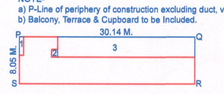
NOTE-
a) P-Line of periphery of construction excluding duct, voids, projectionsets,
b) Balcony, Terrace & Cupboard to be Included.



GROUND FLOOR COMMERCIAL B/UP AREA
OF PQRS = 30.14 X 8.05 = 242.63 SQ.M.
DEDUCTION FOR
1) = 00.71 X 03.15 X1 = 02.24 SQ.M.
2) = 01.06 X 01.30 X1 = 01.36 SQ.M.
3) = 23.87 X 03.46 X1 = 81.32 SQ.M.
TOTAL DEDUCTION = 84.92 SQ.M.

242.63 - 84.92 = 157.71 SQ.M.

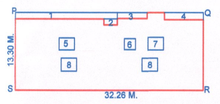
BUILT-UP AREA OF GROUND COMMERCIAL FLOOR = 157.71 SQ.M.

GROUND FLOOR RESIDENTIAL B/UP AREA
OF PQRS = 11.21 X 06.60 = 62.77 SQ.M.
DEDUCTION FOR
1) = 02.65 X 00.20 X1 = 00.53 SQ.M.
2) = 01.80 X 04.25 X1 = 07.65 SQ.M.
3) = 04.08 X 00.20 X1 = 00.81 SQ.M.
4) = 01.10 X 01.90 X1 = 02.09 SQ.M.
5) = 01.81 X 01.20 X1 = 02.17 SQ.M.
TOTAL DEDUCTION = 13.25 SQ.M.

62.77 - 13.25 = 49.52 SQ.M.

BUILT-UP AREA OF GROUND RESIDENTIAL FLOOR = 49.52 SQ.M.

TOTAL BUILT-UP AREA OF GROUND COMMERCIAL + RESIDENTIAL FLOOR
= 157.71+ 49.52 = 207.23 SQ.M.



FIRST, SECOND, THIRD FOURTH & FIFTH FLOOR AREA
OF PQRS = 32.26 X 13.30 = 429.06 SQ.M.
DEDUCTION FOR
1) = 17.55 X 01.10 X1 = 19.30 SQ.M.
2) = 02.30 X 01.00 X1 = 02.30 SQ.M.
3) = 05.09 X 01.00 X1 = 05.09 SQ.M.
4) = 08.68 X 01.21 X1 = 08.08 SQ.M.
5) = 02.64 X 02.05 X1 = 05.41 SQ.M.
6) = 01.90 X 01.90 X1 = 03.61 SQ.M.
7) = 02.64 X 02.15 X1 = 05.68 SQ.M.
8) = 02.99 X 02.25 X2 = 13.45 SQ.M.
TOTAL DEDUCTION = 82.92 SQ.M.

429.06 - 62.92 = 366.14 SQ.M.

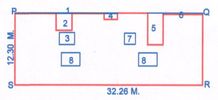
BUILT-UP AREA OF FIRST FLOOR = 366.14 SQ.M.

BUILT-UP AREA OF SECOND FLOOR = 366.14 SQ.M.

BUILT-UP AREA OF THIRD FLOOR = 366.14 SQ.M.

BUILT-UP AREA OF FOURTH FLOOR = 366.14 SQ.M.

BUILT-UP AREA OF FIFTH FLOOR = 366.14 SQ.M.



SIXTH FLOOR PLAN
OF PQRS = 32.26 X 12.30 = 396.80 SQ.M.
DEDUCTION FOR
1) = 17.55 X 00.10 X1 = 01.75 SQ.M.
2) = 02.74 X 03.15 X1 = 08.63 SQ.M.
3) = 02.64 X 02.05 X1 = 05.41 SQ.M.
4) = 02.30 X 01.00 X1 = 02.30 SQ.M.
5) = 02.64 X 05.40 X1 = 14.26 SQ.M.
6) = 06.78 X 00.21 X1 = 01.42 SQ.M.
7) = 01.90 X 01.90 X1 = 03.61 SQ.M.
8) = 02.99 X 02.25 X2 = 13.45 SQ.M.
TOTAL DEDUCTION = 50.83 SQ.M.

396.80 - 50.83 = 345.97 SQ.M.

BUILT-UP AREA OF SIXTH FLOOR = 345.97 SQ.M.

Form of Statement 2
(to be printed on plan)
[Sr. No. 9 (a)]

BUILDING NO.	FLOOR NO.	Total Built-up Area of floor, as per outer construction
1	2	3
1	GROUND FLOOR	207.23 SQ.M.
	FIRST FLOOR	366.14 SQ.M.
	SECOND FLOOR	366.14 SQ.M.
	THIRD FLOOR	366.14 SQ.M.
	FOURTH FLOOR	366.14 SQ.M.
	FIFTH FLOOR	366.14 SQ.M.
	SIXTH FLOOR	345.97 SQ.M.
	TOTAL	2383.90 SQ.M.

Form of Statement 3
(to be printed on plan)
[Sr. No. 9 (g)]

BUILDING NO.	FLOOR NO.	Flat /Shop No.	Carpet area of Flat	Area of Balcony attached to Flat	Area of Double Height Terraces attached to Flat	Total
1	2	3	4	5	6	7
1	GROUND FLOOR	1	14.94 SQ.M.	———	———	14.94 SQ.M.
		2	14.90 SQ.M.	———	———	14.90 SQ.M.
		3	15.42 SQ.M.	———	———	15.42 SQ.M.
		4,5,6,9	11.97 SQ.M.	———	———	11.97 x 4 = 47.88 SQ.M.
		6,7	12.40 SQ.M.	———	———	12.40 X 2 = 24.80 SQ.M.
		10	13.51 SQ.M.	———	———	13.51 SQ.M.
		11	13.68 SQ.M.	———	———	13.68 SQ.M.
			TOTAL =			145.13 SQ.M.
	FIRST TO FLOOR FIFTH FLOOR	1,9,17,25,33	25.44 SQ.M.	15.34 SQ.M.	———	40.78 SQ.M.
		2,10,18,26,34	27.12 SQ.M.	07.07 SQ.M.	———	34.19 SQ.M.
		3,11,19,27,35	25.00 SQ.M.	07.32 SQ.M.	———	32.32 SQ.M.
		4,12,20,28,36	29.59 SQ.M.	07.68 SQ.M.	———	37.27 SQ.M.
		5,13,21,29,37	31.19 SQ.M.	10.85 SQ.M.	———	42.04 SQ.M.
		6,14,22,30,38	26.42 SQ.M.	10.16 SQ.M.	———	36.58 SQ.M.
		7,15,23,31,39	26.42 SQ.M.	10.16 SQ.M.	———	36.58 SQ.M.
		8,16,24,32,40	29.72 SQ.M.	11.75 SQ.M.	———	41.47 SQ.M.
	SIXTH FLOOR	41	25.44 SQ.M.	15.34 SQ.M.	———	40.78 SQ.M.
		42	21.02 SQ.M.	04.65 SQ.M.	08.31 SQ.M.	33.98 SQ.M.
		43	29.59 SQ.M.	07.68 SQ.M.	10.69 SQ.M.	47.96 SQ.M.
		44	31.19 SQ.M.	10.85 SQ.M.	———	42.04 SQ.M.
		45	26.42 SQ.M.	10.16 SQ.M.	———	36.58 SQ.M.
		46	26.42 SQ.M.	10.16 SQ.M.	———	36.58 SQ.M.
		47	29.72 SQ.M.	11.75 SQ.M.	———	41.47 SQ.M.

DOORS AND WINDOWS

R.S.	2.40 X 2.40	ROLLING SHUTER
D	0.90 X 2.10	FLUSH DOOR
D1	0.75 X 2.10	FLUSH DOOR
W	1.50 X 1.20	M.S./ALU. GLAZED WINDOW
W1	1.50 X 0.90	M.S./ALU. GLAZED WINDOW
W2	1.20 X 1.20	M.S./ALU. GLAZED WINDOW
V	0.60 X 0.90	M. S. VENTILATOR

NOTE :-
* PLOT BOUNDRY SHOWN IN THICK BLACK.
* PROPOSED WORK SHOWN IN RED.
* DRAINAGE LINE SHOWN IN DOTTED RED.
* EXTERNAL WALL 150 mm THK.
* INTERNAL WALL 100 mm THK.

REFERENCE NO :-
* APPROVED LAYOUT LETTER NO.3 DATE:- 24/11/1980
* APPROVED LAYOUT LETTER NO. 3153 DATE:- 19/08/1981
* APPROVED FOR AMALGAMATIONS/SUBDIVISION LETTER NO. NMC/ADTP/463/20 DATE:- 18/12/2020
* PERVIOUSLY APPROVED BY NMC NASHIK OFFICE, UNDER LETTER NO.-B1/1117/2021 DATE:-13/07/2021

NO. OF TENEMENTS	47
NO. OF PERSON PER FLAT	05
TOTAL NO. OF PERSON	235
PER PERSON REQUIRMENT OF WATER	135.00 LTR.
TOTAL WATER REQUIRMENT	31725.00 LTR.
90% OF WATER CAPACITY OF S.T.P.	28552.50 LTR.

OWC CALCULATION

ORGANIC WATER PER PERSON	500.00 GM.
TOTAL NO. OF PERSON 235.00X 500.00 GM.	117500.00 GM. 117.50 KG.

T.D.R AREA STATEMENT

* AREA OF THE PLOT (AS PER 7/12 EXTRACT) (657.46 sq.m.)	=	657.46 sq.m.
* 65 % ALLOWED T.D.R AREA	=	427.35 sq.m
* PURCHASED T.D.R. AREA	=	427.35 sq.m
* BASIC F.S.I. 10%	=	723.21 sq.m
* PREMIUM F.S.I. 65 %	=	328.73 sq.m.
* TOTAL B/UP AREA	=	1479.29 sq.m
* Ancillary Area	=	904.98 sq.m.
* TOTAL ALLOWED B/UP AREA	=	2384.27 sq.m
* TOTAL PROPOSED B/UP AREA	=	2384.09 sq.m

DRC NO. 876 DATE :- 10/06/2021
REG.ARC.NO.6131/2021 DATE :- 24/06/2021

CALCULATION OF T.D.R. AS PER 28 JANUARY 2016 GOVERMENT POLICY.

Y = X x R.R. / R.Y.

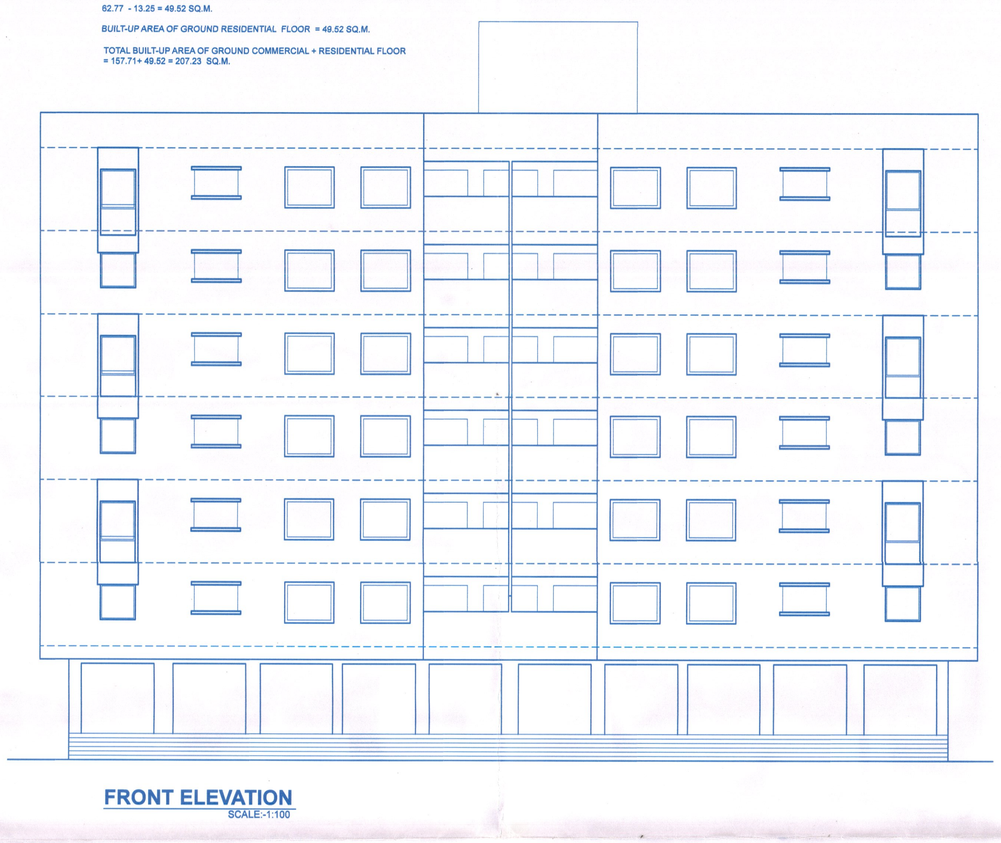
Y = 427.35 X 60000 / 14300.00

Y = 179.30 SQ.M.

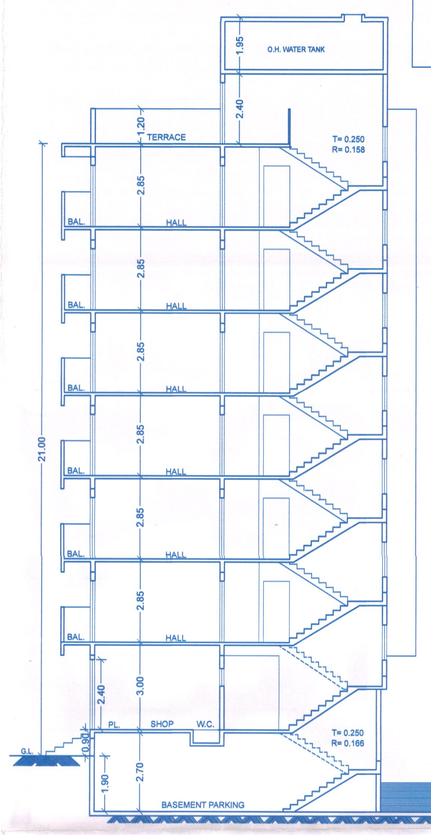
X = T.D.R. AREA,
R.R. = REDIRENAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

APPROVED
As per the accoupaining occupancy Certificate
No. Nashik/BP\TDC\30747
Date : 25 / 1 /2024

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

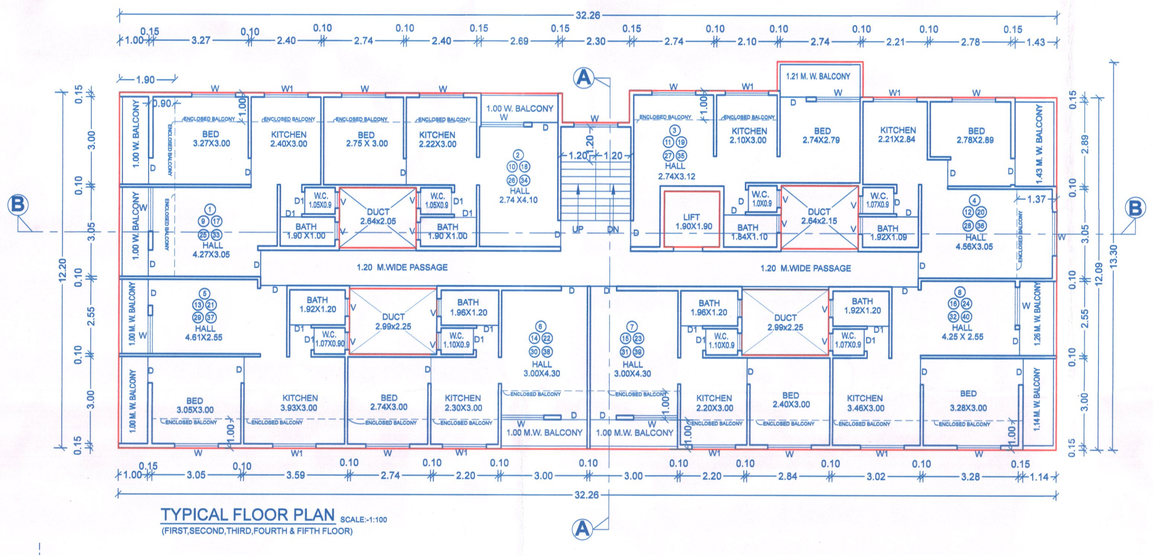


FRONT ELEVATION
SCALE:-1:100

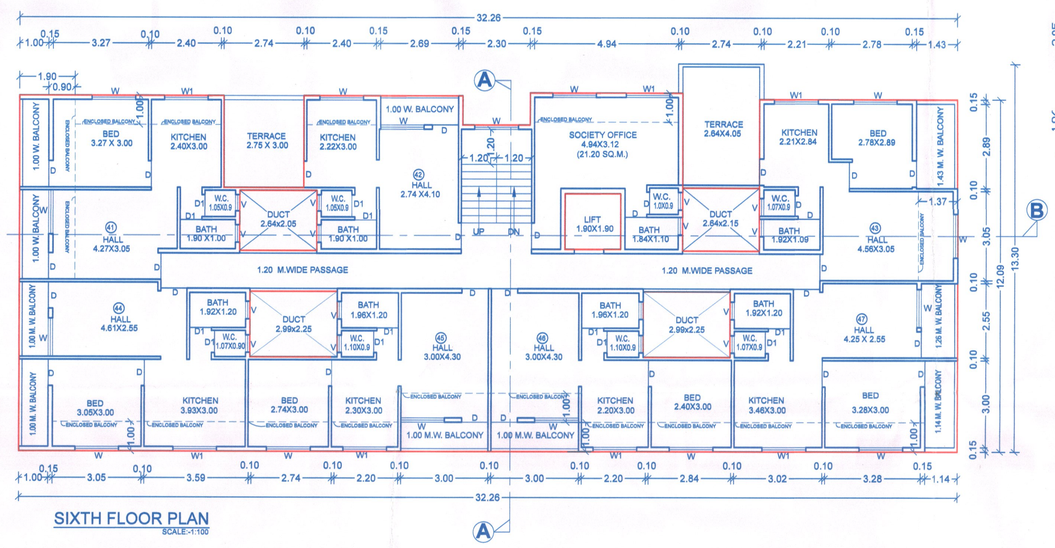


SECTION A/A
SCALE:-1:100

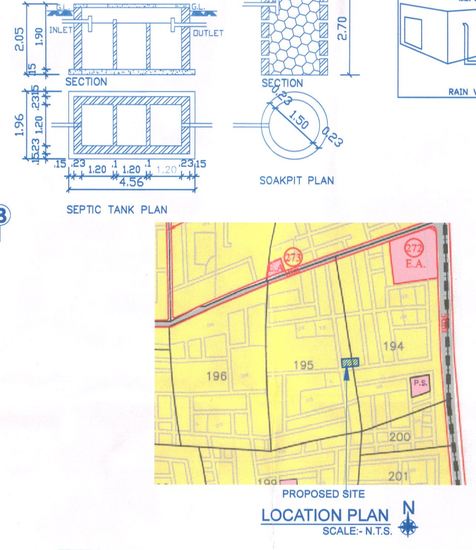
SECTION B/B
SCALE:-1:100



TYPICAL FLOOR PLAN
SCALE:-1:100
(FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR)

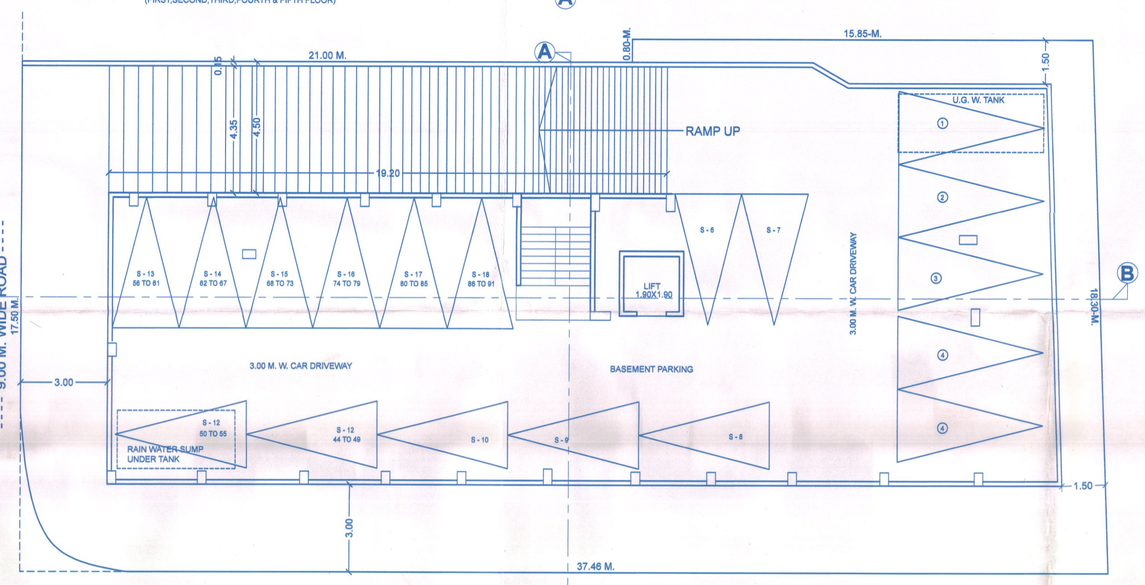


SIXTH FLOOR PLAN
SCALE:-1:100

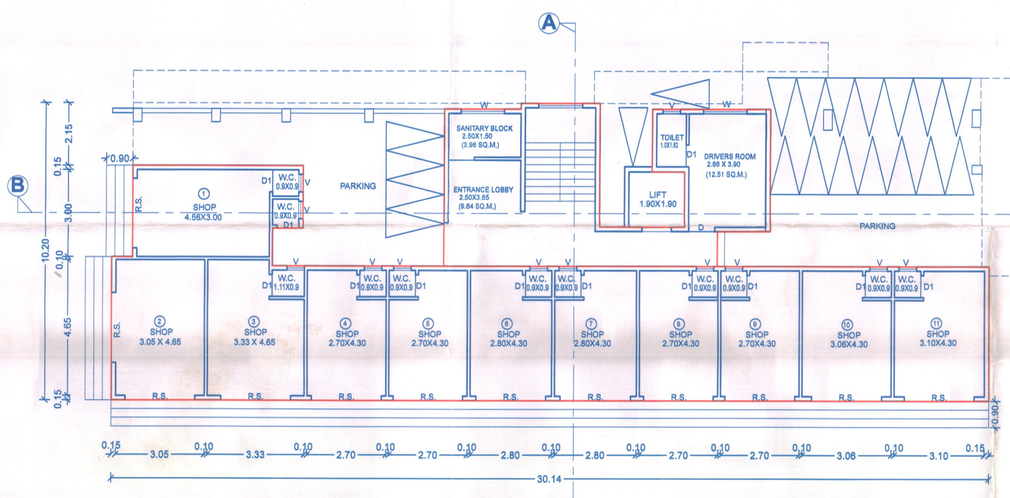


PROPOSED SITE

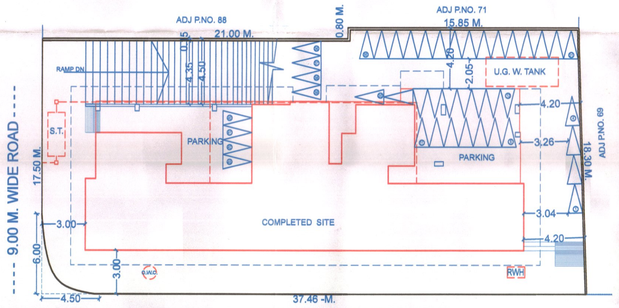
LOCATION PLAN
SCALE:- N.T.S.



BASEMENT FLOOR PLAN
SCALE:-1:100



GROUND FLOOR PLAN
SCALE:-1:100



SITE PLAN
SCALE:-1:200

TABLE NO. 8B- PARKING REQUIREMENTS

SR. NO.	Occupancy	Size of tenement	Parking Spaces Required		Parking Spaces Provided	
			Non Congested Area		Non Congested Area	
			Car	Scooter	Car	Scooter
1	Residential i) Multi Family Residential	For every two Tenement with each Tenement having carpet area less than 40 sq.m. but more than 30 sq.m. 12/2 = 6	6x1 = 6	6x2 = 12		
		For every two Tenement with each Tenement having carpet area less than 30 sq.m. 36/2= 17.50	0	18x4 = 72		
		In addition 5% visitor parking	01	06	10+8 = 18 (8x8 = 48 3 wheelers)	43
6	Mercuntil (markets, departmental stores, shop and others Commercials users)	For every 100 sq.m. carpet area or fraction thereof RATIO (145.13/100 =1.45) SAY =2	04	12		
	TOTAL		11	101		
	Multiplying Factor (0.90)		10	91		

FULL COMPLETION PLAN

PROFORMA -1

COMPLETED COMMERCIAL/ RESIDENTIAL BUILDING PLAN ON P.NO. 70+89, G.NO. 194/A, 195/A, AT- PIMPALGAON BAHULA SHIWAR. NASHIK.
FOR - NIWAS DEVELOPERS THROUGH PARTNER MRS. JAYASHREE S. MAHAJAN & MRS. REKHA N. DESHMUKH.

DRAWING SHEET NO. 1

S.NO.	AREA STATEMENT	SQ.M.
1.	Area of plot	
	(Minimum area of a, b, c to be considered)	657.46
	(a) As per ownership document (7/12, CTS extract)	657.46
	(b) as per measurement sheet	657.46
	(c) as per site	657.46
2.	Deductions for	———
	(a) Proposed D.P./ D.P. Road widening Area/Service Road/ Highway widening	———
	(b) Any D.P. Reservation area	———
	(Total a+b)	———
3.	Balance area of plot (1-2)	657.46
4.	Amenity Space (if applicable)	———
	(a) Required -	———
	(b) Adjustment of 2(b), if any -	———
	(c) Balance Proposed -	———
5.	Net Plot Area (3-4 (c))	657.46
6.	Recreational Open space (if applicable)	———
	(a) Required -	———
	(b) Proposed -	———
7.	Internal Road area	———
8.	Plotable area (if applicable)	657.46
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (657.46X1.10)	723.21
10.	Addition of FSI on payment of premium	———
	(a)Maximum permissible premium FSI – based on road width / TOD Zone. (657.46x0.50%= 328.73)	328.73
	(b) Proposed FSI on payment of premium. = 328.73	
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 Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	———
	(c)TDR area (657.46X0.65%)	427.35
	(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	———
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1479.29
	(b) Ancillary Area FSI upto 80%with payment of charges. (157.71/1.80 = 87.62) (157.71- 87.52 = 70.09)	70.09
	(c) Ancillary Area FSI upto 60% with payment of charges. (2226.19/1.60 = 1391.37) (2226.19 - 1391.37 = 834.82)	834.82
	(c) Total entitlement (a+b)	2384.20
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}	———
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	———
	(a) Existing Built-up Area.	———
	(b) Completed Built-up Area (as per 'P-line')	2383.90
	(c) Total Completed Built-up Area (a+b)	2383.90
16.	F.S.I. Consumed (15/13) (should not be more than serial No.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 12/08/2023 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/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.

MRS. JAYSHREE S. MAHAJAN MRS. REKHA N. DESHMUKH

NIWAS DEVELOPERS THROUGH PARTNER

OWNER SIGN

AR- MANISH P. JADHAV
ARCHITECT SIGN
(LIC. NO. CA/2016/75326)

ENGI- V.B. AMESUR
STRUCTURAL SIGN (SELR- 149)

AR. Manish Jadhav
Architect & Interior Designer
Flat No.3, Suhud Society,
Near Ramdas Garden,Canada Corner,Nashik.
PH.NO.0253-3554219, MOB. NO. 9422263711
E-mail-jadhav.manish744@gmail.com

Job No.	Date:-	Drawing No.	Scale	Drawn by	Checked by	Registration / License No. of Arch./
002	15/01/2024	M-1	As above	M.D.D.	M. Jadhav	REG.NO. CA/75326