

FIRST TO FIFTH FLOOR BLOCK AREA DIAGRAM AS PER T.M. LINE BLOCK - B :-



BLOCK 'B'		288.58 SQ.M
1	3.08 X 1.00 X 1.00	3.08 SQ.M
2	2.45 X 1.50 X 1.00	3.68 SQ.M
3	3.16 X 0.50 X 1.00	1.58 SQ.M
4	1.00 X 1.51 X 1.00	1.51 SQ.M
5	3.82 X 1.50 X 1.00	5.73 SQ.M
6	1.86 X 2.38 X 1.00	4.43 SQ.M
7	1.77 X 2.38 X 1.00	4.19 SQ.M
8	1.00 X 4.23 X 1.00	4.23 SQ.M
9	6.13 X 1.00 X 1.00	6.13 SQ.M
10	1.00 X 4.27 X 1.00	4.27 SQ.M
TOTAL BHP AREA FOR FIRST TO FIFTH FLOOR :-		34.87
TOTAL BHP AREA FOR FIRST TO FIFTH FLOOR :-		253.71 SQ.M

TOTAL BHP AREA FLOOR WISE :-	
GROUND FLOOR AREA	386.27 SQ.M
FIRST FLOOR AREA	253.71 SQ.M
SECOND FLOOR AREA	253.71 SQ.M
THIRD FLOOR AREA	253.71 SQ.M
FOURTH FLOOR AREA	253.71 SQ.M
FIFTH FLOOR AREA	253.71 SQ.M
TOTAL AREA	2204.82 SQ.M

CALCULATION OF PLOT BEFORE & AFTER AMALGAMATIONS :-



PLOT BEFORE AMALGAMATION (SCALE 1:500)

CALCULATION BEFORE AMALGAMATION :-		
Sr. No.	Plot no.	area (sq.m)
1	27	232.70
2	28	219.76
TOTAL		452.55

PLOT AFTER AMALGAMATION (SCALE 1:500)

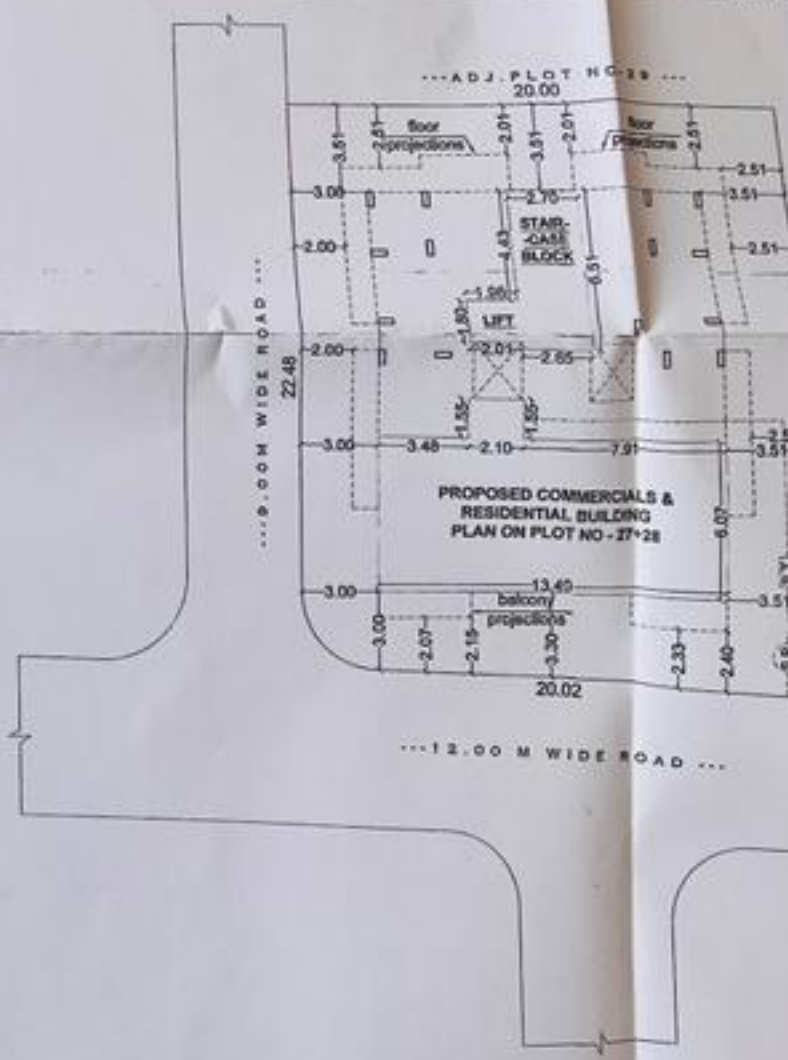
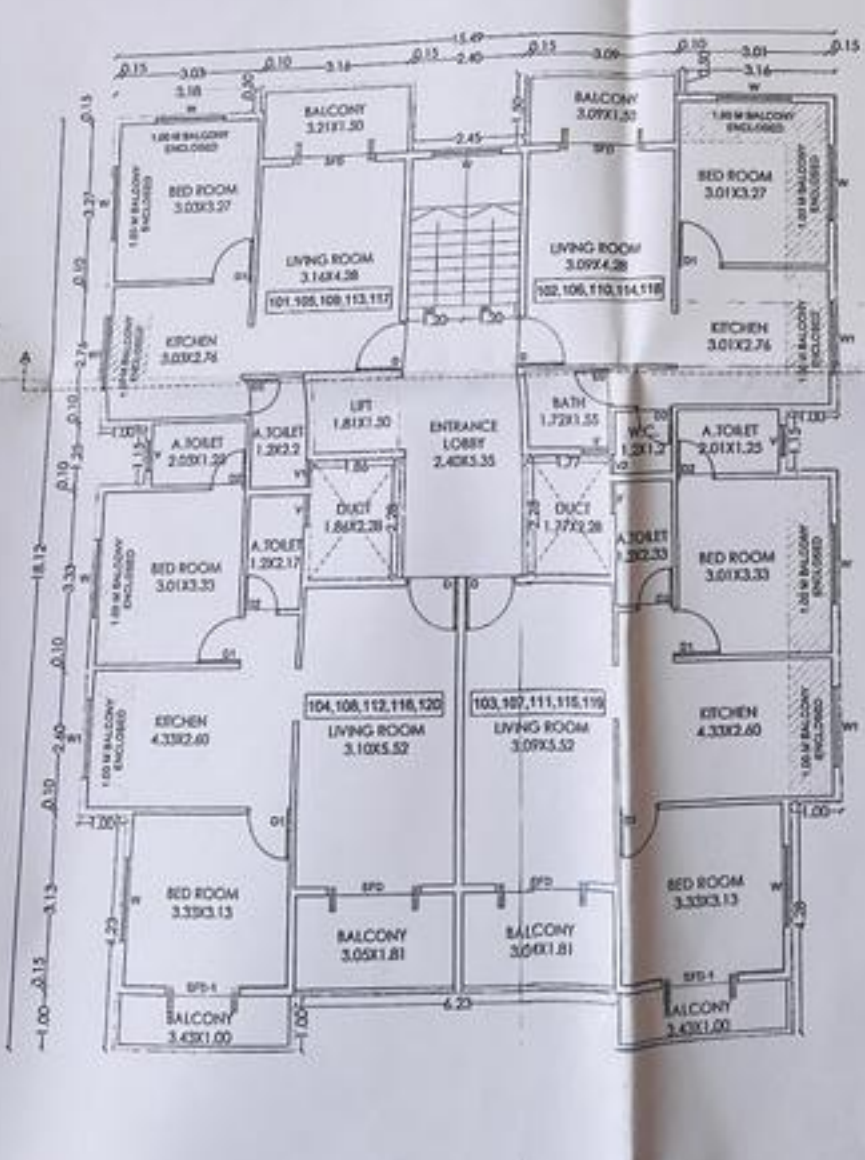
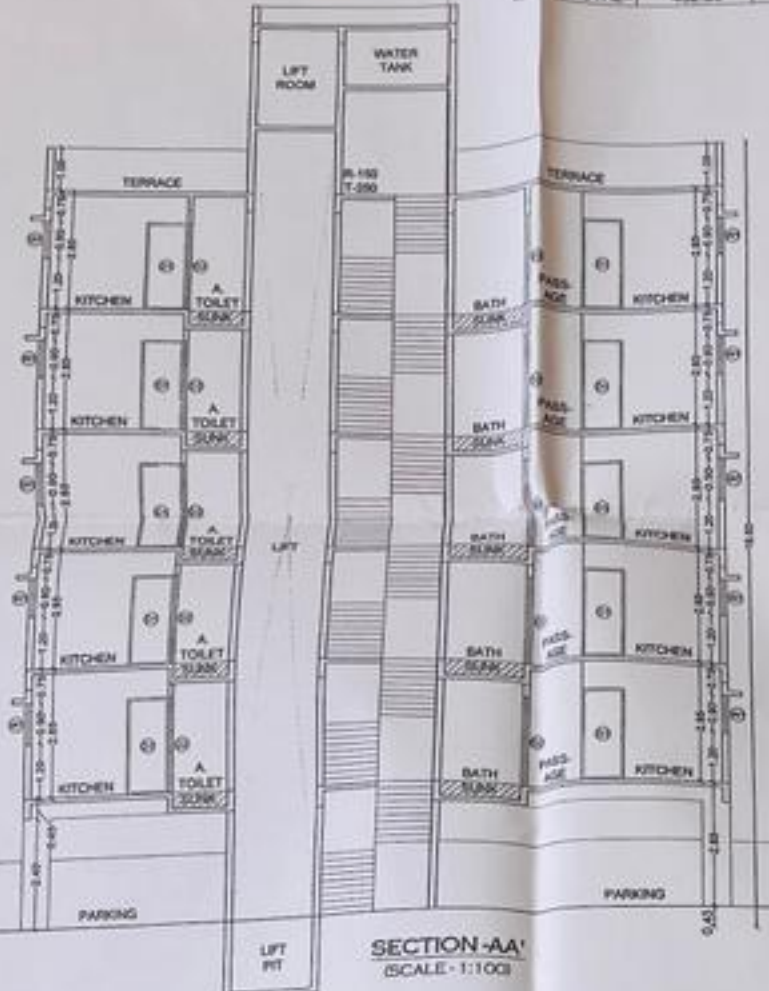
CALCULATION AFTER AMALGAMATION :-		
Sr. no.	Plot no.	area (sq.m)
1	27+28	452.55
TOTAL		452.55

CARPET AREA STATEMENT :-

Sr. NO.	DESCRIPTION	TOTAL NUMBER OF TENEMENTS	UNIT WISE CARPET AREA (SQ.M)	BALCONY CARPET AREA (SQ.M)	TOTAL CARPET AREA PER UNIT (SQ.M)	TOTAL CARPET AREA (SQ.M)
COMMERCIAL AREA						
1	SHOP NO - 01 & 04	2	12.71	-	12.71	25.42
2	SHOP NO - 02	1	18.05	-	18.05	18.05
3	SHOP NO - 03	1	18.00	-	18.00	18.00
TOTAL		4	48.76	0.00	48.76	95.52
RESIDENTIALS AREA						
TYPICAL FIRST TO FIFTH FLOOR PLAN						
1	FLAT NO - 101, 105, 109, 113, 117	5	35.10	4.47	39.57	197.85
2	FLAT NO - 102, 106, 110, 114, 118	5	37.25	4.32	41.57	207.85
3	FLAT NO - 103, 107, 111, 115, 119	5	54.33	8.26	62.59	312.95
4	FLAT NO - 104, 108, 112, 116, 120	5	54.25	8.28	62.53	312.65
TOTAL		20	184.93	25.33	210.26	1051.30

PARKING AREA STATEMENT :-

Sr. No.	Authority / Area	Size of tenement	REQUIRED CAR SCOOTER	PROVIDED PARKING PER TABLE NO BC
1	Residential (Multi Family residential Total tenements 15 say = 08 no)	For every two tenements with each tenement having carpet area equal to or above 40 sqm, but less than 80 sqm.	5	8
2	Residential (Multi Family residential Total tenements 05 say = 3 no)	For every two tenements with each tenement having carpet area less than 40 sqm, but more than 30 sqm.	2	3
3	Commercial (markets, departmental stores, shops and other Commercial used)	For every 100 sqm, carpet area or fraction thereof	4	2
Total Parking Required for residential + commercial			7	11
Total Parking Required for residential + commercial + commercial			10	14
TOTAL PARKING PROVIDED = 14 NO				



TYPICAL FIRST TO FIFTH FLOOR PLAN (SCALE: 1:100)

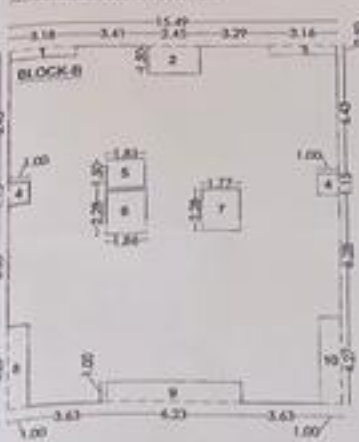
SITE PLAN (SCALE: 1:200)

AREA DAIGRAM & CALCULATION :-
GROUND FLOOR BLOCK AREA DIAGRAM AS PER 7th LINE
BLOCK - A :-



BLOCK A			217.29 SQ.M
12.45 X	16.33		
REMARKS :-			
1	5.48 X	5.50 X 1.00	29.18 SQ.M
2	2.88 X	4.43 X 1.00	12.74 SQ.M
3	3.30 X	5.13 X 1.00	16.93 SQ.M
4	3.48 X	3.33 X 1.00	11.59 SQ.M
5	1.05 X	3.28 X 1.00	3.45 SQ.M
6	3.00 X	2.00 X 1.00	6.00 SQ.M
7	2.81 X	1.55 X 1.00	4.35 SQ.M
TOTAL BHP AREA FOR GROUND FLOOR IS = 88.27 SQ.M			
X 2.47 IS = 217.29			

FIRST TO FIFTH FLOOR BLOCK AREA DIAGRAM AS PER 7th LINE BLOCK - B :-



BLOCK B			288.34 SQ.M
15.49 X	18.63		
REMARKS :-			
1	3.38 X	0.50 X 1.00	1.69 SQ.M
2	2.45 X	1.50 X 1.00	3.68 SQ.M
3	1.58 X	0.50 X 1.00	0.79 SQ.M
4	1.00 X	1.13 X 1.00	1.13 SQ.M
5	1.42 X	1.10 X 1.00	1.56 SQ.M
6	1.96 X	2.38 X 1.00	4.64 SQ.M
7	1.77 X	3.38 X 1.00	5.96 SQ.M
8	1.00 X	4.23 X 1.00	4.23 SQ.M
9	3.23 X	1.00 X 1.00	3.23 SQ.M
10	1.00 X	4.27 X 1.00	4.27 SQ.M
TOTAL BHP AREA FOR FIRST TO FIFTH FLOOR IS = 288.34 SQ.M			

TOTAL BHP AREA FLOOR WISE :-	
GROUND FLOOR AREA	= 88.27 SQ.M
FIRST FLOOR AREA	= 253.75 SQ.M
SECOND FLOOR AREA	= 253.75 SQ.M
THIRD FLOOR AREA	= 253.75 SQ.M
FOURTH FLOOR AREA	= 253.75 SQ.M
FIFTH FLOOR AREA	= 253.75 SQ.M
TOTAL AREA	= 1307.32 SQ.M

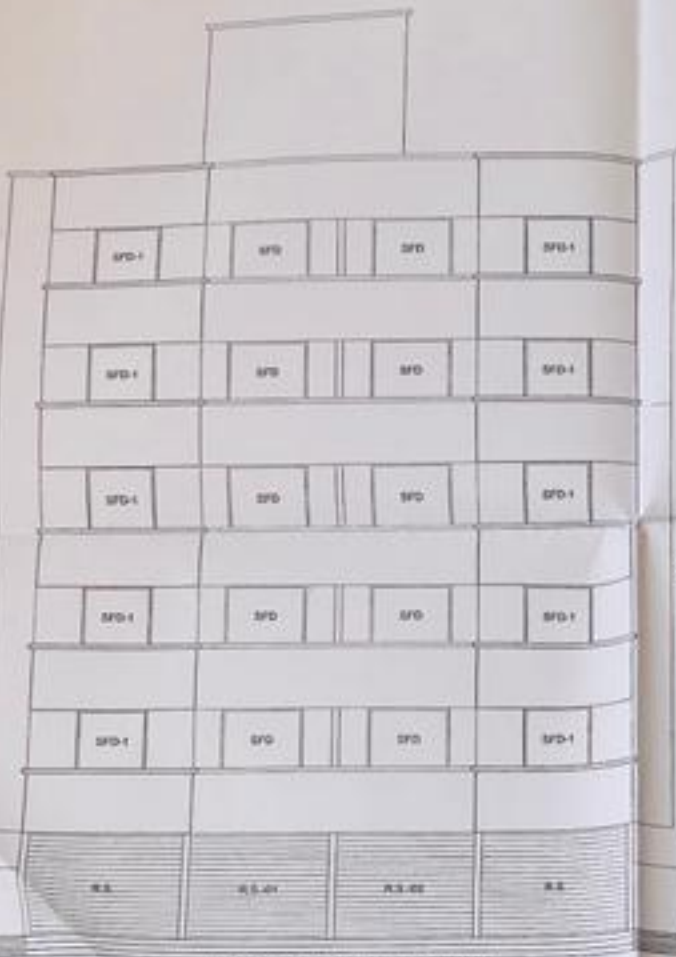
CALCULATION OF PLOT



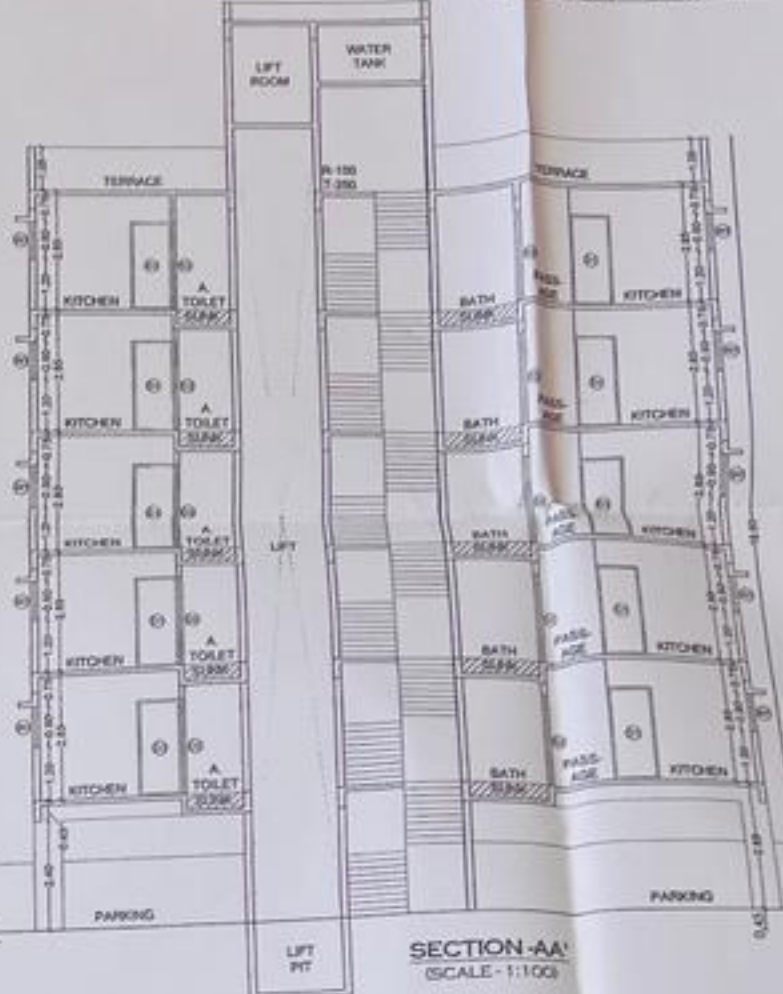
PLOT BEFORE AMALGAMATION
(SCALE 1:500)

CALCULATION BEFORE AMALGAMATION

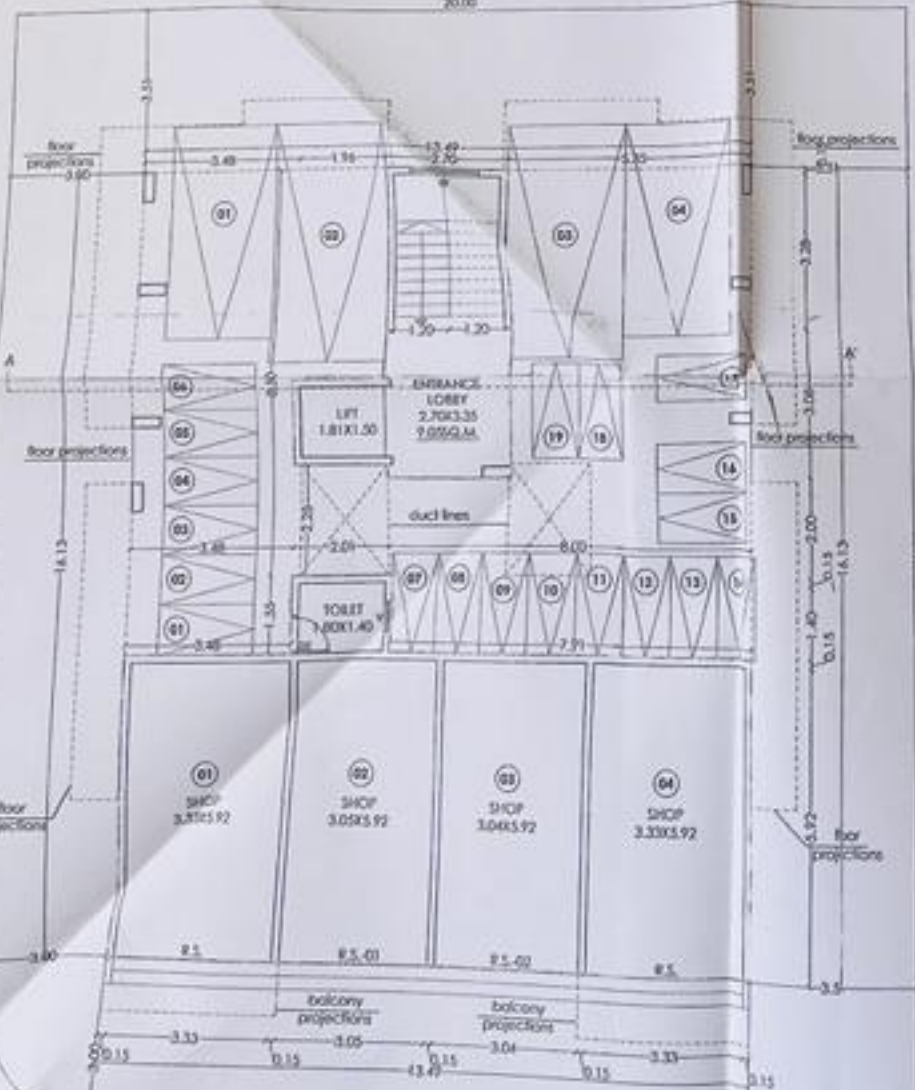
Sr. No.	Plot no.	area (sq. m)	Plot T
1	27	232.79	Detachr
2	26	219.76	Semi D
TOTAL =		452.55	



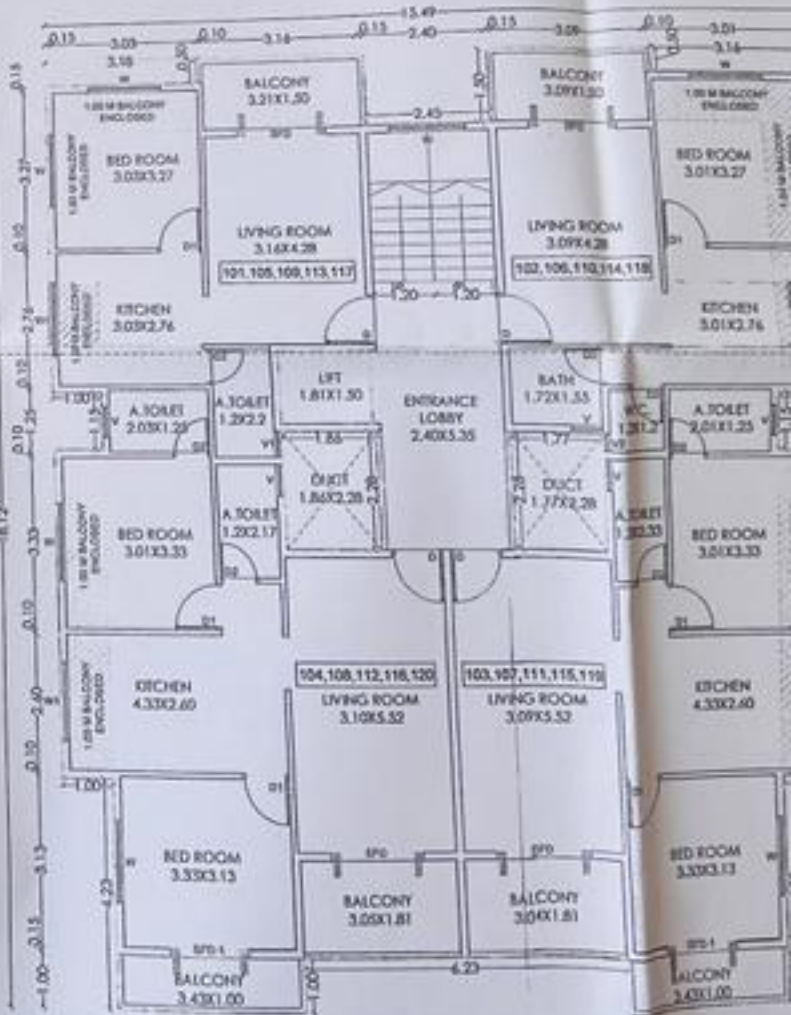
FRONT SIDE ELEVATION
(SCALE - 1:100)



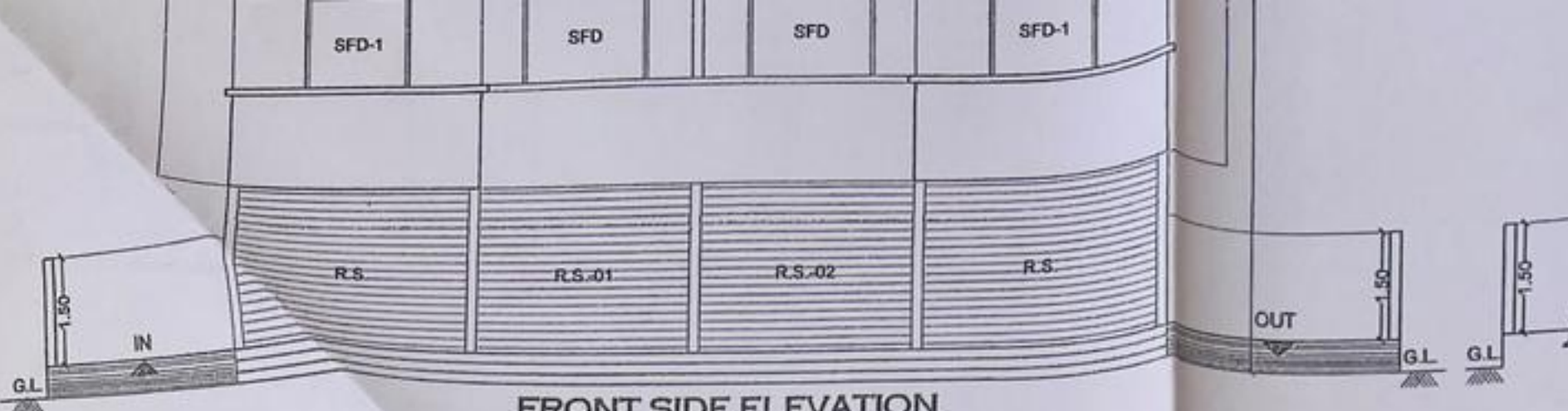
SECTION-AA
(SCALE - 1:100)



GROUND FLOOR PLAN
(SCALE - 1:100)



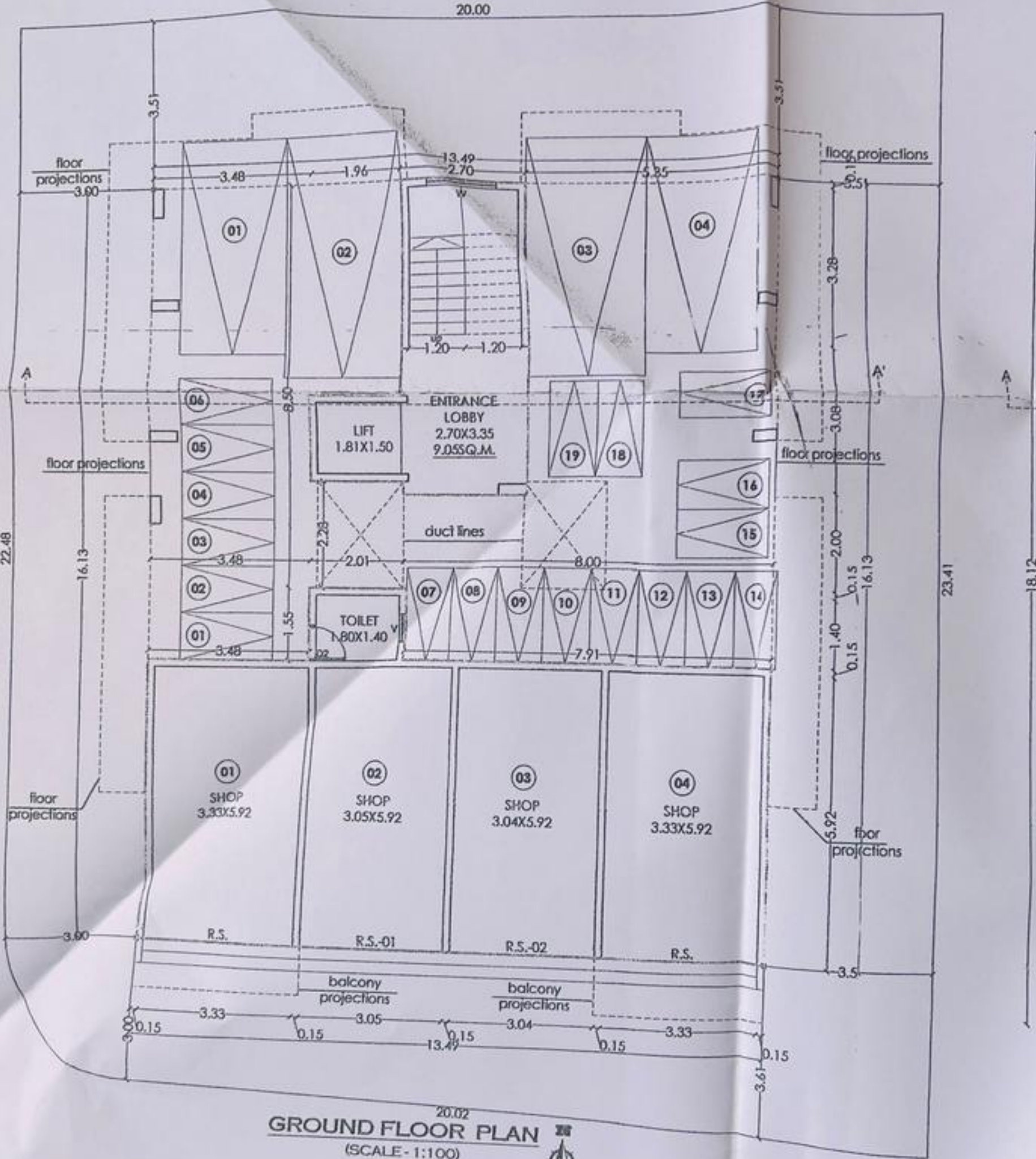
TYPICAL FIRST TO FIFTH FLOOR PLAN
(SCALE - 1:100)



FRONT SIDE ELEVATION

(SCALE - 1:100)

20.00



GROUND FLOOR PLAN

(SCALE - 1:100)



9 6.23 X 1.00 X 1.00 = 6.23 SQ.M
 10 1.00 X 4.27 X 1.00 = 4.27 SQ.M
 34.87 SQ.M
TOTAL B/UP AREA
FOR FIRST TO FOURTH FLOOR IS =
 1 288.58 - 34.87 = 253.71 SQ.M

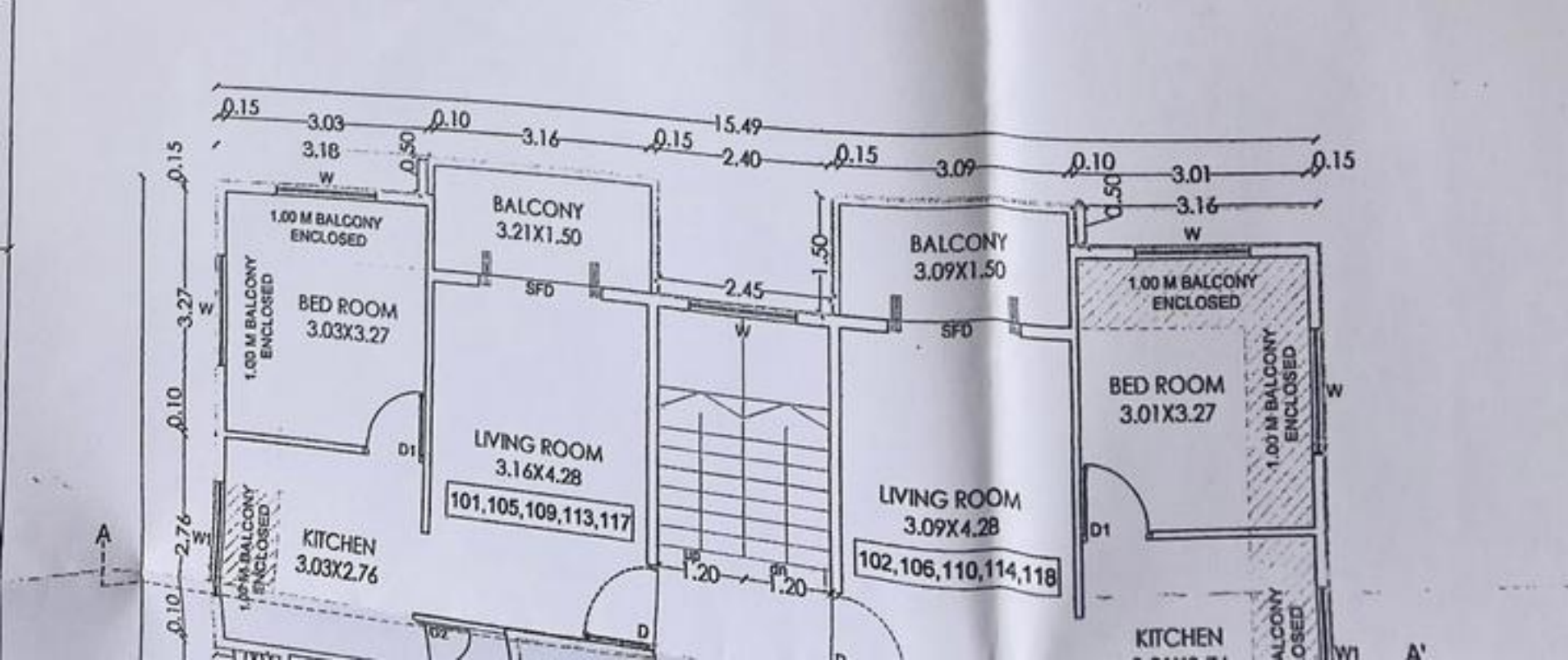
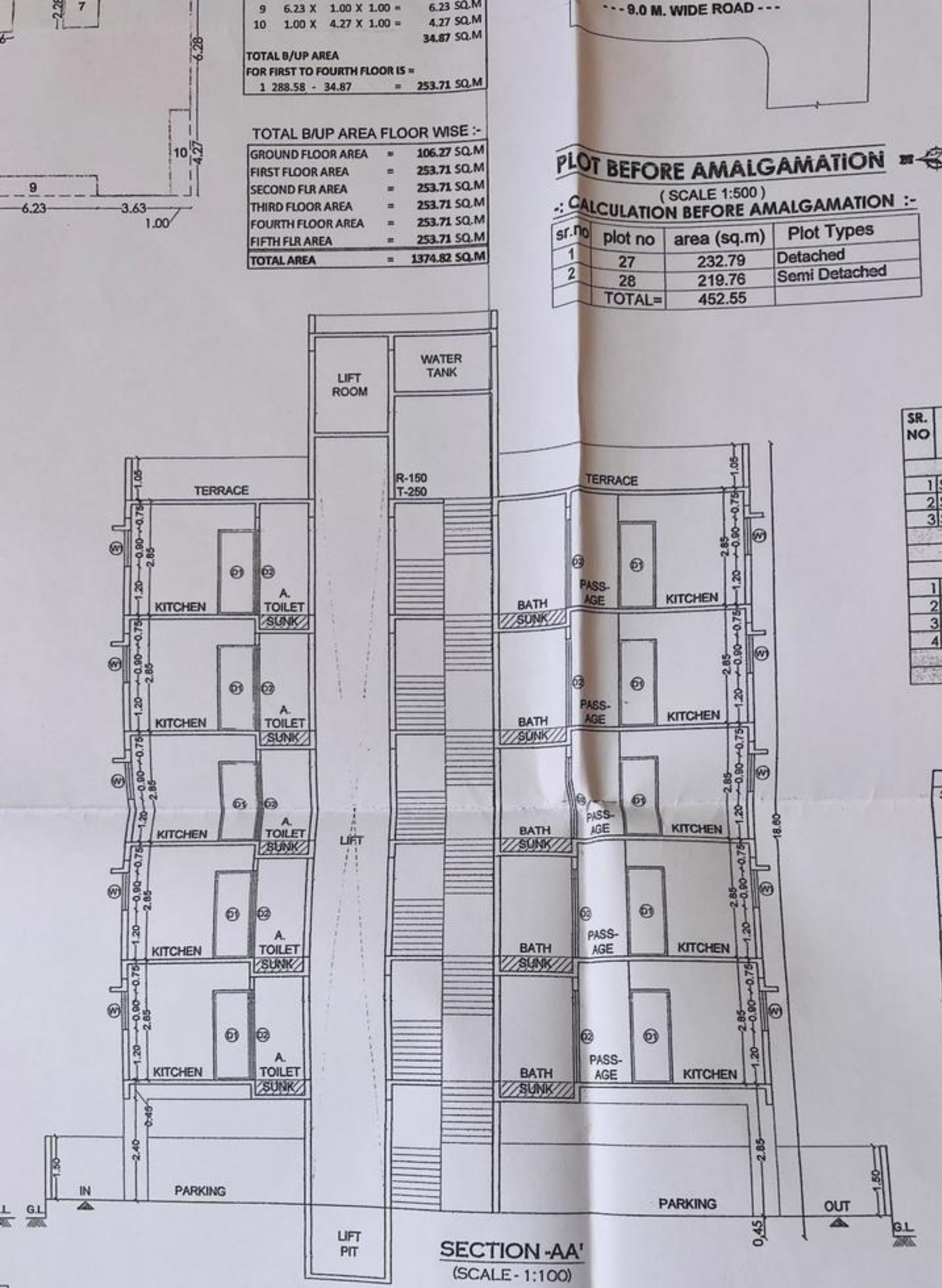
TOTAL B/UP AREA FLOOR WISE :-
 GROUND FLOOR AREA = 106.27 SQ.M
 FIRST FLOOR AREA = 253.71 SQ.M
 SECOND FLR AREA = 253.71 SQ.M
 THIRD FLOOR AREA = 253.71 SQ.M
 FOURTH FLOOR AREA = 253.71 SQ.M
 FIFTH FLR AREA = 253.71 SQ.M
TOTAL AREA = 1374.82 SQ.M

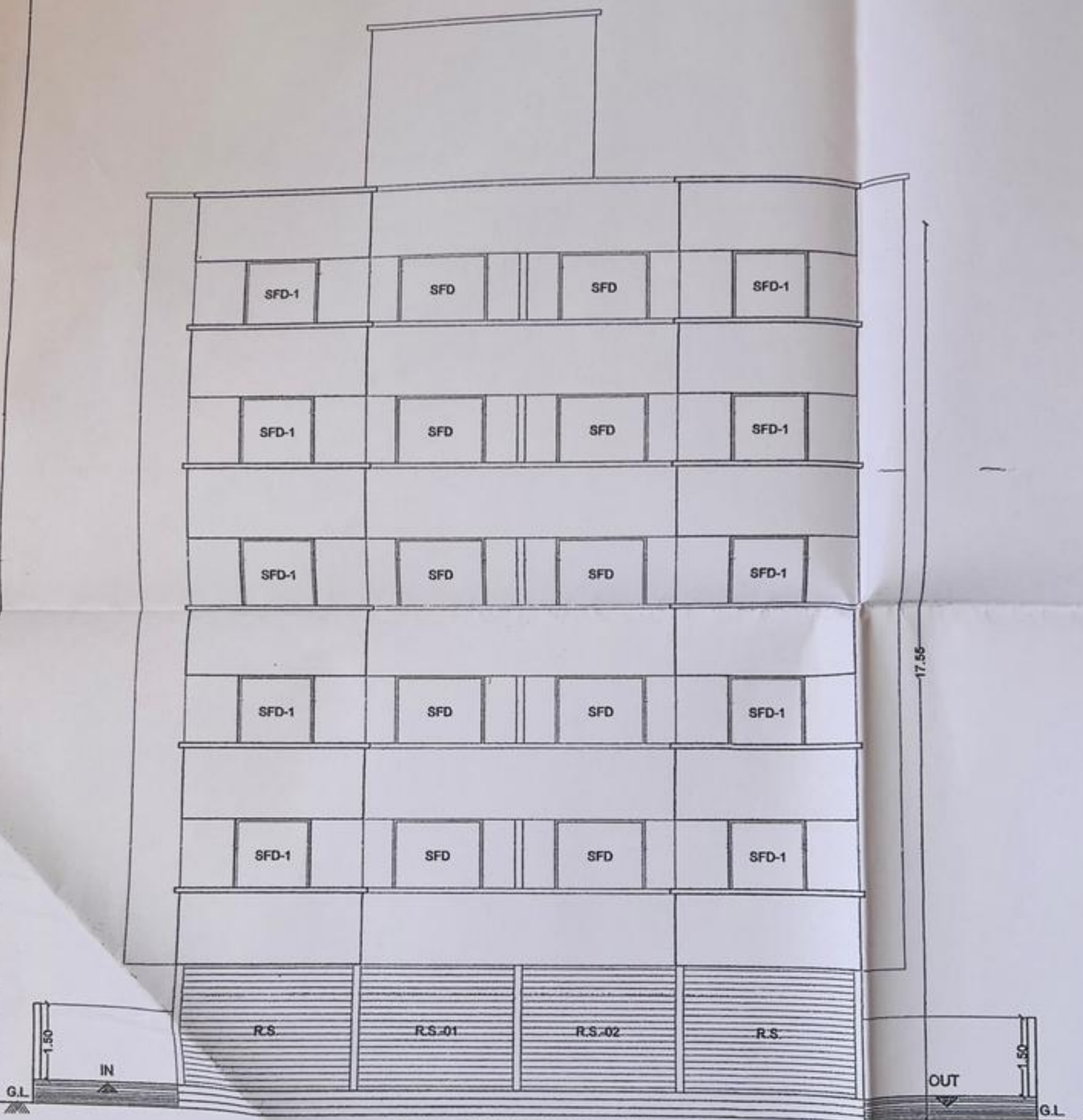
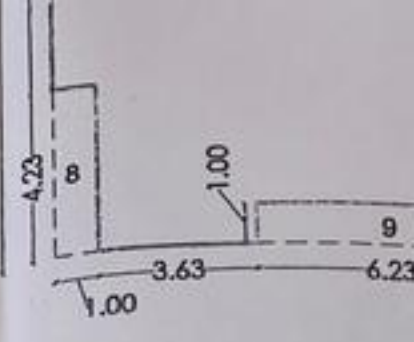
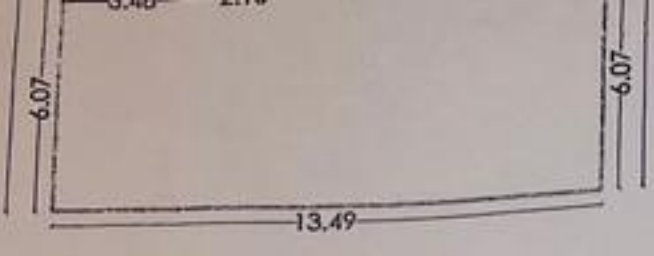
PLOT BEFORE AMALGAMATION

(SCALE 1:500)

∴ CALCULATION BEFORE AMALGAMATION :-

sr.no	plot no	area (sq.m)	Plot Types
1	27	232.79	Detached
2	28	219.76	Semi Detached
TOTAL=		452.55	

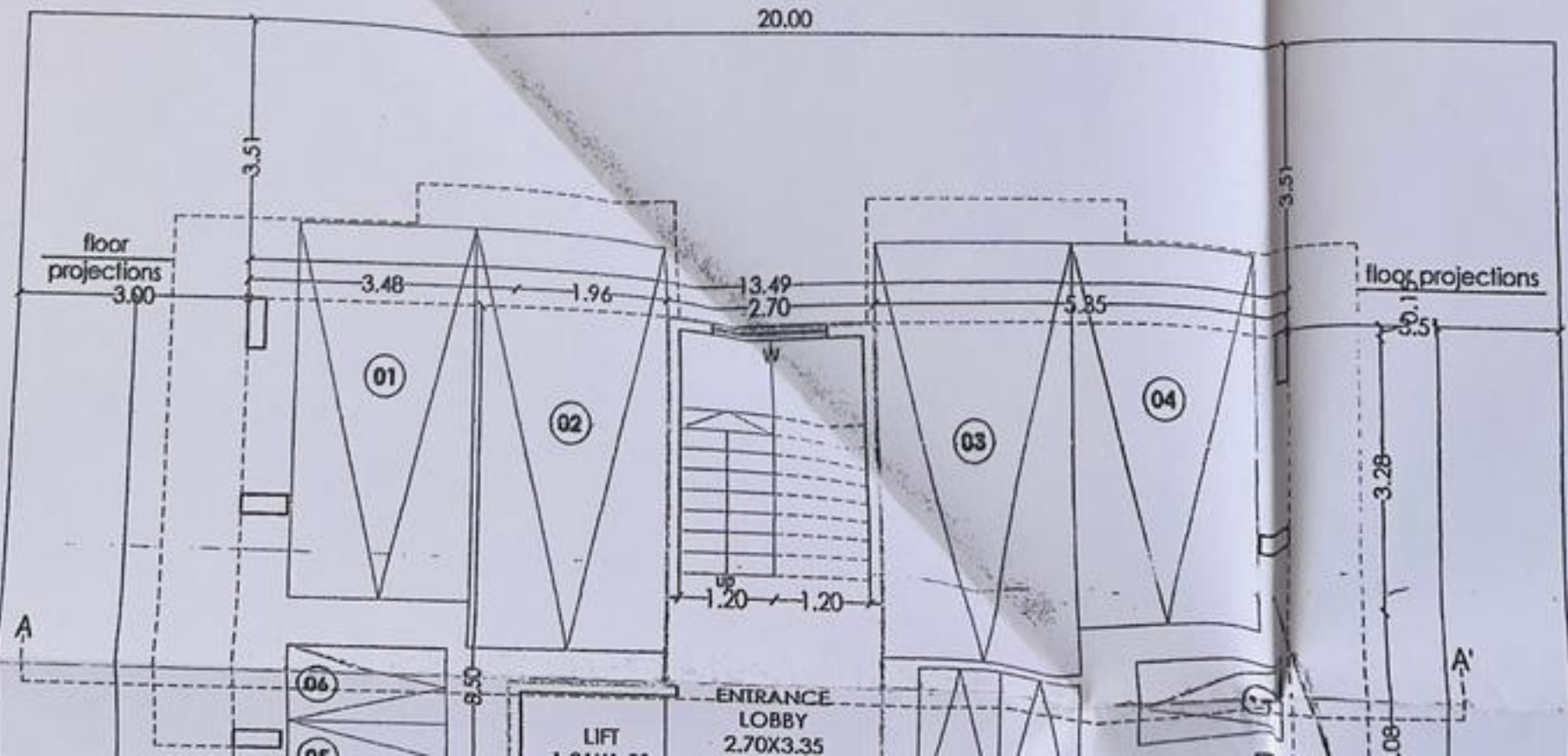




FRONT SIDE ELEVATION

(SCALE - 1:100)

20.00



63	=	288.58 SQ.M
50 X 1.00	=	1.59 SQ.M
50 X 1.00	=	3.68 SQ.M
50 X 1.00	=	1.58 SQ.M
15 X 2.00	=	2.30 SQ.M
50 X 1.00	=	2.72 SQ.M
28 X 1.00	=	4.24 SQ.M
28 X 1.00	=	4.04 SQ.M
23 X 1.00	=	4.23 SQ.M
20 X 1.00	=	6.23 SQ.M
27 X 1.00	=	4.27 SQ.M
	=	34.87 SQ.M

TH FLOOR IS = 253.71 SQ.M

REA FLOOR WISE :-

REA	=	106.27 SQ.M
	=	253.71 SQ.M
	=	253.71 SQ.M
	=	253.71 SQ.M
EA	=	253.71 SQ.M
	=	253.71 SQ.M
	=	1374.82 SQ.M

WATER TANK

:- CALCULATION OF PLOT BEFORE & AFTER AMALGAMATIONS :-



PLOT BEFORE AMALGAMATION

(SCALE 1:500)
 :- CALCULATION BEFORE AMALGAMATION :-

Sr.no	plot no	area (sq.m)	Plot Types
1	27	232.79	Detached
2	28	219.76	Semri Detached
	TOTAL=	452.55	

PLOT AFTER AMALGAMATION

(SCALE 1:500)
 :- CALCULATION AFTER AMALGAMATION :-

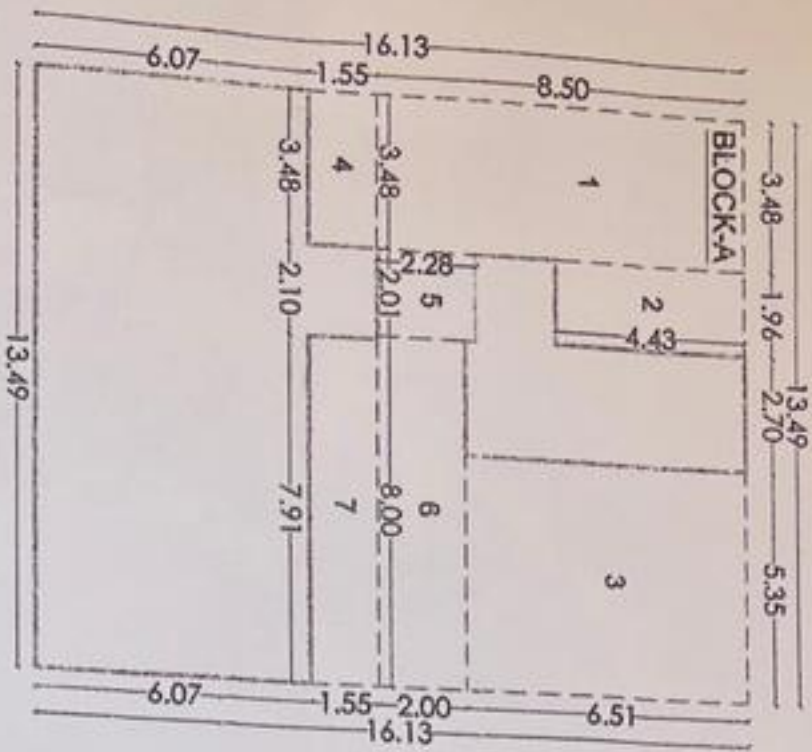
Sr.no	plot no	area (sq.m)	Plot Types
1	27+28	452.55	Detached
	TOTAL=	452.55	Detached



Google
 13°01'28"N 73°44'31"E 2 km
GOOGLE LOCATION PLAN

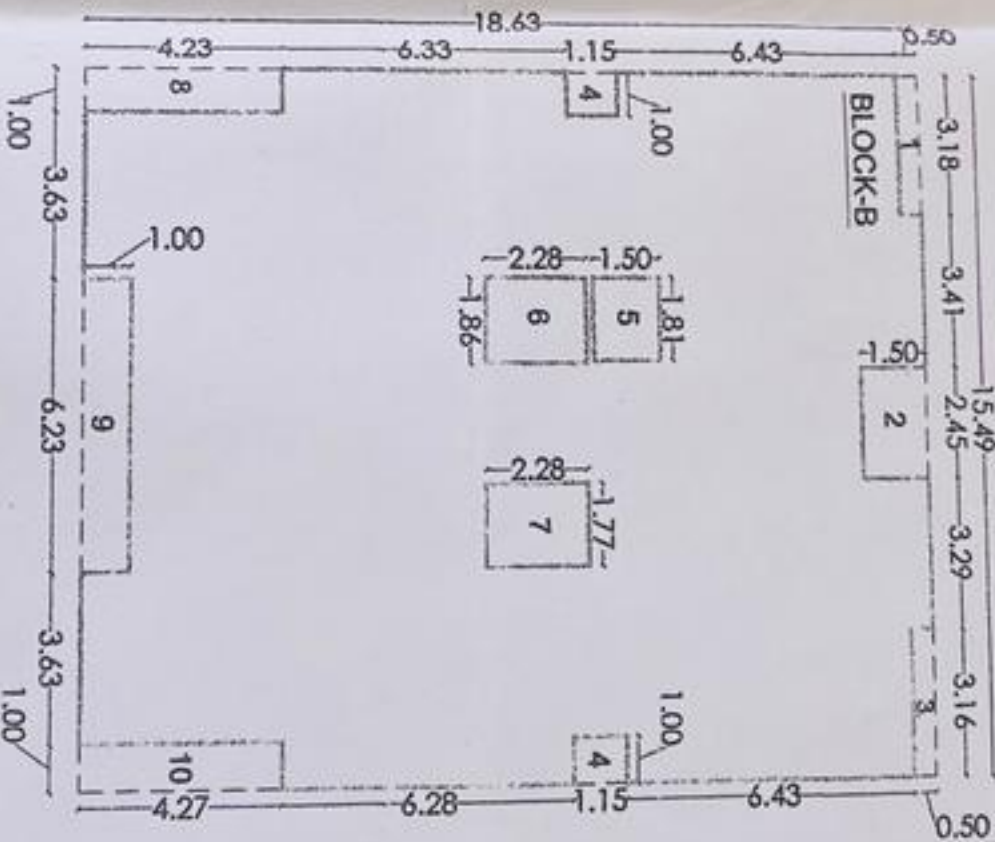
AREA DAIGRAM & CALCULATION :-

GROUND FLOOR BLOCK AREA DIAGRAM AS PER "P" LINE
BLOCK - A :-



BLOCK 'A'		13.49 X 16.13	=	217.59 SQ.M
DEDUCTION :-				
1	3.48 X	8.50 X 1.00 =		29.58 SQ.M
2	1.96 X	4.43 X 1.00 =		8.68 SQ.M
3	5.35 X	6.51 X 1.00 =		34.83 SQ.M
4	3.48 X	1.55 X 1.00 =		5.39 SQ.M
5	2.01 X	2.28 X 1.00 =		4.58 SQ.M
6	8.00 X	2.00 X 1.00 =		16.00 SQ.M
7	7.91 X	1.55 X 1.00 =		12.26 SQ.M
TOTAL B/UP AREA FOR GROUND FLOOR IS =				111.33 SQ.M
TOTAL B/UP AREA FOR GROUND FLOOR IS =				106.27 SQ.M
1 217.59 - 111.33				=

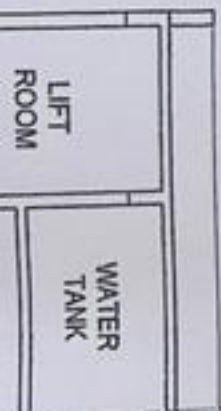
FIRST TO FIFTH FLOOR BLOCK AREA DIAGRAM AS PER "P" LINE BLOCK - B :-



BLOCK 'B'		15.49 X 18.63	=	288.58 SQ.M
DEDUCTION :-				
1	3.18 X	0.50 X 1.00 =		1.59 SQ.M
2	2.45 X	1.50 X 1.00 =		3.68 SQ.M
3	3.16 X	0.50 X 1.00 =		1.58 SQ.M
4	1.00 X	1.15 X 2.00 =		2.30 SQ.M
5	1.81 X	1.50 X 1.00 =		2.72 SQ.M
6	1.86 X	2.28 X 1.00 =		4.24 SQ.M
7	1.77 X	2.28 X 1.00 =		4.04 SQ.M
8	1.00 X	4.23 X 1.00 =		4.23 SQ.M
9	6.23 X	1.00 X 1.00 =		6.23 SQ.M
10	1.00 X	4.27 X 1.00 =		4.27 SQ.M
TOTAL B/UP AREA FOR FIRST TO FOURTH FLOOR IS =				34.87 SQ.M
TOTAL B/UP AREA FOR FIRST TO FOURTH FLOOR IS =				253.71 SQ.M
1 288.58 - 34.87				=

TOTAL B/UP AREA FLOOR WISE :-

GROUND FLOOR AREA	=	106.27 SQ.M
FIRST FLOOR AREA	=	253.71 SQ.M
SECOND FLR AREA	=	253.71 SQ.M
THIRD FLOOR AREA	=	253.71 SQ.M
FOURTH FLOOR AREA	=	253.71 SQ.M
FIFTH FLR AREA	=	253.71 SQ.M
TOTAL AREA	=	1374.82 SQ.M



Sr.no	plot r
1	27
2	28
TOTAL	

ADJ. PLOT NO. 28
20.92
11.00
28
---9.0

AMENITY
11.00
CALC

:- CALCULAT

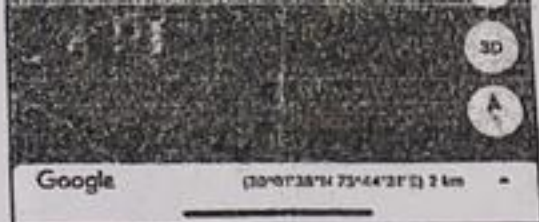
ION

PLOT AFTER AMALGAMATION

(SCALE 1:500)

:- CALCULATION AFTER AMALGAMATION :-

sr.no	plot no	area (sq.m)	Plot Types
1	27+28	452.55	Detached
TOTAL=		452.55	Detached



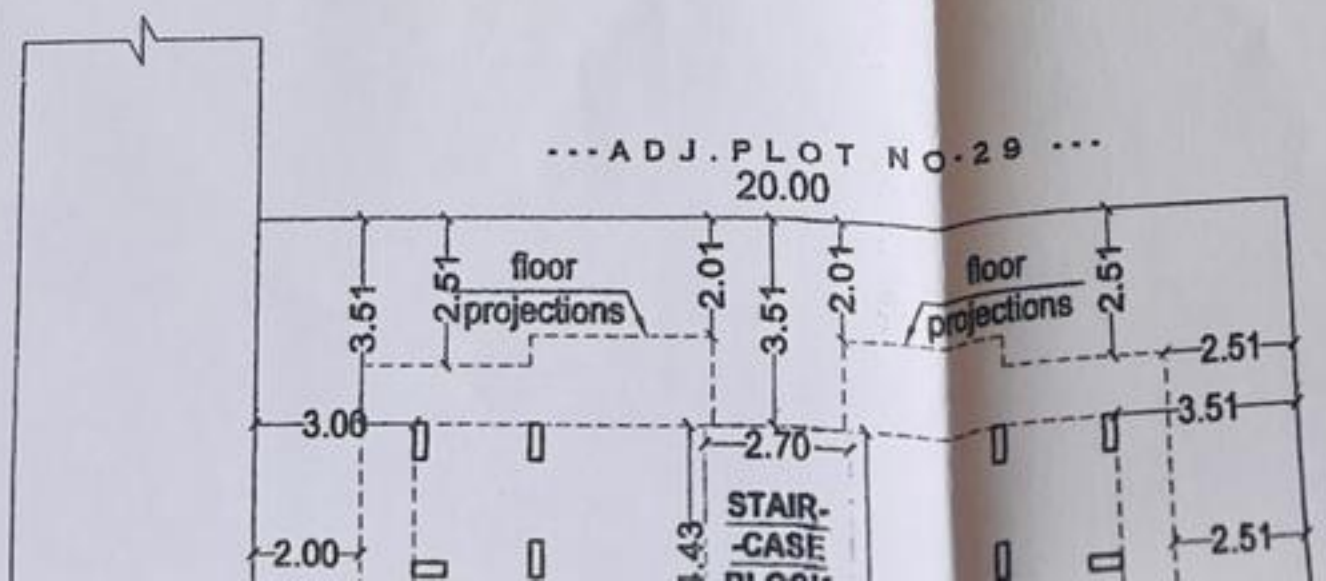
GOOGLE LOCATION PLAN

:- CARPET AREA STATEMENT :-

SR. NO	DESCRIPTION	TOTAL NUMBER OF TENEMENTS	UNIT WISE CARPET AREA (SQ.M)	BALCONY CARPET AREA (SQ.M)	TOTAL CARPET AREA PER UNIT (SQ.M)	TOTAL CARPET AREA (SQM)
COMMERCIAL AREA						
1	SHOP NO - 01 & 04	2	19.71	-	19.71	39.42
2	SHOP NO - 02	1	18.05	-	18.05	18.05
3	SHOP NO - 03	1	18.00	-	18.00	18.00
TOTAL =		4	55.76	0.00	55.76	75.47
RESEDENTIALS AREA						
TYPICAL FIRST TO FIFTH FLOOR PLAN						
1	FLAT NO - 101,105,109,113,117	5	35.10	4.49	39.59	197.95
2	FLAT NO - 102,106,110,114,118	5	37.25	4.32	41.57	207.85
3	FLAT NO - 103,107,111,115,119	5	56.33	8.26	64.59	322.95
4	FLAT NO - 104,108,112,116,120	5	56.25	8.28	64.53	322.65
TOTAL =		20	184.93	25.35	210.28	1051.40
					TOTAL =	1126.87

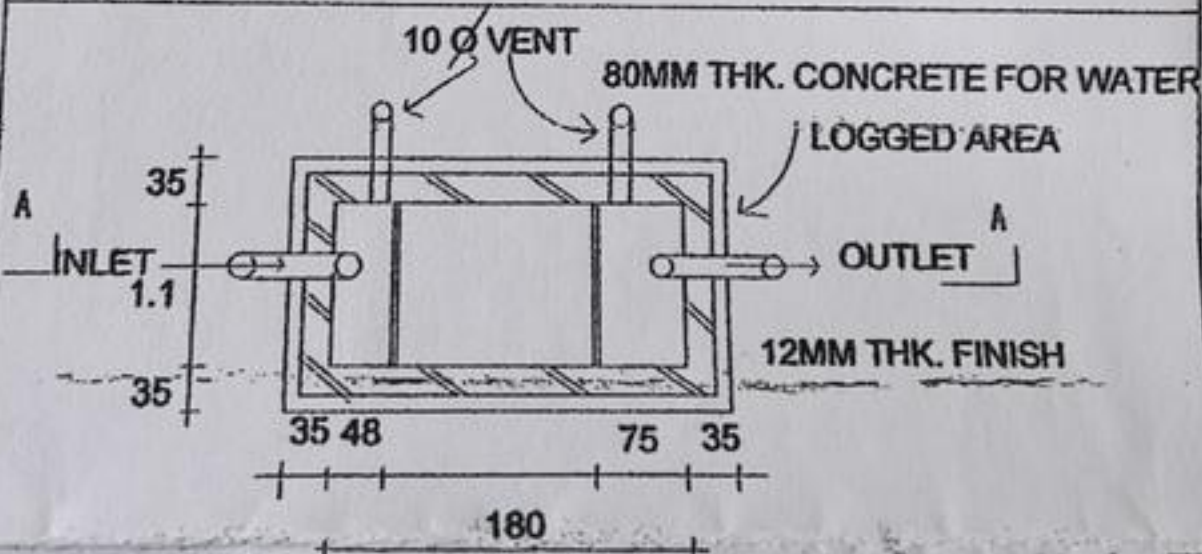
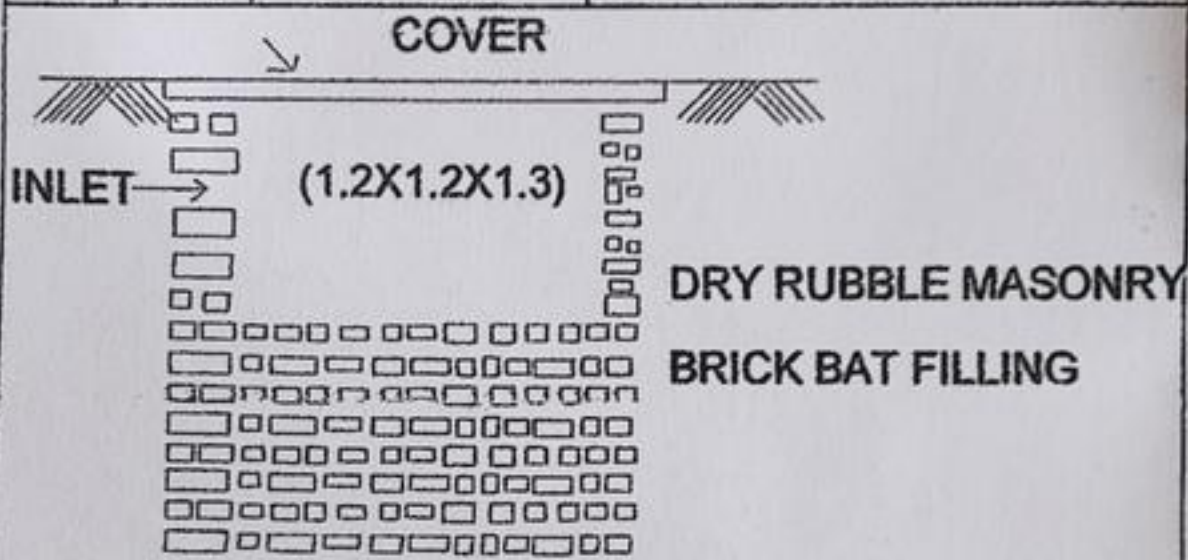
:- PARKING AREA STATEMENT :-

Table No. 8B - Parking Requirements							
Sr. No.	Authority / Area	Size of Tenements	REQUIRED PARKING		PROVIDED PARKING AS PER TABLE NO 8C		
			CAR	SCOOTER	CAR	SCOOTER	
1	Residential i) Multi-Family residential (Total tenements 15 Say = 08 no)	For every two tenements with each tenement having carpet area equal to or above 40 sq.m, but less than 80 sq.m	1	5	8	40	
TOTAL =			1	5	8	40	
In addition 5% visitor parking =					0.4	2	
Total Parking Required residential =					8	42	
1	Residential ii) Multi-Family residential (Total tenements 05 Say = 3 no)	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	3	6	
TOTAL =			1	2	3	6	
In addition 5% visitor parking =					0.15	0.3	
Total Parking Required residential =					3	6.3	
6	Mercantile (markets, departmental stores, shops and other Commercial users)	For every 100 sq.m. carpet area or fraction thereof	2	6	2	6	
Total Parking Required for commercial =					2	6	
Total Parking Required for residential + commercial =					10	48	
TABLE NO 8C							
SR.NO	AUTORITY/AREA	AUTORITY/AREA					
8	Nagar Panchayat, Non Municipal Town Development Plan area and areas in Regional Plan.	0.4			4	19	
TOTAL PARKING IN NUMBER =					04 NO	19 NO	



DOOR WINDOW SCHEDULE :-

S.NO	TYPE	SIZE	DESCRIPTION
1	W	1.50 X 1.20	M.SGLAZED
2	W1	1.50 X 0.90	M.SGLAZED
3	V	0.60 X 0.90	LOUVERED VENTILATOR
4	V1	0.50 X 0.90	LOUVERED VENTILATOR
5	V2	0.34 X 0.90	LOUVERED VENTILATOR
6	SFD	1.80 X 2.40	SLIDING FOLDING DOOR
7	SFD-1	1.50 X 2.40	SLIDING FOLDING DOOR
8	D	1.00 X 2.10	T.W.FLUSH DOOR
9	D1	0.90 X 2.10	T.W.FLUSH DOOR
10	D2	0.75 X 2.10	T.W.FLUSH DOOR
11	RS	3.33 X 2.55	ROLLING SHUTTER
12	RS-1	3.05 X 2.55	ROLLING SHUTTER
13	RS-2	3.04 X 2.55	ROLLING SHUTTER



-: Certificate of plot Area :-

Certified that the plot under reference was surveyed by me on 10.09.2021 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 of Licensed Architect.

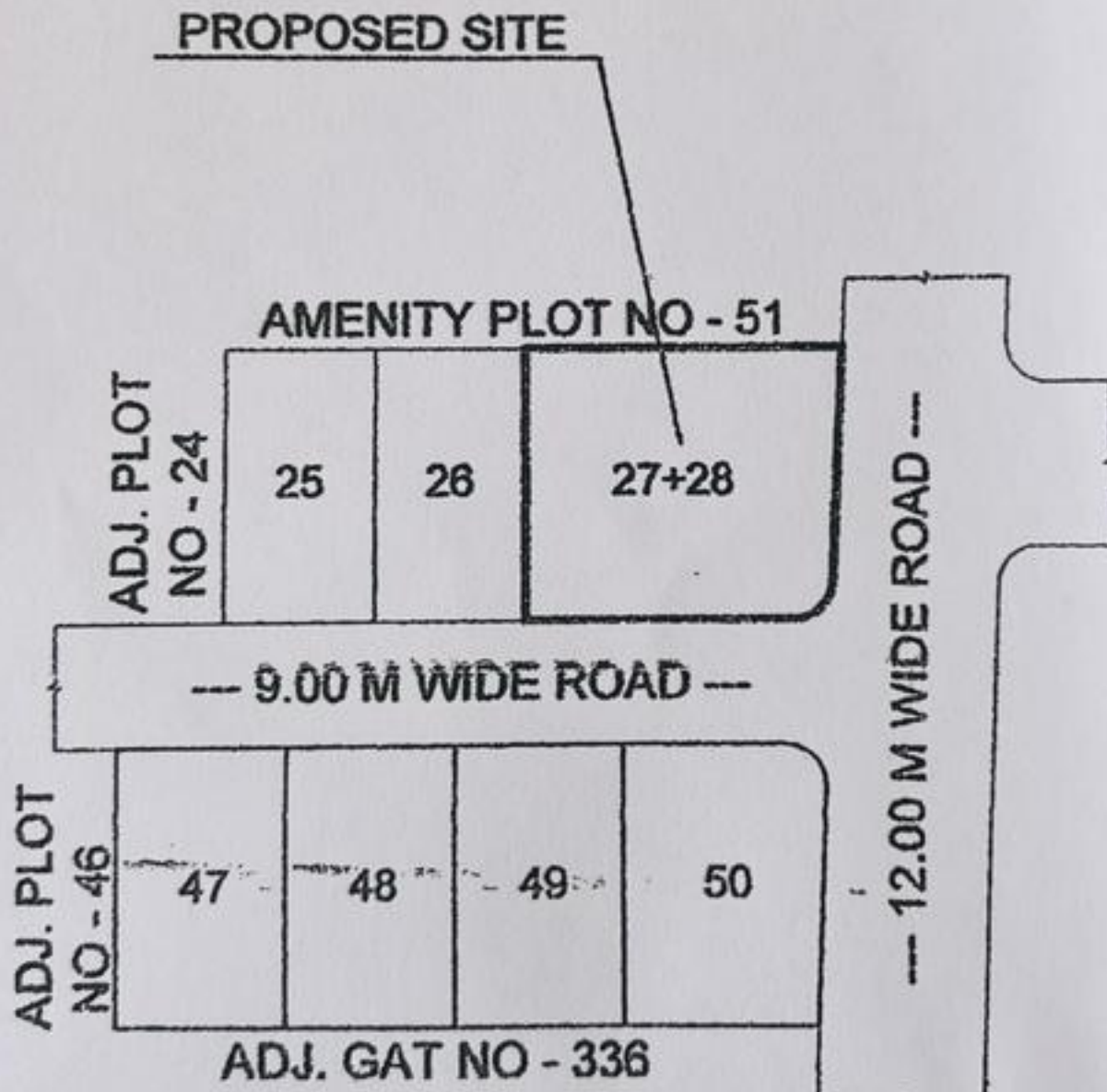
CERTIFICATE OF EXISTING ROAD WIDTH

This is to certify that the road fronting to plot no 27+28 in gat. no 338/340/341 at jalalpur, tal -nashik, dist- nashik road

R.P. LOCATION PLAN



FORM OF STATEMENT 2 (S.R.NO.9(a))		
PROPOSED BUILDING		
Building No.	FLOOR NO.	Total Built-Up Area of Floor, As Per Outer Construction Line
1	2	3
	Ground Floor	106.27
	FIRST Floor	253.71
	Second Floor	253.71
	Third Floor	253.71
	Fourth Floor	253.71
	Fifth Floor	253.71
TOTAL =		1374.82



SITE LOCATION PLAN

(SCALE - 1:1000)



NOTE :-

1. N.A ORL
 2. RECOM
- DATED:-

Sr.no	
1.	Area
	a) As
	b) as
	c) as
	d) Pe
2.	Dedu
	a) Pr
	b) Ar
3.	Balar
4.	Amer
	a) Re
	b) Ad
	c) Pe

DOOR WINDOW SCHEDULE :-

S.NO	TYPE	SIZE	DESCRIPTION
1	W	1.50 X 1.20	M.SGLAZED
2	W1	1.50 X 0.90	M.SGLAZED

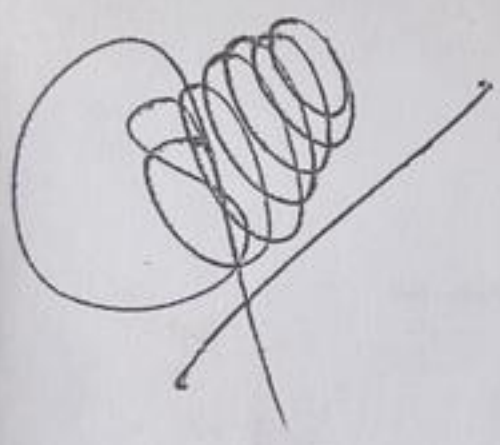
NOTE :-

1. N.A ORDER NO.NA/SR/01/2019,DATED:- 28/02/2019
 2. RECOMMENDED BY NMRDA. FINAL LAYOUT NO,483
 DATED:- 29.05.2019.

Sr.no	AREA STATEMENT	SQ.M
1.	Area of Plot	
	a) As per ownership document (7/12, CTS extract)	452.55
	b) as per measurement sheet	-
	c) as per site	-
	d) Permissible Pro-rata factor for FSI calculation on layout plots NIL =1(a)x1.4570	659.36
2.	Deductions for	-
	a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	-
	b) Any D.P. Reservation area (Total a+b)	-
3.	Balance area of plot (1-2)	659.36
4.	Amenity Space (if applicable)	-
	a) Required -	-
	b) Adjustment of 2(b), if any -	-
	c) Balance Proposed -	-
5.	Net Plot Area (3-4 (c))	659.36
6.	Recreational Open space (if applicable)	-
	a) Required -	-
	b) Proposed -	-
7.	Internal Road area	-
8.	Plotable area	-
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x 1.10)	725.30
10.	Addition of FSI on payment of premium	135.76
	a) Maximum permissible premium FSI - based on road width / TOD Zone.	-
	b) Proposed FSI on payment of premium. (0.30)	133.96
11.	In-situ FSI / TDR loading	-
	a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any UDCPR-2020 335	-
	b)In-situ area against Amenity Space if handed over[2.00 or1.85xSr.N.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.	859.26
	b) Ancillary Area FSI upto 60% with payment of charges.	515.56
	c) Total entitlement (a+b)	1374.82
14.	Maximum utilization limit of F.S.I. (building potential 5 x 2)	-
	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}	NIL
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')	-
	i) Pro-Rata built-up area	1374.82
	ii) 30%Premium FSI payment of premium 35% ASR	725.30
	iii) 60% Ancillary FSI payment of premium 10% ASR	133.96
	c) Total-(a+b)	515.56
		1374.82
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1374.82
17.	Area for Inclusive Housing, if any	1.00
	a) Required (20% of Sr.No.5)	-
	b) Proposed	-

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	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	859.26
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	515.56
	b) Ancillary Area FSI upto 60% with payment of charges.	1374.82
	c) Total entitlement (a+b)	-
14.	Maximum utilization limit of F.S.I. (building potential 5 x 2.)	NIL
	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)	1374.82
	a) Existing Built-up Area.	725.30
	b) Proposed Built-up Area (as per 'P-line')	133.96
	i) Pro-Rata built-up area	515.56
	ii) 30% Premium FSI payment of premium 35% ASR	1374.82
	iii) 60% Ancillary FSI payment of premium 10% ASR	1.00
	c) Total (a+b)	-
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	-
17.	Area for Inclusive Housing, if any	-
	a) Required (20% of Sr.No.5)	-
	b) Proposed	-



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FIRM THROUGH PARTNER
MR. SHASHIKANT WAMAN KHULE

[Handwritten Signature]

AR. AMOL B. KHARDE.

ARCHITECTS SIGN
REG NO:CA /2011/52873

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FIRM THROUGH PARTNER
MR. ATUL BHAUSAHEB KALE
OWNER SIGNATURE

architect
amol kharde



mbl no : 9423 119 777, 9881 688 777.

DATE: - 02/07/2022. DRAWN BY - SHUBHAM CHECK BY - AR. AMOL

