

Proforma - I : Area Statment

project-
PROPOSED ROW HOUSE PLAN ON
P.NO - 57/2, S.NO - S.NO - 6
AT - MAKHAMALABAD, TAL & DIST- NASHIK.
FOR - SHREEMANGAL BUILDCON PARTNERSHIP FIRM
THROUGH PARTNER JAYASHRI P. BHATEWARA OTHER 2

Stamps of Approval of Plans

APPROVED

The Plans amended in...

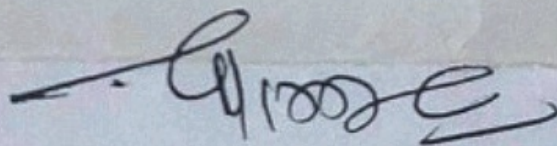
As per the conditions Mentioned in
the accompanying commencement

Certificate No.

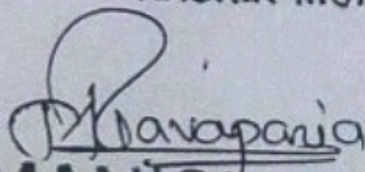
dated...

C1/1557/2022

07/03/2022



SECTIONAL ENGINEER,
TOWN PLANING DEPARTMENT
NASHIK MUNICIPAL CORPORETION, NASHIK



MANISH NAVAPARIA
CONSULTING ARCHITECTURE PLANNER

| AREA STATEMENT | SQM. |
|--|-------|
| 1 Area of plot (Minimum area of a, b, c to be considered) | |
| a) As per ownership document (7/12 CTS extract) | 66.50 |

[Handwritten Signature]

**SECTIONAL ENGINEER,
TOWN PLANING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK**

[Handwritten Signature]

MANISH MAHAPARIA

Consulting Engineer & Planning Planner

| AREA STATEMENT | SQM. |
|--|-------|
| 1. Area of plot (Minimum area of a,b,c to be considered) | |
| a) As per ownership document (7/12,CTS extract) | 66.50 |
| b) As per measurement sheet | 66.50 |
| c) As per site | 66.50 |
| 2. Deductions for | |
| a) Proposed D.P./D.P. Road widening area /Service Road / Highway widening | 0.0 |
| b) Any D.P. Reservation area | |
| (Total a+b) | 0.0 |
| 3. Balance Area of Plot (1-2) | 66.50 |
| 4. Amenity Space (if applicable) | |
| a) Required | |
| b) Adjustment of 2 (b), if any- | |
| c) Balance Proposed- | |
| 5. Net Plot Area [3 - 4(c)] | 66.50 |
| 6. Recreational Open space (if applicable) | |
| a) Required - | |
| b) Proposed - | |
| 7. Internal Road area | |
| 8. Platable area (if applicable) | |
| 9. Built up area with reference to Basic F.S.I. as per front road width (sr. no 5 X Basic FSI (1.1)) | 73.15 |
| 10. Addition of FSI on payment of premium | |
| a) maximum permissible Premium FSI - based on road width TOD Zone | |
| b) proposed FSI on payment of premium | |
| 11. In-situ FSI / TDR Loading | |
| a) In-situ area against D.P. road [2.0 x sr.no.2 (a)] if any | 0.0 |
| 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 | |
| d) Total In-situ / TDR loading proposed [11(a)+(b)+(c)] | 0.0 |
| 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 if applicable | 73.15 |
| b) Ancillary Area FSI upto 60% or 80% with payment of charges | 17.00 |
| c) Total entitlement [a+b] | 90.15 |

Consolidated Planning Planner

| AREA STATEMENT | SQM. |
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| a) Required | |
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| a) Required - | |
| b) Proposed - | |
| 7 Internal Road area | |
| 8. Platable area (if applicable) | |
| 9 Built up area with reference to Basic F.S.I. as per front road width (sr. no 5 X Basic FSI (1.1)) | 73.15 |
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| c) TDR area | |
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| b) Ancillary Area FSI upto 60% or 80% with payment of charges | 17.00 |
| c) Total entitlement [a+b] | 90.15 |
| 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] | |
| 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') | |
| c) Total(a+b) | 89.85 |
| 16 F.S.I. Consumed (15/13)(should not be more than serial No. 14 above) | 89.85 |
| 17 Area for Inclusive Housing, if any | 0.99 |
| a) Required (20% of Sr no 5) | |
| b) Proposed | |

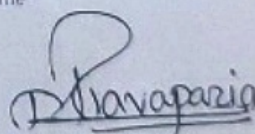
CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 15/02/2022 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.

| | |
|---|-------|
| 3. Balance Area of Plot (1-2) | |
| 4. Amenity Space (if applicable) | |
| a) Required | |
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| d) Total In-situ / TDR loading proposed [11(a)+(b)+(c)] | 0.0 |
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| a) Existing Built-up Area | |
| b) Proposed Built-up Area (as per plan) | 89.85 |
| c) Total(a+b) | 89.85 |
| 16. F.S.I. Consumed (15/13)(should not be more than serial No. 14 above) | 0.99 |
| 17. Area for Inclusive Housing, if any | |
| a) Required (20% of Sr no.5) | |
| b) Proposed | |

CERTIFICATE OF AREA

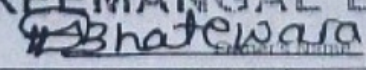
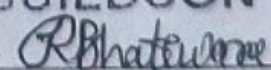
Certified that the plot under reference was surveyed by me on 19/02/2022 and the dimensions of sides etc of plot stated on plan are as measured on site and the area so worked out Tallies with the area stated in document of Ownership/T.P. Scheme Records/ Land Records Department /City Survey Records

Signature 
(Name of Architect/Licensed Engineer/Supervisor)

OWNERS DECLARATION

I/We undersigned hereby confirm that I/We would abide by plan Approved by Authority/ Collector. I/We would execute the structure as per Approved plan. 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.

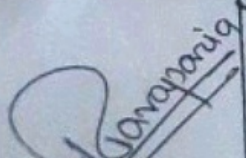
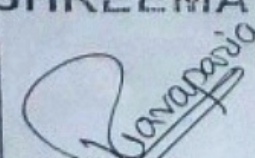
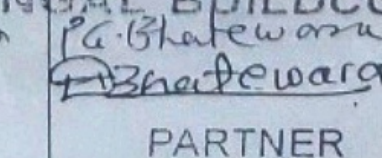
SHREEMANGAL BUILDCON

P.G. Bhatewara  

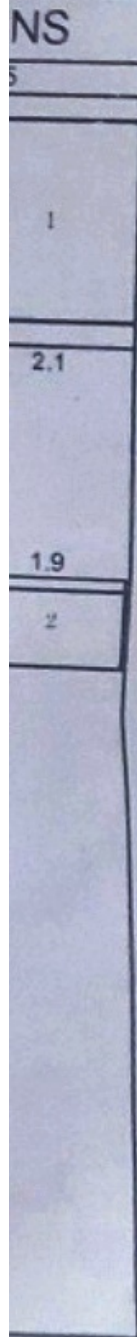
- *PLOT BOUNDARY SHOWN IN THICK BLACK
- *PROPOSED WORK SHOWN IN RED
- *DRAINAGE LINE SHOWN IN DOTTED RED
- *EXTERNAL WALL 0.15M THICK
- *INTERNAL WALL 0.10M THICK

PARTNER

SHREEMANGAL BUILDCON

  
PARTNER

| | |
|---|-------|
| 13 Total entitlement of FSI in the proposal | |
| a) $9+10$ (b)+11(d)) or 12 whichever if applicable | 73.15 |
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| c) Total entitlement (a+b) | 90.15 |
| 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 1.5 or 1.75] | |
| 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') | 89.85 |
| c) Total(a+b) | 89.85 |
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| a) Required (20% of Sr no.5) | |
| b) Proposed | |



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

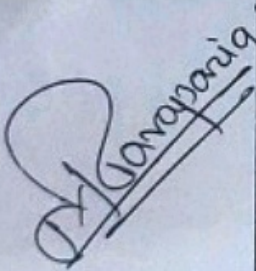
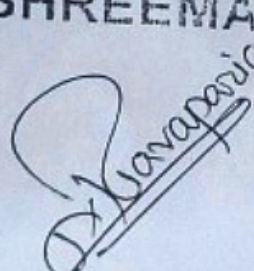
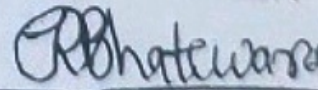
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SHREEMANGAL BUILDCON
P.G. Bhatewara Bhatewara Bhatewara

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- *DRAINAGE LINE SHOWN IN DOTTED RED
- *EXTERNAL WALL 0.15M THICK
- *INTERNAL WALL 0.10M THICK

PARTNER

| | | |
|--|--|---|
| SHREEMANGAL BUILDCON | | |
| P.G. Bhatewara <u>Bhatewara</u> | | |
| PARTNER <u>Bhatewara</u> | | |
|  STRUCTURAL ENG. SIGN |  ENGINEER SIGN |  OWNER SIGN |

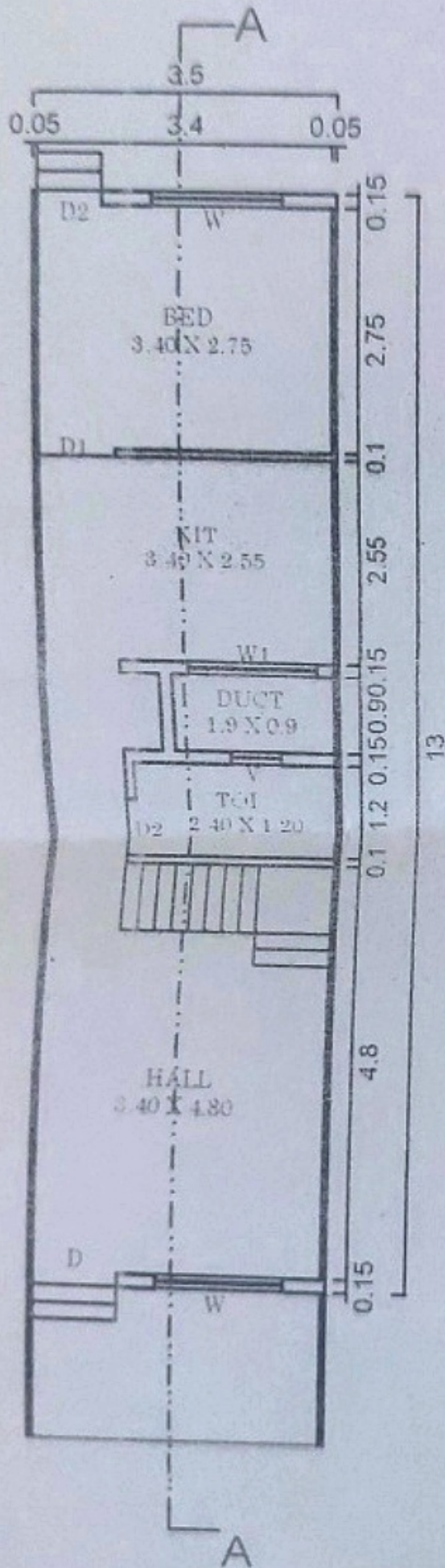


Manish R. Navaparia
B.E. CIVIL

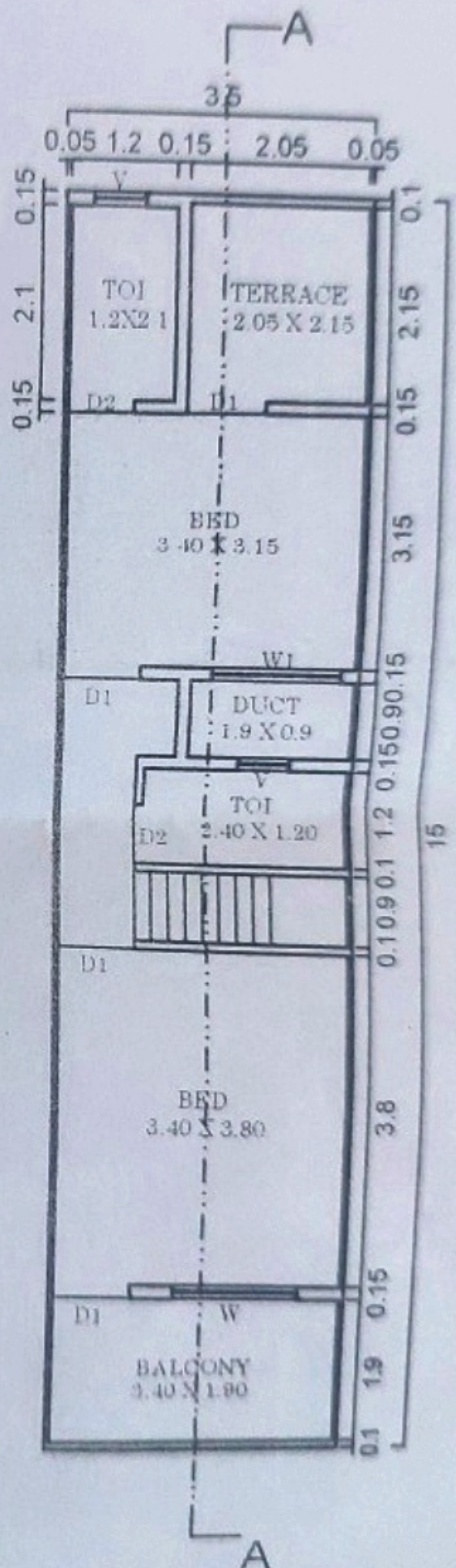
CONSULTING ENGINEER,
Alpha Crescent Bldg, B/H Friends Cafe,
Vise Mala, College Road, Nashik -5.

| |
|------------------------|
| 15.00 = 52.50 SQM. |
| X 2.25 = 4.73 SQM. |
| X 0.90 = 1.71 SQM. |
| T FLOOR = 46.06 SQM. |
| UND FLOOR = 43.79 SQM. |
| T FLOOR = 46.06 SQM. |
| = 89.85 SQM. |

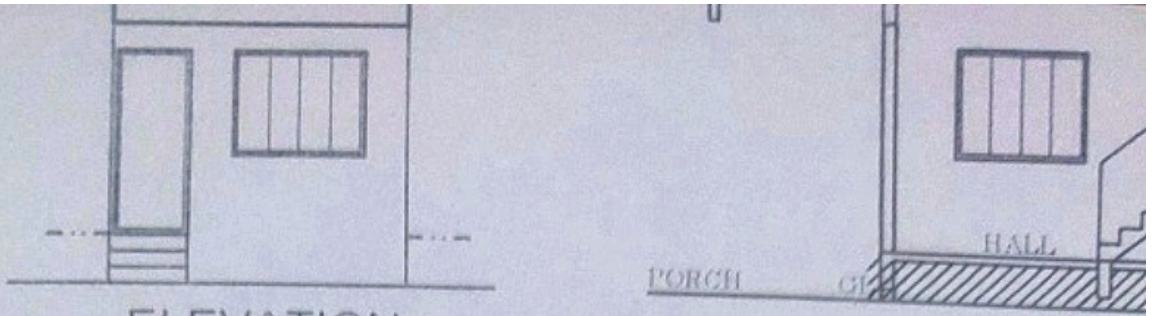
| | |
|------------------------|------------------------|
| Scale = 1:100 | DATE = 19/02/2022 |
| DRN BY = SAYALO KOTWAL | REGISTRATION NO. - 582 |
| CKD BY = M. Navaparia | DRWG NO. - |



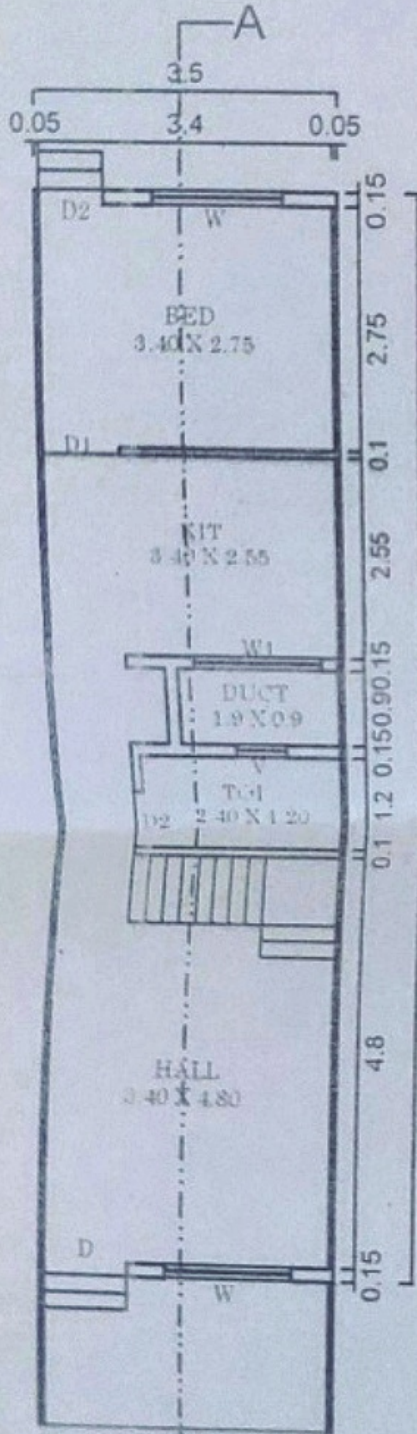
GROUND FLOOR PLAN
SCALE- 1:100



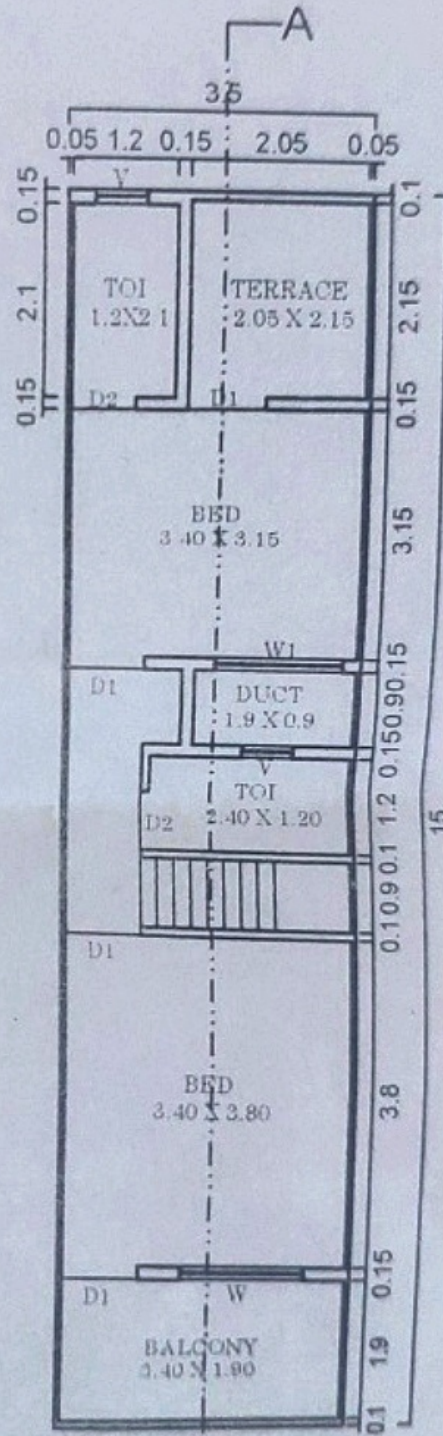
FIRST FLOOR PLAN
SCALE- 1:100



ELEVATION
SCALE- 1:100

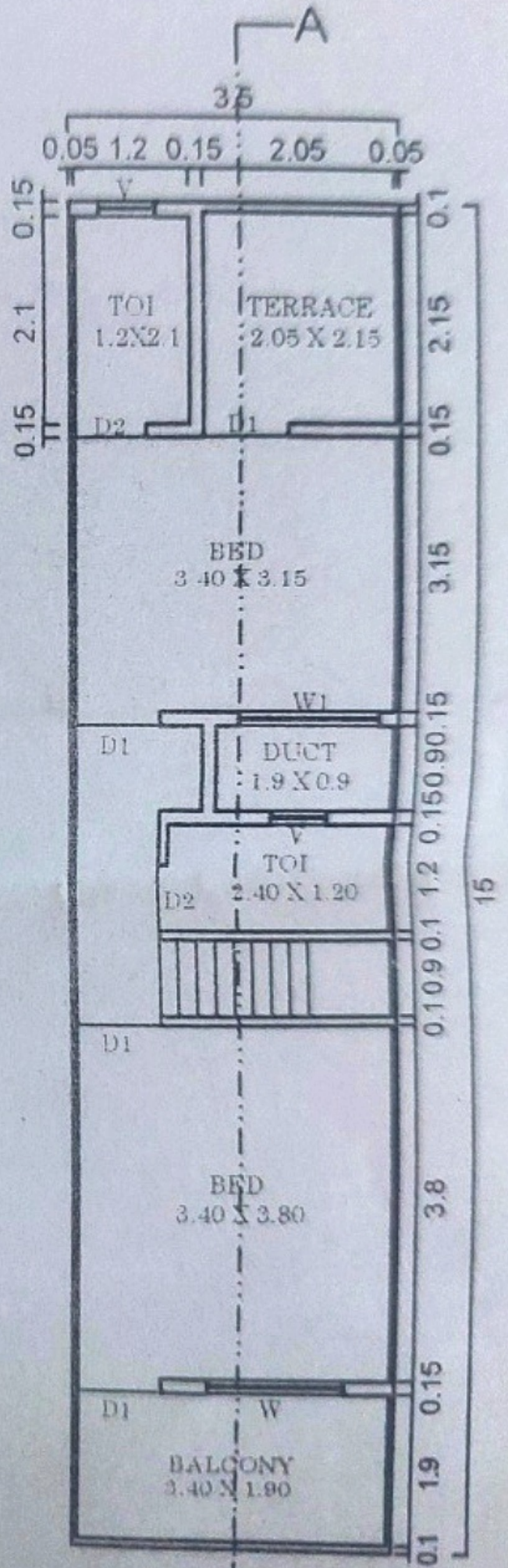
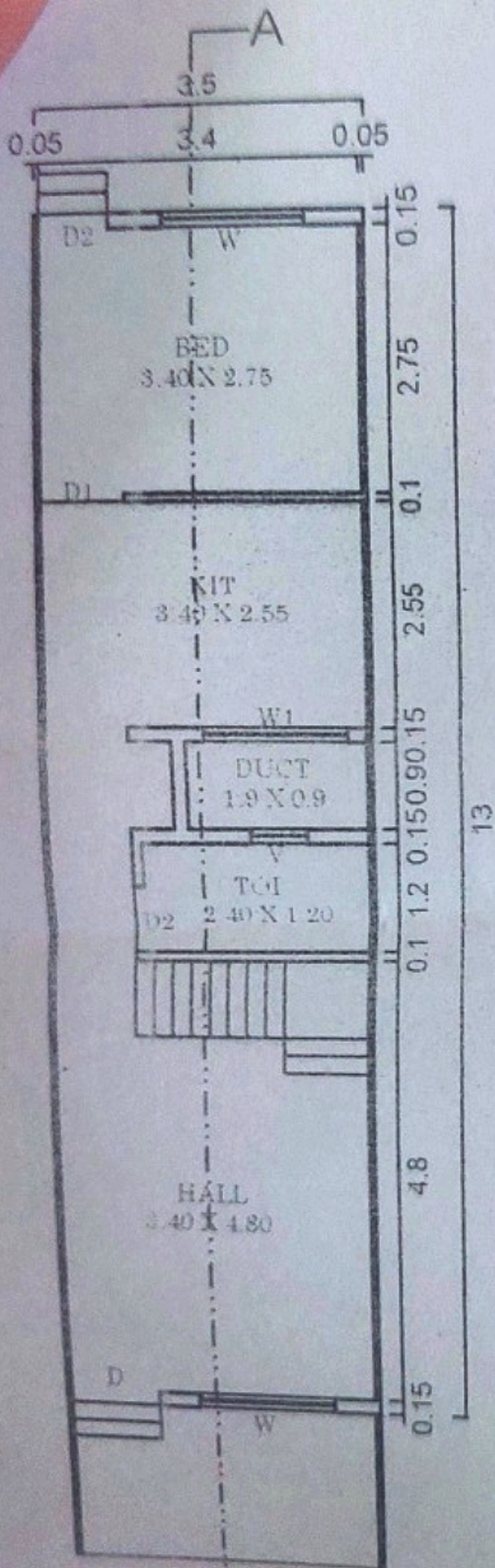


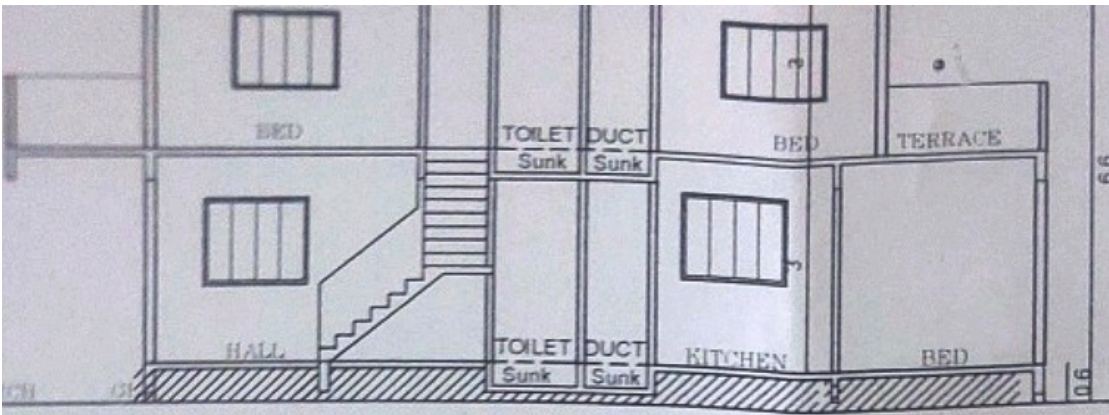
GROUND FLOOR PLAN
SCALE- 1:100



FIRST FLOOR PLAN
SCALE- 1:100

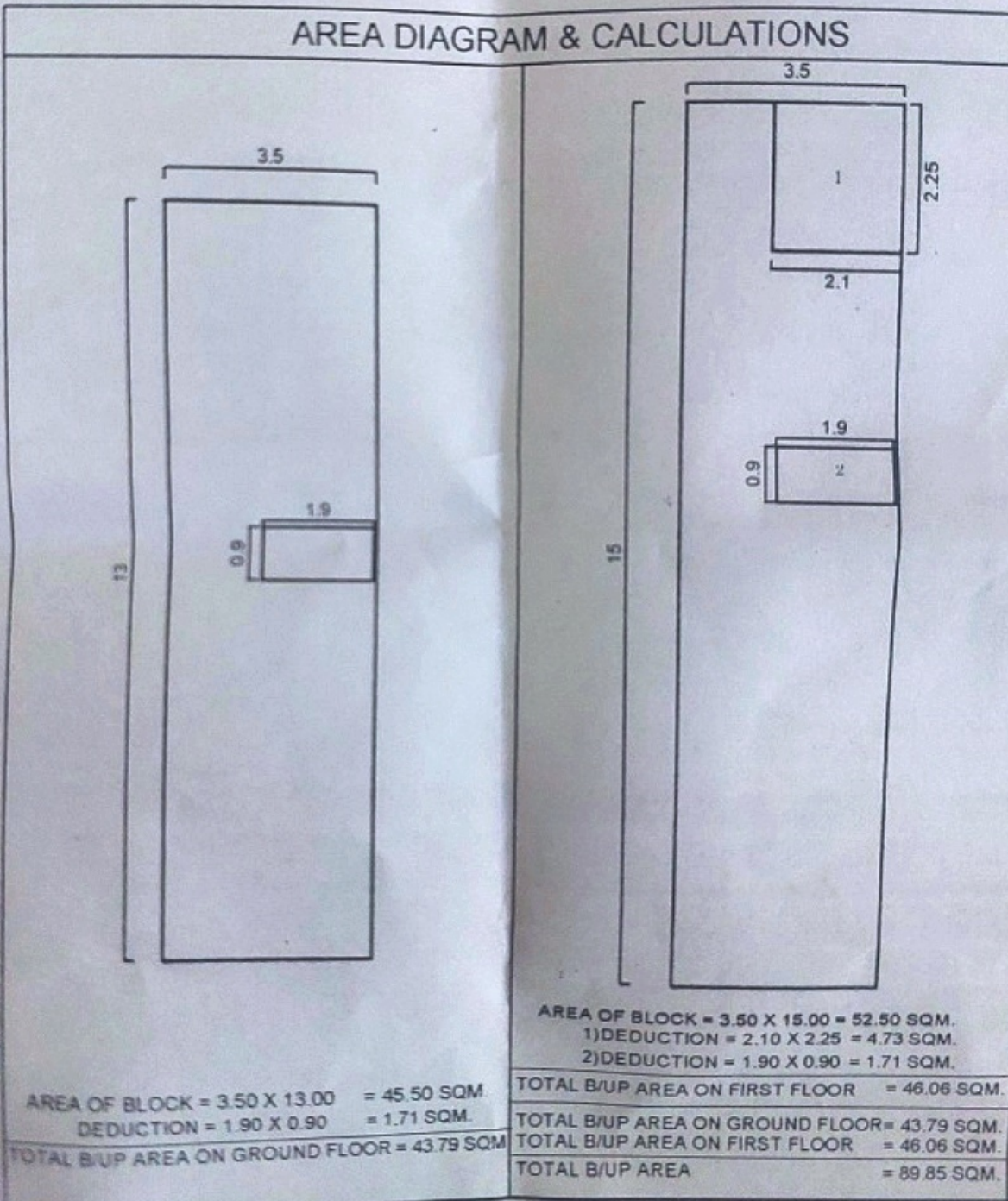
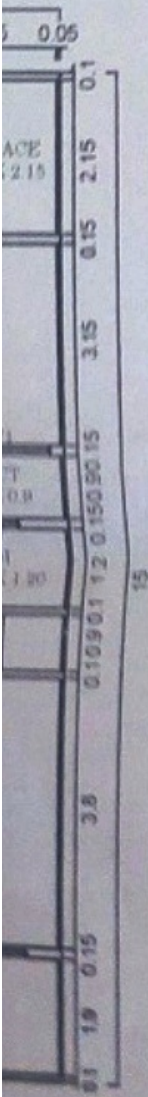
AREA OF BLDG
DEDUCT
TOTAL B/UP AREA





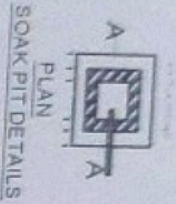
SECTION A-A
SCALE - 1:100

AREA DIAGRAM & CALCULATIONS



FLOOR PLAN
SCALE 1:100

1:
1:
14
R
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a
b
c
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17
a)
b)
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M
Sca
DRM
CKD



Form of Statement 3
[Sr.No. 9 (g)]

CARPET AREA STATEMENT

LOCATION PLAN
SCALE: 1:10,000

| Row House No. | Building Plot No. | Floor Area of all rooms including Kitchen (Excluding Area under walls) | Floor Area of Bathroom W.C./Toilet Passage etc. (Excluding Area under walls) | Floor Area of Balconies/ Alternative Terraces (Excluding Area under walls) |
|--|-------------------|--|--|--|
| G/F | Hall | 3.40 X 4.80 | 16.32 | TOI |
| | Kitchen | 3.40 X 2.55 | 8.67 | PASS |
| | Bed | 3.40 X 2.75 | 9.35 | PASS |
| | | | | PASS |
| | | | | PASS |
| | | | | PASS |
| Total Area = 34.31 + 5.18 = 39.52 sqm. | | | | |
| F/2 | Bed | 3.40 X 3.80 | 12.92 | TOILET |
| | Bed | 3.40 X 3.15 | 10.71 | TOILET |
| | | | | PASS |
| | | | | PASS |
| Total Area = 23.63 + 7.70 = 31.33 sqm. | | | | |
| Total Area = 39.52 + 31.33 + 6.46 = 77.31 sqm. | | | | |

Form of Statement 1 [Sr.No. 8 (a) (iii)]
Existing Building to be retained

Form of Statement 2 [Sr.No. 9 (a)]
Proposed Building

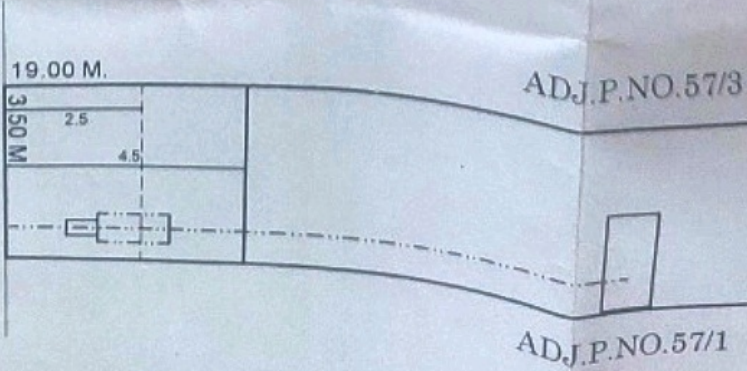
| Existing Building No. (1) | Floor No. (2) | Plinth area (3) | Total Floor area of Existing Building (4) | Use /Occupancy of Floors. (5) | Building No. (1) | Floor No. (2) | Total Built-up Area of floor As per outer construction line (3) |
|---------------------------|---------------|-----------------|---|-------------------------------|------------------|---------------|---|
| (2) | Ground Floor | | | | | Ground Floor | 43.79 |
| | First Floor | | | | | First Floor | 46.06 |
| | | | | | Total | | 89.85 |

CARPET AREA [Strucuse & Passage (Excluding under walls)]

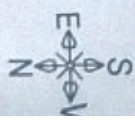
| Row House | Building/ Floor No. | Size | Area |
|-----------|---------------------|-------------|------|
| | Ground Floor | ... | ... |
| | First Floor | 3.18 X 0.90 | 2.86 |
| | Total Area | | 2.86 |

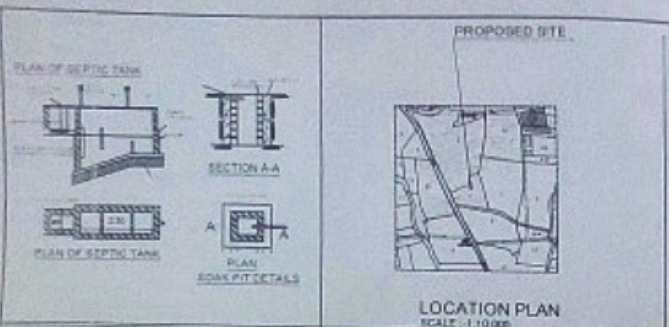
SCHEDULE OF DOORS & WINDOWS

| D | 1.00 X 2.10 | FLUSH DOOR |
|----|-------------|------------------|
| D1 | 0.90 X 2.10 | FLUSH DOOR |
| D2 | 0.75 X 2.10 | FLUSH DOOR |
| W | 1.80 X 1.20 | M. S. WINDOW |
| W1 | 1.50 X 1.20 | M. S. WINDOW |
| V | 0.60 X 0.60 | M. S. VENTILATER |



SITE PLAN
Scale = 1:100





Form of Statement 1 (Sr. No. 1(a))

CARPET AREA STATEMENT

| Use | Floor No. | Floor Area of existing Building (Sq. Meters) | Floor Area of Proposed (or) Additional Passage (Sq. Meters) | Floor Area of Balcony (or) External Area (Sq. Meters) | Total Area (Sq. Meters) |
|------------|--------------|--|---|---|-------------------------|
| G | Basement | 1.80 x 3.00 = 5.40 | 0.00 | 0.00 | 5.40 |
| | Ground Floor | 1.80 x 3.00 = 5.40 | 0.00 | 0.00 | 5.40 |
| | First Floor | 1.80 x 3.00 = 5.40 | 0.00 | 0.00 | 5.40 |
| Total Area | | 16.20 | 0.00 | 0.00 | 16.20 |
| P | Basement | 2.40 x 3.00 = 7.20 | 0.00 | 0.00 | 7.20 |
| | Ground Floor | 2.40 x 3.00 = 7.20 | 0.00 | 0.00 | 7.20 |
| | First Floor | 2.40 x 3.00 = 7.20 | 0.00 | 0.00 | 7.20 |
| Total Area | | 21.60 | 0.00 | 0.00 | 21.60 |

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

Existing Building to be retained

| Building No. | Floor No. | Floor Area | Total Floor Area of Existing Building | Use/Occupancy of Floors |
|--------------|--------------|------------|---------------------------------------|-------------------------|
| 1 | Basement | 5.40 | 5.40 | Residential |
| 1 | Ground Floor | 5.40 | 10.80 | Residential |
| 1 | First Floor | 5.40 | 16.20 | Residential |

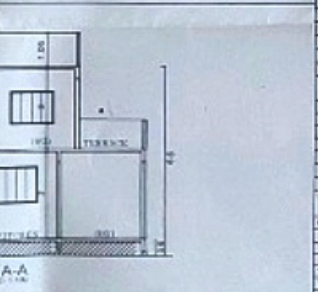
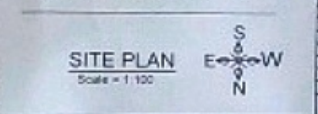
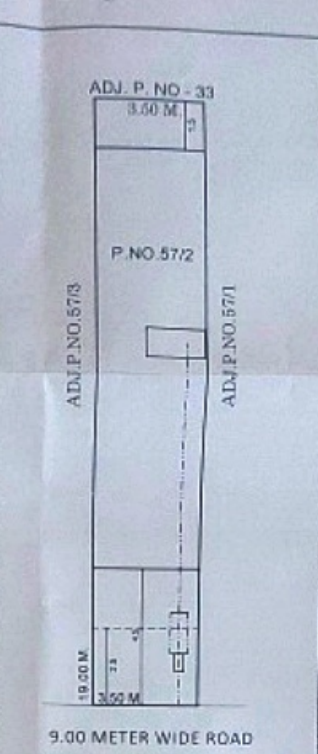
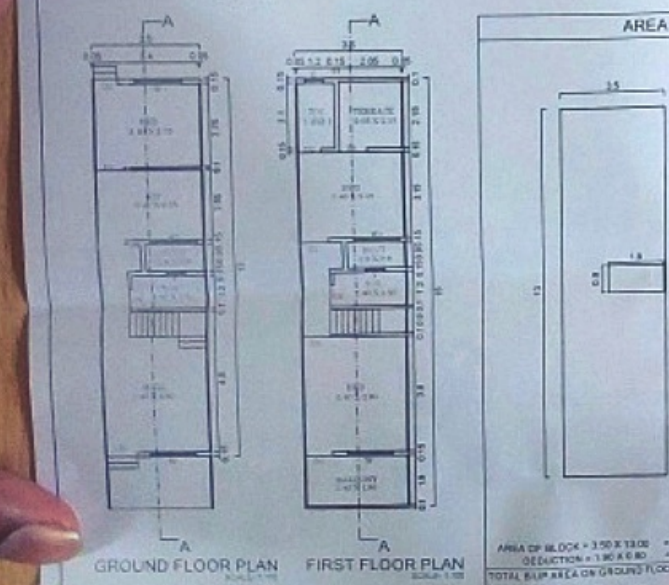
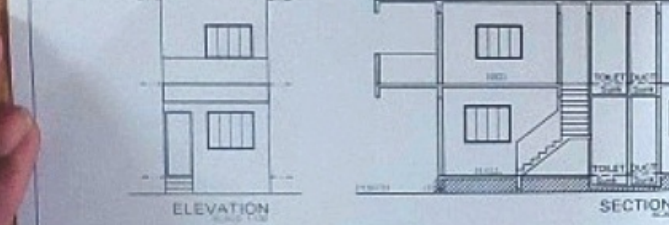
Form of Statement 2 (Sr. No. 2(b))

Proposed Building

| Building No. | Floor No. | Floor Area | Total Floor Area of Proposed Building | Use/Occupancy of Floors |
|--------------|--------------|------------|---------------------------------------|-------------------------|
| 2 | Basement | 7.20 | 7.20 | Residential |
| 2 | Ground Floor | 7.20 | 14.40 | Residential |
| 2 | First Floor | 7.20 | 21.60 | Residential |

SCHEDULE OF DOORS & WINDOWS

| Sl. No. | Description | Quantity |
|---------|------------------------------|----------|
| 01 | 1.80 x 2.10 FLUSH DOOR | 02 |
| 02 | 0.75 x 2.10 FLUSH DOOR | 01 |
| 03 | 1.80 x 1.20 M. S. WINDOW | 08 |
| 04 | 1.80 x 1.20 M. S. WINDOW | 08 |
| 05 | 0.80 x 0.80 M. S. VENTILATOR | 01 |



CERTIFICATE OF AREA

General and specific details regarding area calculations and survey data.

OWNER'S DECLARATION

SHREEMANGAL BUILDCON PARTNER

STRUCTURAL ENG. SIGN

ENGINEER SIGN

OWNER SIGN

OWNER SIGN

DATE

19/02/2022

REGISTRATION NO.

192

DRWING NO.

780

Program - I Area Statement

PROPOSED ROW HOUSE PLAN ON P.NO - 57/2, S.NO - 8 NO - 5 AT - MARHAMBAD, TAL & DIST. NASHIK FOR - SHREEMANGAL BUILDCON PARTNERSHIP FIRM THROUGH PARTNER JAYASHREE P. BHATEWARA OTHER 2

Stamps of Approval of Plans

APPROVED

The Plans amended in... As per the conditions mentioned in the accompanying commencement Certificate No. dated... 21/11/2022 07/03/2022

SECTIONAL ENGINEER,
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK

MANISH R. NAVAPARIA

AREA STATEMENT

| Sl. No. | Description | Area (Sq. Meters) |
|---------|---|-------------------|
| 1 | Area of plot (Minimum area of 4 x 6 m to be considered) | 24.00 |
| 2 | Area for existing building (16.20 Sq. Meters) | 16.20 |
| 3 | Area for proposed building (21.60 Sq. Meters) | 21.60 |
| 4 | Area for passage (0.00 Sq. Meters) | 0.00 |
| 5 | Area for balcony (0.00 Sq. Meters) | 0.00 |
| 6 | Area for external area (0.00 Sq. Meters) | 0.00 |
| 7 | Area for open space (0.00 Sq. Meters) | 0.00 |
| 8 | Area for road (0.00 Sq. Meters) | 0.00 |
| 9 | Area for other (0.00 Sq. Meters) | 0.00 |
| 10 | Total Area | 45.80 |

SHREEMANGAL BUILDCON PARTNER

MANISH R. NAVAPARIA

STRUCTURAL ENGINEER SIGN

OWNER SIGN

DATE

19/02/2022

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