

Form of Statement - 3
Sr. No. 9 (g)

AREA DETAILS OF APARTMENT (P.NO.23+24 FIRST TO SIXTH FLOOR)

Building No.	Floor No.	Apartment No. shopflat no.	Carpet area of apartment / units	Area of balcony attached to apartment	Area of double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
FIRST TO SIXTH FLOOR		101,201,301,401, 501,601	29.47	14.29	
		102,202,302,402, 502,602	28.92	11.44	
		103,203,303,403, 503,603	29.49	12.43	
		104,204,304,404, 504,604	29.34	14.96	

DOORS AND WINDOWS

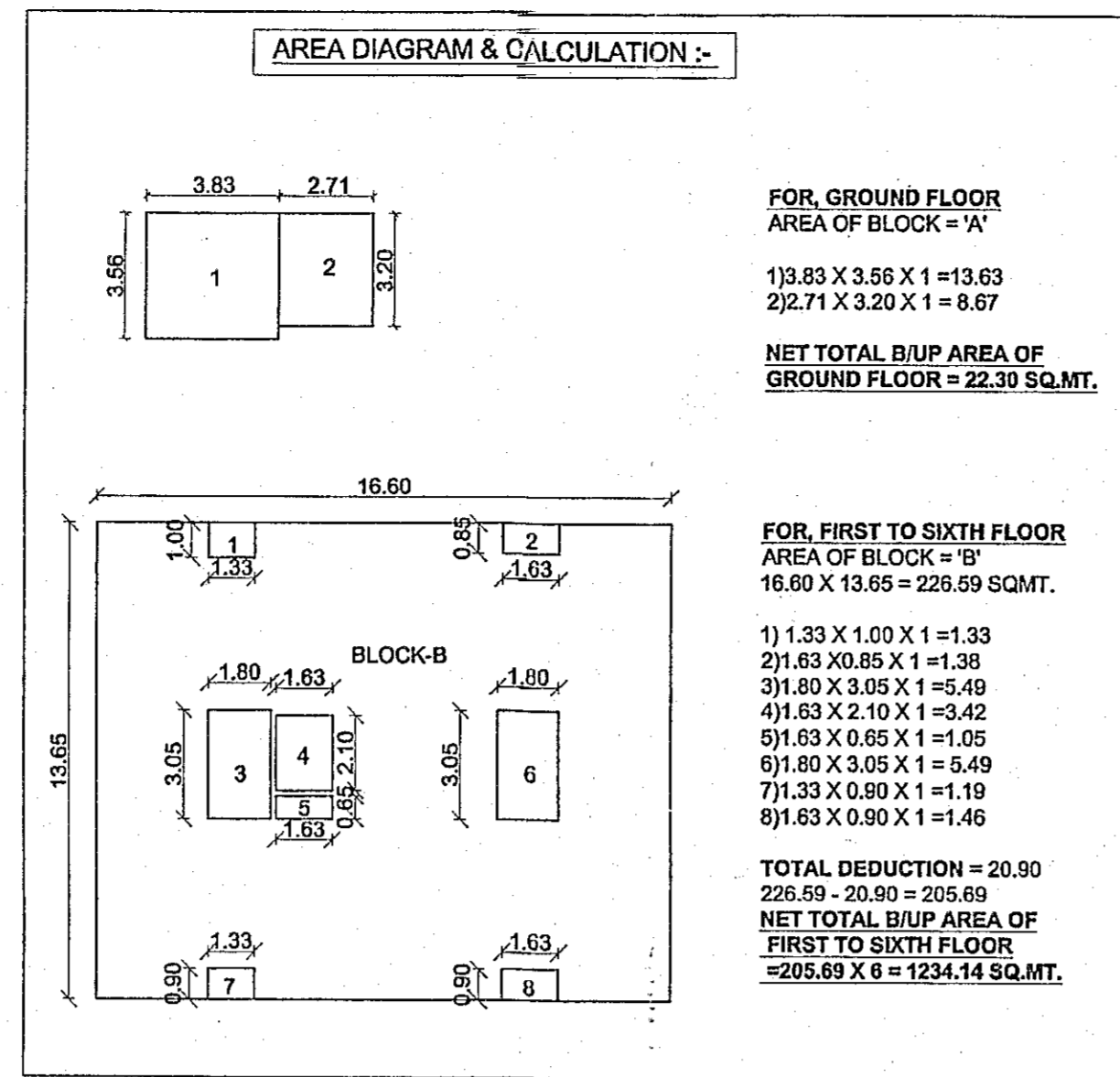
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.80 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

Form of Statement - 1
Sr. No. 8 (a) (iii)

Existing Building to be Retained

Building No.	Floor No.	North Area	Total Floor Area of Existing Building	Use Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
		N/A	N/A	N/A

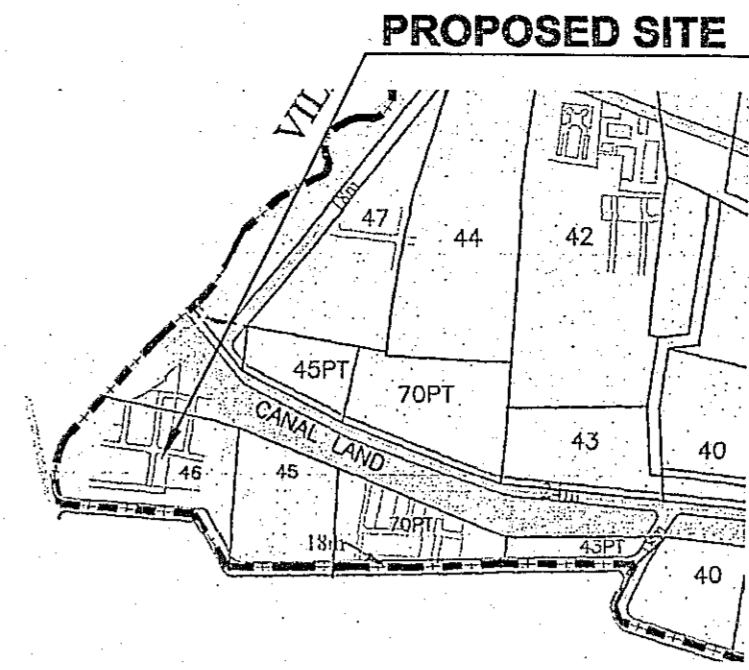
- NOTES
1. PLOT LINES
 2. EXISTING STREET (ROAD)
 3. FUTURE STREET (IF ANY)
 4. PERMISSIBLE BLDG. LINES
 5. EXISTING WORK
 6. WORK PROP. TO BE DEMOLISHED
 7. PROPOSED WORK
 8. DRAINAGE & SEWAGE WORK
 9. WATER SUPPLY WORK
 10. DEVIATIONS
- THICK BLACK GREEN GREEN DOTTED THICK DOTTED BLACK BLACK (OUTLINE) YELLOW HATCHED RED FILLED IN RED DOTTED BLACK DOTTED THIN RED HATCHED



Form of Statement - 2
Sr. No. 9 (a)

PROPOSED BUILDING (P.NO.23+24)

Building No.	Floor No.	Total Built-Up Area of Floor as per Outer Construction line
(1)	(2)	(3)
	GROUND	22.30
	FIRST	205.69
	SECOND	205.69
	THIRD	205.69
	FOURTH	205.69
	FIFTH	205.69
	SIXTH	205.69
	TOTAL	1256.44



LOCATION PLAN
SCLAE:1:10000

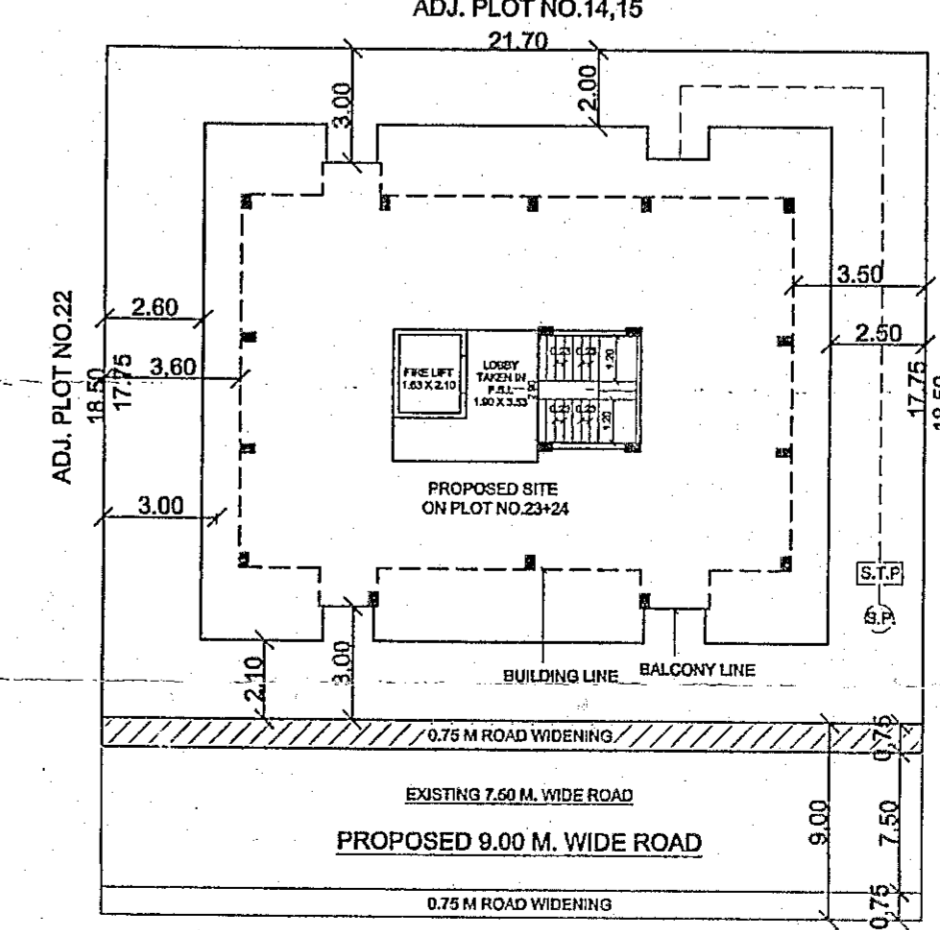
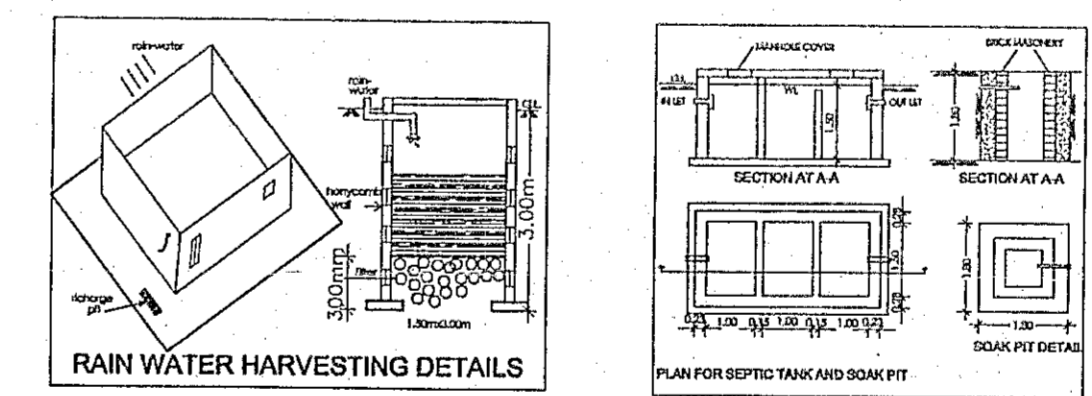
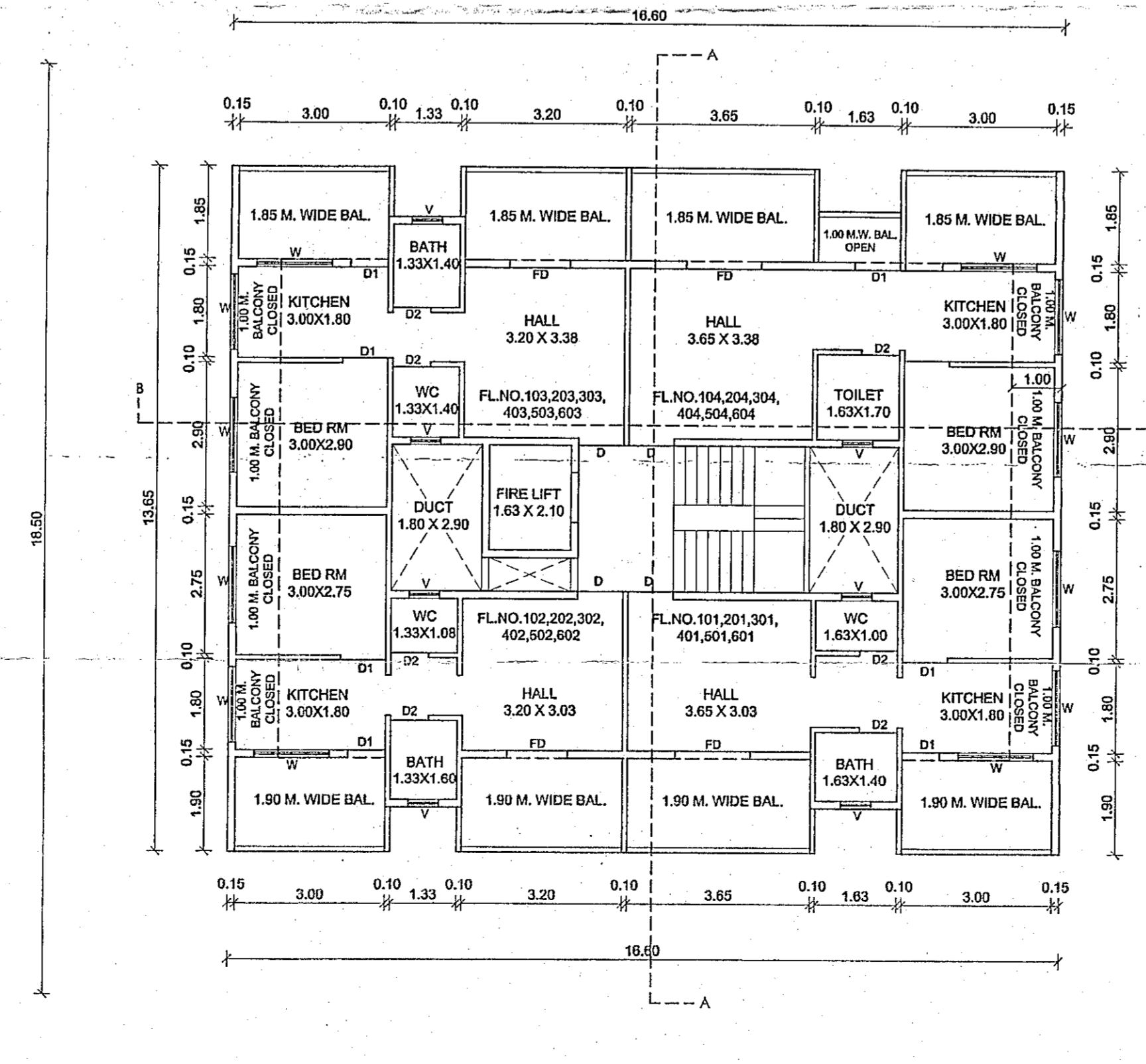
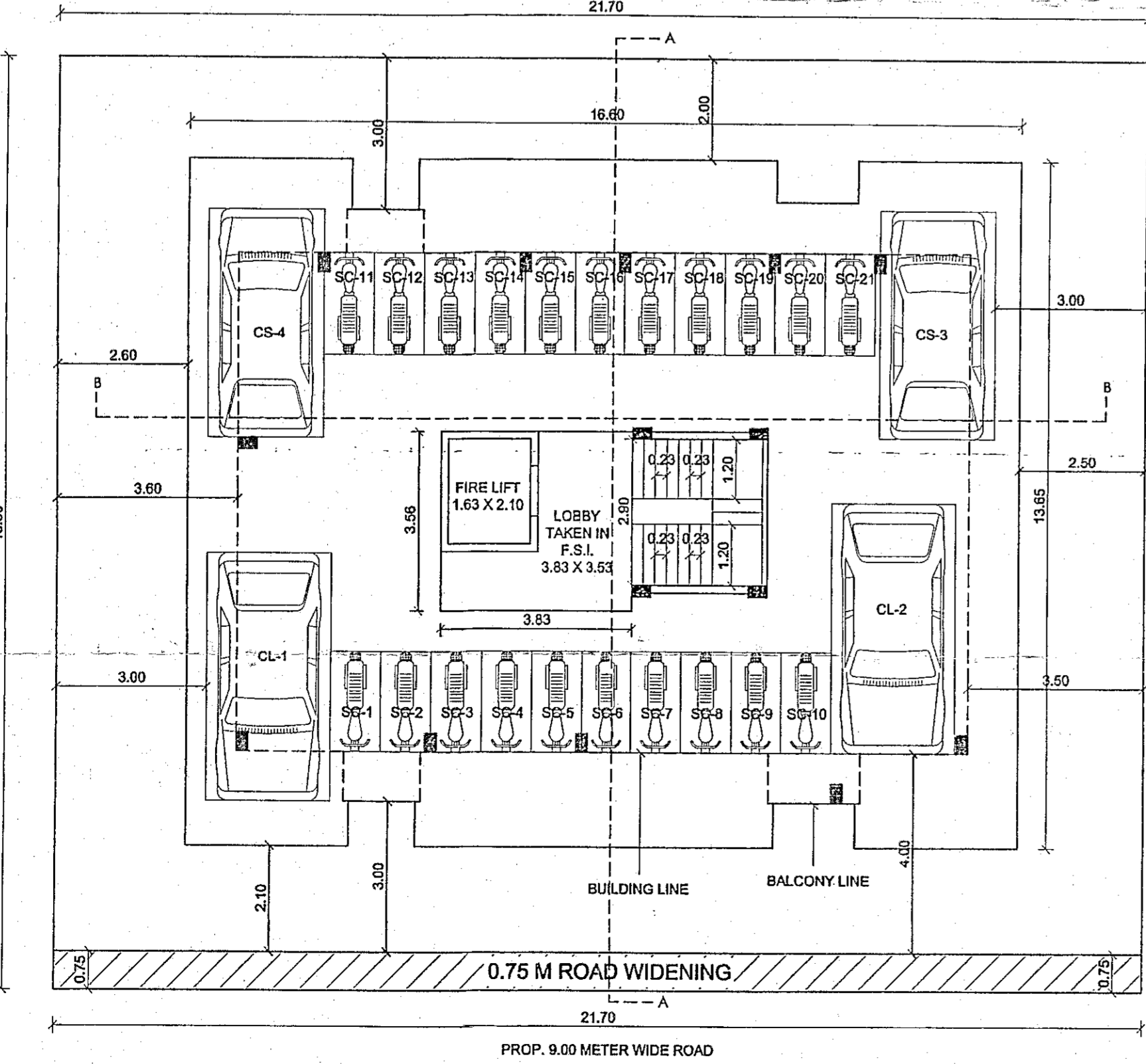
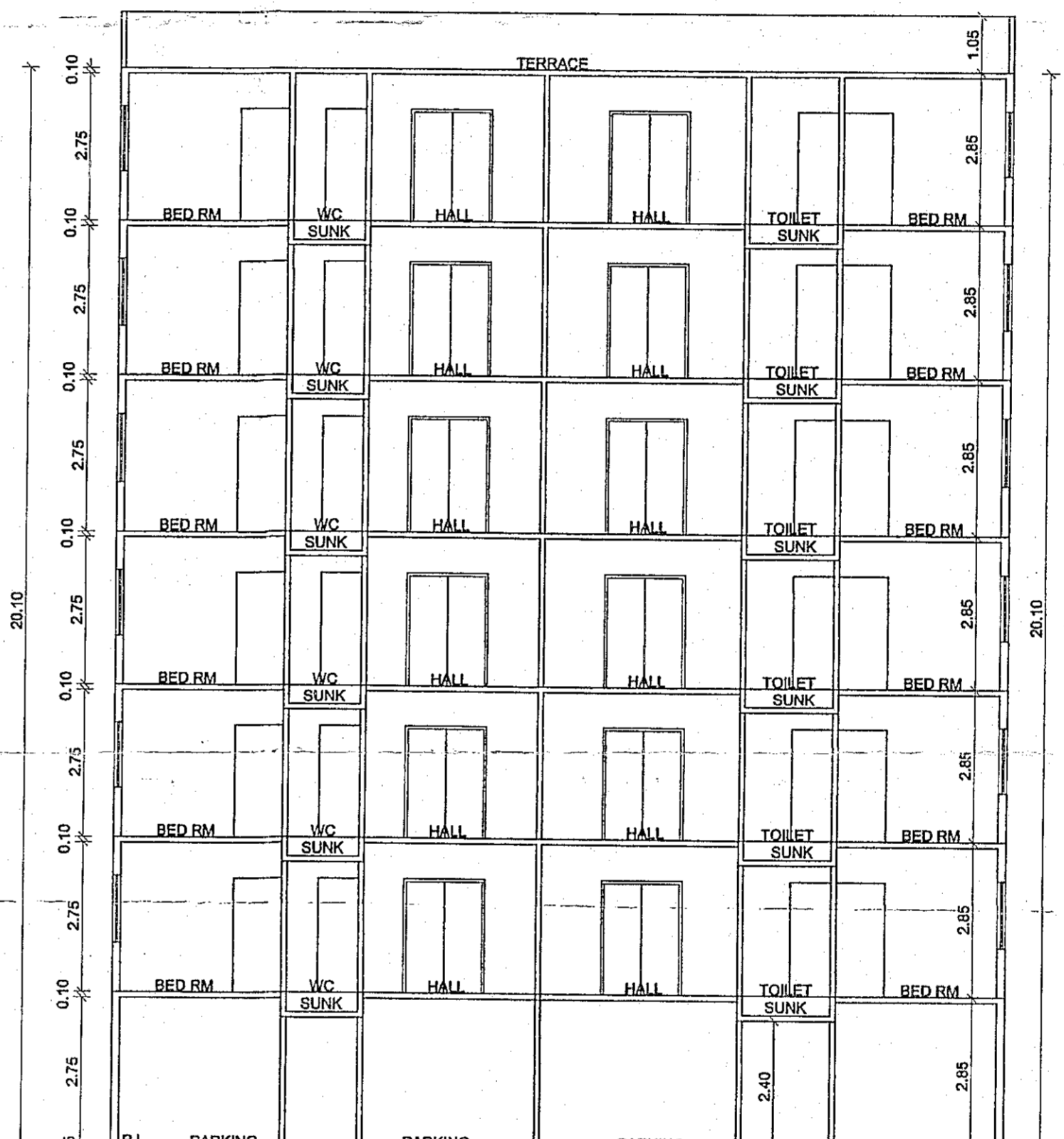
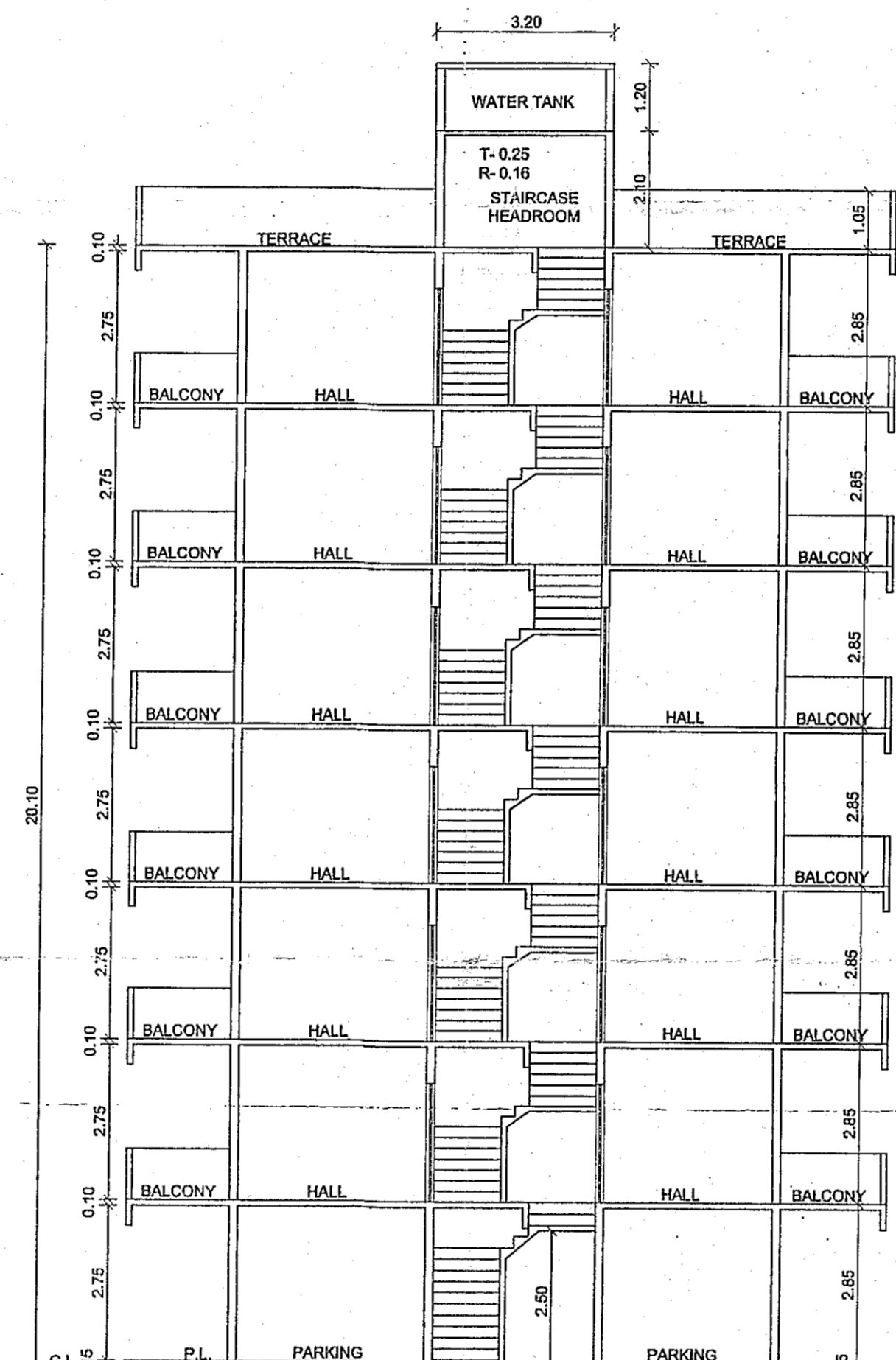
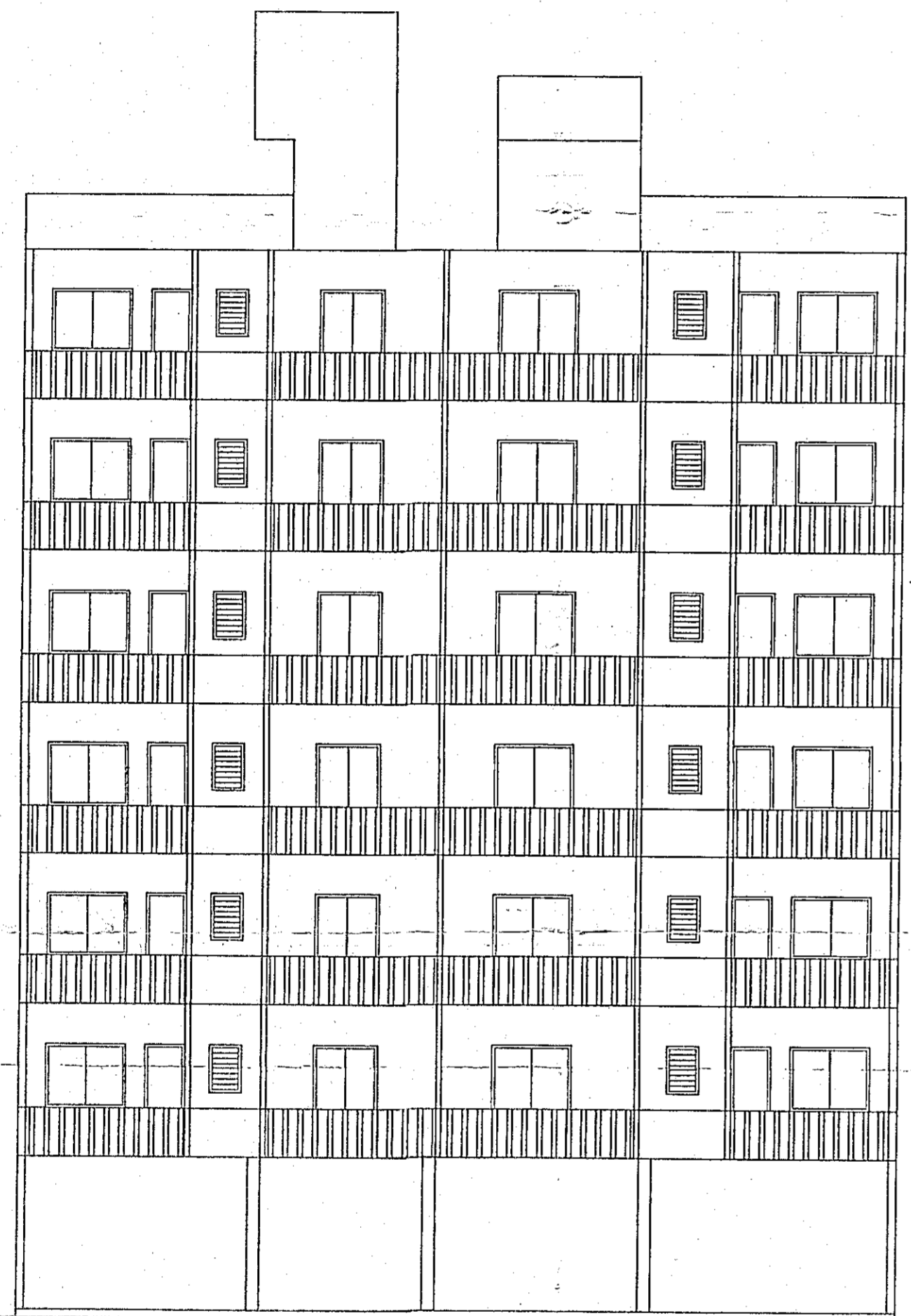
TDR AREA STATEMENT

S	DESCRIPTION	AREA
1	PLOT AREA	401.44 SQ.MT.
2	NET PLOT AREA	385.17 SQ.MT.
3	PERMISSIBLE TDR (0.40%)	154.06 SQ.MT.
4	PROPOSED TDR	154.06 SQ.MT.
5	DRC NO.	903.00
6	DRC DATE	18/01/2020
7	TDR FORMULA	154/500/8910 = 96.79
8	AGREEMENT NO.	1981-2022
9	AGREEMENT DATE	24/02/2022

PARKING STATEMENT.

PARKING STATEMENT	CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING		PROVIDED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
a) PARKING REQ. BY RULE	BELOW 30 Sqm. (2T)	24	00 Nos.	48 Nos.	00 Nos.	48 Nos.
	30 TO 40 Sqm. (2T)					
	40 TO 80 Sqm. (2T)					
	80 TO 150 Sqm. (1T)					
	150 & ABOVE (1T)					
	5% VISITOR'S PARK.		00 Nos.	02 Nos.	00 Nos.	02 Nos.
COMMERCIAL CARPET (FOR EVERY 100 Sqm.)			00 Nos.	50 Nos.	00 Nos.	02 Nos.
MULTIPLYING FACTOR (0.9)			00 Nos.	45 Nos.	04 Nos.	21 Nos.

6 SCOOTERS MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING=24/6=4CARS



PROPOSED RESIDENTIAL BUILDING PLAN & PLOT AMALGAMATION PLAN ON P.NO.23+24
S.NO. 46/1/23/4/1, ANANDWALI SHIWAR, IN NASHIK.
FOR M/S. B.K. CONSTRUCTION PARTNERSHIP FIRM THRO. PARTNER
SOU. ARCHANA PRADIP BHANDARI & SOU. CHAYA RUPCHAND KATHE

DRAWING SHEET NO. 2/2

RECOMMENDATION

APPROVED

The Plans amended in
As per the conditions mentioned in the accompanying commencement Certificate No. dated 23/02/2022
A/118/P/526/2022

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

A AREA STATEMENT P.NO.23+24

1. Area of Plot (Minimum area of a.b.c. to be considered)	401.44
(a) As per ownership document (7/12, C.T.S. extract)	401.44
(b) As per measurement sheet	401.44
(c) As per site	401.44
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Colony Road Area Widening / Service Road / Highway Widening	16.27
(b) Any D.P. Reservation Area (CYCLE TRACK)	
(c) Total (a+b)	16.27
3. Balance Area of Plot (1 - 2)	385.17
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2 (b), if any -	
(c) Balance proposed -	
5. Net Area of Plot = (3 - 4(c))	385.17
6. Recreational Open Space (if applicable)	
(a) Required -	
(b) Proposed -	
7. Internal Road area	
8. Plottable area (if applicable)	385.17
9. Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I. the work under [2.00 or 1.85 X sr.no.4(b) & / or (c)] (Cycle Track - 0.35 %)	423.68
10. Addition of F.S.I. on payment of premium	192.58
(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	192.58
(b) Proposed F.S.I. on payment of premium	
11. In-situ F.S.I. / T.D.R. loading	
(a) In-situ area against D.P. road [2.00 X sr.no.2(a), if any]	16.27
(b) In-situ area against Amenity Space if handled over [2.00 or 1.85 X sr.no.4(b) & / or (c)] (Cycle Track - 0.35 %)	
(c) TDR area	
(d) Total in-situ / T.D.R. loading proposed [(11(a)+(b)+(c))]	154.00
12. Additional of F.S.I. area under Chapter No. 7	
13. Total entitlement of F.S.I. in the proposal	
(a) [(9+10)+(11(c)) or 12 whichever applicable	786.53
(b) Ancillary area F.S.I. upto 50% or 30% with payment of charges (786.53 X 0.60 = 471.91)	471.91
(c) Total entitlement (a+b)	1258.44
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 1.0 or 1.0	2.00
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 'P - Line')	1256.44
(c) Total (a+b)	1256.44
16. F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	0.99 %
17. Area for Inclusive Housing if any	
(a) Required (20% of sr. no. 5)	
(b) Proposed	

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-01-21 AND DIMENSIONS OF THE 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.

ER. V.G. KATHALE
Licensed Engineer Name and Signature

CERTIFICATE

I UNDERSIGNED DECLARE THAT I AM READY TO WORK AS STRUCTURAL ENGINEER AND SUPERVISE THIS PROJECT.

ER. JAYESH MAKWANA
STRUCTURAL ENGINEER

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

A.P. Bhandari
ARCHANA PRADIP BHANDARI

CHAYA RUPCHAND KATHE

OWNER'S SIGNATURE

ER. V.G. KATHALE
ER. SIGN

ER. JAYESH MAKWANA
STR. ENGI. SIGN.

ARCHITECTURE

ER. V.G. KATHALE
REG. NO. 100119892
0222348993

© Dr. No. 5, Udhavesh Apprt. Kulkarni Colony, Nashik.

Registration / License No. of Arch./ Lic. Eng./ Supervisor

Job No.	Drawing No.	Scale	Drawn By	Checked By
999	01	1:100	PRIYANKA	V.K

119892 (N.M.C.)