

## APPROVING AUTHORITY.

APPROVED AS AMENDED IN \_\_\_\_\_ SUBJECT \_\_\_\_\_  
 TO THE CONDITIONS MENTIONED IN THE  
 ACCOMPANYING MUNICIPAL ORDER NO. NMC/  
 LND/BP/ 207/4865 DT 31/12/2011

**TRUE COPY**

*(Signature)*  
 Ar. NITEEN W. KOKANE  
 FOR NIKI ASSOCIATES

SD/-  
 EXECUTIVE ENGINEER

TOWN PLANNING NASHIK MUNICIPAL CORPN. NASHIK

### CERTIFICATE OF AREA.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS  
 SURVEYED BY ME ON 04/10/2011 AND THE DIMENSIONS  
 OF SIDES OF PLOTS STATED ON PLAN ARE AS MEASURED ON  
 SITE AND THE AREA SO WORKED OUT COMES TO: AS SHOWN

*(Signature)*  
 FOR NIKI ASSOCIATES

### AREA STATEMENT:

### PLOT NO. 1 + 2

|  |             |
|--|-------------|
| 01 AREA OF PLOT.                       |             |
| a AREA AS PER RECORD OF RIGHTS.        | 610.00 S.M. |
| b AREA AS PER LAYOUT.                  | 610.00 S.M. |
| c AREA MEASURED ON SITE.               | 535.00 S.M. |
| 02 DEDUCTIONS.                         |             |
| a ROAD ACQUISITION AREA.               | 75.00 S.M.  |
| b PROPOSED ROAD AREA.                  | 00.00       |
| c AREA UNDER M.S.E.B.                  | 00.00       |
| TOTAL (a+b+c)                          |             |
| 03 NET GROSS AREA OF PLOT (1-2)        | 610.00 S.M. |
| 04 DEDUCTIONS FOR                      |             |
| a RECREATION GROUND (RULE 11.3.1)      |             |
| b OPEN SPACE                           | 00.00       |
| TOTAL (a+b)                            |             |
| 05 NET AREA OF PLOT (3-4)              | 535.00 S.M. |
| 06 ADDITIONS FOR F.S.I. (T.D.R. NO.)   | 214.00 S.M. |
| ADDITIONS FOR F.S.I. ROAD SETBACK AREA | 75.00 S.M.  |
| 07 TOTAL AREA (5+6)                    | 824.00 S.M. |
| 08 TOTAL F.S.I. PERMISSIBLE.           | ONE         |
| 09 PERMISSIBLE FLOOR AREA (7x8)        | 824.00 S.M. |
| 10 EXISTING FLOOR AREA.                |             |
| 11 PROPOSED AREA.                      | 768.56 S.M. |



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CATION

WINDOW

WINDOW

WINDOW

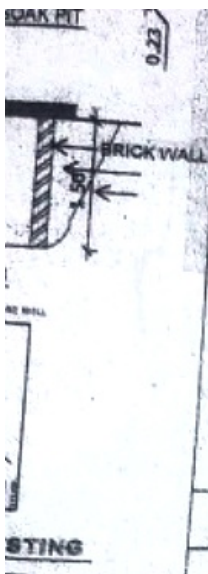
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TO THE CONDITIONS MENTIONED IN THE  
 ACCOMPANYING MUNICIPAL ORDER NO. NMGT  
 LND/BP/ 207/4865 DT 31/12/2011  
 SD/-  
 EXECUTIVE ENGINEER  
 TOWN PLANNING NASHIK MUNICIPAL CORPN. NASHIK

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 Ar. NITESH W. KOKANE  
 FOR NIKI ASSOCIATES

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS  
 SURVEYED BY ME ON 04/10/2011 AND THE DIMENSIONS  
 OF SIDES OF PLOTS STATED ON PLAN ARE AS MEASURED ON  
 SITE AND THE AREA SO WORKED OUT COMES TO: AS SHOWN

*(Signature)*  
 FOR NIKI ASSOCIATES

**AREA STATEMENT:**

**PLOT NO. 1+2**

|  |             |
|--|-------------|
| 01 AREA OF PLOT.                           |             |
| a AREA AS PER RECORD OF RIGHTS.            | 610.00 S.M. |
| b AREA AS PER LAYOUT.                      | 610.00 S.M. |
| c AREA MEASURED ON SITE.                   | 535.00 S.M. |
| 02 DEDUCTIONS.                             |             |
| a ROAD ACQUISITION AREA.                   | 75.00 S.M.  |
| b PROPOSED ROAD AREA.                      | 00.00       |
| c AREA UNDER M.S.E.P.                      | 00.00       |
| TOTAL (a+b+c)                              |             |
| 03 NET GROSS AREA OF PLOT (1-2)            | 610.00 S.M. |
| 04 DEDUCTIONS FOR                          |             |
| a RECREATION GROUND (RULE 11.3.1)          |             |
| b OPEN SPACE                               | 00.00       |
| TOTAL (a+b)                                |             |
| 05 NET AREA OF (LOT (3-4)                  | 535.00 S.M. |
| 06 ADDITIONS FOR F.S.I (T.D.R. NO.)        | 214.00 S.M. |
| ADDITIONS FOR F.S.I ROAD SETBACK AREA      | 75.00 S.M.  |
| 07 TOTAL AREA (5+6)                        | 824.00 S.M. |
| 08 TOTAL F.S.I. PERMISSIBLE.               | ONE         |
| 09 PERMISSIBLE FLOOR AREA (7x8)            | 824.00 S.M. |
| 10 EXISTING FLOOR AREA.                    | -           |
| 11 PROPOSED AREA.                          | 768.56 S.M. |
| 12 EXCESS BALCONY AREA TAKEN IN F.S.I.     |             |
| 13 TOTAL BUILT UP AREA PROPOSED (10+11+12) | 813.83 S.M. |
| 14 F.S.I. CONSUMED (13/7)                  | 0.98        |

**BALCONY AREA STATEMENT.**

- a PERMISSIBLE BALCONY AREA PER FLOOR. ---
- b PROPOSED BALCONY AREA PER FLOOR. ---
- c EXCESS BALCONY AREA PER FLOOR. ---

**TENAMENT STATEMENT.**

- a NET AREA OF PLOT (7) ABOVE. 535.00 S.M.
- b DEDUCT NON-RESIDENTIAL AREA. 000.00 S.M.
- c AREA FOR CALCULATION OF TENAMENTS. 23 NOS.
- d TENAMENTS PERMISSIBLE 250 PER HA. 23 NOS.
- e TENAMENTS PROPOSED. 23 NOS.

**PROPOSED RESIDENTIAL BLDG. PLAN ON**

**S. NO. 95 H.NO.4/1/2/1 PLOT NO.1+2 AT**

**VILLAGE PANCHAK, TAL & DIST NASHIK**

FOR MARVEL CONSTRUCTIONS PVT.

STING  
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MT.  
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|                 |        |
|-----------------|--------|
| ARKING PROVIDED |        |
| 2 WLS.          | 4 WLS. |
| 23 NOS          | 11 NOS |
| 4 NOS           | 2 NOS  |
| 27 NOS          | 13 NOS |

**MENT**  
 535.00 SQ.MT.  
 214.00 SQ.MT.  
 749.00 SQ.MT.

|   |             |
|---|-------------|
| 04 DEDUCTIONS FOR<br>a RECREATION GROUND (RULE 11.3.1)<br>b OPEN SPACE<br>TOTAL (a+b) | 00.00       |
| 05 NET AREA OF PLOT (3-4)   | 535.00 S.M. |
| 06 ADDITIONS FOR F.S.I. (T.D.R. NO.)  | 214.00 S.M. |
| ADDITIONS FOR F.S.I. ROAD SETBACK AREA  | 75.00 S.M.  |
| 07 TOTAL AREA (594)   | 824.00 S.M. |
| 08 TOTAL F.S.I. PERMISSIBLE   | ONE         |
| 09 PERMISSIBLE FLOOR AREA (7x8)   | 824.00 S.M. |
| 10 EXISTING FLOOR AREA  | 768.56 S.M. |
| 11 PROPOSED AREA  |             |
| 12 EXCESS BALCONY AREA TAKEN IN C.C.T   | 813.83 S.M. |
| 13 TOTAL BUILT UP AREA PROPOSED (10+11+12)  | 0.98        |
| 14 F.S.I. CONSUMED (13/7)   |             |

**BALCONY AREA STATEMENT.**

|                                       |    |
|---------------------------------------|----|
| a PERMISSIBLE BALCONY AREA PER FLOOR. | .. |
| b PROPOSED BALCONY AREA PER FLOOR.    | .. |
| c EXCESS BALCONY AREA PER FLOOR.      | .. |

**TENAMENT STATEMENT.**

|                                      |             |
|--------------------------------------|-------------|
| a NET AREA OF PLOT (7) ABOVE.        | 535.00 S.M. |
| b DEDUCT NON-RESIDENTIAL AREA.       | 000.00 S.M. |
| c AREA FOR CALCULATION OF TENAMENTS. | 23 NOS.     |
| d TENAMENTS PERMISSIBLE 250 PER HA.  | 23 NOS.     |
| e TENAMENTS PROPOSED.                |             |

**PROPOSED RESIDENTIAL BLDG. PLAN ON**  
**S. NO. 95 H.NO.4/1/2/1 PLOT NO.1+2 AT**  
**VILLAGE PANCHAK, TAL & DIST NASHIK**  
**FOR MARVEL CONSTRUCTIONS PVT.**  
**PARTNER NISHIT S. JORULKAR &**  
**OTHER TWO.**

- 1) Mrs. MILIKA KOKANE - *N.W. Kokane*
- 2) Mrs. NISHALI MEHTAR - *V.N. Mehtar*

*(Signature)*  
 ABHJEET S. JORULKAR

*(Signature)*  
 ER. MOHAN BHAVE,  
 STR. ENGINEERS

*(Signature)*  
 AR. N.W. KOKANE  
 ARCHITECT

| BAL. | TOTAL PROP. B/UP AREA |
|------|-----------------------|
| NO   | 211.57 S.M.           |
| Q    | 211.57 S.M.           |
| 0    | 211.57 S.M.           |
| 7    | 178.12 S.M.           |
|      | 3.00 S.M.             |
|      | 813.83 S.M.           |

DRN BY: YUVRAJ RAUT

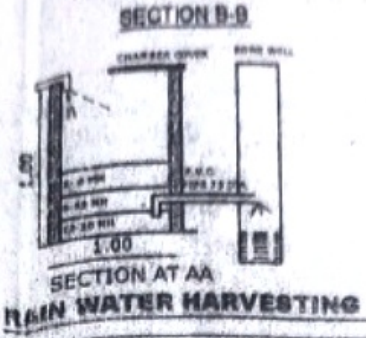
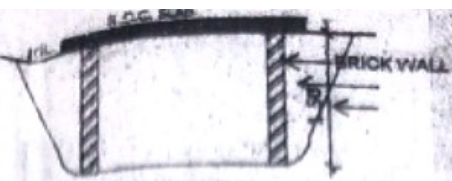
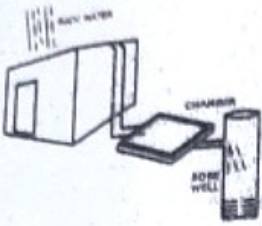
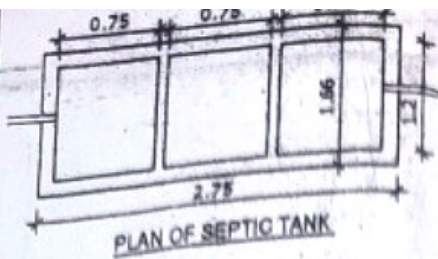
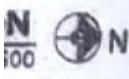
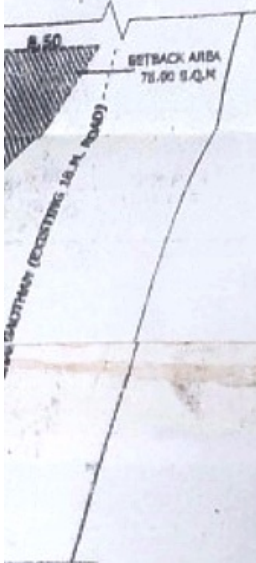
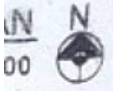
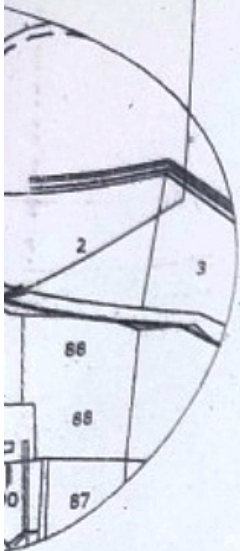
DATE: 23/11/2011

DRG. NO: MD / 1

JOB NO:

**niki associates**  
 25, dehbanoo complex,  
 2nd fl., nashik pune road,  
 nashik road. ph 2458558  
 architect: niteen w. kokane

PROPOSED WORK



EXEC  
TOWN PLANNING NA  
CERTIFICATE OF A  
CERTIFIED THAT THE PL  
SURVEYED BY ME ON 04  
OF SIDES OF PLOTS STA  
SITE AND THE AREA SO

**AREA STATEMENT**

- 01 AREA OF PLOT
  - a AREA AS PER RE
  - b AREA AS PER LA
  - c AREA MEASURED
- 02 DEDUCTIONS
  - a ROAD ACQUISIT
  - b PROPOSED ROAI
  - c AREA UNDER M.
  - TOTAL (a+b+c)
- 03 NET GROSS AR
- 04 DEDUCTIONS P
  - a RECREATION G
  - b OPEN SPACE
  - TOTAL (a+b)
- 05 NET AREA OF
- 06 ADDITIONS F/A
  - ADDITIONS FOR
- 07 TOTAL AREA (S
- 08 TOTAL F.S.I. P
- 09 PERMISSIBLE I
- 10 EXISTING FLO
- 11 PROPOSED AR
- 12 EXCESS BALCO
- 13 TOTAL BUILT
- 14 F.S.I. CONSU

| DOOR WINDOW SCHEDULE            |                              |
|---------------------------------|------------------------------|
| DOORS SPECIFICATION             | WINDOW SPECIFICATION         |
| D : 1.00 X 2.1 T.W.FLUSH DOOR   | W1 : 1.20 X 1.20 M.S. WINDOW |
| D1 : 0.90 X 2.10 T.W.FLUSH DOOR | W : 0.90 X 1.20 M.S. WINDOW  |
| D2 : 0.75 X 2.10 T.W.FLUSH DOOR | V : 0.60 X 0.90 M.S. WINDOW  |

| PARKING AREA STATEMENT  |                     |                     |                  |        |
|-------------------------|---------------------|---------------------|------------------|--------|
|                         | REQUIRD PARKING     |                     | PARKING PROVIDED |        |
|                         | 2 WLS.              | 4 WLS.              | 2 WLS.           | 4 WLS. |
| NO. OF UNITS = 23       | 23 NOS              | 11 NOS              | 23 NOS           | 11 NOS |
| PLOT AREA = 535.00 S.M. | 2/250 S.M.<br>4 NOS | 1/250 S.M.<br>2 NOS | 4 NOS            | 2 NOS  |
| TOTAL                   | 27 NOS              | 13 NOS              | 27 NOS           | 13 NOS |

| T.D.R. AREA STATEMENT        |                 |
|------------------------------|-----------------|
| PLOT AREA                    | = 535.00 SQ.MT. |
| PERMISSIBLE 40 % T.D.R. AREA | = 214.00 SQ.MT. |
| TOTAL AREA                   | = 749 SQ.MT.    |
| PROPOSED T.D.R. AREA         | = 214.00 SQ.MT. |
| USED T.D.R. AREA             | = 203.83 SQ.MT. |
| BALANCE T.D.R. AREA          | = 10.17 SQ.MT.  |

**BALCONY AR**

- a PERMISSIBLE
- b PROPOSED
- c EXCESS BAL

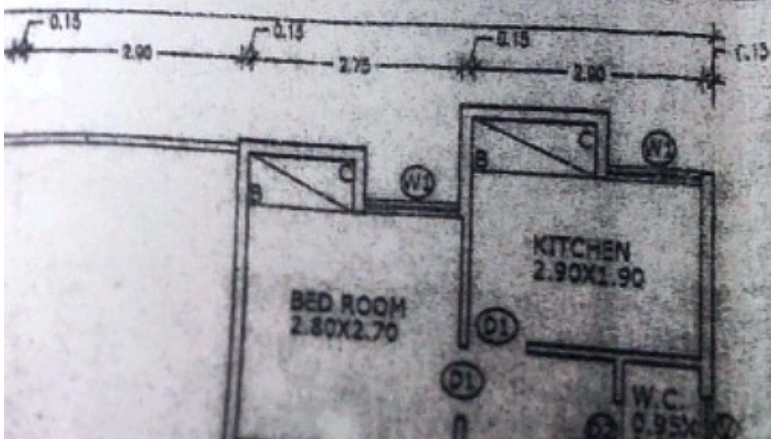
**TENAMENT S**

- a NET AREA C
- b DEDUCT NO
- c AREA FOR C
- d TENAMENT
- e TENAMENT

**PROPOS**

S. NO. S

VILLAG



FRONT SIDE ELEVATION  
SCALE 1:100

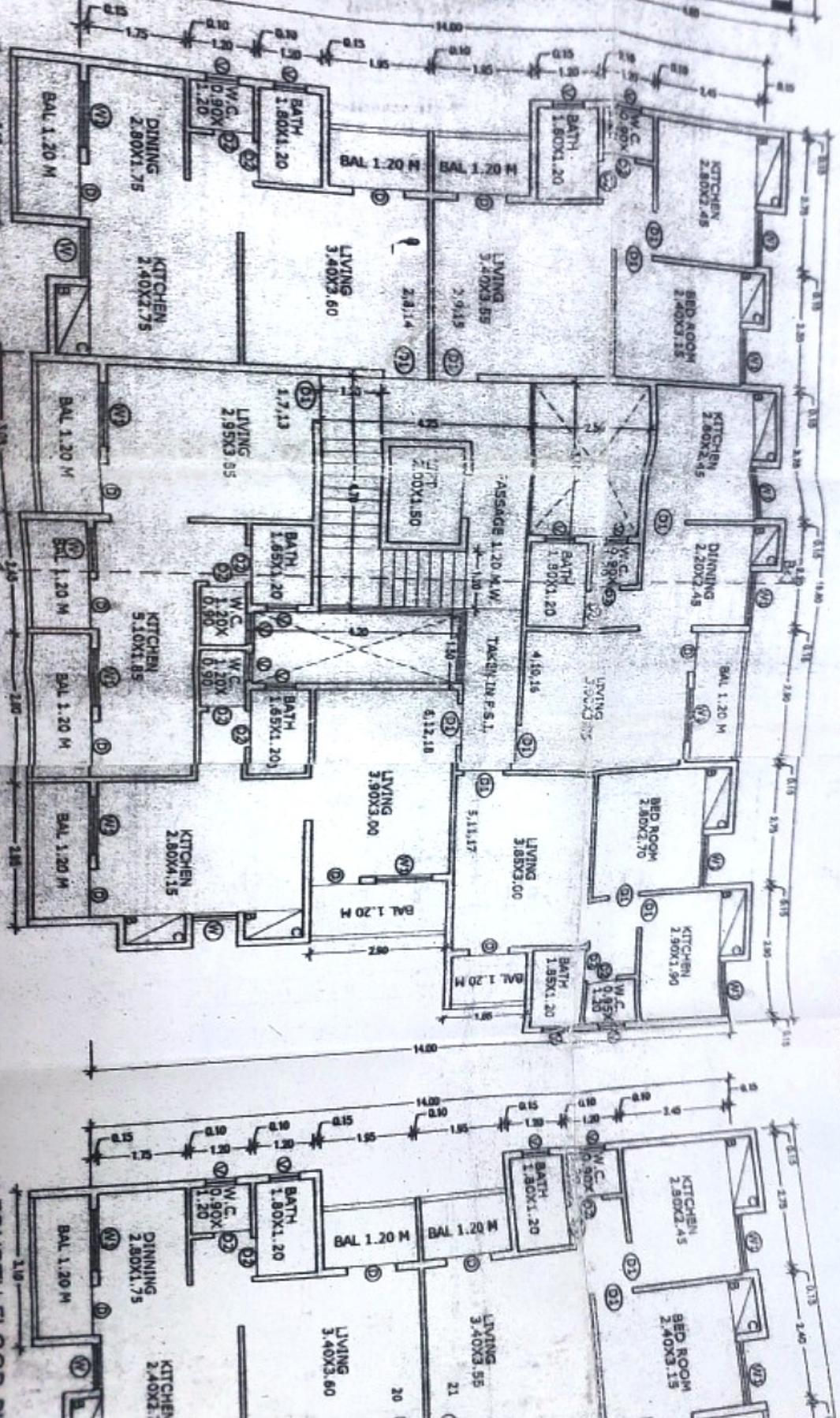
PLOT BEFORE AMALGAMATION  
SCALE 1:1000



PLOT AFTI

TYPICAL FIRST TO THIRD FLOOR PLAN  
SCALE 1:100

FOURTH FLOOR PLAN  
SCALE 1:100

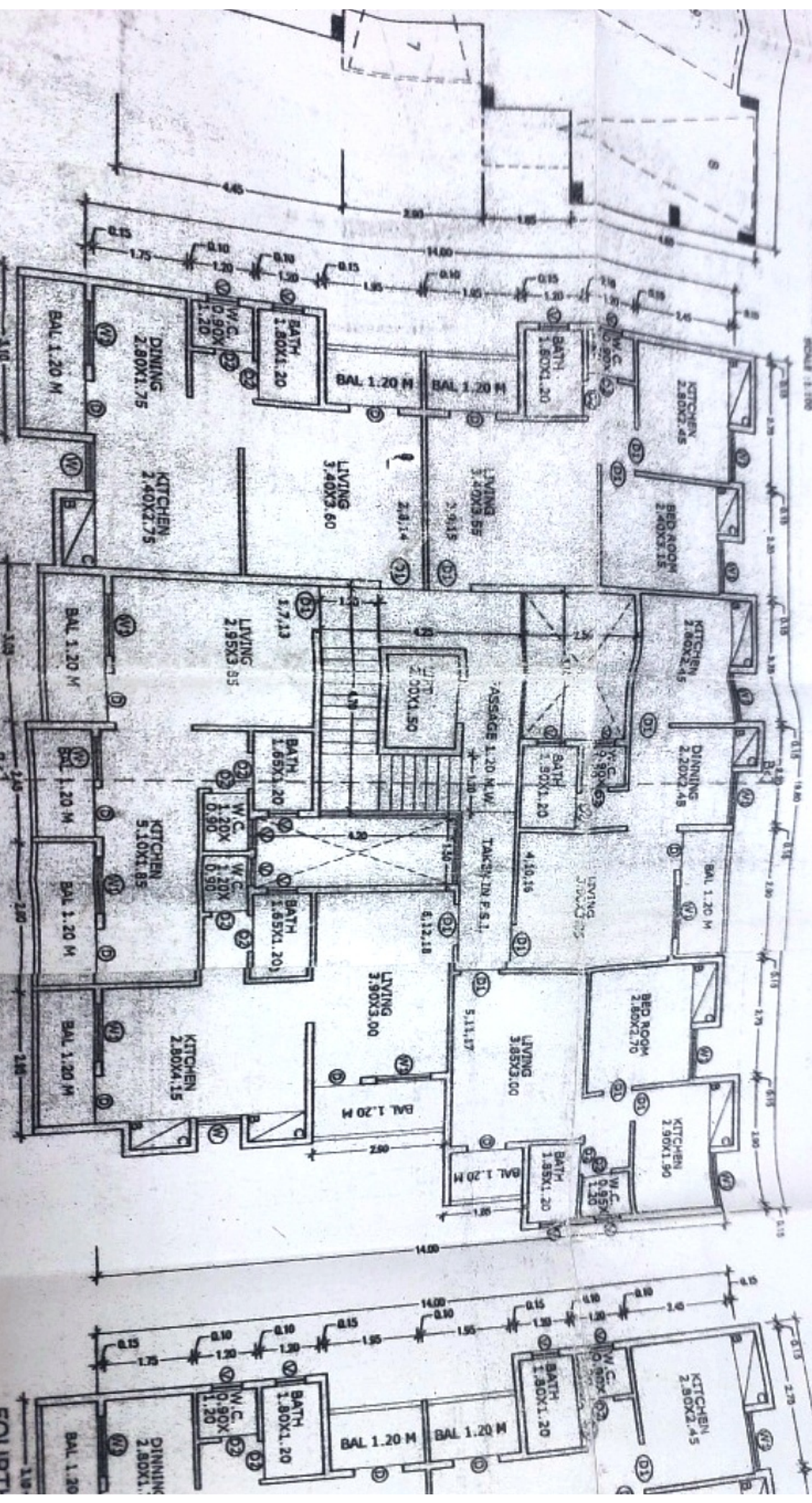


FRONT SIDE ELEVATION  
SCALE: 1:100

PLOT BEFORE AMALGAMATION  
SCALE: 1:500



TYPICAL FIRST TO THIRD FLOOR PLAN  
SCALE: 1:100



## AREA CALCULATION OF TYPICAL FIRST TO THIRD FLOOR

AREA ABCD :  $19.80 \times 14.00 = 277.20 \text{ SQ.M.}$

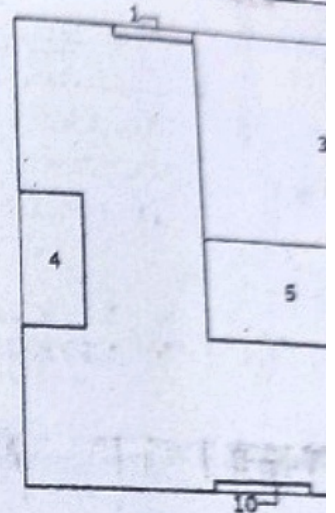
DEDUCTIONS:

- 1)  $2.35 \times 0.35 \times 1 = 0.82$
- 2)  $2.90 \times 1.20 \times 1 = 3.48$
- 3)  $2.90 \times 0.55 \times 1 = 1.59$
- 4)  $3.10 \times 2.55 \times 1 = 7.90$
- 5)  $1.90 \times 4.00 \times 1 = 7.60$
- 6)  $4.85 \times 4.25 \times 1 = 20.61$
- 7)  $1.50 \times 4.35 \times 1 = 6.52$
- 8)  $1.70 \times 2.90 \times 1 = 4.93$
- 9)  $1.95 \times 9.20 \times 1 = 17.94$
- 10)  $1.05 \times 4.45 \times 1 = 4.67$
- 11)  $2.90 \times 0.30 \times 1 = 0.87$

TOTAL DEDUCTION = 76.93 Sq.M.

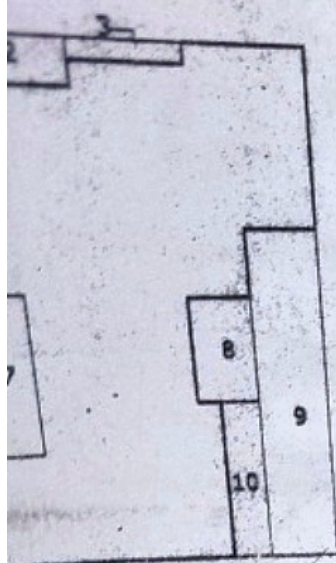
TYPICAL FLOOR B/UP AREA  
 $277.20 - 76.93 = 200.27 \text{ Sq.M.}$

LIFT =  $2.00 \times 1.50 \times 1 = 3.00 \text{ S.M.}$



### BALCONY AREA

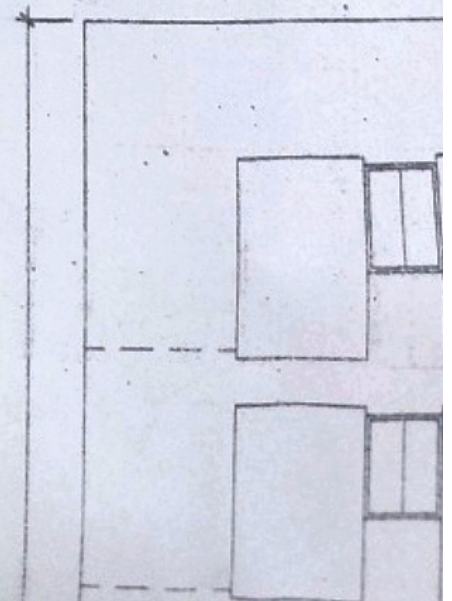
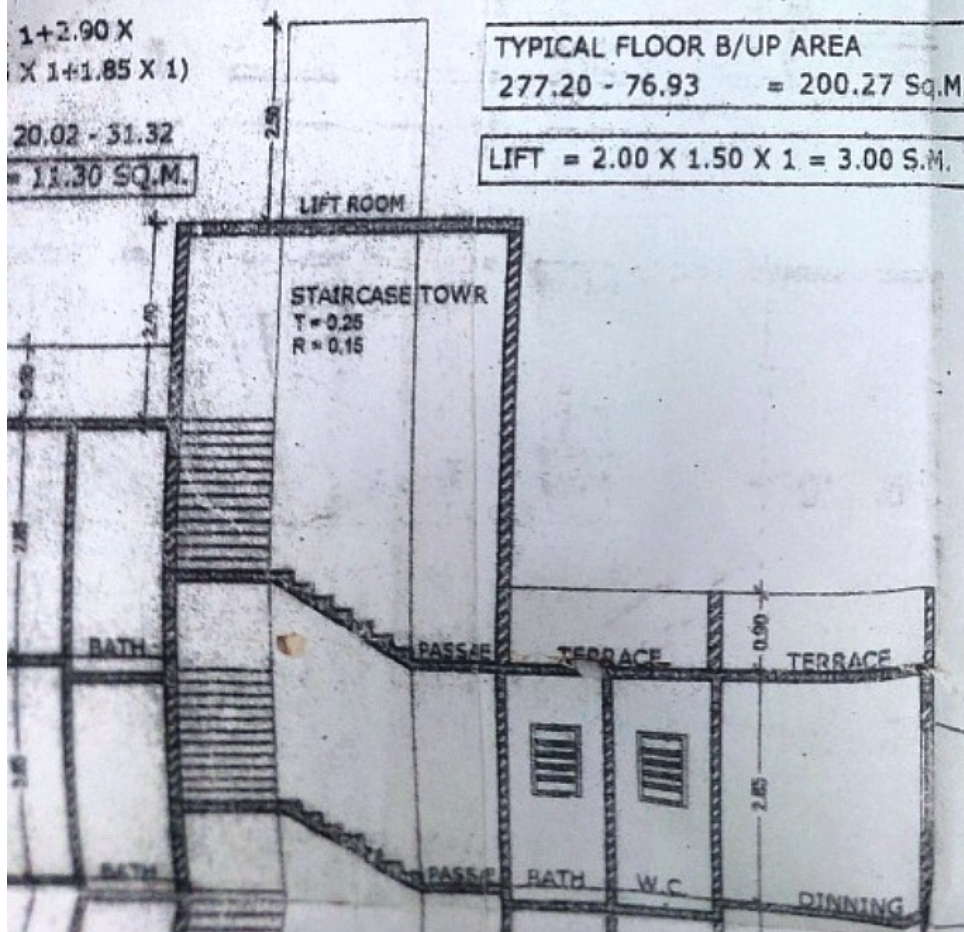
PERMISSIBLE 10 %  
 $164.75 + 10 = 174.75$   
 PROP. BAL. AREA  
 $(3.10 \times 1 + 3.05 \times 1 + 2.05 \times 1 + 1.95 \times 1 + 1.05 \times 1 + 2.90 \times 1) = 16.55$   
 EXCESS BALCONY AREA  
 $174.75 - 16.55 = 158.20$   
 EXCESS BALCONY AREA



### STATEMENT

ANY TYP.FL.

$1 + 2.90 \times 1 + 1.85 \times 1$   
 $20.02 - 31.32$   
 $= 11.30 \text{ SQ.M.}$



## AREA CALCULATION OF TYPICAL FOURTH FLOOR FLOOR

AREA ABCD :  $19.80 \times 14.00 = 277.20 \text{ SQ.M.}$   
DEDUCTIONS:

- 1)  $2.55 \times 0.35 \times 1 = 0.89$
- 2)  $2.90 \times 0.55 \times 1 = 0.89$
- 3)  $8.10 \times 6.50 \times 1 = 1.59$
- 4)  $1.90 \times 4.00 \times 1 = 52.65$
- 5)  $4.85 \times 3.05 \times 1 = 7.60$
- 6)  $1.50 \times 4.35 \times 1 = 14.79$
- 7)  $1.70 \times 2.90 \times 1 = 6.52$
- 8)  $1.95 \times 9.20 \times 1 = 4.93$
- 9)  $1.05 \times 4.45 \times 1 = 17.94$
- 10)  $2.90 \times 0.30 \times 1 = 4.67$

**TOTAL DEDUCTION = 112.45 Sq.M.**

**TYPICAL FLOOR B/UP AREA**  
 $277.20 - 112.45 = 164.75 \text{ Sq.M.}$

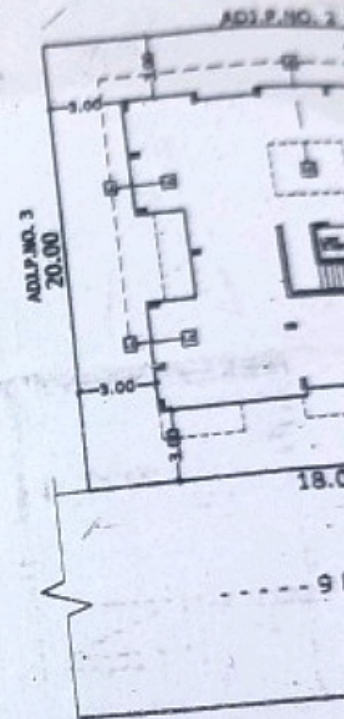
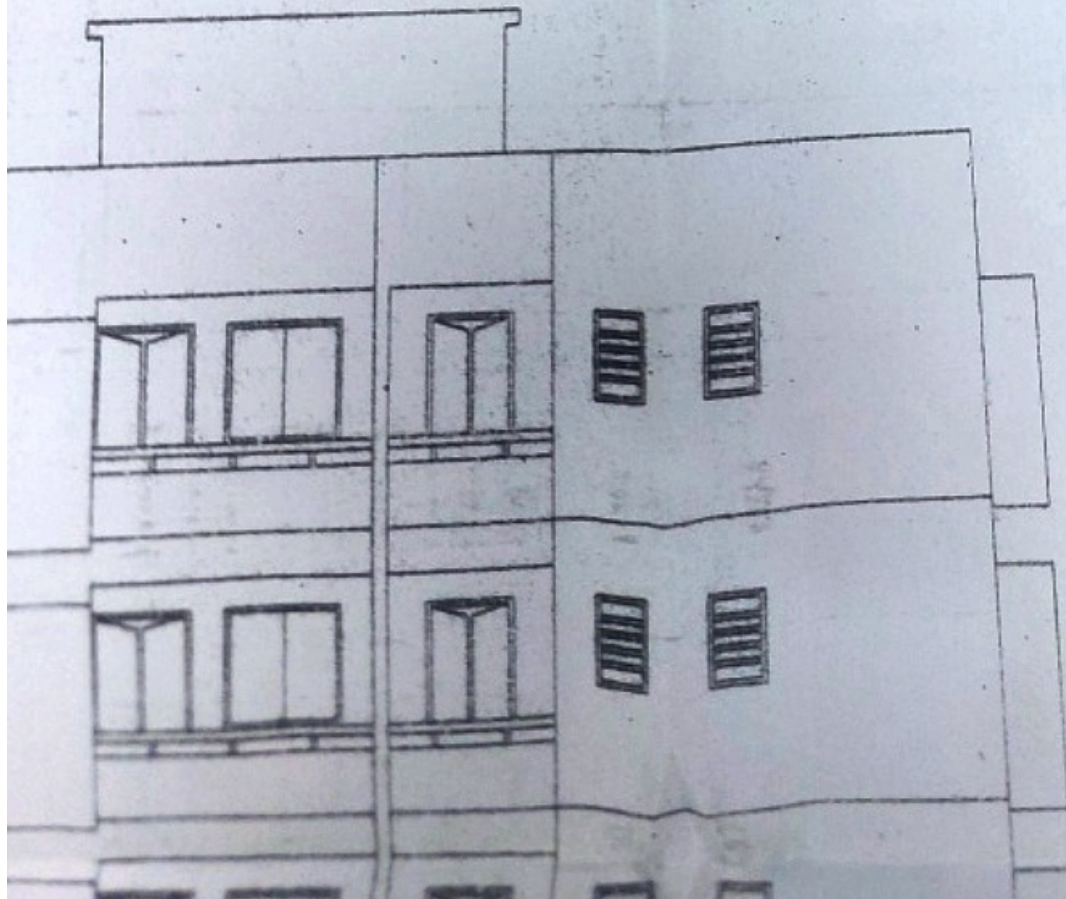
### AREA STATEMENT

BALCONY TYP. FL.  
16.47

$0.95 \times 1 + 2.90 \times 2 + 2.45 \times 1$   
 $0.85 \times 1) \times 1.20 = 27.84 \text{ Sq.M.}$

AREA =  $16.47 - 27.84$

AREA = 11.37 SQ.M.



**LOCATION**  
SCALE

**NOTE**  
a. PROPOSED  
b. DRAINAGE  
c. PLOT

13.00



**ON OF TYPICAL FLOOR**

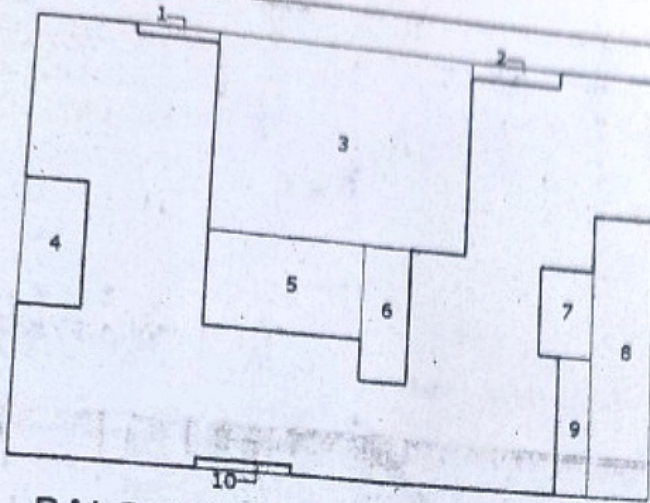
14.00 = 277.20 SQ.M.

- = 0.82
- = 3.48
- = 1.59
- = 7.90
- = 7.60
- = 20.61
- = 6.52
- = 4.93
- = 17.94
- = 4.67
- = 0.87

6.93 Sq.M.

EA  
0.27 Sq.M.

3.00 S.M.



**BALCONY AREA STATEMENT**

PERMISSIBLE 10 % BALCONY TYP.FL.

164.75 + 10 = 16.47

PROP. BAL. AREA

$(3.10 \times 1 + 3.05 \times 1 + 2.95 \times 1 + 2.90 \times 2 + 2.45 \times 1 + 2.05 \times 1 + 1.95 \times 1 + 1.85 \times 1) \times 1.20 = 27.84 \text{ Sq.M.}$

EXCESS BALCONY AREA = 16.47 - 27.84

**EXCESS BALCONY AREA = 11.37 SQ.M.**

**AREA CALCULATION OF TYPICAL FOURTH FLOOR FLOOR**

AREA AND DEDUCTIONS:  $19.80 \times 14.00 = 277.20 \text{ SQ.M.}$

- 1)  $2.95 \times 0.35 \times 1 = 0.89$
- 2)  $2.90 \times 0.55 \times 1 = 1.59$
- 3)  $8.10 \times 6.50 \times 1 = 52.65$
- 4)  $1.90 \times 4.00 \times 1 = 7.60$
- 5)  $4.85 \times 3.05 \times 1 = 14.79$
- 6)  $1.80 \times 4.35 \times 1 = 7.83$
- 7)  $1.70 \times 2.90 \times 1 = 4.93$
- 8)  $1.85 \times 9.20 \times 1 = 17.02$
- 9)  $1.05 \times 4.45 \times 1 = 4.67$
- 10)  $2.90 \times 0.30 \times 1 = 0.87$

**TOTAL DEDUCTION = 112.45 Sq.M.**

**TYPICAL FLOOR B/UP AREA**  
 $277.20 - 112.45 = 164.75 \text{ Sq.M.}$

