

AR

SCALL AREA STA
TYPICAL

CARPET AREA
(3)
48.16
48.06
99.12
99.12
99.12
99.12
99.12
99.12
495.60
DOOR OF BUILDING
LAND OF PLANT

1.00
1.101.00
1.10

PROFORMA -1

PROPOSED RESIDENTIAL BUILDING PLAN
ON P.NO. 34+35 IN S.NO -165/1, AT NASHIK
SHIWAR, NASHIK
FOR :- SADGURU BUILDCON BHAGIDARI SANSTHA.

DRAWING
SHEET NO.

1/1

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. C1/428 dated 24/01/2023

2023


Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik


DRAWING
NO. 5X4.42

FD

LCONY
XX1.05

1.05

TO 5


AR. PANKAJ P. JADHAV
REG. NO. CA/2014/84783

ARCHITECT SIGN

STRUCTURAL SIGN

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic. Engrg/ Supervisor.
17	R1	As above	SSV	Pankaj Jadhav	REG. NO. CA/2014/84783



AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESIGNER

202, ROONGTA ARCADE, OPP. KULKARNI GARDEN,
NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.
MO. 9422263475, OFF. NO. (0253) - 2232575

AREA STATEMENT

	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	456.00
a) As per ownership document (7/12, CTS extract)	456.00
b) As per measurement sheet	456.00
c) As per site	456.00
2 DEDUCTIONS FOR	
a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	000.00
b) Any D.P. Reservation Area	
(Total)	00.00
3 BALANCE AREA OF THE PLOT (1-2)	456.00
4 Amenity Space (if applicable)	
a) Required	
b) Adjustment of 2(b), if any -	
c) Balance Proposed -	
5 Net Plot Area [3 - 4(c)]	456.00
6 Recreational Open Space (if applicable)	
a) Required 10%	
b) Proposed 10%	
7 Internal Road area	00.00
8 Plotable area (If applicable)	456.00
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 5xbasic FSI) 1.10 as per layout	501.60
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone (0.50 = 228.00 SQ.M.)	150.96
(b) Proposed FSI on payment of premium	
11 In-situ FSI / TDR loading	
a) In-situ area against DP road	00.00
b) In-situ area against Amenity space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and /or(c)],	
c) T.D.R. area (0.40 = 182.40 SQ.M.)	00.00
d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	00.00
12 Additional F.S.I. area under Chapter No. 7	
12 a Area for Inclusive Housing. (501.60 X 40%=200.64)	200.64
13 Total entitlement of FSI in the proposal	
a) [9+10 (b)+11(d) or 12 whichever is applicable.	853.20
b) Ancillary Area FSI upto 60% / 80% with payment of charges.	511.92
c) Total entitlement (a+b)	1365.12
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 }	2.00
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 'P - line')	1365.12
(Total a+b)	1365.12
16 F.S.I. Consumed (15/13) (should not be more than sr.no.14 above.)	1.00
17 Area for Inclusive Housing, if any	678.00
a) Required (20% of Sr. No. 5)	678.02
b) Proposed	000.00
18 A) Commercial	TOTAL FLAT = 20 NOS. 1365.12
B) Residential	Total area 1365.12

CERTIFICATE OF AREA

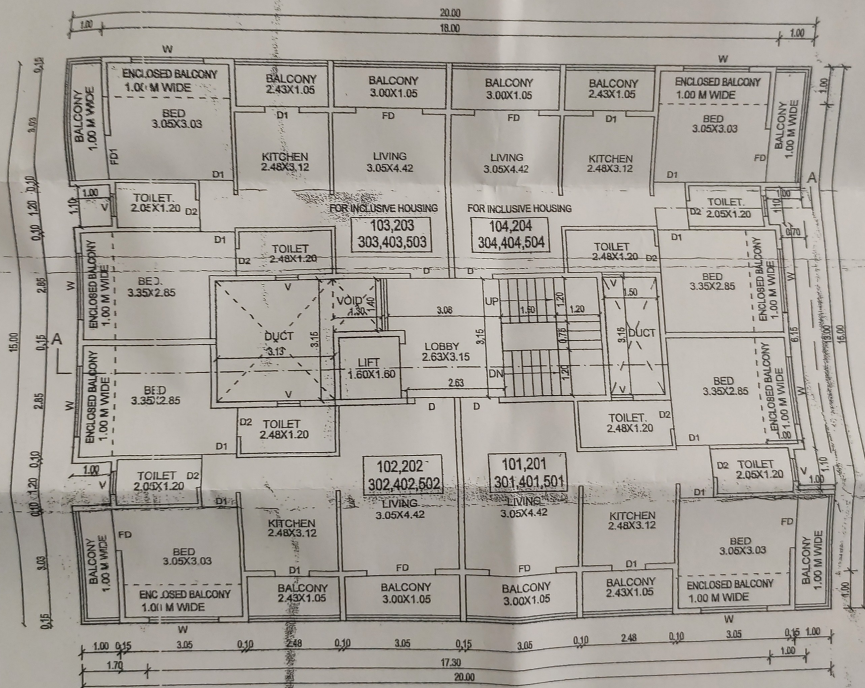
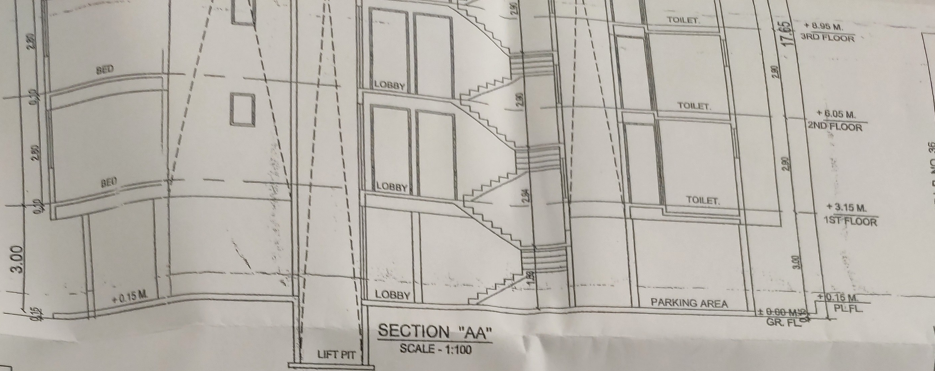
Certified that the plot under reference was surveyed by me on & the dimension of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Departments / City Survey records.

Signature

AR. PANKAJ P. JADHAV
REG.NO. CA/2014/84783

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.



AFFORDABLE HOUSING / INCLUSIVE HOUSING

FLAT NO - 103,203 303,403,503	FLAT NO - 104,204 304,404,504
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TYPICAL 1ST TO 5TH FLOOR PLAN
SCALE: 1:100