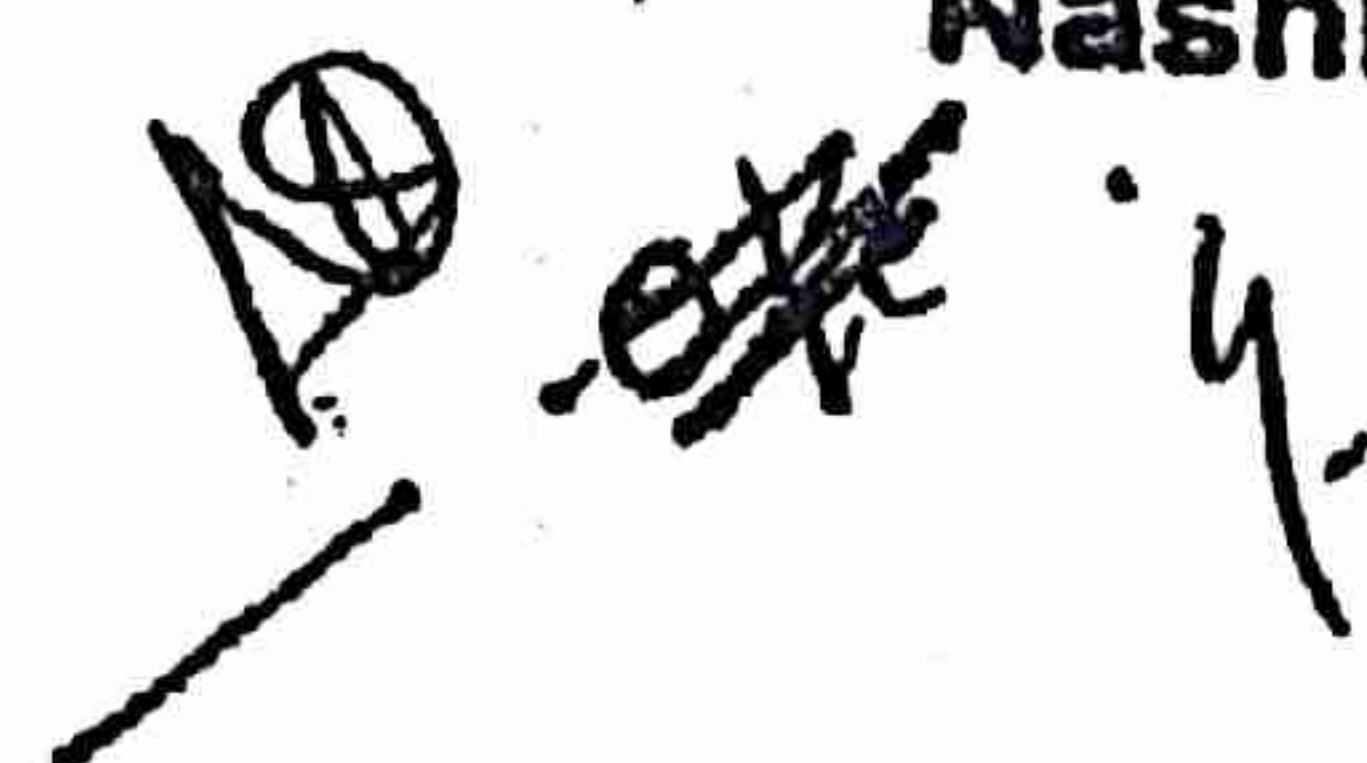


**PROPOSED (REVALIDATION) ON PRECODE  
 BACIS PLAN OF RESIDENTIAL  
 ROW - HOUSES  
 ON PLOT NO. 4  
 IN S. NO. 7 / 3 / 1 + 2 + 3 / 2  
 AT WADALA, NASHIK  
 FOR -  
 AYYAN AMJAD PATEL**

**APPROVED**

The Plans submitted in .....  
 As per the provisions mentioned in  
 the approved .....  
 Certificate dated 27/12/2023  
 A4/BP/1344/2023

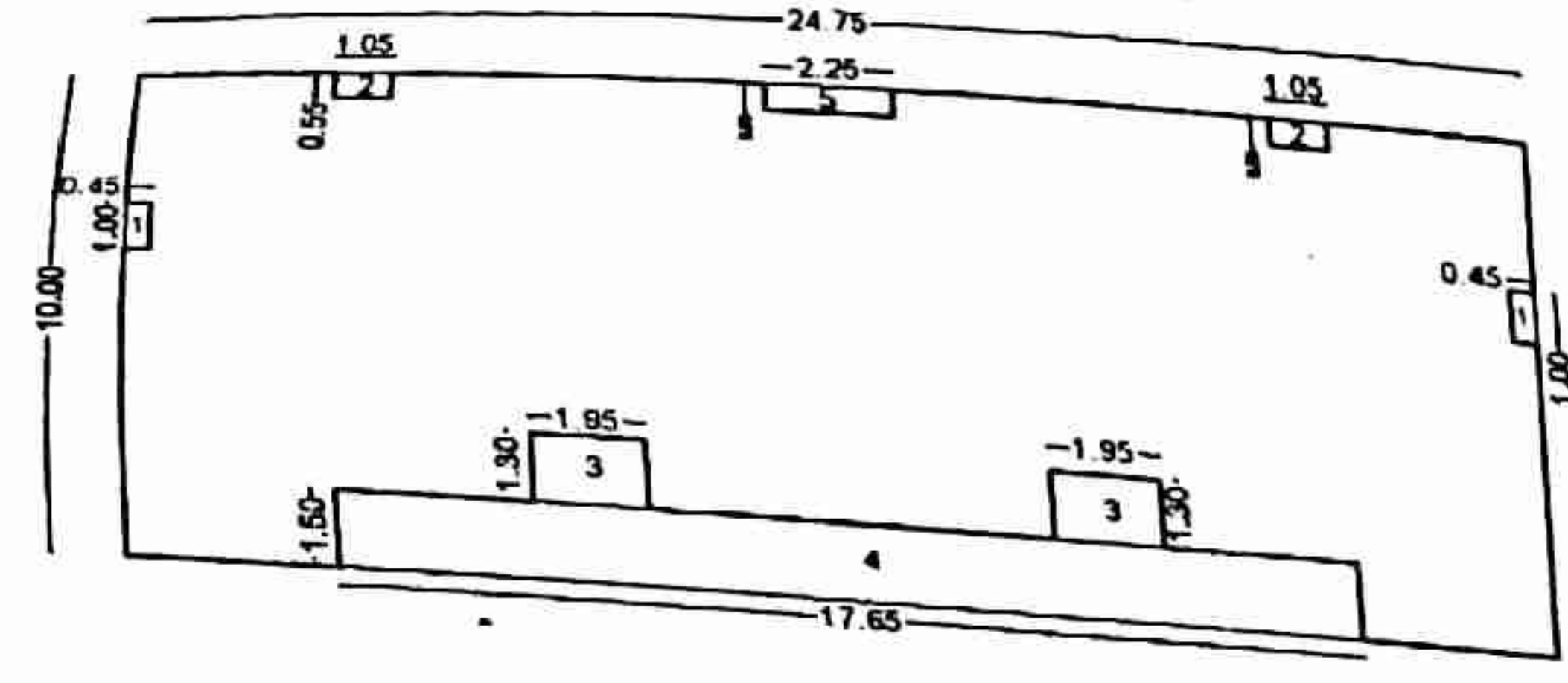
  
**Executive Engineer**  
**TOWN PLANING**  
 Nashik Municipal Corporation  
 Nashik



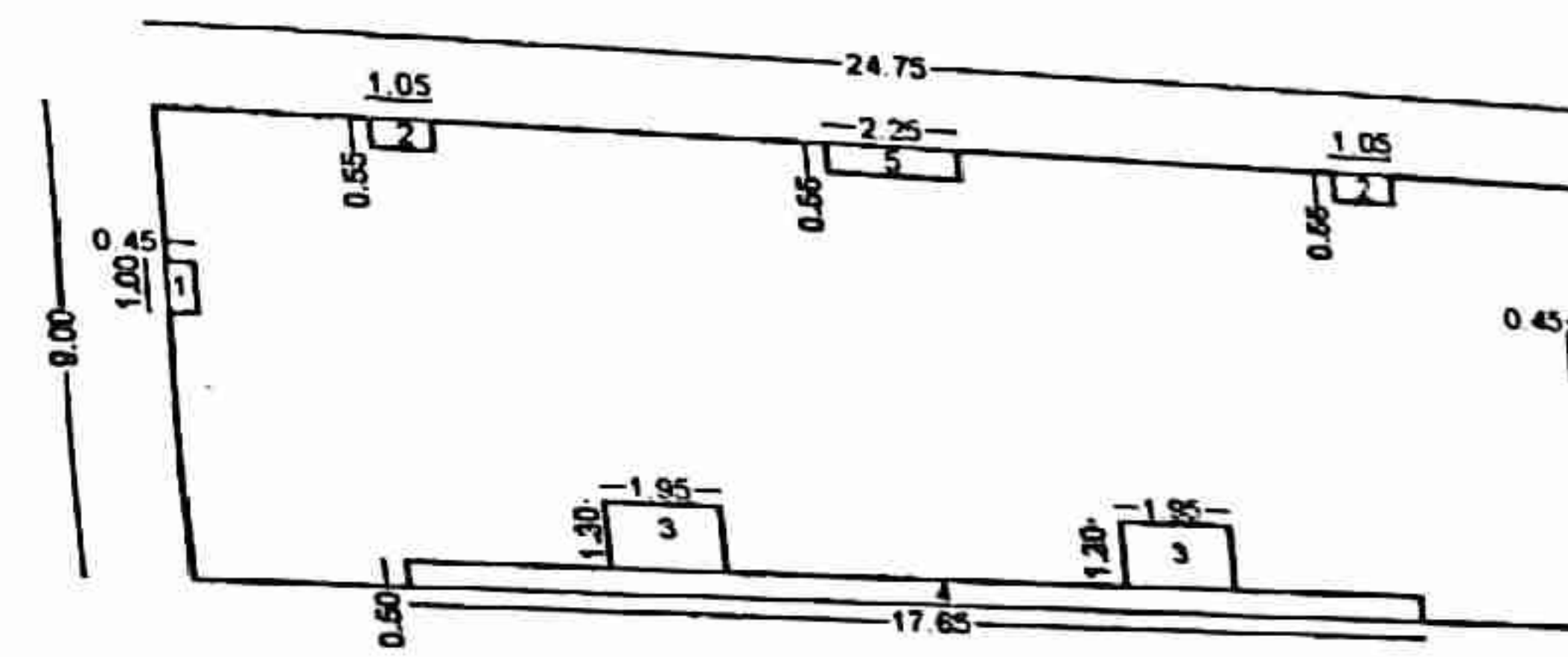
**PARKING STATEMENT**

| ONE TENAMENT<br>HAVING CARPET<br>AREA LESS THAN<br>80.00 SQ.MT | NOS.<br>TENAMENT | REQUIRED PARKING |         |         | PROVIDED PARKING |     |       |
|--|------------------|------------------|---------|---------|------------------|-----|-------|
|  |                  | CAR              | SCOOTER | CYCLE   | 4/W              | 2/W | CYCLE |
|  | 6 NOS.           | 6 NOS            | 6 X 4 = | 6 X 2 = |                  |     |       |

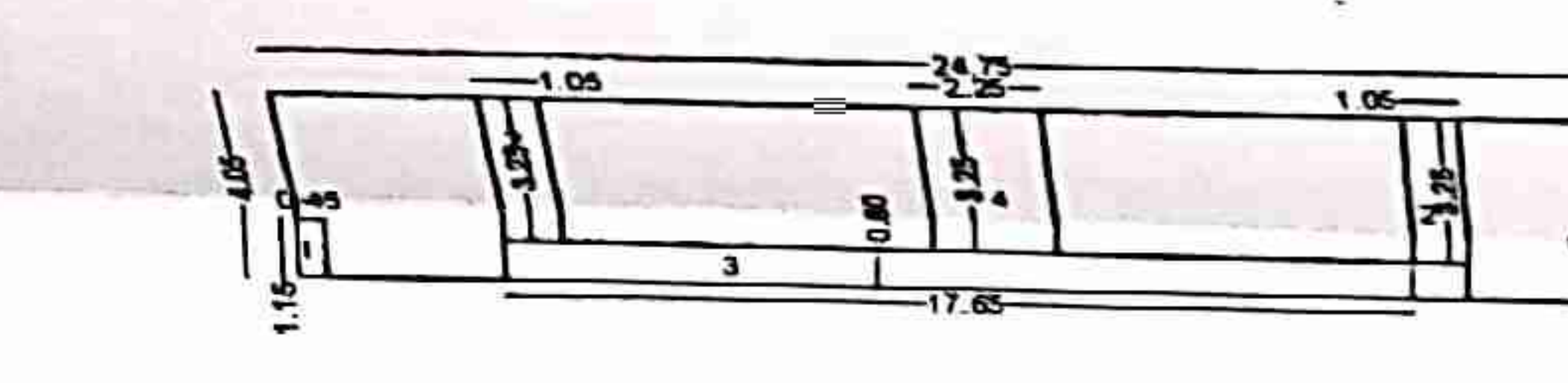




**STILT FLOOR AREA DIAGRAM**  
 AREA CALCULATION OF BLOCK 'A'  
 = 24.75x10.00 = 247.50 SQ.MT.  
 DEDUCTIONS =  
 1) 1.00 X 0.45 X 2 = 0.90 SQ.M.  
 2) 1.05 X 0.55 X 2 = 0.15 SQ.M.  
 3) 1.95 X 1.30 X 2 = 0.507 SQ.M.  
 4) 17.65 X 0.80 X 1 = 14.12 SQ.M.  
 5) 0.25 X 0.55 X 1 = 0.1375 SQ.M.  
 TOTAL = 34.82 SQ.MT  
 TOTAL AREA  
 247.50 - 34.82 = 212.68 SQ.MT

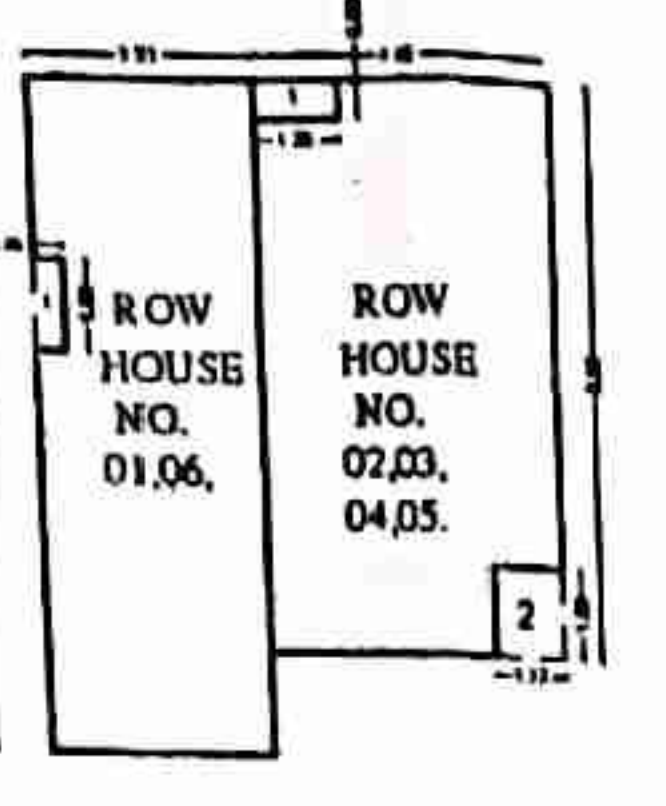


**STILT FIRST FLOOR AREA DIAGRAM**  
 AREA CALCULATION OF BLOCK 'A'  
 = 24.75x9.00 = 222.75 SQ.MT.  
 DEDUCTIONS =  
 1) 1.00 X 0.45 X 2 = 0.90 SQ.M.  
 2) 1.05 X 0.55 X 2 = 0.15 SQ.M.  
 3) 1.95 X 1.30 X 1 = 0.507 SQ.M.  
 4) 17.65 X 0.80 X 1 = 14.12 SQ.M.  
 5) 0.25 X 0.55 X 1 = 0.1375 SQ.M.  
 TOTAL = 17.17 SQ.MT  
 TOTAL AREA  
 222.75 - 17.17 = 205.58 SQ.MT



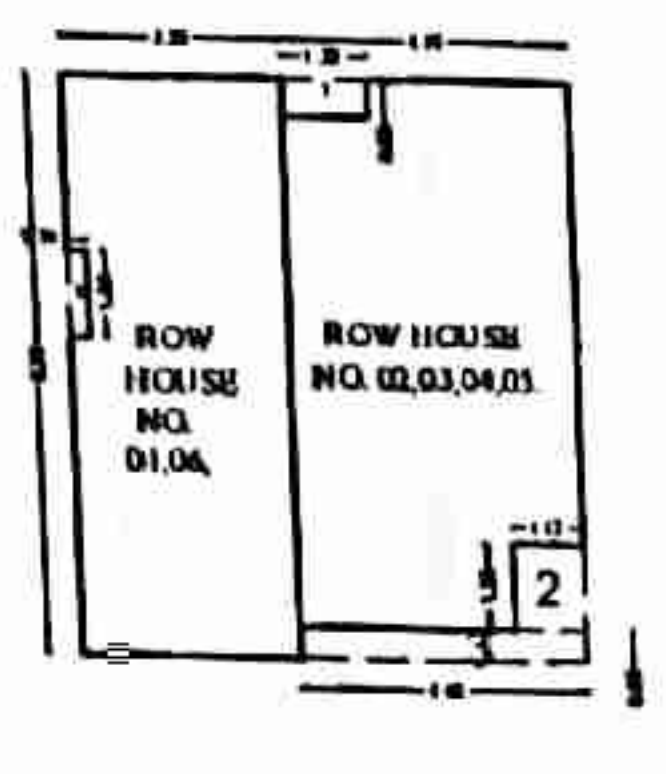
**STILT SECOND FLOOR AREA DIAGRAM**  
 AREA CALCULATION OF BLOCK 'A'  
 = 24.75 X 4.05 = 100.23 SQ.MT.  
 DEDUCTIONS =  
 1) 1.15 X 0.45 X 2 = 0.1035 SQ.M.  
 2) 1.05 X 0.55 X 2 = 0.1155 SQ.M.  
 3) 17.65 X 0.80 X 1 = 14.12 SQ.M.  
 4) 2.25 X 3.25 X 1 = 0.73125 SQ.M.  
 TOTAL = 29.28 SQ.MT  
 TOTAL AREA  
 100.23 - 29.28 = 70.95 SQ.MT

**AREA CALCULATION'S = STILT FLOOR.**  
 ROW-HOUSE NO. 1,6  
 03.33 X 9.70 = 32.30 SQ.M.  
 DEDUCTIONS =  
 1) 1.1.30 X 0.45 = 0.5025 SQ.M.  
 2) 1.12 X 1.30 = 1.456 SQ.M.  
 TOTAL DEDU. = 2.15  
 ROW-HOUSE NO. 1,6  
 32.30 - 0.58 = 31.72  
 CARPET AREA = 31.72 SQ.M.



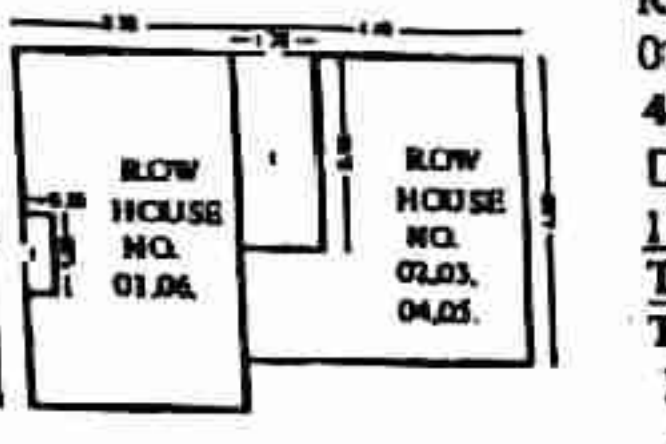
**AREA CALCULATION'S STILT FLOOR.**  
 ROW-HOUSE NO. 02,03,04,05  
 4.45 X 8.20 = 36.49 SQ.M.  
 DEDUCTIONS =  
 1) 1.28 X 0.55 = 0.704 SQ.M.  
 2) 1.12 X 1.30 = 1.456 SQ.M.  
 TOTAL DEDU. = 2.15  
 TOTAL CARPET AREA OF ROW-HOUSE NO. 02,03,04,05  
 36.49 - 2.15 = 34.34 SQ.M.

**AREA CALCULATION'S = STILT FIRST FLOOR.**  
 ROW-HOUSE NO. 1,6  
 03.33 X 8.70 = 28.97 SQ.M.  
 DEDUCTIONS =  
 1) 1.1.30 X 0.45 = 0.5025 SQ.M.  
 2) 1.12 X 1.30 = 1.456 SQ.M.  
 TOTAL = 0.39 SQ.M.  
 ROW-HOUSE NO. 1,6  
 28.97 - 0.39 = 28.58  
 CARPET AREA = 28.58 SQ.M.



**AREA CALCULATION'S STILT FIRST FLOOR.**  
 ROW-HOUSE NO. 02,03,04,05  
 4.45 X 8.70 = 38.71 SQ.M.  
 DEDUCTIONS =  
 1) 1.28 X 0.55 = 0.704 SQ.M.  
 2) 1.12 X 1.30 = 1.456 SQ.M.  
 3) 1.45 X 0.50 = 0.7275 SQ.M.  
 TOTAL = 0.47 SQ.M.  
 TOTAL CARPET AREA OF ROW-HOUSE NO. 02,03,04,05  
 38.71 - 0.47 = 38.24 SQ.M.

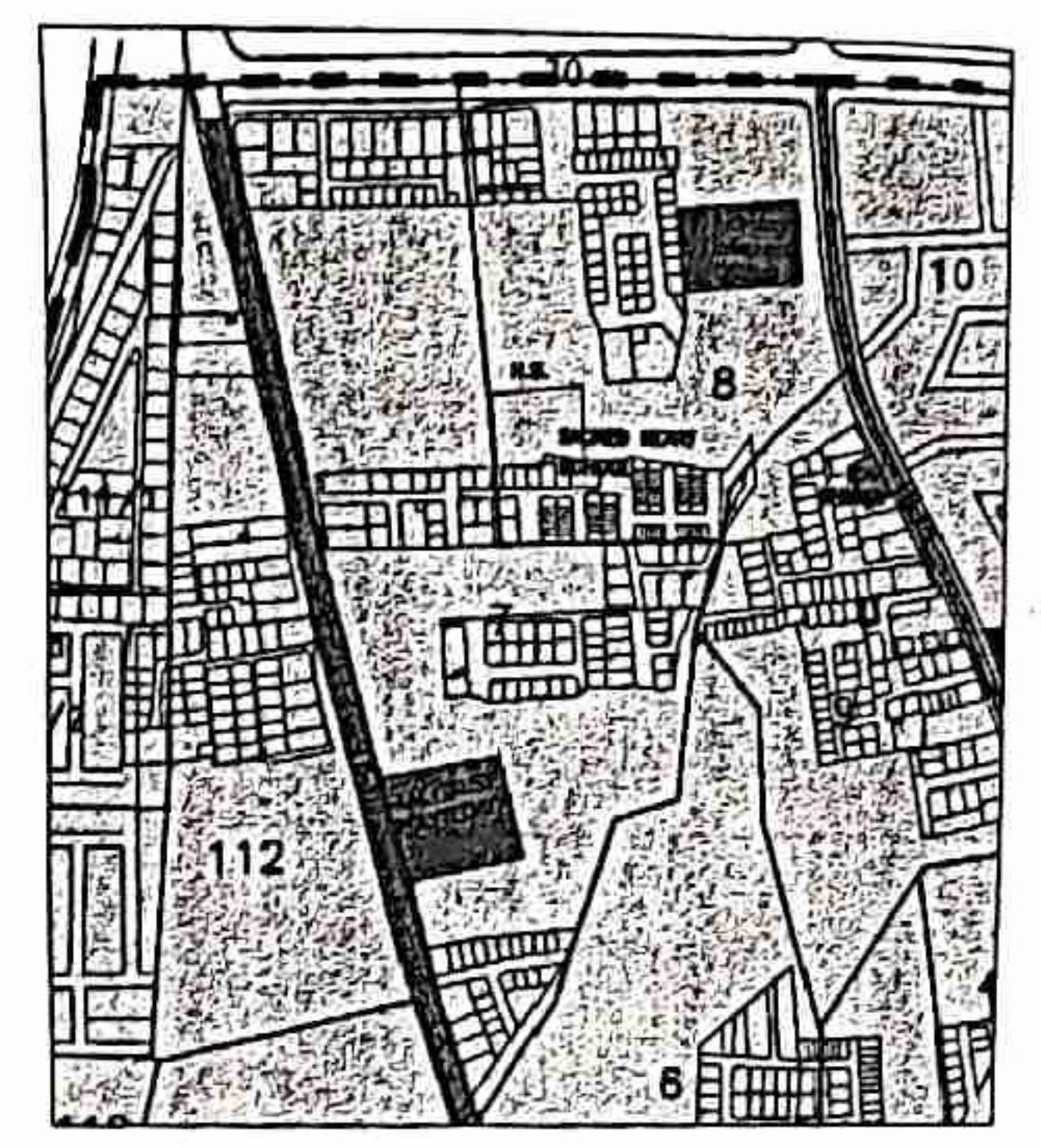
**AREA CALCULATION'S = STILT SECOND FLOOR.**  
 ROW-HOUSE NO. 1,6  
 03.33 X 5.70 = 18.98 SQ.M.  
 DEDUCTIONS =  
 1) 1.1.30 X 0.45 = 0.5025 SQ.M.  
 2) 1.12 X 3.10 = 0.39 SQ.M.  
 TOTAL = 0.39 SQ.M.  
 ROW-HOUSE NO. 1,6  
 18.98 - 0.39 = 18.59  
 CARPET AREA = 18.59 SQ.M.



**AREA CALCULATION'S STILT SECOND FLOOR.**  
 ROW-HOUSE NO. 02,03,04,05  
 4.45 X 4.10 = 21.08 SQ.M.  
 DEDUCTIONS =  
 1) 1.28 X 3.10 = 0.396 SQ.M.  
 TOTAL = 0.396 SQ.M.  
 TOTAL CARPET AREA OF ROW-HOUSE NO. 02,03,04,05  
 21.08 - 0.396 = 20.68 SQ.M.

**AREA STATEMENT**

|                                    |        |
|------------------------------------|--------|
| AREA OF THE PLOT                   | 446.14 |
| ALLOWABLE FSI                      | 1.10   |
| AREA OF THE PLOT                   | 490.75 |
| PROPOSED B/U AREA AT GROUND FLOOR  | NIL    |
| AT FIRST FLOOR                     | 212.68 |
| AT SECOND FLOOR                    | 205.58 |
| AT THIRD FLOOR EXCESS BALCONY AREA | NIL    |
| TOTAL FLOOR                        | 489.21 |



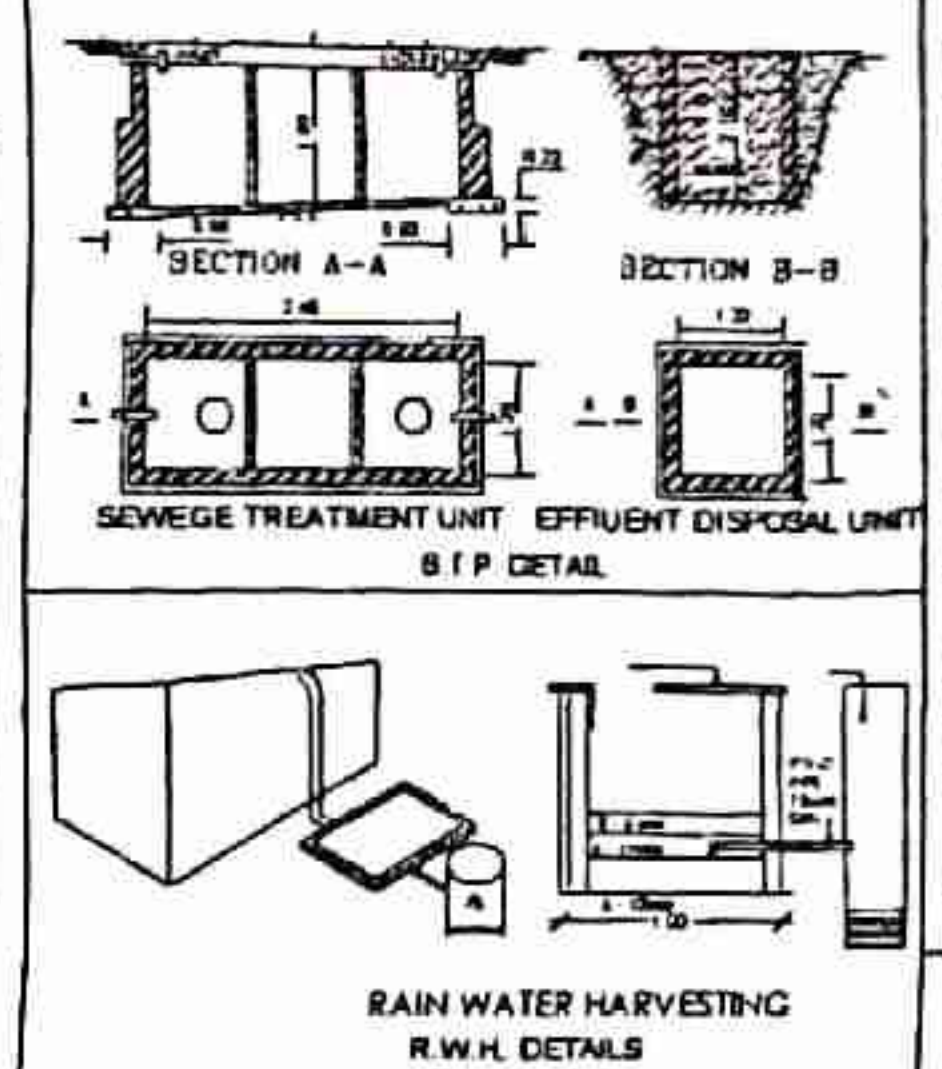
**LOCATION PLAN**  
 SCALE = 1:10,000

| BUILDING NO. | FLOOR NO. | ROW HOUSE UNIT NO. | BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE | AREA OF BALCONY ATTACHED TO FLAT / UNIT | Area of Double height balcony attached to flat / unit | TOTAL AREA OF FLAT / UNIT (4+5+6) |
|--------------|-----------|--------------------|--|---|---|-----------------------------------|
| (1)          | (2)       | (3)                | (4)  | (5)                                     | (6)   | (7)                               |
| ---          | ---       | 01                 | 31.72+28.58+18.59 = 78.89 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 81.86 SQ.MT                       |
| ---          | ---       | 02                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 03                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 04                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 05                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 06                 | 31.72+28.58+18.59 = 78.89 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 81.86 SQ.MT                       |

NOTE:  
 1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.  
 2) ABOVE STATEMENTS MAY VARY, WHEREVER REQUIRED.

**SCHEDULE OF DOORS & WINDOWS**

| TYPE | SIZE            | SPECIFICATION                |
|------|-----------------|------------------------------|
| W1   | 1.50 M X 1.20 M | MILD STEEL GLAZED WINDOWS    |
| V    | 0.60 M X 0.80 M | MILD STEEL LOUVER VENTILATOR |
| D    | 1.00 M X 2.10 M | RCC FRAMED FLUSH DOORS       |
| D1   | 90 M X 2.10 M   | RCC FRAMED FLUSH DOORS       |
| D2   | 0.75 M X 2.10 M | RCC FRAMED FLUSH DOORS       |



**FORM OF STATEMENT 2**

| ROW-HOUSE NO. | FLOOR NO.          | TOTAL BUILT UP AREA OF FLOOR | BALCONY AREA WITHIN 15% OF FSI | Excess Balcony area counted in FSI | DOUBLE HEIGHT TERRACE AREA WITHIN 20% | EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI | TOTAL FSI (3+4+7) |
|---------------|--------------------|------------------------------|--------------------------------|------------------------------------|---------------------------------------|--|-------------------|
| (1)           | (2)                | (3)                          | (4)                            | (5)                                | (6)                                   | (7)  | (8)               |
| ---           | GROUND FLOOR       | NIL                          | NIL                            | NIL                                | NIL                                   | NIL  | 212.68 SQ.MT.     |
| ---           | STILT FLOOR        | 212.68 SQ.MT.                | 31.90 SQ.MT.                   | NIL                                | NIL                                   | NIL  | 212.68 SQ.MT.     |
| ---           | STILT FIRST FLOOR  | 205.58 SQ.MT.                | 30.83 SQ.MT.                   | NIL                                | NIL                                   | NIL  | 205.58 SQ.MT.     |
| ---           | STILT SECOND FLOOR | 70.95 SQ.MT.                 | 10.64 SQ.MT.                   | NIL                                | NIL                                   | NIL  | 70.95 SQ.MT.      |
| ---           | TOTAL AREA         | 489.21 SQ.MT.                | ---                            | NIL                                | NIL                                   | NIL  | 489.21 SQ.MT.     |

**BALCONY AREA STATEMENT**

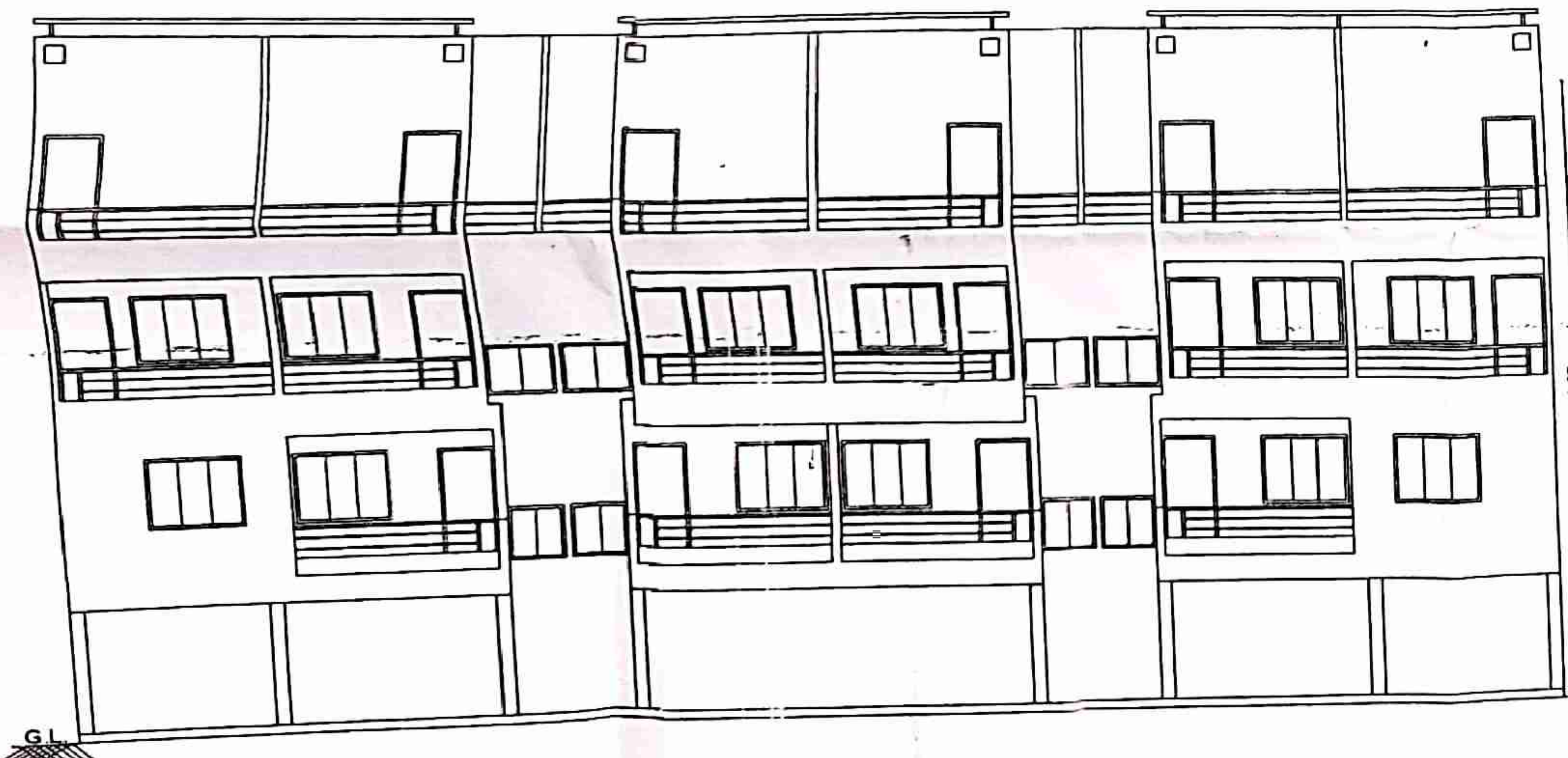
| FLOOR              | AREA         | PERMISSIBLE BALCONY AREA 15% OF FLOOR AREA | PROPOSED BALCONY AREA  | EXCESS BALCONY AREA |
|--------------------|--------------|--|--|---------------------|
| STILT FLOOR        | 212.68 SQ.M. | 31.90                                      | 3.4+0.85+3.40X1.50 = 20.62   | NIL                 |
| STILT FIRST FLOOR  | 205.58 SQ.M. | 30.83                                      | 3.55X2X1.00 = 07.10<br>3.40X2+0.85X1.50 = 20.62<br>TOTAL = 27.72 SQ.M. | NIL                 |
| STILT SECOND FLOOR | 70.95 SQ.M.  | 10.64                                      | NIL  | NIL                 |

TOTAL EXCESS BALCONY AREA = NIL

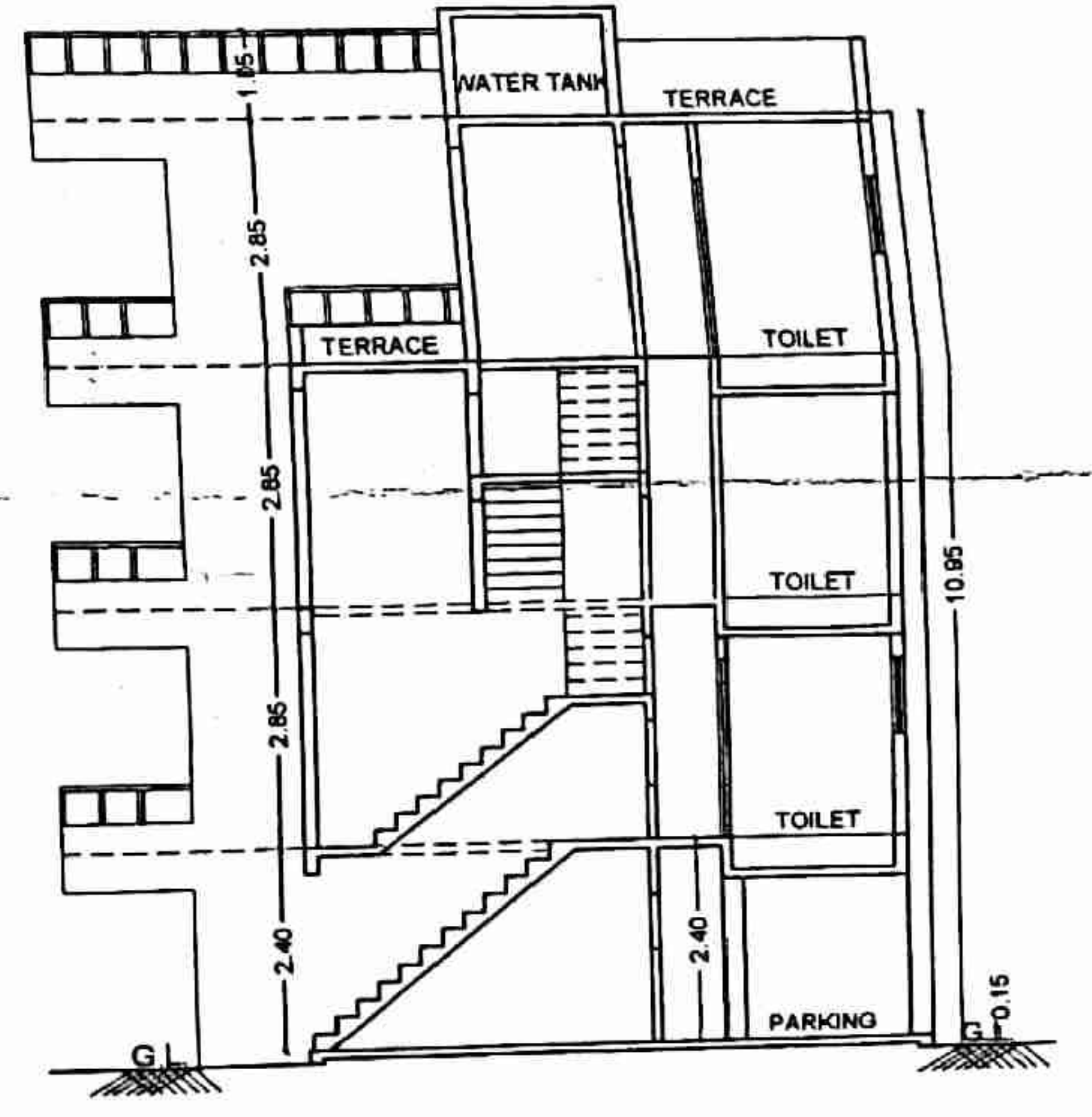
**PARKING STATEMENT**

|   |               |        |
|---|---------------|--------|
| ONE TENAMENT HAVING CARPET AREA LESS THAN 80.00 SQ.MT | NOS. TENAMENT | 8 NOS. |
|---|---------------|--------|

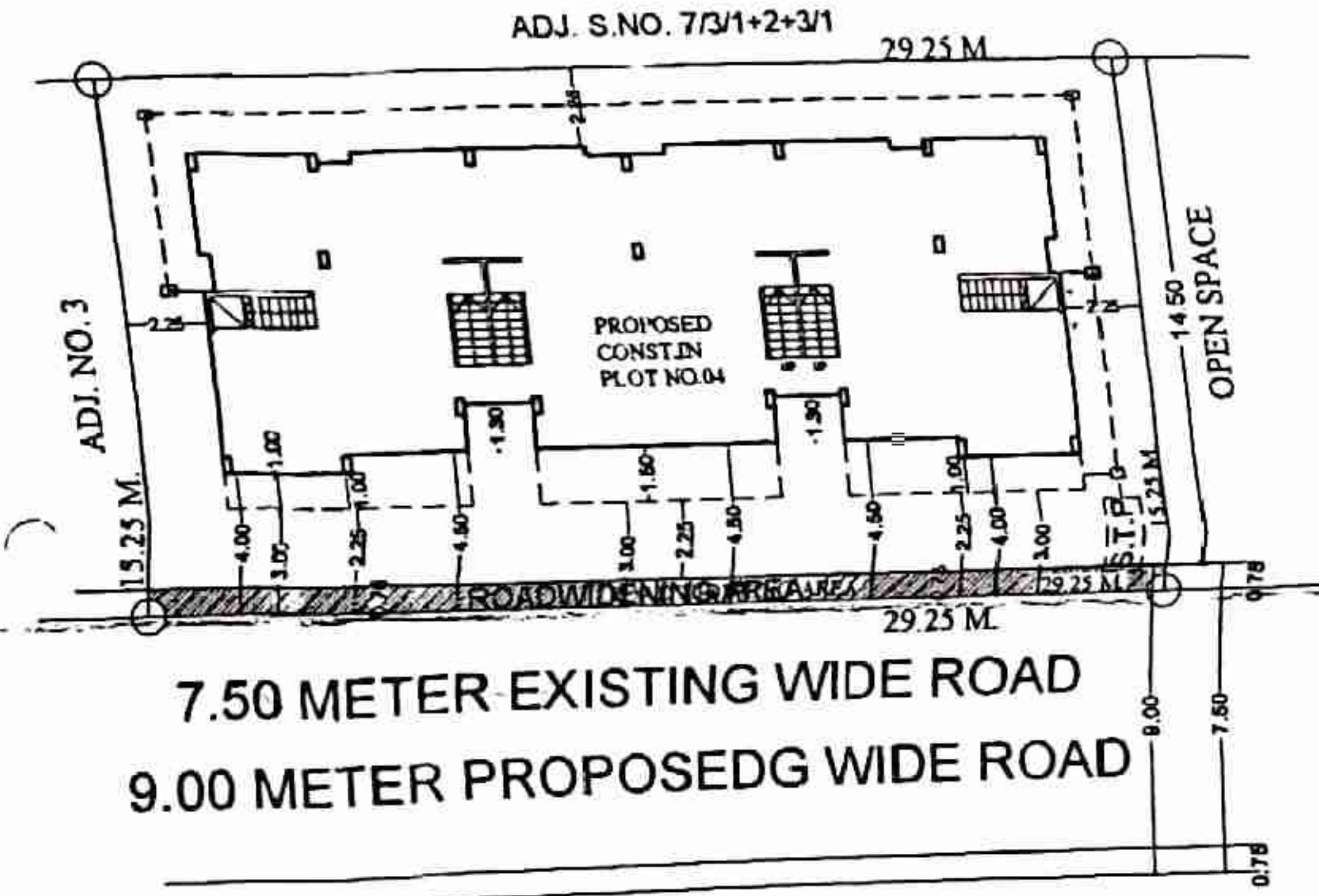
VISITORS PARKING 5%  
 TOTAL PARKING



**ELEVATION**



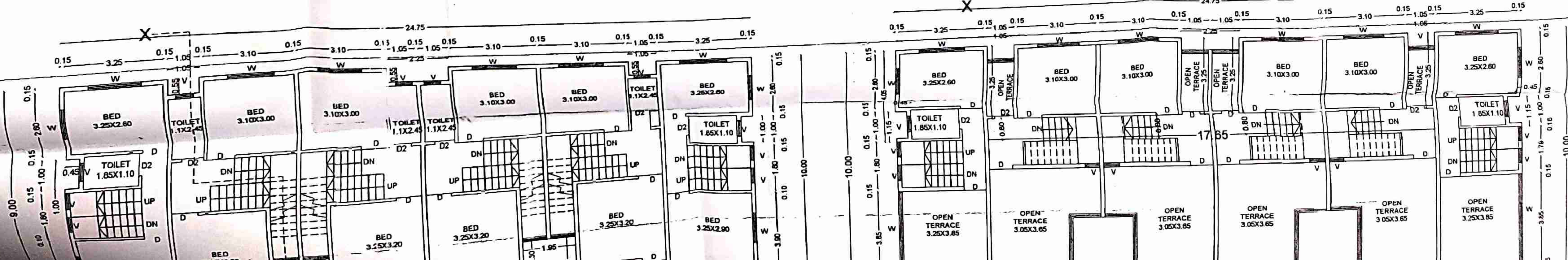
**SECTION X-X**  
 SCALE=1:100



7.50 METER EXISTING WIDE ROAD  
 9.00 METER PROPOSED WIDE ROAD

**SITE PLAN**  
 SCALE 1=250

NOTES  
 1) PLOT BOUNDARY SHOWN IN THICK BLACK.  
 2) PROPOSED CONSTRUCTION WORK SHOWN IN RED.  
 3) DRAINAGE LINE SHOWN IN DOTTED RED.  
 4) AS PER UDPCR TABLE 69 FOOTNOTE -14

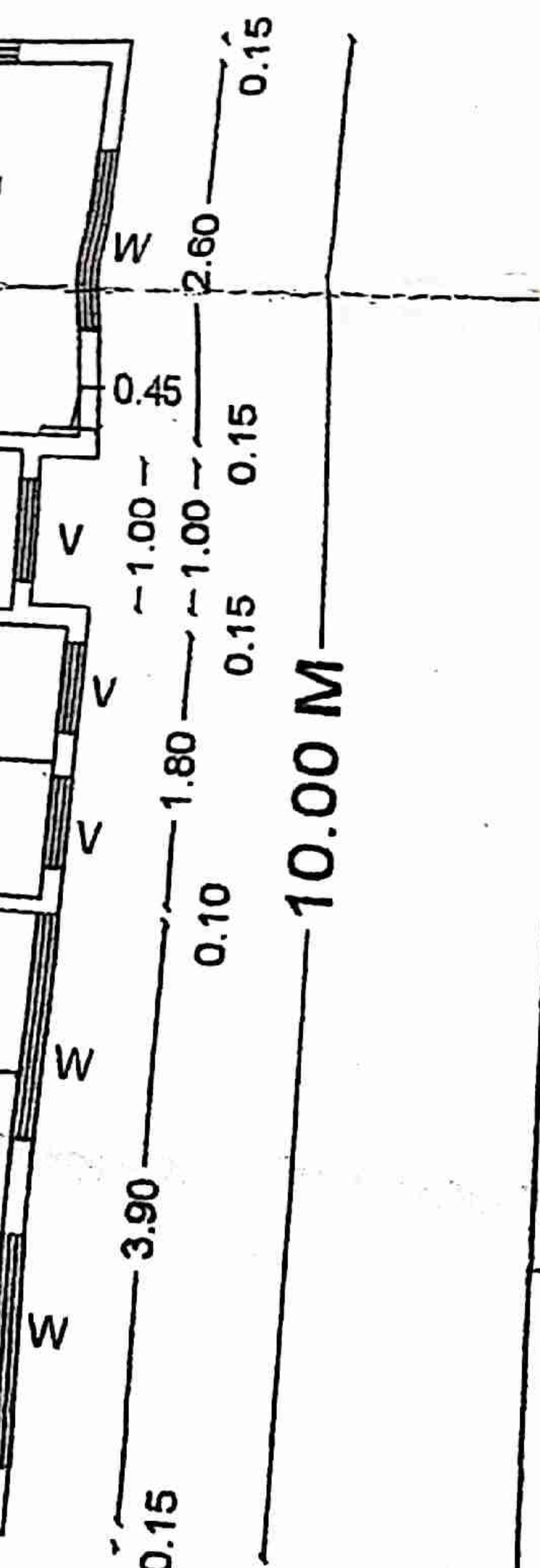
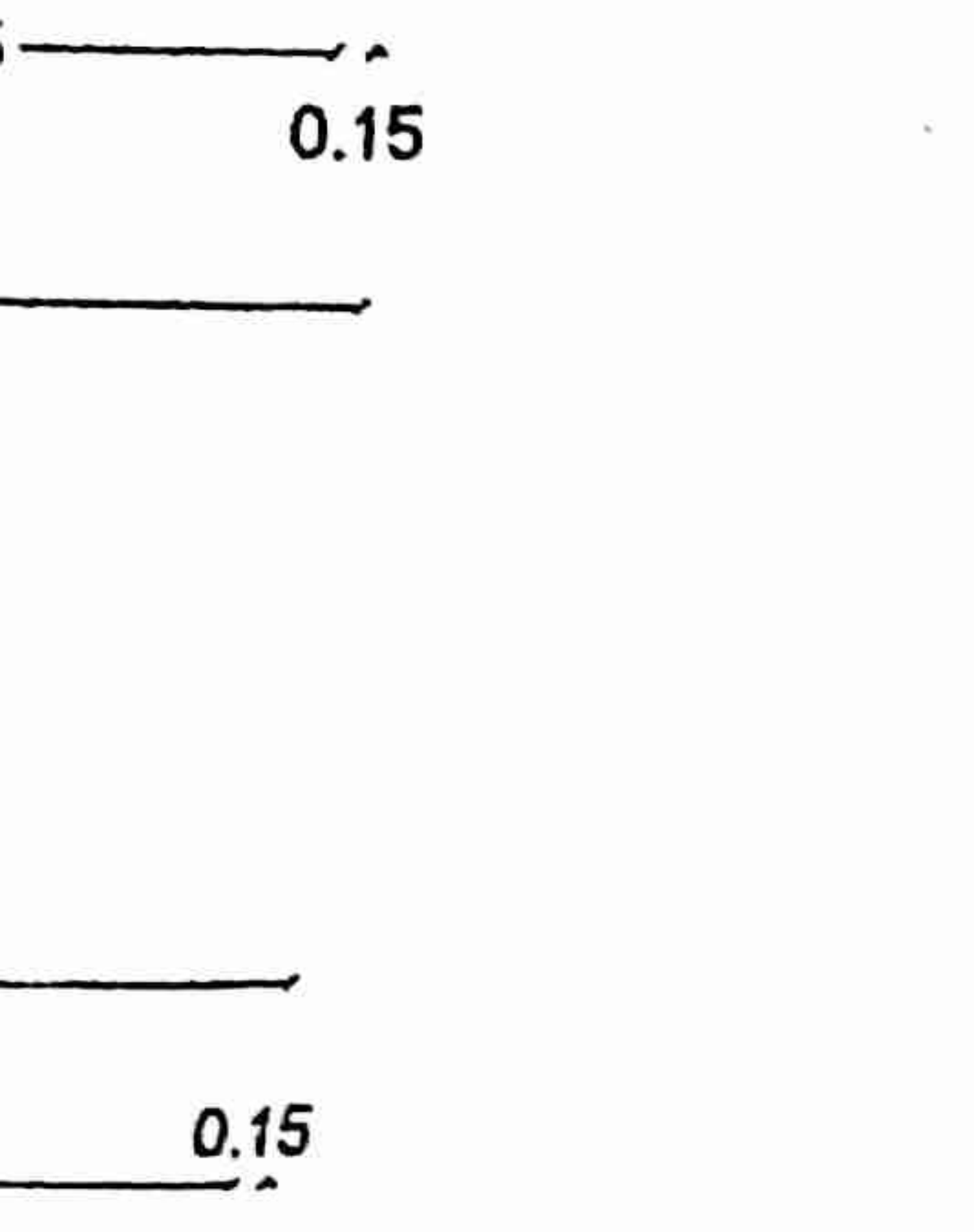
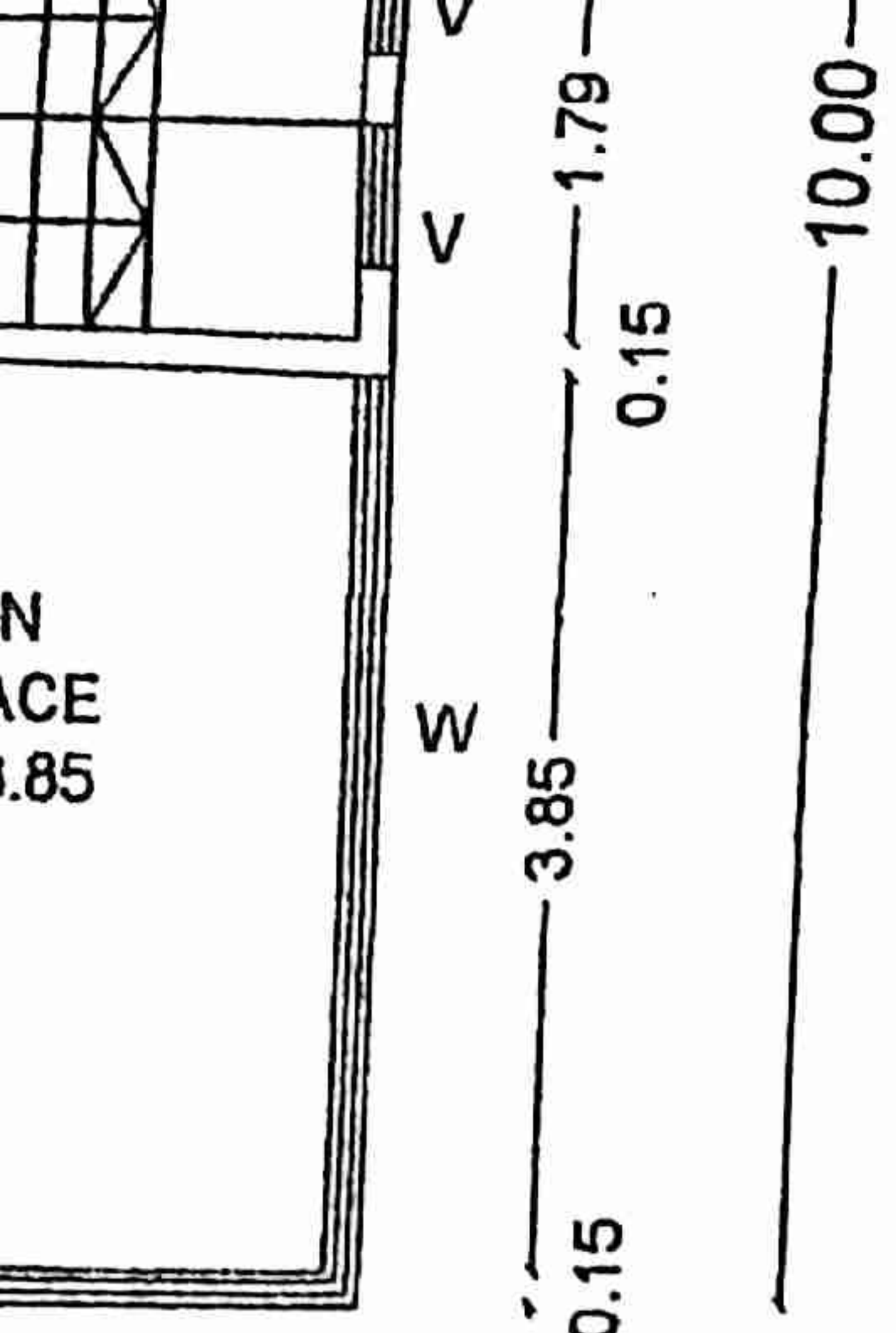


**REF-**  
 1) PREVIOUS ADJ. S.NO. 7/31+2+3/1  
 2) FINAL LAYOUT C

**ARE**

- AREA OF PLOT (MINIMUM AREA)
  - AS PER OWNERS
  - AS PER MEASUREMENT
  - AS PER SITE PLAN
- DEDUCTIONS
  - PROPOSED DEDUCTIONS
  - ANY D.P. RESERVE
  - GROSS AREA C
  - RECREATIONAL
    - REQUIRED
    - PROPOSED
  - AMENITY SPAC
    - REQUIRED
    - PROPOSED
  - SERVICE ROAD
  - INTERNAL ROAD
  - NET AREA OF F
  - BUILT UP AREA AS PER FRONT
    - AS PER FRONT
    - ADDITION OF
      - IN-SITU AREA [1.85X SR. NO.]
      - IN-SITU AREA [2.00 OR 1.85]
      - PREMIUM FSI [3 OF SR. NO.]
      - TDR AREA
      - ADDITIONAL
  - TOTAL AREA A
  - MAXIMUM UTILIZATION PER ROAD W
  - TOTAL BUILT UP AREA AT SR. NO.
    - EXISTING B
    - PROPOSED
    - EXCESS BALCONY
    - EXCESS DOOR COUNTED
  - FSI CONSISTENT THAN SERIAL
  - AREA FOR IN
    - REQUIRED
    - PROPOSED





|  |        |
|--|--------|
| a) EXISTING  | 489.21 |
| b) PROPOSED BUILT-UP AREA  | NIL    |
| c) EXCESS BALCONY AREA COUNTED IN F.S.I.                               | NIL    |
| d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.                | NIL    |
| (TOTAL OF A+B+C+D)   | 489.21 |
| 14. F.S.I CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO.12 ABOVE) | 1.09   |
| 15. AREA FOR INCLUSIVE HOUSING, IF ANY                                 |        |
| a) REQUIRED (20% OF SR.NO.9)   | NIL.   |
| b) PROPOSED  |        |

**CERTIFICATE OF AREA**

CERTIFY THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 05-10-16 & DIMENTION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WTH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. ACT.

SIGNITURE OF LICENSED SUPERVISOR-1

**OWNER'S DECLARATION -**

I/WE UNDERSIGAED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTINED BY NASHIK MUNCIPAL CORPORATION I / WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO ~~I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER~~ SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGNATURE OF OWNER

OWNERS SIGN.

AAYAN AMZAD PATEL

LIC. SUPERVISOR-1 SIGN.

IMTIYAZ L. MANIYAR  
SUPERVISOR - 1  
LICENCE. NO. NMCB/R/2023/APL/00803

**MANIYAR  
MANSURI  
ASSOCIATES  
CONSULTING  
ENGINEER**  
1263, 1ST FLR. DUDH BAZAR  
AB. HAMID CHOWK  
NASHIK - 1  
MOB: 9823786198/9226925194

STRUCTURAL ENGINEERS SIGN.

|                 |              |
|-----------------|--------------|
| DATE - 18-05-23 | DRG. NO.     |
| SCALE - 1:100   | CAD BY-NAVID |
| RV. NO. -       | CHD BY-MAN   |

Vijay Kangan  
NMCB/2022/APL/00583



# PARKING STATEMENT

| ONE TENAMENT<br>HAVING CARPET<br>AREA LESS THAN<br>80.00 SQ.MT | NOS.<br>TENAMENT | REQUIRED PARKING |                  |                 | PROVIDED PARKING |                  |                 |
|--|------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|
|  |                  | CAR              | SCOOTER          | CYCLE           | 4/W              | 2/W              | CYCLE           |
|  | 6 NOS.           | 6 NOS.           | 6 X4 =<br>24 NOS | 6X2 =<br>12 NOS | 6 NOS.           | 6 X4 =<br>24 NOS | 6X2 =<br>12 NOS |
| VISITORS PARKING 5%  |                  | NIL              | 2 NOS.           | 1 NO.           | NIL              | 2 NOS.           | 1 NO.           |
| TOTAL PARKING  |                  | 6 NOS.           | 26 NOS.          | 13 NOS.         | 6 NOS.           | 26 NOS.          | 13 NOS          |

- REF-  
 1) PREVIOUSLY APPROVED B.P. NO. A4 / 459 / 2361 DT.17/05/2018  
 2) FINAL LAYOUT ORDER NO. LND / WS / A2 / 12 DT. 29 / 09 / 2008

## AREA STATEMENT

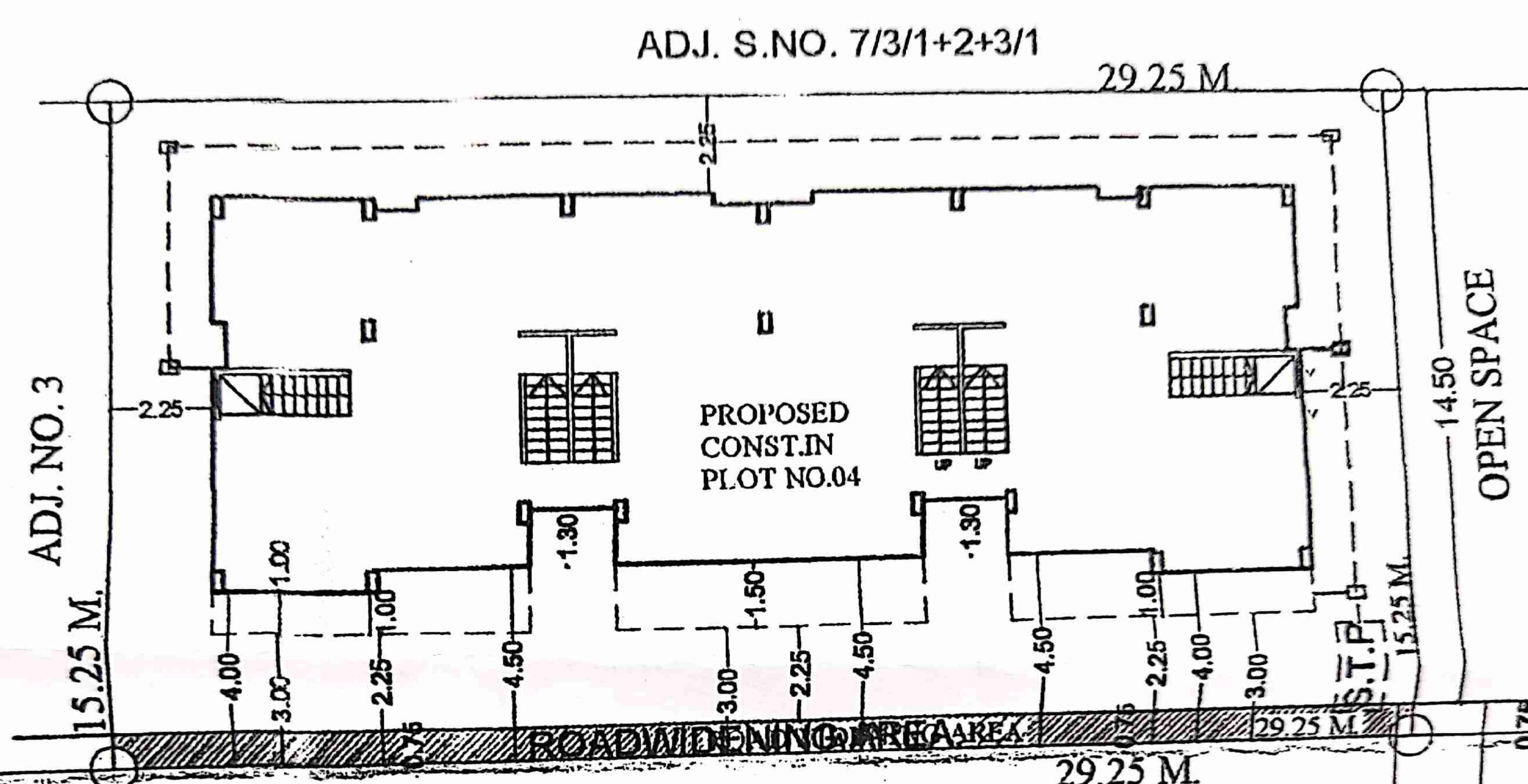
|  |                         |
|--|-------------------------|
| 1) AREA OF PLOT<br>(MINIMUM AREA OF A,B,C TO CONSIDERED)                                       | SQ.M.                   |
| a) AS PER OWNERSHIP DOCUMENT (7/12, CTS extract)   | 446.06                  |
| b) AS PER MEASUREMENT SHEET  | 446.06                  |
| c) AS PER SITE   | 446.06                  |
| 2. DEDUCTIONS FOR  |                         |
| a) PROPOSED D.P./D.P ROAD WIDENING AREA  | 21.93                   |
| b) ANY D.P RESERVATION AREA  | N. A.                   |
| 3. GROSS AREA OF PLOT (1-2)  | 424.13                  |
| 4. RECREATIONAL OPEN SPACE   |                         |
| a) REQUIRED  |                         |
| b) PROPOSED  | N. A.                   |
| 5. AMENITY SPACE -   |                         |
| a) REQUIRED  |                         |
| b) PROPOSED  | N. A.                   |
| 6. SERVICE ROAD AND HIGHWAY WIDENING   |                         |
| 7. INTERNAL ROAD AREA  | N. A.                   |
| 8. NET AREA OF PLOT = (3 - 5 (B) )   | 424.13                  |
| 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.<br>AS PER FRONT ROAD WIDTH (SR . NO. 8X1.1)    | 424.13X1.10<br>= 466.54 |
| 10. ADDITION OF AREA FOR F.S.I.  |                         |
| a) IN-SITU AREA AGAINST D.P ROAD<br>[1.85X SR.NO.2 (A) ], IF ANY                               | 43.86                   |
| b) IN-SITU AREA AGAINST AMENITY SPACE<br>[ 2.00 OR 1.85 X SR.NO. 5 (B)]                        |                         |
| c) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF<br>0.3 OF SR. NO. 8)                                | N. A.                   |
| d) TDR AREA  |                         |
| e) ADDITIONAL FSI AREA UNDER CHAPTER 8<br>(TOTAL OF A+B+C+D+E)                                 |                         |
| 11. TOTAL AREA AVAILABLE (9+10)  | 510.40                  |
| 12. MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS<br>PER ROAD WIDTH (AS PER REGULATION NO. 15.4) | N. A.                   |
| 13. TOTAL BUILT-UP AREA IN PROPOSAL. (EXCLUDING<br>AREA AT SR.NO. 15.B)                        | 489.21                  |
| a) EXISTING BUILT-UP AREA  | N. A.                   |
| b) PROPOSED BUILT-UP AREA  | 489.21                  |
| c) EXCESS BALCONY AREA COUNTED IN F.S.I.   | NIL                     |
| d) EXCESS DOUBLE HEIGHT TERRACES AREA<br>COUNTED IN F.S.I.                                     | NIL.                    |
| (TOTAL OF A+B+C+D)   | 489.21                  |
| 14. F.S.I CONSUMED (13/8) (SHOULD NOT BE MORE<br>THAN SERIAL NO.12 ABOVE)                      | 1.09                    |
| 15. AREA FOR INCLUSIVE HOUSING, IF ANY   |                         |
| a) REQUIRED (20% OF SR.NO.9)   |                         |
| b) PROPOSED  | NIL.                    |

### CERTIFICATE OF AREA

CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05-10-16 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO INDICATED TALLIES WITH AREA STATED IN DOCUMENT OF



|            |                                 |              |       |                           |     |
|------------|---------------------------------|--------------|-------|---------------------------|-----|
| 3.77 SQ.MT | STILT FLOOR                     | 212.68 SQ.M. | 31.90 | 3.4+0.95+3.40x1.50        |     |
| 8.77 SQ.MT | STILT FIRST FLOOR               | 205.58 SQ.M. | 30.83 | 3.55X2X1.00= 07.10        | NIL |
| 3.77 SQ.MT | STILT SECOND FLOOR              | 70.95 SQ.M.  | 10.64 | 3.40X2+6.95=X1.50 = 20.62 | NIL |
| 86 SQ.MT   | TOTAL EXCESS BALCONY AREA = NIL |              |       | TOTAL = 27.72 SQ.M.       |     |

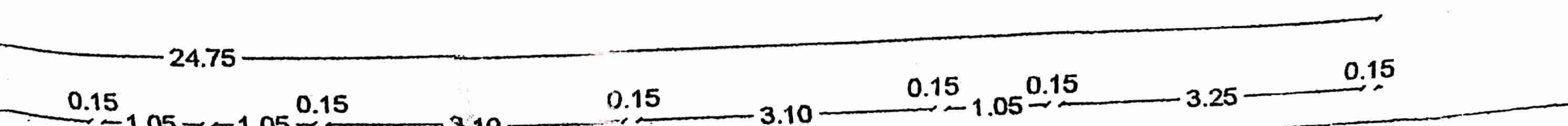


**7.50 METER EXISTING WIDE ROAD**  
**9.00 METER PROPOSED EDG WIDE ROAD**

**SITE PLAN**  
**SCALE 1=250**



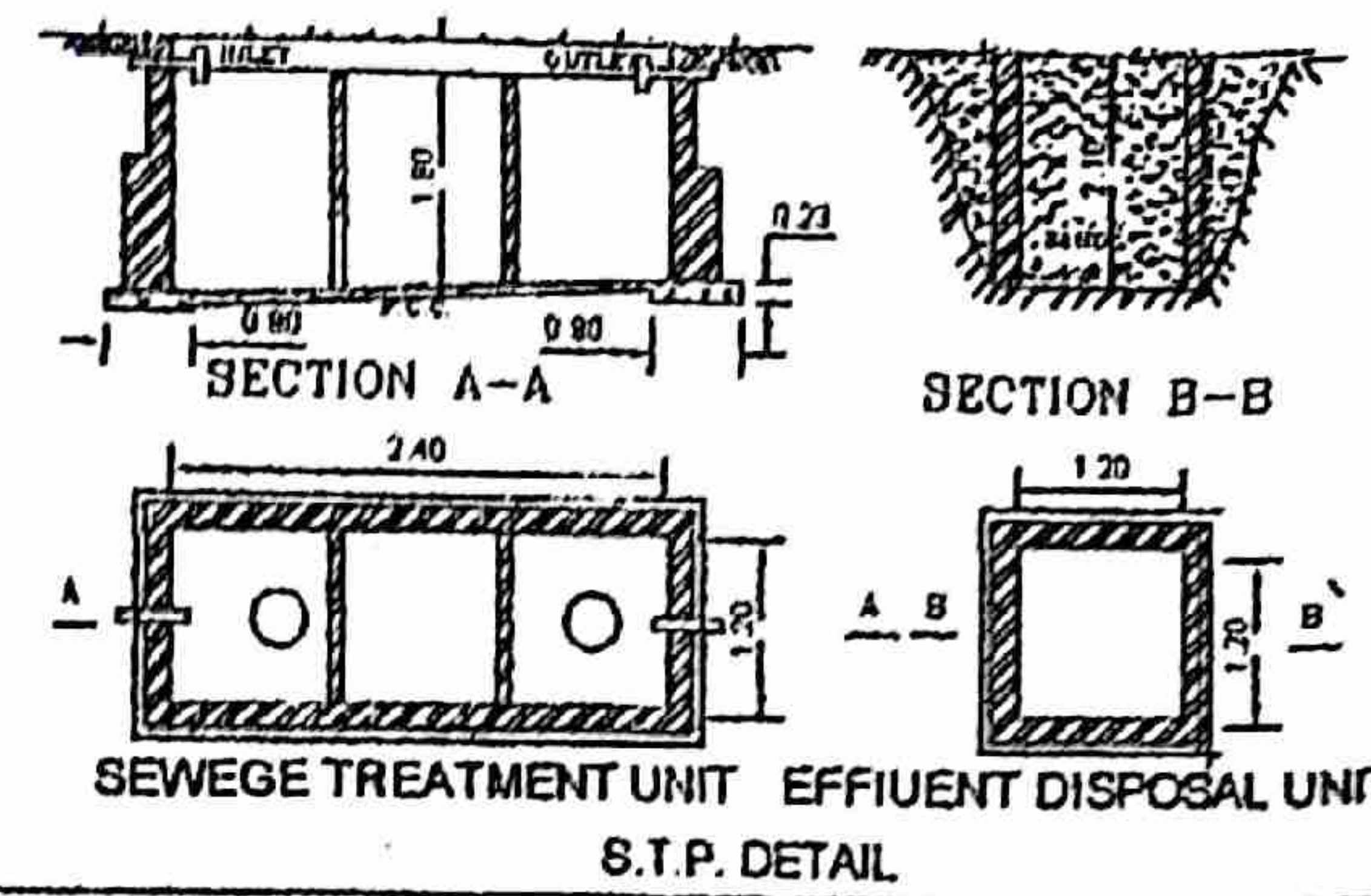
- NOTES**
- 1) PLOT BOUNDARY SHOWN IN THICK BLACK.
  - 2) PROPOSED CONSTRUCTION WORK SHOWN IN RED.
  - 3) DRAINAGE LINE SHOWN IN DOTTED RED.
  - 4) AS PER UDCPR TABLE 6b FOOTNOTE -14





**SCHEDULE OF DOORS & V/INDOWS**

| TYPE | SIZE            | SPECIFICATION                |
|------|-----------------|------------------------------|
| W1   | 1.50 M X 1.20 M | MILD STEEL GLAZED WINDOWS    |
| V    | 0.60 M X 0.90 M | MILD STEEL LOUVER VENTILATOR |
| D    | 1.00 M X 2.10 M | RCC FRAMED FLUSH DOORS       |
| D1   | .90 M X 2.10 M  | RCC FRAMED FLUSH DOORS       |
| D2   | 0.75 M X 2.10 M | RCC FRAMED FLUSH DOORS       |



**FORM OF STATEMENT 2**

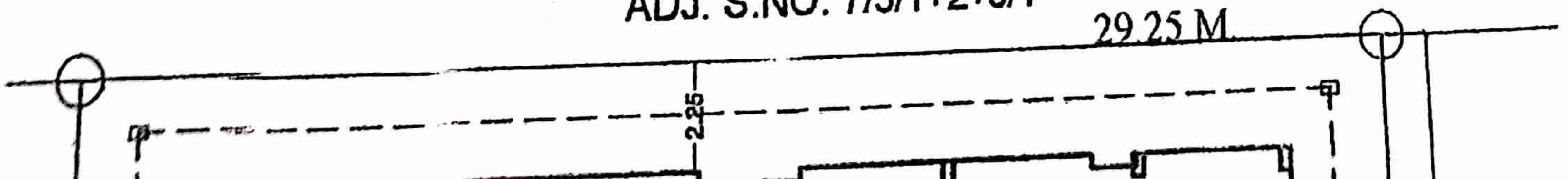
| ROW-HOUSE NO. | FLOOR NO.          | TOTAL BUILT-UP AREA OF FLOOR. | BALCONY AREA WITHIN 15% | Excess Balcony area counted in FSI | DOUBLE HEIGHT TERRACE AREA WITHIN 20% | EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI | TOTAL FSI (3+5+7) |
|---------------|--------------------|-------------------------------|-------------------------|------------------------------------|---------------------------------------|--|-------------------|
| (1)           | (2)                | (3)                           | (4)                     | (5)                                | (6)                                   | (7)  | (8)               |
| ---           | GROUND FLOOR       | NIL                           | NIL                     | NIL                                | NIL                                   | NIL  |                   |
| ---           | STILT FLOOR        | 212.68 SQ.MT.                 | 31.90 SQ.MT.            | NIL                                | NIL                                   | NIL  | 212.68 SQ.MT.     |
| ---           | STILT FIRST FLOOR  | 205.58 SQ.MT.                 | 30.83 SQ.MT.            | NIL                                | NIL                                   | NIL  | 205.58 SQ.MT.     |
| ---           | STILT SECOND FLOOR | 70.95 SQ.MT.                  | 10.64 SQ.MT.            | NIL                                | NIL                                   | NIL  | 70.95 SQ.MT.      |
| ---           | TOTAL AREA         | 489.21 SQ.MT.                 | ---                     | NIL                                | NIL                                   | NIL  | 489.21 SQ.MT.     |

**BALCONY AREA STATEMENT**

| FLOOR                           | AREA         | PERMISSIBLE BALCONY AREA 15% OF FLOOR AREA | PROPOSED BALCONY AREA  | EXCESS BALCONY AREA |
|---------------------------------|--------------|--|--|---------------------|
| STILT FLOOR                     | 212.68 SQ.M. | 31.90                                      | $3.4+6.95+3.40 \times 1.50 = 20.62$  | NIL                 |
| STILT FIRST FLOOR               | 205.58 SQ.M. | 30.83                                      | $3.55 \times 2 \times 1.00 = 07.10$<br>$3.40 \times 2 + 6.95 = 20.62$<br>TOTAL = 27.72 SQ.M. | NIL                 |
| STILT SECOND FLOOR              | 70.95 SQ.M.  | 10.64                                      | NIL  | NIL                 |
| TOTAL EXCESS BALCONY AREA = NIL |              |  |  |                     |

ADJ. S.NO. 7/3/1+2+3/1

29.25 M





**AREA CALCULATION'S**

STILT FLOOR.  
 ROW-HOUSE NO.  
 02,03,04,05  
 $4.45 \times 8.20 = 36.49 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.28 \times 0.55 = 0.70 \text{ SQ.M.}$   
 2)  $1.12 \times 1.30 = 1.45 \text{ SQ.M.}$   
 TOTAL DEDU. = 2.15  
 TOTAL CARPET AREA OF  
 ROW-HOUSE NO. 02,03,04,05  
 $36.49 - 2.15 = 34.34 \text{ SQ.M}$

**AREA CALCULATION'S**

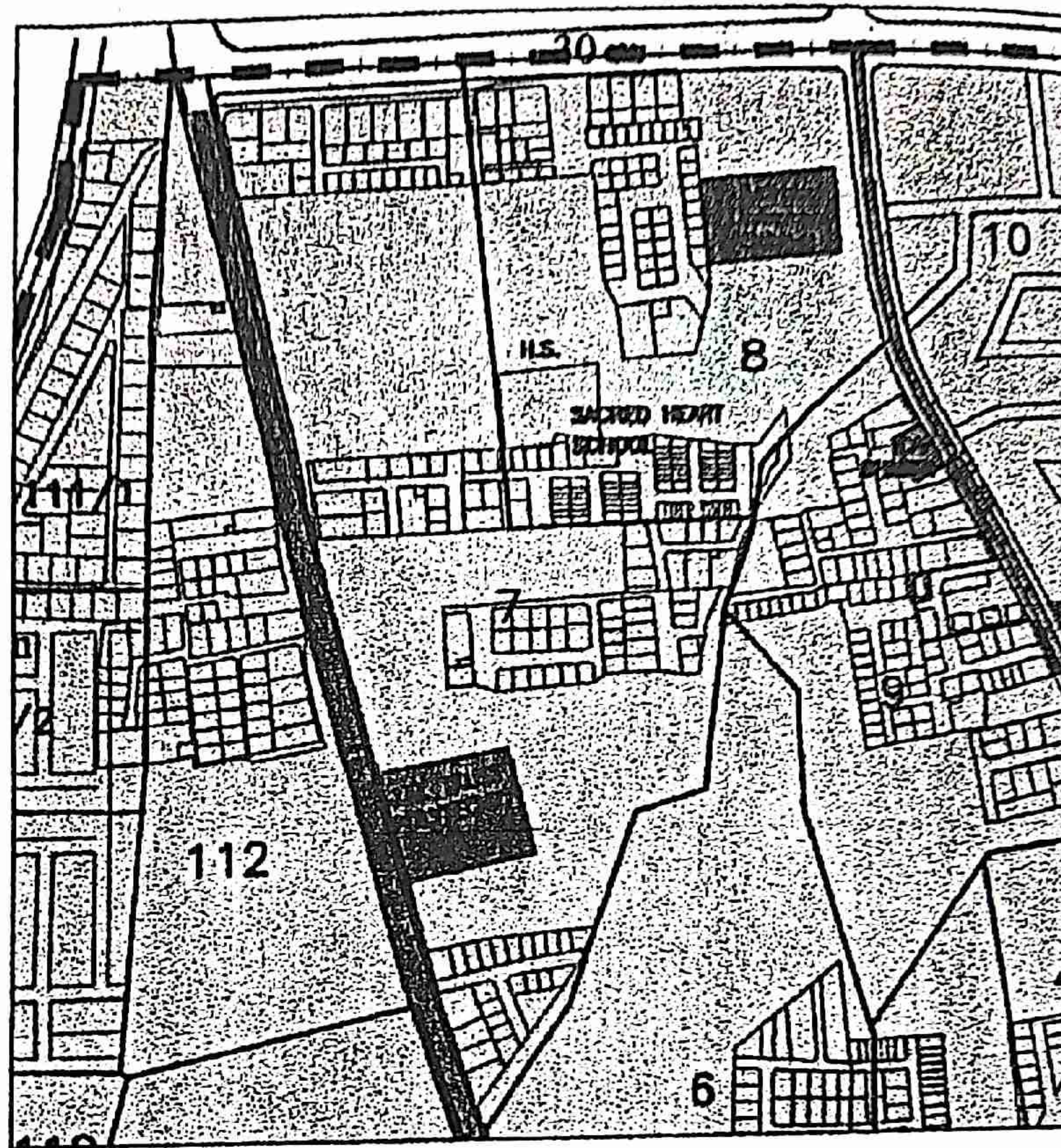
STILT FIRST FLOOR.  
 ROW-HOUSE NO.  
 02,03,04,05  
 $4.45 \times 8.70 = 38.71 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.28 \times 0.55 = 0.70 \text{ SQ.M.}$   
 2)  $1.12 \times 1.30 = 01.45 \text{ SQ.M.}$   
 3)  $4.45 \times 0.50 = 02.22 \text{ SQ.M.}$   
 TOTAL = 4.37 SQ.M.  
 TOTAL CARPET AREA OF  
 ROW-HOUSE NO. 02,03,04,05  
 $38.71 - 4.37 = 34.34 \text{ SQ.M.}$

**AREA CALCULATION'S**

STILT SECOND FLOOR.  
 ROW-HOUSE NO.  
 02,03,04,05  
 $4.45 \times 4.90 = 21.08 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $3.30 \times 3.10 = 03.96 \text{ SQ.M.}$   
 2)  $3.30 \times 3.10 = 03.96 \text{ SQ.M.}$   
 TOTAL DEDU. = 7.92 SQ.M.  
 TOTAL CARPET AREA OF  
 ROW-HOUSE NO. 02,03,04,05  
 $21.08 - 7.92 = 13.16 \text{ SQ.M.}$

**STATEMENT**

|             |        |
|-------------|--------|
| LOT AREA    | 446.14 |
| STILT FLOOR | 1.10   |
| LOT AREA    | 490.75 |
| STILT FLOOR | NIL    |
| STILT FLOOR | 212.68 |
| STILT FLOOR | 205.58 |
| STILT FLOOR | 70.95  |
| STILT FLOOR | NIL    |
| TOTAL       | 489.21 |



**LOCATION PLAN**  
 SCALE = 1:10,000

| SCHEDULE OF |    |
|-------------|----|
| TYPE        |    |
| W1          | 1  |
| V           | 0  |
| D           | 1  |
| D1          | .9 |
| D2          | 0  |

**FORM OF STAIR**

| ROW-HOUSE NO. | FLOOR NO.   |
|---------------|-------------|
| (1)           | (2)         |
| ---           | GROUND      |
| ---           | STILT FLOOR |
| ---           | STILT FLOOR |
| ---           | STILT FLOOR |
| ---           | TOTAL       |

| BUILDING NO. | FLOOR NO.                         | ROW HOUSE UNIT NO. | BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE | AREA OF BALCONY ATTACHED TO FLAT / UNIT | Area of Double height terrace attached to flat / unit | TOTAL AREA OF FLAT / UNIT (4+5+6) |
|--------------|-----------------------------------|--------------------|--|---|---|-----------------------------------|
| (1)          | (2)                               | (3)                | (4)  | (5)                                     | (6)   | (7)                               |
| ---          | STILT, STILT FIRST & STILT SECOND | 01                 | $31.72+28.58+18.59 = 78.89 \text{ SQ.M.}$  | $3.30 \times 0.90 \times 1 = 2.97$      | N. A  | 81.86 SQ.MT                       |
| ---          | STILT, STILT FIRST & STILT SECOND | 02                 | $34.34+ 34.34+17.12 = 85.80 \text{ SQ.M.}$   | $3.30 \times 0.90 \times 1 = 2.97$      | N. A  | 88.77 SQ.MT                       |
| ---          | STILT, STILT FIRST & STILT SECOND | 03                 | $34.34+ 34.34+17.12 = 85.80 \text{ SQ.M.}$   | $3.30 \times 0.90 \times 1 = 2.97$      | N. A  | 88.77 SQ.MT                       |
| ---          | STILT, STILT FIRST & STILT SECOND | 04                 | $34.34+ 34.34+17.12 = 85.80 \text{ SQ.M.}$   | $3.30 \times 0.90 \times 1 = 2.97$      | N. A  | 88.77 SQ.MT                       |
| ---          | STILT, STILT FIRST & STILT SECOND | 05                 | $34.34+ 34.34+17.12 = 85.80 \text{ SQ.M.}$   | $3.30 \times 0.90 \times 1 = 2.97$      | N. A  | 88.77 SQ.MT                       |
| ---          | STILT, STILT FIRST & STILT SECOND | 06                 | $31.72+28.58+18.59 = 78.89 \text{ SQ.M.}$  | $3.30 \times 0.90 \times 1 = 2.97$      | N. A  | 81.86 SQ.MT                       |

NOTE:-  
 1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.  
 2) ABOVE STATEMENTS MAY VARY , WHEREVER REQUIRED.

**BALCONY**

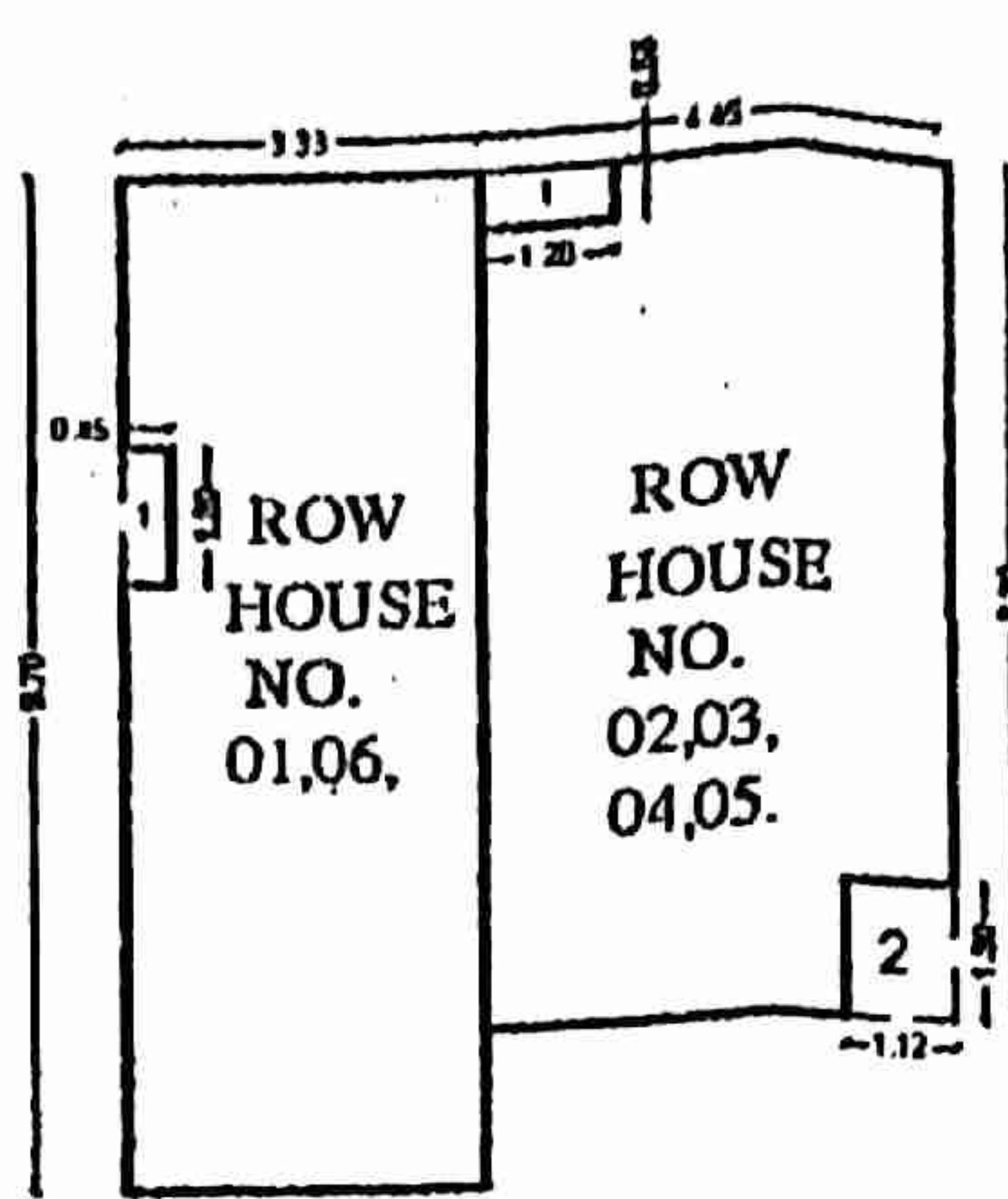
| FLOOR       |
|-------------|
| STILT FLOOR |
| STILT FLOOR |
| STILT FLOOR |





**AREA CALCULATION'S =  
STILT FLOOR.**

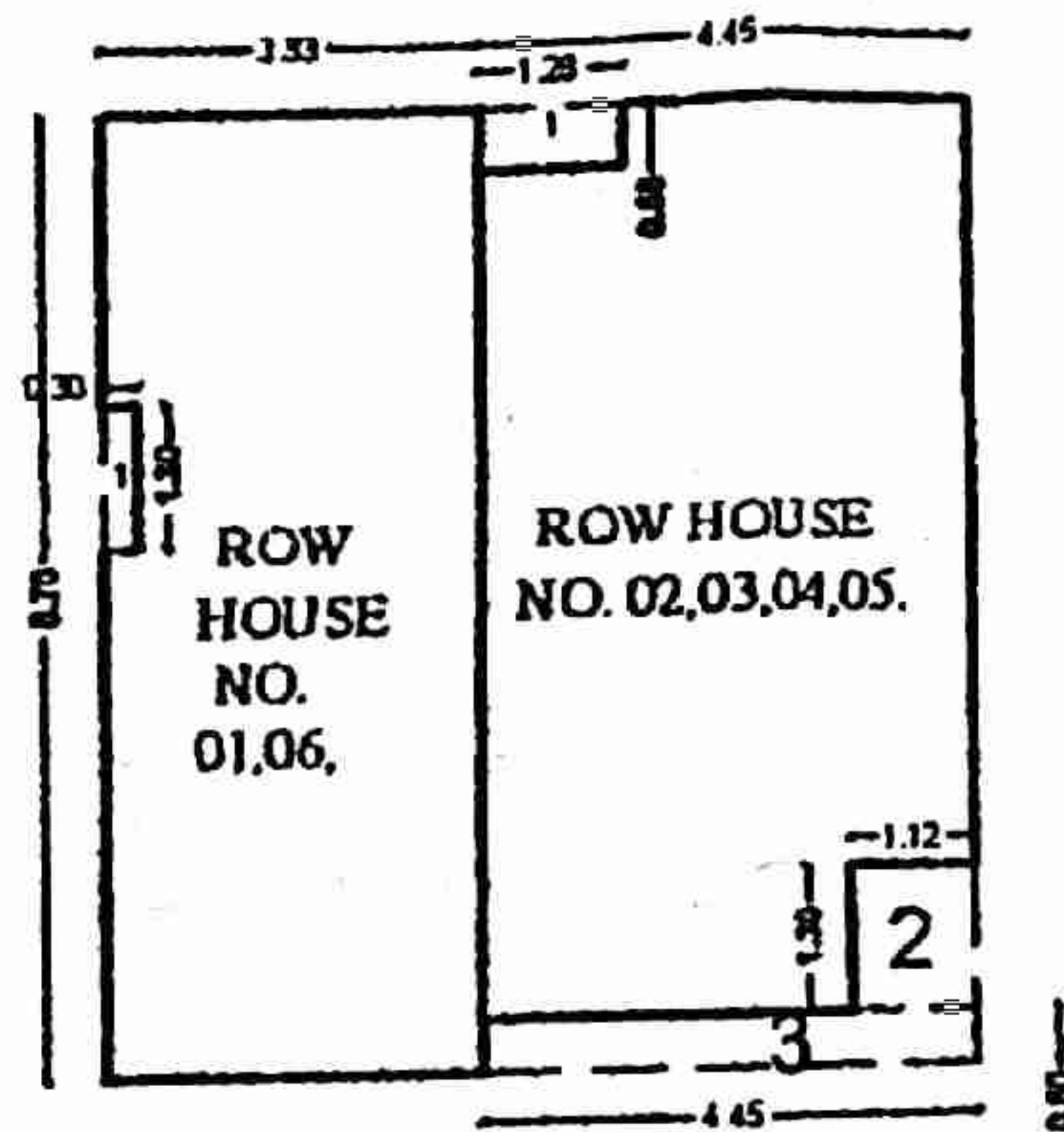
ROW-HOUSE NO. 1,6  
 $03.33 \times 9.70 = 32.30 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.30 \times 0.45 = 0.58 \text{ SQ.M.}$   
TOTAL = 0.58 SQ.M.  
 $32.30 - 0.58 = 31.72$   
 ROW-HOUSE NO. 1,6.  
CARPET AREA = 31.72 SQ.M.



**AREA CALCULATION'S  
STILT FLOOR.**  
 ROW-HOUSE NO.  
 02,03,04,05  
 $4.45 \times 8.20 = 36.49 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.28 \times 0.55 = 0.70 \text{ SQ.M.}$   
 2)  $1.12 \times 1.30 = 1.45 \text{ SQ.M.}$   
TOTAL DEDU. = 2.15  
 TOTAL CARPET AREA OF  
 ROW-HOUSE NO. 02,03,04,05  
 $36.49 - 2.15 = 34.34 \text{ SQ.M}$

**AREA CALCULATION'S =  
STILT FIRST FLOOR.**

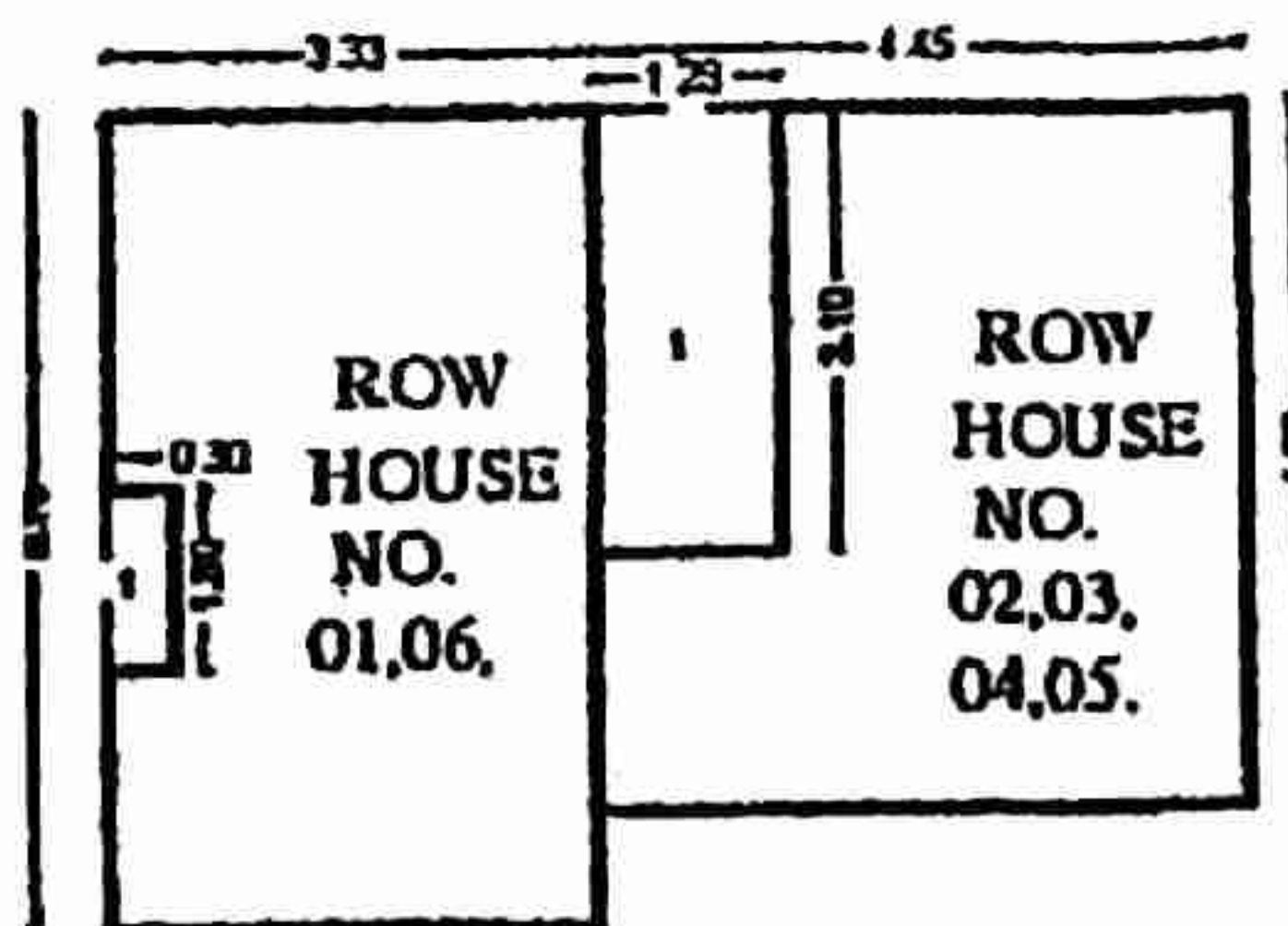
ROW-HOUSE NO. 1,6  
 $03.33 \times 8.70 = 28.97 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.30 \times 0.30 = 0.39 \text{ SQ.M.}$   
TOTAL = 0.39 SQ.M.  
 $28.97 - 0.39 = 28.58$   
 ROW-HOUSE NO. 1,6.  
CARPET AREA = 28.58 SQ.M.



**AREA CALCULATION'S  
STILT FIRST FLOOR.**  
 ROW-HOUSE NO.  
 02,03,04,05  
 $4.45 \times 8.70 = 38.71 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.28 \times 0.55 = 0.70 \text{ SQ.M.}$   
 2)  $1.12 \times 1.30 = 01.45 \text{ SQ.M.}$   
 3)  $4.45 \times 0.50 = 02.22 \text{ SQ.M.}$   
TOTAL = 04.37 SQ.M.  
 TOTAL CARPET AREA OF  
 ROW-HOUSE NO. 02,03,04,05  
 $= 38.71 - 4.37 = 34.34 \text{ SQ.M.}$

**AREA CALCULATION'S =  
STILT SECOND FLOOR.**

ROW-HOUSE NO. 1,6  
 $03.33 \times 5.70 = 18.98 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.30 \times 0.30 = 0.39 \text{ SQ.M.}$   
TOTAL = 0.39 SQ.M.  
 $18.98 - 0.39 = 18.59$   
 ROW-HOUSE NO. 1,6.  
CARPET AREA = 18.59 SQ.M.

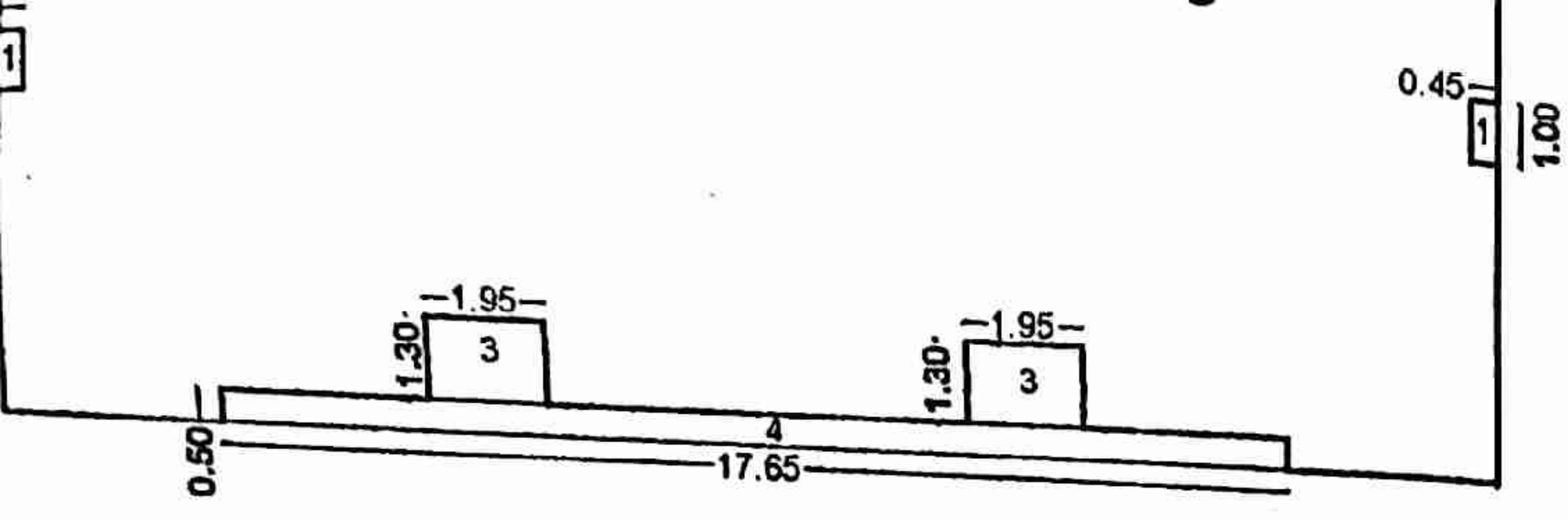


**AREA CALCULATION'S  
STILT SECOND FLOOR.**  
 ROW-HOUSE NO.  
 02,03,04,05  
 $4.45 \times 4.90 = 21.08 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.28 \times 3.10 = 03.96 \text{ SQ.M.}$   
TOTAL = 03.96 SQ.M.  
 TOTAL CARPET AREA OF  
 ROW-HOUSE NO. 02,03,04,05  
 $= 21.08 - 3.96 = 17.12 \text{ SQ.M.}$

| BUILDING NO. | FLOOR NO.                         |
|--------------|-----------------------------------|
| (1)          | (2)                               |
| ---          | STILT, STILT FIRST & STILT SECOND |
| ---          | STILT, STILT FIRST & STILT SECOND |
| ---          | STILT, STILT FIRST & STILT SECOND |
| ---          | STILT, STILT FIRST & STILT SECOND |

| AREA STATEMENT   |        |
|------------------|--------|
| AREA OF THE PLOT | 446.14 |
| ALLOWABLE FSI    | 1.10   |



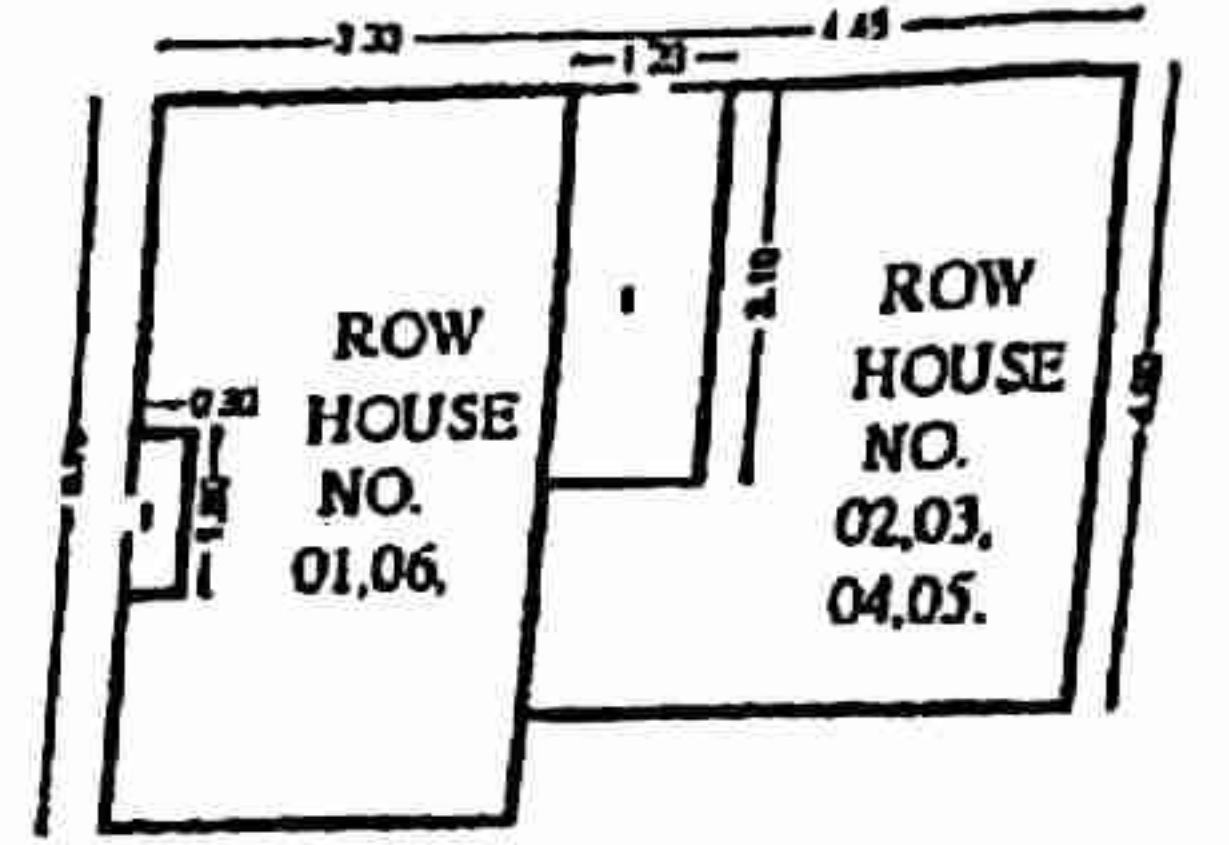


DEDUCTIONS =  
 1)  $1.00 \times 0.45 \times 2 = 00.90$  SQ.M.  
 2)  $1.05 \times 0.55 \times 2 = 01.15$  SQ.M.  
 3)  $1.95 \times 1.30 \times 2 = 05.07$  SQ.M.  
 4)  $17.65 \times 0.50 \times 1 = 08.82$  SQ.M.  
 5)  $02.25 \times 0.55 \times 1 = 01.23$  SQ.M.  
**TOTAL = 17.17 SQ.MT**

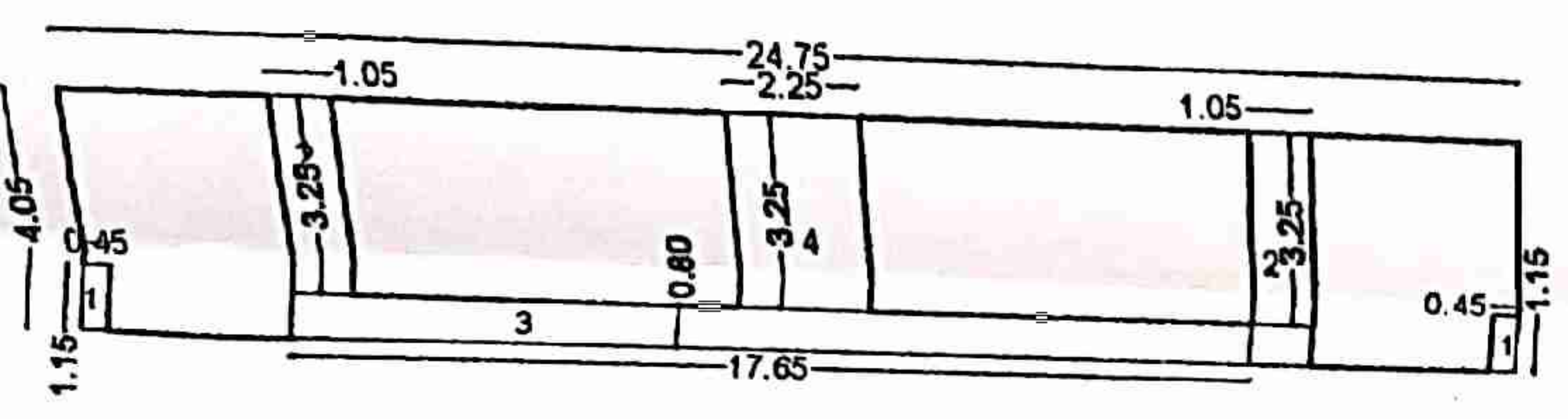
**TOTAL AREA**  
 $222.75 - 17.17 = 205.58$  SQ.MT

ROW-HOUSE NO. 1,6.  
**CARPET AREA = 28.58 SQ.M.**

**AREA CALCULATION'S =**  
 STILT SECOND FLOOR.  
 ROW-HOUSE NO. 1,6  
 $03.33 \times 5.70 = 18.98$  SQ.M.  
 DEDUCTIONS =  
 1)  $1.30 \times 0.30 = 0.39$  SQ.M.  
**TOTAL = 0.39 SQ.M.**  
 $18.98 - 0.39 = 18.59$   
 ROW-HOUSE NO. 1,6.  
**CARPET AREA = 18.59 SQ.M.**



AP  
 ST  
 RO  
 02,  
 4.4  
 DEL  
 1) 1.  
 TOT  
 TOT  
 ROW  
 = 21.0



**STILT SECOND FLOOR AREA DIAGRAM**

**AREA CALCULATION OF BLOCK "A"**  
 $= 24.75 \times 4.05 = 100.23$  SQ.MT.

DEDUCTIONS =  
 1)  $1.15 \times 0.45 \times 2 = 01.03$  SQ.M.  
 2)  $1.05 \times 3.25 \times 2 = 06.82$  SQ.M.  
 3)  $17.65 \times 0.80 \times 1 = 14.12$  SQ.M.  
 4)  $2.25 \times 3.25 \times 1 = 07.31$  SQ.M.  
**TOTAL = 29.28 SQ.MT.**

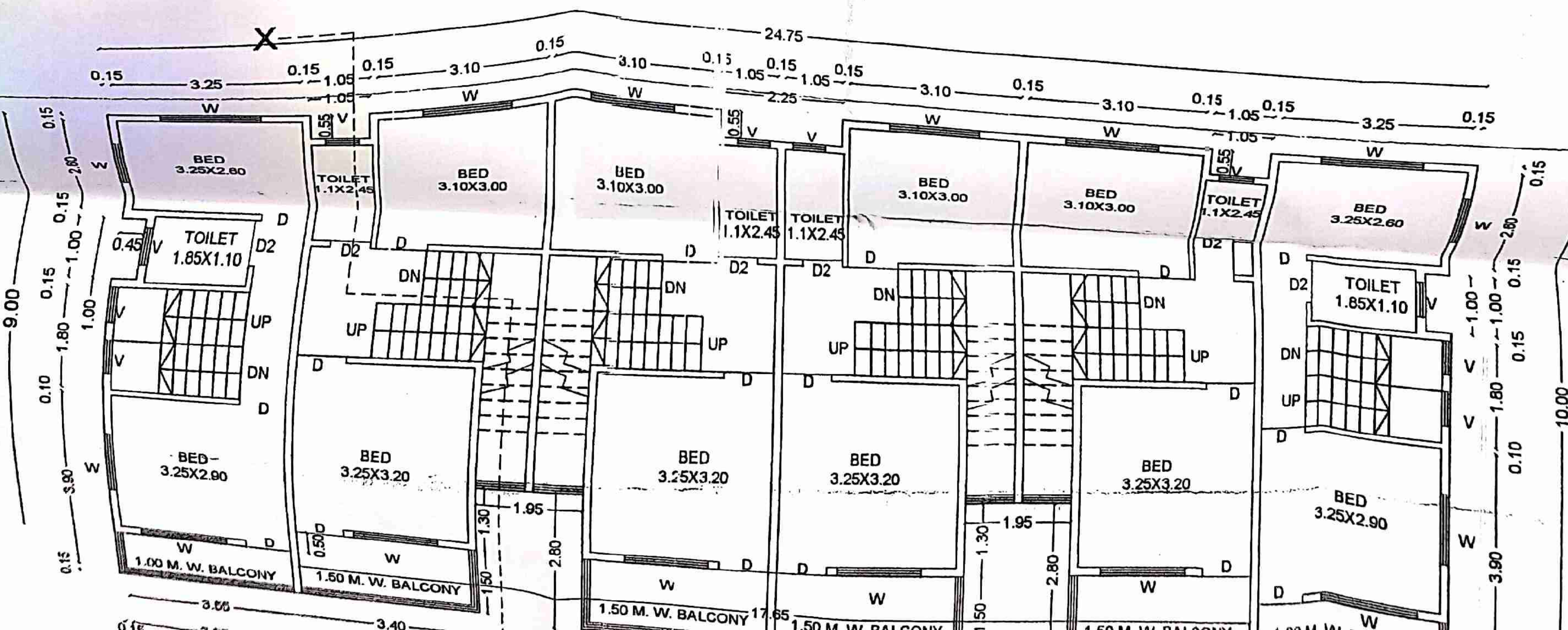
**TOTAL AREA**  
 $100.23 - 29.28 = 70.95$  SQ.MT

**AREA STATE**

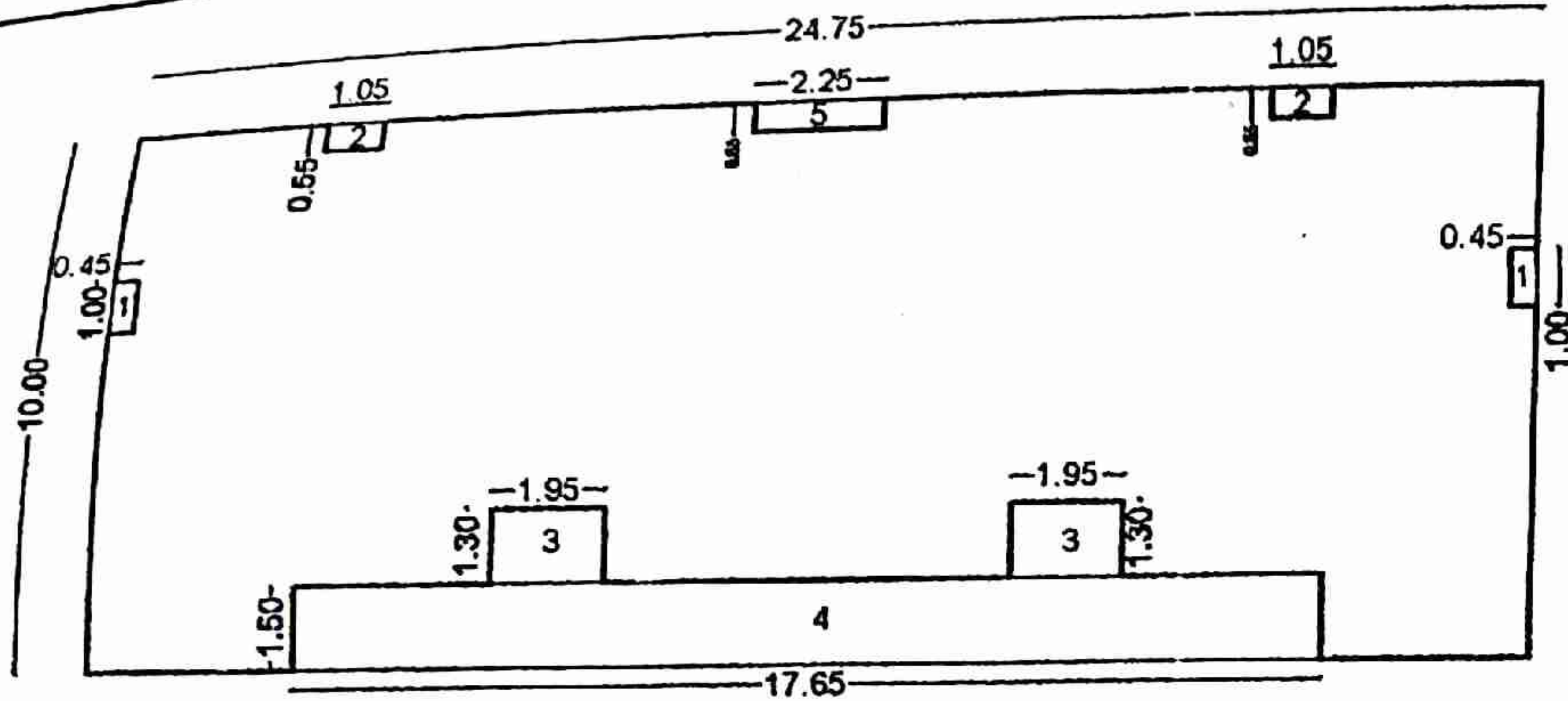
**AREA OF THE PLOT**  
**ALLOWABLE FSI**  
**AREA OF THE PLOT**  
**PROPOSED B/UP AT**  
**AT GROUND FLOOR**  
**AT FIRST FLOOR**  
**AT SECOND FLOOR**  
**AT THIRD FLOOR**  
**EXACE BALCONY A**  
**TOTAL FLOOR**



**ELVATION**







**STILT FLOOR AREA DIAGRAM**  
**AREA CALCULATION OF BLOCK "A"**  
 $= 24.75 \times 10.00 = 247.50 \text{ SQ.MT.}$

DEDUCTIONS =

- 1)  $1.00 \times 0.45 \times 2 = 00.90 \text{ SQ.M.}$
- 2)  $1.05 \times 0.55 \times 2 = 01.15 \text{ SQ.M.}$
- 3)  $1.95 \times 1.30 \times 2 = 05.07 \text{ SQ.M.}$
- 4)  $17.65 \times 1.50 \times 1 = 26.47 \text{ SQ.M.}$
- 5)  $02.25 \times 0.55 \times 1 = 01.23 \text{ SQ.M.}$

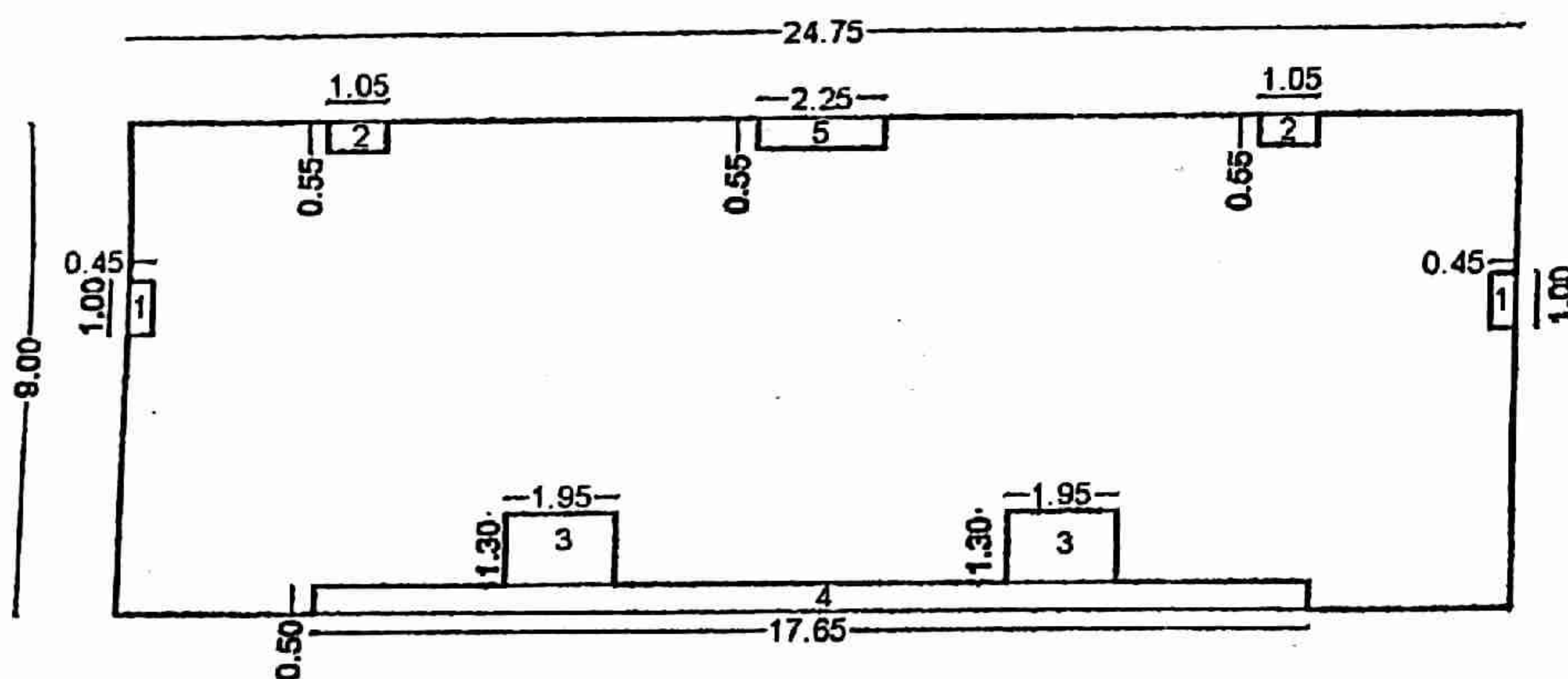
TOTAL = 34.82 SQ.MT

TOTAL AREA

$247.50 - 34.82 = 212.63 \text{ SQ.MT}$

**AREA CALCULATION**  
**STILT FLOOR.**

ROW-HOUSE NO. 1,6  
 $03.33 \times 9.70 = 32.30 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.30 \times 0.45 = 0.58 \text{ SQ.M.}$   
TOTAL = 0.58 SQ.M.  
 $32.30 - 0.58 = 31.72$   
 ROW-HOUSE NO. 1,6.  
CARPET AREA = 31.72 SQ.M.



**STILT FIRST FLOOR AREA DIAGRAM**  
**AREA CALCULATION OF BLOCK "A"**  
 $= 24.75 \times 9.00 = 222.75 \text{ SQ.MT.}$

DEDUCTIONS =

- 1)  $1.00 \times 0.45 \times 2 = 00.90 \text{ SQ.M.}$
- 2)  $1.05 \times 0.55 \times 2 = 01.15 \text{ SQ.M.}$
- 3)  $1.95 \times 1.30 \times 2 = 05.07 \text{ SQ.M.}$
- 4)  $17.65 \times 0.50 \times 1 = 08.82 \text{ SQ.M.}$
- 5)  $02.25 \times 0.55 \times 1 = 01.23 \text{ SQ.M.}$

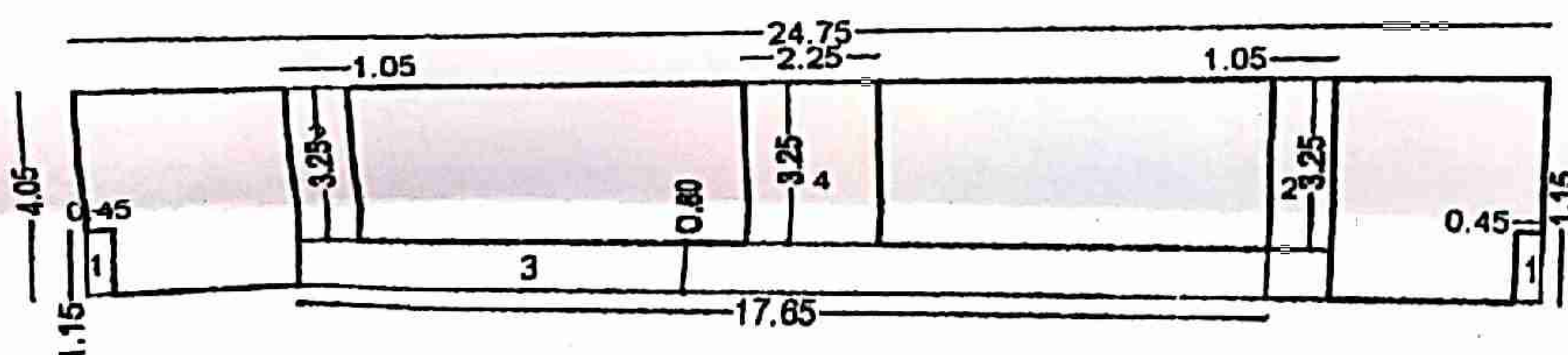
TOTAL = 17.17 SQ.MT

TOTAL AREA

$222.75 - 17.17 = 205.58 \text{ SQ.MT}$

**AREA CALCULATION**  
**STILT FIRST FLOOR.**

ROW-HOUSE NO. 1,6  
 $03.33 \times 8.70 = 28.97 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.30 \times 0.30 = 0.39 \text{ SQ.M.}$   
TOTAL = 0.39 SQ.M.  
 $28.97 - 0.39 = 28.58$   
 ROW-HOUSE NO. 1,6.  
CARPET AREA = 28.58 SQ.M.



**STILT SECOND FLOOR AREA DIAGRAM**  
**AREA CALCULATION OF BLOCK "A"**  
 $= 24.75 \times 4.05 = 100.23 \text{ SQ.MT.}$

DEDUCTIONS =

- 1)  $1.15 \times 0.45 \times 2 = 01.03 \text{ SQ.M.}$
- 2)  $1.05 \times 3.25 \times 2 = 06.82 \text{ SQ.M.}$
- 3)  $17.65 \times 0.80 \times 1 = 14.12 \text{ SQ.M.}$
- 4)  $2.25 \times 3.25 \times 1 = 07.31 \text{ SQ.M.}$

TOTAL = 29.28 SQ.MT.

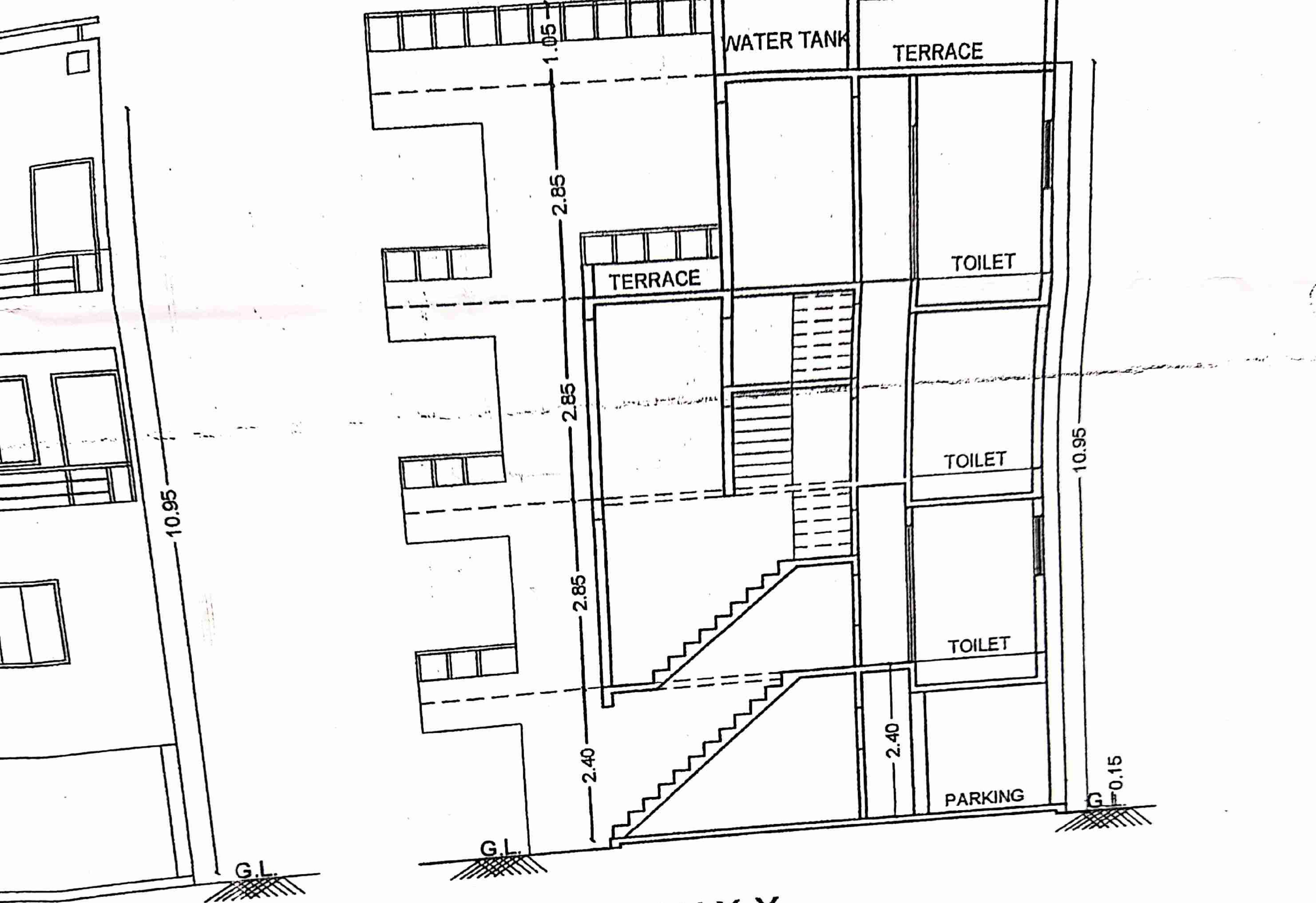
TOTAL AREA

$100.23 - 29.28 = 70.95 \text{ SQ.MT}$

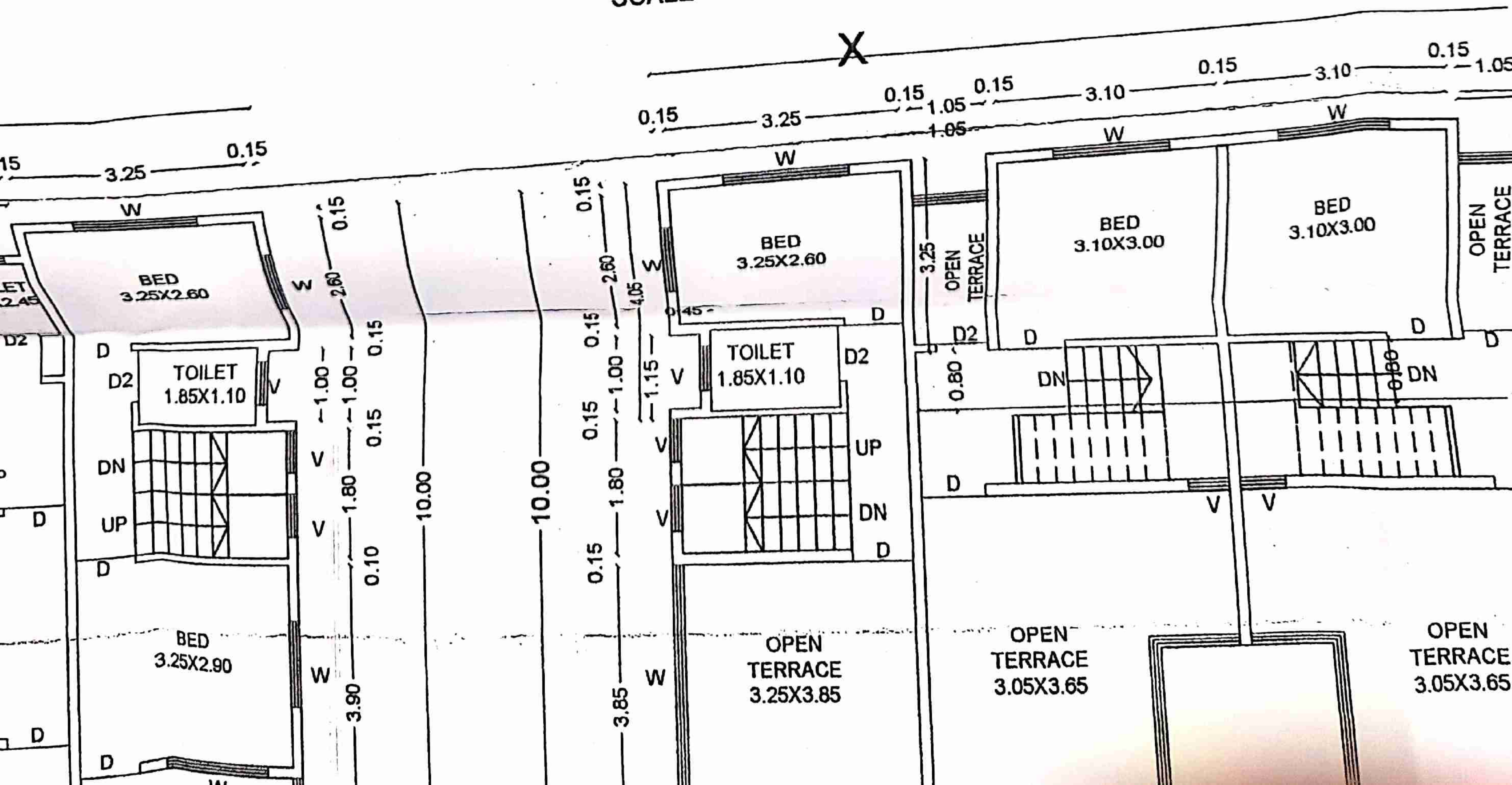
**AREA CALCULATION**  
**STILT SECOND FLOOR.**

ROW-HOUSE NO. 1,6  
 $03.33 \times 5.70 = 18.98 \text{ SQ.M.}$   
 DEDUCTIONS =  
 1)  $1.30 \times 0.30 = 0.39 \text{ SQ.M.}$   
TOTAL = 0.39 SQ.M.  
 $18.98 - 0.39 = 18.59$   
 ROW-HOUSE NO. 1,6.  
CARPET AREA = 18.59 SQ.M.

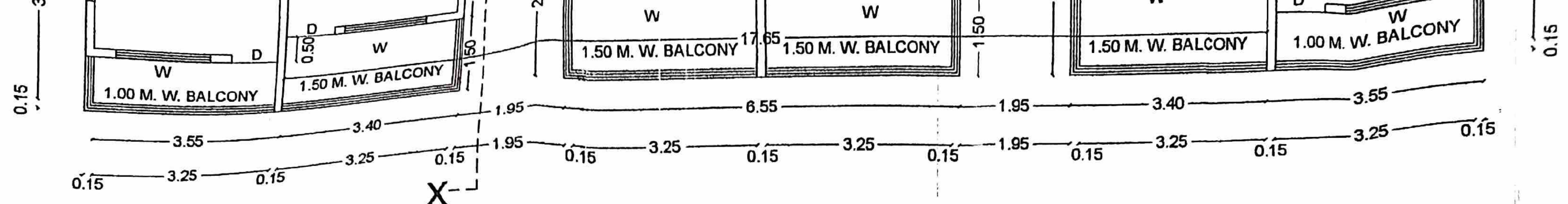




**SECTION X-X**  
SCALE=1:100

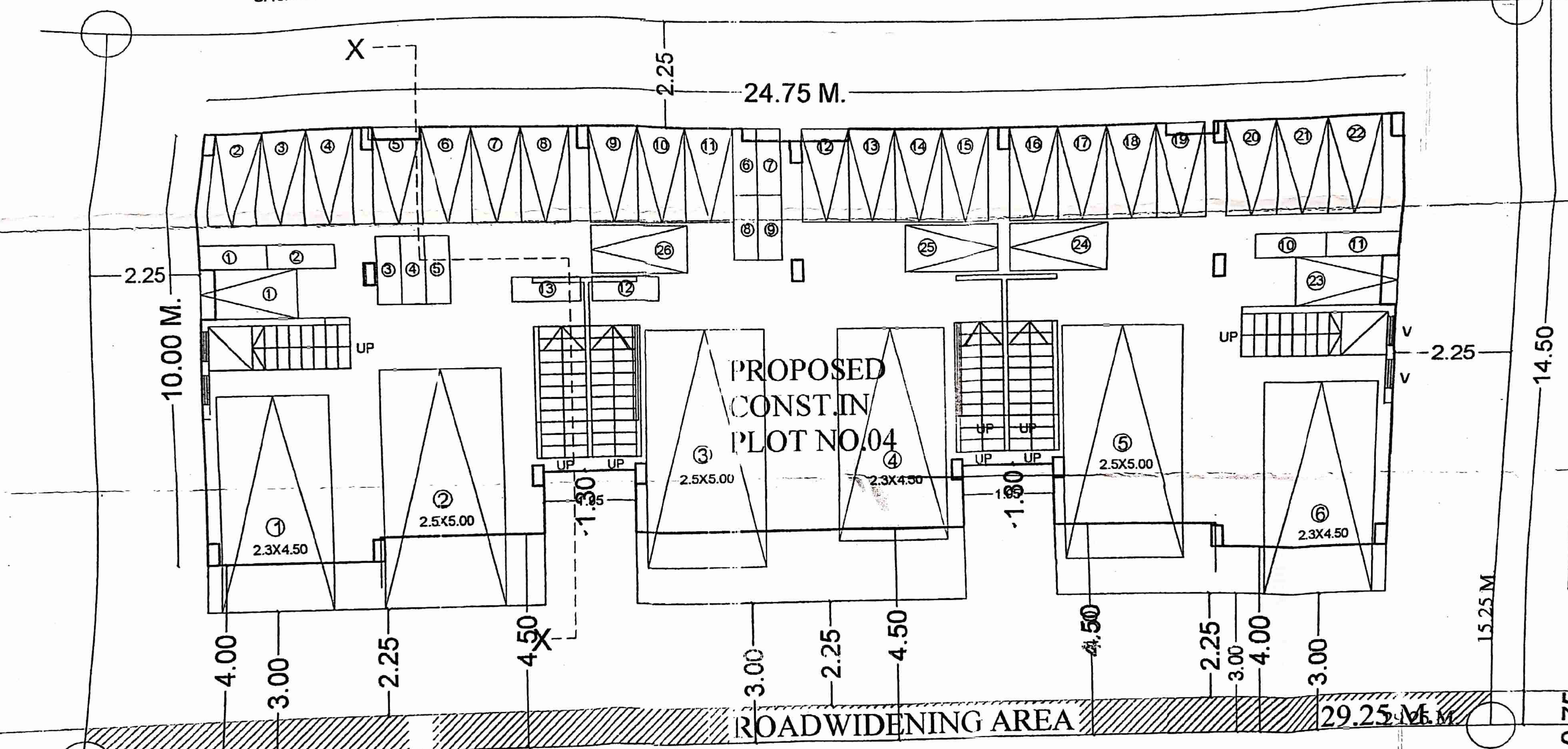






**STILT FIRST FLOOR PLAN**

SACALE= 1:100

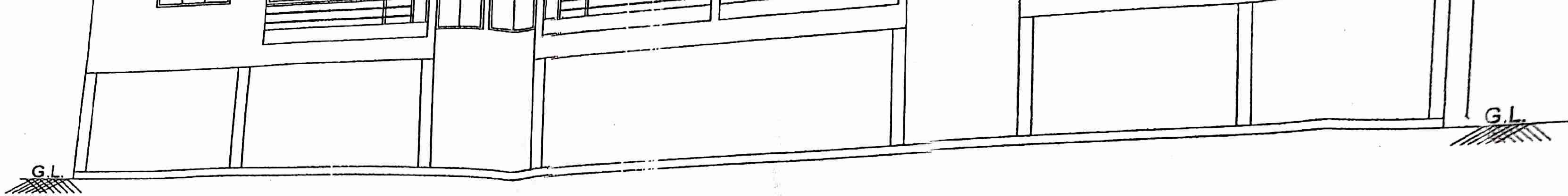


**GROUND FLOOR PLAN**

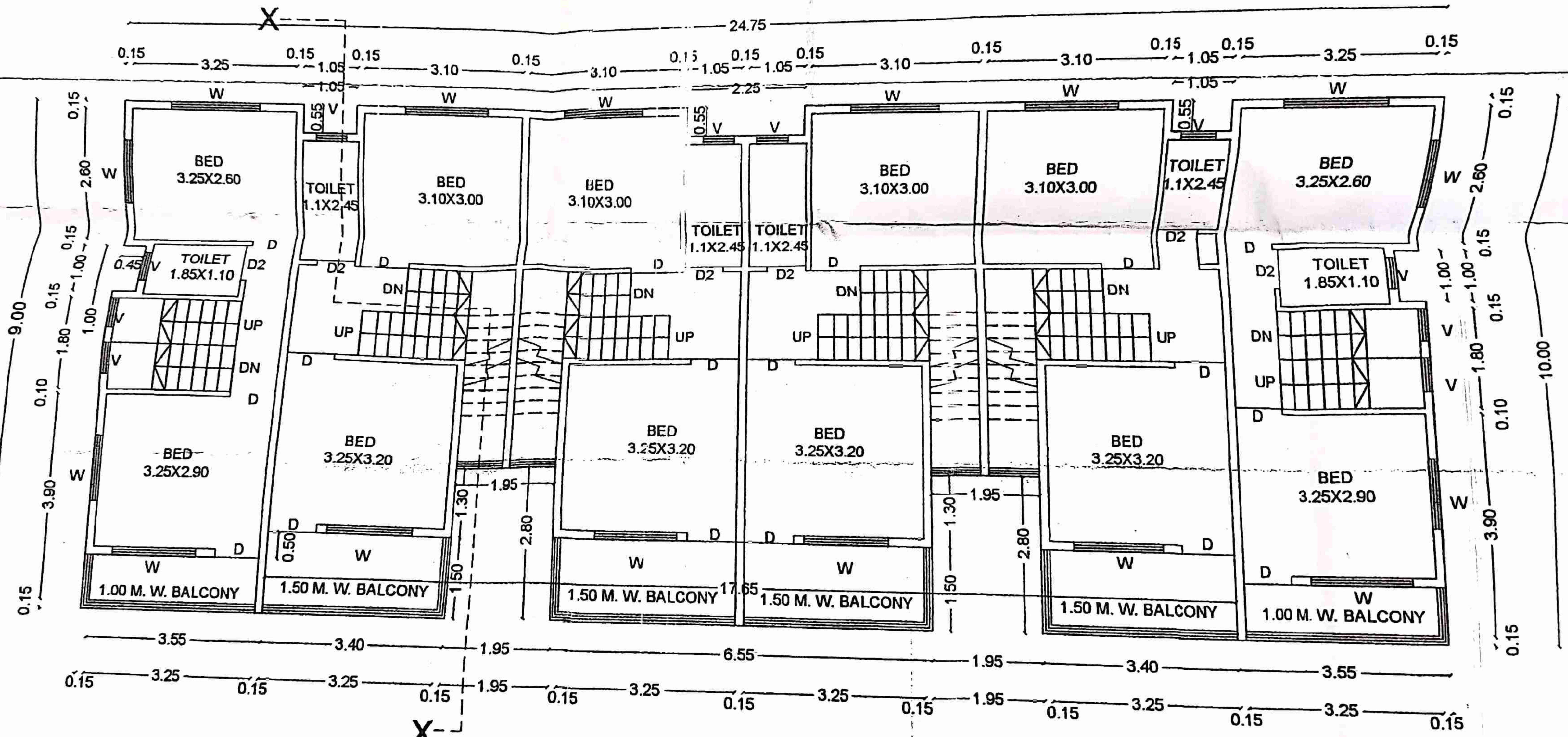
SACALE= 1:100

ROADWIDENING AREA 29.25 M. M.





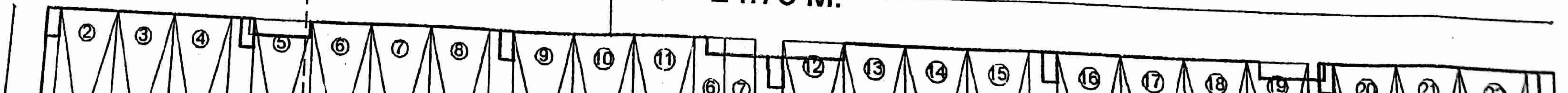
ELVATION



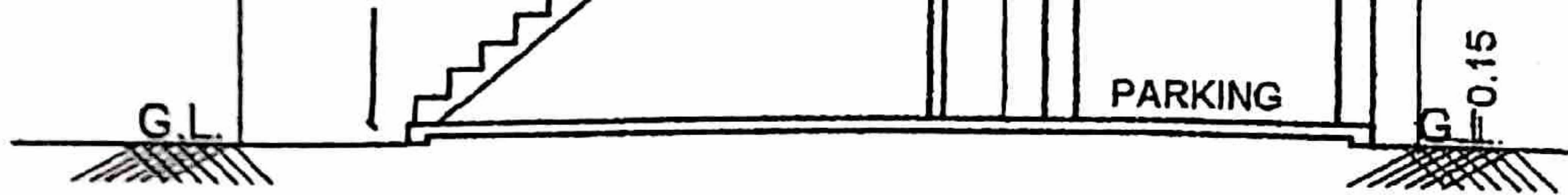
STILT FIRST FLOOR PLAN

SACALE= 1:100

2.25  
24.75 M.



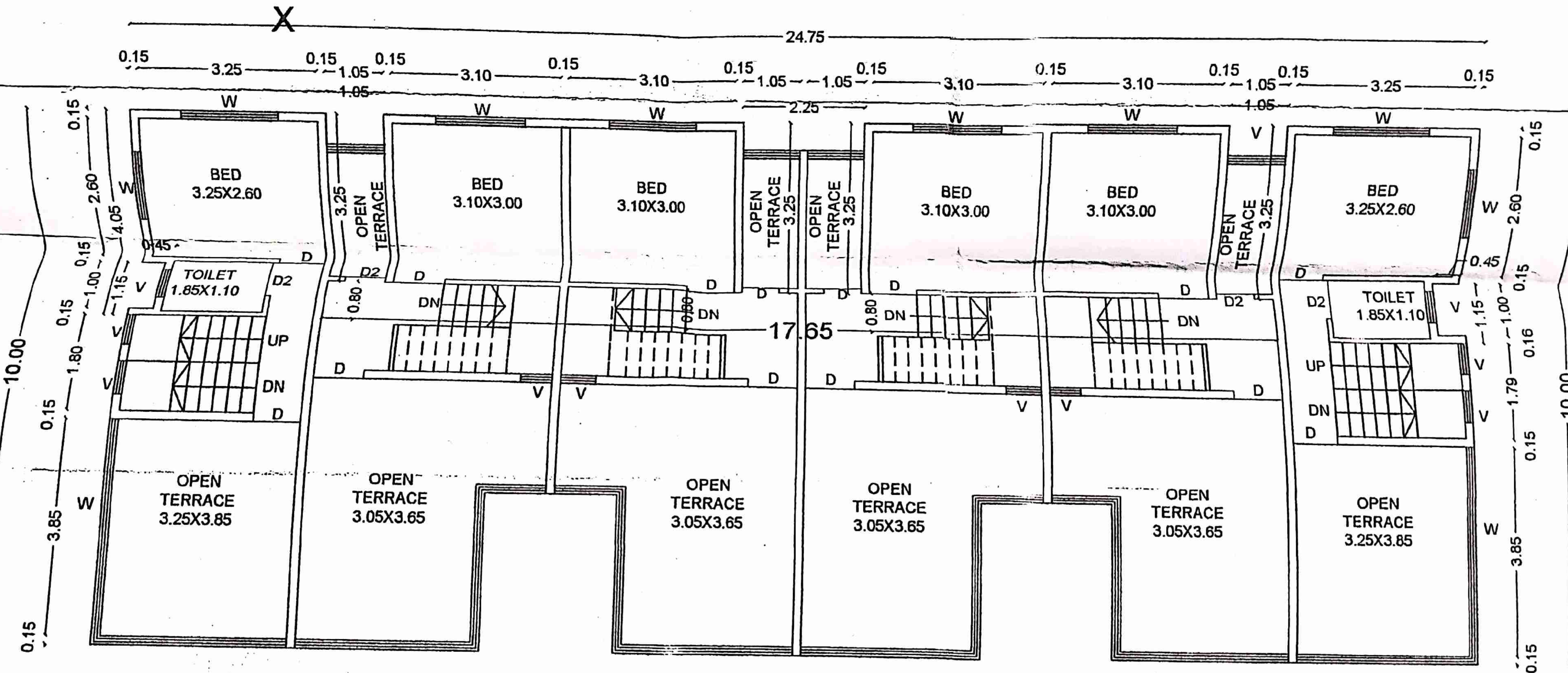




- 2) PROPOSED CONSTRUCTION WORK SHOWN IN RED.
- 3) DRAINAGE LINE SHOWN IN DOTTED RED.
- 4) AS PER UDCPR TABLE 6B FOOTNOTE -14

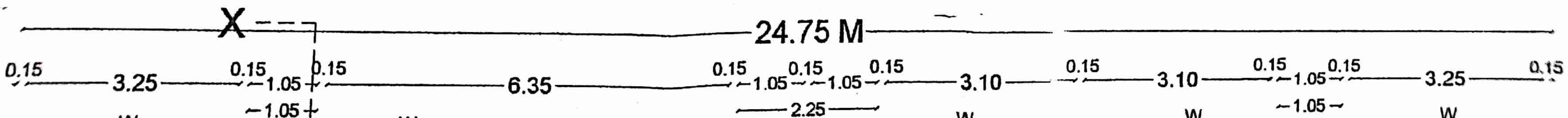
### SECTION X-X

SCALE=1:100

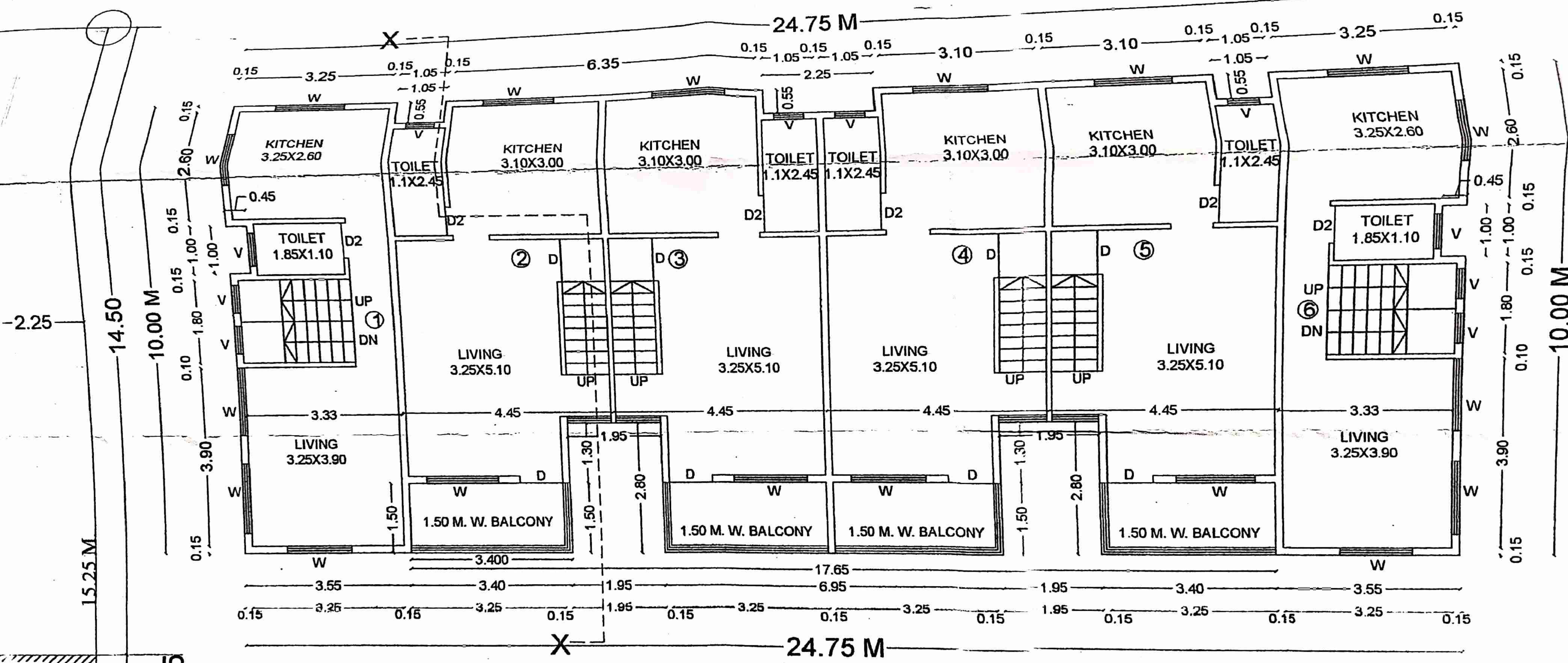
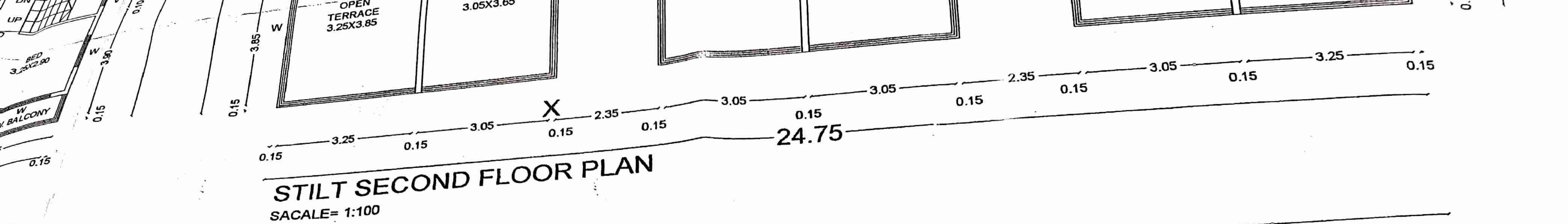


### STILT SECOND FLOOR PLAN

SACALE= 1:100

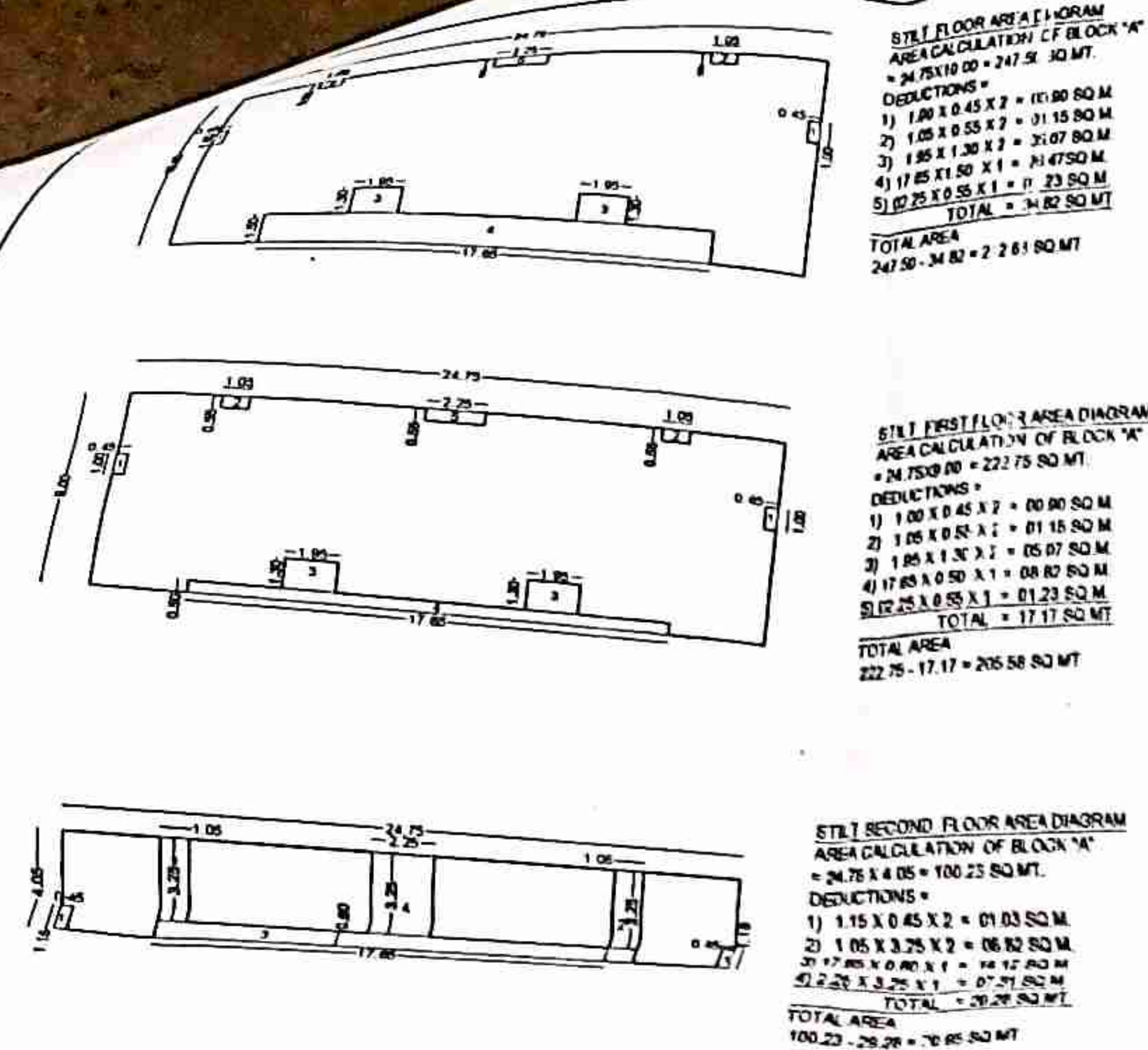






**STILT FLOOR PLAN**  
SACALE= 1:100

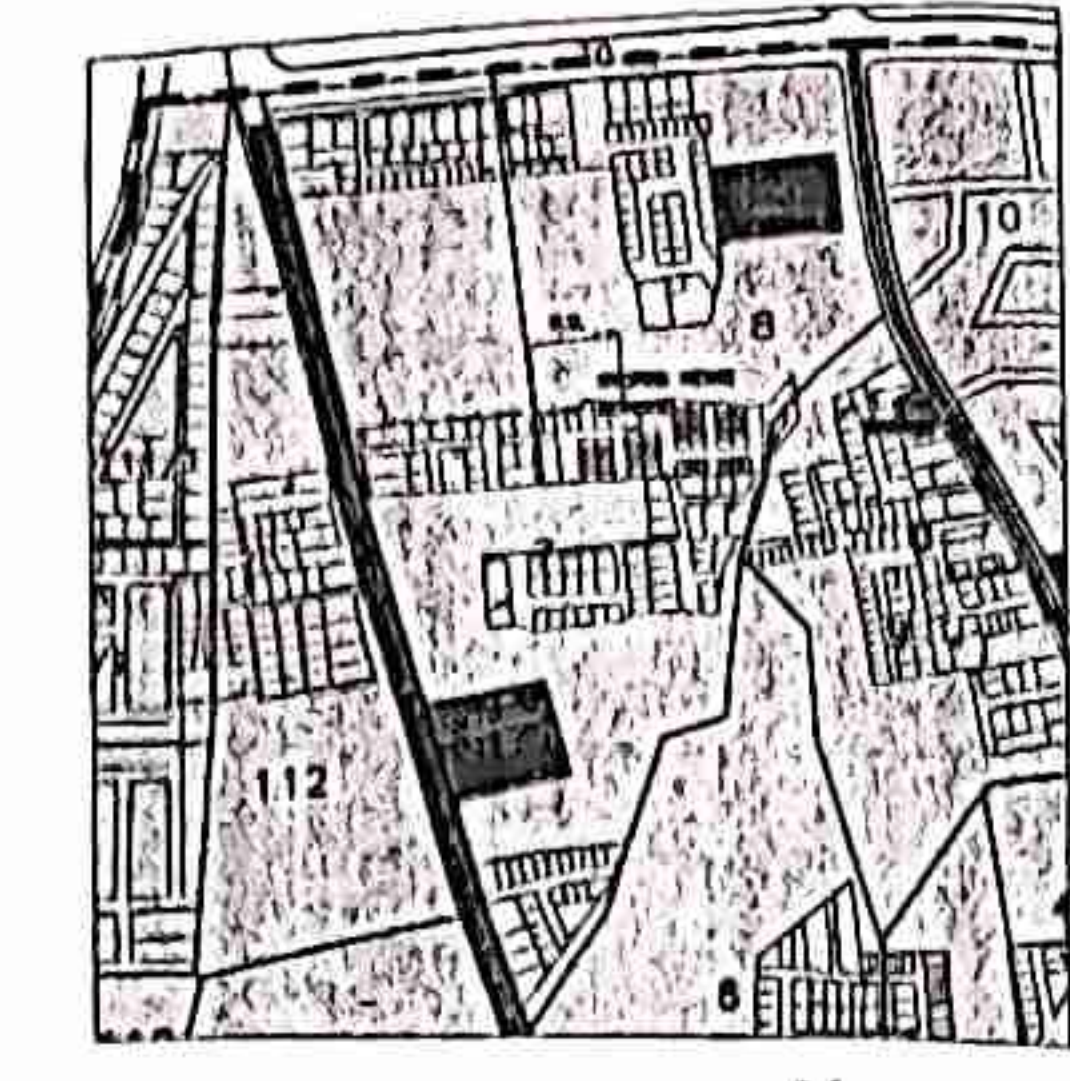




**AREA CALCULATIONS - STILT FLOOR**  
 ROOM NO. 1.1  
 3.33 x 4.70 = 15.65 SQ.M.  
 DEDUCTIONS =  
 1) 1.80 x 0.45 = 0.81 SQ.M.  
 2) 1.05 x 0.55 = 0.58 SQ.M.  
 3) 1.85 x 1.30 = 2.41 SQ.M.  
 4) 1.75 x 1.90 = 3.33 SQ.M.  
 5) 1.75 x 2.25 = 3.94 SQ.M.  
**TOTAL AREA**  
 24.50 - 10.93 = 13.57 SQ.M.

**AREA CALCULATIONS - STILT FIRST FLOOR**  
 ROOM NO. 1.1  
 3.33 x 4.70 = 15.65 SQ.M.  
 DEDUCTIONS =  
 1) 1.80 x 0.45 = 0.81 SQ.M.  
 2) 1.05 x 0.55 = 0.58 SQ.M.  
 3) 1.85 x 1.30 = 2.41 SQ.M.  
 4) 1.75 x 1.90 = 3.33 SQ.M.  
 5) 1.75 x 2.25 = 3.94 SQ.M.  
**TOTAL AREA**  
 22.75 - 17.11 = 5.64 SQ.M.

**AREA CALCULATIONS - STILT SECOND FLOOR**  
 ROOM NO. 1.1  
 3.33 x 4.70 = 15.65 SQ.M.  
 DEDUCTIONS =  
 1) 1.80 x 0.45 = 0.81 SQ.M.  
 2) 1.05 x 0.55 = 0.58 SQ.M.  
 3) 1.85 x 1.30 = 2.41 SQ.M.  
 4) 1.75 x 1.90 = 3.33 SQ.M.  
 5) 1.75 x 2.25 = 3.94 SQ.M.  
**TOTAL AREA**  
 22.75 - 17.11 = 5.64 SQ.M.



LOCATION PLAN  
SCALE=1:10,000

| BUILDING NO. | FLOOR                      | ROW HOUSE UNIT NO. | BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS (PER STAIRCASE / PASSAGE) | AREA OF BALCONY ATTACHED TO FLAT (F.S.I.) | Area of Double height terrace attached to flat (sq. m.) | TOTAL AREA OF FLAT (F.S.I.) (4+5+6) |
|--------------|----------------------------|--------------------|---|---|---|-------------------------------------|
| 111          | STILT FIRST & STILT SECOND | 01                 | 31.72-28.08-18.50 = 78.80 SQ.M.   | 3.30 x 0.00 x 2.1 = 2.87                  | N.A.  | 81.67 SQ.M.                         |
| 111          | STILT FIRST & STILT SECOND | 02                 | 34.34-34.34-17.12 = 86.80 SQ.M.   | 3.30 x 0.00 x 2.1 = 2.87                  | N.A.  | 89.67 SQ.M.                         |
| 111          | STILT FIRST & STILT SECOND | 03                 | 34.34-34.34-17.12 = 86.80 SQ.M.   | 3.30 x 0.00 x 2.1 = 2.87                  | N.A.  | 89.67 SQ.M.                         |
| 111          | STILT FIRST & STILT SECOND | 04                 | 34.34-34.34-17.12 = 86.80 SQ.M.   | 3.30 x 0.00 x 2.1 = 2.87                  | N.A.  | 89.67 SQ.M.                         |
| 111          | STILT FIRST & STILT SECOND | 05                 | 31.72-28.08-18.50 = 78.80 SQ.M.   | 3.30 x 0.00 x 2.1 = 2.87                  | N.A.  | 81.67 SQ.M.                         |

**AREA STATEMENT**

|                                  |               |
|----------------------------------|---------------|
| AREA OF THE PLOT                 | 448.14        |
| ALLOWABLE F.S.I.                 | 110           |
| AREA OF THE PLOT AT GROUND FLOOR | 400.75        |
| AT SECOND FLOOR                  | 212.68        |
| AT THIRD FLOOR                   | 205.58        |
| EXCESS BALCONY AREA              | 70.95         |
| <b>TOTAL FLOOR</b>               | <b>489.21</b> |

**SCHEDULE OF FLOORS & WINDOWS**

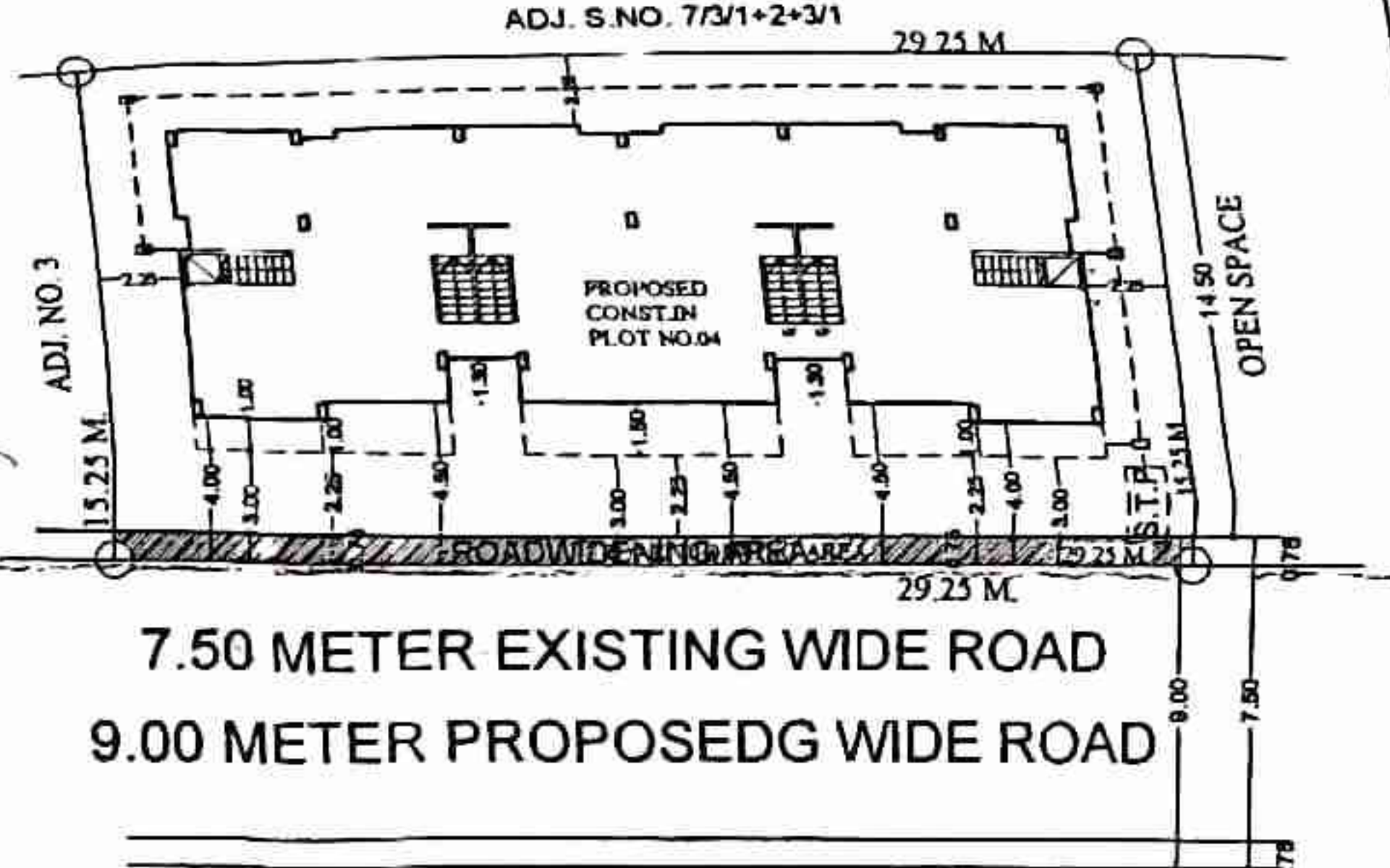
| TYPE | SIZE            | SPECIFICATION                |
|------|-----------------|------------------------------|
| W1   | 1.50 M X 1.20 M | MILD STEEL GLAZED WINDOWS    |
| V    | 0.50 M X 0.90 M | MILD STEEL LOUVER VENTILATOR |
| D    | 1.00 M X 2.10 M | RCC FRAMED FLUSH DOORS       |
| D1   | 90 M X 2.10 M   | RCC FRAMED FLUSH DOORS       |
| D2   | 0.75 M X 2.10 M | RCC FRAMED FLUSH DOORS       |

**FORM OF STATEMENT 2**

| ROW HOUSE NO. | FLOOR NO.          | TOTAL BUILT UP AREA OF FLOOR | AREA BALCONY WITHIN 15% | EXCESS BALCONY AREA | DOUBLE HEIGHT TERRACE AREA WITHIN 20% | EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I. | TOTAL F.S.I. (3+4+7) |
|---------------|--------------------|------------------------------|-------------------------|---------------------|---------------------------------------|---|----------------------|
| (1)           | (2)                | (3)                          | (4)                     | (5)                 | (6)                                   | (7)   | (8)                  |
|               | GROUND FLOOR       | NIL                          | NIL                     | NIL                 | NIL                                   | NIL   | 212.68 SQ.M.         |
|               | STILT FLOOR        | 212.68 SQ.M.                 | 31.90 SQ.M.             | NIL                 | NIL                                   | NIL   | 205.58 SQ.M.         |
|               | STILT SECOND FLOOR | 205.58 SQ.M.                 | 30.83 SQ.M.             | NIL                 | NIL                                   | NIL   | 70.95 SQ.M.          |
|               | <b>TOTAL AREA</b>  | <b>418.26 SQ.M.</b>          | <b>62.73 SQ.M.</b>      | <b>NIL</b>          | <b>NIL</b>                            | <b>NIL</b>  | <b>489.21 SQ.M.</b>  |

**BALCONY AREA STATEMENT**

| FLOOR                            | AREA         | PERMISSIBLE BALCONY AREA 15% OF FLOOR AREA | PROPOSED BALCONY AREA                             | EXCESS BALCONY AREA |
|----------------------------------|--------------|--|---|---------------------|
| STILT FLOOR                      | 212.68 SQ.M. | 31.90                                      | 3.4+6.95+3.40X1.50=20.62                          | NIL                 |
| STILT SECOND FLOOR               | 205.58 SQ.M. | 30.83                                      | 3.55X2.10=7.41<br>3.40X2.85=9.69<br>TOTAL = 17.10 | NIL                 |
| <b>TOTAL EXCESS BALCONY AREA</b> |              |  |   | <b>NIL</b>          |



NOTES  
 1) PLOT BOUNDARY SHOWN IN THICK BLACK.  
 2) PROPOSED CONSTRUCTION WORK SHOWN IN RED.  
 3) DRAINAGE LINE SHOWN IN DOTTED RED.  
 4) AS PER UDPCR TABLE FOOTNOTE -14

PROPOSED (REVALUATION) CONSTRUCTION OF  
**BACIS PLAN OF RESIDENTIAL ROW - HOUSES ON PLOT NO. 4 IN S. NO. 7/3/1 + 2+3/2 AT WADALA, NASHIK FOR - AYYAN AMJAD PATEL**

**APPROVED**  
 The Plans submitted by  
 As per the approved in the certificate  
 A4/BP/244/2023  
 Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik

**PARKING STATEMENT**

| ONE TENEMENT HAVING CARPET AREA LESS THAN 80.00 SQ.M. | NOS.   | REQUIRED PARKING CAR | SCOOTER         | CYCLE          | PROVIDED PARKING 4/1W | 2/1W           | CYCLE          |
|---|--------|----------------------|-----------------|----------------|-----------------------|----------------|----------------|
| 8 NOS.  | 8 NOS. | 6 X 4 = 24 NOS.      | 6 X 2 = 12 NOS. | 6 NOS.         | 6 NOS.                | 24 NOS.        | 12 NOS.        |
| <b>VISITORS PARKING 5%</b>                            |        | NIL                  | 2 NOS.          | 1 NO.          | NIL                   | 2 NOS.         | 1 NO.          |
| <b>TOTAL PARKING</b>                                  |        | <b>6 NOS.</b>        | <b>28 NOS.</b>  | <b>13 NOS.</b> | <b>6 NOS.</b>         | <b>28 NOS.</b> | <b>13 NOS.</b> |

**AREA STATEMENT**

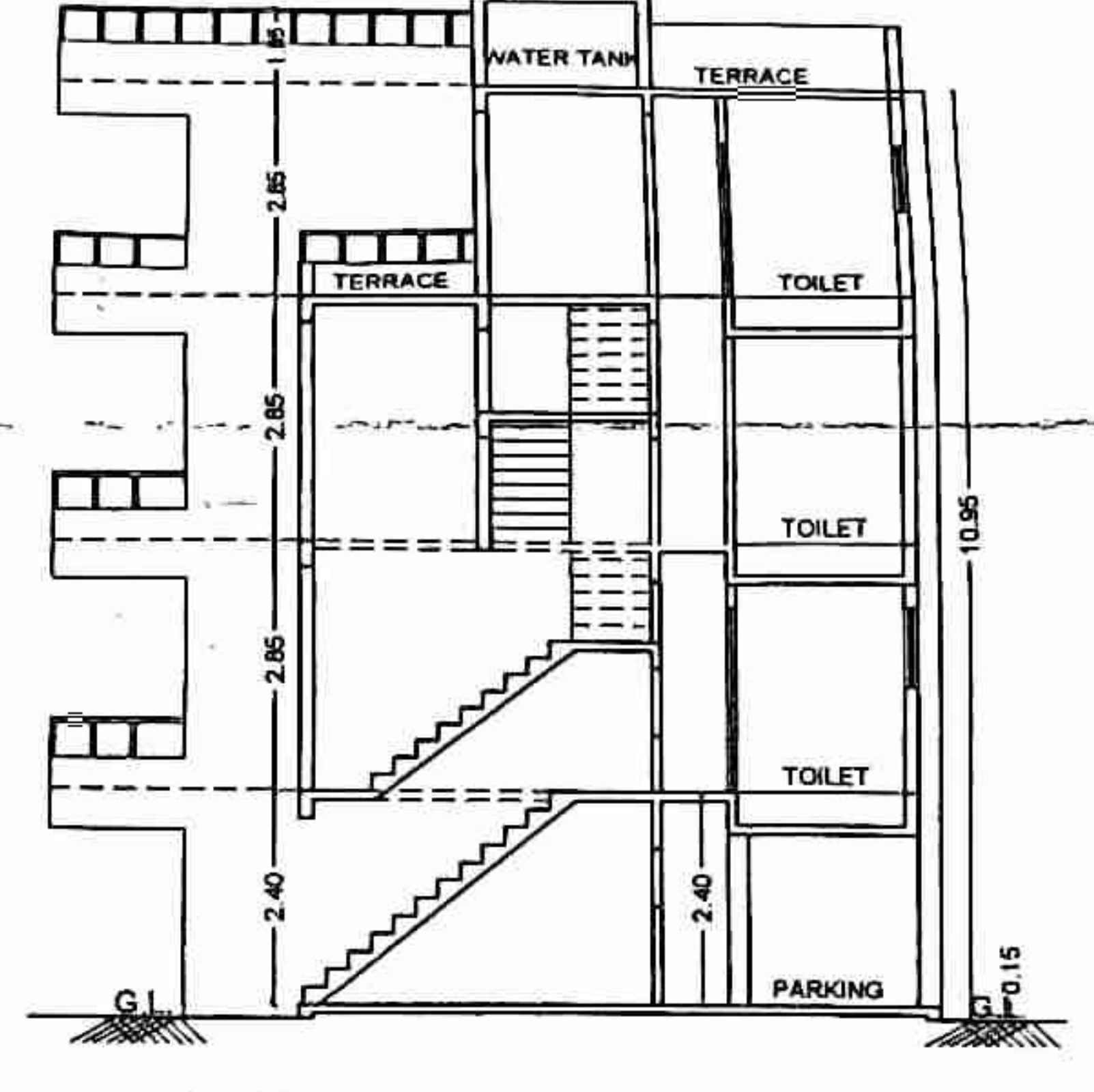
|  |                      |               |
|--|----------------------|---------------|
| 1) AREA OF PLOT (MINIMUM AREA OF A.B.C TO CONSIDERED)  | SQ.M.                | 448.06        |
| a) AS PER OWNERSHIP DOCUMENT (7/12, CTS extract)   | 448.06               |               |
| b) AS PER MEASUREMENT SHEET  | 448.06               |               |
| c) AS PER SITE   | 448.06               |               |
| 2) DEDUCTIONS FOR  |                      |               |
| a) PROPOSED D.P./D.P. ROAD WIDENING AREA   | 21.93                |               |
| b) ANY D.P. RESERVATION AREA   | N.A.                 |               |
| 3. GROSS AREA OF PLOT (1-2)  | 424.13               |               |
| 4. RECREATIONAL OPEN SPACE   |                      |               |
| a) REQUIRED  | N.A.                 |               |
| b) PROPOSED  | N.A.                 |               |
| 5. AMENITY SPACE -   |                      |               |
| a) REQUIRED  | N.A.                 |               |
| b) PROPOSED  | N.A.                 |               |
| 6. SERVICE ROAD AND HIGHWAY WIDENING   | N.A.                 |               |
| 7. INTERNAL ROAD AREA  | N.A.                 |               |
| 8. NET AREA OF PLOT = (3 - 5 (B))  | 424.13               |               |
| 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)      | 424.13X1.10 = 466.54 |               |
| 10. ADDITION OF AREA FOR F.S.I.  |                      |               |
| a) IN-SITU AREA AGAINST D.P. ROAD (1.85X SR.NO.2 (A)), IF ANY                                | 43.86                |               |
| b) IN-SITU AREA AGAINST AMENITY SPACE (2.00 OR 1.85 X SR.NO. 5 (B))                          | N.A.                 |               |
| c) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR. NO. 8)                                 |                      |               |
| d) TDR AREA  |                      |               |
| e) ADDITIONAL FSI AREA UNDER CHAPTER 8 (TOTAL OF A+B+C+D+E)                                  |                      |               |
| 11. TOTAL AREA AVAILABLE (9+10)  | 510.40               |               |
| 12. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4) | N.A.                 |               |
| 13. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 15.B)                         | 489.21               |               |
| a) EXISTING BUILT-UP AREA  | N.A.                 |               |
| b) PROPOSED BUILT-UP AREA  | 489.21               |               |
| c) EXCESS BALCONY AREA COUNTED IN F.S.I.   | NIL                  |               |
| d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.                                      | NIL                  |               |
| <b>(TOTAL OF A+B+C+D)</b>  |                      | <b>489.21</b> |
| 14. F.S.I. CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO.12 ABOVE)                      | 1.09                 |               |
| 15. AREA FOR INCLUSIVE HOUSING, IF ANY   |                      |               |
| a) REQUIRED (20% OF SR.NO.9)   |                      |               |
| b) PROPOSED  |                      |               |

CERTIFICATE OF AREA  
 CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05-10-18 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.P. ACT.

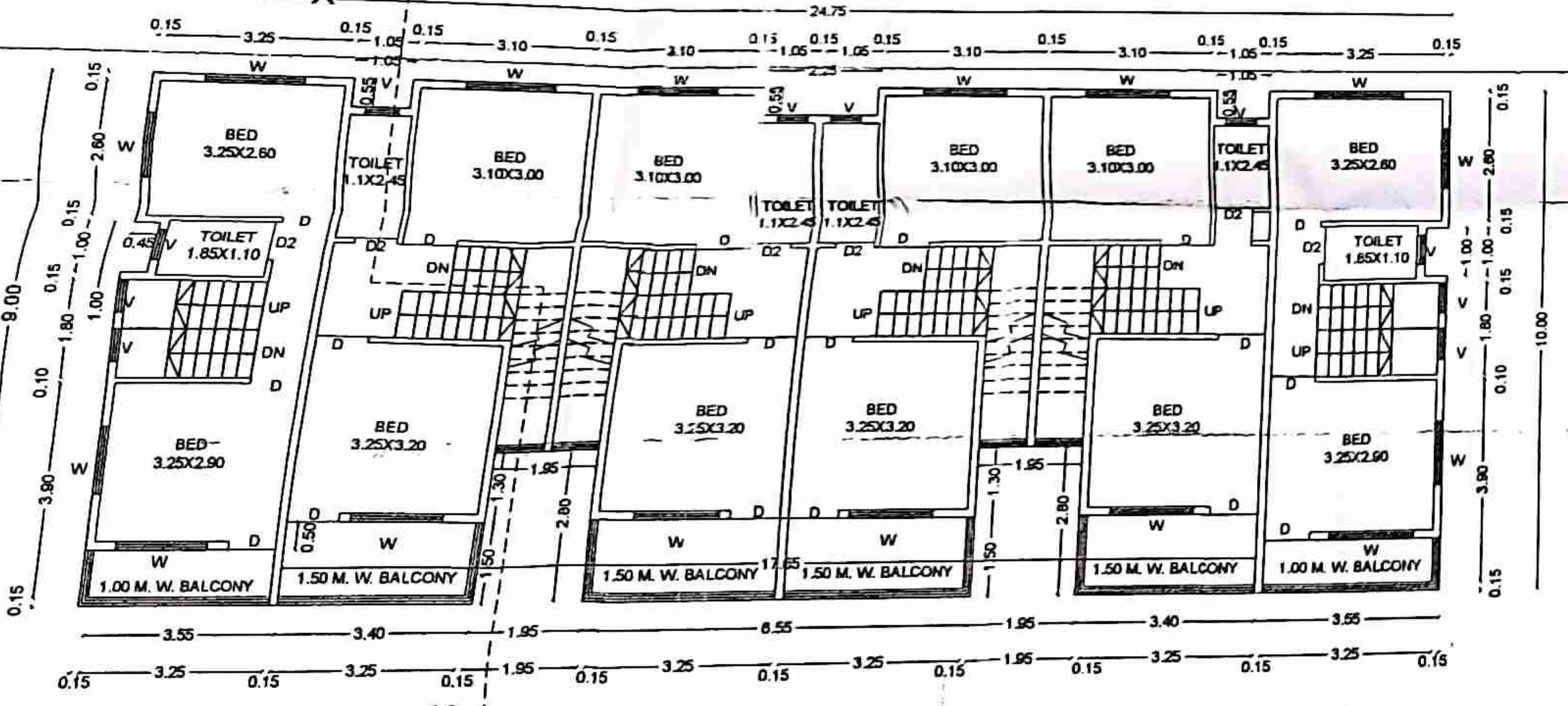
SIGNATURE OF LICENSED SUPERVISOR-1  
 OWNER'S DECLARATION -  
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGNATURE OF OWNER  
 LIC. SUPERVISOR-1 SIGN.

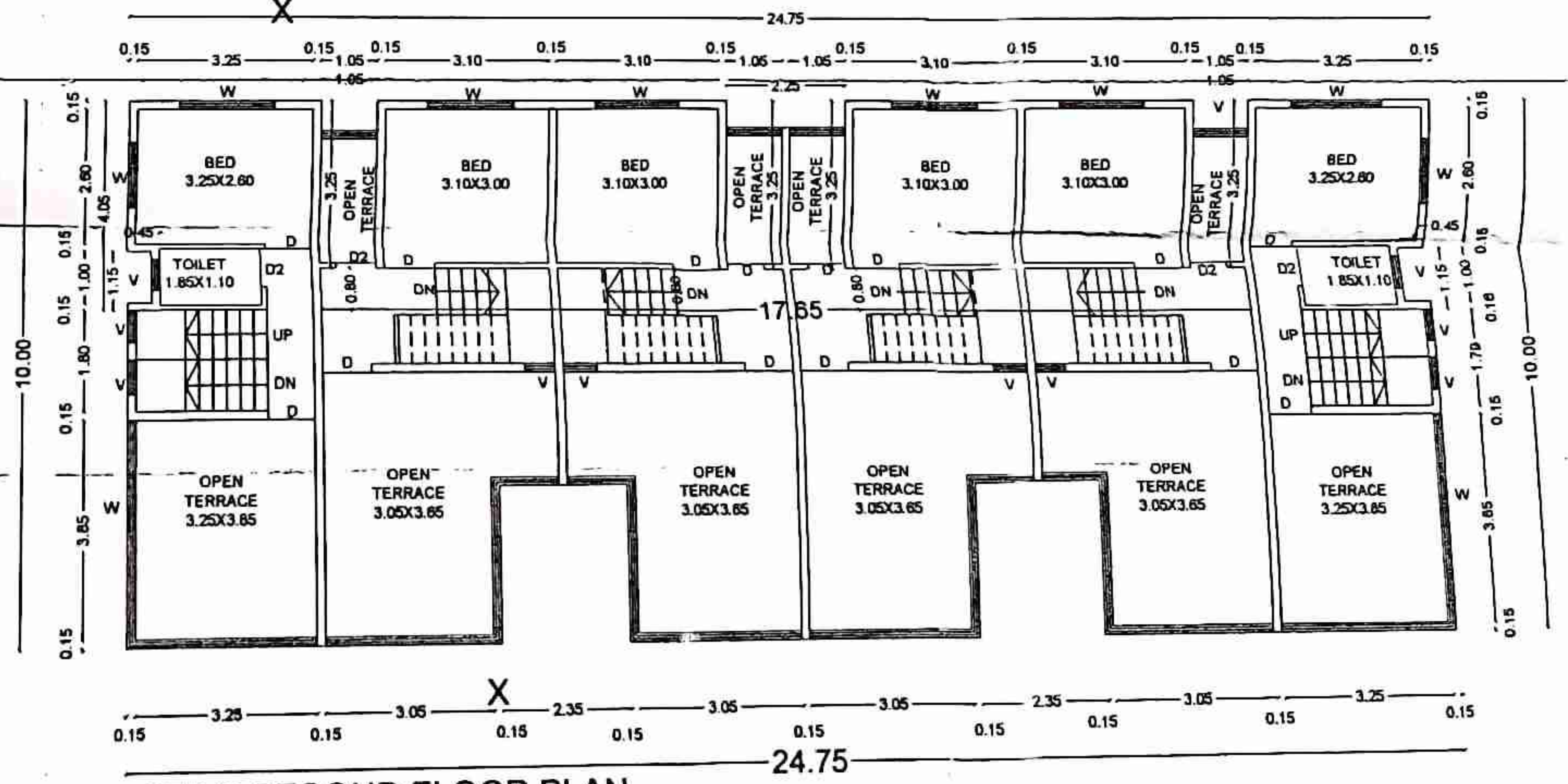
OWNERS SIGN.  
 AYYAN AMJAD PATEL  
 MANIYAR MANIYAR  
 SUPERVISOR - 1  
 LICENCE. NO. NMCB/R/2023/APL/00803



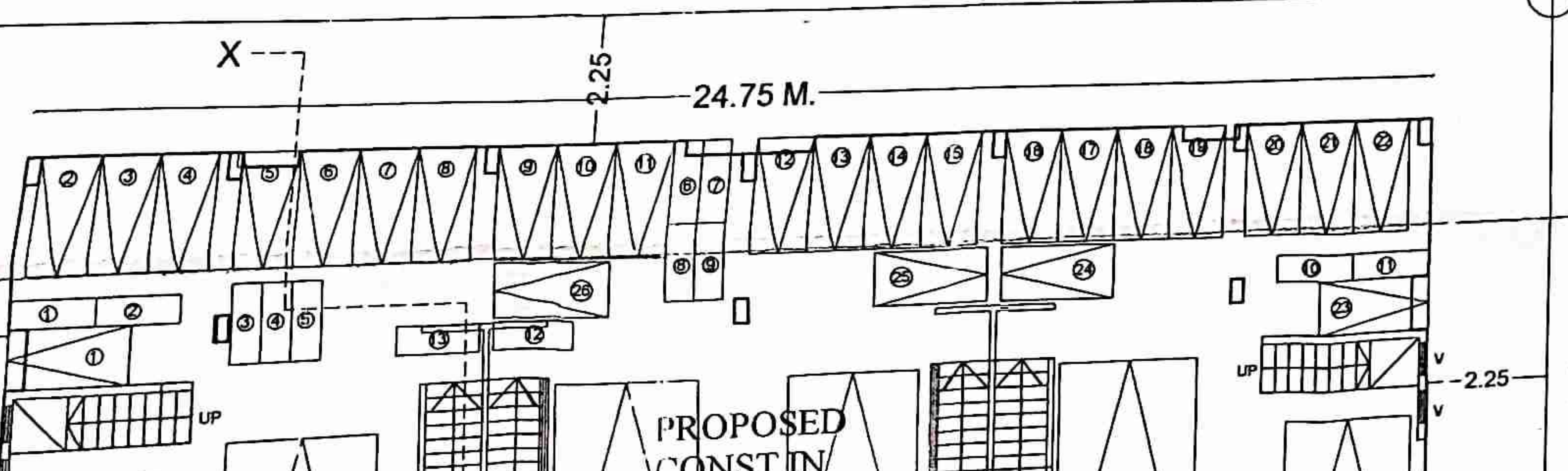
SECTION X-X  
SCALE=1:100



STILT FIRST FLOOR PLAN  
SCALE=1:100

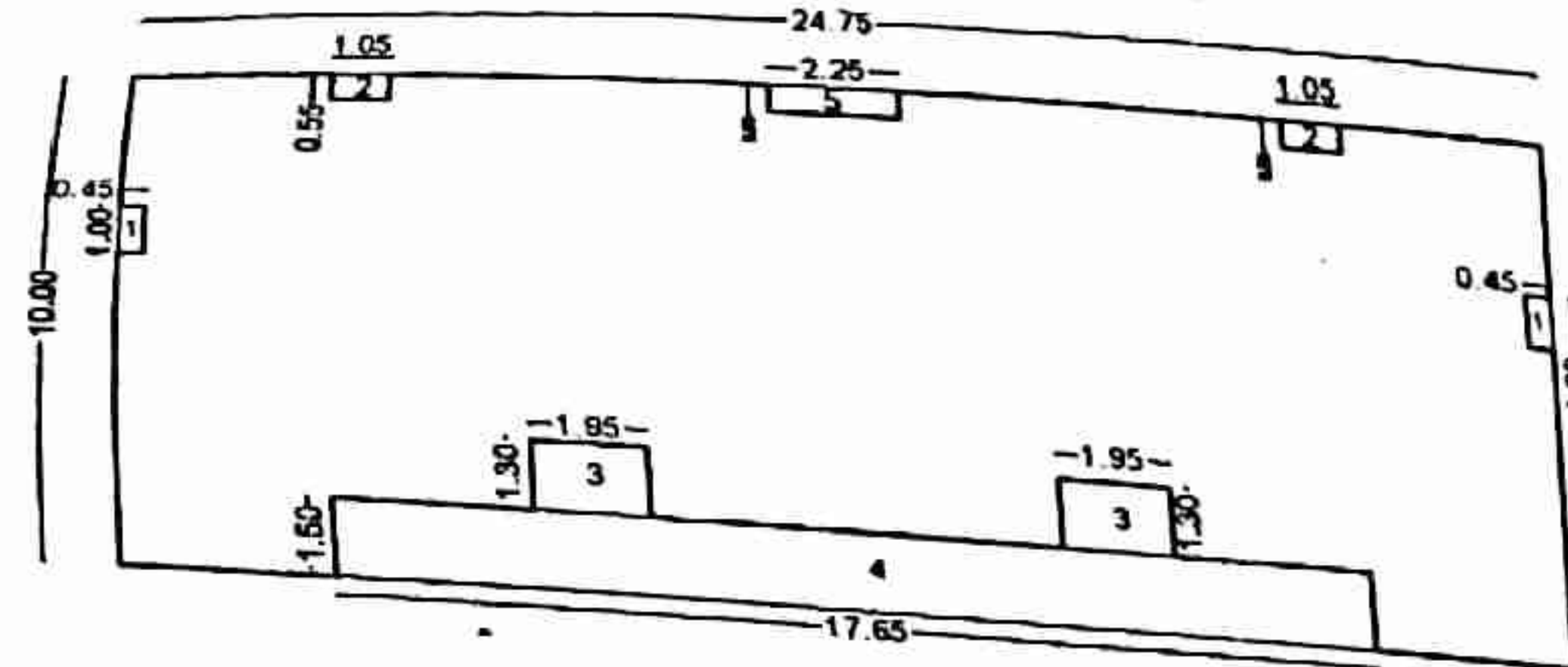


STILT SECOND FLOOR PLAN  
SCALE=1:100

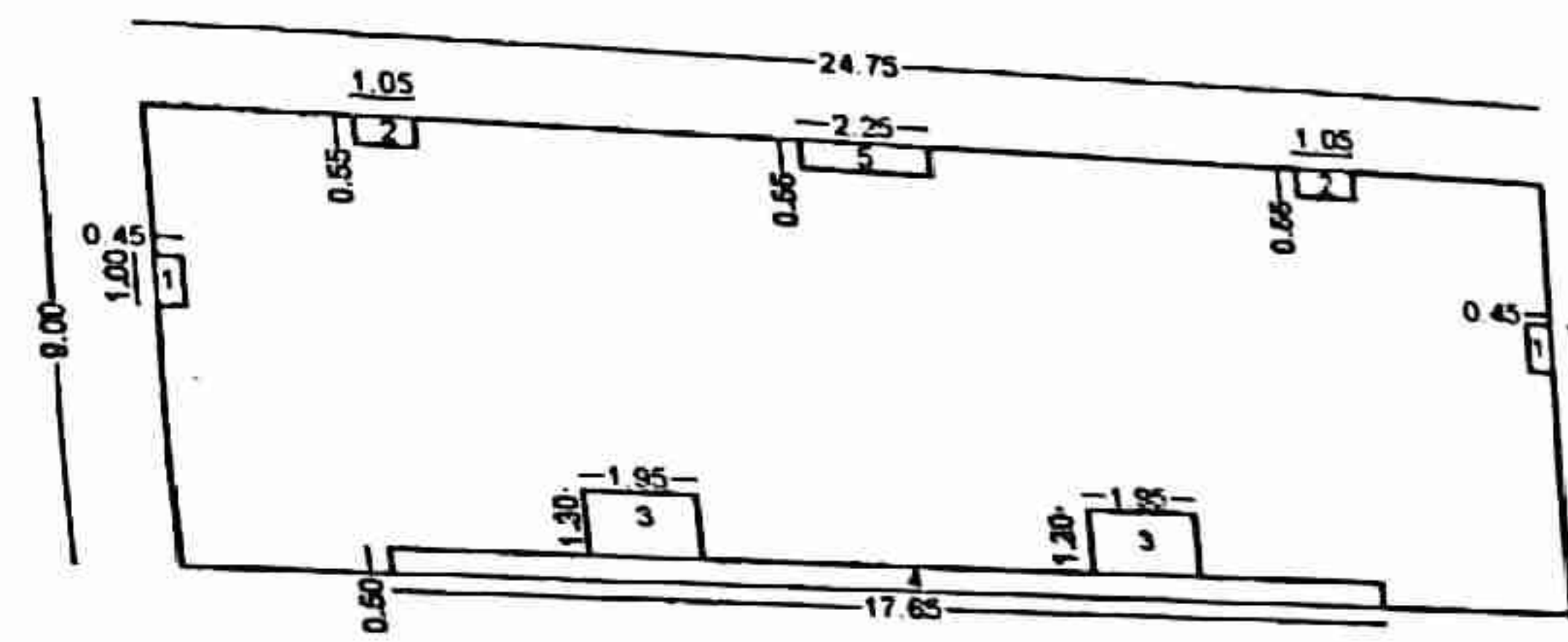


PROPOSED CONSTRUCTION PLAN  
PLOT NO. 04

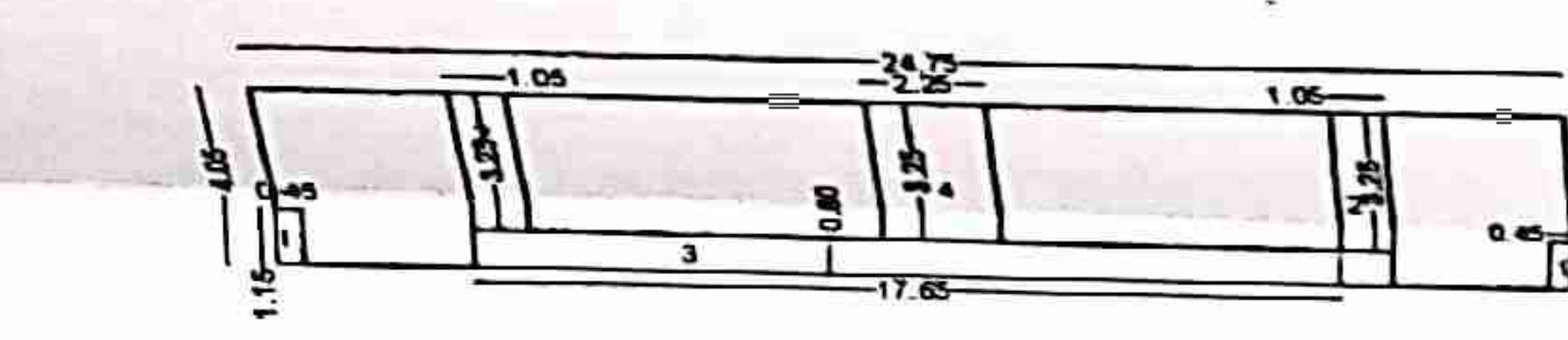




**STILT FLOOR AREA DIAGRAM**  
 AREA CALCULATION OF BLOCK 'A'  
 = 24.75x10.00 = 247.50 SQ.MT.  
 DEDUCTIONS =  
 1) 1.00 X 0.45 X 2 = 0.90 SQ.M.  
 2) 1.05 X 0.55 X 2 = 0.15 SQ.M.  
 3) 1.95 X 1.30 X 2 = 0.507 SQ.M.  
 4) 17.65 X 0.80 X 1 = 14.12 SQ.M.  
 5) 0.25 X 0.55 X 1 = 0.1375 SQ.M.  
 TOTAL = 16.2145 SQ.MT  
 TOTAL AREA  
 247.50 - 16.2145 = 231.2855 SQ.MT

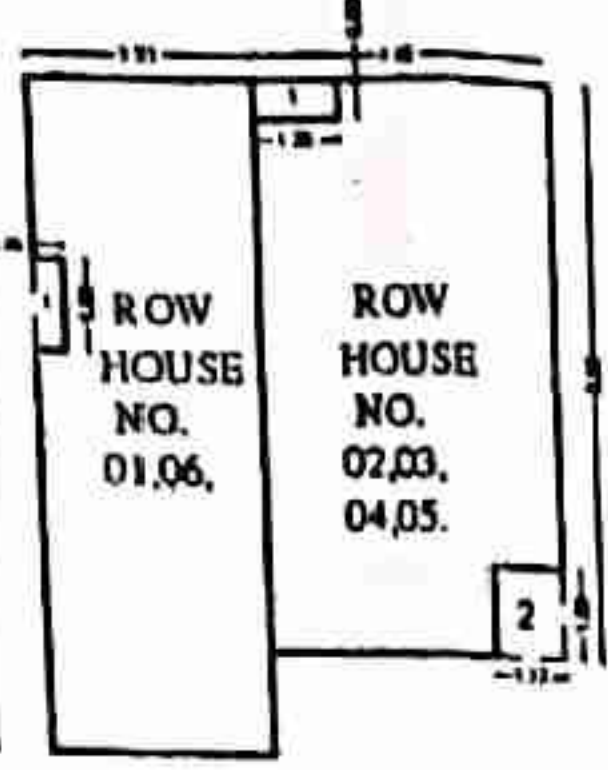


**STILT FIRST FLOOR AREA DIAGRAM**  
 AREA CALCULATION OF BLOCK 'A'  
 = 24.75x9.00 = 222.75 SQ.MT.  
 DEDUCTIONS =  
 1) 1.00 X 0.45 X 2 = 0.90 SQ.M.  
 2) 1.05 X 0.55 X 2 = 0.15 SQ.M.  
 3) 1.95 X 1.30 X 2 = 0.507 SQ.M.  
 4) 17.65 X 0.80 X 1 = 14.12 SQ.M.  
 5) 0.25 X 0.55 X 1 = 0.1375 SQ.M.  
 TOTAL = 16.2145 SQ.MT  
 TOTAL AREA  
 222.75 - 16.2145 = 206.5355 SQ.MT



**STILT SECOND FLOOR AREA DIAGRAM**  
 AREA CALCULATION OF BLOCK 'A'  
 = 24.75 X 4.05 = 100.23 SQ.MT.  
 DEDUCTIONS =  
 1) 1.15 X 0.45 X 2 = 0.1035 SQ.M.  
 2) 1.05 X 3.25 X 2 = 0.6825 SQ.M.  
 3) 17.65 X 0.80 X 1 = 14.12 SQ.M.  
 4) 2.25 X 3.25 X 1 = 0.73125 SQ.M.  
 TOTAL = 25.63725 SQ.MT  
 TOTAL AREA  
 100.23 - 25.63725 = 74.59275 SQ.MT

**AREA CALCULATION'S = STILT FLOOR.**  
 ROW-HOUSE NO. 1,6  
 03.33 X 9.70 = 32.30 SQ.M.  
 DEDUCTIONS =  
 1) 1.30 X 0.30 = 0.39 SQ.M.  
 TOTAL = 0.39 SQ.M.  
 32.30 - 0.39 = 31.91  
 ROW-HOUSE NO. 1,6  
 CARPET AREA = 31.91 SQ.M.



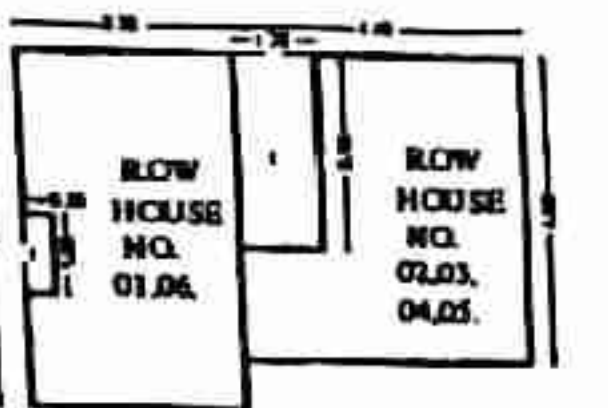
**AREA CALCULATION'S STILT FLOOR.**  
 ROW-HOUSE NO. 02,03,04,05  
 4.45 X 8.20 = 36.49 SQ.M.  
 DEDUCTIONS =  
 1) 1.28 X 0.55 = 0.70 SQ.M.  
 2) 1.12 X 1.30 = 1.45 SQ.M.  
 TOTAL DEDU. = 2.15  
 TOTAL CARPET AREA OF ROW-HOUSE NO. 02,03,04,05  
 36.49 - 2.15 = 34.34 SQ.M.

**AREA CALCULATION'S = STILT FIRST FLOOR.**  
 ROW-HOUSE NO. 1,6  
 03.33 X 8.70 = 28.97 SQ.M.  
 DEDUCTIONS =  
 1) 1.30 X 0.30 = 0.39 SQ.M.  
 TOTAL = 0.39 SQ.M.  
 28.97 - 0.39 = 28.58  
 ROW-HOUSE NO. 1,6  
 CARPET AREA = 28.58 SQ.M.



**AREA CALCULATION'S STILT FIRST FLOOR.**  
 ROW-HOUSE NO. 02,03,04,05  
 4.45 X 8.70 = 38.71 SQ.M.  
 DEDUCTIONS =  
 1) 1.28 X 0.55 = 0.70 SQ.M.  
 2) 1.12 X 1.30 = 1.45 SQ.M.  
 3) 1.45 X 0.50 = 0.725 SQ.M.  
 TOTAL = 3.875 SQ.M.  
 TOTAL CARPET AREA OF ROW-HOUSE NO. 02,03,04,05  
 38.71 - 3.875 = 34.835 SQ.M.

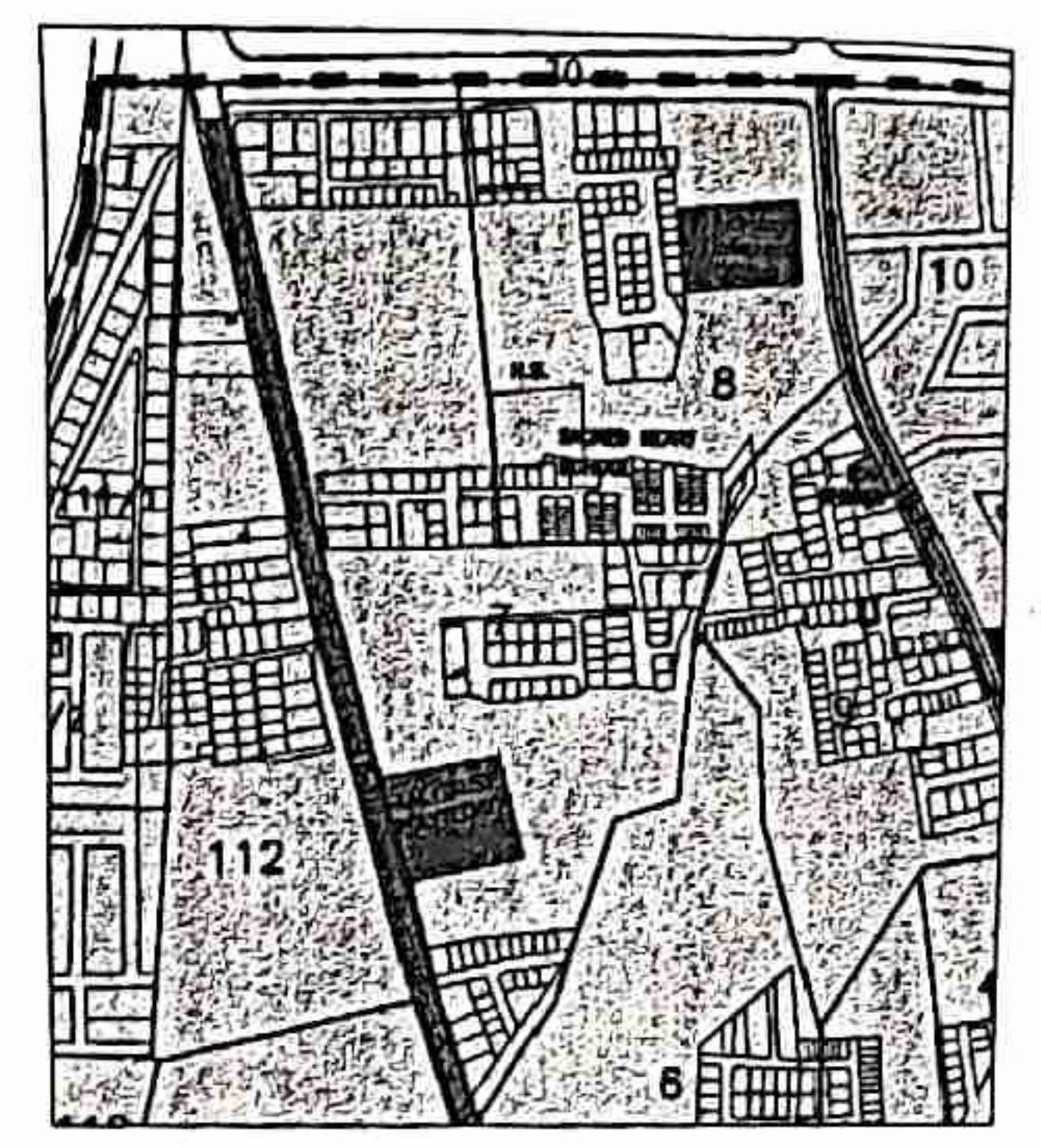
**AREA CALCULATION'S = STILT SECOND FLOOR.**  
 ROW-HOUSE NO. 1,6  
 03.33 X 5.70 = 18.98 SQ.M.  
 DEDUCTIONS =  
 1) 1.30 X 0.30 = 0.39 SQ.M.  
 TOTAL = 0.39 SQ.M.  
 18.98 - 0.39 = 18.59  
 ROW-HOUSE NO. 1,6  
 CARPET AREA = 18.59 SQ.M.



**AREA CALCULATION'S STILT SECOND FLOOR.**  
 ROW-HOUSE NO. 02,03,04,05  
 4.45 X 4.10 = 18.245 SQ.M.  
 DEDUCTIONS =  
 1) 1.28 X 3.10 = 3.968 SQ.M.  
 TOTAL = 3.968 SQ.M.  
 TOTAL CARPET AREA OF ROW-HOUSE NO. 02,03,04,05  
 18.245 - 3.968 = 14.277 SQ.M.

**AREA STATEMENT**

|                     |        |
|---------------------|--------|
| AREA OF THE PLOT    | 446.14 |
| ALLOWABLE FSI       | 1.10   |
| AREA OF THE PLOT    | 490.75 |
| PROPOSED B/U AREA   | NIL    |
| AT GROUND FLOOR     | NIL    |
| AT FIRST FLOOR      | 212.68 |
| AT SECOND FLOOR     | 205.58 |
| AT THIRD FLOOR      | 70.95  |
| EXCESS BALCONY AREA | NIL    |
| TOTAL FLOOR         | 489.21 |



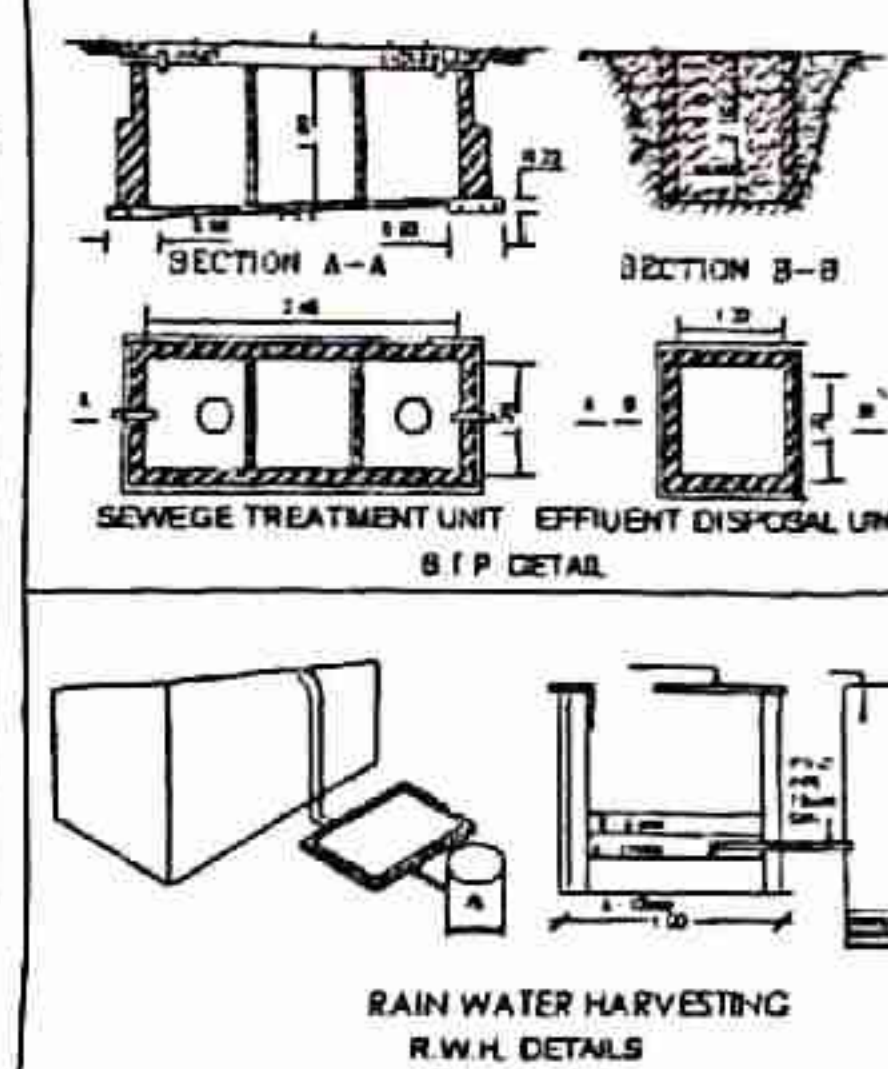
**LOCATION PLAN**  
 SCALE = 1:10,000

| BUILDING NO. | FLOOR NO. | ROW HOUSE UNIT NO. | BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE | AREA OF BALCONY ATTACHED TO FLAT / UNIT | Area of Double height balcony attached to flat / unit | TOTAL AREA OF FLAT / UNIT (4+5+6) |
|--------------|-----------|--------------------|--|---|---|-----------------------------------|
| (1)          | (2)       | (3)                | (4)  | (5)                                     | (6)   | (7)                               |
| ---          | ---       | 01                 | 31.72+28.58+18.59 = 78.89 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 81.86 SQ.MT                       |
| ---          | ---       | 02                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 03                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 04                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 05                 | 34.34+34.34+17.12 = 85.80 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 88.77 SQ.MT                       |
| ---          | ---       | 06                 | 31.72+28.58+18.59 = 78.89 SQ.M.  | 3.30 X 0.90 X 1 = 2.97                  | N.A.  | 81.86 SQ.MT                       |

NOTE:  
 1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.  
 2) ABOVE STATEMENTS MAY VARY, WHEREVER REQUIRED.

**SCHEDULE OF DOORS & WINDOWS**

| TYPE | SIZE            | SPECIFICATION                |
|------|-----------------|------------------------------|
| W1   | 1.50 M X 1.20 M | MILD STEEL GLAZED WINDOWS    |
| V    | 0.60 M X 0.80 M | MILD STEEL LOUVER VENTILATOR |
| D    | 1.00 M X 2.10 M | RCC FRAMED FLUSH DOORS       |
| D1   | 90 M X 2.10 M   | RCC FRAMED FLUSH DOORS       |
| D2   | 0.75 M X 2.10 M | RCC FRAMED FLUSH DOORS       |



**FORM OF STATEMENT 2**

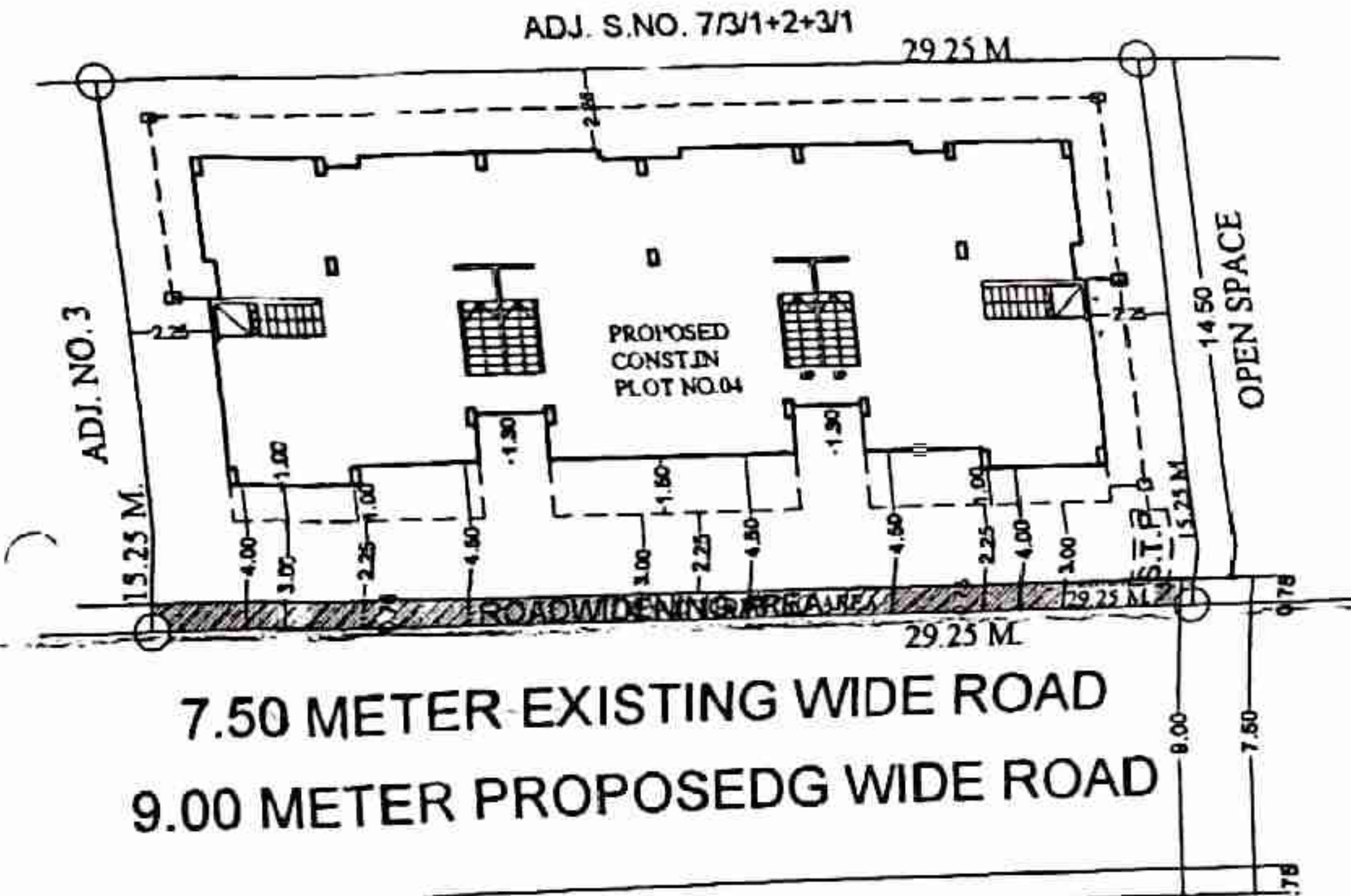
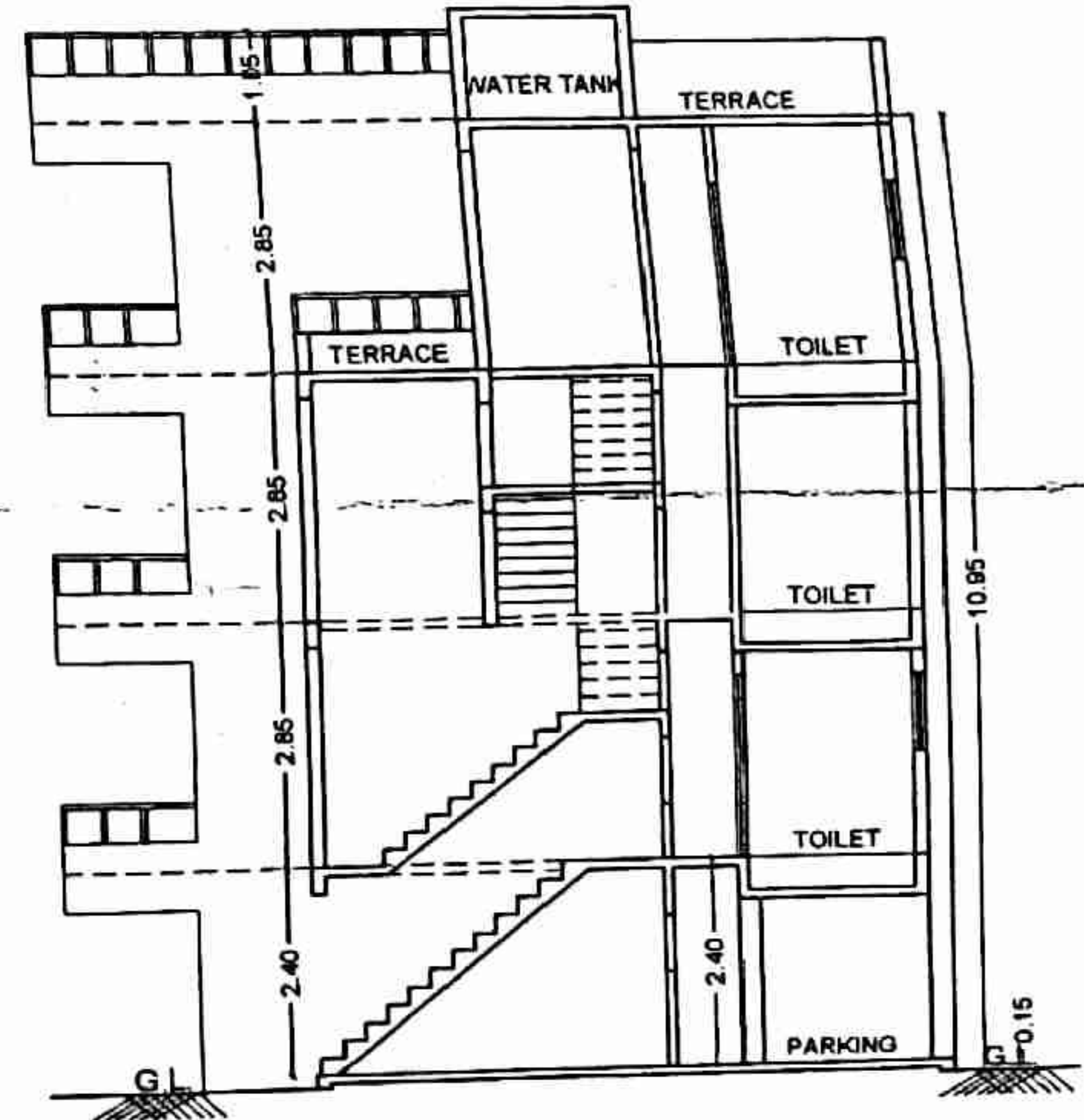
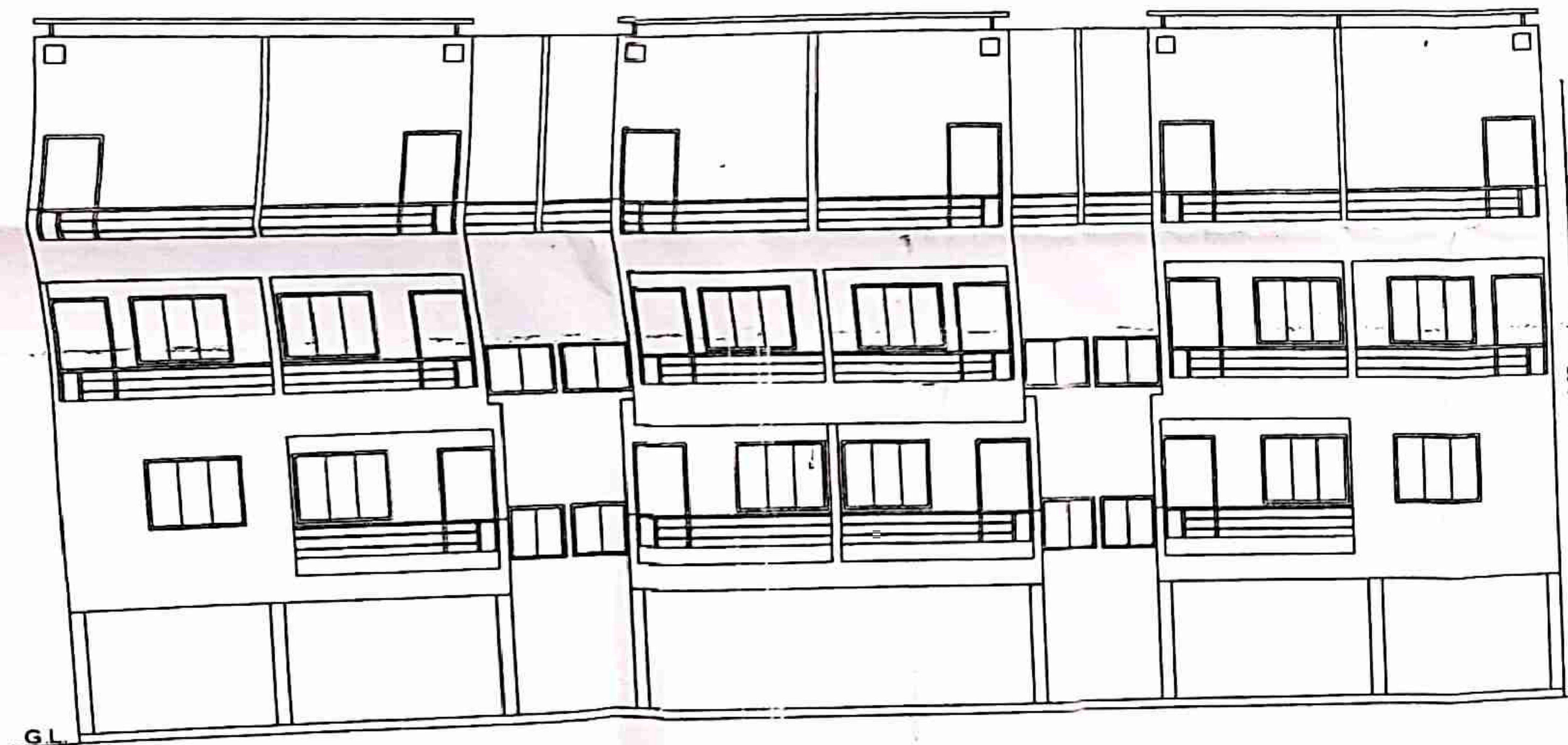
| ROW-HOUSE NO. | FLOOR NO.          | TOTAL BUILT UP AREA OF FLOOR. | BALCONY AREA WITHIN 15% FSI | Excess Balcony area counted in FSI | DOUBLE HEIGHT TERRACE AREA WITHIN 20% | EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI | TOTAL FSI (3+4+5+6+7) |
|---------------|--------------------|-------------------------------|-----------------------------|------------------------------------|---------------------------------------|--|-----------------------|
| (1)           | (2)                | (3)                           | (4)                         | (5)                                | (6)                                   | (7)  | (8)                   |
| ---           | GROUND FLOOR       | NIL                           | NIL                         | NIL                                | NIL                                   | NIL  | 212.68 SQ.MT.         |
| ---           | STILT FLOOR        | 212.68 SQ.MT.                 | 31.90 SQ.MT.                | NIL                                | NIL                                   | NIL  | 212.68 SQ.MT.         |
| ---           | STILT FIRST FLOOR  | 205.58 SQ.MT.                 | 30.83 SQ.MT.                | NIL                                | NIL                                   | NIL  | 205.58 SQ.MT.         |
| ---           | STILT SECOND FLOOR | 70.95 SQ.MT.                  | 10.64 SQ.MT.                | NIL                                | NIL                                   | NIL  | 70.95 SQ.MT.          |
| ---           | TOTAL AREA         | 489.21 SQ.MT.                 | ---                         | NIL                                | NIL                                   | NIL  | 489.21 SQ.MT.         |

**BALCONY AREA STATEMENT**

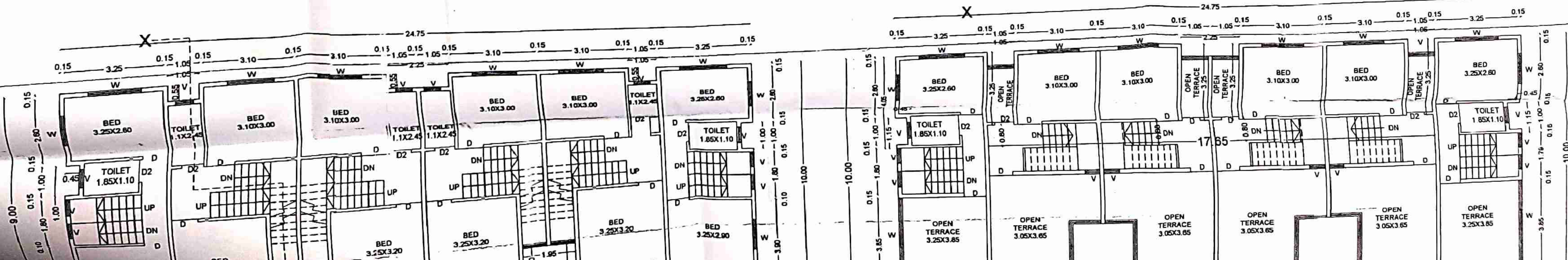
| FLOOR                           | AREA         | PERMISSIBLE BALCONY AREA 15% OF FLOOR AREA | PROPOSED BALCONY AREA  | EXCESS BALCONY AREA |
|---------------------------------|--------------|--|--|---------------------|
| STILT FLOOR                     | 212.68 SQ.M. | 31.90                                      | 3.4+0.85+3.40X1.50 = 20.62   | NIL                 |
| STILT FIRST FLOOR               | 205.58 SQ.M. | 30.83                                      | 3.55X2X1.00 = 07.10<br>3.40X2+0.85X1.50 = 20.62<br>TOTAL = 27.72 SQ.M. | NIL                 |
| STILT SECOND FLOOR              | 70.95 SQ.M.  | 10.64                                      | NIL  | NIL                 |
| TOTAL EXCESS BALCONY AREA = NIL |              |  |  |                     |

**PARKING STATEMENT**

|   |               |        |
|---|---------------|--------|
| ONE TENAMENT HAVING CARPET AREA LESS THAN 80.00 SQ.MT | NOS. TENAMENT | 8 NOS. |
| VISITORS PARKING 5%                                   |               |        |
| TOTAL PARKING   |               |        |

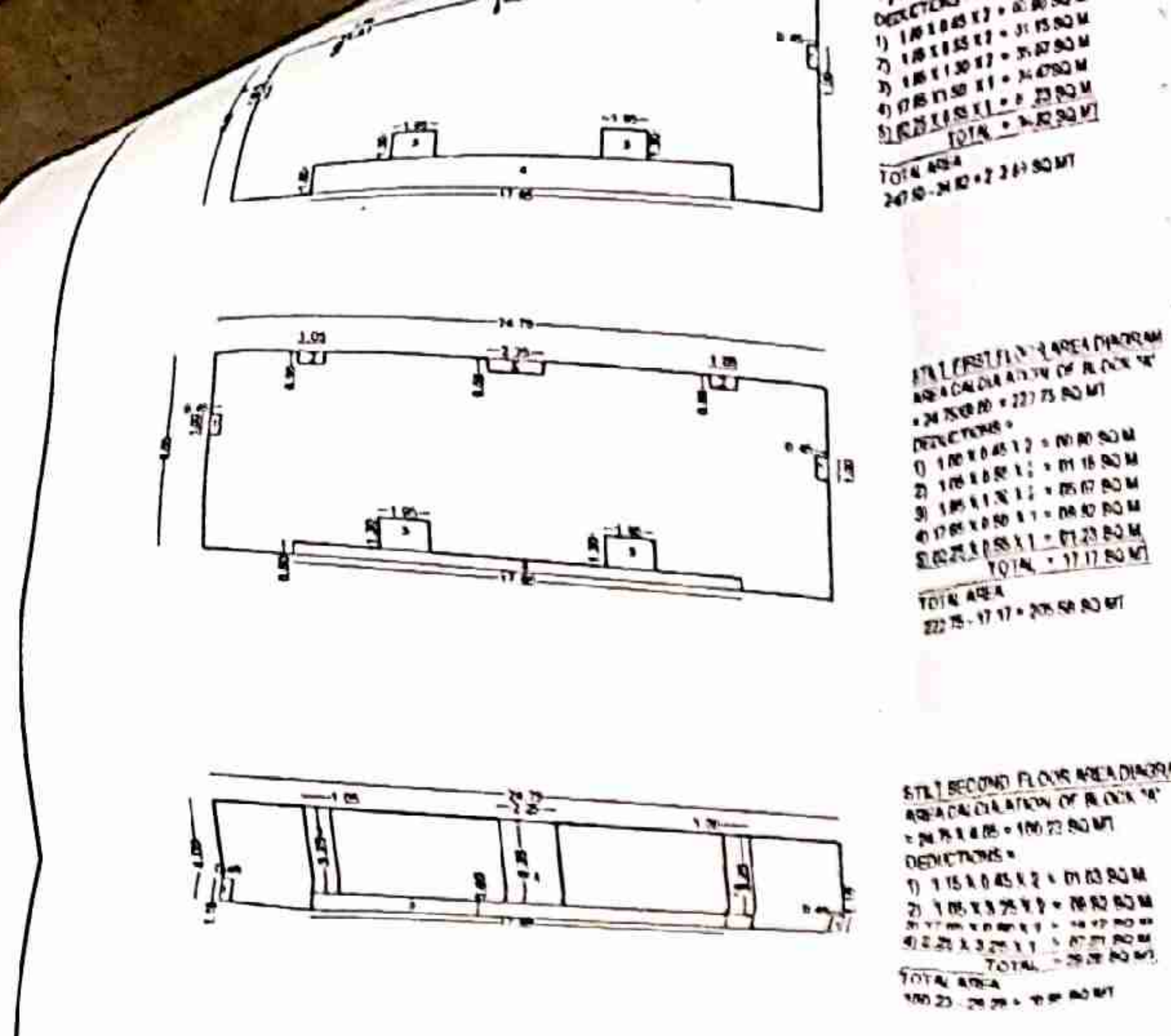


**NOTES**  
 1) PLOT BOUNDARY SHOWN IN THICK BLACK.  
 2) PROPOSED CONSTRUCTION WORK SHOWN IN RED.  
 3) DRAINAGE LINE SHOWN IN DOTTED RED.  
 4) AS PER UDPCR TABLE 6b FOOTNOTE -14



- REF-**  
 1) PREVIOUS ADJ.  
 2) FINAL LAYOUT C
- ARE**
- AREA OF PLOT (MINIMUM AREA)
    - AS PER OWNERS
    - AS PER MEASUREMENT
    - AS PER SITE PLAN
  - DEDUCTIONS
    - PROPOSED DEDUCTIONS
    - ANY D.P. RESERVE
    - GROSS AREA C
    - RECREATIONAL
      - REQUIRED
      - PROPOSED
    - AMENITY SPAC
      - REQUIRED
      - PROPOSED
    - SERVICE ROAD
    - INTERNAL ROAD
    - NET AREA OF F
    - BUILT UP AREA AS PER FRONT
      - AS PER FRONT
      - ADDITIONAL OF
      - IN-SITU AREA [1.85X SR. NO.
      - IN-SITU AREA [2.00 OR 1.85
      - PREMIUM FSI OF SR. NO.
      - TDR AREA
      - ADDITIONAL
    - TOTAL AREA
    - MAXIMUM UTILIZATION PER ROAD W
    - TOTAL BUILT UP AREA AT SR. NO.
      - EXISTING B
      - PROPOSED
      - EXCESS BALCONY
      - EXCESS DOOR COUNTED
    - FSI CONSISTENT THAN SERIAL
    - AREA FOR IN
      - REQUIRED
      - PROPOSED





**AREA CALCULATIONS**

STILT FIRST FLOOR

CONSTRUCTION

DEDUCTIONS

**TOTAL AREA**

271.93 SQ.M

**AREA CALCULATIONS**

STILT SECOND FLOOR

CONSTRUCTION

DEDUCTIONS

**TOTAL AREA**

205.58 SQ.M

**AREA CALCULATIONS**

STILT FIRST & SECOND

**TOTAL AREA**

477.51 SQ.M



**FORM OF STATEMENT 2**

| FLOOR NO           | FLOOR NO     | TOTAL BUILT-UP AREA OF FLOOR | BALCONY AREA WITHIN 15% | EXCESS BALCONY AREA COUNTED IN FSI | DOUBLE HEIGHT TERRACE AREA WITHIN 20% | EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI | TOTAL FSI (3+5+7) |
|--------------------|--------------|------------------------------|-------------------------|------------------------------------|---------------------------------------|--|-------------------|
| (11)               | (1)          | (2)                          | (3)                     | (4)                                | (5)                                   | (6)  | (8)               |
| GROUND FLOOR       | 1            | 112                          | NIL                     | NIL                                | NIL                                   | NIL  | 212.88 SQ.MT.     |
| STILT FLOOR        | 2            | 212.88 SQ.MT                 | 31.90 SQ.MT             | NIL                                | NIL                                   | NIL  | 205.58 SQ.MT.     |
| STILT FIRST FLOOR  | 2F           | 106.44 SQ.MT                 | 15.95 SQ.MT             | NIL                                | NIL                                   | NIL  | 70.95 SQ.MT       |
| STILT SECOND FLOOR | 2FL          | 106.44 SQ.MT                 | 15.95 SQ.MT             | NIL                                | NIL                                   | NIL  | 499.21 SQ.MT      |
| TOTAL AREA         | 477.51 SQ.MT |                              |                         |                                    |                                       |  |                   |

The Plan...  
As per...  
in the...  
CERTIFICATE...  
44/BP/1344/2023  
Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

**BALCONY AREA STATEMENT**

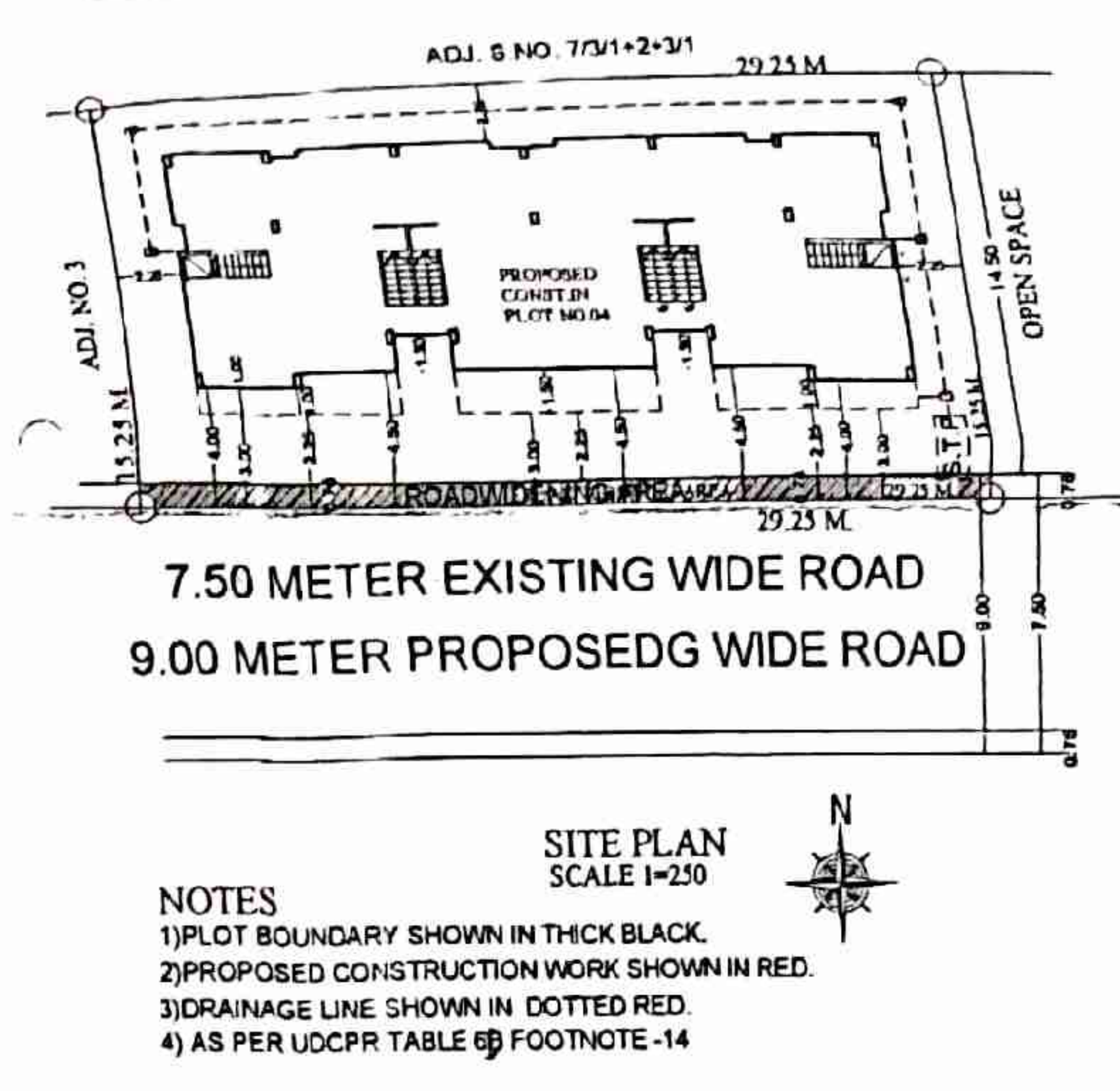
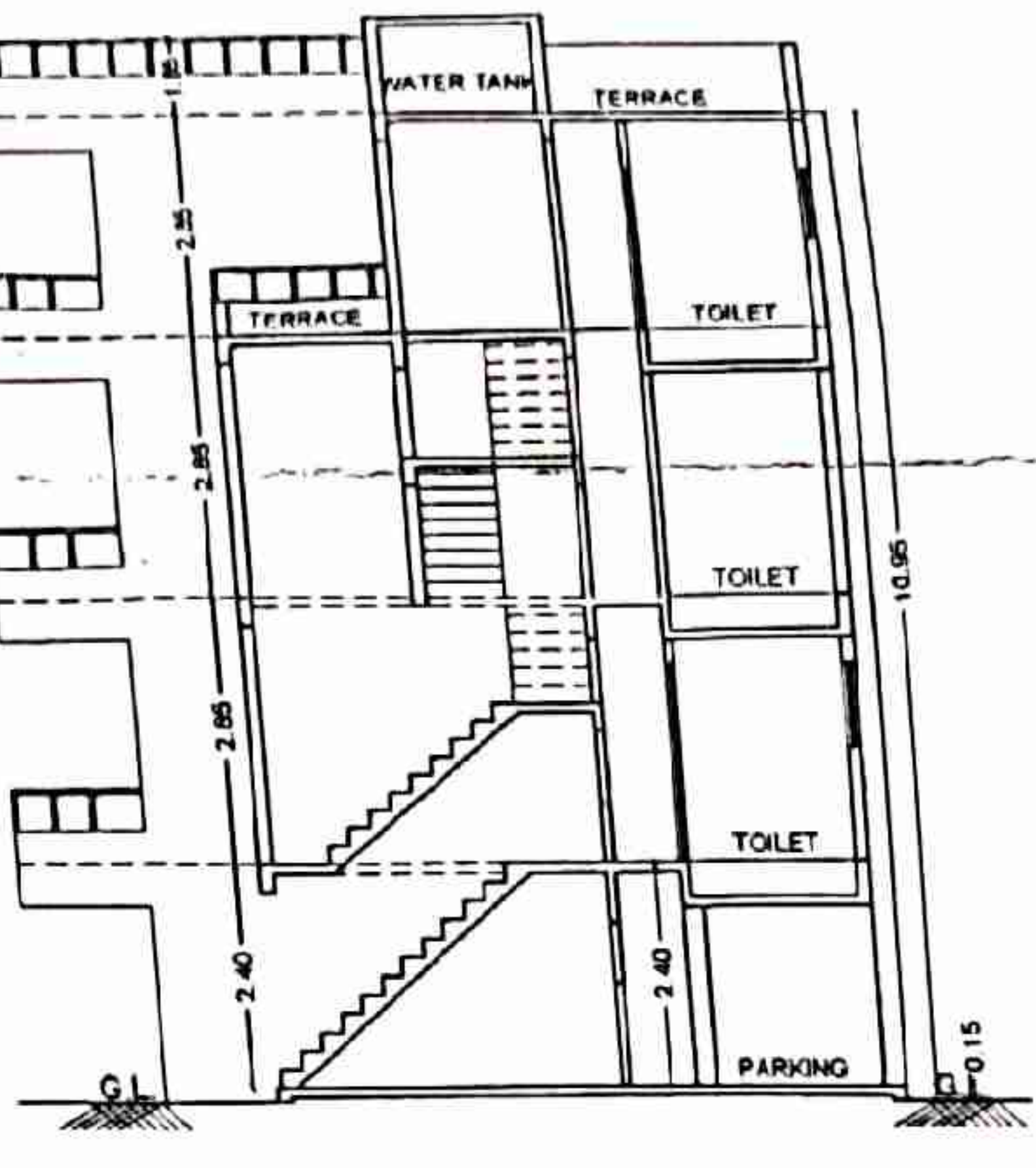
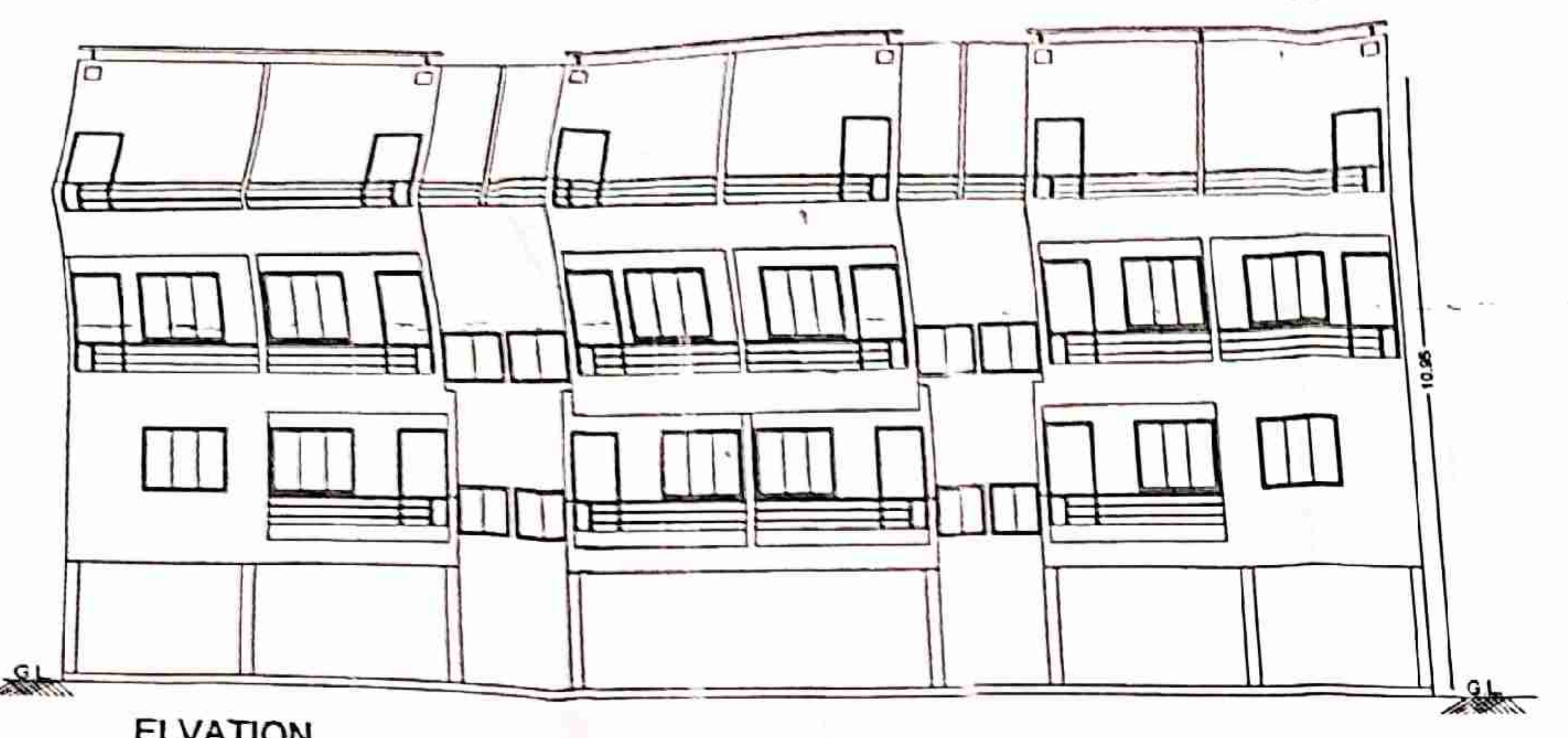
| FLOOR                     | AREA        | PERMISSIBLE BALCONY AREA 15% OF FLOOR AREA | PROPOSED BALCONY AREA  | EXCESS BALCONY AREA |
|---------------------------|-------------|--|--|---------------------|
| STILT FLOOR               | 212.88 SQ.M | 31.90                                      | 34.895+3.40X1.50=20.02   | NIL                 |
| STILT FIRST FLOOR         | 205.58 SQ.M | 30.83                                      | 3.55X2X1.00= 07.10<br>3.40X2+8.95X1.50 = 20.62<br>TOTAL = 27.72 SQ.M | NIL                 |
| STILT SECOND FLOOR        | 205.58 SQ.M | 30.83                                      | NIL  | NIL                 |
| TOTAL EXCESS BALCONY AREA |             |  |  | NIL                 |

**PARKING STATEMENT**

| ONE TENEMENT HAVING CARPET AREA LESS THAN | NOS. TENEMENT | REQUIRED PARKING  | PROVIDED PARKING                              |
|---|---------------|-------------------|---|
|   |               | CAR SCOOTER CYCLE | 4/1W 2/1W 6X4= 12 NOS 6X4= 24 NOS 6X2= 12 NOS |
| 8 NOS.                                    | 8 NOS.        | 6 NOS. 24 NOS.    | 6 NOS. 24 NOS.                                |
| VEHICLES PARKING 2%                       | NIL           | 2 NOS.            | 1 NO.   |
| TOTAL PARKING                             | 6 NOS.        | 28 NOS.           | 13 NOS. 6 NOS. 28 NOS. 13 NOS.                |

**AREA STATEMENT**

|                     |        |
|---------------------|--------|
| AREA OF THE PLOT    | 448.14 |
| ALLOWABLE FSI       | 1.10   |
| AREA OF THE PLOT    | 492.95 |
| PERMITTED FSI       | 212.88 |
| AT FIRST FLOOR      | 205.58 |
| AT SECOND FLOOR     | NIL    |
| EXCESS BALCONY AREA | 499.21 |
| TOTAL FLOOR         | 499.21 |



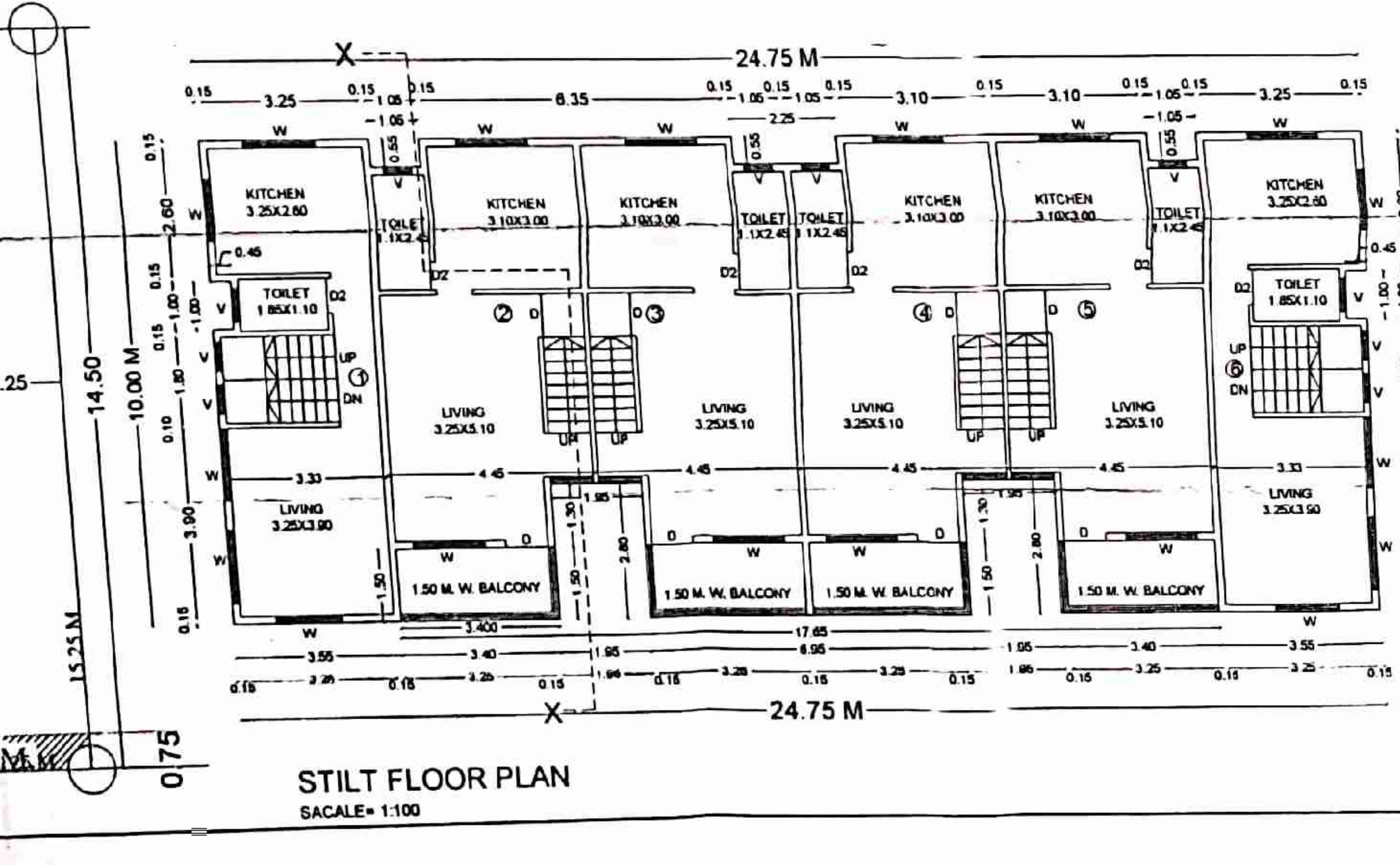
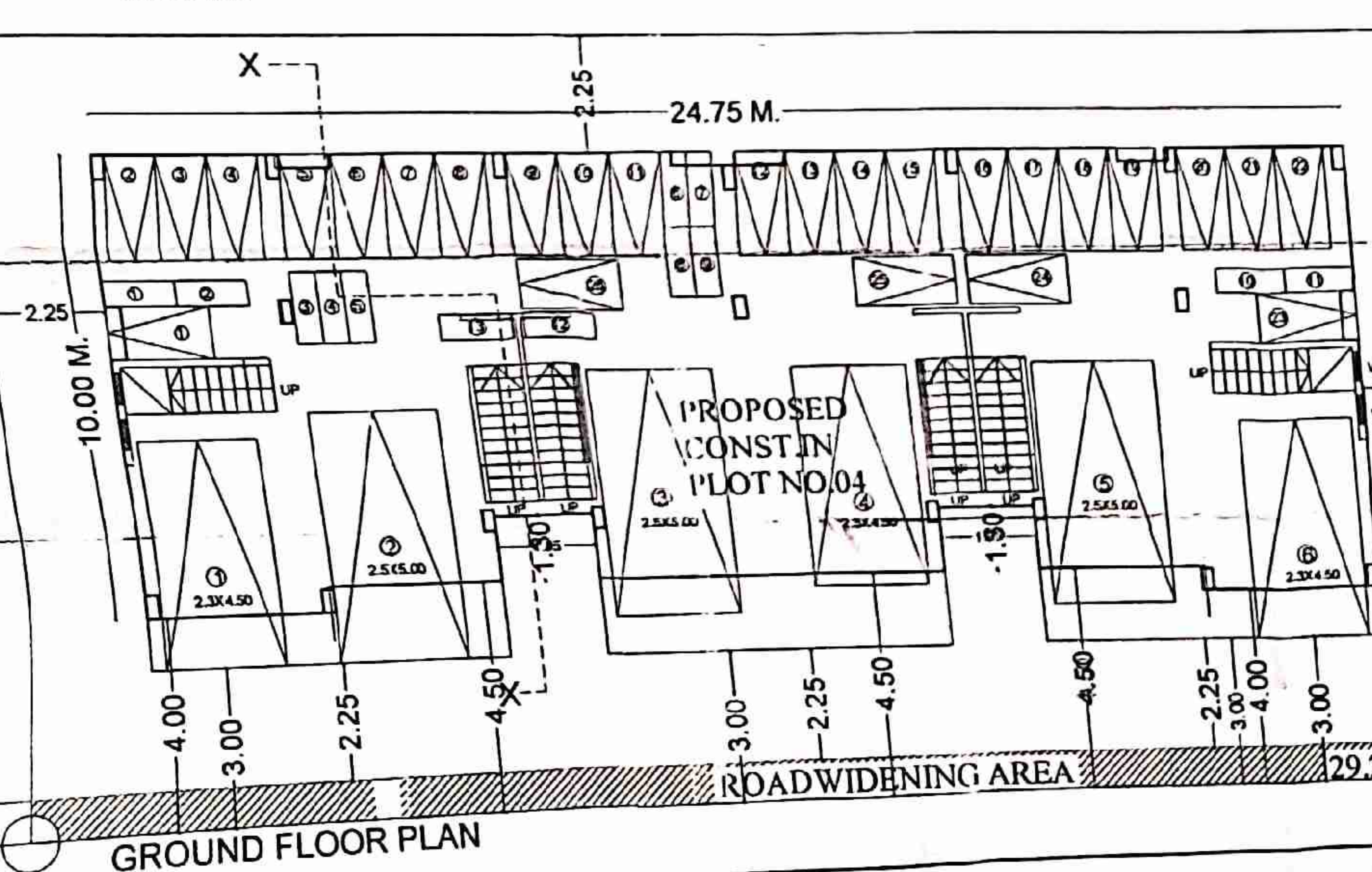
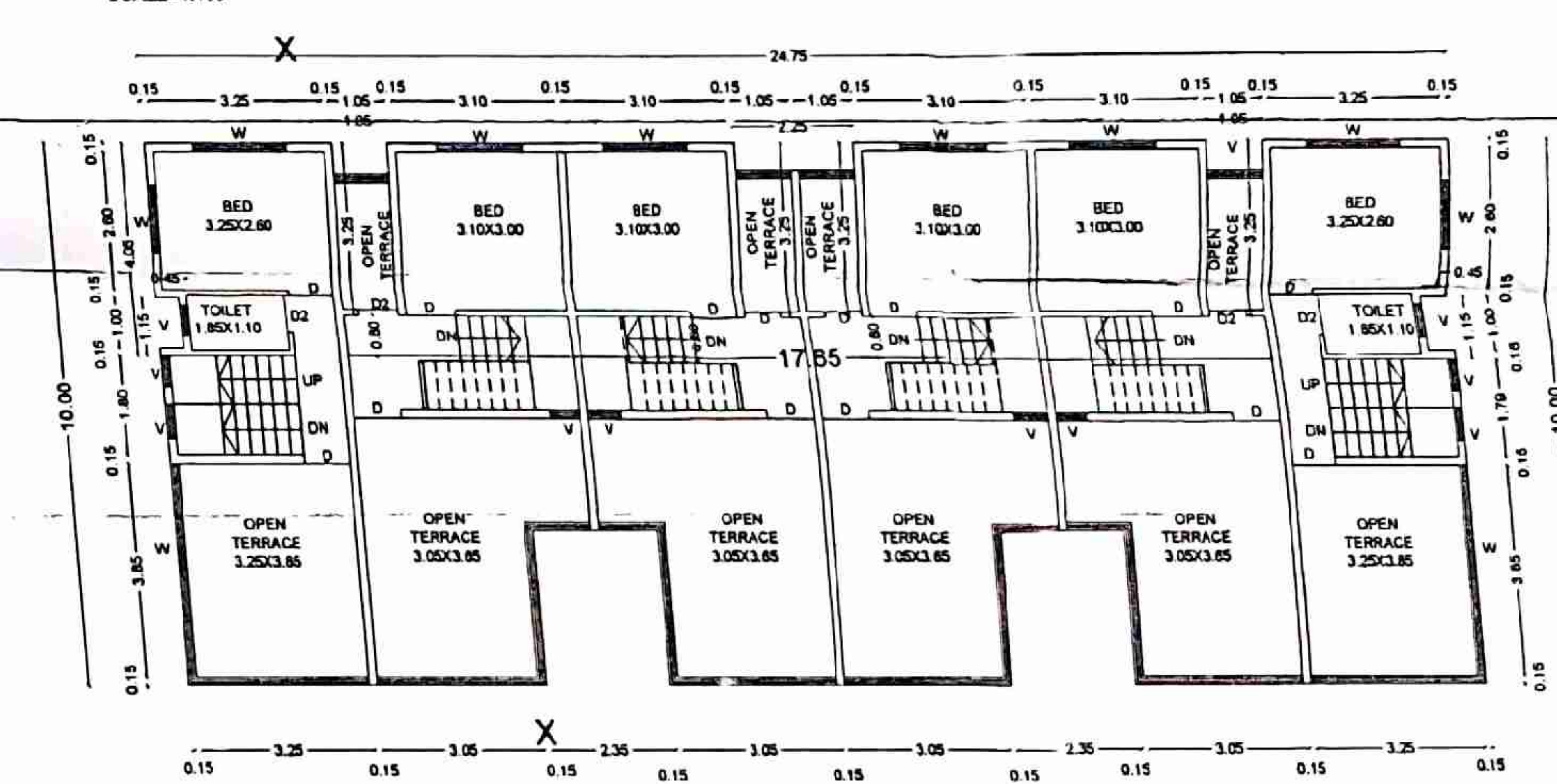
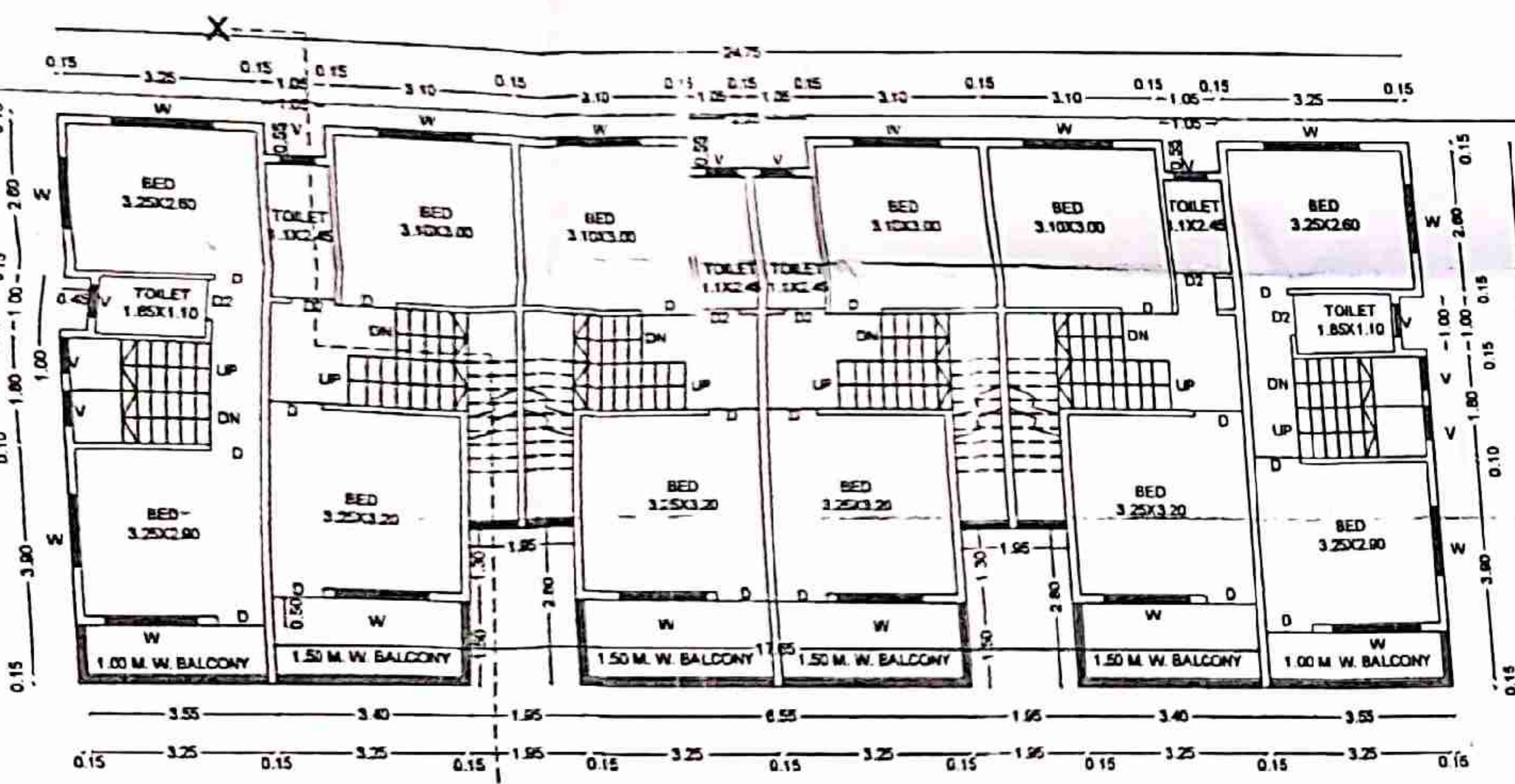
REF-  
1) PREVIOUS APPROVED B.P. NO. A4/459/2361 DT.17/05/2018  
2) FINAL LAYOUT ORDER NO. LND/WS/A2/12 DT. 29/09/2008

7.50 METER EXISTING WIDE ROAD  
9.00 METER PROPOSED D.G. WIDE ROAD

NOTES  
1) PLOT BOUNDARY SHOWN IN THICK BLACK.  
2) PROPOSED CONSTRUCTION WORK SHOWN IN RED.  
3) DRAINAGE LINE SHOWN IN DOTTED RED.  
4) AS PER UDCCP TABLE 69 FOOTNOTE -14

**AREA STATEMENT**

- 1) AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED) 446.06
- 2) AS PER OWNERSHIP DOCUMENT (7/12, CTS extract) 446.06
- 3) AS PER MEASUREMENT SHEET 446.06
- 4) AS PER SITE 446.06
2. DEDUCTIONS FOR:
  - a) PROPOSED D.P./D. ROAD WIDENING AREA 21.93
  - b) ANY D.P. RESERVATION AREA N.A.
  - 3. GROSS AREA OF PLOT (I-2) 424.13
  - 4. RECREATIONAL OPEN SPACE
    - a) REQUIRED N.A.
    - b) PROPOSED N.A.
  - 5. AMENITY SPACE -
    - a) REQUIRED N.A.
    - b) PROPOSED N.A.
  - 6. SERVICE ROAD AND HIGHWAY WIDENING N.A.
  - 7. INTERNAL ROAD AREA N.A.
  - 8. NET AREA OF PLOT = (3 - 5 (B)) 424.13
  - 9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. 424.13X1.10 = 466.54
  - 10. ADDITION OF AREA FOR F.S.I.
    - a) IN-SITU AREA AGAINST D.P. ROAD (1.85X SR NO 2 (A)), IF ANY 43.86
    - b) IN-SITU AREA AGAINST AMENITY SPACE (2.00 OR 1.85 X SR NO. 5 (B)) N.A.
    - c) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR. NO. 8) N.A.
  - d) TOR AREA
  - e) ADDITIONAL FSI AREA UNDER CHAPTER 8 (TOTAL OF A+B+C+D+E)
  - 11. TOTAL AREA AVAILABLE (9+10) 510.40
  - 12. MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4) N.A.
  - 13. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO. 15.8) 489.21
    - a) EXISTING BUILT-UP AREA N.A.
    - b) PROPOSED BUILT-UP AREA 489.21
    - c) EXCESS BALCONY AREA COUNTED IN F.S.I. NIL
    - d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I. NIL
  - (TOTAL OF A+B+C+D) 489.21
  - 14. F.S.I. CONSUMED (13/B) (SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE) 1.09
  - 15. AREA FOR INCLUSIVE HOUSING, IF ANY
    - a) REQUIRED (20% OF SR NO. 9) NIL
    - b) PROPOSED NIL



**CERTIFICATE OF AREA**  
CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05-10-18 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/P.P. ACT.

SIGNATURE OF LICENSED SUPERVISOR-1

**OWNER'S DECLARATION**  
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION / I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGNATURE OF OWNER

|   |  |
|---|--|
| <b>OWNERS SIGN</b><br>AAYAN AMZAD PATEL | <b>LIC. SUPERVISOR-1 SIGN</b><br>MITYAZ L MANSURI<br>SUPERVISOR - 1<br>LICENCE NO. NMCB/R/2023/APL/00803<br>STRUCTURAL ENGINEERS SIGN. |
|---|--|

**MANIYAR MANSURI ASSOCIATES CONSULTING ENGINEER**  
1283, 1ST FLR. DUDH BAZAR AB. HAMID CHOWK NASHIK - 1  
MOB: 9827386188/982625154  
DATE - 18-05-23  
SCALE - 1:100  
RV NO. -

**DRG. NO.**  
CAD BY - NAVID  
CHD BY - MANI

VIJAY KANGANE  
NMCB/2023/APL/00583