

**PROPOSED BUILDING ON
PLOT NO 11 OF S.NO 113/3/11 TO
16/21 TO 23 AT VADALA,
DIST. NASHIK**

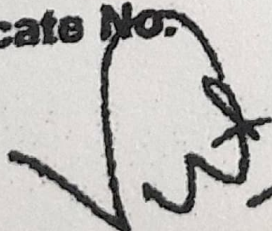
**Drawing
Sheet
No.: 1/1**

FOR- AROMA INFRA PARTNERSHIP FIRM

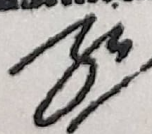
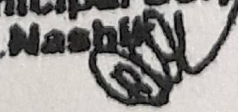
STAMP OF APPROVAL

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. AA/381/2024 dated

 DD 24/12/2024

**Executive Engineer
TOWN PLANING
Nashik Municipal Corporation**

16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	1.0
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 12/12/2021 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
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -

I/Weer supervision of proper technical person so as to ensure t 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 undhc quality and safety at the work site.

Signature
FOR- AROMA INFRA PARTNERSHIP FIRM

AR. SAGAR KABRE		
ARCHITECTS SIGN	STRUC.ENGG. SIGN	OWNER SIGN
JOB NO. -	DRWN BY- VIDYA BHOR	DATE -15/12/2021

KABRE CONSULTANTS

AR. SAGAR A. KABRE
ARCHITECT , INTERIOR DESIGNER,
S-5/6 SAHAYADRI HOUSE, MICO CIRCLE NASHIK .

SR. NO	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of a, b, c to be considered)	395.96
	(a) As per ownership document (7/12, CTS extract)	
	(b) as per measurement sheet	
	(c) as per site	
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	
	(b) Any D.P. Reservation area 7.5/9 M ROAD	0.00
	(Total a+b)	
3	Balance Area of Plot (1-2)	395.96
4	Amenity Space (if applicable)	
	(a) Required	
	(b) Adjustment of 2(b), if any -	
	(c) Balance proposed	
5	Net Area of Plot = [3 - 4(c)]	395.96
6	Recreational Open space (if applicable)	
	(a) Required	
	(b) Proposed	
7	Internal Road area	
8	Plot 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) L1	435.5560
10	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	197.98
	(b) Proposed FSI on payment of premium.	139.4600
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any (*) 7.5/ 6 m road widening area	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)].	0
	(c) TDR area (ALLOWED TDR 0.4= 158.38)	0.0000
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	0
	(a) [9 + 10(b)+(11(d)) or 12 whichever is applicable.	575.02
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	345.0100
	(c) Total entitlement (a+b)	920.03
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) X1.6 or 1.3	
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 plan	920.03
	c) Total (a+b)	920.03
16	F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	1.0
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 12/12/2021 and the dimensions of

(SQM)
395.96
0.00
395.96
435.56

3.00

DRIVE WAY

2.00

28.22

DRIVE WAY

ATC BANK

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

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
	(2)	(3)
(1)	GROUND FLOOR	18.48
	1ST FLOOR	180.51
	2ND FLOOR	180.51
	3RD FLOOR	180.51
	4TH FLOOR	180.51
	5TH FLOOR	181.51
	TOTAL	920.03

AREA CALCULATION

SR. NO	AREA OF	AREA (SQM)
1	Plot Area	395.96
2	Road Widening (D.P ROAD)	0.00
3	Net Plot Area	395.96
4	Basic FSI	1.1
5	Premium Allowed	0.50
6	TDR Allowed	0.40
7	Total Permissible Max FSI	2.00
		791.92

ANCILLARY AREA CALCULATION

8	P-line Area	
9	Residential P-line Area	920.03
9a	Ancillary	0.60
10	Total Ancillary Area	345.01
11	TOTAL P-LINE AREA	920.03
12	Basic FSI	435.56
13	Ancillary Area Proposed	345.01
14	Premium Proposed (ALLOW/1:1)=197.98	139.46
15	TDR Proposed (ALLOW/1:1)=158.38	0.00
16	Road Widening (D.P ROAD)(23.88)	0.0000
17	TOTAL (12 to 16)	920.03

10	Maximum utilization limit of Permissible as per Road width (as per Regulation No. applicable) X1.6 or 1.8
11	In-situ FSI / TDR loading
12	Additional FSI area under Ch...
13	Total entitlement of FSI in the...
14	Maximum utilization limit of Permissible as per Road width (as per Regulation No. applicable) X1.6 or 1.8
15	Total Built-up Area in propo...
16	F.S.I. Consumed (15/13) (sh...
17	Area for Inclusive Housing...

Certificate of Area

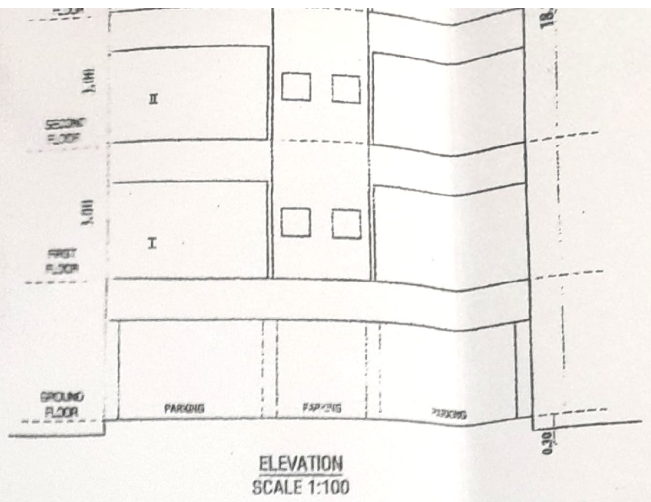
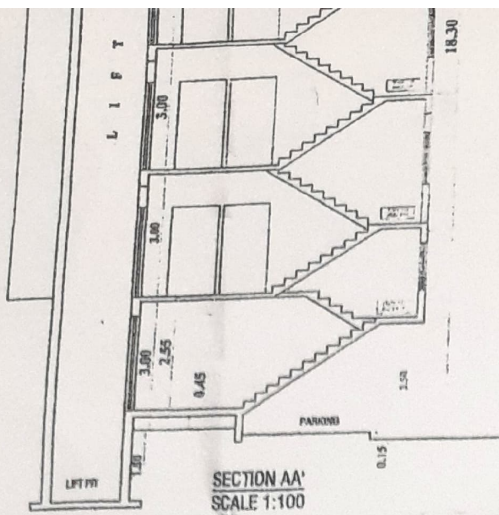
Certified that the plot under 12/12/2021 and the dimension sides etc. of plot stated on plan worked out tallies with the a stated in document of Owner Records Department/City S

Owner's Declaration

I/Weer supervision of proper technical person so that I/We would abide by p I/We would execute the structure execute the work and the qual

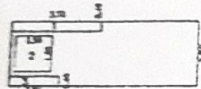
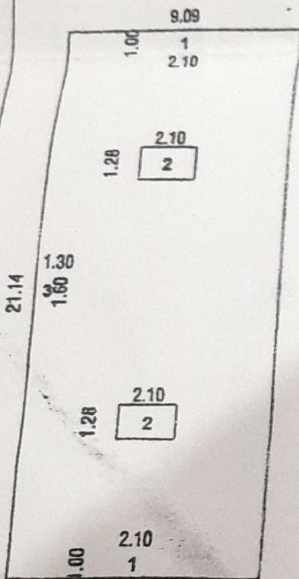
AR. SAGAR KABRE
ARCHITECTS SIGN STR
JOB NO. - DRWN

KABRE C



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

No.	Floor No	Apartment No.	Carpet area of apartment	Balcony Enclosed Area	Area of Double height terraces attached to flat/ Terrace Area	Apartment Area	NO. OF FLAT	TOTAL AREA
1	1ST, 2ND, 3RD, 4TH, 5TH	101,201,301, 401, 501, 104,204,304, 404, 504	27.82	2.96	0	30.78	10	307.80
2	1ST, 2ND, 3RD, 4TH, 5TH	102,202,302, 402, 502, 103,203,303, 403, 503	26.88	2.96	0	29.84	10	298.40
							20	606.20



BUILT-UP AREA STATEMENT : GROUND FLOOR

AREA OF BLOCK [ABCD]	2.7	7.79	21.03
Standard Deduction			
1	0.40	3.70	1.45
2	1.50	1.50	2.25
3	0.40	2.05	0.82
Total Deduction			4.55
Net Area	21.03	4.55	16.48

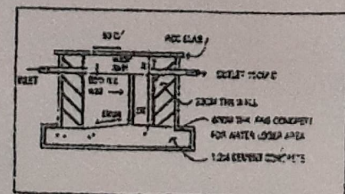
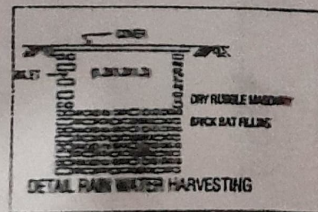
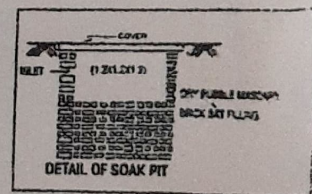
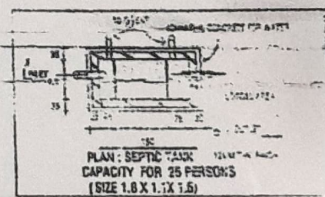
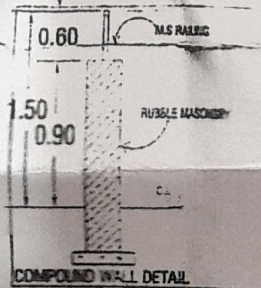
PARKING STATEMENT (AS PER TABLE 40.88)

NO	TYPE	TOTAL FLAT	REQUIRED PARKING		PROVIDED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
30 TO 49 Sq.m.	Res	20	10.00	20		
+ 5% VISITORS			0.50	1.00		
TOTAL			10.50	21.00		
FOR HASNEK NYC (0.20)			9	19	10	20

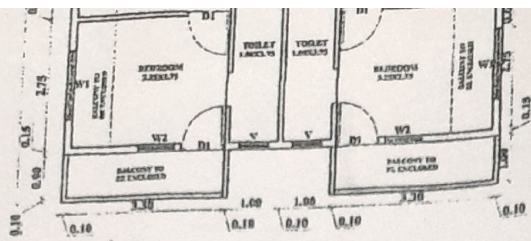
BUILT-UP AREA DIAGRAM:
1ST, 2ND, 3RD, 4TH, 5TH FLOOR
SCALE 1:500

BUILT-UP AREA STATEMENT : 1ST, 2ND, 3RD, 4TH, 5TH FLOOR

AREA OF BLOCK [ABCD]	9.09	21.14	192.16
Standard Deduction			
1	2.10	1.00	4.20
2	2.10	1.28	5.38
3	1.30	1.60	2.08
Total Deduction			11.66
Net Area	192.16	11.66	180.50

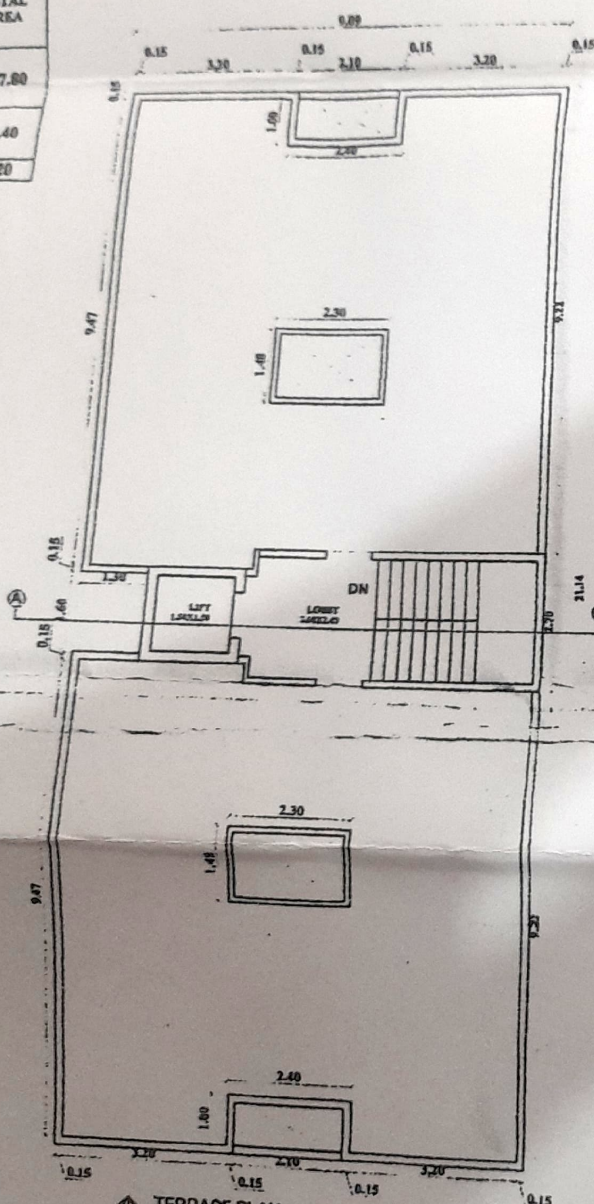


↑
SITE PLAN
SCALE 1:000



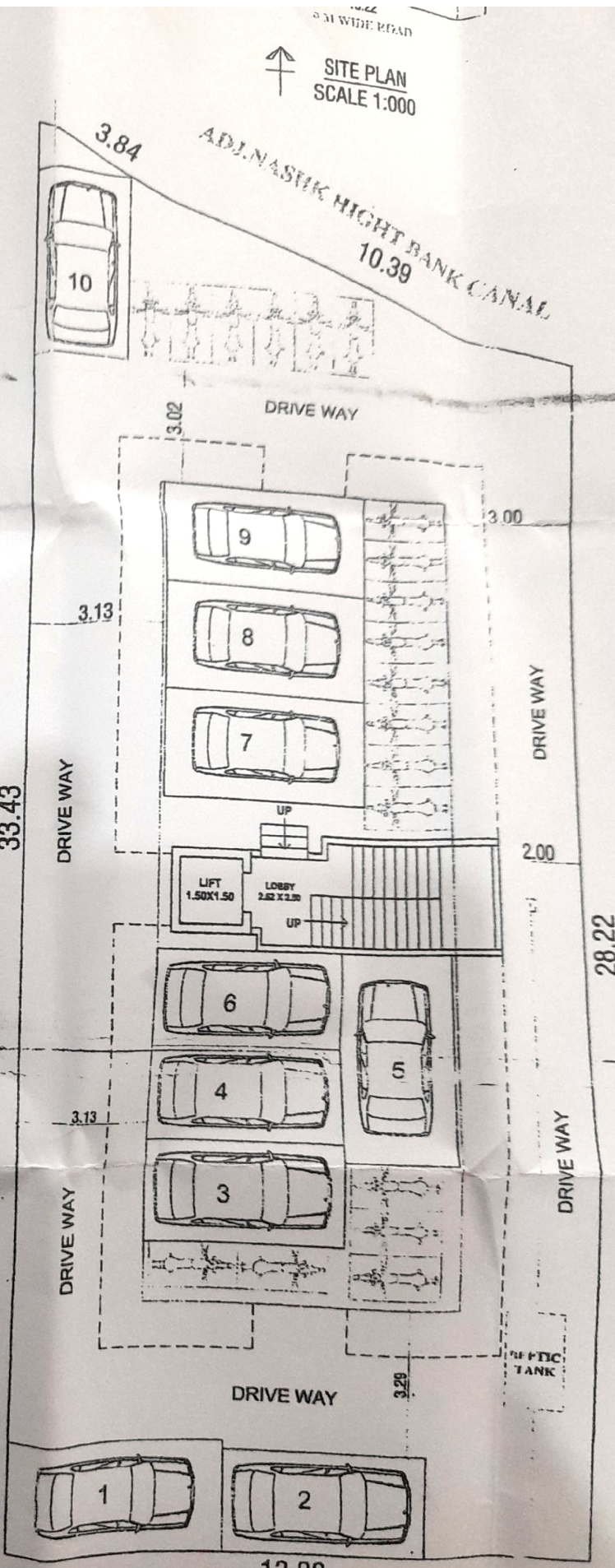
TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH FLOOR
SCALE 1:100

TOTAL AREA
307.60
298.40
606.20



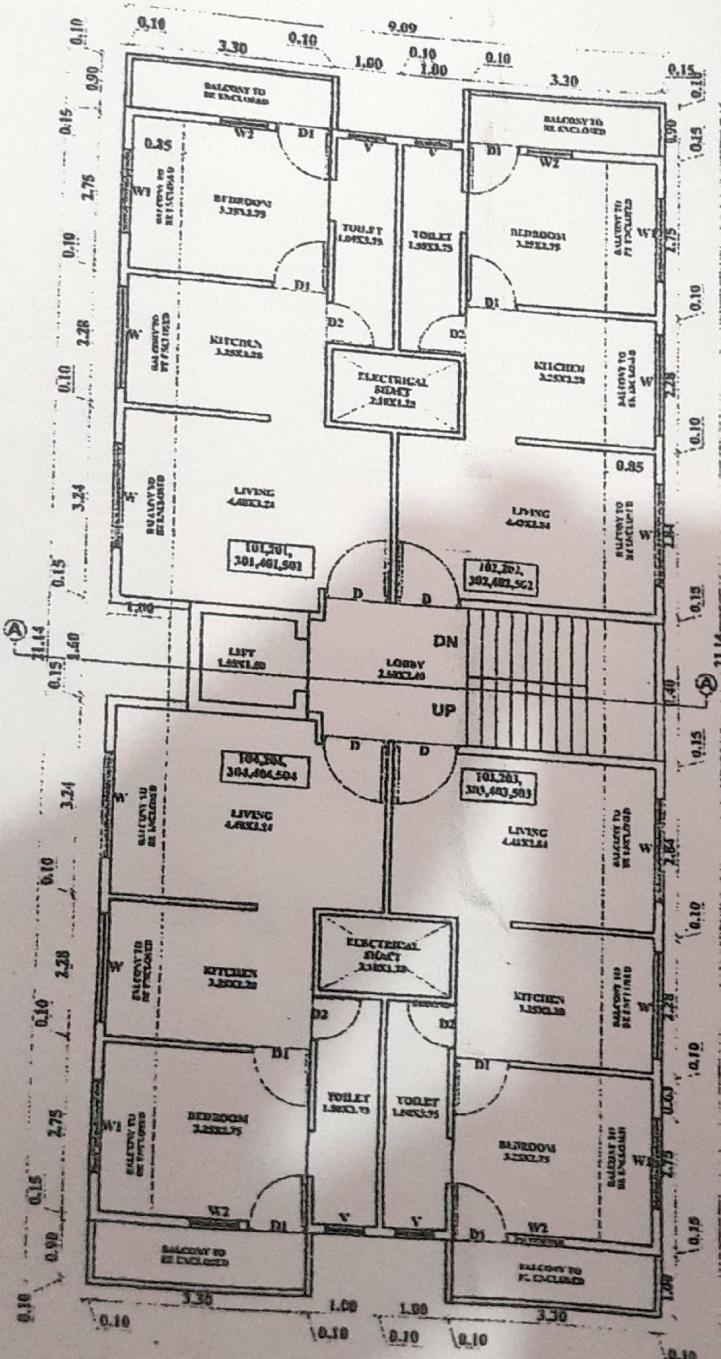
↑ TERRACE PLAN
SCALE 1:100

OPEN SPACE
33.43

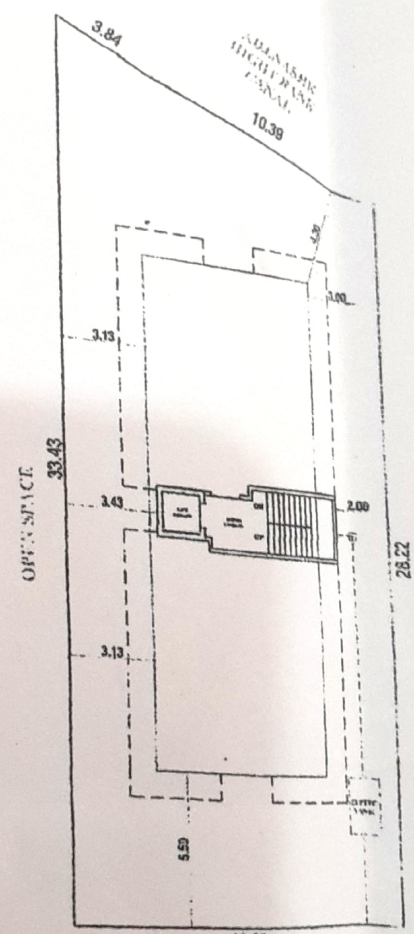


↑ GROUND FLOOR PLAN
SCALE 1:000

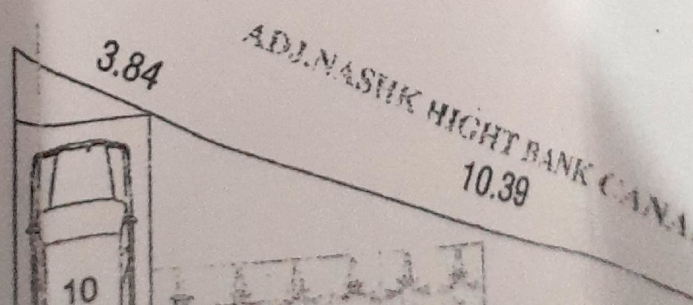
9 M WIDE ROAD



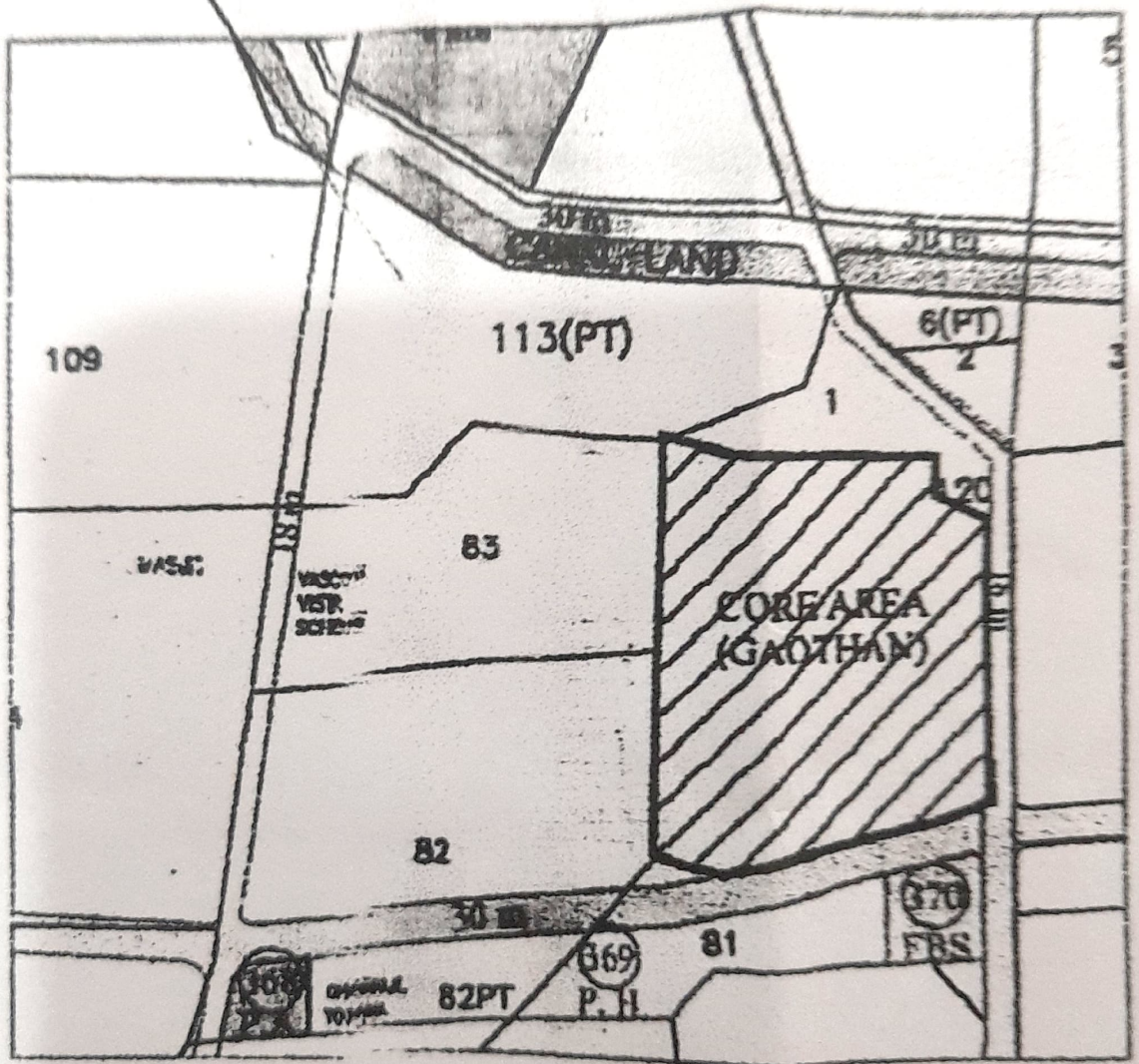
TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH FLOOR
SCALE 1:100



↑ SITE PLAN
SCALE 1:100



PROPOSED SITE



LOCATION PLAN
SCALE 1:1000