

STAMP OF APPROVAL

APPROVED

Plans amended in...
As per the conditions mentioned in the accompanying commencement certificate No. dated...
11/03/2022 09/10/2022

SECTIONAL ENGINEER,
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK

AREA STATEMENT	SQM.
1. AREA OF PLOT (MINIMUM AREA a,b,c TO BE CONSIDERED)	199.50
a) As per ownership document (7/12, CTS extract)	---
b) As per measurement sheet	---
c) As per site	---
2. DEDUCTION FOR	
a) Proposed D.P. / D.P. Road widening area	15.75
b) Any D.P. Reservation area TOTAL (a+b)	---
3. BALANCE AREA OF PLOT (1-2)	183.75
4. Amenity Space (if applicable)	
a) Required	---
b) Adjustment of 2(b), if any	---
c) Balance Proposed	---
5. Net Plot Area (3-4 (c))	183.75
6. Recreational Open space (if applicable)	---
a) (a) Required	---
b) (b) Proposed	---
7. INTERNAL ROAD AREA	---
8. Platable area (if applicable)	183.75
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5x1.1)	202.13
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 [2.0xSr. No.2(a)], if any	31.50
b) (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))	---
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 is applicable.	---
b. Ancillary Area FSI upto 50% or 80% with payment of charges.	---
c. Total entitlement (a+b)	233.63
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.17 b)	
a. Existing Built-up Area.	---
b. Proposed Built-up Area (as per 'P-line')	198.75
c. Total (a+b)	---
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.85
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 11/03/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T-P SCHEME RECORDED/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS

SIGNATURE OF LICENSED 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 EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

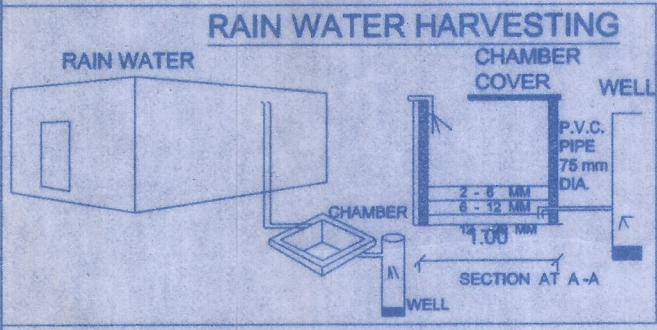
SIGNATURE OF OWNER
*PLOT BOUNDARY SHOWN IN THICK BLACK
*PROPOSED WORK SHOWN IN RED
*DRAINAGE LINE SHOWN IN DOTTED RED
*EXTERNAL WALL 0.15M THICK
*INTERNAL WALL 0.10M THICK

PROPOSED TWIN BUNGLOW PLAN ON PLOT NO - 72, S. NO - 581/1, AT- MAKHAMALABAD SHIWAR, NASHIK. FOR - Shri. ANILSHETH DEVRAM PAWAR

ARCHITECT SIGN
STRUCTURAL ENG. SIGN
OWNER SIGN

AREA STATEMENT SQ.MT
* AREA OF PLOT 183.75
* ALLOWED F.S.I. 1.10
* PROPOSED B/U AREA AT GROUND FLOOR 97.50 SQM
* PROPOSED B/U AREA AT FIRST FLOOR 97.50 SQM
* PORCH AREA 3.75 SQM
TOTAL BUILT UP AREA 198.75 SQM.

AR. VRUSHALI V. DHAKATE
Reg. No. CA/2008/42492
NASHIK



DOOR & WINDOW SCHEDULE

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	1.50 X 1.20	M. S. WINDOW
W1	1.50 X 0.90	M. S. WINDOW
W2	0.90 X 1.20	M. S. WINDOW
V	0.60 X 0.60	M. S. VENTILATER

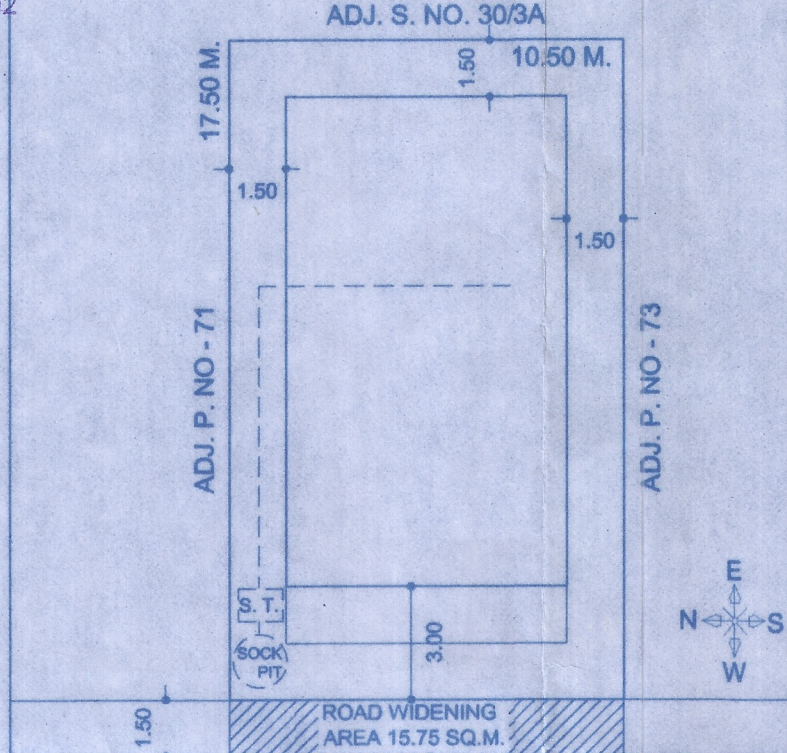
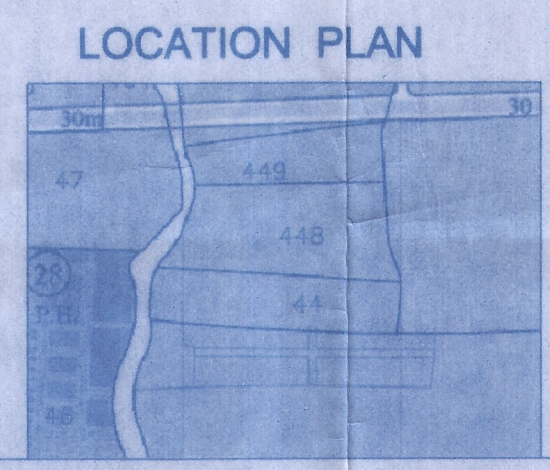
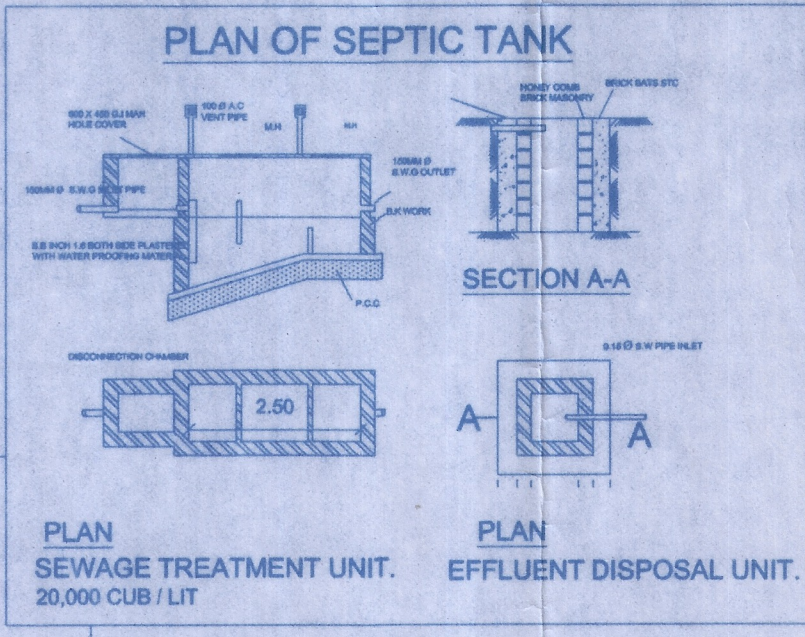
CARPET AREA STAIRCASE STATEMENT

AREA OF STAIRCASE & COMMON PASSAGE EXCLUDING WALLS

ROW H. NO. 1	ROW H. NO. 2
GROUND FLOOR	GROUND FLOOR
3.55X0.90 = 3.20 SQM.	3.55X0.90 = 3.20 SQM.
FIRST FLOOR	FIRST FLOOR
3.55X0.90 = 3.20 SQM.	3.55X0.90 = 3.20 SQM.
TOTAL- 3.20 + 3.20 = 6.40 SQM.	TOTAL- 3.20 + 3.20 = 6.40 SQM.

FLOOR CARPET AREA STATEMENT

BUNGLOW NO	FLOOR AREA OF ALL ROOMS EXCLUDING WALLS	FLOOR AREA OF ALL BATH / WC / PASSAGE EXCLUDING WALLS	FLOOR AREA OF BALCONY, TERRACE EXCLUDING WALLS
1	GROUND FLOOR		
	HALL = 3.55x5.17 = 18.35 SQ.M.	TOILET = 2.10x1.20 = 2.52 SQ.M.	
	KITCHEN = 3.55x2.98 = 10.58 SQ.M.	PASSAGE = 1.35x1.40 = 1.89 SQ.M.	
	BED = 3.55x3.05 = 10.83 SQ.M.		
TOTAL	= 39.76 SQM.	TOTAL	= 4.41 SQM.
CARPET AREA	= 39.76 + 4.41 = 44.17 SQM.		
FIRST FLOOR			
	BED = 3.55x4.17 = 14.80 SQ.M.	TOILET = 2.10x1.20 = 2.52 SQ.M.	
	F. SITTING = 3.55x2.98 = 10.58 SQ.M.	PASSAGE = 1.35x1.40 = 1.89 SQ.M.	
	BED = 3.55x3.05 = 10.83 SQ.M.		
TOTAL	= 36.21 SQM.	TOTAL	= 4.41 SQM.
CARPET AREA	= 36.21 + 4.41 = 40.62 SQM.		
CARPET AREA = 44.17 + 40.62 = 84.79 SQM.			
2	CARPET AREA = 44.17 + 40.62 = 84.79 SQM.		
	TOTAL CARPET AREA = 84.79 + 84.79 = 169.58 SQM.		



FORM OF STATEMENT 1 [Sr. No. 8(a) (iii)] Existing Building to be retained

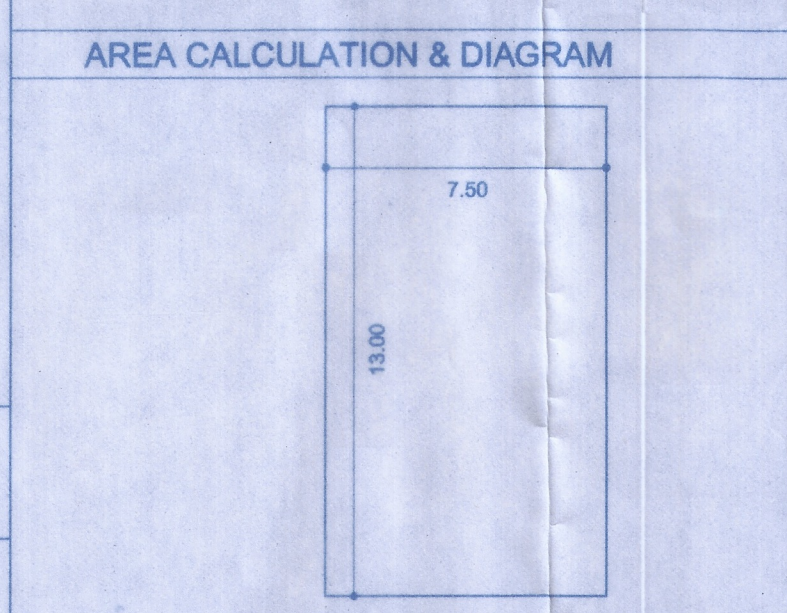
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floor
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 [Sr. No. 11(a)] Proposed Building

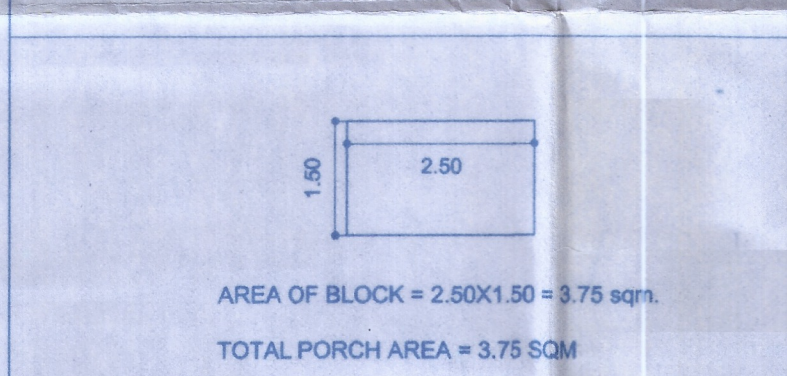
Building No.	Floor No.	Total B/up Area of Floor	Balcony area within 15%	Excess Balcony area counted in FSI	Double Height terrace area within 20%	Excess Double Height terrace area counted in FSI	Total FSI (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
GROUND		97.50					195.00
FIRST		97.50					195.00

FORM OF STATEMENT 2 [Sr. No. 11(h)] Area details of Flat / unit

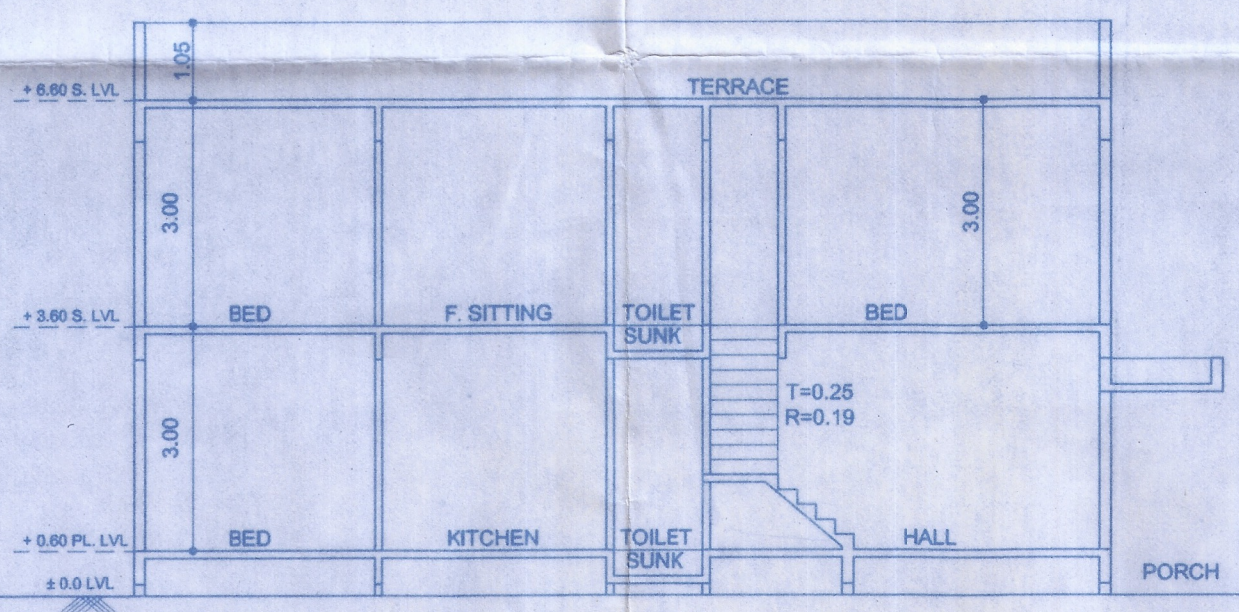
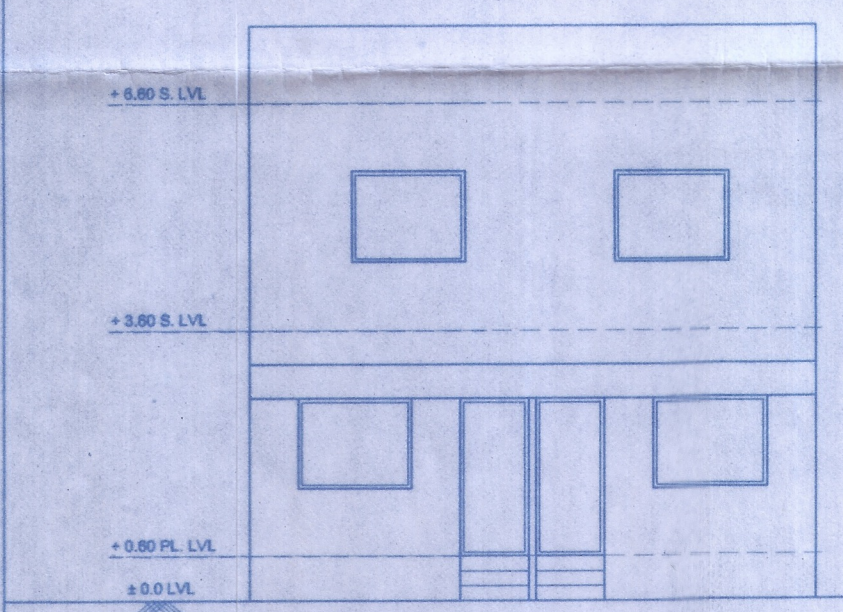
Building No.	Floor No.	Flat / Unit No.	Built up area of Flat/ unit along with Share of Common areas like staircase/ passages	Area of balcony attached to Flat / unit	Area of Double Height terrace attached to Flat / Unit	Total area of flat / unit (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
GROUND			97.50			97.50
FIRST			97.50			97.50



AREA OF BLOCK = 7.50x13.00 = 97.50 sqm.
TOTAL B/U AREA ON GROUND FLOOR = 97.50 SQM
TOTAL B/U AREA ON FIRST FLOOR = 97.50 SQM

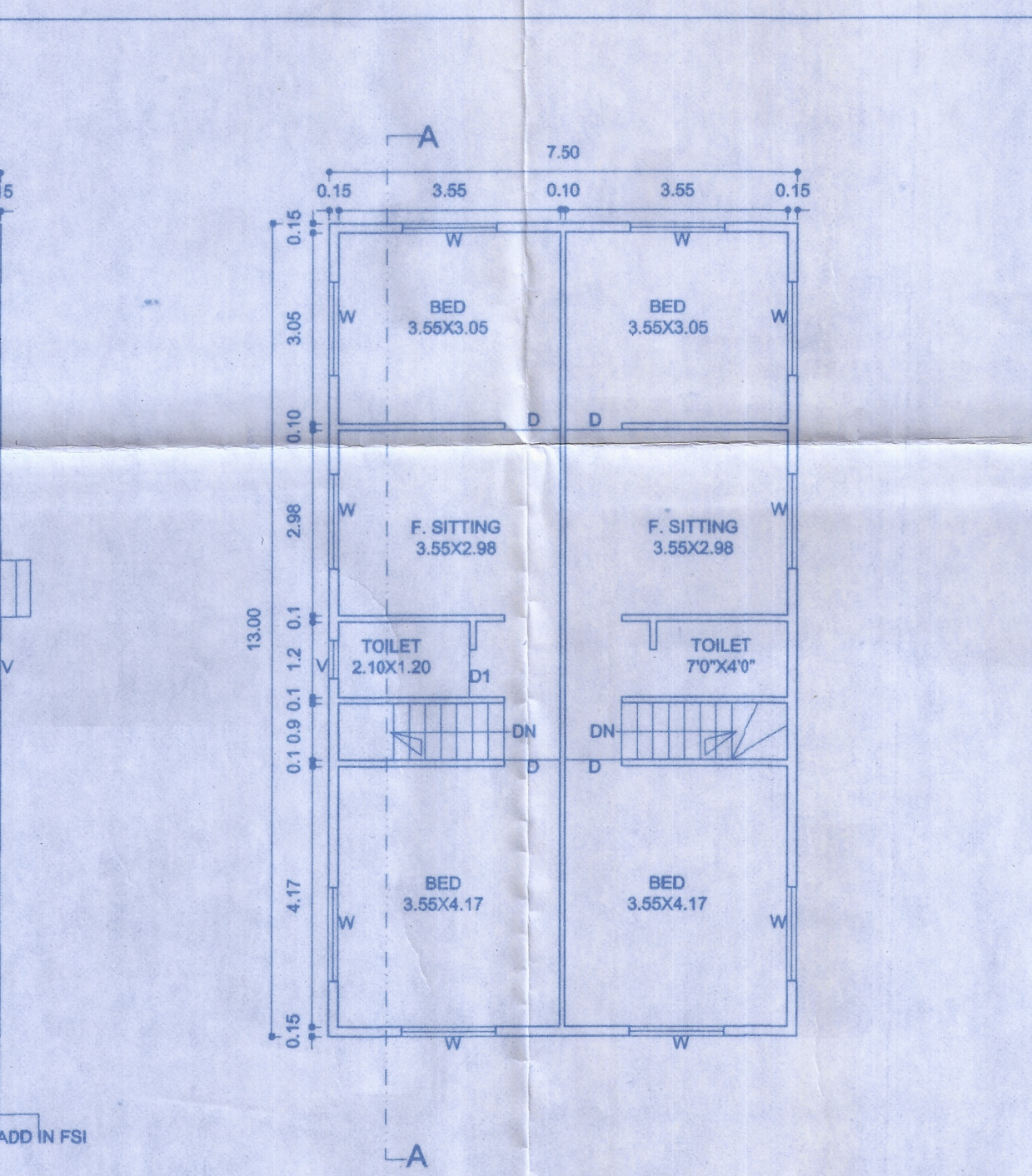
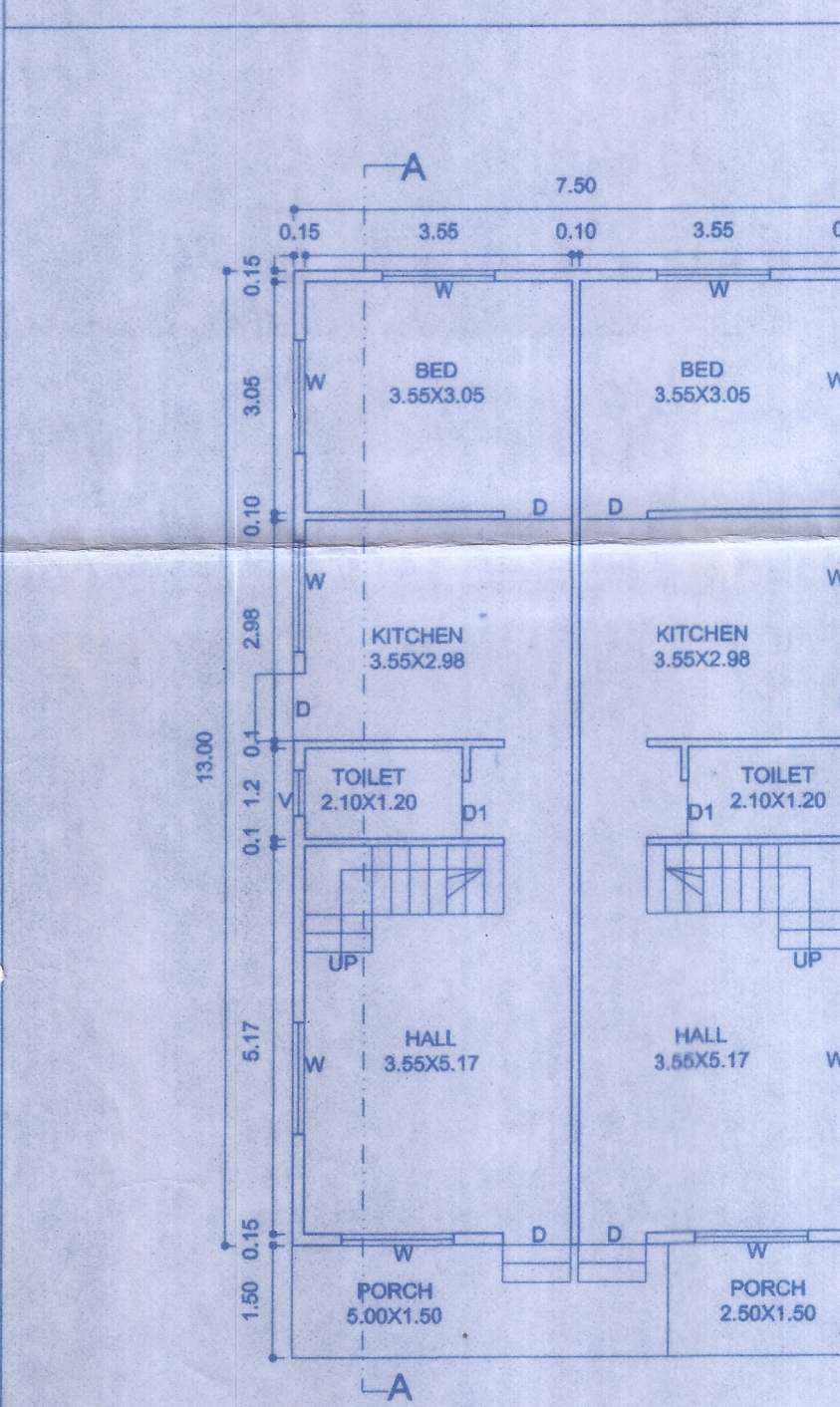


AREA OF BLOCK = 2.50x1.50 = 3.75 sqm.
TOTAL PORCH AREA = 3.75 SQM



ELEVATION SCALE 1:100

SECTION AT AA SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100

FIRST FLOOR PLAN SCALE 1:100