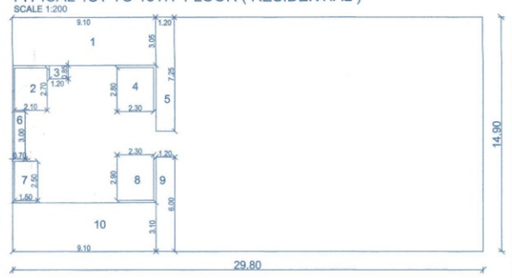
AREA CALCULATION & DIAGRAM

TYPICAL 1ST TO 15TH FLOOR (RESIDENTIAL)
SCALE 1:200



TYPICAL 1ST TO 15TH FLOOR (RESIDENTIAL)						
BLOCK AREA	29.80	X	14.90	1	444.02	SQ.M.
DEDUCTION						
SR.NO.	A	X	B	UNIT	TOTAL	SQ.M.
1	9.10	X	3.05	1	27.76	SQ.M.
2	2.10	X	2.70	1	5.67	SQ.M.
3	1.20	X	0.85	1	1.02	SQ.M.
4	2.30	X	2.80	1	6.44	SQ.M.
5	1.20	X	7.25	1	8.70	SQ.M.
6	0.70	X	3.00	1	2.10	SQ.M.
7	1.50	X	2.50	1	3.75	SQ.M.
8	2.30	X	2.90	1	6.67	SQ.M.
9	1.20	X	6.00	1	7.20	SQ.M.
10	9.10	X	3.10	1	28.21	SQ.M.
TOTAL					97.52	SQ.M.
TOTAL	444.02	-	97.52		346.50	SQ.M.
TOTAL B/UP AREA ON TYPICAL 1ST TO 15TH FLOOR (RESIDENTIAL)					346.50	SQ.M.

GROUND FLOOR
SCALE 1:200

GROUND FLOOR LOBBY (RESIDENTIAL)						
BLOCK AREA	3.00	X	3.00	1	9.00	SQ.M.
TOTAL B/UP AREA ON GROUND FLOOR LOBBY (RESIDENTIAL)					9.00	SQ.M.

PARKING STATEMENT

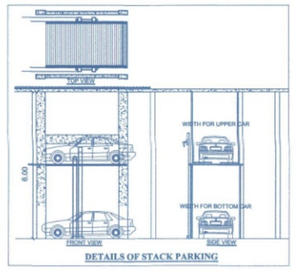
SIZE OF TENEMENT	REQUIRED PARKING	
For every tenement having carpet area of 150sq.m. and above	CAR	SCOOTER
	(2)	(1)
23 nos.	46 NOS.	23 NOS.
5 % VISITORES PARKING	2 NOS.	1 NOS.
TOTAL	48 NOS.	24 NOS.
MULTIPLYING FACTOR 0.90	43 NOS.	NIL
PROVIDE PARKING	70 NOS.	24 NOS. 02 CAR (A1 TO A2) TO BE PROVIDED [AS PER RULE NO.8.1.1 (V)AGAINT 24 BIKE]

SCHEDULE OF DOORS & WINDOW

D	1.05X3.20	T. W. PANELLED
D1	0.90X3.20	- "
D2	0.75X3.20	- "
D3	2.30X3.20	- "
F.D	3.00X3.20	- "
F.D1	1.80X3.20	
W	2.10X1.20	T. W. GLAZED WINDOW
W1	1.80 X1.20	- "
W2	1.50 X1.20	
V	0.60X0.90	LOUVERD VENT.

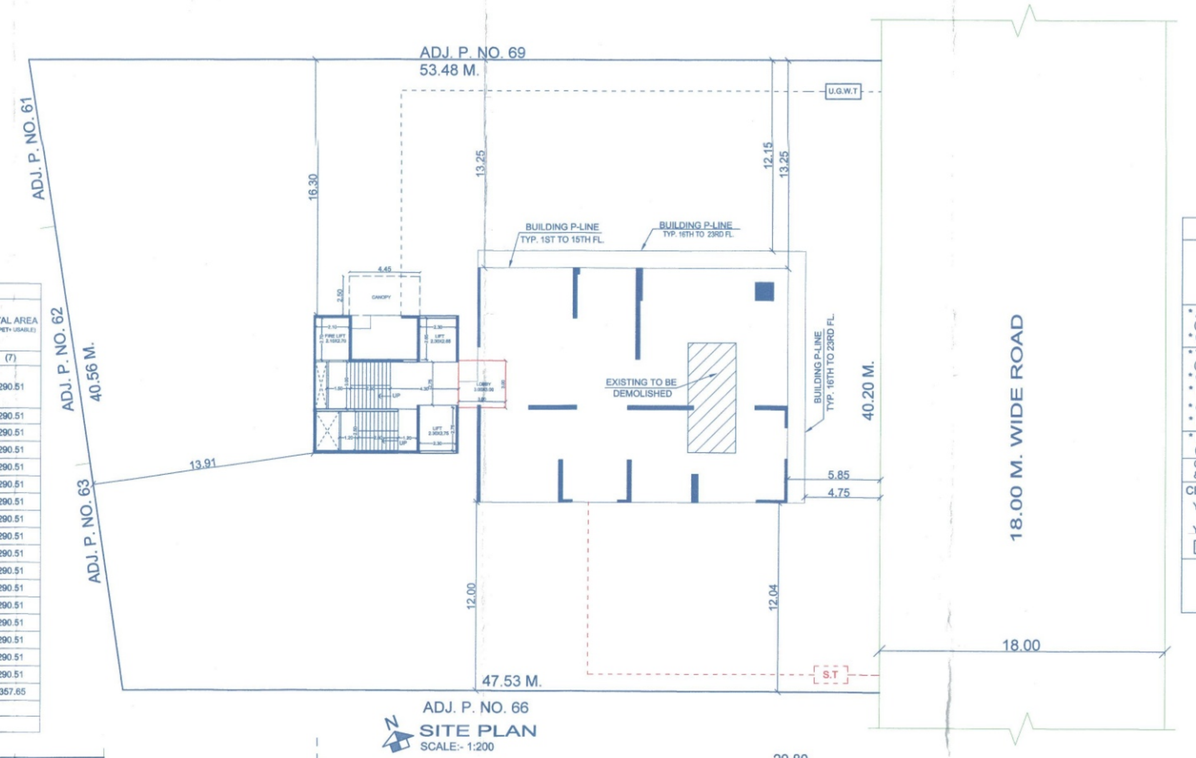
REFUGE AREA CALCULATION	
REQUIRED AREA	PROVIDED AREA
385.55 x 2 = 771.10 / 12.50 = 61.69 SQ.M. 61.69 X 0.30 = 18.51 SQ.M.	19.00 SQ.M.

F.S.I. AREA STATEMENT FOR (RESIDENTIAL)					
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I (1.60)	ANCILLARY F.S.I (3-4)	SQ.M.
(1)	(2)	(3)	(4)	(5)	
	GROUND FLOOR	9.00	5.63	3.38	SQ.M.
	1ST FLOOR	346.50	216.56	129.94	SQ.M.
	2ND FLOOR	346.50	216.56	129.94	SQ.M.
	3RD FLOOR	346.50	216.56	129.94	SQ.M.
	4TH FLOOR	346.50	216.56	129.94	SQ.M.
	5TH FLOOR	346.50	216.56	129.94	SQ.M.
	6TH FLOOR	346.50	216.56	129.94	SQ.M.
	7TH FLOOR	346.50	216.56	129.94	SQ.M.
	8TH FLOOR	346.50	216.56	129.94	SQ.M.
	9TH FLOOR	346.50	216.56	129.94	SQ.M.
	10TH FLOOR	346.50	216.56	129.94	SQ.M.
	11TH FLOOR	346.50	216.56	129.94	SQ.M.
	12TH FLOOR	346.50	216.56	129.94	SQ.M.
	13TH FLOOR	346.50	216.56	129.94	SQ.M.
	14TH FLOOR	346.50	216.56	129.94	SQ.M.
	15TH FLOOR	346.50	216.56	129.94	SQ.M.
	16TH FLOOR	385.55	240.97	144.58	SQ.M.
	17TH FLOOR	385.55	240.97	144.58	SQ.M.
	18TH FLOOR	385.55	240.97	144.58	SQ.M.
	19TH FLOOR	385.55	240.97	144.58	SQ.M.
	20TH FLOOR	385.55	240.97	144.58	SQ.M.
	21ST FLOOR	385.55	240.97	144.58	SQ.M.
	22ND FLOOR	385.55	240.97	144.58	SQ.M.
	23RD FLOOR	385.55	240.97	144.58	SQ.M.
	(RECREATIONAL 24TH FLOOR.)	00.00	00.00	00.00	
	(RECREATIONAL 25TH FLOOR.)	00.00	00.00	00.00	
TOTAL		8290.90	5181.81	3109.09	SQ.M.

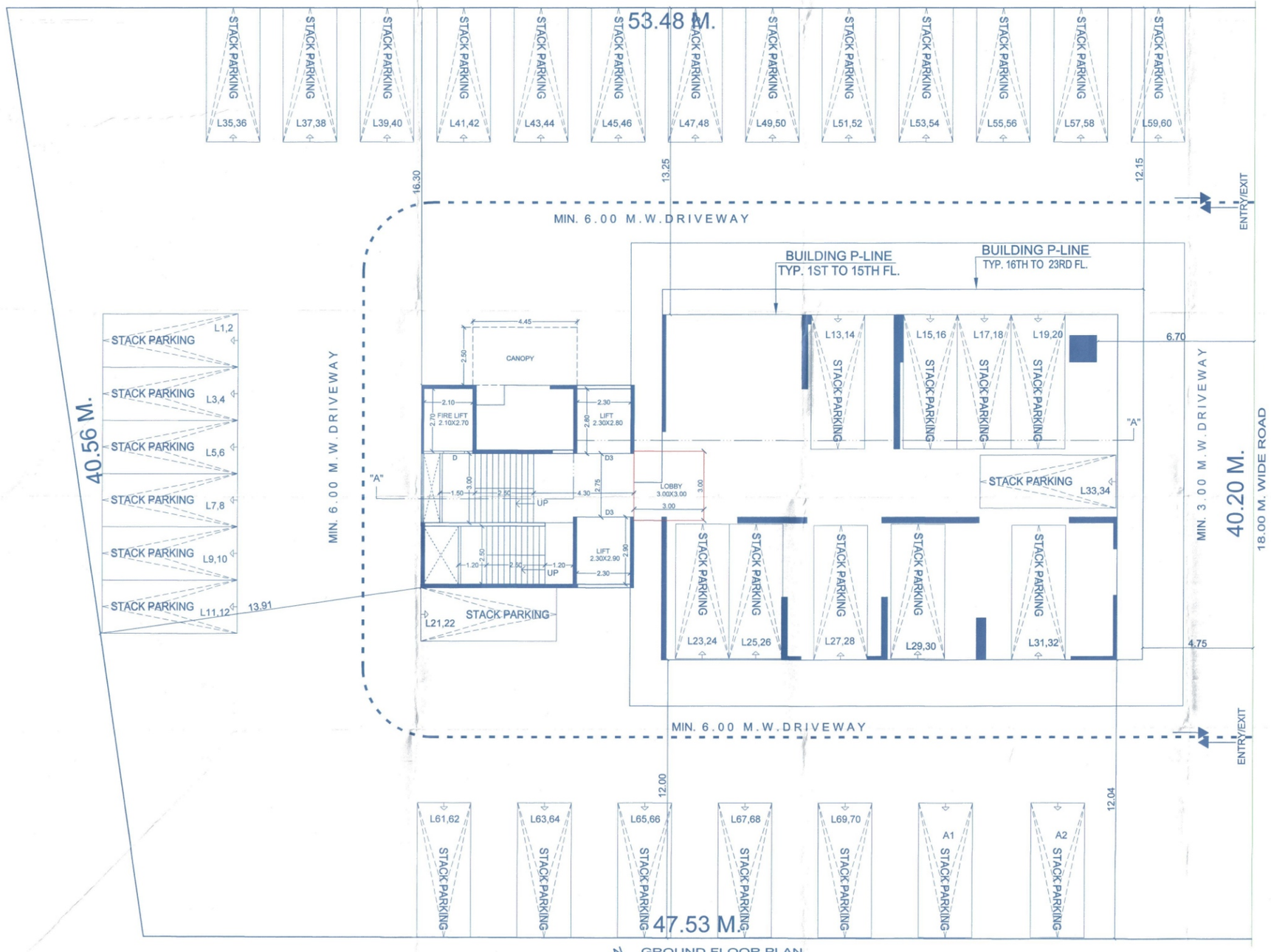


DETAILS OF STACK PARKING

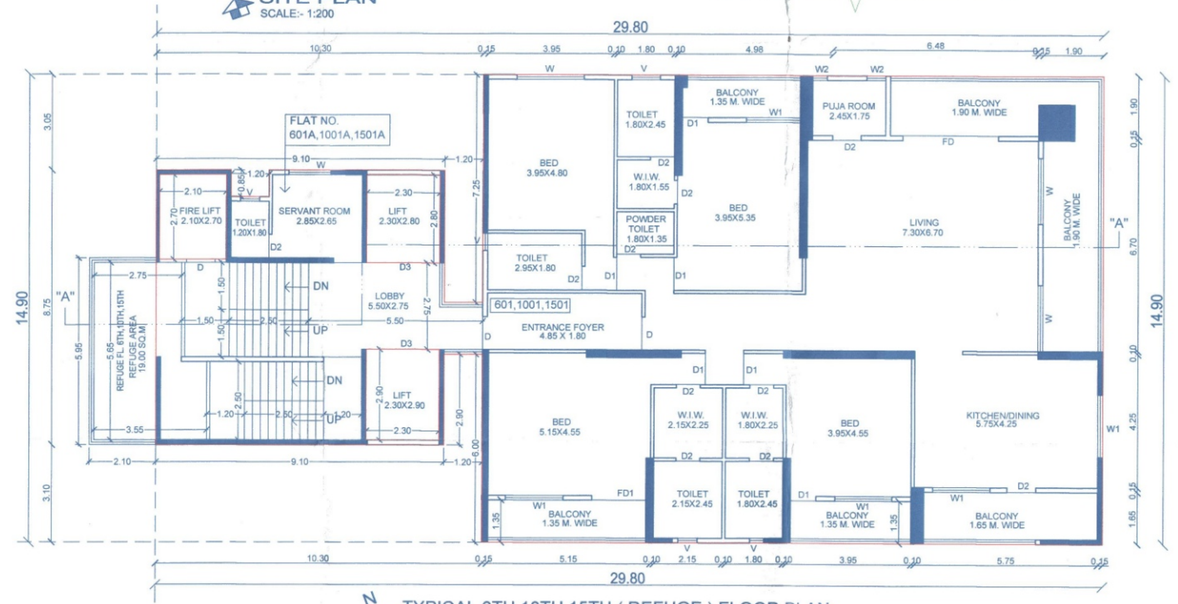
CARPET + USABLE AREA STATEMENT - (RESIDENTIAL)							
FLOOR NO.	FLAT NO.	CARPET AREA AS PER RERA	SERVANT ROOM CARPET AREA AS PER RERA	ENCLOSED BALCONY	BALCONY AREA	TOTAL AREA (CARPET+USABLE)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	
TYPICAL 1ST TO 15TH FLOOR	101,201,301,401,501,601, 701,801,901,1001,1101, 1201,1301,1401,1501	232.80	10.03	0.00	47.68	290.51	
	TOTAL	232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 1ST Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 2ND Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 3RD Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 4TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 5TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 6TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 7TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 8TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 9TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 10TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 11TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 12TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 13TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 14TH Floor		232.80	10.03	0.00	47.68	290.51	
Total Carpet+Usable Area 15TH Floor		232.80	10.03	0.00	47.68	290.51	
TOTAL CARPET+USABLE AREA		3492.00	150.45	0.00	715.20	4357.65	
TOTAL NO. OF FLOOR OF BUILDING = GROUND +25							
TOTAL NO. OF FLATS = 15 NOS							



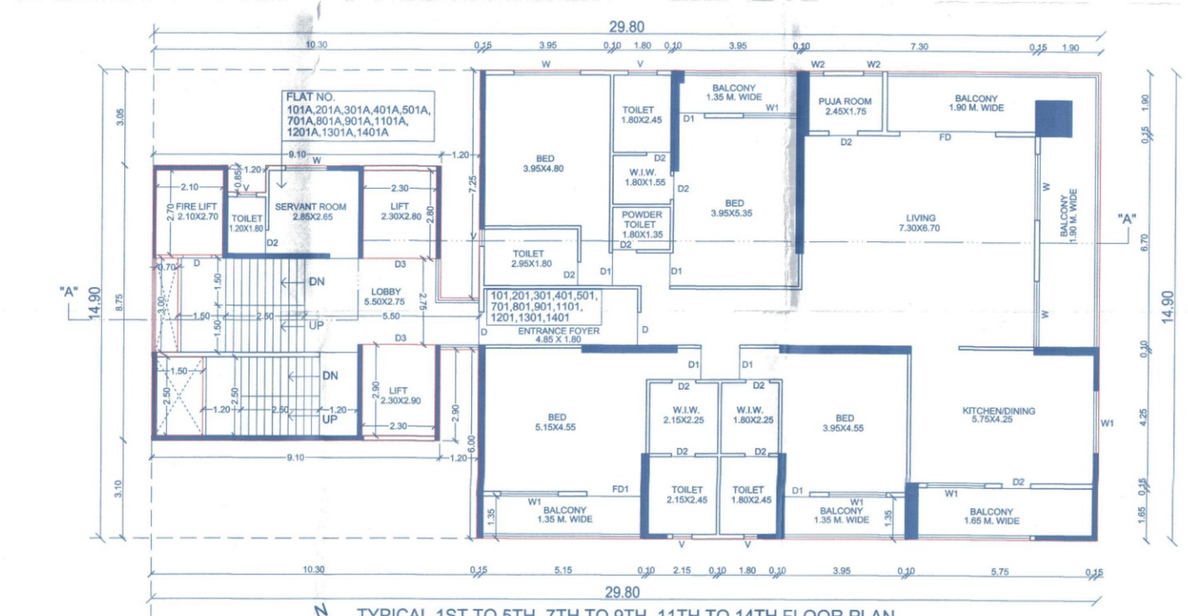
SITE PLAN
SCALE:- 1:200



GROUND FLOOR PLAN
SCALE:- 1:100



TYPICAL 6TH,10TH,15TH (REFUGE) FLOOR PLAN
SCALE:- 1:100



TYPICAL 1ST TO 5TH, 7TH TO 9TH, 11TH TO 14TH FLOOR PLAN
SCALE:- 1:100

LOCATION PLAN

T.D.R AREA STATEMENT

CERTIFICATE NO. 1024	DT. 04-02-2022
DAST NO. 4129/2024	DT. 26-03-2024
CERTIFICATE NO. 1152	DT. 22-03-2024
DAST NO. 3148/2024	DT. 27-03-2024

* AREA OF THE PLOT (AS PER 7/12 EXTRACT)	= 2073.00 sq.m.
* 0.90 % ALLOWED T.D.R AREA	= 1865.70 sq.m.
* TOTAL ALLOWED B/UP AREA (PLOT AREA+T.D.R.)	= 3938.70 sq.m.
* CERTIFICATE NO. 1024	= 465.00 sq.m.
* PURCHESED T.D.R AREA	= 465.00 sq.m.
* CERTIFICATE NO. 1152	= 1401.00 sq.m.
* PURCHESED T.D.R AREA	= 1401.00 sq.m.
* B/UP AREA WITH TDR (as per proposed T.D.R.)	= 3939.00 sq.m.

CALCULATION OF T.D.R. AS PER 29th JANUARY & 2 MAY 2016 GOVERMENT POLICY

CERTIFICATE NO. 1024	CERTIFICATE NO. 1152
Y = X X R.R. / R.Y.	Y = X X R.R. / R.Y.
Y = 465 X 37300 / 9000	Y = 1401 X 40000 / 12000
Y = 1927.16 SQ.M.	Y = 4670.00 SQ.M.

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

PROFORMA -1

REVISED RESIDENTIAL PERMISSION BUILDING PLAN ON P.NO. 67+68, F.P. NO. 430 TPS - II IN S.NO. 702/38/36 OF NASHIK SHIWAR AT NASHIK. FOR - JHALA INFRATECH BHAGIDARI SANSTHA.	DRAWING SHEET NO. 1/3

APPROVED
The Plans amended in .....
As per the conditions mentioned in the accompanying commencement Certificate No. A1/189 dated 19/4/2024
142
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

- PREVIOUSLY APPROVED BUILDING PERMISSION NO.:- LND/BP/NSK/A1/28/883 DATED 17/05/2012.
- FINAL LAYOUT NO.:- LND/WS/5/57/216 DATED 18/6/1975

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	2073.00
a) As per ownership document (7/12, CTS extract)	2073.00
b) As per Layout	2073.70
c) As per site	
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)	000.00
3 BALANCE AREA OF THE PLOT (1-2)	2073.00
4 Amenity Space (if applicable)	----
a) Required	----
b) Adjustment of 2(b), if any -	----
c) Balance Proposed -	----
5 Net Plot Area [3 - 4(c)]	2073.00
6 Recreational Open Space (If applicable)	
a) Required 10%	----
b) Proposed 10%	----
7 Internal Road area	----
8 Plotable area (if applicable)	2073.00
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 5xbasic FSI) 1.10	2280.30
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone (50%- 1036.50 SQ.M.)	
(b) Proposed FSI on payment of premium	1036.50
11 In-situ FSI / TDR loading	-----
a) In-situ area against colony road /(D.P. ROAD)	000.00
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 (0.90% = 1865.70 SQ.M.)	1865.01
d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	1865.01
12 Additional F.S.I. area under Chapter No. 7	-----
13 Total entitlement of FSI in the proposal.	
a) [9+10 (b)+11(d) or 12 whichever is applicable.	5181.81
b) Ancillary Area FSI upto 60% with payment of charges.	3109.09
c) Total entitlement (a+b)	8290.90
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)	2.50
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') (Total a+b)	8290.90
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	
a) Required (20% of Sr. No. 5)	------
b) Proposed	------
18 A) Commercial	000.00
B) Residential FLAT = 23 NOS.	8290.90
Total	8290.90

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 23.03.2023 & 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/2014/64783

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.

JHALA INFRATECH

FOR - JHALA INFRATECH BHAGIDARI SANSTHA.

OWNER SIGN

AR. PANKAJ P. JADHAV
REG.NO. CA/2014/64783

ARCHITECT SIGN					STRUCTURAL SIGN
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Arch./ Lic. Engg./ Supervisor.
1	R1	As above	SV	Pankaj Jadhav	REG.NO. CA/2014/64783

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESIGNER
202, ROONGTA ARCADE, OPP. KULKARNI GARDEN,
NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.
MO. 9422263475, OFF.NO. (0253) - 2232575