

project-
 PROPOSE ROW HOUSE PLAN ON
 PLOT NO - 30+31+32+33/4, S NO - 281/2/2
 AT - ADGAON SHIVAR, TAL & DIST- NASHIK
 FOR- AKSHAR BUILDCON PARTNERSHIP FIRM THROUGH
 PARTNER SAWAN PANKAJBHAI RASADIYA

APPROVING AUTHORITY

APPROVED

The Plans amended in...
 As per the conditions Mentioned in
 the accompanying commencement

Certificate No. C11123/2021 dated... 16/12/2021

SECTIONAL ENGINEER,
 TOWN PLANNING DEPARTMENT
 NASHIK MUNICIPAL CORPORATION, NASHIK

Manish Navaparig
MANISH NAVAPARIA
 CONSULTING ENGINEER & Surveying Partner

AREA STATEMENT	SQM
1. Area of plot Minimum area of a plot to be considered	
a) As per ownership document (7/12 CTS extract)	67.65
b) As per measurement sheet	67.65
c) As per site	67.65
2. Deductions for	
a) Proposed D.P. Road widening area / Service Road / Highway widening	2.63
b) Any D.P. Reservation area (Total a+b)	2.63
3. Balance Area of Plot (1-2)	65.02
4. Arrears / Scope (if applicable)	
a) Reduced	
b) Adjustment of 2(b) if any	
c) Excess Proposed	
5. Net Plot Area (3-4)	65.02
6. Recreational Open space (if applicable)	
a) Required	
b) Proposed	
7. Internal Road area	
8. Platable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (as per 5 X Basic F.S.I. (1/1))	71.52
10. Addition of FSI on payment of premium	
a) minimum permissible Premium FSI - based on road width 100 Zone	
b) proposed FSI on payment of premium	
11. Internal FSI / TDR Loading	
a) Internal area against D.P. Road (2.5 X area 2(a) if any) or 2.5 X area against D.P. Road (2.5 X area 2(a) if any)	2.63
b) TDR area	
c) TDR area	
d) Total Internal TDR loading proposed [(11)(a)+(11)(b)]	2.63
12. Additional FSI area under chapter 1 to 7	
13. Total entitlement of FSI in the proposal	
a) (5+10) (10+11)(d) or 12 whichever is applicable	74.15
b) Ancillary Area FSI upto 60% or 80% with payment of charges	4.00
c) Total entitlement (a+b)	78.15
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 1.5 or 1.6	
15. Total Built-up area in proposal (excluding area at Sr.no 17b)	
a) Existing Built-up Area	
b) Proposed Built-up Area (as per plan)	77.40
c) Total Built-up Area	77.40
16. F.S.I. Consumed (15/13) (should not be more than said in 14 above)	0.99
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 20/09/2021 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/ P. Scheme Records/ City Survey Records

Signature Manish Navaparig
 (Name of Architect/ Licensed Engineer/ Surveyor)

OWNERS DECLARATION
 I/We understand hereby confirm that I/We would abide by plan sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plan. Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.

Signature K.A.
 Owner's Name: **AKSHAR BUILDCON PARTNER**

*PLOT BOUNDARY SHOWN IN THICK BLACK
 *PROPOSED WORK SHOWN IN RED
 *DRAINAGE LINE SHOWN IN DOTTED RED
 *EXTERNAL WALL 0.15M THICK
 *INTERNAL WALL 0.10M THICK

Signature Manish Navaparig
 Signature Manish Navaparig
AKSHAR BUILDCON PARTNER

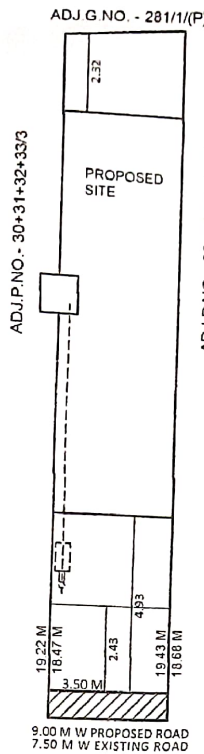
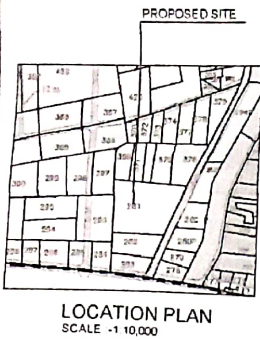
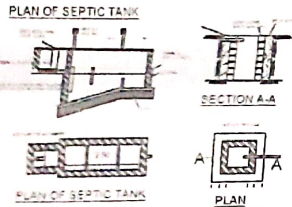
STRUCTURAL ENG. SIGN ENGINEER SIGN OWNER SIGN

Manish R. Navaparig
 E.E. Civil
 CONSULTING ENGINEER,
 Alpha Crescent Bldg, B/H Friends Cafe,
 Vise Mala, College Road, Nashik-5

Scale = 1/100 DATE = 21/10/2021

DRN BY = Tejas S. REGISTRATION NO - 582

CKD BY = M. Navaparig DRWG NO = 310



Form of Statement 1 [Sr.No. 8 (a) (iii)]
 Existing Building to be retained

Existing Building No.	Floor No.	Plinth area	Total Floor area of Existing Building	Use/Occupancy of Floors
1	0	(2)	(4)	(5)
Ground Floor				
First Floor				

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.
(1)	(2)	(3)
	Ground Floor	38.70
	First Floor	38.70
	Total	77.40

CARPET AREA

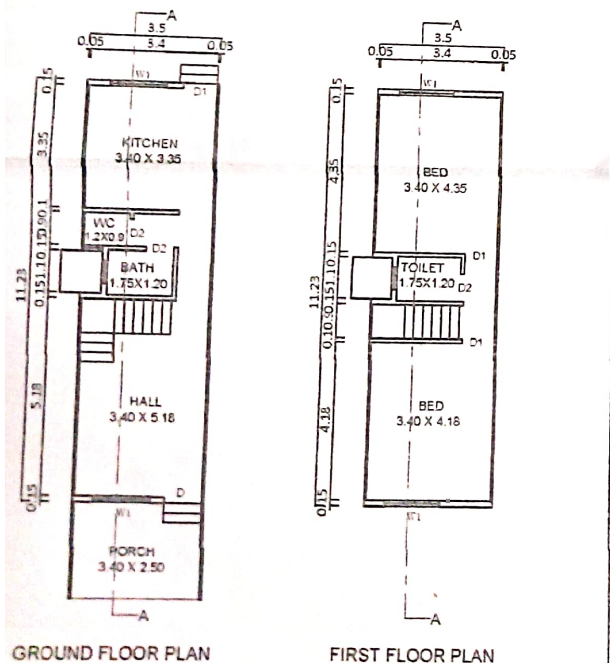
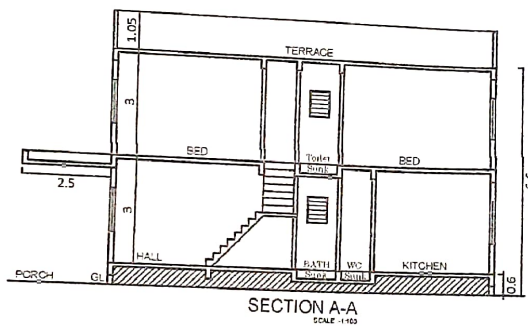
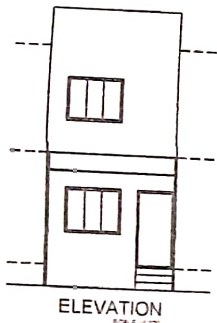
Building Floor No.	Floor Area of all rooms including Kitchen (Excluding Area under walls)	Floor Area of Bathroom/ W.C/ Toilet/ Passage etc (Excluding Area under walls)	Floor Area of Balconies / Alternate Terrace (Excluding Area under walls)
G.F.	Hall 3.40 X 5.18 17.61	Bath 1.75 X 1.20 2.10	
	Kitchen 3.40 X 3.35 11.39	WC 0.90 X 1.20 1.08	
		Passage 2.10 X 0.50 1.05	
		Passage 0.90 X 1.30 1.17	
Total Area = 29.00 + 6.24 = 35.24 sqm			
F.F.	Bed 3.40 X 1.18 4.01	Toilet 1.75 X 1.20 2.10	
	Bed 3.40 X 1.35 4.59	Passage 0.90 X 1.20 1.08	
Total Area = 29.00 + 3.18 = 32.18 sqm			
Total Area = 35.24 + 32.18 = 67.42 sqm.			

CARPET AREA Staircase & Passage (Excluding under walls)

Room No.	Dimensions	Area
D	1.00 X 2.10	2.10
D1	0.90 X 2.10	1.89
D2	0.75 X 2.10	1.58
W	2.10 X 1.20	2.52
W1	1.80 X 1.10	1.98
W2	1.82 X 1.20	2.18
	2.80 X 0.22	0.62

SCHEDULE OF DOORS & WINDOWS

Door/Window	Dimensions	Material
D	1.00 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	2.10 X 1.20	M.S WINDOW
W1	1.80 X 1.10	M.S WINDOW
W2	1.82 X 1.20	M.S WINDOW
	2.80 X 0.22	M.S VENTILATOR



AREA DIAGRAM AND AREA CALCULATION

AREA OF BLOCK = 3.50 X 11.23 = 39.31 SQM
DEDUCTION 1) 0.55 X 1.10 = 0.61 SQM
TOTAL B.U.P AREA ON GROUND FLOOR = 38.70 SQM.
TOTAL B.U.P AREA ON FIRST FLOOR = 38.70 SQM.
TOTAL B.U.P AREA = 77.40 SQM.