PROFORMA -1

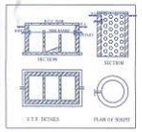
REVISED GROUP HOUSING RESIDENTIAL+COMMERCIAL BUILDING PLAN ON S.NO.785/1/2/3/10 & 785/1/2/3/11(P) & 777/3/1(P), OF NASHIK SHIWAR FOR -FAREED A. KOKANI & OTHERS THRO. G.A.P.H. VIRAJ ESTATES PVT.LTD. & VIRAJ ESTATES PVT.LTD. & OTHERS TWO.

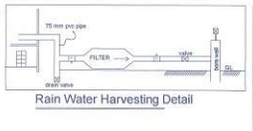
DRAWING SHEET NO. 1/29

APPROVED

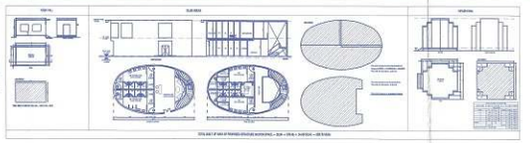
The Plans amended in .....
As per the conditions Mentioned in the accompaning commencement Certificate No. 00147 dated 01/06/2021

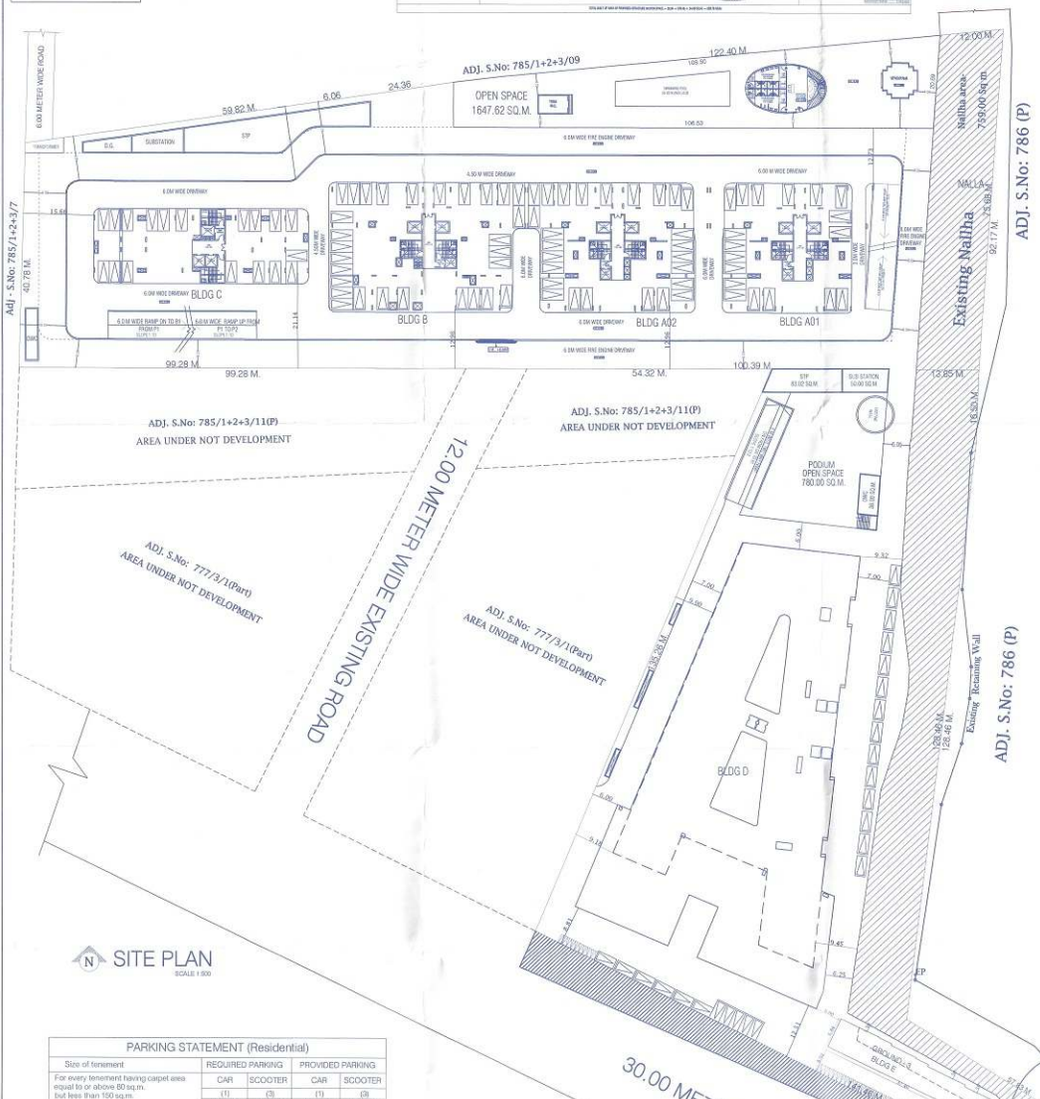
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



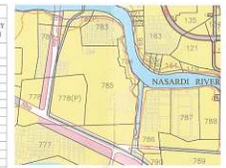


Rain Water Harvesting Detail





SITE PLAN
SCALE 1:500



N LOCATION PLAN

F.S.I. AREA STATEMENT (WING -A01)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
BLDG - A01	LOWER BASMT.	95.74	59.84	35.90
	UPPER BASMT.	95.74	59.84	35.90
	GROUND FL.	95.74	59.84	35.90
	1ST PODIUM	95.74	59.84	35.90
	1ST FLOOR	838.14	522.59	313.55
	2ND FLOOR	835.22	522.01	313.21
	3RD FLOOR	836.14	522.59	313.55
	4TH FLOOR	835.22	522.01	313.21
	5TH FLOOR	836.14	522.59	313.55
	6TH FLOOR	782.52	489.08	293.45
	7TH FLOOR	836.14	522.59	313.55
	8TH FLOOR	835.22	522.01	313.21
	9TH FLOOR	836.14	522.59	313.55
	10TH FLOOR	782.52	489.08	293.45
	11TH FLOOR	836.14	522.59	313.55
	12TH FLOOR	835.22	522.01	313.21
	13TH FLOOR	836.14	522.59	313.55
	14TH FLOOR	782.52	489.08	293.45
	15TH FLOOR	836.14	522.59	313.55
	16TH FLOOR	835.22	522.01	313.21
	17TH FLOOR	836.14	522.59	313.55
	18TH FLOOR	782.52	489.08	293.45
	19TH FLOOR	836.14	522.59	313.55
	20TH FLOOR	835.22	522.01	313.21
	21TH FLOOR	836.14	522.59	313.55
	22TH FLOOR	782.52	489.08	293.45
	23TH FLOOR	836.14	522.59	313.55
	24TH FLOOR	835.22	522.01	313.21
	25TH FLOOR	836.14	522.59	313.55
	26TH FLOOR	782.52	489.08	293.45
	27TH FLOOR	836.14	522.59	313.55
	28TH FLOOR	835.22	522.01	313.21
	TOTAL	23465.80	14666.13	8799.68
P-LINE AREA SQ.M.		23465.80		
F.S.I.		14666.13		
ANCILLARY F.S.I		8799.68		

F.S.I. AREA STATEMENT (WING -A02)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
BLDG - A02	LOWER BASMT.	95.74	59.84	35.90
	UPPER BASMT.	95.74	59.84	35.90
	GROUND FL.	95.74	59.84	35.90
	1ST PODIUM	95.74	59.84	35.90
	1ST FLOOR	836.14	522.59	313.55
	2ND FLOOR	840.80	525.50	315.30
	3RD FLOOR	836.14	522.59	313.55
	4TH FLOOR	840.80	525.50	315.30
	5TH FLOOR	836.14	522.59	313.55
	6TH FLOOR	777.97	486.23	291.74
	7TH FLOOR	836.14	522.59	313.55
	8TH FLOOR	840.80	525.50	315.30
	9TH FLOOR	836.14	522.59	313.55
	10TH FLOOR	777.97	486.23	291.74
	11TH FLOOR	836.14	522.59	313.55
	12TH FLOOR	840.80	525.50	315.30
	13TH FLOOR	836.14	522.59	313.55
	14TH FLOOR	777.97	486.23	291.74
	15TH FLOOR	836.14	522.59	313.55
	16TH FLOOR	840.80	525.50	315.30
	17TH FLOOR	836.14	522.59	313.55
	18TH FLOOR	777.97	486.23	291.74
	19TH FLOOR	836.14	522.59	313.55
	20TH FLOOR	840.80	525.50	315.30
	21TH FLOOR	836.14	522.59	313.55
	22TH FLOOR	777.97	486.23	291.74
	23TH FLOOR	836.14	522.59	313.55
	24TH FLOOR	840.80	525.50	315.30
	25TH FLOOR	836.14	522.59	313.55
	26TH FLOOR	777.97	486.23	291.74
	27TH FLOOR	836.14	522.59	313.55
	28TH FLOOR	840.80	525.50	315.30
	TOTAL	23483.14	14676.96	8806.18
P-LINE AREA SQ.M.		23483.14		
F.S.I.		14676.96		
ANCILLARY F.S.I		8806.18		

F.S.I. AREA STATEMENT (WING -B)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
BLDG - B	LOWER BASMT.	86.72	54.20	32.52
	UPPER BASMT.	86.72	54.20	32.52
	GROUND FL.	86.72	54.20	32.52
	1ST PODIUM	86.72	54.20	32.52
	1ST FLOOR	861.16	538.23	322.94
	2ND FLOOR	860.59	537.87	322.72
	3RD FLOOR	861.16	538.23	322.94
	4TH FLOOR	860.59	537.87	322.72
	5TH FLOOR	861.16	538.23	322.94
	6TH FLOOR	807.83	504.89	302.94
	7TH FLOOR	861.16	538.23	322.94
	8TH FLOOR	860.59	537.87	322.72
	9TH FLOOR	861.16	538.23	322.94
	10TH FLOOR	807.83	504.89	302.94
	11TH FLOOR	861.16	538.23	322.94
	12TH FLOOR	860.59	537.87	322.72
	13TH FLOOR	861.16	538.23	322.94
	14TH FLOOR	807.83	504.89	302.94
	15TH FLOOR	861.16	538.23	322.94
	16TH FLOOR	860.59	537.87	322.72
	17TH FLOOR	861.16	538.23	322.94
	18TH FLOOR	807.83	504.89	302.94
	19TH FLOOR	861.16	538.23	322.94
	20TH FLOOR	860.59	537.87	322.72
	21TH FLOOR	861.16	538.23	322.94
	22TH FLOOR	807.83	504.89	302.94
	23TH FLOOR	861.16	538.23	322.94
	24TH FLOOR	860.59	537.87	322.72
	25TH FLOOR	861.16	538.23	322.94
	26TH FLOOR	807.83	504.89	302.94
	27TH FLOOR	861.16	538.23	322.94
	28TH FLOOR	860.59	537.87	322.72
	TOTAL	24134.82	15084.26	9050.56
P-LINE AREA SQ.M.		24134.82		
F.S.I.		15084.26		
ANCILLARY F.S.I		9050.56		

F.S.I. AREA STATEMENT (WING -C)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
BLDG - C	LOWER BASMT.	83.66	52.29	31.37
	UPPER BASMT.	83.66	52.29	31.37
	GROUND FL.	83.66	52.29	31.37
	1ST PODIUM	83.66	52.29	31.37
	1ST FLOOR	685.99	428.74	257.25
	2ND FLOOR	686.02	428.76	257.26
	3RD FLOOR	685.99	428.74	257.25
	4TH FLOOR	686.02	428.76	257.26
	5TH FLOOR	685.99	428.74	257.25
	6TH FLOOR	657.49	410.93	246.56
	7TH FLOOR	685.99	428.74	257.25
	8TH FLOOR	686.02	428.76	257.26
	9TH FLOOR	685.99	428.74	257.25
	10TH FLOOR	657.49	410.93	246.56
	11TH FLOOR	685.99	428.74	257.25
	12TH FLOOR	686.02	428.76	257.26
	13TH FLOOR	685.99	428.74	257.25
	14TH FLOOR	657.49	410.93	246.56
	15TH FLOOR	685.99	428.74	257.25
	16TH FLOOR	686.02	428.76	257.26
	17TH FLOOR	685.99	428.74	257.25
	18TH FLOOR	657.49	410.93	246.56
	19TH FLOOR	685.99	428.74	257.25
	20TH FLOOR	686.02	428.76	257.26
	21TH FLOOR	685.99	428.74	257.25
	22TH FLOOR	657.49	410.93	246.56
	23TH FLOOR	685.99	428.74	257.25
	24TH FLOOR	686.02	428.76	257.26
	25TH FLOOR	685.99	428.74	257.25
	26TH FLOOR	657.49	410.93	246.56
	27TH FLOOR	685.99	428.74	257.25
	28TH FLOOR	612.09	407.56	244.53
	TOTAL	19337.67	12086.04	7251.63
P-LINE AREA SQ.M.		19337.67		
F.S.I.		12086.04		
ANCILLARY F.S.I		7251.63		

F.S.I. AREA STATEMENT (WING -D)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.80)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
BLDG - A02	LOWER BASMT.	197.43	109.68	87.75
	UPPER BASMT.	197.43	109.68	87.75
	GROUND FL.	3387.21	1881.78	1505.43
	1ST FLOOR	2821.07	1567.26	1253.82
	2ND FLOOR	2821.09	1567.27	1253.82
	3RD FLOOR	2552.31	1417.95	1134.36
	4TH FLOOR	2288.47	1271.37	1017.10
	5TH FLOOR	2163.97	1203.32	962.65
	6TH FLOOR	2086.51	1159.17	927.34
	7TH FLOOR	2094.11	1163.39	930.72
	8TH FLOOR	2121.85	1184.86	947.49
	9TH FLOOR	2140.07	1188.93	951.14
	10TH FLOOR	NOT ANNEXED	NOT ANNEXED	NOT ANNEXED
	TOTAL	24883.52	13824.18	11059.34
P-LINE AREA SQ.M.		24883.52		
F.S.I.		13824.18		
ANCILLARY F.S.I		11059.34		

F.S.I. AREA STATEMENT (WING -E)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.80)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
	GROUND FL.	228.22	126.79	101.43
	1ST FLOOR	228.22	126.79	101.43
	2ND FLOOR	303.02	168.34	134.68
	3RD FLOOR	303.02	168.34	134.68
	TOTAL	1062.48	590.27	473.21
P-LINE AREA SQ.M.		1062.48		
F.S.I.		590.27		
ANCILLARY F.S.I		472.21		

BUP AMENITY AREA STATEMENT

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)
(1)	(2)	(3)
BLDG-A (A)	2nd Podium Floor	742.94 SQ.M.
BLDG-A (B)	2nd Podium Floor	718.94 SQ.M.
BLDG-B	2nd Podium Floor	660.61 SQ.M.
BLDG-C	2nd Podium Floor	505.17.00 M.
BLDG-D	10th Floor (SHADE NET WALL	2488.90 SQ.M.
TOTAL		5076.42 SQ.M.

F.S.I. AREA STATEMENT (RESIDENTIAL WING- A01, A02, B & C)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
	WING- A01	23465.80	14666.13	8799.68
	WING- A02	23483.14	14676.96	8806.18
	WING- B	24134.82	15084.26	9050.56
	WING- C	19337.67	12086.04	7251.63
	TOTAL	90421.42	56513.39	33908.04
P-LINE AREA SUM		90421.42		
F.S.I.		56513.39		
ANCILLARY F.S.I		33908.04		

F.S.I. AREA STATEMENT COMMERCIAL WING- D & E)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.80)	ANCILLARY F.S.I (3-4)
(1)	(2)	(3)	(4)	(5)
	WING- D	24883.52	13824.18	11059.34
	WING- E	1062.48	590.27	472.21
	TOTAL	25946.00	14414.44	11531.56
P-LINE AREA SUM		25946.00		
F.S.I.		14414.44		
ANCILLARY F.S.I		11531.56		

TOTAL FSI CALCULATIONS

WING NO.	P-LINE	FSI	ANCILLARY
(1)	(2)	(3)	(4)
A01+A02+B+C	90421.42	56513.39	33908.04
WING - D & E	25946.00	14414.44	11531.56
TOTAL	116367.42	70927.84	45439.59
		116367.43	
		70927.84	
		45439.59	

AREA STATEMENT	SQ.M.	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	25481.00	amenity area statement
a) As per ownership document (7/12, CTS extract)	41750.00	
a1) Area under NOT development	16166.00	
a2) Area under development	25584.00	
b) As per measurement sheet	25481.70	
a) As per site	25481.70	
2 DEDUCTION FOR		
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening (1015.0 + 190.48)	1205.48	
b) Any D.P. Reservation area	---	
c) Proposed Road area	---	
(total a+b+c)	1205.48	
3. Balance area of plot (1-2)	24276.22	
4. Amenity Space (if applicable)		
a) Required	2427.62	
b) Adjustment of 2(b), if any -	---	
(c) Balance Proposed - (B/Up Amenity)	2427.62	
5. Net Plot Area (3-4 (c))	1587.23	
6. Recreational Open space (if applicable)		
a) Required	2427.62	
b) Proposed	2427.62	
7. Internal Road area		
7a. Nalla	3225.00	
7b. TRANSFARMAER	50.00	
8. Plotable area (if applicable)	21848.60	2427.62
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	24033.46	2670.38
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 25481.00x0.50 = 12740.50 sq.m.	8810.02	150.07
11. In-situ FSI / TDR loading	---	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any (1205.48 X 2.00=2410.96 SQ.M OVER & ABOVE FSI)	2410.96	
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (basic)or(c)],	---	
(c)TDR area 25481.00 x 1.40 = 35673.40	35673.40	
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	46894.38	2820.45
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.	70927.84	2820.45
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	45439.59	2256.36
(c) Total entitlement (a+b)	116367.43	5076.82
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 & 1.8) 21848.60X1.10 = 24033.46 SQ.M. 25481.00X 0.50 = 12740.50 SQ.M. 25481.00X 1.40 = 35673.40 SQ.M.	72447.36 SQ.M.	
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')	116367.43	
(c) Total (a+b)	116367.43	
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.00	
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)	2712.50	
(b) Proposed	2867.33	

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 23/09/2020 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)

OWNER DECLARATION

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 and safety at the work site.

FOR -FAREED A. KOKANI & OTHERS THRO. G.A.P.H. VIRAJ ESTATES PVT.LTD. & VIRAJ ESTATES PVT.LTD. & OTHERS TWO.

OWNER SIGN

ARCHITECT SIGN | STRUCTURAL SIGN

Job / Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic. Engg./ Supervisor
R1	As above	Nikki s.s	Pankaj Jadhav	REG NO.

PRINCIPAL ARCHITECT

SANJAY PURI ARCHITECTS

LICENSING ARCHITECT

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESGNER

L - 16, SUYOJIT SANKUL, NEAR RAJIV GANDHI BHAVAN, SHARANPUR ROAD, NASHIK.
MO. 9422263475, OFF.NO. (0253) - 2232575

PARKING STATEMENT (Residential)				
Size of tenement	REQUIRED PARKING		PROVIDED PARKING	
	CAR	SCOOTER	CAR	SCOOTER
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. 113 nos.	(1) 113 NOS.	(3) 339 NOS.	(1) 113 NOS.	(3) 339 NOS.
For every tenement having carpet area of 150 sq.m. and above. 240 nos.	(2) 480 NOS.	(3) 720 NOS.	(2) 480 NOS.	(3) 720 NOS.
For every two tenements with each tenement having carpet area less than 80 sq.m. 60 nos.	(0) 00 NOS.	(4) 120 NOS.	(0) 00 NOS.	(4) 120 NOS.
5 % VISITORS PARKING	30 NOS.	99 NOS.	30 NOS.	53 NOS.
TOTAL	623 NOS.	1238 NOS.	623 NOS.	1238 NOS.

PARKING STATEMENT (Commercial)				
Size of tenement	REQUIRED PARKING		PROVIDED PARKING	
	CAR	SCOOTER	CAR	SCOOTER
FOR SHOPS & OFFICES - FOR EVERY 100 SQM CARPET AREA – 2 CAR REQUIRED & 6 SCOOTER 13406.80= 729.27 = 14136.07sq.m	(2) 282 NOS.	(6) 846 NOS.	(2) 282 NOS.	(6) 846 NOS.
SEMINAR HALLS – FOR EVERY 40 SEATS – 4 CARS REQUIRED & 8 SCOOTER 16 165 seats	(4) 16 NOS.	(16) 64 NOS.	(4) 16 NOS.	(16) 64 NOS.
FOR RESTAURANTS – FOR EVERY 50 SQM CARPET AREA – 1 CAR REQUIRED & 3 SCOOTER 516.44 sq.m	(1) 10 NOS.	(8) 80 NOS.	(1) 10 NOS.	(8) 80 NOS.
FOR BANQUET HALL- FOR EVERY 100 SQM CARPET AREA -1 CAR REQUIRED & 5 SCOOTER 2099.79 sq.m	(1) 21 NOS.	(5) 105 NOS.	(1) 21 NOS.	(5) 105 NOS.
TOTAL	329 NOS.	1095 NOS.	329 NOS.	1095 NOS.
GRAND TOTAL	952 NOS.	2333NOS.	952NOS.	2333 NOS.
Multiplying Factor 0.90	857 NOS.	2100 NOS.	857 NOS.	2100 NOS.

OWNER NAME	AS PER 7/12 P.NO./S.NO. & AREA		AREA UNDER DEVELOPMENT AS PER SALE DEED & 7/12.		AREA UNDER NOT DEVELOPMENT	OWNER SIGN
FAREED AHAMADSAB-EB-KOKANI & OTHERS THRO. G.P.A.H. VIRAJ ESTATE PVT. LTD.	785/1/2/3/10(P)	13700.00 SQ.M.	785/1/2/3/10(P)	11700.00 SQ.M.	60.90 SQ.M.	
VIRAJ ESTATE PVT. LTD	785/1/2/3/10(P)	13700.00 SQ.M.	785/1/2/3/10(P)	2000.00 SQ.M.	60.90 SQ.M.	
VIRAJ ESTATE PVT. LTD. & OTHERS TWO.	777/3/1	23450.00 SQ.M.	777/3/1(part)	11017.00 SQ.M.	12433.00 SQ.M.	
VIRAJ ESTATE PVT. LTD. & OTHERS TWO.	785/1/2/3/11	4600.00 SQ.M.	785/1/2/3/11(part)	867.00 SQ.M.	3733.00 SQ.M.	
TOTAL	785/1/2/3/10 + 777/3/1+ 785/1/2/3/11	41750.00 SQ.M.	785/1/2/3/10 + 777/3/1(part) + 785/1/2/3/1 1(part)	25584.00 SQ.M.	16166.00 SQ.M.	

LEGEND :

FLATS TO BE ALLOTTED TO MHADA

MHADA STATEMENT	
OTHER THAN COMMERCIAL AREA LAND AREA	13700.00 SQ.M.
NET LAND AREA (13700 - 1370.00 AMENITY)	12330.00 SQ.M.
BASIC POTENTIAL OF LAND (12330 X 1.10)	13563.00 SQ.M.
20 % REQUIRED INCLUSIVE HOUSING AREA FOR MHADA (13563 X 20%)	2712.60 SQ.M.
PROPOSED MHADA FLATS	
PROPOSED 25% OF REQUIRED MHADA AREA (2712.60 X 25 % =678.15 SQ.M.) IS TO BE PROVIDED AS SERVANT QUARTERS IN BULD. A01 TO FLAT NO. A01 - 103,303,503,703,903,1103,1303 1503,1703,1903,2103,2303,2503,2703 104,304,504,704,904,1104,1304 1504,1704,1904,2104,2304,2504,2704 203,403,803,1203,1603,2003,2403,2803 204,404,804,1204,1604,2004,2404,2804	657.36 SQ.M.
REMAINING REQUIRED MHADA AREA (2712.60 - 657.36 =2055.24 SQ.M.) IS TO BE PROVIDED IN BULD. A02 TO FLAT NO. A02 -103A,303A,503A,703A,903A,1103A 103B,303B,503B,703B,903B,1103B, 103C,303C,503C,703C,903C,1103C 103D,303D,503D,703D,903D,1103D,103E,303E,503E,703E,903E,1103E 103F,303F,503F,703F,903F,1103F, 203A,403A,803A,1203A 203B,403B,803B,1203B, 203C,403C,803C,1203C,203D,403D,803D,1203D 203E,403E,803E,1203E, 203F,403F,803F,1203F	2209.97 SQ.M.