

Proforma - I: Area Statement

PROPOSED PLAN OF COMM. CUM RESIDENTIAL
BUILDING ON P.NO. 01A IN S.NO 200/6/1,
AT NASHIK SHIWAR, TAL & DIST NASHIK.

FOR -
M/S. NASA CONSTRUCTION PVT.LTD.
MR. SAGAR MAHADEVRAO BONDE

Drawing
Sheet
No.:

03/06

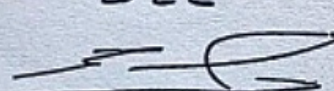
Stamps of Approval of Plans:

APPROVED

The Plans amended in

As per the conditions Mentioned in
the accompanying commencement

Certificate No C1/352 dated 31/10/2022
2022


Executive Engineer

TOWN PLANING

Nashik Municipal Corporation

Nashik



4.34
0.15
0.10
0.10
0.15
29.23

Certificate of Area:

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.

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.

NASA CONSTRUCTIONS PVT. LTD

Director

Director

Owner (s) name and signature

Signature Of
Structural Engineer

Signature Of
Ravi Amrutkar & Associates

DRAWN BY	VIKAS	JOB NO.	RAA 223	FILE PATH:-
CHKD. BY	AR. RA	SHT.NO	03/06	2022
DATE	01/ 10/ 2022	SCALE	1:100	RAA 223 SAGAR BONDE



Ravi Amrutkar & Associates

Er. Ravindra G. Amrutkar

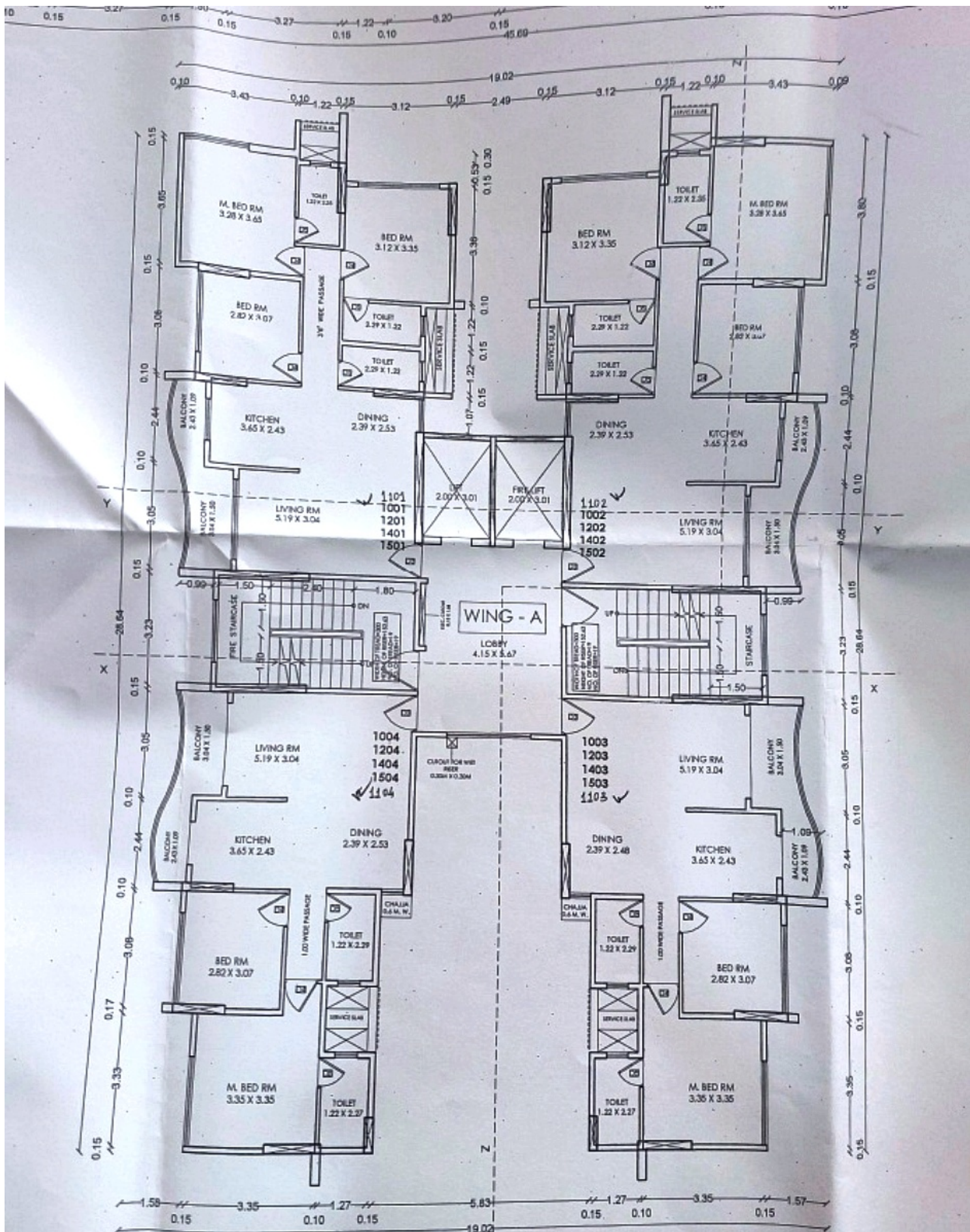
B.E.(CIVIL)

M.E. A.L.V BUILDING PLANNER'S AND VALUERS

P.NO-24,S.NO-726, NR SHRADDHA PETROL PUMP.

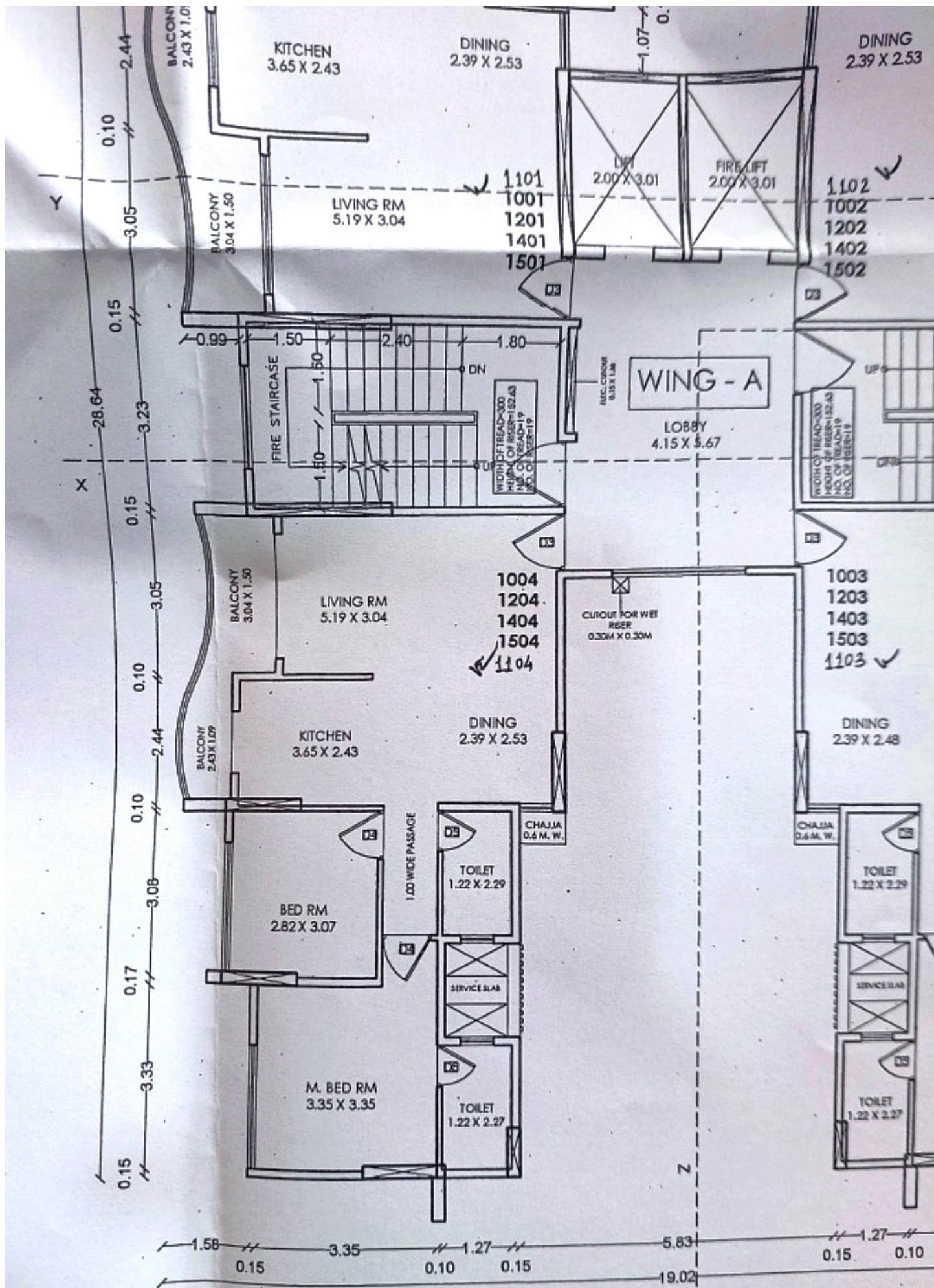
YEOLEKAR MALA , COLLAGE ROAD, NASHIK - 5.

Tel:(O) 2571589

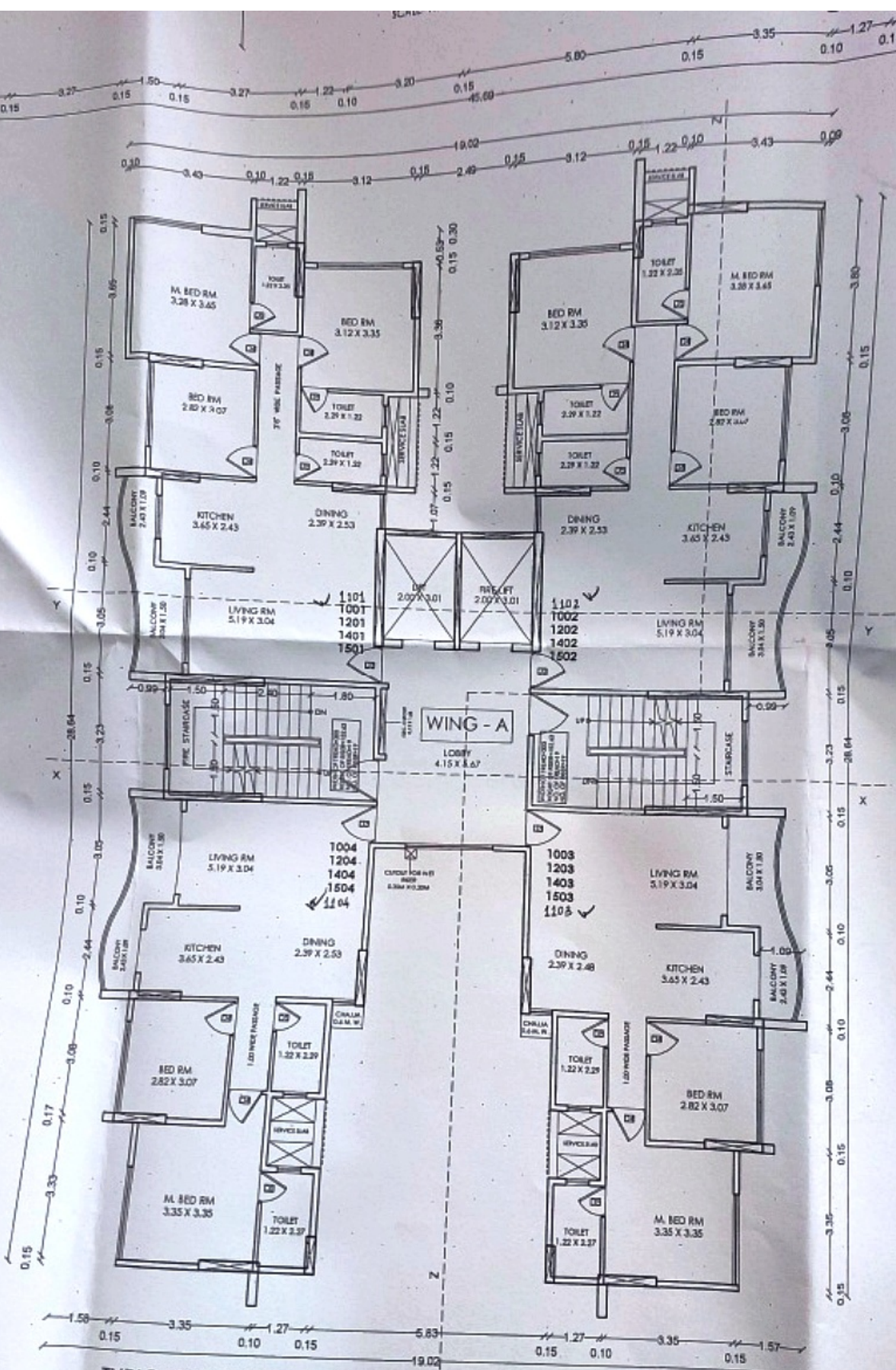


TYPICAL FLOOR PLAN FOR 10TH TO 12TH, 14TH & 15TH FLOOR

SCALE: 1:100



TYPICAL FLOOR PLAN FOR 10TH TO 12TH, 14TH & SCALE: 1:100



TYPICAL FLOOR PLAN FOR 10TH, 14TH & 15TH FLOOR
SCALE: 1:100

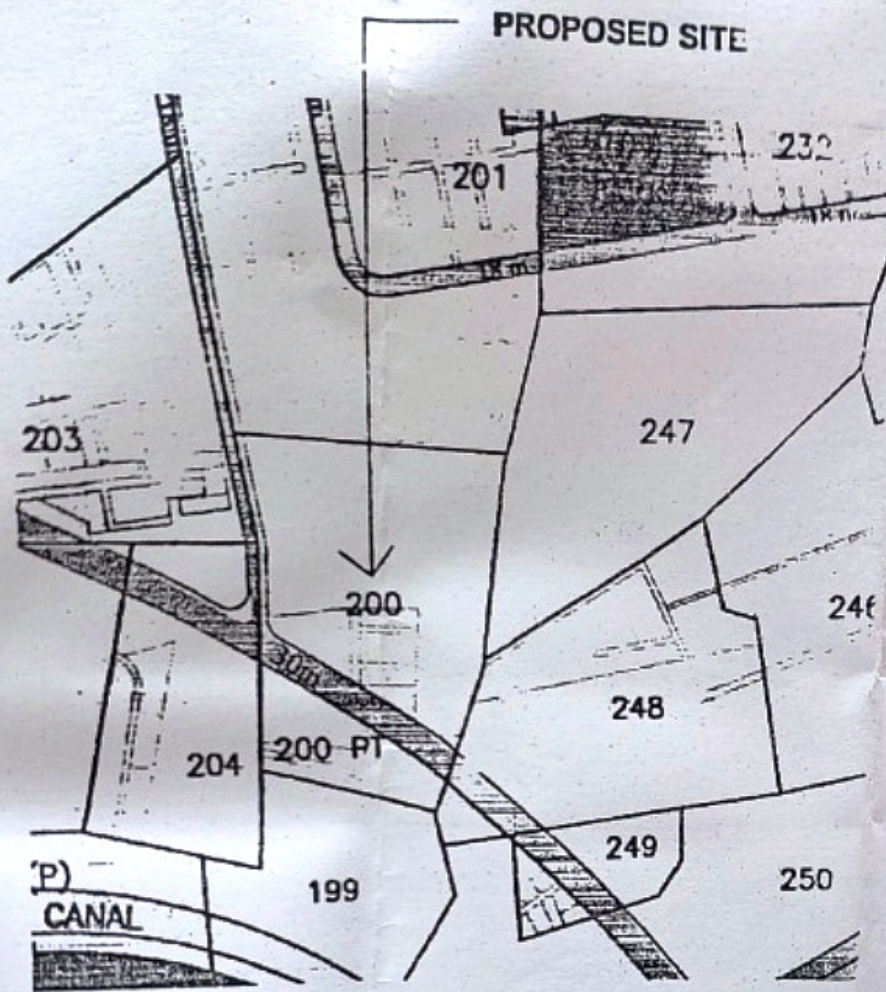
43	0.10	0.00				648,040
TOTAL DEDUCTION						787,478
TOTAL B/UP AREA OF TYPICAL FLOOR						
TOTAL B/UP AREA FOR 1ST TO 8TH FLOOR						6299,826

B/UP AREA STATEMENT FOR 9TH TO 15TH FLOOR						
BLOCK	DIMENSION		AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)	
	LENGTH	WIDTH				
AREA OF EXTERNAL BLOCK ABCD	19.02	28.64	544.733	1		544.733
DEDUCTION						
1	0.10	3.95	0.395	2		0.790
2	0.76	3.08	2.341	2		4.682
3	0.45	2.84	1.278	2		2.556
4	1.44	3.07	4.421	2		8.842
5	0.45	2.84	1.278	2		2.556
6	0.99	3.22	3.188	2		6.376
7	1.58	3.50	5.530	2		11.060
8	1.37	0.30	0.411	2		0.822
9	3.27	0.83	2.714	2		5.428
10	2.49	4.49	11.180	1		11.180
11	4.15	6.92	28.718	1		28.718
12	4.15	4.46	18.509	1		18.509
13	5.83	2.44	14.225	1		14.225
14	8.57	1.71	14.655	1		14.655
15	5.83	2.58	15.041	1		15.041
TOTAL DEDUCTION						145,439
TOTAL B/UP AREA OF TYPICAL FLOOR						399,293
TOTAL B/UP AREA FOR 9TH TO 15TH FLOOR						2795,054

TOTAL B/UP AREA	9541,484
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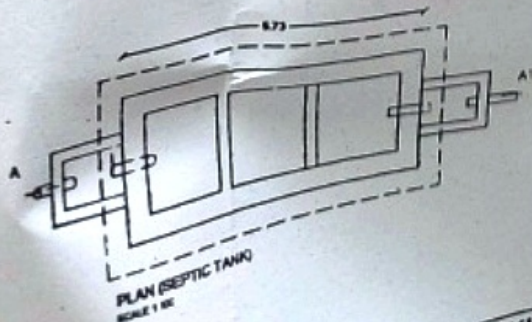
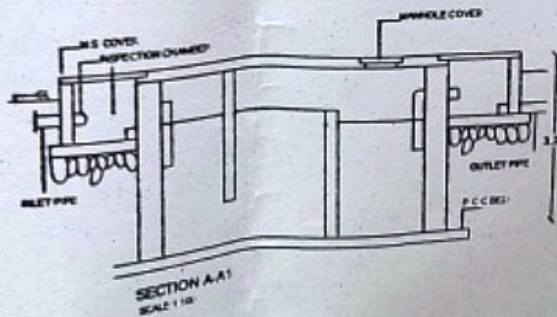
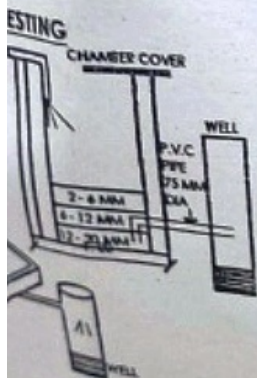
Use / Occupancy
of Floors

5



LOCATION PLAN

SCALE - AS PER DP PLAN



Proforma - I Area
PROPOSED PLAN OF COMM. CUM
BUILDING ON P.NO. 91A IN S.NO. 2
AT NASHIK SHIVAR, TAL. & DIST N
FOR -
M/S. NASA CONSTRUCTION PVT.LTD
MR. SAGAR MAHADEVRAO BONDE

Stamps of Approval

APPROV

The Plans amended in ...
As per the conditions of ...
the accompanying comm.
Certificate No. CI/352/2022

Executive Engg
TOWN PLANNING
Nashik Municipal Corp
Nashik

NOTE:

- 1) FINAL LAYOUT LETTER NO. LND DATED. 31 / 03 / 2022.
- 2) NA ORDER NO. 318 / 2013. DATE

AREA STATEMENT

D PARKING
SCOOTER

18

230

18

266

239.4

38

11

D.P. ROAD

NOTE :

- 1) FINAL LAYOUT LETTER NO. LNDWS/F.L/325/2022, DATED. 31 / 03 / 2022.
- 2) NA ORDER NO. 319 / 2013. DATED. 10 / 01 / 2014.


A. AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	4581.90 SQ.M
(a) As per ownership document (7/12, CTS extract)	4581.90 SQ.M
(b) as per measurement sheet	4581.90 SQ.M
(c) as per site	4581.90 SQ.M
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)	4581.90 SQ.M
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	4581.90 SQ.M
6. Recreational Open space (if applicable)	
(a) (a) Required -	
(b) (b) Proposed -	
7. Internal Road area	
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.L as per front road width (Sr. No. 5/basic FSI)(4581.90X1.2X1.1)	6048.10 SQ.M
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	2290.95 SQ.M
(b) Proposed FSI on payment of premium.	NL
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [20 x Sr. No. 2 (a)], if any	
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and for (c)].	
(c) TDR area (Allowed = 2978.23 sq.m)	
(d) Add FSI in UEU of NMC plot (As per Approved layout)	
(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	
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.	6048.10 SQ.M
(b) Ancillary Area FSI upto 60% or 50% with payment of charges.	3494.00 SQ.M
(c) Total area	

WIDENED P.F. ROAD

3.	Balance area of plot (1-2)	
4.	Amenity Space (if applicable)	4581.90 sq.m
(a)	Required -	
(b)	Adjustment of 2(b), if any -	
(c)	Balance Proposed -	
5.	Net Plot Area (3-4 (c))	4581.90 sq.m
6.	Recreational Open space (if applicable)	
a)	(a) Required -	
b)	(b) Proposed -	
7.	Internal Road area	
8.	Plotable area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5/Basic FSI(4581.90X1.2X1.1)	6048.10 sq.m
10.	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	2290.95 sq.m
(b)	Proposed FSI on payment of premium.	NL
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 or 1.25 x Sr. No. 4 (b) and (c)].	
(c)	TDR area (Allowed = 2978.23 sq.m)	
(d)	Add FSI in UEU of NMC plot (As per Approved layout)	
(e)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c)+(d))	
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.	6048.10 sq.m
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	3494.00 sq.m
(c)	Total entitlement (a+b)	9542.10 sq.m
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]	18107.54 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')	9541.48 sq.m
(c)	Total (a+b)	9541.48 sq.m
16.	F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	1
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 _____ 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 -
 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 of the work.

Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Shop No.	Carpet area of Shop	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
1	2	3	4	5	6
		1	20.80		
		2	26.71		
		3	25.62		
		4	20.87		
		5	20.87		
		6	18.35		
		7	18.35		
		8	19.35		
		9	19.13		
		10	15.80		
		11	14.18		
12	11.00				
Total			231.030		

Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Flat No.	Rera Carpet area	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
1	2	3	4	5	6
		101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401,	78.95	6.68	

Form
(Sr
Existing Bu

Existing Building No.	Floor No.
1	2
	NIL

DOOR W
SD
D
D1
D2
D4
W1
W
W3
W4
W5
W1
V

Floor	1	2	3	4	5	6
	8	19.35				
	9	19.13				
	10	15.80				
	11	14.18				
	12	11.00				
Total		231.030				

Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Flat No.	Rera Carpet area	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
Wing - A	For 1st to 15th Floor	101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501.	78.95	6.68	
		102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502.	78.95	6.68	
		103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503.	62.55	6.68	
		104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504.	62.55	6.68	
		Total	283.000	26.72	

Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Flat No.	Rera Carpet area	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
1	2	101, 201, 301, 401, 501.	60.18	6.83	

	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504.	62.55	6.68	
Total		283.000	26.72	

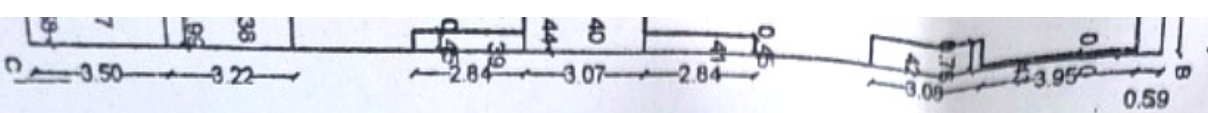
Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Flat No.	Rera Carpet area	Area of Balcony attached to Apartment	Area of Double height terraces attached to Flat
Wing - B	For 1st to 8th Floor	101, 201, 301, 401, 501, 601, 701, 801.	60.18	6.83	
		102, 202, 302, 402, 502, 602, 702, 802.	60.18	6.83	
		103, 203, 303, 403, 503, 603, 703, 803.	78.35	6.65	
		104, 204, 304, 404, 504, 604, 704, 804.	78.35	6.65	
		Total	277.060	26.96	

ANCILLARY AREA STATEMENT

COMMERCIAL = $264.70 / 1.8 \times 0.8 = 117.64$ SQ.M.
RESIDENTIAL = $9,276.78 / 1.6 \times 0.6 = 3,478.79$ SQ.M.

TOTAL ANCILLARY AREA = 3,596.43 SQ.M.



ADDITION 2000/3

NO. 1
1) 20
2) 88