

SECTION B-B  
(SCALE :-1/100)

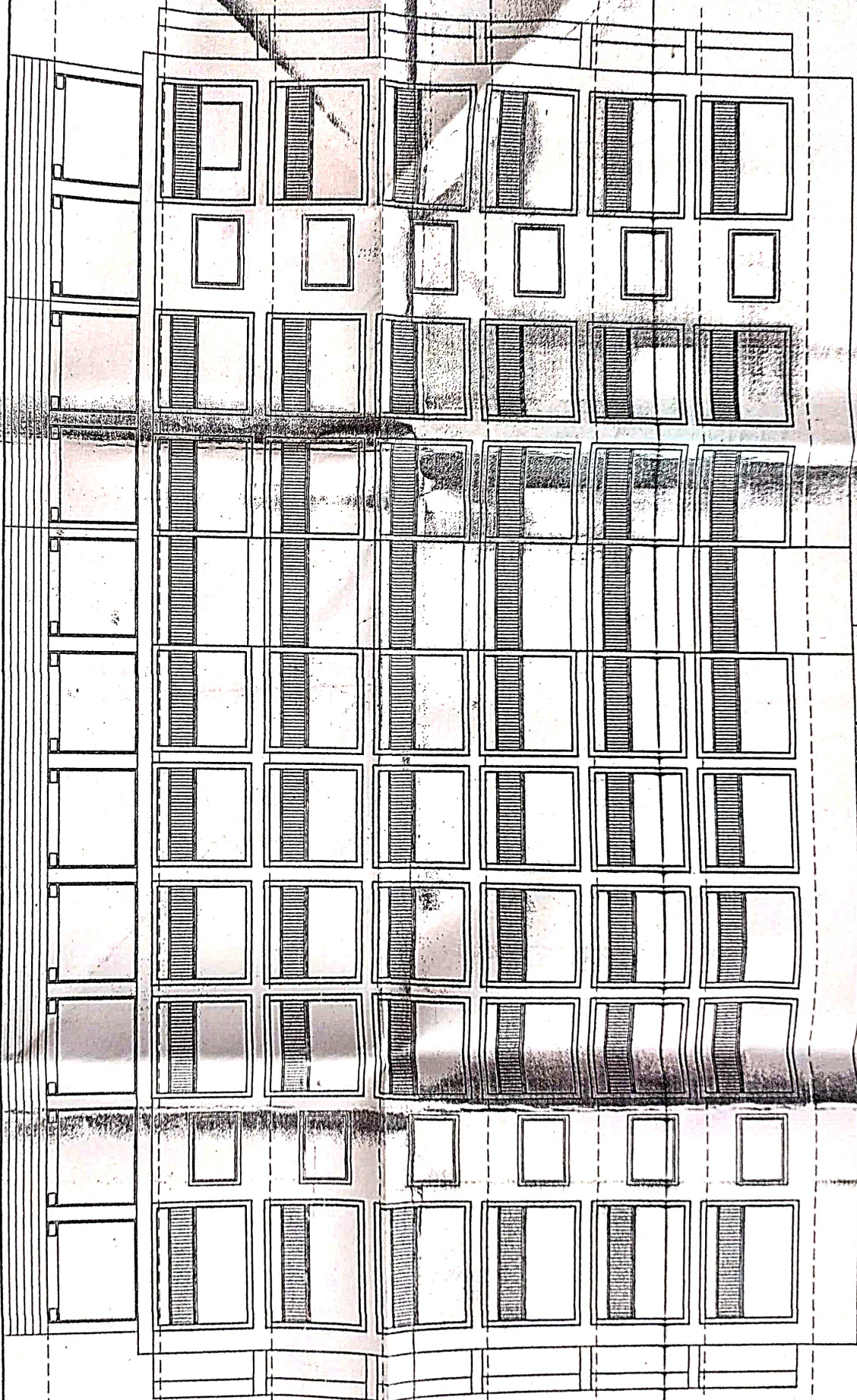
- 1
- 2
- 3
- 4
- 5
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- 8
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- 10



PARKING

SECTION A-A  
(SCALE: 1:100)

SECTION B-B  
(SCALE: 1:100)



FRONT ELEVATION

(SCALE: 1:100)

**F.S.I. AREA STATEMENT**

1	AREA OF THE PLOT	1082.88
2	AREA UNDER 9.00 M. WINDING	6.75
3	NET PLOT AREA [1082.88-6.75]	1076.13
4	ALLOWABLE FSI [1076.13 X 1.10]	1183.74
5	PAYMENT OF PREMIUM [0.50 %]	538.06
6	T.D.R.	105.00
7	ADD ROAD WIDENING	6.75
8	TOTAL AREA [4 + 5 + 6 + 7]	1833.55
9	ANCILLARY [8 X 60 %]	1100.13
10	NET PERMISSIBLE AREA [8 + 9]	2933.68

**FORM OF STATEMENT-2 [Sf.No. 11 (a)]**

BUILDING G NO	FLOOR NO.	TOTAL B/UP AREA OF FLOOR	PEROUTER POLY.
1	GROUND	298.48	110.75
	FIRST	426.51	162.51
	SECOND	426.51	162.51
	THIRD	426.51	162.51
	FOURTH	426.51	162.51
	SIXTH	426.51	162.51
TOTAL		2928.29	

**FOR COMMERCIAL BUILDING**

**CARPET AREA STATEMENT BUILDING**

S/N	FLOOR NO.	SHOP NO.	REBA CARPET AREA (IN SQM)	BALCONY CARPET / COV. TERRACE	TOTAL CARPET AREA (IN SQM)
1	GROUND	1	18.90	0.00	18.90
2		2	18.90	0.00	18.90
3		3	18.90	0.00	18.90
4		4	18.90	0.00	18.90
5		5	18.90	0.00	18.90
6		6	18.90	0.00	18.90
7		7	18.90	0.00	18.90
8		8	18.90	0.00	18.90
9		9	17.50	0.00	17.50
10		10	27.41	0.00	27.41
TOTAL			196.11	0.00	196.11

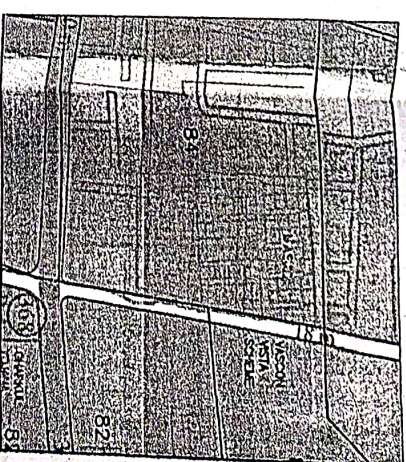
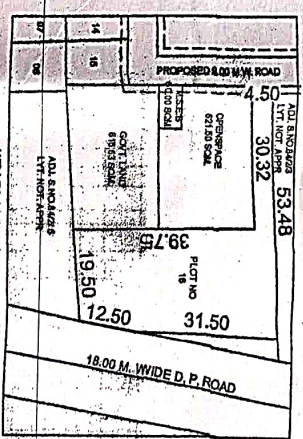
**FOR RESIDENTIAL BUILDING**

**CARPET AREA STATEMENT BUILDING**

S/N	FLOOR NO.	FLAT NO.	CARPET AREA (IN SQM)	BALCONY CARPET / COV. TERRACE	TOTAL CARPET AREA (IN SQM)
1	GROUND	1, 6, 11, 16, 21, 26	65.43	13.14	78.57
2		2, 7, 12, 17, 22, 27	53.91	11.83	65.74
3		3, 8, 13, 18, 23, 28	44.17	11.50	55.67
4		4, 9, 14, 19, 24, 29	62.73	11.44	74.17
5		5, 10, 15, 20, 25, 30	65.43	11.10	76.53
TOTAL			301.67	59.01	360.68

**Table No - 83 Parking Requirements**

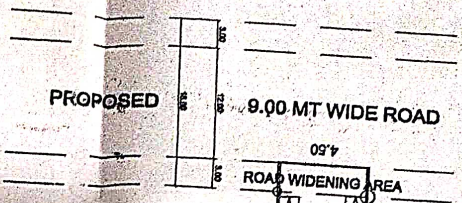
S/N	TENAMENTS PROPOSED	REQUIRED PARKING	PROPOSED PARKING
1	10 SHOP COMMERCIAL	CAR	400
2	30 RESIDENTIAL	SCOOTER	1200
3	90 VISITORS	CAR	75
4	Visitors Parking 5 %	CAR	18
5	Total (1+2+3)	CAR	3.75
6	Factor 0.50 (4 X 0.50)	SCOOTER	19.75
7		CAR	90.75
8		SCOOTER	17.59
9		CAR	81.675
10		SCOOTER	82
GRAND TOTAL			18



**LOCATION PLAN**  
(SCALE : 1: 10000)



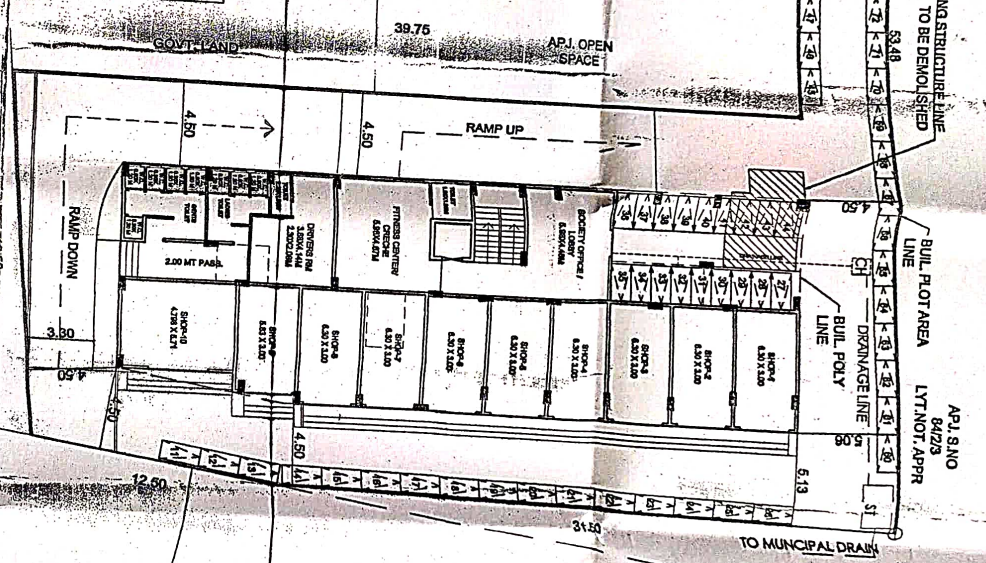
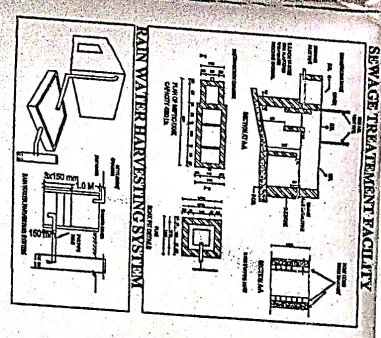
**KEY PLAN**  
As Per Layout (SCALE 1:100)



NOTES
PLOT LINE
PERMISSIBLE BUILDING LINE
PROPOSED WORK LINE WITH CANTILVER
RAINAGE & SEWERAGE WORK LINE
DEMOLISHED BUILDING LINE

**SANITATION CALCULATION**  
**GROUND**  
 SANITATION CALCULATION FOR MERCANTILE BLDG.  
 OCCUPANT LOAD = SQ.M. / 3.00 [TABLE NO 9-E1]  
 = 258 SQ.M. / 3.00  
 = 86 PERSONS  
 NO. OF GENTS = 58 & LADIES = 28 NOS

REQUIREMENTS AS PER TABLE NO-12-C	SHO BOWNER	REQUIRED	PROPOSED
W.C. (3 FOR 36 TO 65 - GENTS, 3 FOR 26 TO 40 - LADIES)	1 for 8 PERSON	GENTS 3	LADIES 5
URINALS (3 FOR 46 TO 70 - GENTS)	Total SHOS = 10	LADIES 3	GENTS 3



**SITE PLAN**  
 (SCALE 1:200)

IDR STATEMENT	AREA IN SQM
1. PLOT AREA	102388
2. ROAD WIDENING AREA	5.2
3. NETWORK AREA (1.2)	2075.8
4. BASIC FSI 1.00, 100% IJK 1.00	1163.7
5. TOTAL ITR REMAINING (0.50) [3X(0.50)]	958.7
6. TOTAL ITR PROPOSED TENDR	1053.0
7. FAVOUR OF PREBID (0.50) [3X(0.50)]	638.6
8. TOTAL AREA [2x 446.67]	893.3
9. ANCILLARY AREA [0.60] [8X(0.60)]	1008.3
10. TOTAL PERMISSIBLE AREA (849)	2938.8
11. TOTAL PROPOSED ITR AREA	2938.3
12. DRECTIO 84	
13. AGREEMENT NO-7-455-2022 DT:- 13.01.2023	

TYPE	DOOR SCHEDULE
D	1.2 M X 2.10 M STEEL WINDOW
DD	0.75 M X 2.10 M TEAK WOOD FRAME
W	1.2 M X 2.10 M STEEL GLASS
WW	1.2 M X 1.50 M STEEL GLASS
V	0.60 M X 0.75 M VENTILATOR
VS	3.00 M X 2.00 M

**Owner's Declaration:**  
 We, undersigned hereby confirm that I/we would abide by the approved plan. 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.

**CERTIFICATE OF AREA**  
 Certified That Plot Under Reference Was Surveyed by Me On 11-06-2021 & The Area 849 Sqm. Is Correctly Shown in the Plan. I am a Member of the Survey and Ad Estimation Section, Land Revenue Department, Government of Karnataka.

**APPROVED**

The Plans amended in .....  
 As per the conditions Mentioned in  
 the accompanying commencement  
 Certificate No. dated

*MIBP/1507/2022*  
*02/27/2022*  
 Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik

**REFERENCE :-**

- Demarcated Final Real. Ltr. No. LND /18/416 DL- 11.03.2003
- Plan. Order by Collector Nashik vide Ltr. No. V.S.P. NO- 47/149/2003 Dt:- 29/10/2003
- Temporary Building Permits/OCs/ Ltr. No. IN/18/10/2019/OC/1/16177/2019 Dt:- 20/09/2019
- Occupancy Certificate Ltr. No. NMC/CP/WADALA/OC/1896/2020 Dt:- 19/10/2020
- TDR Register Document No. 425/2022, Dt:- 13/01/2022
- [DRC No 814 Dt:- 18/2/2019 Area Purchase = 105.00 Sqm.]

AREA STATEMENT	SQ.M.
<b>1) AREA OF PLOT</b>	
[ Minimum area of a.b.c. to be considered ]	
a) As per Ownership document ( 7/ 12, CT# EXTRACT )	1082.88
b) As per measurement sheet	1082.88
c) as per site	1082.88
<b>2) DEDUCTION FOR</b>	
a) Proposed D.P. / D.P. road widening area / [ 7.0m Rd widening area ]	6.75
b) Any D.P. Reservation Area	
TOTAL (a+b)	
<b>3) Balance Area of Plot (1-2)</b>	1076.13
<b>4) Amenity space ( if applicable )</b>	
a) Required	
b) Adjustment of 2(b), if any-	
c) Balance Proposed	
<b>5) Net Plot Area (3-4(c))</b>	1076.13
<b>6) Recreational Open Space ( if Applicable )</b>	nil
a) Required	
b) Proposed	
<b>7) Internal road area</b>	
<b>8) Plottable area ( if Applicable )</b>	1076.13
<b>9) Built up area with reference to Basic F.S.I. as per front of width { Sr. No. 5 basic FSI }</b>	1183.74 [ 1076.13 X 1.10 ]
<b>10) Additional FSI on payment of premium</b>	
a) Maximum permissible premium FSI- based on road width / To D zone	
b) Proposed FSI on payment of premium [ 1076.13 X 0.50% ]	538.06
<b>11) In-situ FSI / TDR loading</b>	
a) In - Situ area against D.P. road / [ 2.0x Sr. No. 2(a) ] if any	6.75
b) In - Situ area against Amenity space if handed over [ 2.0 or 1.85 x Sr. No. 4(b) and or (c) ]	
c) TDR area	105.00
Total In - situ / TDR loading proposal [11(a)+(b)+(c)]	
<b>12) Additional FSI area under Chapter no 7</b>	
<b>13) Total settlement of FSI in Proposal</b>	
a) [ 9+10(b)+11(d) ] or 12 whichever is applicable	1833.55
b) Ancillary area FSI upto 60% with payment of charges [ 1833.55 X 0.60% ]	1100.13
Total settlement (a+b)	2933.68
<b>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 1.4 or 1.8 ]</b>	
<b>15) Total Built up area in proposal [ excluding area at Sr. No. 17b ]</b>	
a) Existing Built up area	
b) Proposed Built up area [ as per 'P' Line ]	2928.29
Total (a+b)	2928.29
<b>16) F.S.I. Consumed (15/ 13) [ should not be more than serial no 14 above ]</b>	0.9981
<b>17) Area for inclusive Housing, if any</b>	
a) Required [20% of Sr. No. 5]	NIL
b) Proposed	NIL

M/S. PRITAM CONSTRUCTION  
 PROPRIETOR PRITAMSING A. BIRDI

*P. Birdi*  
 OWNER SIGN

*Kulkarni*  
 Ar Pranita P. Pawar  
 Reg.No.- CA/2012/57055



**PRAKASH PAWAR & ASSOCIATES**  
 AR. PRANITA PRAKASH PAWAR & ER. NILESH S. PAWAR  
 ARCHITECT & ENGINEERS

1, GAJANAN AVENUE, NEW PANDIT COLONY, LANE NO. 3  
 GANGAPUR ROAD, NASHIK- 422002.  
 E-MAIL - ppawarassociates@gmail.com  
 PHONE - 0253-2315870 / 9423963799