36	357.98	286.38	SQ.M.
P-LINE AREA SQ.M.		644.36			
F.S.I.			357.98		
ANCILLARY F.S.I				286.38	

F.S.I AREA STATEMENT FOR BUILDING					
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.80/1.80)	ANCILLARY F.S.I (3-4)	SQ.M.
(1)	(2)	(3)	(4)	(5)	
1	COMMERCIAL	644.36	357.98	286.38	SQ.M.
	RESIDENTIAL	3640.07	2275.04	1365.03	SQ.M.
TOTAL		4284.43	2633.02	1651.41	SQ.M.
P-LINE AREA SQ.M.		4284.43			
F.S.I.			2633.02		
ANCILLARY F.S.I				1651.41	

TYPICAL FIFTH TO SEVENTH FLOOR	
BLOCK AREA	20.65
TOTAL	
SR.NO.	A
1	1.30
2	1.00
3	0.30
4	1.80
5	3.10
6	1.80
7	2.30
8	1.00
9	1.90
10	1.80
11	1.00
12	1.30
	543.00
TOTAL BUP AREA SEVENTH FLOOR	







TYPICAL THIRD & FOURTH FLOOR PLAN

SCALE: 1:100