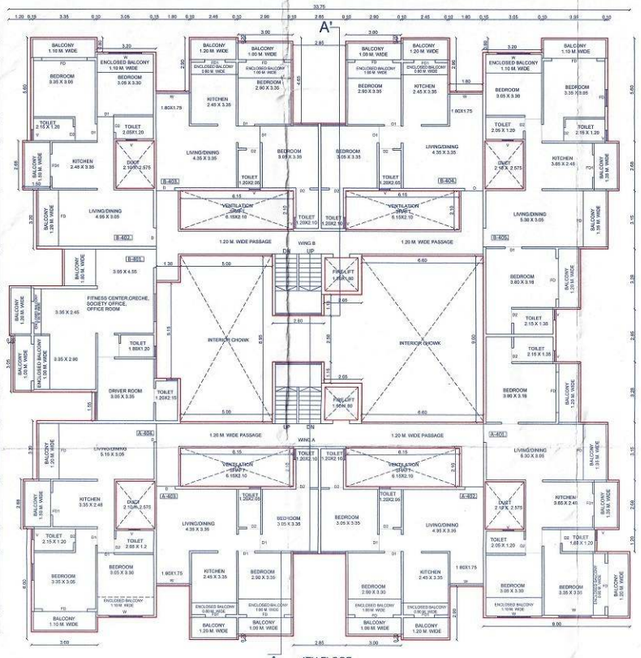
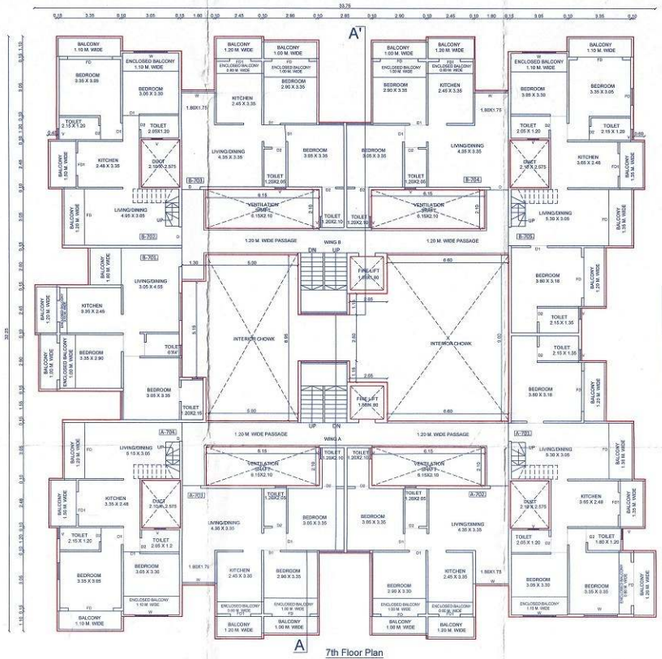
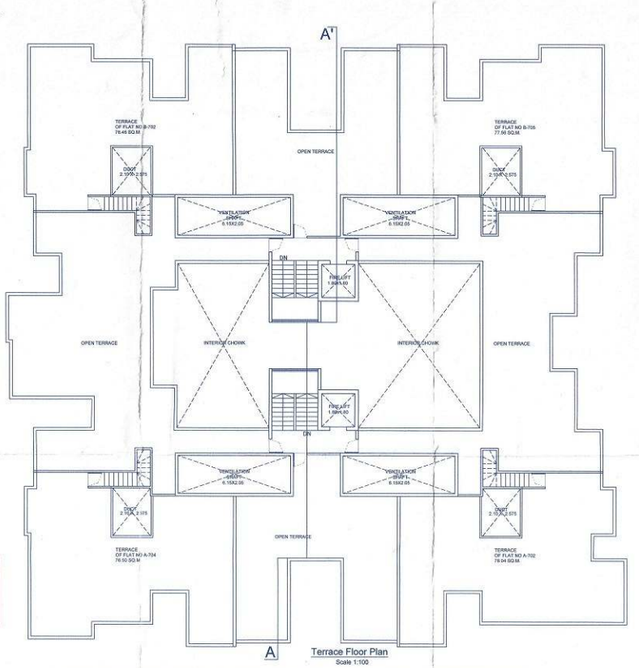
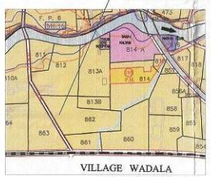






PROPOSED SITE



LOCATION PLAN
SCALE- 1:10000

AREA STATEMENT- 01	
Plot Area	1670.74 sq.m
Road Widening	92.27 sq.m.
BASIC F.S.I @ 1.10	1578.47 sq.m.
Add.fsi On Premium 50% Permissible	835.37 sq.m.
Add.fsi On Premium Provided	832.46 sq.m.
Permissible TDR (40%)	668.29 sq.m.
Utilized TDR	668.00 sq.m.

T.D.R. STATEMENT	
DRC. NO. -	964
DRC. DATE -	25-03-2021
PERMISSIBLE ON PLOT	668.29 sq.m.
AREA TAKEN	669.00 sq.m.
UTILIZED	668.00 sq.m.

PREMIUM STATEMENT	
R.R. RATE	RS. 13860 PER sq.m.
Add.fsi On Premium 50% Permissible on plot	835.37 sq.m.
Add.fsi On Premium Provided	832.46 sq.m.

PROPOSED COMMERCIAL+RESIDENTIAL BUILDING PLAN ON PLOT NO 8+9+10+11+18+19+20+21 S. NO - 862/8, SHIWAR - NASHIK, NASHIK

DRAWING SHEET NO. 1/2

PROFORMA -1

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No.P4159/2021/CR/64/2021 dated 30/3/2021
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT	SQ.M.
1. AREA OF THE PLOT (Minimum area of a b/c, to be considered)	1670.74
(a) As per ownership document (7/12, CTS extract)	1670.74
(b) as per measurement sheet	---
(c) as per site	1670.74
2. DEDUCTION FOR	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	92.27
b) Any D.P. Reservation area (total a+b)	---
3. Balance area of plot (1-2)	1578.47
4. Amenity Space	---
b) Adjustment of 20s, if any -	---
(c) Balance Proposed -	---
5. Net Plot Area (3-4 (c))	1578.47
6. Recreational Open space (if applicable)	
(a) Required	---
(b) Proposed	---
7. Internal Road area	---
8. Plotable area (if applicable)	1578.47
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 6xbasic FSI)	1736.31
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	835.37
(b) Proposed FSI on payment of premium.	832.46
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	92.27
(b) In-situ area against Amenity Space if handed over @200 or1.85 x Sr. No. 4 (b)and (c)(c))	---
FACTOR area	668.00
(c) Total (i+ii+iii) / TDR loading proposed (11 (a)+(b)+(c))	760.27
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.	3329.04
(b) Ancillary Area FSI upto 60% or 80%with payment of charges	2014.82
(c) Total entitlement (a+b)	5343.86
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 1.4) 1670.74 x 2.00	3332.25
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')	5343.86
(c) Total (a+b)	5343.86
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.60
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	---
(b) Proposed	---

NOTE (AS PER CLAUSE 2.2.16) :-
1. Plot Line -
2. Existing Street -
3. Future Street -
4. Drainage & Sewage Work -
5. Proposed Work -

CERTIFICATE OF AREA

Certified that the land under reference was surveyed by me on 01/03/2021 and dimensions of sides etc. of the land stated on plan are 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.

ARCHITECT'S SIGN

OWNER'S DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned 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.

OWNER'S SIGN

Owner's Name & Signature

OWNERS NAME	SIGNATURE
M/S. VENUS CONSTRUCTION PARTNERSHIP FIRM Through Partner Mr. Riyaz Jabbar Khan and One	VENUS CONSTRUCTION PARTNER

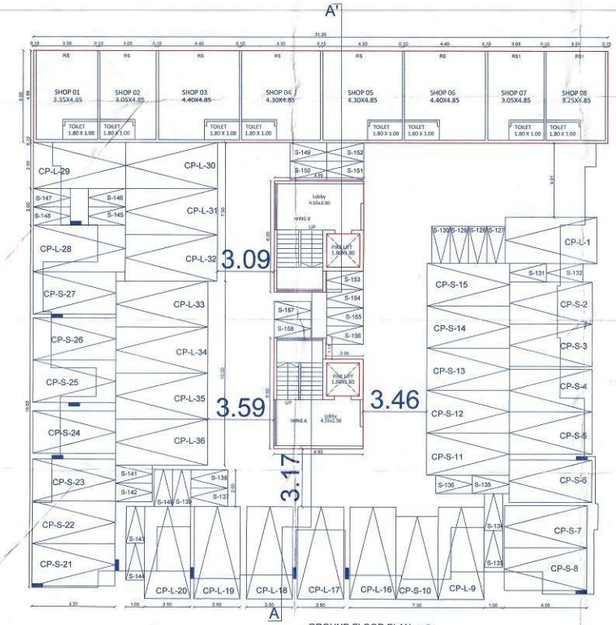
AR. DARSHAN SANCHETI
ARCHITECTS SIGN

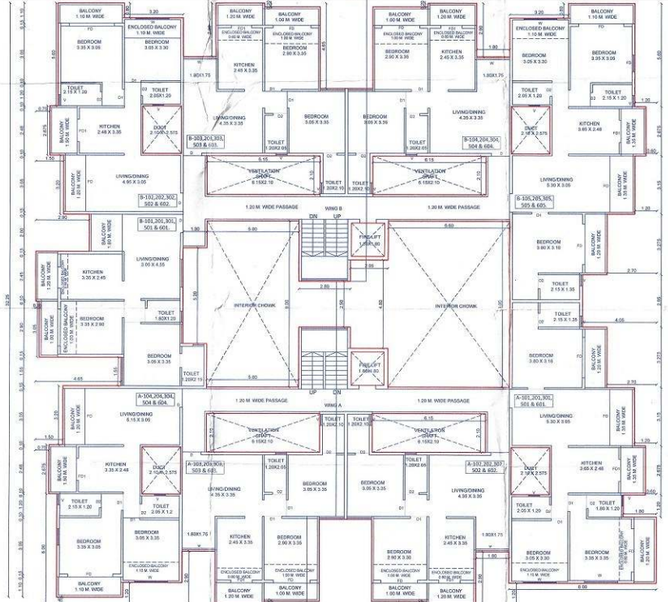
ER. SUDARSHAN ANAWADE
STRU.ENGINEERS SIGN

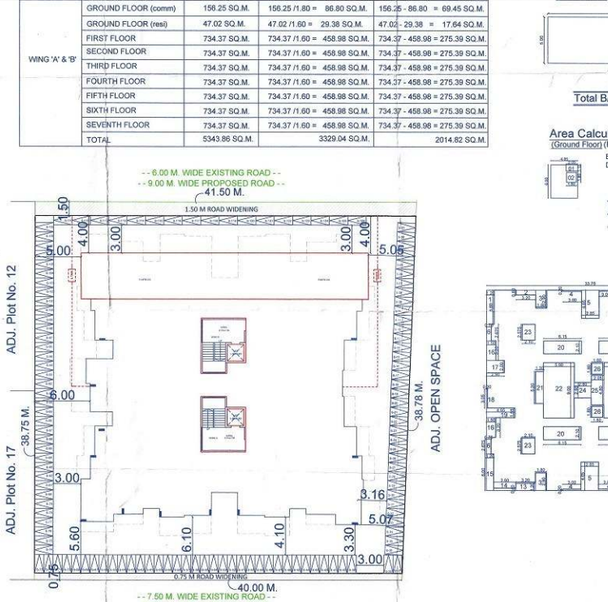
PDPArchitects.
Ar.PRATIK V. SURANA,
Ar.DARSHAN P. SANCHETI.
Ar.PRAMIT V. BURAD,
2nd floor, Gajanan Annex, Adj. to Magnum Hospital, College Road,Nashik-422002
Tel - 9637910529, 9422284054, 9881822226
email:pdparchitecture@gmail.com

DRAWN BY : | DATE = 23.03.2021
CHECKED BY : PVB | SCALE = 1 : 100

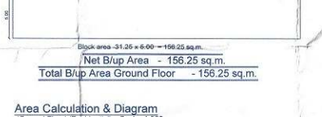
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER 'P-LINE')	F.S.I	ANCILLARY F.S.I
(1)	(2)	(3)	(4)	(5)
WING 'A' & 'B'	GROUND FLOOR (comm)	156.25 SQ.M.	156.25 /1.80 = 86.80 SQ.M.	156.25 - 86.80 = 69.45 SQ.M.
	GROUND FLOOR (resi)	47.02 SQ.M.	47.02 /1.60 = 29.38 SQ.M.	47.02 - 29.38 = 17.64 SQ.M.
	FIRST FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	SECOND FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	THIRD FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	FOURTH FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	FIFTH FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	SIXTH FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	SEVENTH FLOOR	734.37 SQ.M.	734.37 /1.60 = 458.98 SQ.M.	734.37 - 458.98 = 275.39 SQ.M.
	TOTAL	5343.86 SQ.M.	3329.04 SQ.M.	2014.82 SQ.M.







Area Calculation & Diagram
(Ground Floor) (Commercial) Scale - 1:300



Block area -31.25 x 6.00 = 156.25 sq.m.
Net B/up Area - 156.25 sq.m.
Total B/up Area Ground Floor - 156.25 sq.m.

Area Calculation & Diagram
(Ground Floor) (Residential) Scale - 1:300

Block area - 4.85 x 6.00 = 29.10 sq.m.
Deduction -
1) 2.05 x 1.15 x1 = 2.35 Sq.m.
2) 1.80 x 1.80 x1 = 3.24 Sq.m.
Total Deduction = 5.59 Sq.m.
Net B/up Area - 23.51 X 2 = 47.02 sq.m.
Total Ground Floor B/up Area - 47.02 sq.m.

Area Calculation & Diagram
(1st TO 7th Floor) Scale -1:300

Block area -33.75 x 32.65 = 1101.93 sq.m.
Deduction -
1) 1.20 x 5.60 x2 = 13.44 Sq.m.
2) 3.20 x 0.80 x2 = 5.12 Sq.m.
3) 1.80 x 2.90 x4 = 20.88 Sq.m.
4) 3.00 x 0.20 x4 = 2.40 Sq.m.
5) 2.85 x 4.65 x2 = 26.50 Sq.m.
6) 0.75 x 2.675 x2= 4.01 Sq.m.
7) 0.60 x 2.675 x2= 3.21 Sq.m.
8) 1.20 x 3.15 x2 = 7.56 Sq.m.
9) 2.70 x 3.275 x2 = 17.68 Sq.m.
10) 4.05 x 2.85 x1 = 11.54 Sq.m.
11) 1.80 x 1.20 x1 = 2.16 Sq.m.
12) 8.00 x 1.20 x1 = 9.60 Sq.m.
13) 3.20 x 1.20 x1 = 3.84 Sq.m.
14) 3.60 x 0.40 x1 = 1.44 Sq.m.
15) 1.20 x 6.00 x1 = 7.20 Sq.m.
16) 1.50 x 3.20 x2 = 9.60 Sq.m.
17) 2.90 x 2.00 x1 = 5.80 Sq.m.
18) 0.20 x 3.05 x1 = 0.61 Sq.m.
19) 4.65 x 1.55 x1 = 7.20 Sq.m.
20) 6.15 x 2.10 x4 = 51.66 Sq.m.
21) 1.30 x 5.80 x1 = 6.76 Sq.m.
22) 5.00 x 9.00 x1 = 45.00 Sq.m.
23) 2.10 x 2.575 x4 = 21.63 Sq.m.
24) 2.80 x 2.50 x1 = 7.00 Sq.m.
25) 2.05 x 4.80 x1 = 9.84 Sq.m.
26) 1.80 x 1.80 x2 = 6.48 Sq.m.
27) 6.60 x 9.00 x1 = 59.40 Sq.m.
Total Deduction = 367.56 Sq.m.
Net B/up Area - 734.37sq.m.
Total B/up Area First Floor - 734.37sq.m.
Total B/up Area Second Floor - 734.37sq.m.
Total B/up Area Third Floor - 734.37sq.m.
Total B/up Area Fourth Floor - 734.37sq.m.
Total B/up Area Fifth Floor - 734.37sq.m.
Total B/up Area Sixth Floor - 734.37sq.m.
Total B/up Area Seventh Floor- 734.37sq.m.