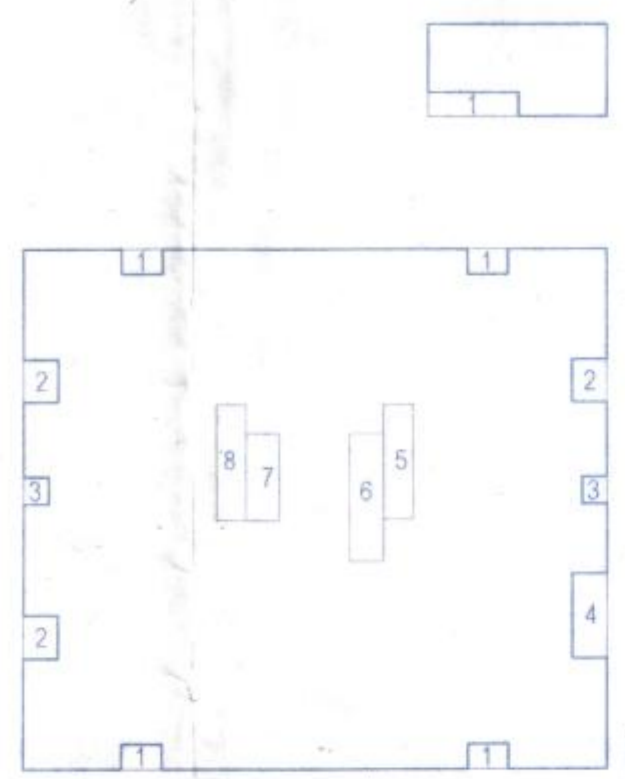


Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	User / Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
-	-	-	-	-

Proposed Building			
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line	
(1)	(2)	(3)	
1	GROUND FL.	22.46 Sqm	
1	FIRST FL.	436.78 Sqm	
1	SECOND FL.	436.78 Sqm	
1	THIRD FL.	436.78 Sqm	
1	FOURTH FL.	436.78 Sqm	
1	FIFTH FL.	436.78 Sqm	
	Total	2206.36 Sqm	

**AREA CALCULATION & DIAGRAM**  
SCALE: - 1 : 300



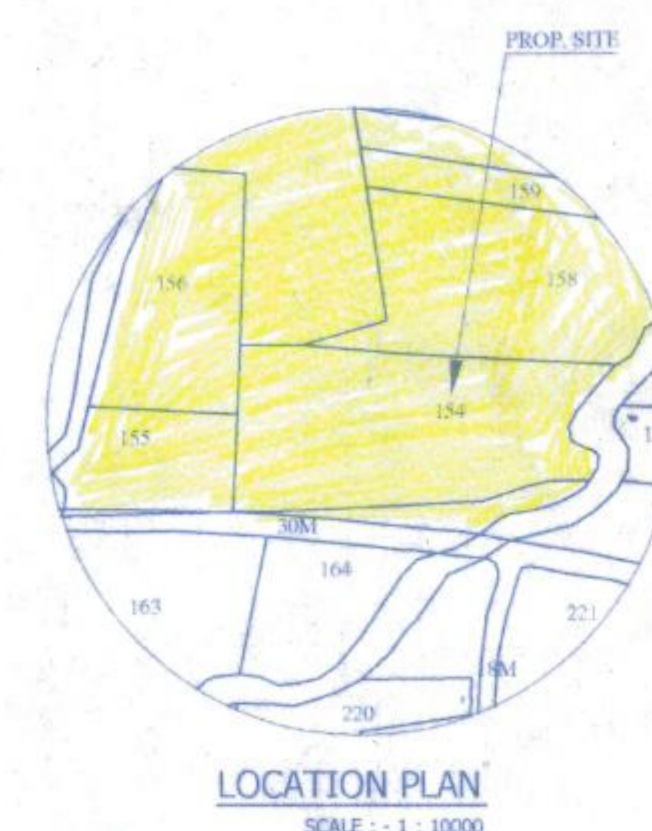
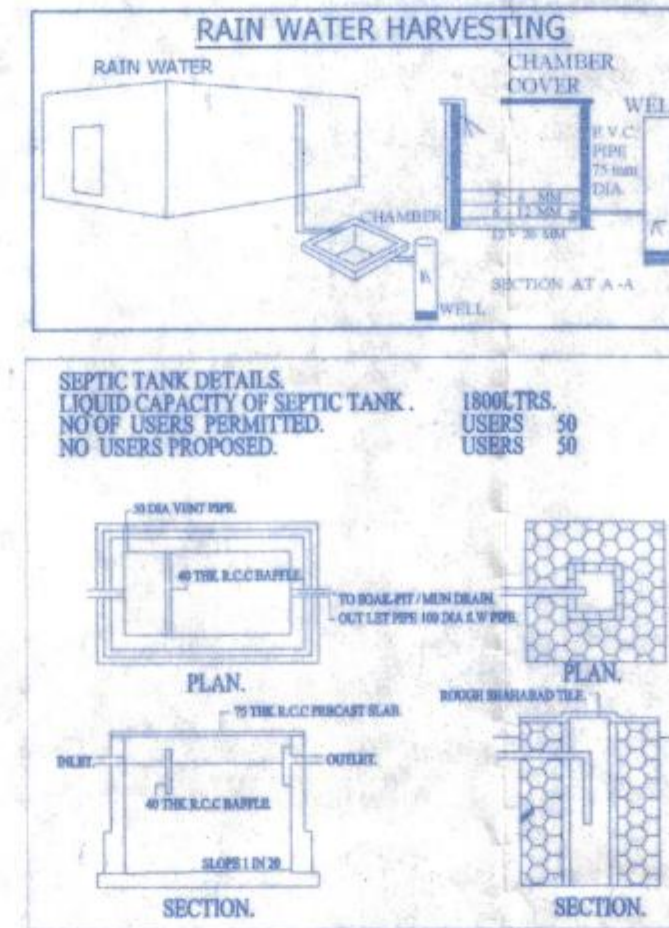
**AREA CALCULATION ON GROUND FLOOR**  
BLOCK AREA = 7.10 X 3.64 = 25.84 Sqm  
DEDUCTION = 1) 3.60 X 0.94 X 1 = 3.38 Sqm  
TOTAL DEDUCTION = 3.38 Sqm  
NET B. UP AREA = 25.84 - 3.38 = 22.46 Sqm

**AREA CALCULATION ON 1ST TO 5TH FLOOR**  
BLOCK AREA = 23.20 X 20.90 = 475.60 Sqm  
DEDUCTION = 1) 1.62 X 1.00 X 4 = 6.48 Sqm  
DEDUCTION = 2) 1.00 X 7.00 X 3 = 7.00 Sqm  
DEDUCTION = 3) 1.00 X 1.00 X 2 = 2.00 Sqm  
DEDUCTION = 4) 1.00 X 3.35 X 1 = 3.35 Sqm  
DEDUCTION = 5) 1.17 X 4.50 X 1 = 5.26 Sqm  
DEDUCTION = 6) 1.32 X 3.00 X 1 = 3.96 Sqm  
DEDUCTION = 7) 1.32 X 3.45 X 1 = 4.55 Sqm  
DEDUCTION = 8) 1.17 X 4.55 X 1 = 5.32 Sqm  
TOTAL DEDUCTION = 38.82 Sqm  
NET B. UP AREA = 475.60 - 38.82 = 436.78 Sqm

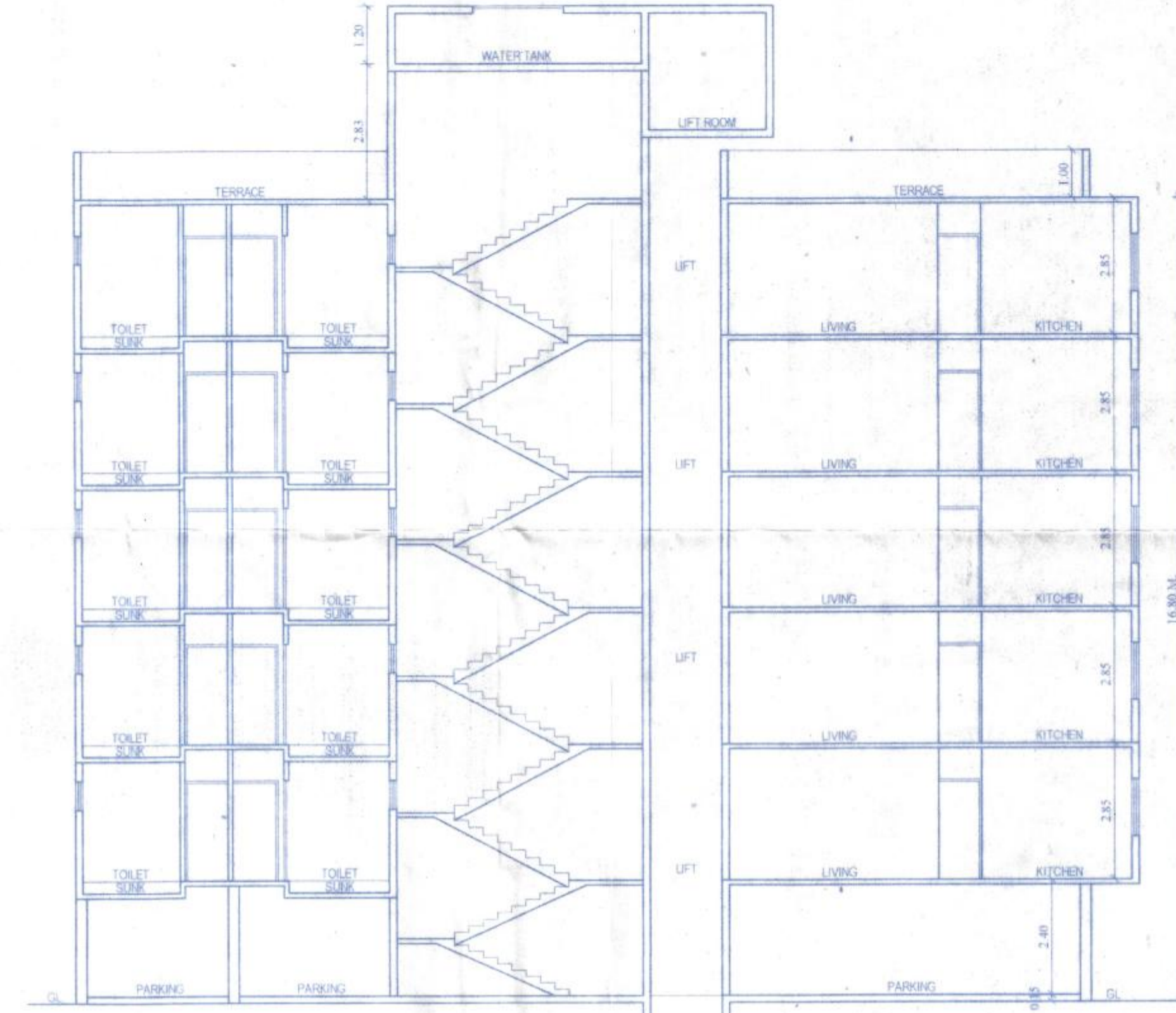
TOTAL B. UP AREA ON GROUND - 1ST TO 5TH FLOOR  
22.46 + 436.78 X 5 = 2206.36 SQM

	REQUIRED		PROPOSED	
	CAR	SCOOTER	CAR	SCOOTER
Above 40 but less than 80 Sqm (No Of Flat No = 31)	15	75	15	75
Visitor Parking	01	04	01	04
Total No Of Parking	16	79	16	79
As per multiplying factor 0.9	14	71	14	71

SCHEDULE OF DOORS & WINDOWS			
D	1.00 X 2.10	PLUSH DOOR	
DI	0.90 X 2.10	PLUSH DOOR	
DI2	0.75 X 2.10	PLUSH DOOR	
W	1.80 X 1.20	M. S. WINDOW	
W1	1.50 X 0.90	M. S. WINDOW	
W2	1.50 X 1.20	M. S. WINDOW	
V	0.60 X 0.75	M. S. VENTILATOR	



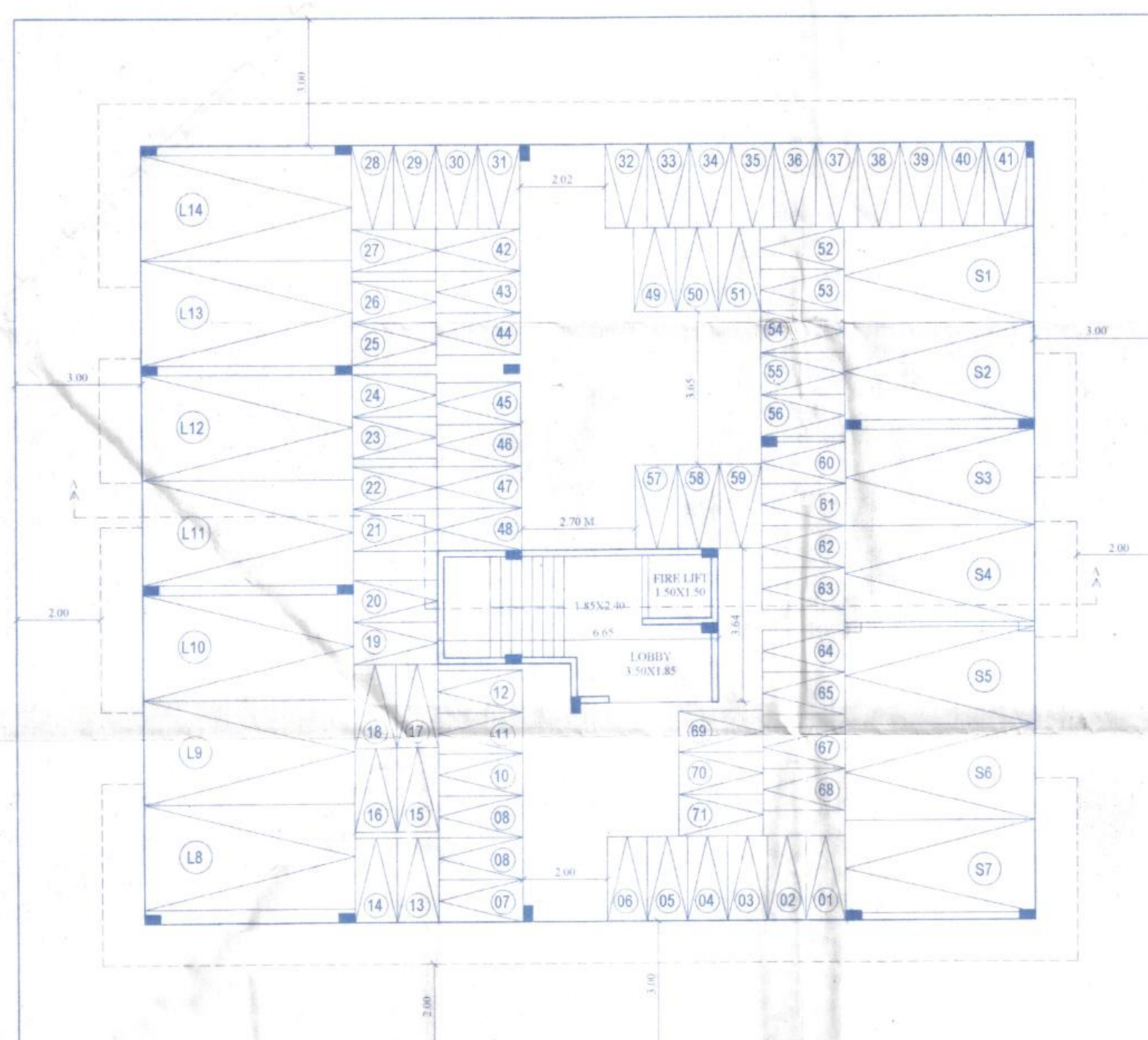
FRONT ELEVATION  
SCALE: - 1 : 100



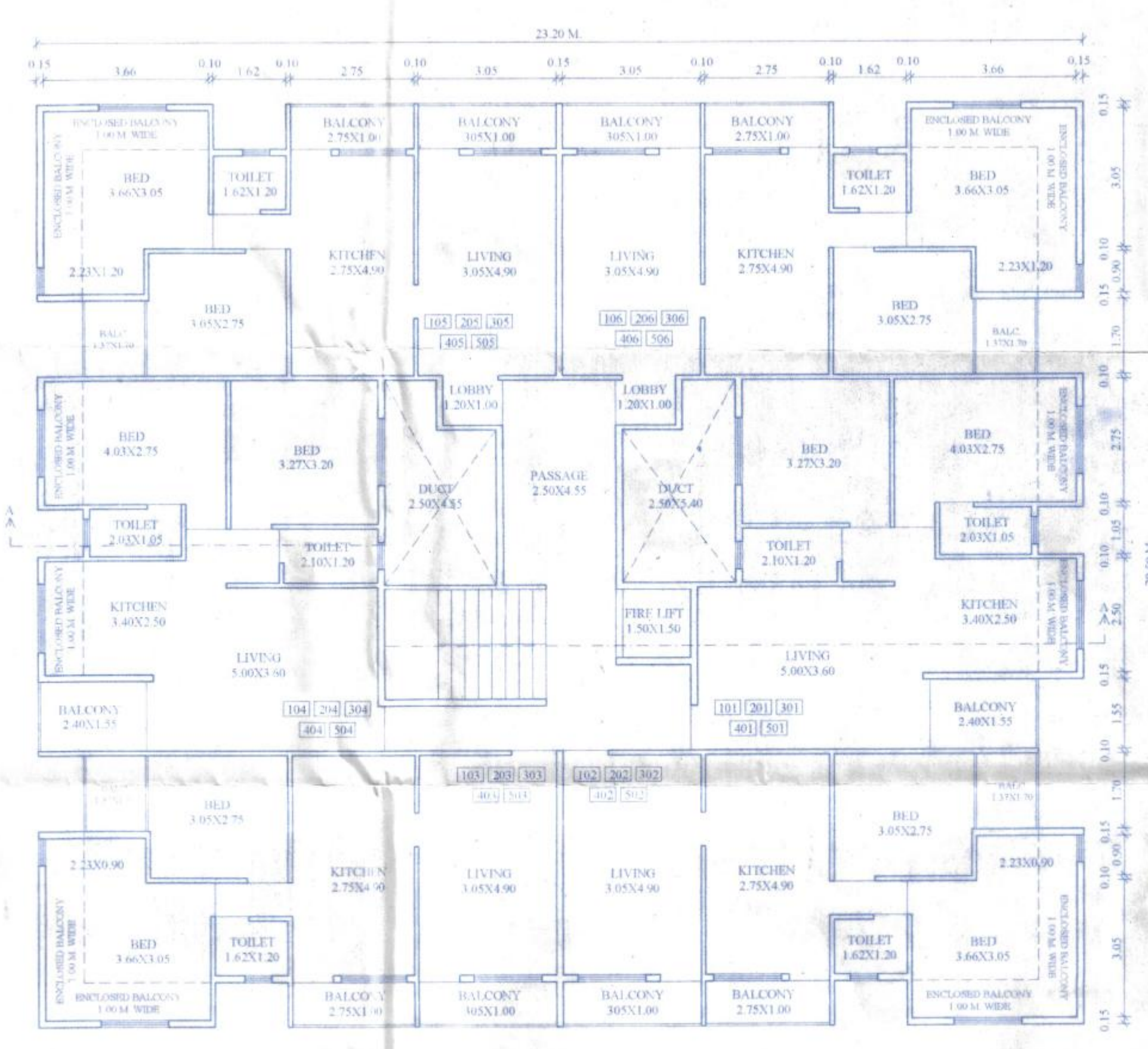
SECTION @ A-A  
SCALE: - 1 : 100

Area details of Apartment					
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
1	FIRST FL.	101	52.77 Sqm	9.20 Sqm	---
		102	48.38 Sqm	14.48 Sqm	---
		103	48.38 Sqm	14.48 Sqm	---
		104	9.20 Sqm	9.20 Sqm	---
		105	49.48 Sqm	14.48 Sqm	---
		106	49.48 Sqm	14.48 Sqm	---
	SECOND FL.	201	52.77 Sqm	9.20 Sqm	---
		202	48.38 Sqm	14.48 Sqm	---
		203	48.38 Sqm	14.48 Sqm	---
		204	51.20 Sqm	9.20 Sqm	---
		205	49.48 Sqm	14.48 Sqm	---
		206	49.48 Sqm	14.48 Sqm	---
THIRD FL.	301	52.77 Sqm	9.20 Sqm	---	
	302	48.38 Sqm	14.48 Sqm	---	
	303	48.38 Sqm	14.48 Sqm	---	
	304	51.20 Sqm	9.20 Sqm	---	
	305	49.48 Sqm	14.48 Sqm	---	
	306	49.48 Sqm	14.48 Sqm	---	

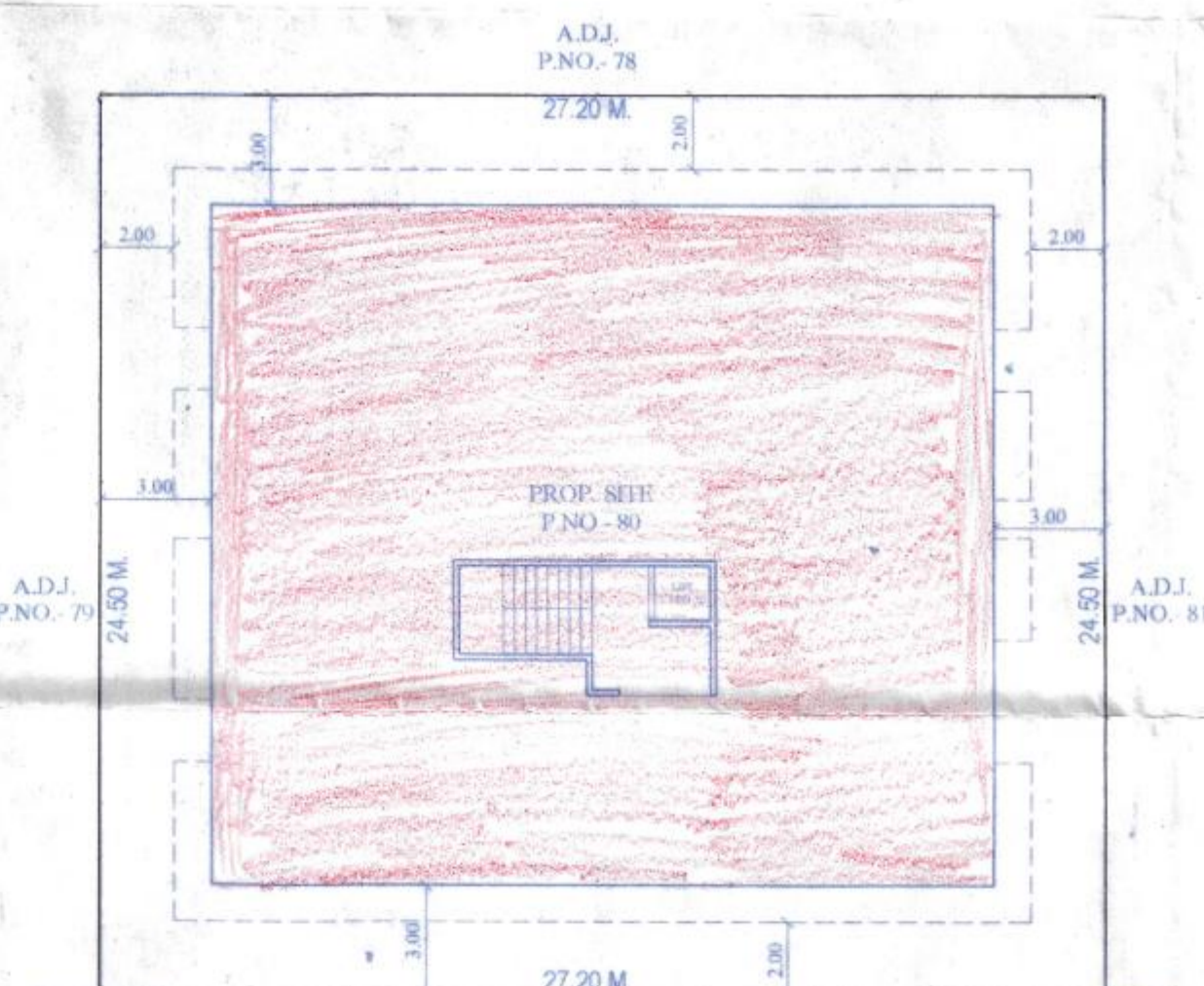
Area details of Apartment					
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
1	FOURTH FL.	401	52.77 Sqm	9.20 Sqm	---
		402	48.38 Sqm	14.48 Sqm	---
		403	48.38 Sqm	14.48 Sqm	---
		404	51.20 Sqm	9.20 Sqm	---
		405	49.48 Sqm	14.48 Sqm	---
		406	49.48 Sqm	14.48 Sqm	---
	FIFTH FL.	501	52.77 Sqm	9.20 Sqm	---
		502	48.38 Sqm	14.48 Sqm	---
		503	48.38 Sqm	14.48 Sqm	---
		504	51.20 Sqm	9.20 Sqm	---
		505	49.48 Sqm	14.48 Sqm	---
		506	49.48 Sqm	14.48 Sqm	---



GROUND FLOOR PLAN  
SCALE: - 1 : 100



TYPICAL 1ST TO 5TH FLOOR PLAN  
SCALE: - 1 : 100



9.00 M. W. ROAD

SITE PLAN  
SCALE: - 1 : 200

PROFORMA - I  
Proposed Residential Building Plan On P.No. 80 In S.No. 154/1+154/2+154/5+154/6 & 154/7. Of - Village Mhasrul Of Nashik. For - Mr. Bhu Kisan Jadhav & Others Through GPA Holder Mrs. Maktaben P. Narodiya

**APPROVED**  
The Plans amended in ..... As per the conditions mentioned in the accompanying commencement Certificate No. C2/204 dated 03/08/2022 2022

Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

AREA STATEMENT		AREA
PLOT NO.		80
1. Area of Plot (Minimum area as per the conditions)		666.40
(a) As per ownership documents (7/12, CTS extract)		666.40
(b) as per measurement sheet		666.40
(c) as per site		666.40
2. Deduction for		
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening		
(b) Any D.P. Reservation area (As per lay out + As per sanction plan)		
(Total arb)		
3. Balance Area of Plot (1-2)		666.40
4. Amenity Space (if applicable)		
(a) Required		
(b) Adjustment of 2(b), if any -		
(c) Balance Proposed -		
5. Net Plot Area (3 - 4 (c))		666.40
6. Recreational Open space		
(a) Required -		
(b) Proposed -		
7. Internal Road area		
8. Plottable area (if applicable) As Per Pro Rata		952.07
(As per 5.7 clause FSI)		
9. Built up area with reference to Basic F.S.I. as per front road width		1047.28
10. Additional of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone.		
(b) Proposed FSI on payment of premium.		333.00
11. In-situ FSI / TDR loading		
(a) In-situ area against D.P. road [ 2.0 x Sr. No. 2 (a) ], if any		
(b) In-situ area against D.P. road		
(c) 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		1380.28
(a) 19 + 10(b)+11(d) or 12 whichever is applicable.		
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		828.00
(c) Total entitlement (a+b)		2208.28
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 ]		2.00
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		2208.28
(a) Existing Built-up Area.		
(b) Proposed Built-up Area (as per 7-line)		2206.36
(b) Total (a+b)		2206.36
16. F.S.I. Consumed (15 / 13) (should not be more than serial No.14 above)		5.19%
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		
(b) Proposed		

Certified that the plot under reference was surveyed by me on ..... 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.

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 structures 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.

(Mrs. M. P. Narodiya)  
Owner Name and Sign

SIGN OF STRUCTURAL ENGG.  
LIC. NO. 49, VALID: DEC. 2020.

SIGN OF ARCHITECT  
LIC. NO. 5112, VALID: DEC. 2022.

CONSULTING ENGINEERS  
BUILDING PLANNERS  
STRUCTURAL DESIGNERS  
REGD. VALUERS & ARBITRATORS  
PROJECT MANAGEMENT CONSULTANTS  
3+6, PUNJAP APT., OPP. GOPAL PARK,  
OLD PANDIT COLONY, NASHIK 1  
PH-OFF. 2315146 MO-942235732 / 942274144

ER. R.K. SINGH  
REGISTERED ARCHITECT  
LIC. NO. 5112, VALID: DEC. 2022

AR. SHARDUL V.B.  
ARCHITECT (L14)

SHARDUL SINGH DESIGN'S

JOB NO: F-21  
DATE: 26/07/2022  
DRAWN BY: TRUPTI  
CHKD BY: SHARDUL SINGH