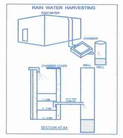
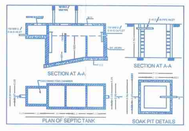
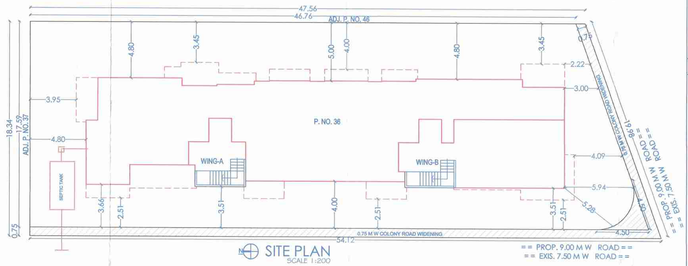
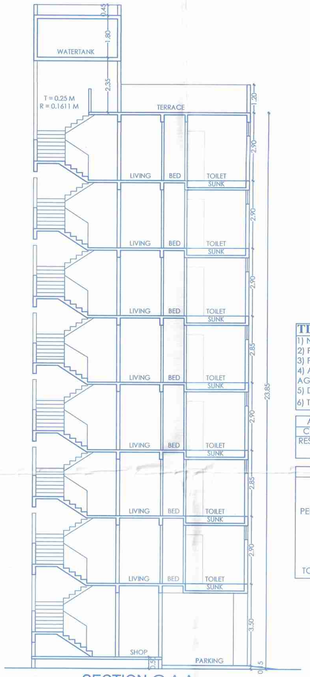




SCHEDULES OF OPENING	
1.00 X 2.40	FLUSH DOOR
0.90 X 2.40	FLUSH DOOR
0.75 X 2.40	FLUSH DOOR
1.20 X 1.50	M. S. WINDOWS
1.60 X 1.20	M. S. WINDOWS
2.65 X 1.20	M. S. WINDOWS
2.10 X 1.20	M. S. WINDOWS
1.00 X 1.20	M. S. WINDOWS
3.10 X 1.20	FIXED GLASS
0.60 X 0.60	M. S. VENTI.





PARKING AREA STATEMENT					
		REQUIRED		PROPOSED	
	FLAT/SHOP	CAR	SCOOTER	CAR	SCOOTER
COMMERCIAL	100	2	6		
FLAT UNDER 40-80	25	14	70		
5% VISITORS PARKING	0	1	4		
TOTAL	0	17	80		
0.9%	0	15	72	19	50

FORM OF STATEMENT 3
AREA DETAILS OF UNIT

Building No.	Floor No.	Flat / unit No.	Carpet area of flat / (including Internal wall & Deducting External wall)			Typical flat / unit	Total area of flat (sq)
			A	BAL.	CB	TOTAL	
A+B	GROUND	SHOP-1,2	15.72	0.00	0.00	15.7200	2 31.44
	GROUND	SHOP- 3	19.63	0.00	0.00	19.6300	1 19.63
	1,2,3,4,5,6,7	A101 TO A701	79.65	25.05	0.00	104.6900	7 732.76
	1,2,3,4,5,6,7	A102 TO A702	66.54	4.93	0.00	73.4700	7 514.29
	1,2,3,4,5,6,7	B101 TO B701	79.05	25.05	0.00	104.0900	7 728.56
	1,2,3,4,5,6,7	B102 TO B702	69.94	4.50	0.00	74.6400	7 523.06
		TOTAL					2550.56

FORM OF STATEMENT 2
PROPOSED BUILDING

Building No. (1)	Floor No. (2)	TOTAL BUILT UP AREA OF FLOOR (3)	
	GROUND	365.73	
	FIRST	404.90	
	SFC	404.90	
	THIRD	404.90	
	FOURTH	404.80	
	FIFTH	404.90	
	SIXTH	404.90	
	SEVENTH	404.90	
	Total	2933.03	

TDR AREA CALCULATION
1) NET PLOT AREA = 891.91 SQ.MT.
2) PERMISSIBLE TDR AREA = 270.00
3) PROPOSED TDR AREA = 378.00
4) AGREEMENT DATE = 16-11-2021
AGREEMENT NO. = NASAN 7-9593-2021
5) DRC NO. = 989 DT. 21-09-2021
6) TDR FORMULA = 270 X $\frac{\text{Loaded TDR}}{270}$ = 534.60 SQ.MT.

ANCILLARY AREA CALCULATION
COMMERCIAL = 55.34/1.8 X 0.8 = 24.59
RESIDENTIAL = 2877.69 /1.6 X 0.6 = 1079.13
TOTAL = 1103.72 SQ.MT.

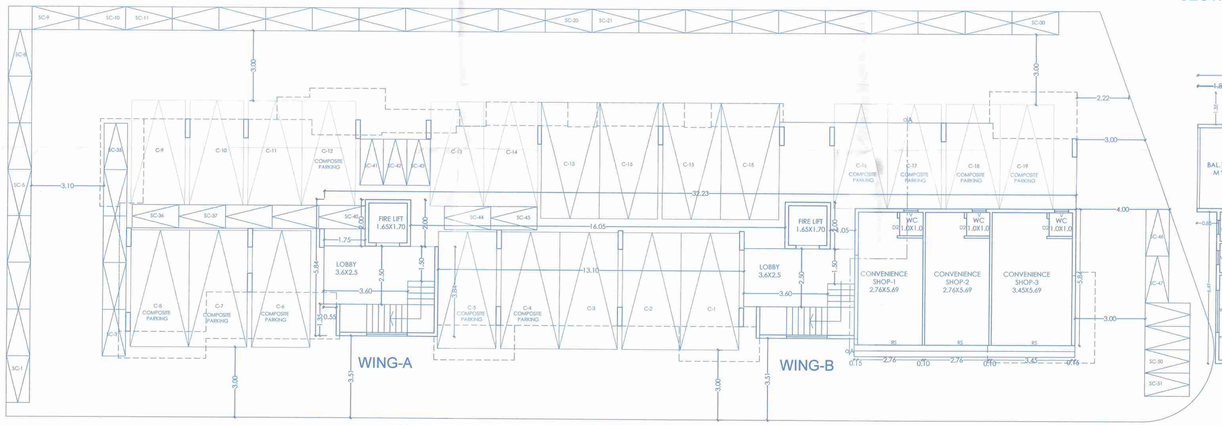
AREA STATEMENT
PLOT AREA = 946.41 SQ.MT.
RD WIDENING AREA = 54.50
REMAINING AREA = 891.91
PERM. BASIC FSI 1.1 = 891.91*1.1 = 981.10
PROP. TDR 40% = 270.00
PROP. PREMIUM FSI = 472.76
RD WIDENING FSI = 109.00
TOTAL = 1832.86 SQ.MT.
ANCILLARY FSI =1103.72
TOTAL PERMESSIBLE FSI = 2936.58 SQ.MT.

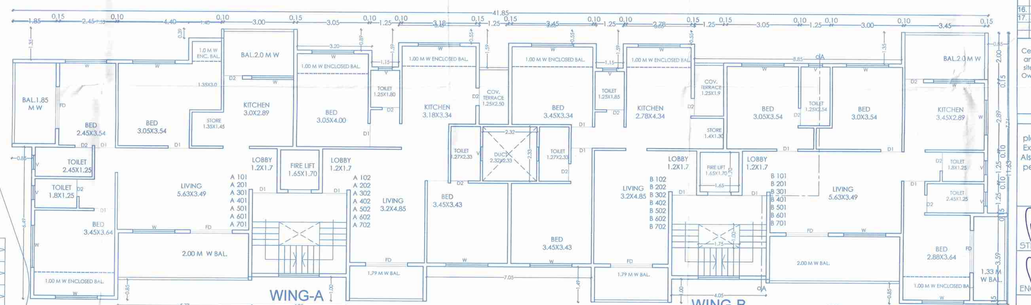
AREA CALCULATION AS PER P LINE
GROUND FLOOR
AREA OF BLOCK 'A' (WITH LIFT AREA)

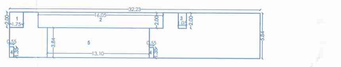
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	32.23	5.84	1.00	188.22
DEDUCTION				
1	1.75	2.00	1.00	3.50
2	16.05	2.00	1.00	32.10
3	1.0500	2.0	1	2.10
4	0.55	1.35	2.00	1.49
5	13.1000	3.84	1	50.30
B	TOTAL			89.49
TOTAL BUP AREA = A - B				
188.22	89.49			98.73

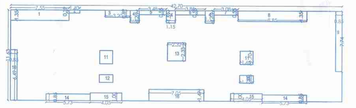
AREA CALCULATION AS PER P LINE
TYP. FIRST TO SEVENTH FLOOR
AREA OF BLOCK 'A'

SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	42.70	11.63	1.00	496.60
DEDUCTION				
1	7.55	1.35	1.00	10.19
2	1.40	0.39	1.00	0.55
3	3.20	0.69	1.00	2.85
4	1.15	1.59	3.00	5.49
5	3.45	0.55	1.00	1.91
6	3.85	0.55	1.00	2.12
7	3.05	0.55	1.00	1.69
8	8.35	1.35	1.00	11.35
9	0.85	7.74	1.00	6.58
10	0.85	6.49	1.00	5.52
11	1.65	1.70	2.00	5.61
12	1.75	1.00	2.00	3.50
13	2.35	2.33	1.00	5.41
14	5.73	0.85	2.00	9.74
15	4.05	1.00	2.00	8.10
16	7.05	1.49	1.00	10.50
B	TOTAL			91.70
TOTAL BUP AREA = A - B				
496.60	91.70			404.90









Drawing Sheet No. 1/1

PROPOSED RESI. CUM COMM. BUILDING PERMISSION OF PLOT NO. 36,
G. NO. 768/1+2+3+4, 769,ADGAON SHIWAR, NASHIK.
FOR , M/S BLUE OCEAN CONSTRUCTION
PARTNERSHIP FIRM THR. PARTNER MR. NIRAJ S. VARU..

Stamps of Approval of Plans:

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No. C/1615/2021 dated 30/11/2021
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT

1.	AREA OF PLOT (Minimum area of a.b.c. to be considered)	
	a) As per ownership document (7/12, CTS extract)	946.41
	b) As per measurment sheet	
	c) As per site	946.41
2.	DEDUCTIONS FOR	
	(a) Proposed COLONY Widening Area/Service Road/ Highway widening	54.50
	(b) Any D.P. Road widening Area	
	(Total a+ b)	54.50
3.	Balance area of plot (1-2)	891.91
4.	Amenity Space (if applicable)	-
	(a) Required	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed -	-
5.	Net Plot Area (3-4 (c))	891.91
6.	Recreational Open space (if applicable)	-
	(a) Required -	-
	(b) Proposed - (premium paid)	-
7.	Internal Road Area	-
8.	Plotable area (if applicable)	-
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 6xbasic FSI)	981.10
10.	Addition of FSI on payment of premium	-
	(a) Maximum permissible premium FSI-based on road width/TOD zone	473.20
	(b) Proposed FSI on payment of premium.	472.76
11.	In-situ FSI / TDR loading	-
	(a) In-situ area against DP road [2.0 x Sr.No. (a)], if any	-
	(a) In-situ area against COLONY road [2.0 x Sr.No. (a)], if any	109.00
	(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	270.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(C))	379.00
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.	1832.86
	(b) Ancillary Area FSI upto 80% with payment of charges.	24.59
	(b1) Ancillary Area FSI upto 60% with payment of charges.	1079.13
	(c) Total entitlement (a+b+b1)	2936.58
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 1.6 or 1.8)	2936.58
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 9th-line)	-
	(COMMERCIAL 55.34 SQ.MT.+ RESI. 2877.69 SQ.MT.)	2933.03
	(c) Total (a+b)	2933.03
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	99%
17.	Area for Inclusive Housing, if any	-
	(a) Required (20% of Sr No. 5)	-
	(b) Proposed (COMMERCIAL 3 NOS + RESI. 28 NOS.)	31 NOS.

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

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owners Declaration
I/We under signed hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporations I/We Would Execute the structure as per sanctioned plans .
Also I/We execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

(Signature Owners)

SITE ENGINEER SIGN

Blueocean Construction
- Partner

ENGINEER SIGN

OWNER SIGN

design square associates
building planer & interior design
gr. fl., rishabh apt.,behind pandit bungalow, kalpana nagar,college road,nashik.
cell-9921387780

SCALE= A.S.A	DATE=	DRG NO.=	CHK BY= P.S.
			DRN BY= H.P.