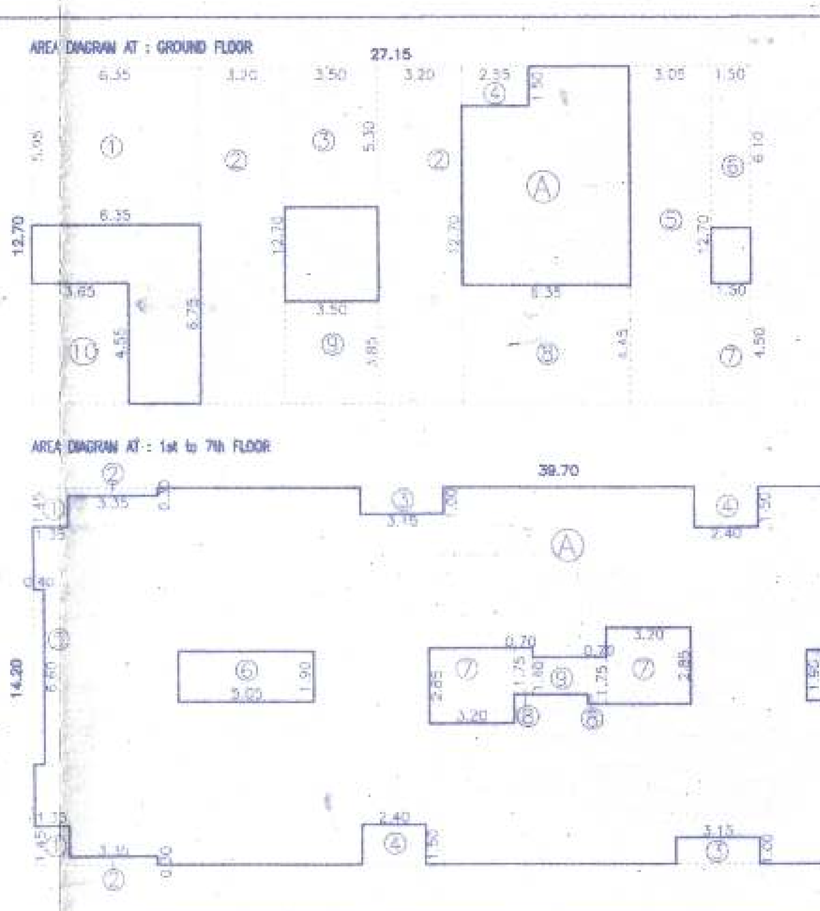
FRONT ELEVATION

SECTION A–A



AREA CALCULATION AT : GROUND FLOOR

BLOCK-A = 27.15 X 12.70 = 344.80 SQM.

DEDUCTION
1) 6.35 X 5.95 = 37.78 SQM.
2) 2(3.20 X 12.70) = 81.28 SQM.
3) 3.50 X 5.30 = 18.55 SQM.
4) 2.55 X 1.50 = 3.82 SQM.
5) 3.05 X 12.70 = 38.73 SQM.
6) 1.50 X 6.10 = 9.15 SQM.
7) 1.50 X 4.50 = 6.75 SQM.
8) 6.35 X 4.45 = 28.25 SQM.
9) 3.50 X 3.85 = 13.47 SQM.
10) 3.65 X 4.55 = 16.60 SQM.

TOTAL DEDUCTION = 254.38 SQM.
344.80 – 254.38 = 90.42 SQM.

TOTAL B/UP AREA ON GROUND FLOOR AREA= 90.42 SQM.

AREA CALCULATION AT : 1st to 7th FLOOR

BLOCK-A = 39.70 X 14.20 =563.74 SQM.

DEDUCTION
BLOCK-1 = 4(1.35 X 1.45) = 7.83 SQM.
BLOCK-2 = 4(3.35 X 0.30) = 4.02 SQM.
BLOCK-3 = 2(3.15 X 1.00) = 6.30 SQM.
BLOCK-4 = 2(2.40 X 1.50) = 7.20 SQM.
BLOCK-5 = 2(0.40 X 6.60) = 5.28 SQM.
BLOCK-6 = 2(5.05 X 1.90) = 19.19 SQM.
BLOCK-7 = 2(3.20 X 2.85) = 18.24 SQM.
BLOCK-8 = 2(0.70 X 1.75) = 2.45 SQM.
BLOCK-9 = 2.10 X 1.40 = 2.94 SQM.

TOTAL DEDUCTION = 73.45 SQM.
563.74 – 73.45 = 490.29 SQM.

TOTAL B/UP AREA ON 1st to 7th FLOOR = 490.29 SQM.

BALCONY PROPOSED
1) 2(1.35 X 2.20) = 5.94 SQM.
2) 2(4.50 X 1.40) = 12.60 SQM.
3) 2(3.30 X 1.35) = 8.91 SQM.
4) 2(4.50 X 1.40) = 12.60 SQM.
5) 2(1.35 X 2.20) = 5.94 SQM.

BALCONY AREA = 45.99 SQM.

Form of Statement 3 [Sr. No. 9(g)]
AREA DETAILS OF APARTMENT

1 BUILDING NO	2 FLOOR NO	3 APARTMENT NO	4 CARPET AREA OF APARTMENT	5 AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
	GROUND FLOOR	--	--	--	--
	FIRST FLOOR	1,2,4,5	61.34 SQM.	37.08 SQM.	--
		3,6	61.18 SQM.	8.90 SQM.	--
	SECOND FLOOR	7,8,10,11	61.34 SQM.	37.08 SQM.	--
		9,12	61.18 SQM.	8.90 SQM.	--
	THIRD FLOOR	13,14,16,17	61.34 SQM.	37.08 SQM.	--
		15,18	61.18 SQM.	8.90 SQM.	--
	FOURTH FLOOR	19,20,22,23	61.34 SQM.	37.08 SQM.	--
		21,24	61.18 SQM.	8.90 SQM.	--
	FIFTH FLOOR	25,26,28,29	61.34 SQM.	37.08 SQM.	--
		27,30	61.18 SQM.	8.90 SQM.	--
	SIXTH FLOOR	31,32,34,35	61.34 SQM.	37.08 SQM.	--
		33,36	61.18 SQM.	8.90 SQM.	--
	SEVEN FLOOR	37,38,40,41	61.34 SQM.	37.08 SQM.	--
		39,42	61.18 SQM.	8.90 SQM.	--
TOTAL			2574.04 SQM.	321.86 SQM.	

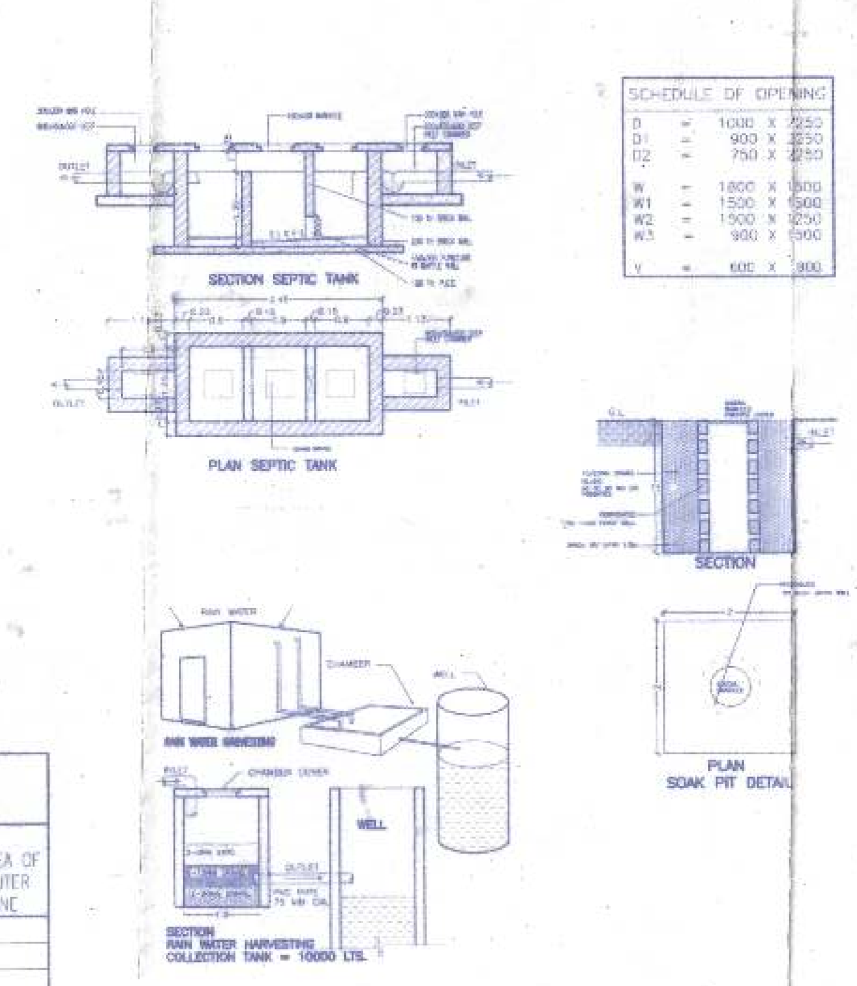
Form of Statement 2 [Sr. No. 9(a)]
AREA STATEMENT FOR PROPOSED BUILDING

1 BUILDING NO.	2 FLOOR NO.	3 TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
--	GROUND	90.42 SQM.
--	FIRST	490.29 SQM.
--	SECOND	490.29 SQM.
--	THIRD	490.29 SQM.
--	FOURTH	490.29 SQM.
--	FIFTH	490.29 SQM.
--	SISTH	490.29 SQM.
--	SEVEN	490.29 SQM.
TOTAL		3522.45 SQM.

Form of Statement 2 [Sr. No. 9(a)]
AREA STATEMENT FOR PROPOSED BUILDING

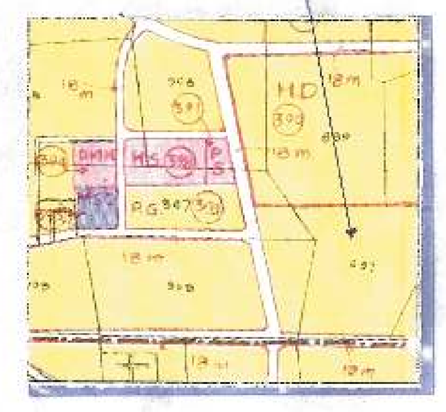
1 FSI WITH PREMIUM & TDR (1.85)		2 ANCILLARY FSI (60%)	3 TOTAL BUILT UP AREA OF AS PER OUTER CONSTRUCTION LINE
BASIC	1265.40 SQM.		
TDR	453.60 SQM.		
PREMIUM	482.53 SQM.		
TOTAL	2201.53 SQM.	1320.92 SQM.	3522.45 SQM.

PARKING STATEMENT			
	NO.TENEMENTS	CAR	SCOOTER
40 < 80	02	1	5
PROPOSED FLATS	42	21	105
VISITORS (5%)		2.1	5.25
TOTAL		23.10	110.25
TOTAL REQUIRED		21	100
TOTAL PROVIDED		21	100



SCHEDULE OF OPENING		
D	=	1000 X 2250
D1	=	900 X 2250
D2	=	750 X 2250
W	=	1800 X 1500
W1	=	1500 X 1500
W2	=	1500 X 1250
W3	=	900 X 1500
V	=	600 X 900

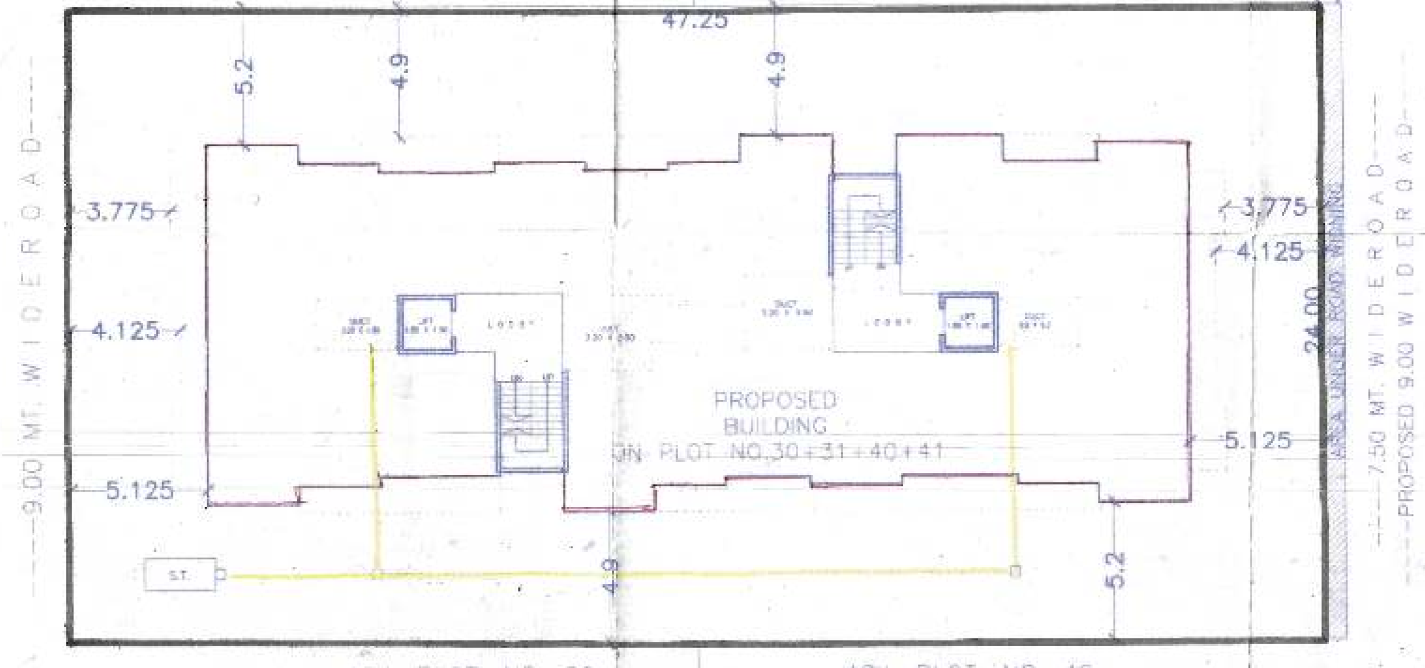
PROPOSED SITE



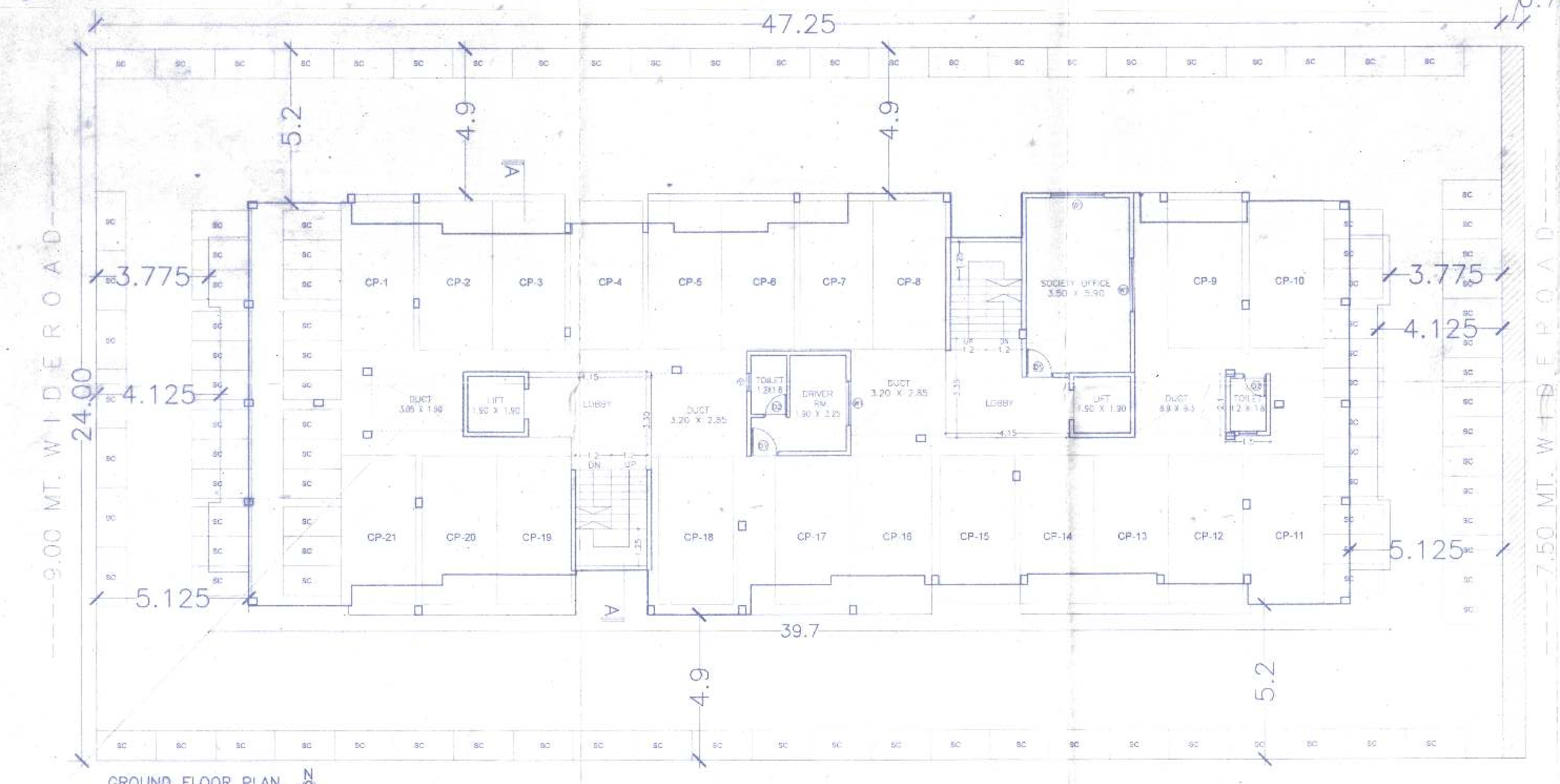
LOCATION PLAN
SCALE – 1:100

T.D.R. STATEMENT	
NET AREA OF PLOT	1134.00 SQM.
TDR PERMISSIBLE (40%)	453.60 SQM.
TDR PURCHASED	454.00 SQM.
D.R.C NO	729 Dated 26.10.2016
AGREEMENT DATE	3434/2020 Dt.11.06.2020

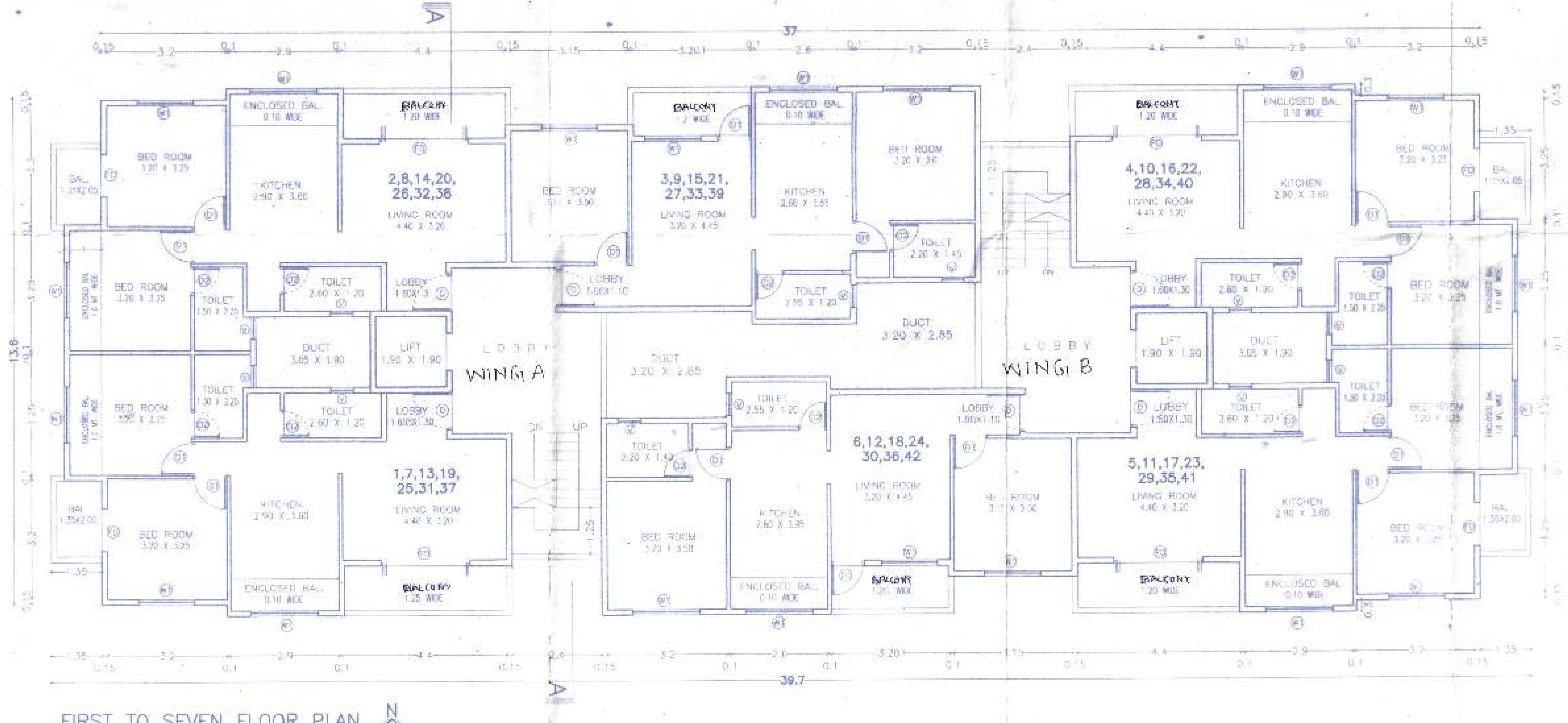
PREMIUM STATEMENT	
AREA OF PLOT	1134.00 SQM.
PREMIUM PERMISSIBLE (50%)	567.00 SQM.
PREMIUM PURCHASED	482.53 SQM.



SITE PLAN
SCALE – 1:200



GROUND FLOOR PLAN
SCALE – 1:100



FIRST TO SEVEN FLOOR PLAN
SCALE – 1:100

PROPOSED RESIDENTIAL BUILDING ON PLOT NO.–30+31+40+41 ,
S.NO.–897/1/B
AT– NASHIK SHIWAR, NASHIK.

DRAWING SHEET NO 1/1

STAMP OF APPROVAL

APPROVED

The Plans amended in ....
As per the conditions Mentioned in the accompaining commencement
Certificate No. SD/167 dated 31/03/2021

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT

S.NO.	TITLE	SQ.M.
01	Area of Plot (minimum area of a,b,c to be considered)	1152.00 SQM.
	a) As per ownership document (7/12, CTS Extract)	1152.00 SQM.
	b) As per measurement sheet	1152.00 SQM.
	c) As per site	1152.00 SQM.
02	Deductions for	
	a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway widening	18.00 SQM.
	b) Any D.P. Reservation area	--
	Total (a+b)	--
03	Balance Area of Plot (1–2)	1134.00 SQM.
04	Amenity Space (if applicable)	
	a) Required	--
	b) Adjustment of 2(b), if any –	--
	c) Balance Proposed –	--
05	Net Plot Area (3–4(c))	1134.00 SQM.
06	Recreational Open space (if applicable)	
	a) Required –	--
	b) Proposed –	--
07	Internal Road area	--
08	Plotable area (if applicable)	--
09	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5X1.1)	1247.40 SQM.
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI – Based on road width / TOD Zone	--
	b) proposed FSI on payment of premium (0.50%)	482.53 SQM.
11	In-situ FSI/TDR loading	
	a) In-situ area against Internal Road (1.0 x Sr.No.2(a))	18.00 SQM.
	b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No.4 (b)and/or(c))	--
	c) TDR area	453.60 SQM.
	d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	--
12	Additional FSI area under Chapter No.7	--
13	Total entitlement of FSI in the proposal	
	a) [9+10(b)+11(d)] or 12 whichever is applicable	2201.53 SQM.
	b) Ancillary Area FSI upto 60% or 80% with payment of charges	1320.92 SQM.
	c) Total entitlement (a+b)	3522.45 SQM.
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 6.3 or 6.4 as applicable] x 1.6 or 1.8)	3686.40 SQM.
15	Total Built-up Area in proposal (excluding area at Sr.No 17b)	1.00
	a) Existing Built-up Area	--
	b) Proposed Built-up Area (as per P-Line)	3522.45 SQM.
	c) Total (a+b)	3522.45 SQM.
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	
17	Area for Inclusive Housing, if any	
	a) Required (20% of Sr.No.5)	--
	b) Proposed	--

Certificate of Area

Certified that plot under reference was surveyed by me on 20/01/2021 and the dimensions of sides etc. of plot stated in plan are 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.

Name and Signature of Licensed Architect/ Licensed Engineer/ Supervisor

Owners Declaration

I/We undersigned hereby confirm that I/We would abide by plan 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 technical person so as to ensure the quality and safety of the work site.

ACCOLADE CO.OP HSG. SOCIETY LTD. NASHIK & JAAP BUILDERS–PROPRIETOR FIRM; THROUGH PROPRIETOR – MR. ATUL ANIL NERPAGAR

Owner's sign –

JAAP BUILDERS
Proprietor

MR. ATUL ANIL NERPAGAR

Architect's sign –

KUNAL N. SANYASHIV
Regn. CA/2007/39449

Structural consultant's sign –

DEEPAK P. KHAIRNAR

Job No.	Drawing No.	Scale	Drawn By	Checked By	Registration/License No. of Arch./Lic. Eng./Supervisor
383	Su-01	1:100	Mothuka	kunal	CA/2007/39449

Architects :
GENESIS
architects and interior designers
396 Ramkunj,Behind Kanchan motors tgraniya corner, Mumbai-Agra Highway, Dwarka- Nashik 422 011
Ph.9881300731, e-mail kunalsanyashiv@gmail.com