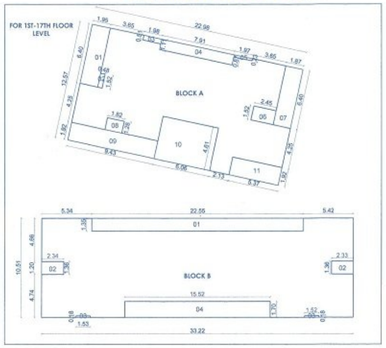
AREA CALCULATION FOR ALL FLOORS



AREA CALCULATION BLOCK A

	22.98	X	12.57	X	1	X	1	=	288.86	
DEDUCTIONS										
1	1.95	X	6.40	X	1	X	1	=	12.48	97.8291
2	0.48	X	1.52	X	1	X	1	=	0.73	
3	1.98	X	0.51	X	1	X	1	=	1.01	
4	7.91	X	1.11	X	1	X	1	=	8.78	
5	1.98	X	0.23	X	1	X	1	=	0.46	
6	2.45	X	1.52	X	1	X	1	=	3.72	
7	1.87	X	6.40	X	1	X	1	=	11.97	
8	1.82	X	1.28	X	1	X	1	=	2.33	
9	9.43	X	1.92	X	1	X	1	=	18.11	
10	6.06	X	4.61	X	1	X	1	=	27.94	
11	5.37	X	1.92	X	1	X	1	=	10.31	
TOTAL DEDUCTIONS										97.83
288.86		-	97.83					=		191.03
										0.00
NET AREA - BLOCK A										191.03

AREA CALCULATION BLOCK B

	33.22	X	10.51	X	1	X	1	=	349.14	
DEDUCTIONS										
1	22.55	X	1.35	X	1	X	1	=	30.44	63.7149
2	2.33	X	1.36	X	1	X	2	=	6.34	
3	1.53	X	0.18	X	1	X	2	=	0.55	
4	15.52	X	1.70	X	1	X	1	=	26.38	
TOTAL DEDUCTIONS										63.71
349.14		-	63.71					=		285.43
										0.00
NET AREA - BLOCK B										285.43
TOTAL TYPICAL FLOOR AREA (BLOCK A + BLOCK B) (191.03+285.43) =										476.4600

PARKING AREA STATEMENT

PARKING FLOOR	NO.OF FLATS					REQUIRED PARKING			PROPOSED PARKING		
						CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
	TYPE	FLATS	FLOOR	TOTAL		3	2	2			
One tenement having carpet area equal to and above 120 sq.m	(4BHK) A	1	8	8	51	153	102	102	166	129	116
	(3BHK) B	2	8	16							
	(4BHK) C	1	9	9							
	(3BHK) D	2	9	18							
VISITORS PARKING 5%						8	5	5			
	TOTAL PARKING					161	107	107	166	129	116

PROPOSED SITE

LOCATION PLAN
SCALE :-NTS

FORM OF STATEMENT
SR NO . 11 (a)
PROPOSED BUILDING

F.S.I.STATEMENT

FLOOR	RESIDENTIAL F.S.I	PERMISSIBLE 15% BALCONY	PROPOSED BALCONY	EXC. BALCONY	PERMISSIBLE 20% TERRACE	PROPOSED TERRACE AREA	EXCESS TERRACE
GROUND FL	0.00	0.00	0.00	0.00	0.00	0.00	
1ST FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
2ND FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
3RD FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
4TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
5TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
6TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
7TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
8TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
9TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
10TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
11TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
12TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
13TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
14TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
15TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
16TH FLOOR	476.46	71.47	72.68	1.21	95.29	71.25	0.00
17TH FLOOR	476.46	71.47	72.68	1.21	95.29	53.89	0.00
LIFT AREA	13.72	0.00	0.00	0.00	0	0	0
TOTAL AREA	8113.54	1214.97	1235.56	20.5700	1619.96	1055.01	0.00

(BUILT-UP AREA) 8,113.54 SQM + (EXCESS BAL AREA) 20.57 SQM = 8,134.11 SQM

REFUGE AREA STATEMENT :

OCCUPANCY PER FLOOR	= 3 FLATS FLOOR
	= (3-BHK) 6*2+(4-BHK) 8X1
	= 20
REFUGE AREA REQUIRED	= 20X3 FLOORS X0.3 SQ.MT PER PERSON
	= 60X0.3
	= 18 SQM
PROVIDED REFUGE AREA	= 23.54 SQ.M

BALCONY AREA STATEMENT
PROPOSED BUILDING

BALCONY AREA CALC.
2ND,4TH,6TH,8TH,10TH,12TH,14TH, 16TH FLOOR.
(IN SQM)

B1	3.05	X	2.00	X	1	X	6	=	36.60	72.68
B2	5.81	X	2.00	X	1	X	2	=	23.24	
B3	2.61	X	1.35	X	1	X	2	=	7.05	
B4	3.15	X	1.84	X	1	X	1	=	5.80	
TOTAL										72.68
TOTAL BALCONY AREA = 72.68 X8=										581.4640

BALCONY AREA CALC.
1ST,3RD,5TH,7TH,9TH,11TH,13TH,15TH,17TH FLOOR.
(IN SQM)

B1	3.05	X	2.00	X	1	X	6	=	36.60	72.68
B2	5.81	X	2.00	X	1	X	2	=	23.24	
B3	2.61	X	1.35	X	1	X	2	=	7.05	
B4	3.15	X	1.84	X	1	X	1	=	5.80	
TOTAL										72.68
TOTAL BALCONY AREA = 72.68X9 =										654.1470

TERRACE AREA CALC.
2ND,4TH,6TH,8TH,10TH,12 TH,14TH,16TH FLOOR.
(IN SQM)

T1	3.05	X	2.00	X	1	X	4	=	24.40	71.2470
T2	2.86	X	2.50	X	1	X	2	=	14.30	
T3	2.33	X	1.36	X	1	X	2	=	6.34	
T4	4.18	X	3.11	X	1	X	1	=	13.00	
T5	6.40	X	1.95	X	1	X	1	=	12.48	
T6	1.52	X	0.48	X	1	X	1	=	0.73	
TOTAL										71.25
TOTAL ALT. TERRACE AREA = 71.25X8 =										570

TERRACE AREA CALC.
1ST,3RD,5TH,7TH,9TH,11TH,13TH,15TH,17TH FLOOR.
(IN SQM)

T1	3.15	X	2.00	X	1	X	2	=	12.60	53.89
T2	3.15	X	2.00	X	1	X	2	=	12.60	
T3	6.40	X	1.87	X	1	X	1	=	11.97	
T4	2.45	X	1.52	X	1	X	1	=	3.72	
T5	4.18	X	3.11	X	1	X	1	=	13.00	
TOTAL										53.89
TOTAL ALT. TERRACE AREA = 53.89 X9 =										485.03

D.R.C. NO.- 809 DATE - 13 / 02 / 2019
AGREEMENT NO. - 2266 DATE - 18 / 03 / 2019
1. PURCHASE TDR AS PER NEW POLICY OF TDR =
= 48900 (R.R.OF PLOT) X559.41 (UTILISED TDR) /
6200 (R.R. OF TDR GENERATOR CIRTIFICATE)
= 48900 X 559.41 / 6200 = 4412.12 SQ.M.

D.R.C. NO.- 810 DATE - 13 / 02/ 2019
AGREEMENT NO. - 2267 DATE - 18 / 03 / 2019
2. PURCHASE TDR AS PER NEW POLICY OF TDR =
= 48900 (R.R.OF PLOT) X462.16 (UTILISED TDR) /
6200 (R.R. OF TDR GENERATOR CIRTIFICATE)
= 48900 X462.16 / 6200 = 3645.10 SQ.M.

D.R.C. NO.- 811 DATE - 13 / 02/ 2019
AGREEMENT NO. - 2264 DATE - 18 / 03 / 2019
3. PURCHASE TDR AS PER NEW POLICY OF TDR =
= 48900 (R.R.OF PLOT) X 323.58 (UTILISED TDR) /
6200 (R.R. OF TDR GENERATOR CIRTIFICATE)
= 48900 X323.58 / 6200 = 2552.00 SQ.M.

D.R.C. NO.- 808 DATE -29/ 01/ 2019
AGREEMENT NO. - DATE - 18 / 03 / 2019
4. PURCHASE TDR AS PER NEW POLICY OF TDR =
= 48900 (R.R.OF PLOT) X 1219.86 (UTILISED TDR) /
11770 (R.R. OF TDR GENERATOR CIRTIFICATE)
= 48900 X1220.08/ 11770 = 5068.98 SQ.M.

TOTAL TDR PURCHASED : 559.41 + 462.16 + 323.58
+ 1220.08 = 2565.23 SQ.M.

TOTAL TDR UTILIZED : 559.41 + 462.16 + 323.58
+ 1191.71 = 2536.86 SQ.M.

CARPET AREA STATEMENT

FLAT NO.	RERA CARPET AREA	ATTACHED BALCONY AREA	ALT TERRACE AREA
101, 301, 501, 701, 901, 1101, 1301, 1501, 1701	185.48 sq.m.	26.20 sq.m.	26.75 sq.m.
201, 401, 601, 801, 1001, 1201, 1401, 1601	184.60 sq.m.	26.20 sq.m.	24.23 sq.m.
102, 103, 302, 303, 502, 503, 702, 703, 902, 903, 1102, 1103, 1302, 1303, 1502, 1503, 1702, 1703	138.14 sq.m.	19.07 sq.m.	10.71 sq.m.
202, 203, 402, 403, 602, 603, 802, 803, 1002, 1003, 1202, 1203, 1402, 1403, 1602, 1603	139.83 sq.m.	19.07 sq.m.	19.77 sq.m.

APPROVED
The Plans amended in ....
As per the conditions Mentioned in the accompanying commencement Certificate No. dated
A1/BP/05/2020 20/05/2020
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

A. AREA STATEMENTS

1. Area of plot (Minimum area of a, b, c to be considered)	
a) As per ownership document (7/12, CTS extract)	3943.18 SQ.M
b) As per measurement sheet	3943.18 SQ.M
c) As per site	3943.18 SQ.M
2. Deductions for	
a) Proposed Colony Road widening Area	40.32 SQM
b) Any D.P. Reservation area	-----
Total (a+b)	40.32 SQM
3. Gross Area of Plot (1-2)	3902.86 SQ.M
4. Recreational Open space	
a) Required	-----
b) Proposed	-----
5. Amenity Space -	
a) Required	-----
b) Proposed	-----
6. Service road and Highway widening	-----
7. Internal Road area	-----
8. Net Area of Plot = [No.3 x No.5(b)]	3902.86 SQ.M
9. Built up area with reference to Basic F.S.I. as per front road width [No.8 x 1.1]	4293.14 SQ.M
10. Addition of area for F.S.I.	
a) In-situ area against D.P. road [1.85x No. 2 (a)] , if any	40.32 SQM
b) In-situ area against Amenity Space [2.00 or1.85 x No. 5 (b)].	-----
c) Premium FSI area [maximum of 0.5 of No. 8] 1951.43 MAX)	1,470.00 SQ.M
d) TDR area [0.65 of No.8]	2,536.86 SQ.M
e) Additional FSI area under chapter VII	-----
Total of (a+b+c+d+e+f)	4,047.18 SQ. M
11. Total area available (No. 9 + No. 10)	8,340.32 SQ. M
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4) 3902.86X2.25=8781.43	2.25
13. Total Built-up Area in proposal. (excluding area at No.15.b)	
a) Existing Built-up Area.	-----
b) Proposed Built-up Area	8,113.54 SQ.M
c) Excess Balcony area counted in F.S.I.	20.57 SQ.M
Total (a+b+c+d)	8,134.11 SQ.M
14. F.S.I. Consumed (No.13/No.8) (should not be more than no.12 above.)	2.08
15. Area for Inclusive Housing, if any	
a) Required (20% ofNo.9)	-----
b) Proposed	-----

PROPOSED RESIDENTIAL BUILDING PERMISSION ON C.T.S 6821 to 6824, S NO 646/7B/1/2/A/2 NASHIK SHIWAR, F.P. No. 250

For :
Bhavik & Saraf Ventures Partnership Firm

SIGNATURE OF ARCHITECT	SIGNATURE OF STRUCTURAL ENG.	SIGNATURE OF OWNER

ARCHITECT
SUMIT & BANSRI KUMATH

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