

CARPET AREA STATEMENT					
FLOOR	FLAT NO	CARPET AREA	ENCLOSED BALCONY	AREA OF BALCONY ATTACHED APARTMENT	TOTAL AREA
FIRST TO SEVENTH FLOOR	101,201,201,401, 501,601,701	58.46 SQ.M	19.96 SQ.M	11.38 SQ.M	120.81 SQ.M
	102,202,302,402, 502,602,702	77.24 SQ.M	12.29 SQ.M	11.59 SQ.M	101.09 SQ.M

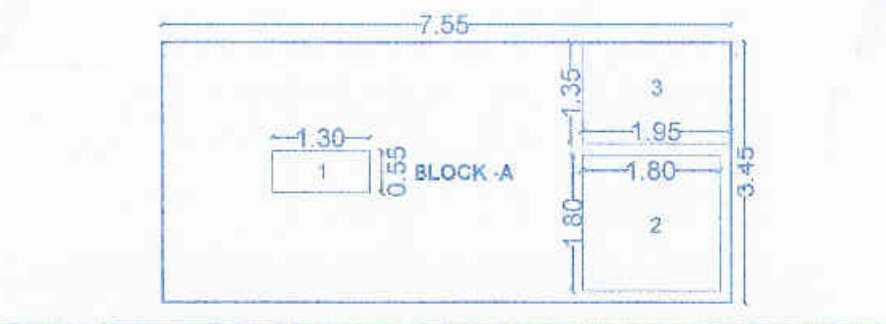
T.D.R. STATEMENT	
1) AREA OF PLOT	= 564.86 SQ.M.
2) PERMISSIBLE T.D.R. (0.40% OF PLOT AREA)	= 225.86 SQ.M
3) PROPOSED T.D.R.(PURCHASED)	= 221.00 SQ.M.
4) T.D.R. D.R.C. NO. = 852	DATE - 15/06/2019
5) REGISTRATION NO = 5334-2022	DATE - 27/05/2022
EQ = 221 X 11300 / 6100 = 409.39 SQ.M	

PREMIUM STATEMENT	
1) AREA OF PLOT	= 564.86 SQ.M.
2) PERMISSIBLE PREMIUM (0.50% OF PLOT AREA)	= 282.33 SQ.M.
3) PROPOSED PREMIUM(PURCHASED)	= 282.00 SQ.M.
4) READY RECKONER RATE = [AS PER YEAR OF 2020-2021]	

PARKING STATEMENT				
PARKING STATEMENT	CARPET AREA	NO. OF FLAT	REQUIRED	PROVISED
1) PARKING REQUIRED BY F.A.I.E	80 TO 40 SQ.M EVERY TWO FLOORS	80	80	80
2) TOTAL PARKING PROVIDED	80 TO 40 SQ.M EVERY TWO FLOORS	80	80	80
3) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
4) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
5) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
6) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
7) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
8) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
9) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
10) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
11) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
12) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
13) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
14) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
15) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
16) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
17) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
18) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
19) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160
20) TOTAL PARKING PROVIDED	160 TO 80 SQ.M EVERY TWO FLOORS	160	160	160

ANCILLARY AREA STATEMENT				
SR NO	AREA STATEMENT	TOTAL UTILIZED AREA	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	ANCILLARY AREA
1	RESIDENTIAL AREA	1795.73 SQ.M	1122.33 SQ.M	673.40 SQ.M
	PROPOSED	1801.66 SQ.M	1128.55 SQ.M	673.06 SQ.M

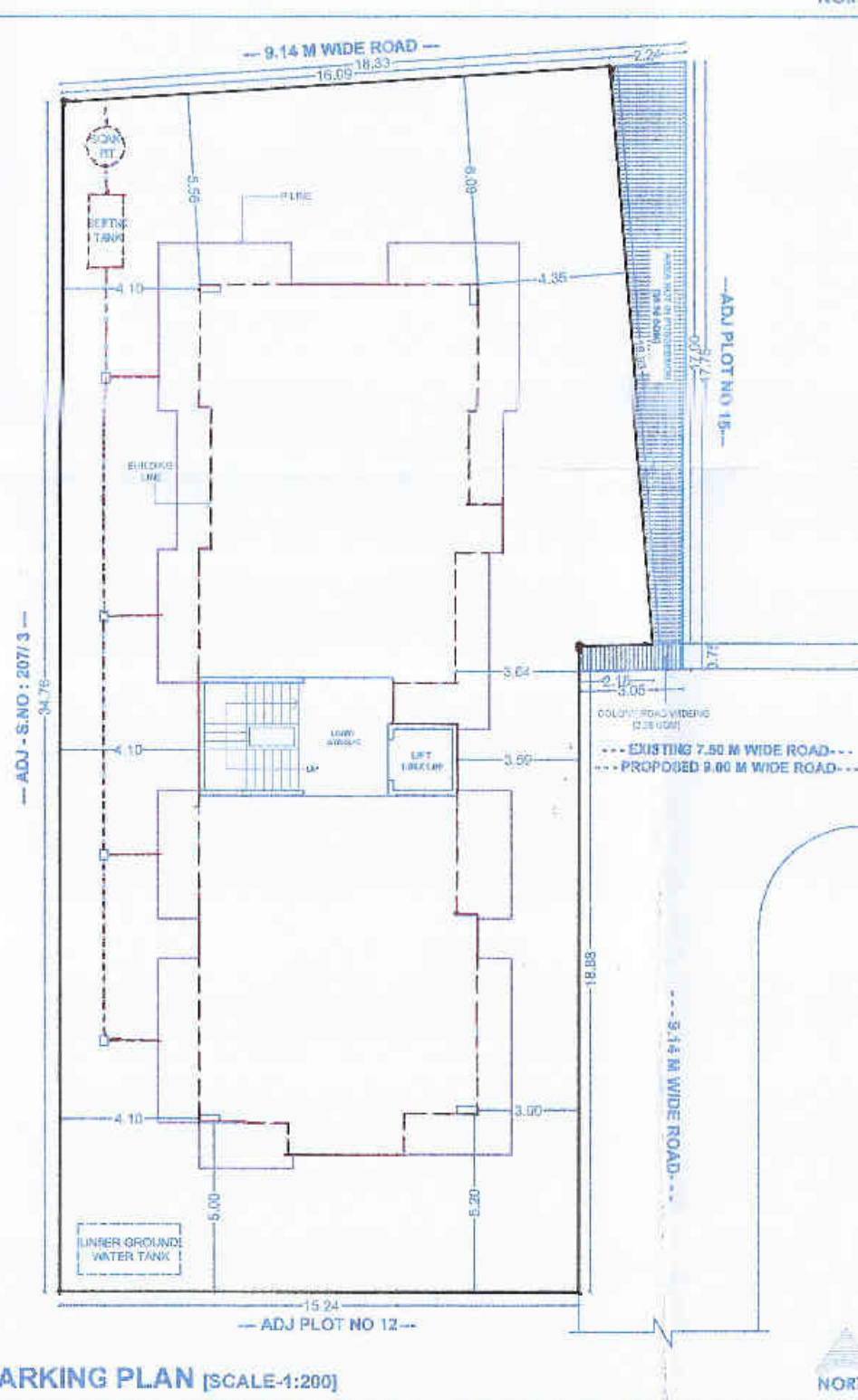
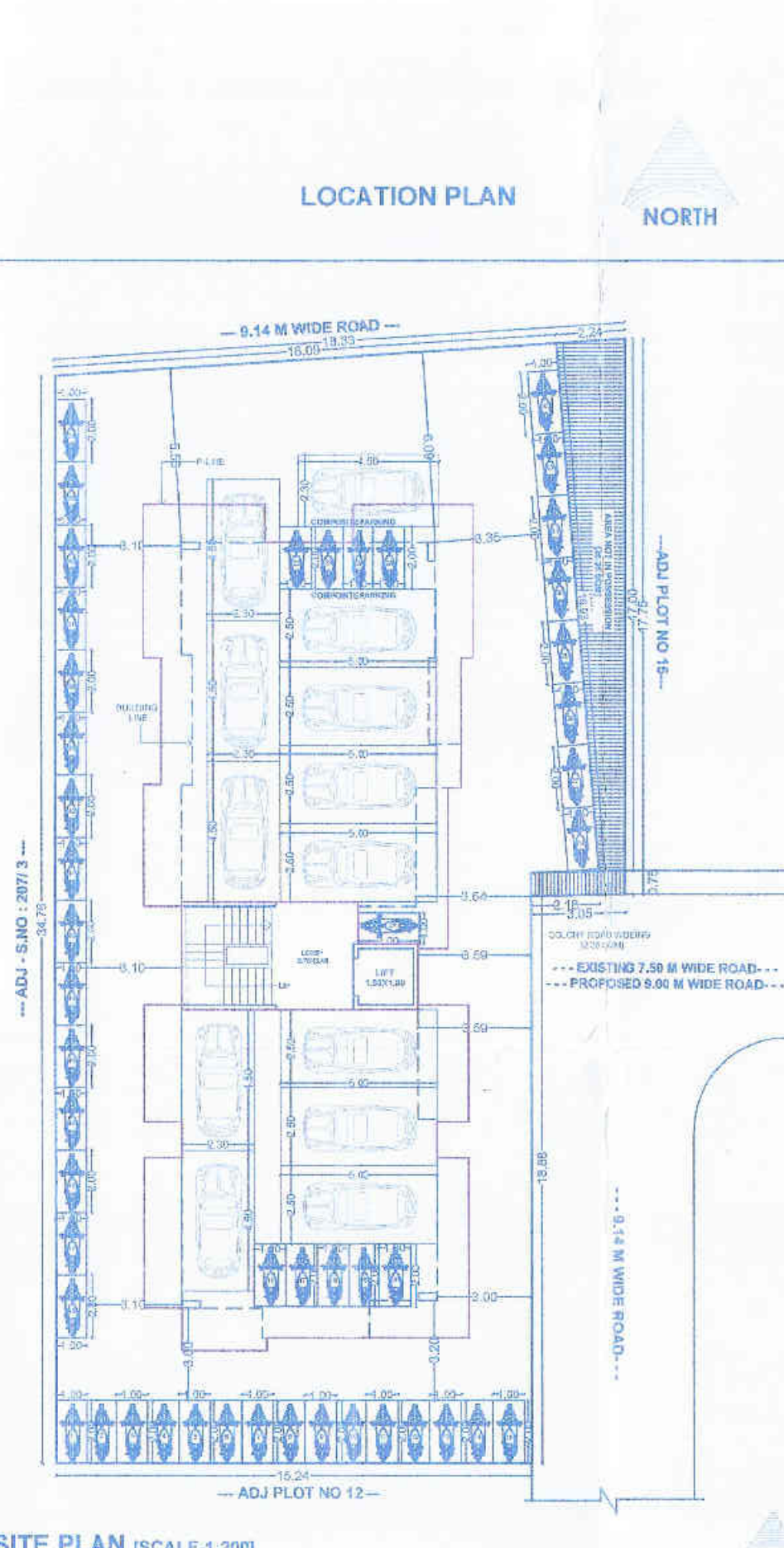
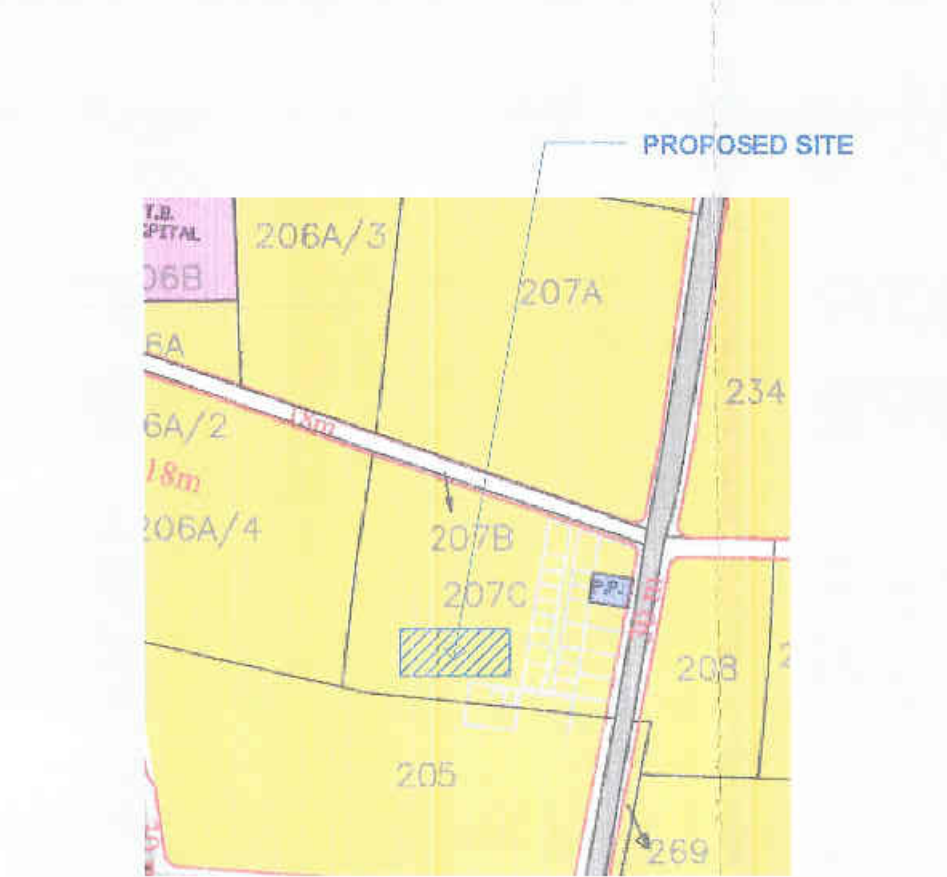
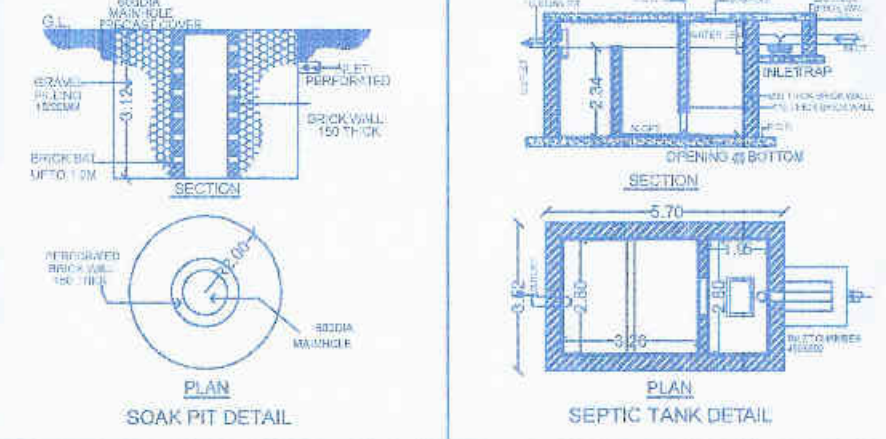
FROM FOR STATEMENT 2 (SR.NO 6A)		
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
1	GROUND FLOOR	19.46 SQ.M
	FIRST FLOOR	253.29 SQ.M
	SECOND FLOOR	253.29 SQ.M
	THIRD FLOOR	253.29 SQ.M
	FOURTH FLOOR	253.29 SQ.M
	FIFTH FLOOR	253.29 SQ.M
	SIXTH FLOOR	253.29 SQ.M
	SEVENTH FLOOR	253.29 SQ.M
	LIFT	3.24 SQ.M
	TOTAL	1795.73 SQ.M



AREA STATEMENT	
GROUND FLOOR AREA	BLOCK AREA 'A' = 7.55 X 3.45 = 26.04 SQ.M
DEDUCTION -	
1.	1.20 X 0.55 = 0.71
2.	1.80 X 1.80 = 3.24
3.	1.50 X 1.35 = 2.03
TOTAL DEDUCTION	= 6.58 SQ.M
TOTAL BUP AREA	= 26.04 - 6.58 = 19.46 SQ.M

1ST TO 7TH FLOOR AREA	
BLOCK AREA 'A'	= 10.30 X 27.05 = 279.02 SQ.M
DEDUCTION -	
1.	2.80 X 1.20 = 3.36
2.	0.55 X 3.45 = 1.92
3.	1.20 X 3.15 = 3.78
4.	1.30 X 0.55 = 0.71
5.	0.40 X 1.15 = 0.46
6.	0.80 X 5.15 = 4.12
7.	1.80 X 1.80 = 3.24
8.	1.75 X 1.90 = 3.33
9.	0.15 X 3.75 = 0.56
10.	1.16 X 1.15 = 1.33
11.	1.20 X 1.15 = 1.38
12.	0.16 X 5.75 = 0.92
13.	1.50 X 0.40 = 0.60
14.	1.20 X 1.35 = 1.62
TOTAL DEDUCTION	= 30.73 SQ.M
TOTAL BUP AREA	= 279.02 - 30.73 = 248.29 SQ.M

SCHEDULE OF OPENING			
SR NO	TYPES	SIZE	DESCRIPTION
1	D	1.50 X 2.25	FLUSH DOOR
2	D	1.20 X 2.10	FLUSH DOOR
3	D	1.75 X 2.25	FLUSH DOOR
4	D	1.40 X 2.25	FLUSH DOOR
5	D	1.20 X 2.25	FLUSH DOOR
6	W	1.80 X 2.25	W.C. WINDOW
7	W	1.35 X 1.80	W.C. WINDOW
8	V	6.80 X 1.05	GLASS COVERED WINDOW



STAMP OF APPROVAL

SHEET 1/2

APPROVED

The Plans amended in
As per the conditions mentioned in the accompanying commencement Certificate No. 2746 dated 02/10/2022

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

AREA STATEMENT :-	
1. AREA OF THE PLOT	564.86 SQ.M
(a) AS PER OWNERSHIP DOCUMENT (T12, CTS EXTRACT)	593.39 SQ.M
(b) AS PER MEASUREMENT SHEET	586.94 SQ.M
(c) AS PER SITE	586.94 SQ.M
2. DEDUCTION FOR	
(a) PROPOSED D.P./ROAD WIDENING AREA/SERVICE ROAD/ HIGHWAY WIDENING	2.28 SQ.M
(b) ANY D.P. RESERVATION AREA	---
TOTAL (a+b)	---
3. BALANCE AREA OF PLOT (1-2)	564.86 SQ.M
4. AMENITY SPACE (if applicable)	---
(a) REQUIRED	---
(b) ADJUSTMENT OF 2(b), IF ANY	---
(c) BALANCE PROPOSED	---
5. NET PLOT AREA (3-4 (a))	564.86 SQ.M
6. RECREATIONAL OPEN SPACE (if applicable)	---
(a) REQUIRED	---
(b) PROPOSED	---
7. INTERNAL ROAD AREA	---
8. PLOTABLE AREA (if applicable)	564.86 SQ.M
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (as per Scheme F.S.I)	621.12 SQ.M
10. ADDITION OF F.S.I ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I-BASED ON ROAD WIDTH/ ZONE	282.33 SQ.M
(b) PROPOSED F.S.I ON PAYMENT OF PREMIUM	282.00 SQ.M
11. IN SITU F.S.I/ TDR LOADING	
(a) IN SITU AREA AGAINST D.P. ROAD (2.0 x sr.no.2 (a)) if any (2.26SQ.MX2)	4.56 SQ.M
(b) IN SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	---
(c) TDR AREA	221.00 SQ.M
(d) TOTAL IN-SITU/ TDR LOADING PROPOSED (11(a)+11(b)+11(c))	225.56 SQ.M
12. ADDITIONAL F.S.I AREA UNDER INTERNAL ROAD AREA	---
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [10 + 10(1) + 11(c)] OR 12 WHICHEVER IS APPLICABLE	1128.68 SQ.M
(b) ANCILLARY AREA F.S.I (UPTO 80% OR 80% WITH PAYMENT OF CHARGES)	673.06 SQ.M
(c) TOTAL ENTITLEMENT (a+b)	1801.68 SQ.M
14. MAXIMUM UTILIZATION LIMIT C.F.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 1.8	2.66 + ANCILLARY
15. TOTAL BUILT - UP AREA IN PROPOSED (excluding area at sr.no. 17b)	
(a) EXISTING BUILT - UP AREA	---
(b) PROPOSED BUILT UP AREA (as per P-line)	1795.73 SQ.M
(c) TOTAL (a+b)	1795.73 SQ.M
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	---

NOTE:
PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED IN RED

EXTERNAL WALL 0.15 M
INTERNAL WALL 0.10 M

OWNERS DECLARATION / CONFIRMATION

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 & SAFETY AT THE WORK SITE.

M/S HARIOM GROUP PARTNERSHIP
FIRM THROUGH PARTNER MR. SHIVAM PRAKASH PATEL.

CERTIFICATE OF THE AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/11/2020 AND DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

AR. SURESH H. PATEL
CA/2004/32793

OWNER SIGN	R.C.C. CONSULTANT	ARCHITECT'S SIGN
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
MR. SHIVAM P. PATEL	ENGG. SUNIL H. PATEL	AR. SURESH H. PATEL CA/2004/32793

PROJECT
PROPOSED AMALGAMATION & BUILDING PERMISSION OF PLOT NO. -13-14, S. NO.207/4, AT MHASRUL, NASHIK, FOR M/S HARIOM GROUP PARTNERSHIP FIRM THROUGH PARTNER MR. SHIVAM PRAKASH PATEL.

ARCHITECT:
MAVANI ASSOCIATES
AR. SURESH H. PATEL
SHOP NO-182, SHUBHANKAR VASTU,
DHAVALGIRI SOCIETY, KATHE GALLY,
NASHIK-422001
PH - 02532552226 MOB - 9890259494
www.shivam@gmail.com

SCALE	DATE	DRG. NO.	DRAWN BY	CHECK BY
1:100	05/05/2022	117	APURVA	AR. SURESH PATEL
E:117, PRAKASHBHAI BHAVANIS NO.207/SANCTIONFINAL MUNICIPAL.dwg				