

APPROVED

As per the accompanying
occupancy Certificate

No. Nashik/ C 1/25 100/2020

Date : 17 / 03 / 2020



Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



STATEMENTS

and

344.66

(Maximum area of a,b,c to be considered)

(As per ownership document (7/12, CTS extract))

(As per measurement sheet)

AREA STATEMENTS

1. Area Of land	344.66
(Minimum area of a,b,c to be considered)	
a)As per ownership document (7/12, CTS extract)	
b)as per measurement sheet	
c)as per site	
2. Deductions for	-
a)Proposed Road widening Area	16.00
b)Any D.P.Reservation area	
(Total a+b)	-
3. Gross Area of plot(1-2)	328.66
4. Recreational open space	-
a) Required-	
b) Proposed-	
5. Amenity Space	-
a) Required-	
b) Proposed-	
5b. M.S.E.B. Transformer Space	-
6. Service road and Highway widening	
7. Internal Road area	
8. Net area plots= [(3-5b)]	328.66
9. Built up area with reference to Basic F.S.I as per front road width (Sr.no. 8x1.1)	361.52
10. Addition of area for F.S.I	
a) Permissible In-situ area against Road winding area	16.00
b) In-situ area against Amenity space [2.00 or 1.85xsr.no.5(b),	-
c) Premium FSI area (subject to maximum of 0.3 of sr.no.8) = 78.75	50.00
d) Previously proposed T.D.R. area	135.00
e) Additional FSI area under chapter VII	
f) Additional FSI area commercial 15%	
(Total Of a+b+c+d+e+f)	212.00
11. Total Area Available (9+10)	562.52
12. Maximum utilization of F.S.I. Permissible as per Road Width 9.00m. (as per Regulation no. 15.4)(262.50X1.80)	591.58
13. Total Built-up Area in proposal(excluding area at Sr.No.15.b)	-
a) Existing Built-up Area	561.82
b) Proposed Built-up Area	-
c) Excess Balcony Area counted in F.S.I.	-
c) Excess Passage Area counted in F.S.I.	-
d) Excess Double Height terraces Area counted in F.S.I.	NIL
Total (a+b+c+d)	561.82
13a. Residential Built-up Area	
13b. Non Residential Built-up Area	
14. F.S.I. Consumed(13/8) (should not be more than serial no.12 above.)	
15. Area Of Inclusive Housing, if any	
a) Required (20% of sr.no.9)	
b) Proposed	12 Nos.
16. Total Residential Tenements	-
17. Total Commercial Units	

NOTE :-

- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED
- INTERNAL WALL 100 MM THK

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 10/02/2017 and the dimensions of sides etc. of plot stated on site and the worked out tallies stated in document of Ownership/ T.P. Scheme Lands Records Dept. / City Survey Records.

Signature of Registered Architect.
Ar. SANJAY CHAUDHARI

12. (as per Regulation no. 15.4)(262.50X1.80)	
13. Total Built-up Area in proposal(excluding area at Sr.No.15.b)	-
a) Existing Built-up Area	561.82
b) Proposed Built-up Area	-
c) Excess Balcony Area counted in F.S.I.	-
c) Excess Passage Area counted in F.S.I.	NIL
d) Excess Double Height terraces Area counted in F.S.I.	NIL
Total (a+b+c+d)	561.82
13a. Residential Built-up Area	
13b. Non Residential Built-up Area	
14. F.S.I. Consumed(13/8)	
(should not be more than serial no.12 above.)	
15. Area Of Inclusive Housing, if any	
a) Required (20% of sr.no.9)	
b) Proposed	
16. Total Residential Tenements	12 Nos.
17. Total Commercial Units	-

NOTE :-

- PLOT BOUNDRY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED
- INTERNAL WALL 100 MM THK

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 10/02/2017 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of Ownership/ T.P. Scheme Records / Lands Records Dept. / City Survey Records.

Signature of Registered Architect.
Ar. SANJAY CHAUDHARI

**COMPLETION PLAN OF BUILDING
ON PLOT NO. 11 IN S.NO 193 /A/3/2+194/3/2
AT HIRAWADI NASHIK SHIWAR NASHIK
FOR - Mr.Premchand B. Chaudhari**

Sanjay

Sanjay

P.B. Chaudhari

ARCHITECT SIGN.

STRU.ENGG. SIGN.

OWNER SIGN.

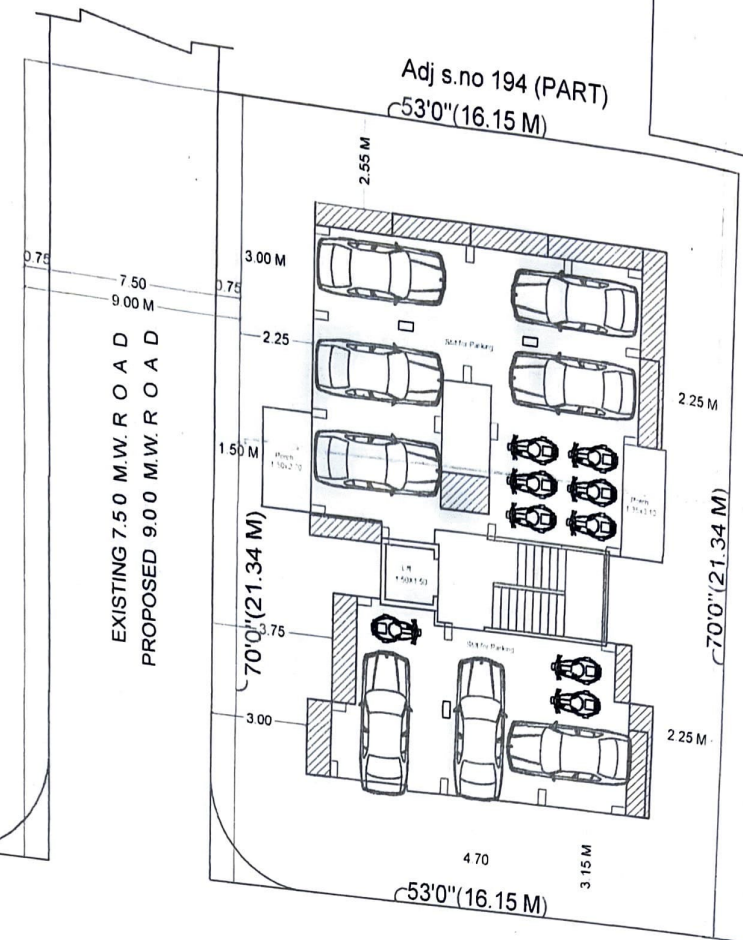
CIVILARCH ASSOCIATES

ARCHITECT & INT DESIGNER
SHOP NO. 10 , UTILITY CENTER
OPP. RAJIV GANDHI BAVAN
SHARANPUR ROAD NASHIK
9422760280 9226259520

JOB NO	SCALE	DATE	DRN BY	CHK BY
M D -B4	1:100	28/11/2014	Bhauasheb	S C

115.53 SQ.M
 .70 x1 = 1.05 SQ.M
 or = 116.58 SQ.M

B
 C
 D
 E
 F
 TOTAL

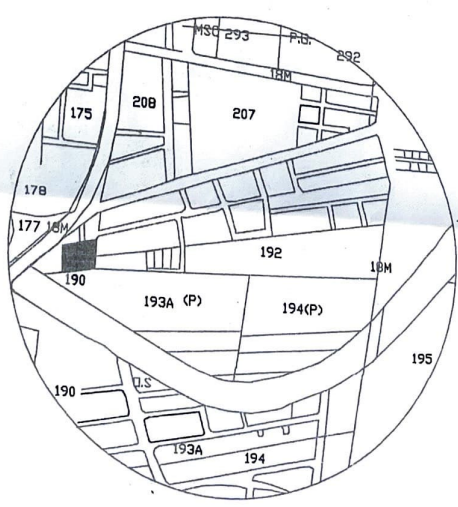


Adj. P. NO. 12

ZONE
 ED -
 ED -
 SQ.M
 SQ.M
 SQ.M
 sq.m
 66 sq.m

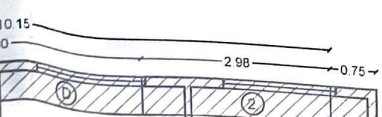
9.00 M.W. ROAD

Site Plan
 SCALE- 1.200



Location Plan

Building No.
(1)



EXTRA AREA TAKEN IN F.S.I./HARDSHIP					
FLOOR NO	SR.NO.	LENGTH	WIDTH	(I) AREA TAKEN IN FSI	(II) AREA TAKEN IN HARDSHIP
1	2	3	4	5	6
STILT FLOOR	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.60	0.74	0.44	
	TOTAL AREA			6.36	
	TOTAL HARDSHIP AREA STILT FLOOR =				6.36 SQ.MT.
S.FIRST FLR S.SEC FLR S.THIRD FLR	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.75	0.50	0.37	
	6	0.15	2.40	0.36	
	7	0.60	0.74	0.44	
	TOTAL AREA			7.09	
TOTAL HARDSHIP AREA 7.09X3 FLR =				21.27 SQ.MT.	
TOTAL HARDSHIP AREA OF BLDG 6.36+ 21.27 = 27.63 SQ.MT.					

**FORM OF STATEMENT 2 [Sr. No. 11(a)]
PROPOSED BUILDING**

Building No.	Floor No.	Total Built Up Area of Floor.	Previously Approved Total Built up Area	Additional Area C/B	Additional Hardship Area of Floor	Excess Balcony Area Counted in FSI	Total FSI (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(9)
	FIRST	137.27	117.74	13.17	6.36	0.33	137.60
	SECOND	139.67	117.97	14.61	7.09	3.30	142.970
	THIRD	139.67	117.97	14.61	7.09	3.30	142.970
	FOURTH	138.28	116.58	14.61	7.09	---	138.28
	EXCESS BAL						0.00
	TOTAL	554.89	470.26	75.26	27.63	6.93	561.82

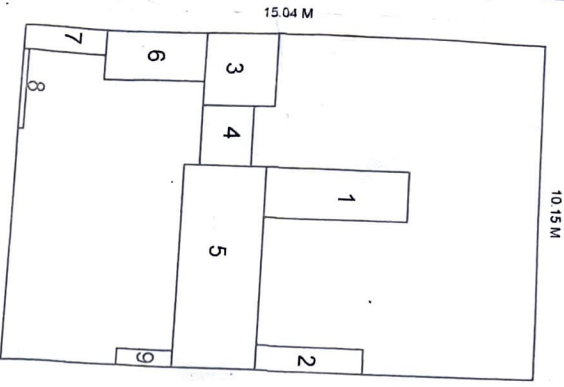
C/B AREA TAKEN IN F.S.I.			
NO.	LENGTH	WIDTH	(III) AREA
3	4	5	
0.75	2.24	1.68	
0.75	2.95	2.21	
2.23	0.55	1.22	
2.40X4	0.60	5.76	
0.50	1.60	0.80	
1.50	1.00	1.50	
TOTAL			13.17

C/B AREA TAKEN IN F.S.I.					
FLOOR	SR. NO.	LENGTH	WIDTH	(III) AREA	
1	2	3	4	5	
	A	0.75	2.24	1.68	
	B	0.75	2.95	2.21	
	C	2.23	0.55	1.22	
	D	2.40X5	0.60	7.20	
	E	0.50	1.60	0.80	
	F	1.50	1.00	1.50	
TOTAL				14.61	

EXTRA AREA TAKEN IN F.S.I./HARDSHIP					
FLOOR NO	SR. NO.	LENGTH	WIDTH	(I) AREA TAKEN IN FSI	(II) AREA TAKEN IN HARDSHIP
STILT FLOOR	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.60	0.74	0.44	
TOTAL AREA				6.36	
TOTAL HARDSHIP AREA				6.36 SQ. MT.	

Area Diagram & Calculation

Stilt floor Plan



Block Area - A' = 10.15 X 15.04 X1 = 152.65 SQ.M

Deduction -

- 1) 1.50 X 4.20 X1 = 6.30 Sq.m
- 2) 0.80 X 3.10 X1 = 2.48 Sq.m
- 3) 2.23 X 2.10 X1 = 4.68 Sq.m
- 4) 1.80 X 1.50 X1 = 2.70 Sq.m
- 5) 6.12 X 2.40 X1 = 14.68 Sq.m
- 6) 1.50 X 2.95 X1 = 4.42 Sq.m
- 7) 0.75 X 2.39 X1 = 1.79 Sq.m
- 8) 2.45 X 0.15 X1 = 0.36 Sq.m
- 9) 0.50 X 1.60 X1 = 0.80 Sq.m

Total Deduction = 38.21 SQ.M

B/up Area Stilt Floor Plan = 114.44 SQ.M

Addition lift area 1.5x1.50 x1 = 2.25 sq.m

add passage area -1.50 x0.70 x1 = 1.05 sq.m

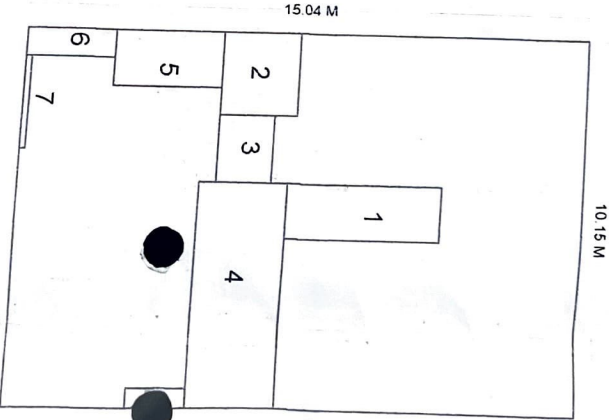
Net B/up Area Stilt Floor Plan = 117.74 SQ.M

PARKING STATEMENT

Nos	REQUIRED PARKING	PROVIDED PARKING
PILOT AREA 344 66 sq m	4 WHEELER 01 NOS	2 WHEELER 02 NOS
NO OF FLAT 12 NOS	06 NOS	08 NOS
TOTAL	07 NOS	09 NOS

Stilt first floor Plan

Stilt second floor Plan



Block Area - A' = 10.15 X 15.04 X1 = 152.65 SQ.M

Deduction -

- 1) 1.50 X 4.20 X1 = 6.30 Sq.m
- 2) 2.23 X 2.10 X1 = 4.68 Sq.m
- 3) 1.80 X 1.50 X1 = 2.70 Sq.m
- 4) 6.12 X 2.40 X1 = 14.68 Sq.m
- 5) 1.50 X 2.95 X1 = 4.42 Sq.m
- 6) 0.75 X 2.39 X1 = 1.79 Sq.m
- 7) 2.45 X 0.15 X1 = 0.36 Sq.m
- 8) 0.50 X 1.60 X1 = 0.80 Sq.m

Total Deduction = 35.73 SQ.M

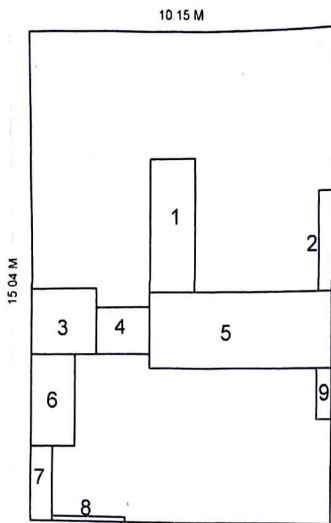
B/up Area Stilt first Floor = 116.92 SQ.M

add passage area -1.50 x0.70 x1 = 1.05 SQ.M

Net B/up Area Stilt first Floor = 117.97 SQ.M

Net B/up Area Stilt Second Floor = 117.97 SQ.M

Stilt Third floor Plan



Block Area - $A' = 10.15 \times 15.04 \times 1 = 152.65 \text{ S}$
 Deduction -
 1) $1.50 \times 4.20 \times 1 = 6.30 \text{ Sq.m}$
 2) $0.45 \times 3.10 \times 1 = 1.39 \text{ Sq.m}$
 3) $2.23 \times 2.10 \times 1 = 4.68 \text{ Sq.m}$
 4) $1.80 \times 1.50 \times 1 = 2.70 \text{ Sq.m}$
 5) $6.12 \times 2.40 \times 1 = 14.68 \text{ Sq.m}$
 6) $1.50 \times 2.95 \times 1 = 4.42 \text{ Sq.m}$
 7) $0.75 \times 2.39 \times 1 = 1.79 \text{ Sq.m}$
 8) $2.45 \times 0.15 \times 1 = 0.36 \text{ Sq.m}$
 9) $0.50 \times 1.60 \times 1 = 0.80 \text{ Sq.m}$
 Total Deduction = 37.12 SQ.M
 B/up Area Stilt Floor Plan = 115.53 SQ.M
 add passage area $-1.50 \times 0.70 \times 1 = 1.05 \text{ SQ.M}$
 Net B/up Area Stilt third Floor = 116.58 SQ.M

Balcony Area Statement

Stilt first floor

PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA
 $137.27 \times 10\% = 13.72 \text{ SQ.M}$
 Proposed Balcony Area $3.30 \times 1.00 = 3.30$
 Proposed Balcony Area $5.76 \times 3.20 \times 1.20 = 10.75$
 Total Proposed Balcony = 14.05 SQ.M
 Excess Balcony Area = $14.05 - 13.72 = 0.33 \text{ SQ.M}$

Typical floor Plan

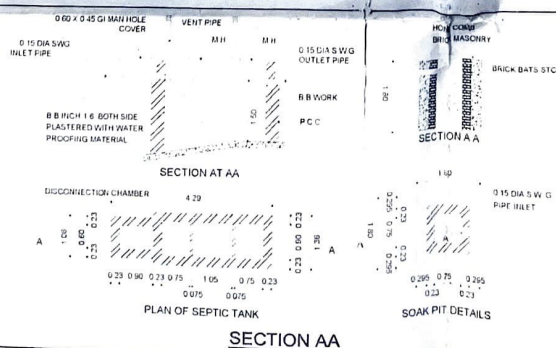
STILT FIRST FLOOR, STILT SECOND FLOOR
 PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA
 $139.67 \times 10\% = 13.96 \text{ SQ.M}$
 Proposed Balcony Area $3.30 \times 1.00 = 3.30 \text{ SQ.M}$
 Proposed Balcony Area $8.96 + 3.20 \times 1.20 = 14.59 \text{ SQ.M}$
 Total Proposed Balcony = 17.89 SQ.M
 Excess Balcony Area = $17.89 - 14.59 = 3.30 \text{ SQ.M}$
 Total Excess Balcony = $3.30 \times 2 = 6.60 \text{ sq.m}$

Stilt third floor

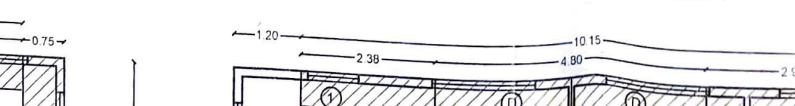
PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA
 $138.28 \times 10\% = 13.82 \text{ SQ.M}$
 Proposed Balcony Area $3.30 \times 1.00 = 3.30 \text{ SQ.M}$
 Proposed Balcony Area $5.16 \times 1.20 = 6.19 \text{ SQ.M}$
 Total Proposed Balcony = 9.49 SQ.M
 Excess Balcony Area = Nil
 Total Excess Balcony Area of Balcony = 6.93 sq.m

T.D.R STATEMENT 'C' ZONE

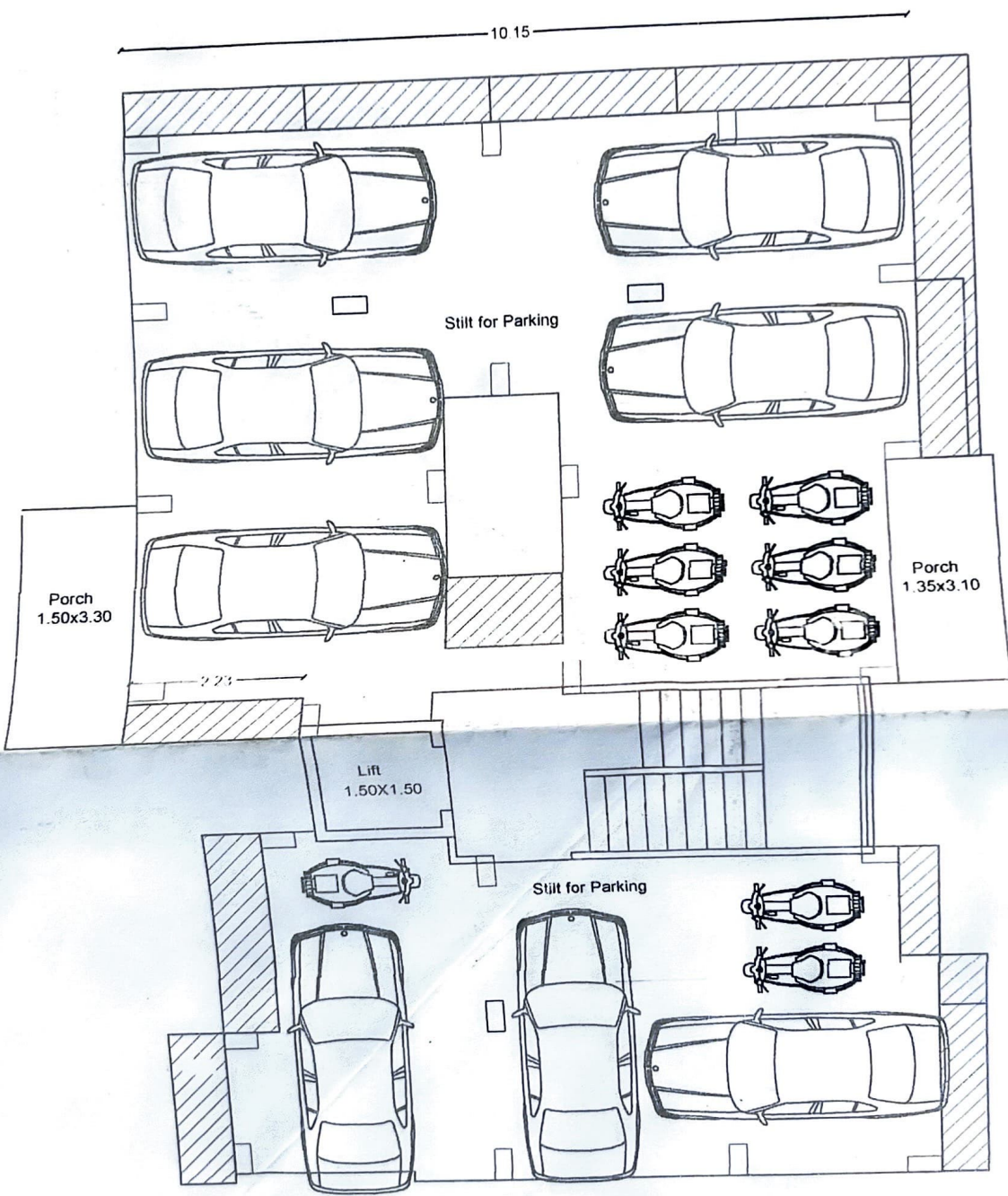
CERTIFICATE NO. -	AREA -	DATED -
CERTIFICATE NO. -	AREA -	DATED -
* AREA OF THE PLOT	=	344.66 SQ.M
* ALLOWED T.D.R AREA	=	137.86 SQ.M
(40% OF ALLOWED F.S.I)		
* T.D.R PURCHASE AREA	=	135.00 SQ.M
* PROVIDED T.D.R AREA	=	135.00 sq.m
* TOTAL ALLOWED B/UP AREA	=	479.66 sq.m
(PLOT AREA + T.D.R)		



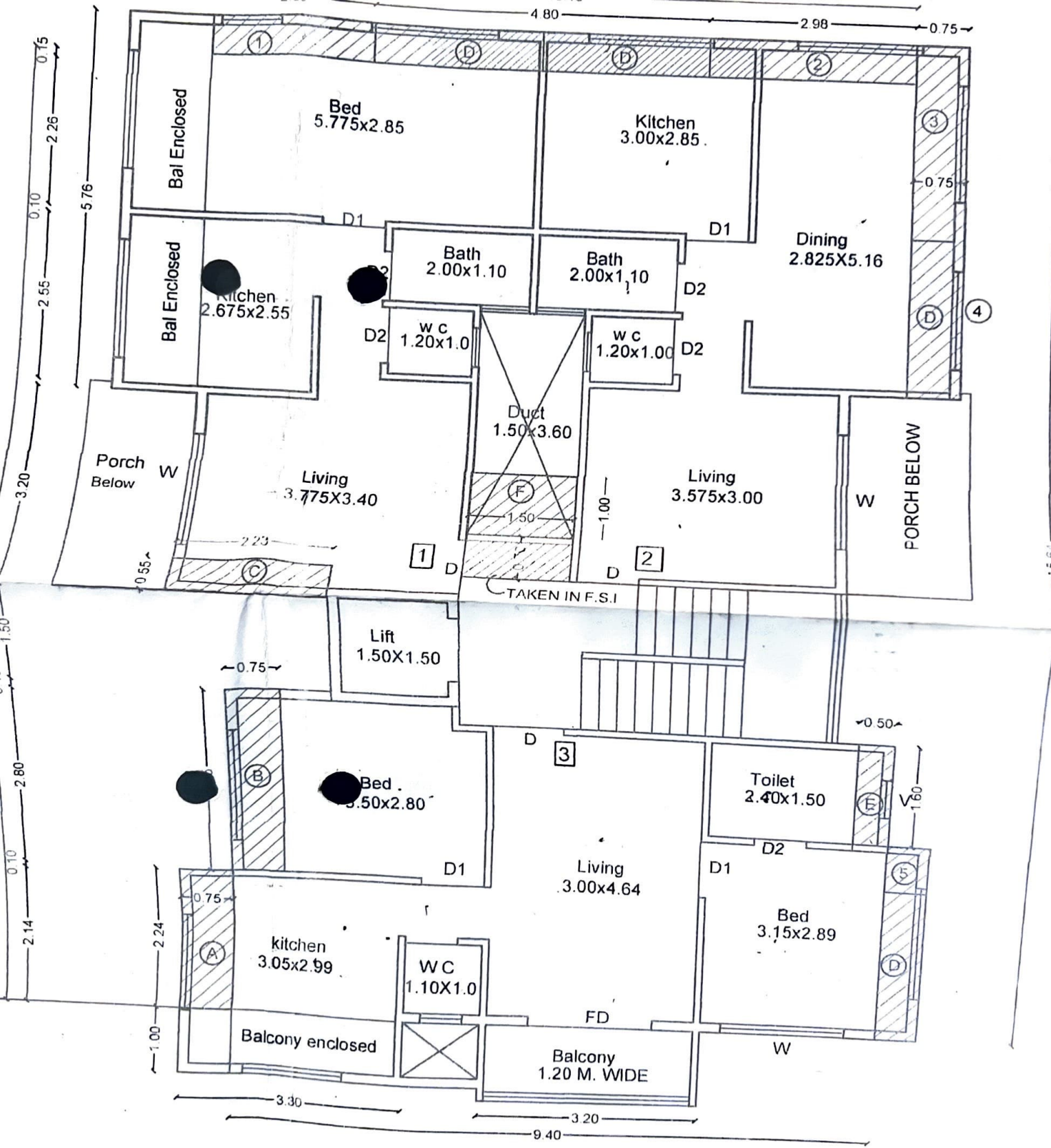
SECTION AA



Front Elevation



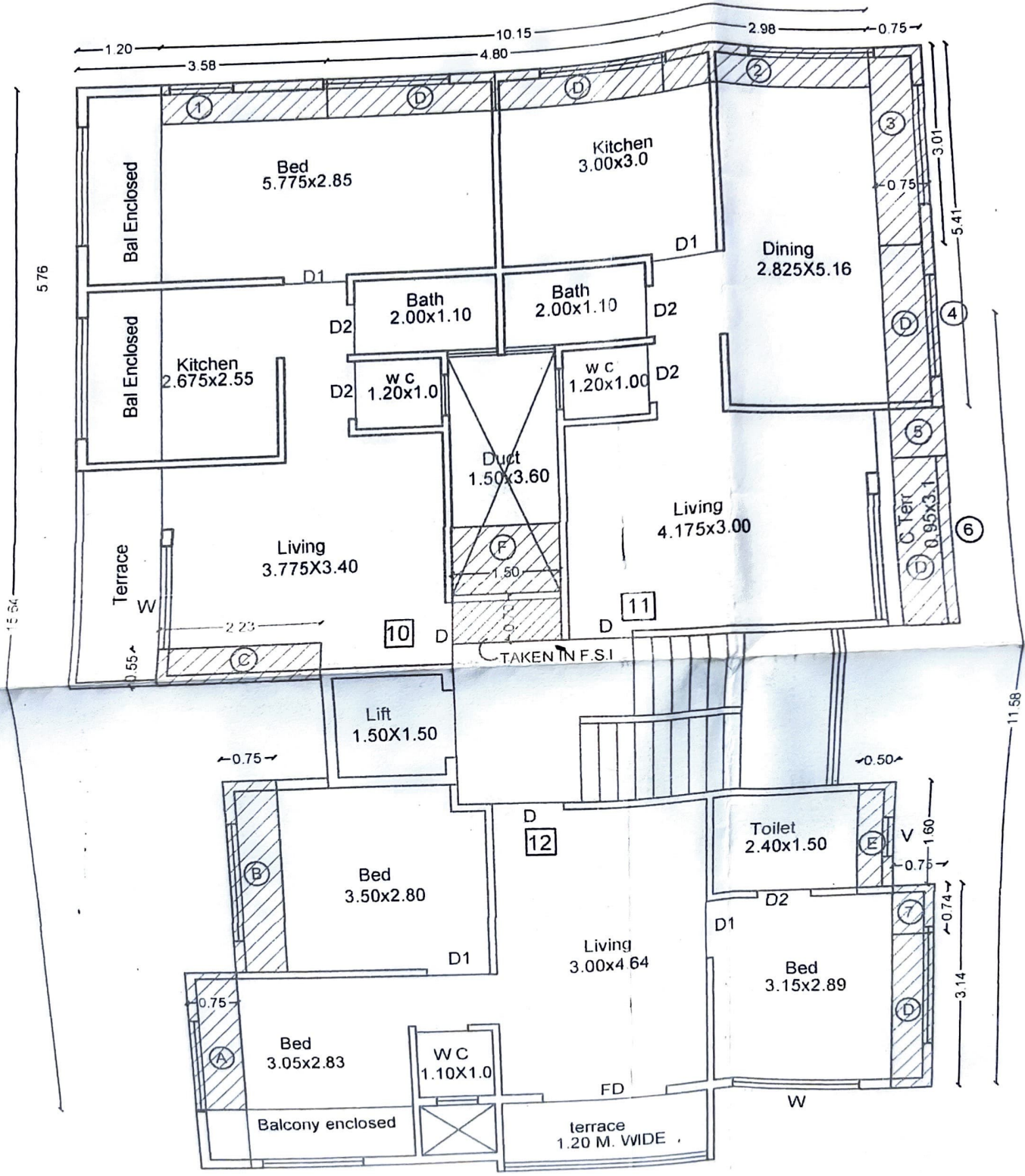
Parking Floor Plan



Stilt Floor Plan

Enclosed Balcony 3 nos

Location Plan



3 30

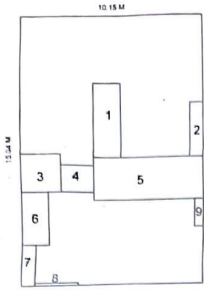
9 25

Stilt third floor

Enclosed Balcony 3 nos

Area Diagram & Calculation

Stilt floor Plan

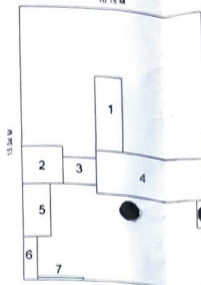


Block Area - A' = 10.15 X 15.04 X 1 = 152.65 SQ M
 Deduction -
 1) 1.50 X 4.20 X 1 = 6.30 Sq m
 2) 0.80 X 3.10 X 1 = 2.48 Sq m
 3) 2.23 X 2.10 X 1 = 4.68 Sq m
 4) 1.80 X 1.50 X 1 = 2.70 Sq m
 5) 5.16 X 2.40 X 1 = 12.38 Sq m
 6) 1.50 X 2.95 X 1 = 4.42 Sq m
 7) 0.75 X 2.38 X 1 = 1.79 Sq m
 8) 0.45 X 1.15 X 1 = 0.51 Sq m
 9) 0.50 X 1.60 X 1 = 0.80 Sq m
Total Deduction = 36.21 SQ M
Blup Area Stilt Floor Plan = 114.44 SQ M
add lift area 1.5x1.50 x1 = 2.25 sq m
add passage area - 1.50 x0.70 x1 = 1.05 sq m
Net Blup Area Stilt Floor Plan = 117.74 SQ M

PARKING STATEMENT

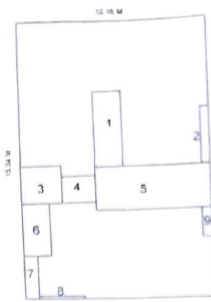
NO.	REQUIRED PARKING		PROPOSED PARKING	
	2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
PLOT AREA	01 NOS	02 NOS	01 NOS	02 NOS
NO. OF FLAT	03 NOS	04 NOS	03 NOS	04 NOS
TOTAL	03 NOS	04 NOS	03 NOS	04 NOS

Stilt first floor Plan Stilt second floor Plan



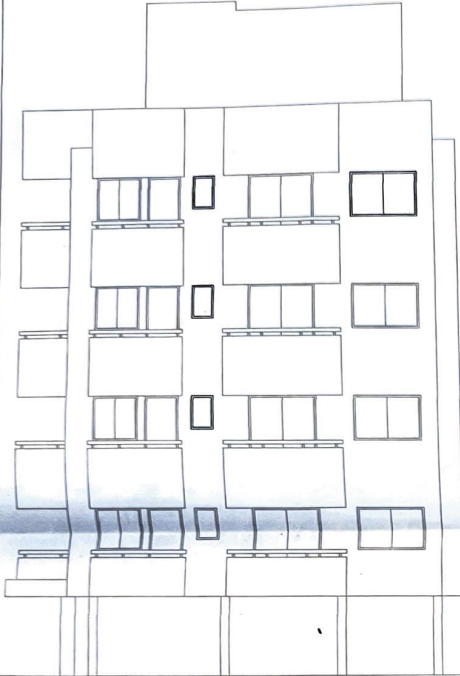
Block Area - A' = 10.15 X 15.04 X 1 = 152.65 SQ M
 Deduction -
 1) 1.50 X 4.20 X 1 = 6.30 Sq m
 2) 2.23 X 2.10 X 1 = 4.68 Sq m
 3) 1.80 X 1.50 X 1 = 2.70 Sq m
 4) 5.16 X 2.40 X 1 = 12.38 Sq m
 5) 1.50 X 2.95 X 1 = 4.42 Sq m
 6) 0.75 X 2.38 X 1 = 1.79 Sq m
 7) 0.45 X 1.15 X 1 = 0.51 Sq m
 8) 0.50 X 1.60 X 1 = 0.80 Sq m
Total Deduction = 35.73 SQ M
Blup Area Stilt first Floor = 116.92 SQ M
add passage area - 1.50 x0.70 x1 = 1.05 SQ M
Net Blup Area Stilt first Floor = 117.97 SQ M
Net Blup Area Stilt Second Floor = 117.97 SQ M

Stilt Third floor Plan

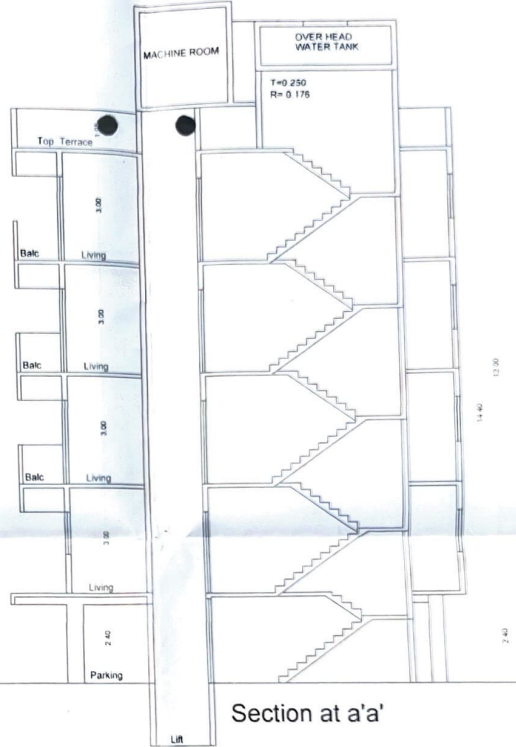


Balcony Area Statement

Stilt first floor
 PERMISSIBLE BALCONY AREA
 137.27 X 10% = 13.72 SQ M
 Proposed Balcony Area 130x1.9
 Proposed Balcony Area 5.95 - 1.1
 Total Proposed Balcony = 14.05
 Excess Balcony Area = 14.05
Typical floor Plan
 STILT FIRST FLOOR STILT 2 F
 PERMISSIBLE BALCONY AREA
 139.67 X 10% = 13.96 SQ M
 Proposed Balcony Area 3.30x1.9
 Proposed Balcony Area 3.96 - 0.9
 Total Proposed Balcony = 4.86
 Excess Balcony Area = 17.89
 Total Excess Balcony = 33.04
Stilt third floor
 PERMISSIBLE BALCONY AREA
 138.28 X 10% = 13.82 SQ M
 Proposed Balcony Area 3.30x1.9
 Proposed Balcony Area 3.96 - 0.9
 Total Proposed Balcony = 4.86
 Excess Balcony Area = 9.9
 Total Excess Balcony Area of



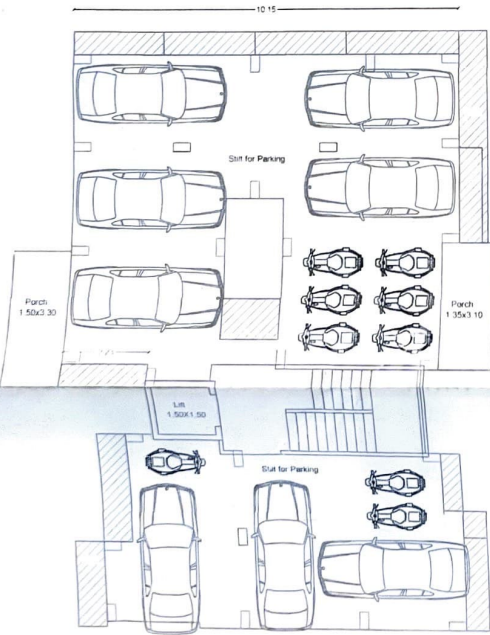
Front Elevation



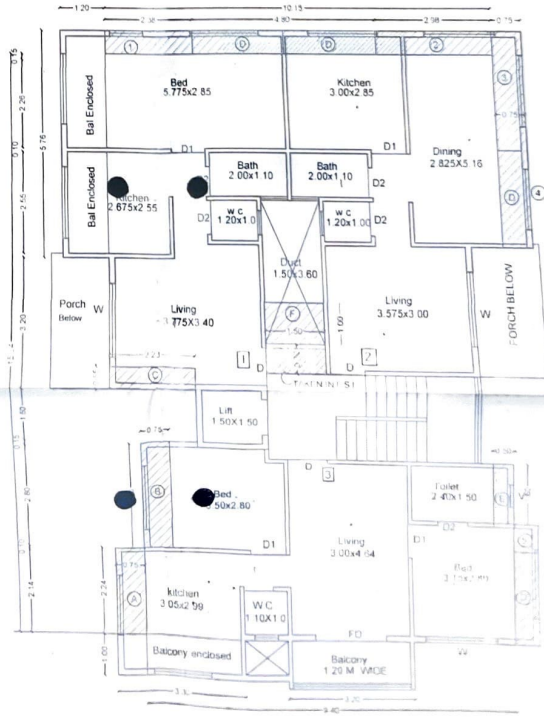
Section at a'a'

T.D.R STA

- CERTIFICATE NO.
- CERTIFICATE NO.
- * AREA OF THE PLOT
- * ALLOWED T.D.R (40% OF ALLOWED)
- * T.D.R PURCHASED
- * PROVIDED T.D.R
- * TOTAL ALLOWED (PLOT AREA + T.D.R)



Parking Floor Plan



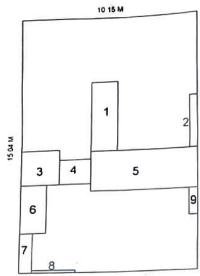
Stilt Floor Plan

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

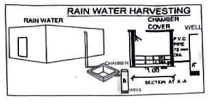
FLOOR	SR NO	LENGTH	WIDTH	(III) AREA
1	2	3	4	5
	A	0.75	2.24	1.68
	B	0.75	2.95	2.21
	C	2.23	0.65	1.22
	D	2.40x4	0.60	5.76
	E	0.50	1.60	0.80
	F	1.50	1.00	1.50
	TOTAL			13.17

FLOOR	SR NO	LENGTH	WIDTH	(III) AREA
1	2	3	4	5
	A	0.75	2.24	1.68
	B	0.75	2.95	2.21
	C	2.23	0.65	1.22
	D	2.40x4	0.60	5.76
	E	0.50	1.60	0.80
	F	1.50	1.00	1.50
	TOTAL			13.17

Stilt Third floor Plan



Block Area - A' = 10.15 X 15.04 X 1 = 152.65 SQ M
 Deduction -
 1) 1.50 X 4.20 X 1 = 6.30 Sq m
 2) 2.23 X 2.10 X 1 = 4.68 Sq m
 3) 1.80 X 1.50 X 1 = 2.70 Sq m
 4) 1.2 X 4.0 X 1 = 4.80 Sq m
 5) 1.50 X 2.95 X 1 = 4.42 Sq m
 6) 7.5 X 2.39 X 1 = 1.79 Sq m
 7) 7.25 X 2.39 X 1 = 1.73 Sq m
 8) 7.25 X 2.39 X 1 = 1.73 Sq m
 9) 7.25 X 2.39 X 1 = 1.73 Sq m
 10) 7.25 X 2.39 X 1 = 1.73 Sq m
 11) 7.25 X 2.39 X 1 = 1.73 Sq m
 12) 7.25 X 2.39 X 1 = 1.73 Sq m
 13) 7.25 X 2.39 X 1 = 1.73 Sq m
 14) 7.25 X 2.39 X 1 = 1.73 Sq m
 15) 7.25 X 2.39 X 1 = 1.73 Sq m
 16) 7.25 X 2.39 X 1 = 1.73 Sq m
 17) 7.25 X 2.39 X 1 = 1.73 Sq m
 18) 7.25 X 2.39 X 1 = 1.73 Sq m
 19) 7.25 X 2.39 X 1 = 1.73 Sq m
 20) 7.25 X 2.39 X 1 = 1.73 Sq m
 Total Deduction = 37.12 SQ M
 Total Proposed Balcony Area = 115.53 SQ M
 add passage area - 1.50 x 0.70 x 1 = 1.05 SQ M
 Net Blup Area: Stilt third Floor = 116.58 SQ M



Block Area - A' = 10.15 X 15.04 X 1 = 152.65 SQ M
 Deduction -
 1) 1.50 X 4.20 X 1 = 6.30 Sq m
 2) 2.23 X 2.10 X 1 = 4.68 Sq m
 3) 1.80 X 1.50 X 1 = 2.70 Sq m
 4) 1.2 X 4.0 X 1 = 4.80 Sq m
 5) 1.50 X 2.95 X 1 = 4.42 Sq m
 6) 7.5 X 2.39 X 1 = 1.79 Sq m
 7) 7.25 X 2.39 X 1 = 1.73 Sq m
 8) 7.25 X 2.39 X 1 = 1.73 Sq m
 9) 7.25 X 2.39 X 1 = 1.73 Sq m
 10) 7.25 X 2.39 X 1 = 1.73 Sq m
 11) 7.25 X 2.39 X 1 = 1.73 Sq m
 12) 7.25 X 2.39 X 1 = 1.73 Sq m
 13) 7.25 X 2.39 X 1 = 1.73 Sq m
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 20) 7.25 X 2.39 X 1 = 1.73 Sq m
 Total Deduction = 37.12 SQ M
 Total Proposed Balcony Area = 115.53 SQ M
 add passage area - 1.50 x 0.70 x 1 = 1.05 SQ M
 Net Blup Area: Stilt first Floor = 117.97 SQ M
 Net Blup Area: Stilt Second Floor = 117.97 SQ M

Balcony Area Statement

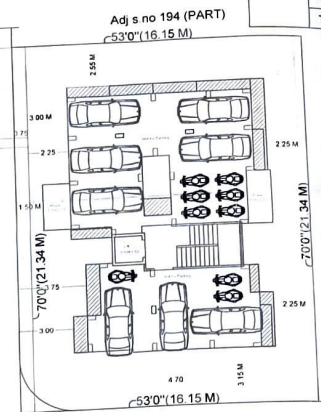
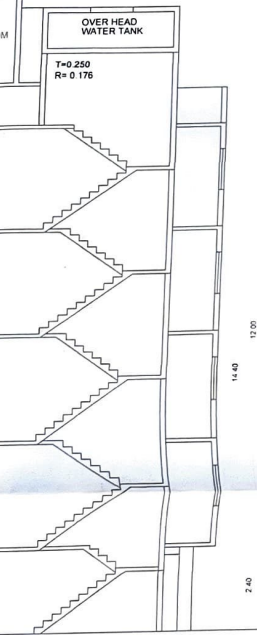
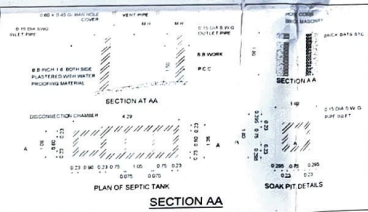
Stilt first floor
 PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA
 137.27 X 10% = 13.72 SQ M
 Proposed Balcony Area 3.30x1.00 = 3.30
 Proposed Balcony Area 5.76x3.20 X 1.20 = 10.75
 Total Proposed Balcony = 14.05 SQ M
 Excess Balcony Area = 14.05 - 13.72 = 0.33 SQ M

Typical floor plan
 STILT FIRST FLOOR, STILT SECOND FLOOR
 PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA
 139.67 X 10% = 13.96 SQ M
 Proposed Balcony Area 3.30x1.00 = 3.30 SQ M
 Proposed Balcony Area 8.96 x 3.20x1.20 = 14.59 SQ M
 Total Proposed Balcony = 17.89 SQ M
 Excess Balcony Area = 17.89 - 14.59 = 3.30 SQ M
 Total Excess Balcony = 3.30 x 2 = 6.60 sq m

Stilt third floor
 PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA
 138.28 X 10% = 13.82 SQ M
 Proposed Balcony Area 3.30x1.00 = 3.30 SQ M
 Proposed Balcony Area 5.16x1.20 = 6.19 SQ M
 Total Proposed Balcony = 9.49 SQ M
 Excess Balcony Area = Nil
 Total Excess Balcony Area of Balcony = 9.93 sq m

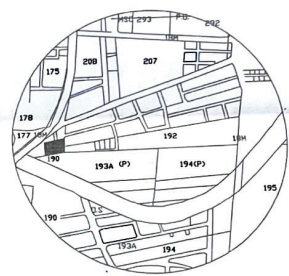
T.D.R STATEMENT 'C' ZONE

CERTIFICATE NO. - AREA - DATED -
 CERTIFICATE NO. - AREA - DATED -
 * AREA OF THE PLOT = 344.66 SQ.M
 * ALLOWED T.D.R AREA = 137.86 SQ.M
 (40% OF ALLOWED F.S.I)
 * T.D.R PURCHASE AREA = 135.00 SQ.M
 * PROVIDED T.D.R AREA = 135.00 sq.m
 * TOTAL ALLOWED B/UP AREA = 479.66 sq.m
 (PLOT AREA + T.D.R)



9.00 M.W.R.O.A.D

Site Plan
 SCALE: 1:200



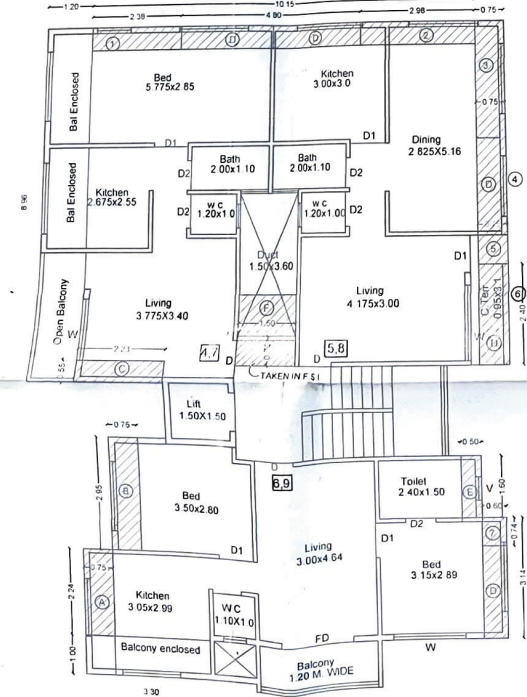
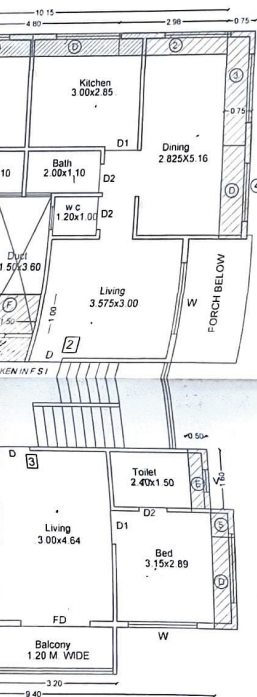
Location Plan

FLOOR NO	SR NO	LENGTH	WIDTH	AREA TAKEN IN F.S.I	(I) HARD
1	2	3	4	5	
	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.60	0.74	0.44	
	TOTAL AREA			6.36	
	TOTAL HARDSHIP AREA				
	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.75	0.50	0.37	
	6	0.15	2.40	0.36	
	7	0.60	0.74	0.44	
	TOTAL AREA			7.09	
	TOTAL HARDSHIP AREA			7.09x3 FLR	
	TOTAL HARDSHIP AREA OF BLDG			35+ 21.27 = 27.6	

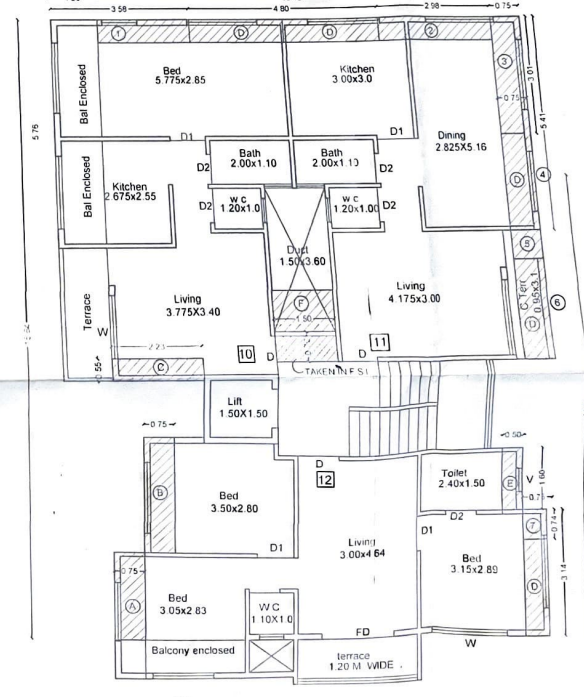
FORM OF STATEMENT 2 [Sr. N PROPOSED BUILDING]

Building No.	Floor No.	Total Built Up Area of Floor	Previously Approved Total Built up Area	Additional Area C/B	Additional Hardship Area of Floor
(1)	(2)	(3)	(4)	(5)	(6)
	FIRST	137.27	117.74	13.17	6.36
	SECOND	139.67	117.97	14.61	7.09
	THIRD	139.67	117.97	14.61	7.09
	FOURTH	138.28	116.58	14.61	7.09
	EXCESS BAL				
	TOTAL	554.89	470.26	75.26	27.6

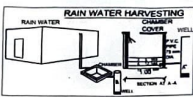
Section at 'a'



Typical Floor Plan
 Stilt first floor, Stilt Second floor
 Enclosed Balcony 3 nos



Stilt third floor
 Enclosed Balcony 3 nos



STILT FLOOR PLAN

C/B AREA TAKEN IN F.S.I.					
FLOOR	SR.NO	LENGTH	WIDTH	(III) AREA	
1	2	3	4	5	
	A	0.75	2.24	1.68	
	B	0.75	2.95	2.21	
	C	2.23	0.55	1.22	
	D	2.40X4	0.50	5.76	
	E	0.50	1.60	0.80	
	F	1.50	1.00	1.50	
TOTAL					13.17

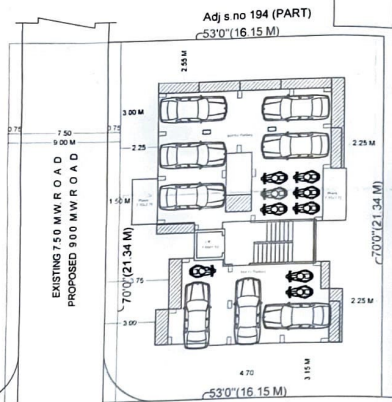
S. FIRST, S. SECOND & S. THIRD FLOOR PLAN

C/B AREA TAKEN IN F.S.I.					
FLOOR	SR.NO	LENGTH	WIDTH	(III) AREA	
1	2	3	4	5	
	A	0.75	2.24	1.68	
	B	0.75	2.95	2.21	
	C	2.23	0.55	1.22	
	D	2.40X5	0.60	7.20	
	E	0.50	1.60	0.80	
	F	1.50	1.00	1.50	
TOTAL					14.61

EXTRA AREA TAKEN IN F.S.I./HARDSHIP					
FLOOR NO	SR NO	LENGTH	WIDTH	(I) AREA TAKEN IN FSI	(II) AREA TAKEN IN HARDSHIP
1	2	3	4	5	6
STILT FLOOR	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.60	0.74	0.44	
TOTAL AREA				6.36	
TOTAL HARDSHIP AREA				STILT FLOOR = 6.36 SQ.MT.	
S FIRST FLR S SEC FLR S THIRD FLR	1	2.38	0.60	1.42	
	2	2.98	0.60	1.78	
	3	0.75	3.15	2.36	
	4	0.15	2.40	0.36	
	5	0.75	0.50	0.37	
	6	0.15	2.40	0.36	
	7	0.60	0.74	0.44	
TOTAL AREA				7.09	
TOTAL HARDSHIP AREA				7.09X3 FLR = 21.27 SQ.MT.	
TOTAL HARDSHIP AREA OF BLDG 6.36+ 21.27 = 27.63 SQ.MT.					

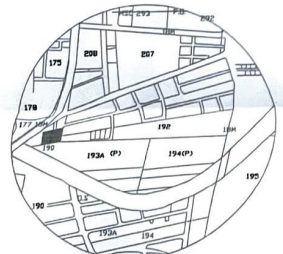
APPROVED
As per the occupying
occupancy Certificate
No. Nashik/C/125/100/2020
Date: 17/03/2020

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



9.00 M.W. ROAD

Site Plan
SCALE- 1:200



Location Plan

FORM OF STATEMENT 2 [Sr. No. 11(a)]
PROPOSED BUILDING

Building No	Floor No	Total Built Up Area of Floor	Previously Approved Total Built up Area	Additional Area C/B	Additional Hardship Area of Floor	Excess Balcony Area Counted in FSI	Total FSI (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	FIRST	137.27	117.74	13.17	6.36	0.33	137.60
	SECOND	139.67	117.97	14.61	7.09	3.30	142.970
	THIRD	139.67	117.97	14.61	7.09	3.30	142.970
	FOURTH	138.28	116.58	14.61	7.09	---	138.28
	EXCESS BAL						0.00
TOTAL		554.89	470.26	75.26	27.63	6.93	561.82

AREA STATEMENTS		
1. Area of Land	(Minimum area of a, b, c to be considered)	344.66
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
2. Deductions for		
	a) Proposed Road widening Area	16.00
	b) Any D.P. Reservation area	
	(Total a+b)	
3. Gross Area of plot(1-2)		328.66
4. Recreational open space		
	a) Required-	
	b) Proposed-	
5. Amenity Space		
	a) Required-	
	b) Proposed-	
5b. M.S.E.B. Transformer Space		
6. Service road and Highway widening		
7. Internal Road area		
8. Net area plots= [(3-5b)]		328.66
9. Built up area with reference to Basic F.S.I as per front road width (Sr. no. 8x1.1)		361.52
10. Addition of area for F.S.I		
	a) Permissible In-situ area against Road winding area	16.00
	b) In-situ area against Amenity space (2.00 or 1.85xsr.no.5(b).	
	c) Premium FSI area (subject to maximum of 0.3 of sr.no.8) = 78.75	50.00
	d) Previously proposed T.D.R. area	135.00
	e) Additional FSI area under chapter VII	
	f) Additional FSI area commercial 15%	
	(Total Of a+b+c+d+e+f)	212.00
11. Total Area Available (9+10)		562.52
12. Maximum utilization of F.S.I. Permissible as per Road Width 9.00m. (as per Regulation no. 15.4)(262.50X1.80)		591.58
13. Total Built-up Area in proposal(excluding area at Sr.No.15.b)		
	a) Existing Built-up Area	
	b) Proposed Built-up Area	561.82
	c) Excess Balcony Area counted in F.S.I.	
	c) Excess Passage Area counted in F.S.I.	
	d) Excess Double Height terraces Area counted in F.S.I.	NIL
	Total (a+b+c+d)	561.82
13a. Residential Built-up Area		
13b. Non Residential Built-up Area		
14. F.S.I. Consumed(13/8)	(should not be more than serial no.12 above.)	
15. Area Of Inclusive Housing, if any		
	a) Required (20% of sr.no.9)	
	b) Proposed	
16. Total Residential Tenements		12 Nos.
17. Total Commercial Units		

- NOTE :-
- PLOT BOUNDRY SHOWN IN THICK BLACK.
 - PROPOSED WORK SHOWN IN RED.
 - DRAINAGE LINE SHOWN IN DOTTED RED
 - INTERNAL WALL 100 MM THK

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 10/02/2017 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of Ownership/ I.P. Scheme Records / Lands Records Dept. / City Survey Records.

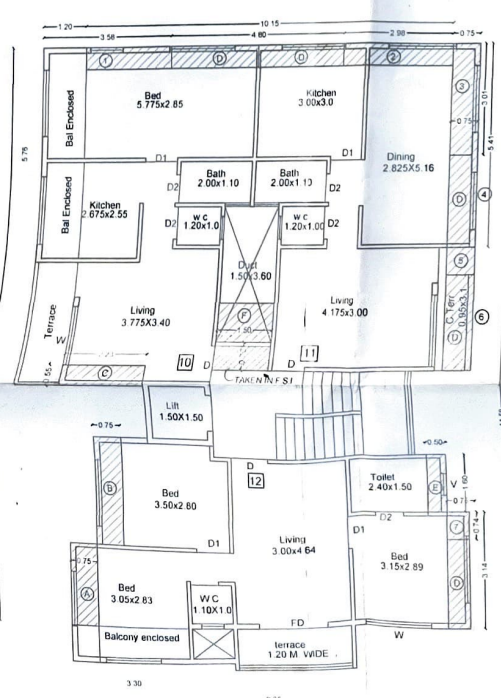
Signature of Registered Architect,
At: SANJAY CHAUDHARI

COMPLETION PLAN OF BUILDING
ON PLOT NO. 11 IN S.NO 193/A/3/2+194/3/2
AT HIRAWADI NASHIK SHIWAR NASHIK
FOR - Mr.Premchand B. Chaudhari

ARCHITECT SIGN.	STRU. ENGG. SIGN.	OWNER SIGN.
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CIVILARCH ASSOCIATES
ARCHITECT & INT DESIGNER
SHOP NO. 10, UTILITY CENTER
OPP. RAJIV GANDHI BAVAN
SHARANPUR ROAD NASHIK
9422760280 922629520

JOB NO.	SCALE	DATE	DRWING	CHK BY
1101/04	1:100	20/11/2014	Sharanpur	S.C.



Stilt third floor
Enclosed Balcony 3 nos