

**APPROVED**  
 The Plans enclosed in  
 As per the conditions mentioned in  
 the accompanying Commissioned  
 Certificate No. dated 07/07/2021  
 01/10/2021

**Executive Engineer**  
 Maharashtra State  
 Municipal Corporation  
 Nashik

**AREA STATEMENT**

Sl. No.	DESCRIPTION	AREA (SQ. M)	P. NO.
1	AREA OF PLOT	1567.00	---
2	MINIMUM AREA OF A.B.C TO BE CONSIDERED	1567.00	---
3	AS PER OWNERSHIP DOCUMENT (P/2, CTS EXTRACT)	1567.00	---
4	AS PER MASTERSHIP SHEET	1567.00	---
5	AS PER SITE PLAN	1567.00	---
6	DEDUCTION FOR	---	---
7	PROPOSED D.P./ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	---	---
8	ANY D.P. RESERVATION AREA	---	---
9	(TOTAL OF #6-8)	1022.00	---
10	AREA AVAILABLE FOR CONSTRUCTION	545.00	---
11	AREA OF PLOT (P/2)	1567.00	---
12	AMENITY SPACE (IF APPLICABLE)	---	---
13	REQUIRED	---	---
14	ADJUSTMENT OF 2 (B) IF ANY	---	---
15	BALANCE PROPOSED	---	---
16	NET FLOOR AREA (3.4 (C))	1562.00	---
17	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---	---
18	REQUIRED	---	---
19	PROPOSED	---	---
20	INTERNAL ROAD AREA	---	---
21	PLOTTABLE AREA (IF APPLICABLE)	1562.00	---
22	BUILT UP AREA WITH REFERENCE TO BASIC F.S. AS PER FRONT ROAD WIDTH (SR. NO. 6 & BASIC FS.)	1718.20	---
23	ADDITION OF FSI ON PAYMENT OF PREMIUM	---	---
24	(Maximum permissible premium FSI - based on road width / T.O.D. Zone)	---	---
25	Proposed FSI on payment of premium	781.00	---
26	NET FLOOR AREA WITH LOADING	---	---
27	(a) In-sh area against D.P. road (2.0 x Sr. No. 2) (all) any	---	---
28	(b) In-sh area against Amenity Space if handed over	---	---
29	(2.00 crt. 66 x Sr. No. 4) (based on FSI)	823.30	---
30	(c) Total in-sh area	---	---
31	Total entitlement of FSI in the PROPOSAL	3321.30	---
32	(a) (B) = 1022 + 1108 or 12 whichever is applicable	---	---
33	(b) Amenity Area FSI upto 60% or 120% whichever is applicable	1922.00	---
34	Total entitlement (sum of 32 & 33)	5243.30	---
35	16. TOTAL BUILT UP AREA IN PROPOSED (EXCLUDING AREA AT SR. NO. 17)	---	---
36	(a) EXISTING BUILT UP AREA	---	---
37	(b) PROPOSED BUILT UP AREA PER P-LINE	5243.78	---
38	(c) TOTAL (a + b)	---	---
39	16. F.S.I. COVERED (16/13 SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	---	---
40	17. AREA FOR INCLUSIVE HOUSING, IF ANY	---	---
41	(a) Required (20% of Sr. No. 5)	---	---
42	(b) Proposed	---	---

**OWNER'S DECLARATION**  
 I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. 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.

**MATOSHRI BUILDCON**  
 PARTNER  
 OWNER (S) NAME AND SIGNATURE

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.A.CT / LAND RECORDED DEPT./ CITY SURVEY RECORDS

**MATOSHRI BUILDCON**  
 PARTNER  
 ARCHITECT/ LIAISON SUPERVISOR

**PROPOSED COMMERCIAL CUM RESI. BUILDING**  
 ON S.NO. 72/2/2/3 , P. NO. 2 / 3 ,  
 AT. NASHIK SHIWAR , TAL./DIST- NASHIK.  
 FOR- 1) SHRI. VINOD PRABHAKAR NAIKWADE & OTHER 3 THROUGH G.P.A. HOLDER  
 M/S. MATOSHRI BUILDCON THROUGH  
 PARTNER SHRI. SANJAY DAMU SHINDE.

**MATOSHRI BUILDCON**  
 PARTNER  
 ARCHITECT/ LIAISON SUPERVISOR

**WAGH-VISPUTE ASSOCIATE**  
 Er. A.S. WAGH (B.E. CIVIL)  
 Regd No-43 /62/ Dec. 2016.  
 10, Samarth Sanku New Tambal Lane,  
 Ashok Stambh, Nashik-422001.

**MATOSHRI BUILDCON**  
 PARTNER  
 ARCHITECT/ LIAISON SUPERVISOR

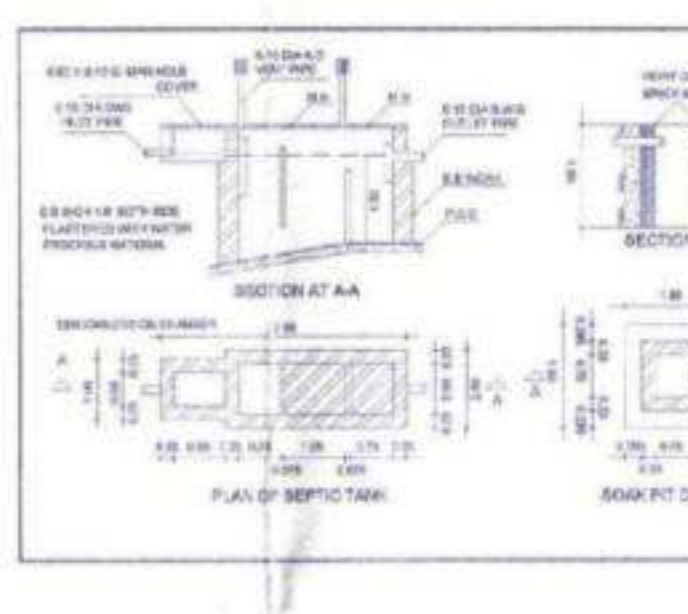
DRG NO.	JOB NO.	SCALE	DATE	CAD. BY	CHK. BY
---	---	AS SHOWN	23/01/2021	A.S. W.	A.S. W.

**SCHEDULE OF OPENING**

TYPE	SIZE	SPECIFICATION
FD	1.80 M x 2.10 M	TEAK WOOD FRAME HANGLED
CD	1.50 M x 2.10 M	FLOOR DOOR AS PER DETAILS
ED	0.90 M x 2.10 M	---
OD	0.75 M x 2.10 M	---
VD	1.50 M x 1.20 M	TEAK WOOD OR MILD STEEL
WD	0.90 M x 1.20 M	ON ALUMINIUM SLIDING GLASS
WV	0.90 M x 1.20 M	TEAK WOOD OR MILD STEEL
VV	0.90 M x 1.20 M	VENTILATORS AS PER DETAILS



**SECOND FLOOR AREA DIAGRAM & CALCULATION**  
 BLOCK 'A' AREA = 34.40x27.77 = 955.28 SQ. M.  
 DEDUCTION  
 1) 6.80x2.10 = 14.28 SQ. M.  
 2) 2.25x2.10 = 4.73 SQ. M.  
 3) 0.14x11.17x1 = 1.56 SQ. M.  
 4) 0.25x3.00x2 = 1.50 SQ. M.  
 5) 0.18x3.00x1 = 0.54 SQ. M.  
 6) 0.20x3.00x2 = 1.20 SQ. M.  
 7) 2.40x2.70x2 = 13.10 SQ. M.  
 8) 1.80x6.28x1 = 11.30 SQ. M.  
 9) 1.80x6.28x1 = 11.30 SQ. M.  
 10) 0.18x3.00x1 = 0.54 SQ. M.  
 11) 1.20x3.00x2 = 7.20 SQ. M.  
 12) 3.18x0.70x1 = 2.23 SQ. M.  
 TOTAL DED. = 265.13 SQ. M.  
 SECOND FL. P. LINE B.U.P. AREA = 700.15 SQ. M.  
 THIRD FL. P. LINE B.U.P. AREA = 700.15 SQ. M.  
 FOURTH FL. P. LINE B.U.P. AREA = 700.15 SQ. M.  
 FIFTH FL. P. LINE B.U.P. AREA = 700.15 SQ. M.  
 SIXTH FL. P. LINE B.U.P. AREA = 700.15 SQ. M.  
 SEVENTH FL. P. LINE B.U.P. AREA = 700.15 SQ. M.



**FIRST / MAZZENINE FLOOR AREA DIAGRAM & CALCULATION**  
 BLOCK 'A' AREA = 33.14x19.99 = 662.46 SQ. M.  
 DEDUCTION  
 1) 2.25x2.10 = 4.73 SQ. M.  
 2) 0.25x3.00x2 = 1.50 SQ. M.  
 3) 0.14x11.17x1 = 1.56 SQ. M.  
 4) 0.18x3.00x1 = 0.54 SQ. M.  
 5) 0.20x3.00x2 = 1.20 SQ. M.  
 6) 0.18x3.00x1 = 0.54 SQ. M.  
 TOTAL DED. = 137.71 SQ. M.  
 FIRST FL. P. LINE B.U.P. AREA = 662.46-137.71 = 524.75 SQ. M.  
 FIRST FL. P. LINE B.U.P. AREA = 524.75 SQ. M.

**Form of Statement 2 (to be printed on plain) (Sr. No. 9 (a))**

Building No.	Floor No.	Total Built-up Area of floor as per approved plan (Sq. M)	Proposed Building
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**Form of Statement 3 (to be printed on plain) (Sr. No. 9 (b))**

Building No.	Floor No.	Area of double height	Area of attached to adjacent	Area of double height terrace attached to flat
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**PARKING AREA STATEMENT**

RESIDENTIAL	FIRMS PARKING	PROVIDE PARKING
FLAT (15 NO.)	28	130
COMMERCIAL USE	10	30
VISITOR	01	07
TOTAL	34	168

**Form of Statement 2 (to be printed on plain) (Sr. No. 9 (a))**

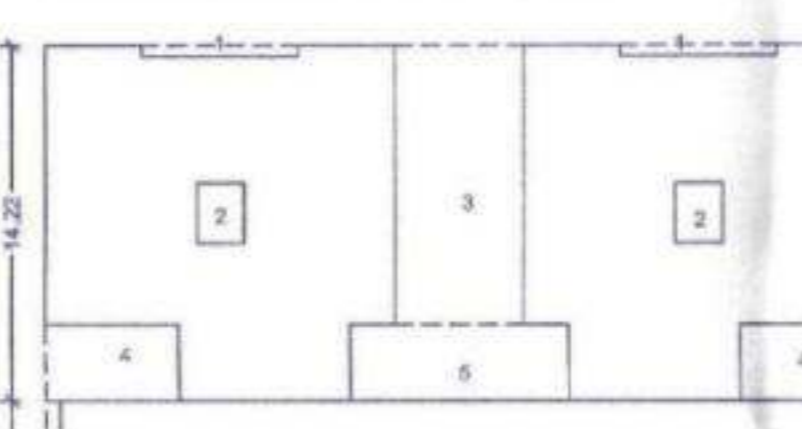
Building No.	Floor No.	Total Built-up Area of floor as per approved plan (Sq. M)	Proposed Building
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**Form of Statement 3 (to be printed on plain) (Sr. No. 9 (b))**

Building No.	Floor No.	Area of double height	Area of attached to adjacent	Area of double height terrace attached to flat
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**BASEMENT FLOOR STAIRCASE AREA DIAGRAM & CALCULATION**  
 6.80x3.00x2 = 40.80 SQ. M.

**FIRST / MAZZENINE FLOOR AREA DIAGRAM & CALCULATION**  
 BLOCK 'A' AREA = 33.14x19.99 = 662.46 SQ. M.  
 DEDUCTION  
 1) 2.25x2.10 = 4.73 SQ. M.  
 2) 0.25x3.00x2 = 1.50 SQ. M.  
 3) 0.14x11.17x1 = 1.56 SQ. M.  
 4) 0.18x3.00x1 = 0.54 SQ. M.  
 5) 0.20x3.00x2 = 1.20 SQ. M.  
 6) 0.18x3.00x1 = 0.54 SQ. M.  
 TOTAL DED. = 137.71 SQ. M.  
 FIRST FL. P. LINE B.U.P. AREA = 662.46-137.71 = 524.75 SQ. M.  
 FIRST FL. P. LINE B.U.P. AREA = 524.75 SQ. M.



**FIRST / MAZZENINE FLOOR AREA DIAGRAM & CALCULATION**  
 BLOCK 'A' AREA = 33.14x19.99 = 662.46 SQ. M.  
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