

Litendra Ahire

TITLE

PROPOSED RESIDENTIAL BUILDING PLAN
ON P.NO.63 TO 65 & 67 TO 69/1TO11, S.NO. 25/2/3 14/5 16/4,
OF KAMATWADE SHIWAR, IN NASHIK. FOR.
M/S CHUPON BUILDCON PARTNERSHIP FIRM THROUGH
PARTNERSHIP. SANJAY CHUNIBHAI NARODIYA.

APPROVED STAMP

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement

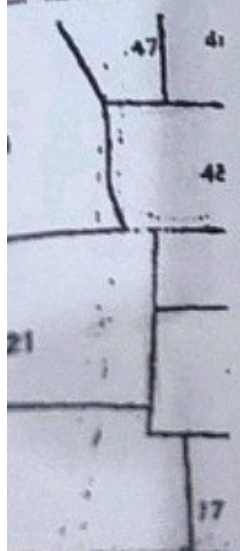
Certificate No. *CP/108* dated *29/06/2021*

[Signature]
**Executive Engineer
TOWN PLANING
Nashik Municipal Corporation**

[Signature] **Nashik** *[Signature]*

19.15 M.
9.00 MTR WIDE ROAD

SITE



REF-
SUBDIVISION NO. 99/2021, DTD. 09/06/2021

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a,b,c. to be considered)	848.20
a) As per ownership document (7/12, CTS extract)	848.20
b) As per measurement sheet	848.20
c) As per site	805.13
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road Widening Area/Service Road/ Highway widening	28.40
(b) Any D.P. Reservation Area	-----
(c) Area Under Nala	-----
(Total a+ b)	28.40
3. Balance area of plot (1-2)	776.73
4. Amenity Space (if applicable)	-----
(a) Required	-----
(b) Adjustment of 2(h), if any -	-----
(c) Balance Proposed -	-----
5. Net Plot Area (3-4 (c))	776.73
6. Recreational Open space (if applicable)	-----
(a) Required -	-----
(a) 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. 5xbasic FSI)	854.40
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.	388.36
11. In-situ FSI / TDR loading	-----
(a) In-situ area against D.P. road [2.0 x Sr.No. (a)], if any	-----
(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 (0.40%)	-----
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	310.69
12. Additional FSI area under Chapter No. 7	28.40
13. Total entitlement of FSI in the proposal	-----
(a) (9+10(b)+11(d) or 12 whichever is applicable.	1581.85
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	949.11
(c) Total entitlement (a+b)	2530.96
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)	3.20
15. Total Built-up Area in proposal. (excluding area at sr.No. 17b)	2530.96
(a) Existing Built-up Area.	-----
(b) Proposed Built-up Area (as per 'P-lino)	2530.96
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	100%
17. Area for Inclusive Housing, if any	-----
(a) Required (20% of Sr.No. 5)	-----
(b) Proposed	-----
(c) Total (a+ b)	-----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/06/2021 & 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. SCHEME

(a) $9+10(b)+11(d)$ or 12 whichever is applicable.	1581.89
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	949.11
(c) Total entitlement (a+b)	2530.96
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)	3.20
15. Total Built-up Area in proposal. (excluding area at sr.No.17b)	2530.96
(a) Existing Built-up Area.	*****
(b) Proposed Built-up Area (as per 'P'-line)	2530.96
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	100%
17. Area for Inclusive Housing, if any	*****
(a) Required (20% of Sr.No. 5)	*****
(b) Proposed	*****
(c) Total (a+b)	*****

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/06/2021 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLE WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

[Signature]
AR. YOGESH T. GAIKWAD
 ARCHITECT

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.

[Signature]
Partner

M/S CHUPON BUILDCON PARTNERSHIP FIRM THROUGH PARTNER SHRI. SANJAY CHUNIBHAI NARODIYA.

[Signature]
ARCHITECT SIGN.

[Signature]
STRUCTURE ENGINEER SIGN.

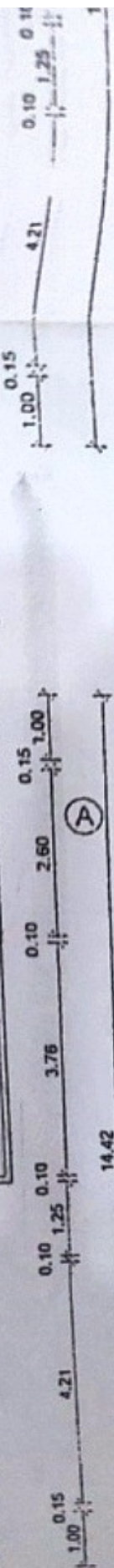


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 ADDRESS: A-302, Third Floor, Badamesh Plaza, Above Sony Building, Baram Colony, Behind Kulkarni Gaslan, Nashik-422005

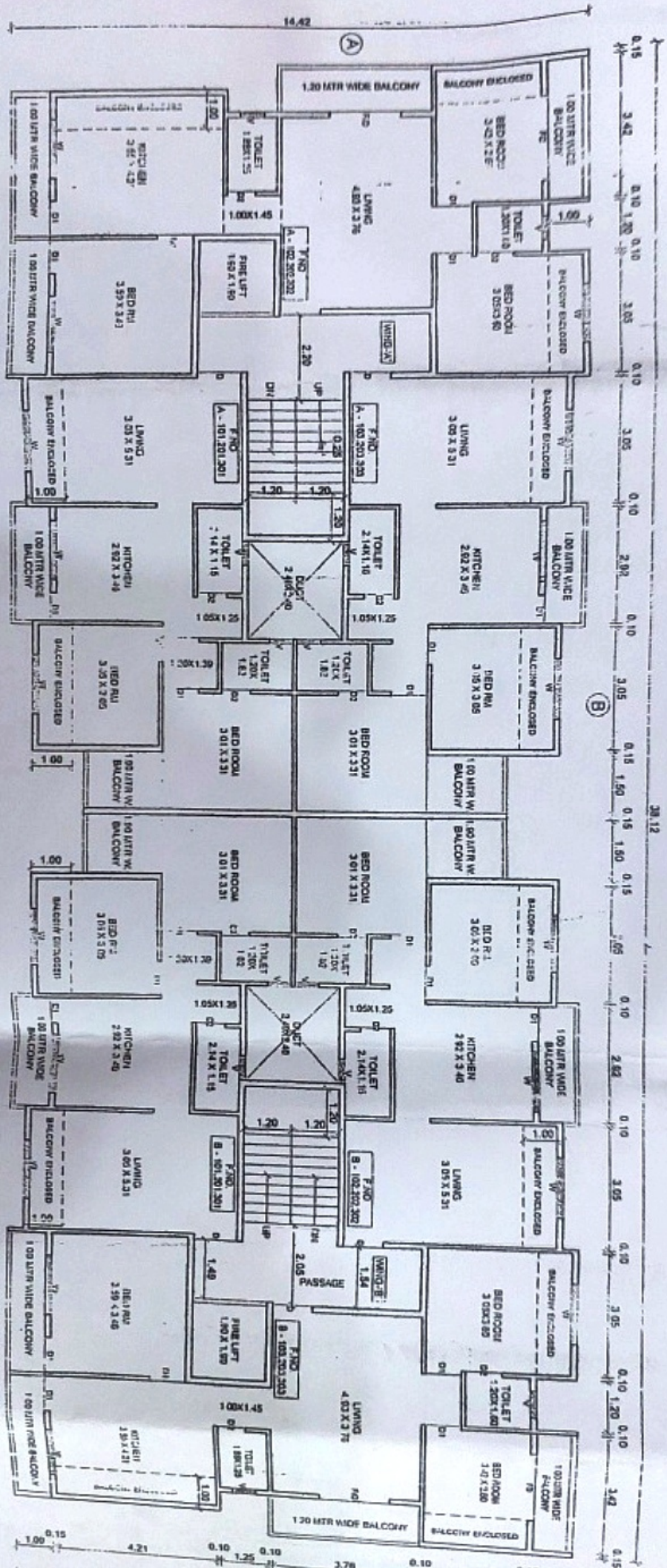
Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
	1 : 100	POOJA	S.D.G	License no. of Licensed Engineer/Supervisor



SCALE - 1:100

(B)

28.12



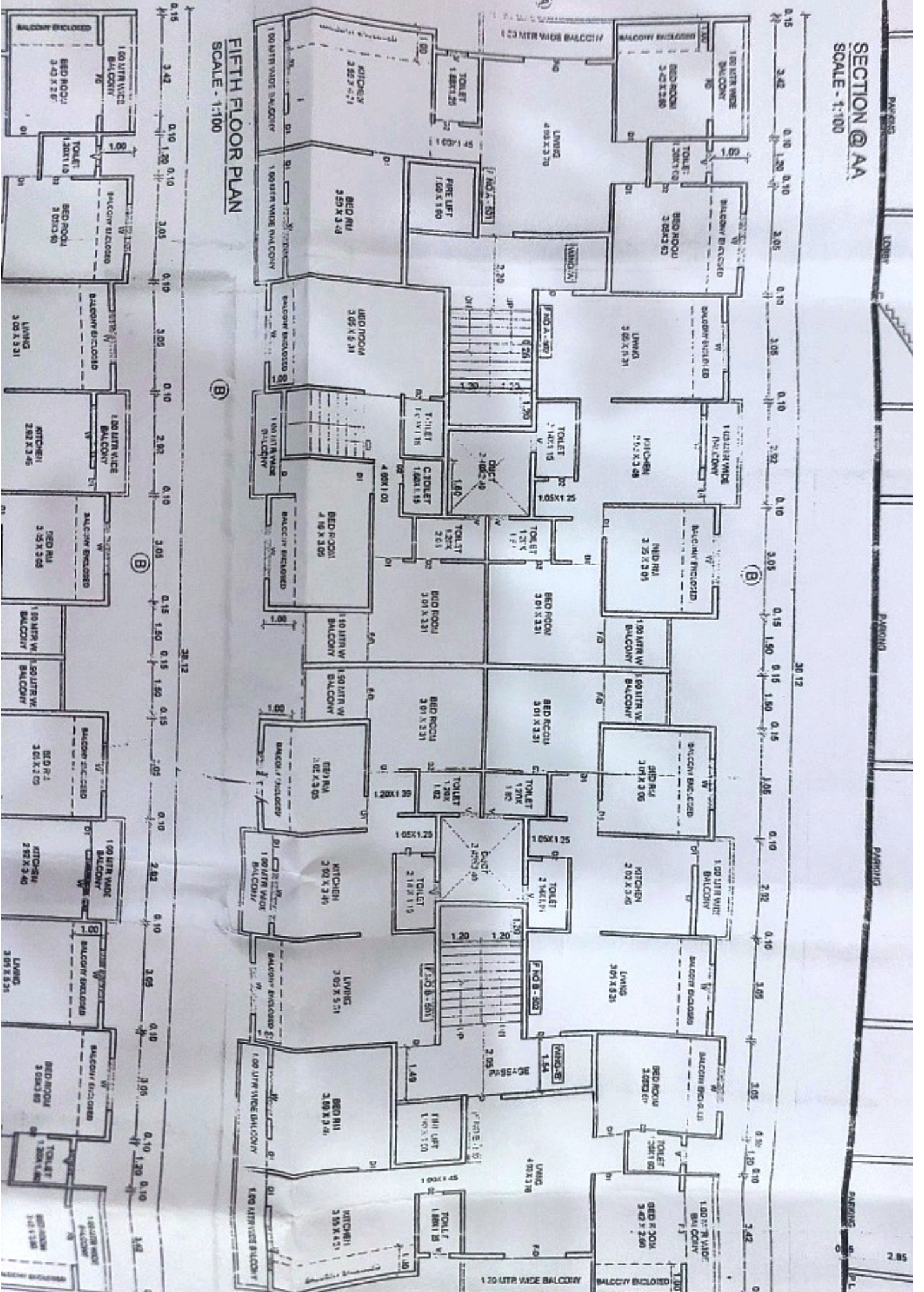
TYPICAL FIRST TO THIRD FLOOR PLAN (B)

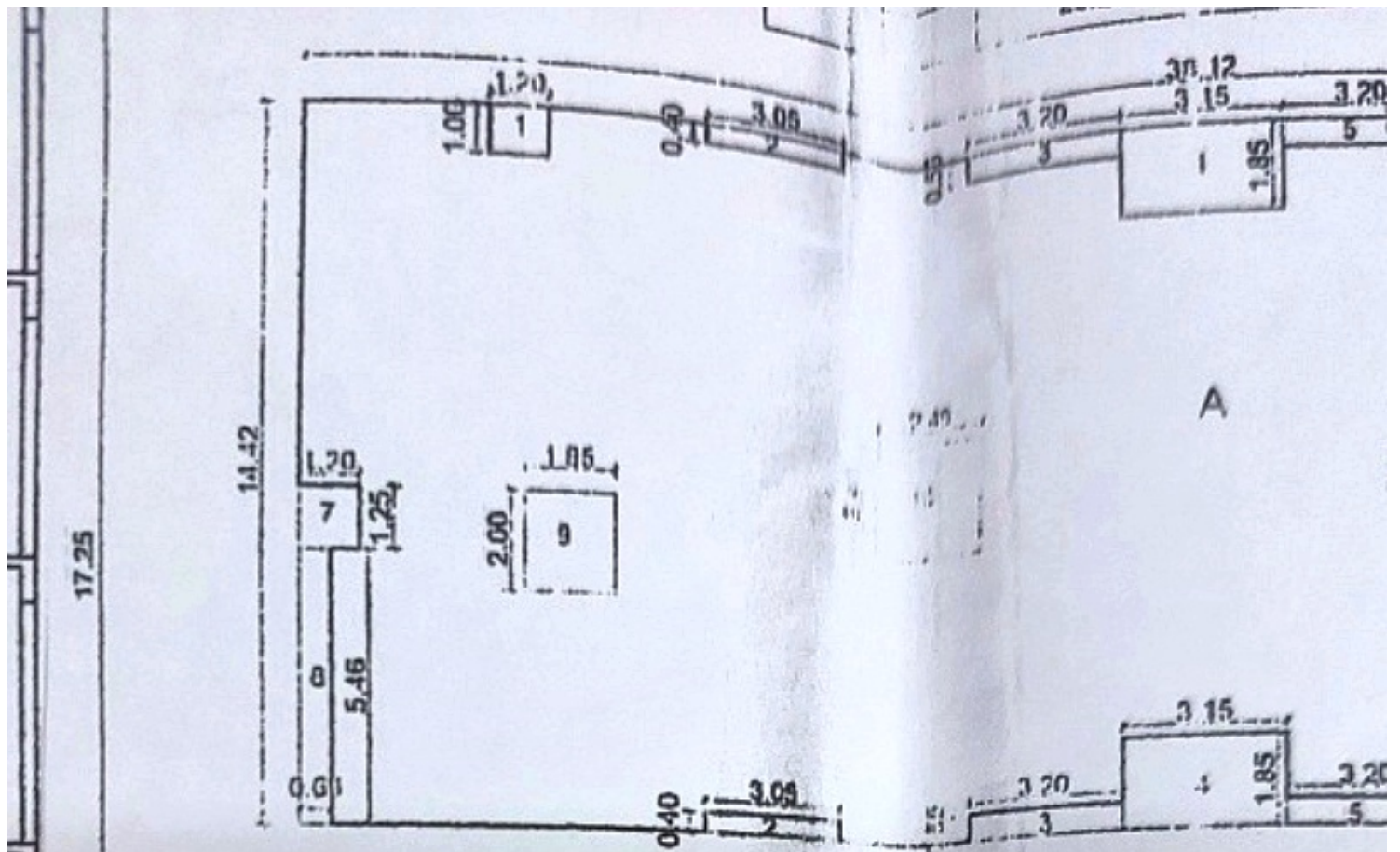
SCALE - 1:100

REINFORCING VERTICAL BARS TO BE PLACED AT 100mm C/C

SECTION @ AA
SCALE - 1:100

FIFTH FLOOR PLAN
SCALE - 1:100



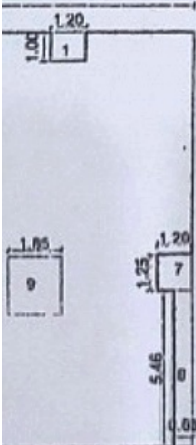


**AREA CALCULATION FOR
FIRST TO FIFTH FLOOR**

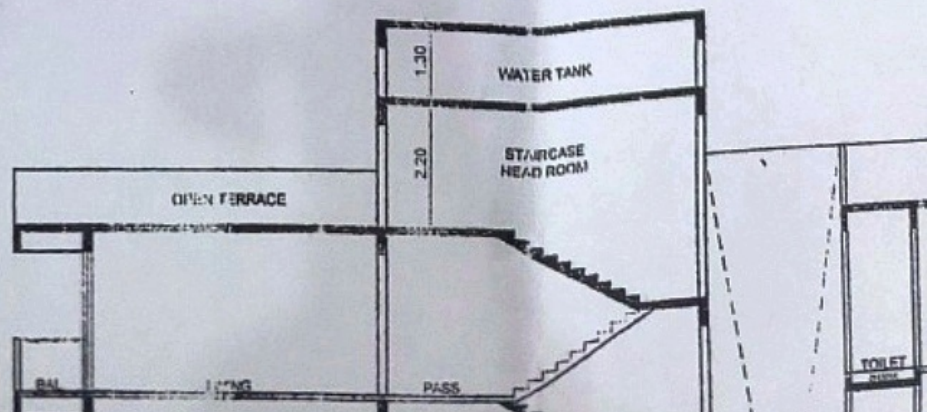
	38.12	X	14.42	X	1.00	X	1	=	549.00
DEDUCTION									
1	1.20	X	1.00	X	1.00	X	1	=	2.40
2	3.05	X	0.40	X	1.00	X	2	=	2.44
3	3.20	X	0.55	X	1.00	X	2	=	3.52
4	3.15	X	1.85	X	1.00	X	2	=	11.66
5	3.20	X	0.55	X	1.00	X	2	=	3.52
6	3.05	X	0.40	X	1.00	X	2	=	2.44
7	1.20	X	1.25	X	1.00	X	1	=	3.00
8	0.63	X	5.46	X	1.00	X	1	=	0.00
9	1.85	X	2.00	X	1.00	X	1	=	7.40
10	2.49	X	2.40	X	1.00	X	1	=	11.95
TOTAL	0.00		0.00		0		0		55.21
NET BUILT-UP AREA	0.00		549.00 - 55.21						493.79
			194.48 X 05 FLOORS						2472.4

PARKING STATEMENT							
TYPE	CARPET AREA	TENAMENT.		CAR		SCOOTER	
		UNIT	REQ.	PRO.	REQ.	PRO.	
RESIDENTIAL	>30 m ²		00	00	00	00	
RESIDENTIAL	30 - 40 m ²	00	00	00	00	00	
RESIDENTIAL	40 - 60 m ²	28	14	14	70	70	
RESIDENTIAL	60 - 150 m ²	01	01	01	03	03	
RESIDENTIAL	>150 m ²	00	00	00	00	00	
VISITOR 5%			01	01	04	04	
COMMERCIAL			00	00	00	00	
TOTAL REQUIRED			10	16	77	77	
AS PER MULTIPLE FACTOR RULE NO 8.2.2 -0.9			14	14	69	69	
TOTAL PROPOSED			14	14	69	69	

FORM OF STATEMENT 2 PROPOSED BUILDINGS		
Building No.	Floor No.	Total Built - Up Area of Floor as per other Construction Lines. (Sq.mtr)
(1)	(2)	(3)
1	GROUND	58.56
	FIRST	494.40
	SECOND	494.40
	THIRD	494.40
	FOURTH	494.40
	FIFTH	494.40
	TOTAL	2530.56



FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT (CARPET AREA)								
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat	NO. OF UNIT	TOTAL AREA	
(1)	(2)	(3)	(4)	(5)	(6)			
'A' WING	FIRST TO THIRD FLOOR	F.NO.101,201,301	53.46	5.47	-----	03	58.93X 3 = 176.79	
		F.NO.102,202,302	72.66	13.47	-----	03	86.13X 3 = 258.39	
		F.NO.103,203,303	53.46	5.47	-----	03	58.93X 3 = 176.79	
	FOURTH FLOOR	F.NO.401	99.26	10.94	-----	01	110.20	
		F.NO.402	72.66	13.47	-----	01	86.13	
		F.NO.403	53.46	5.47	-----	01	58.93	
	FIFTH FLOOR	F.NO.501	72.66	13.47	-----	01	86.13	
		F.NO.502	53.46	5.47	-----	01	58.93	
	'B' WING	FIRST TO FIFTH FLOOR	F.NO.101,201,301,401,501	53.46	5.47	-----	05	58.93X 5 = 294.65
			F.NO.102,202,302,401,502	72.66	13.47	-----	05	86.13X 5 = 430.65
F.NO.103,203,303,403,503			53.46	5.47	-----	05	58.93X 5 = 294.65	



AD.P.NO.66

0.00 7.00 d.00

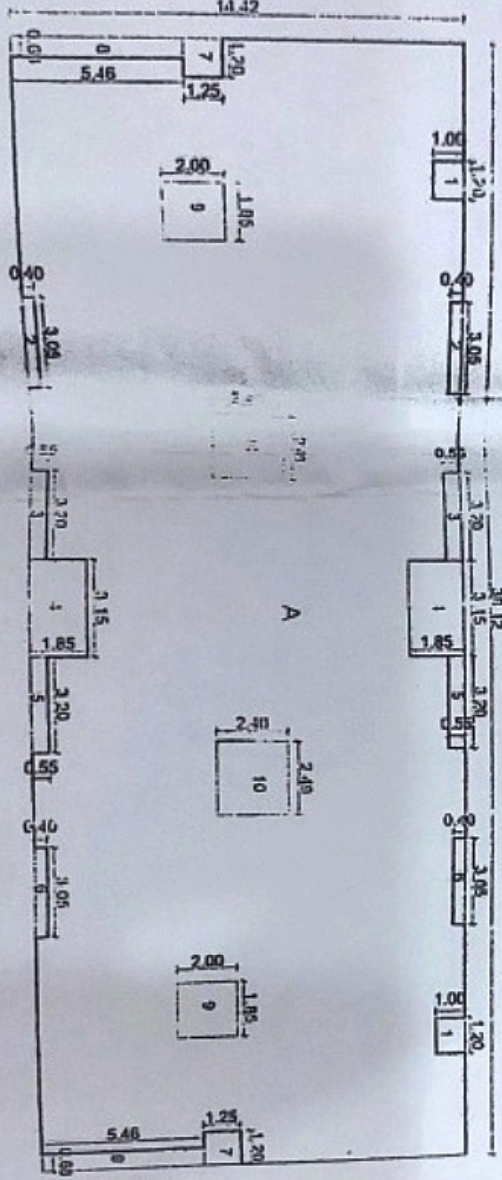
AREA DIAGRAM & CALCULATION

AREA CALCULATION FOR GROUND FLOOR

DEDUCTION		NET BUILT-UP AREA	
1	1.80 X 2.20 = 3.96	29.28 X 0.00	0.00
2	2.80 X 2.70 = 7.56		
3	2.70 X 2.70 = 7.29		
TOTAL	18.81		
NET BUILT-UP AREA	28.28		

PARKING STATEMENT

TYPE	CARPET AREA	REQUIREMENT	CAR PRO.	REQ.	SCO
RESIDENTIAL	>30 m ²	00	00	00	00
RESIDENTIAL	30 - 40 m ²	00	00	00	00
RESIDENTIAL	40 - 50 m ²	28	14	14	70
RESIDENTIAL	50 - 100 m ²	01	01	01	03
RESIDENTIAL	> 100 m ²	00	00	00	00
VISITOR 5 %		00	00	00	00
COMMERCIAL		00	00	00	00
TOTAL REQUIRED		14	14	14	77
AS PER MULTIPLE FACTOR RULE NO 8.2.2 - 8.9		14	14	14	69
TOTAL PROPOSED		14	14	14	69



AREA CALCULATION FOR FIRST TO FIFTH FLOOR

Sl. No.	Area	Count	Total Area
1	1.20	X	2.40
2	3.05	X	3.05
3	3.20	X	3.20
4	3.15	X	3.15
5	3.20	X	3.20
6	3.05	X	3.05
7	1.20	X	1.20
8	0.63	X	0.63
9	1.85	X	1.85
TOTAL			11.95

FORM OF ST AREA DETAILS OF FLOOR

Building No.	Floor No.	Apartment No.	Carpet area of apartment		
(1)	(2)	FIRST TO THIRD FLOOR	F.NO.101,201,301	53.46	
			F.NO.102,202,302	72.66	
			F.NO.103,203,303	53.46	
		FOURTH FLOOR	F.NO.401	99.20	
			F.NO.402	72.66	
			F.NO.403	53.46	
		FIFTH FLOOR	F.NO.501	72.66	
			F.NO.502	53.46	
		12 TH WING	FIRST TO FIFTH FLOOR	F.NO.101,201,301, 401,501	53.46
				F.NO.102,202,302, 401,502	72.66
				F.NO.103,203,303, 402,503	53.46

APPROVED BY ARCHITECTURAL ENGINEER