

CURTAIN AREA STATEMENT FOR PLOT NO. 34/2

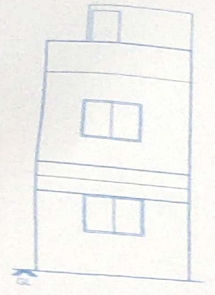
F.L.F. No.	Floor	Floor area of all rooms including walls	Floor area of Plinth, staircase, balcony terrace	Common area of Staircase / Lobby
1.	Ground	32.12 m ²	---	3.33 m ²
	First	28.13 m ²	---	7.03 m ²

STATEMENT 1 (Sr. No. 11/66) PROPOSED BUILDING [for plot No. 34/2]

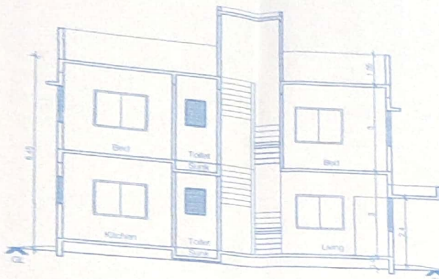
Building No.	Floor No.	Total Built-up Area of Floor	Staircase Area with in 12%	Common Staircase area counted in 7.5%	Excess Double Height Terrace area with in 20%	Excess Double Height Terrace area counted in 7.5%	Total
1.	Ground	34.85 m ²	---	---	---	---	34.85 m ²
	First	30.93 m ²	---	---	---	---	30.93 m ²
							65.78 m ²

STATEMENT 2 (Sr. No. 11/26) Area details of Floor House [for plot No. 34/2]

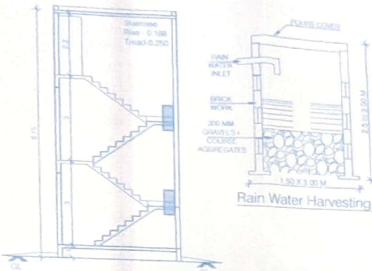
Building No.	Floor No.	Room No.	Built up area of Floor House along with share of Common area like staircase / passages	Area Balcony attached to Floor House	Area Double Height Terrace attached to Floor House	Total Area of Floor House (A + B + C)
1.	Ground	1	37.98 m ²	---	---	37.98 m ²
	First	1	37.98 m ²	---	---	37.98 m ²



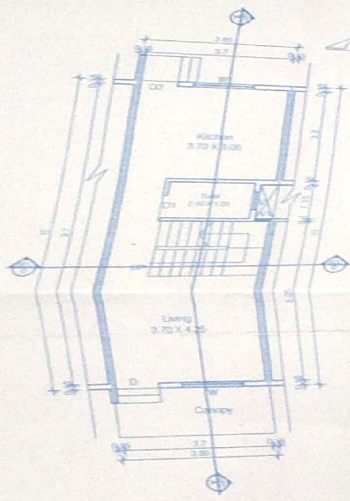
SOUTH SIDE ELEVATION (Scale: 1:100)



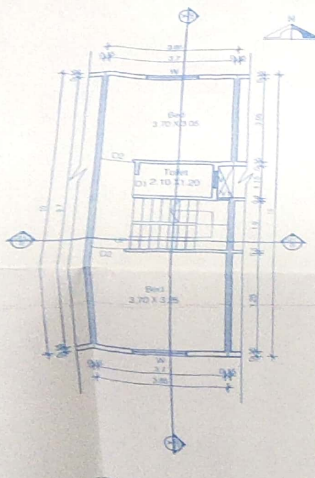
SECTION A-A (Scale: 1:100)



SECTION B-B (Scale: 1:100)

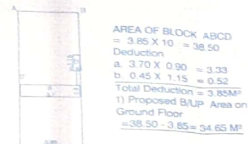


GROUND FLOOR PLAN (Scale: 1:100)

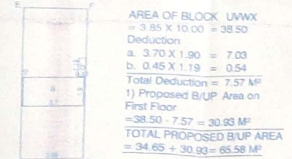


FIRST FLOOR PLAN (Scale: 1:100)

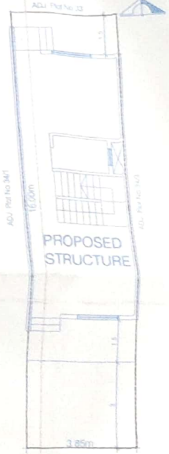
Area Diagram & Area Calculations for plot No. 34/2



GROUND FLOOR (Scale: 1:200)



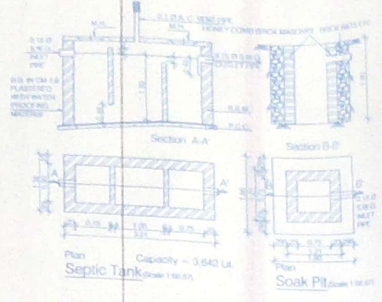
FIRST FLOOR (Scale: 1:200)



PROPOSED STRUCTURE (Scale: 1:100)

<--- 9.00 M Wide Existing Road --->

SITE PLAN (Scale: 1:100)



LOCATION PLAN (Scale: as per sanctioned D.P.)

SCHEDULE OF OPENINGS

TYPE	NO.	DESCRIPTION
A	2	200 X 200 - 40 Glass Window
B	1	100 X 100 - 10 Glass Window
C	1	100 X 100 - 10 Glass Window
D	1	100 X 100 - 10 Glass Window
E	1	100 X 100 - 10 Glass Window
F	1	100 X 100 - 10 Glass Window
G	1	100 X 100 - 10 Glass Window
H	1	100 X 100 - 10 Glass Window
I	1	100 X 100 - 10 Glass Window
J	1	100 X 100 - 10 Glass Window
K	1	100 X 100 - 10 Glass Window
L	1	100 X 100 - 10 Glass Window
M	1	100 X 100 - 10 Glass Window
N	1	100 X 100 - 10 Glass Window
O	1	100 X 100 - 10 Glass Window
P	1	100 X 100 - 10 Glass Window
Q	1	100 X 100 - 10 Glass Window
R	1	100 X 100 - 10 Glass Window
S	1	100 X 100 - 10 Glass Window
T	1	100 X 100 - 10 Glass Window
U	1	100 X 100 - 10 Glass Window
V	1	100 X 100 - 10 Glass Window
W	1	100 X 100 - 10 Glass Window
X	1	100 X 100 - 10 Glass Window
Y	1	100 X 100 - 10 Glass Window
Z	1	100 X 100 - 10 Glass Window

Completed Risk Based Row Height for Plot No. 34/2, G. No. 195 of Pimpri-Chinchwad Railway Station, S. Mithila A. More Alka Sou. Mithila A. Kharisagar & 3rd Prov. B. Ghage.

APPROVED
As per the accompanying Occupancy Certificate No. Nashik/074/2021 Date 15/11/2021

Er. VIJAY K. SANAP
Registered Engineer
Reg. No. PELR12, NMC, Nashik.

A) AREA STATEMENT

Sl. No.	Description	Area (m ²)
1.	Area of the Plot (including area of S.U. to be considered)	61.80
2.	As per measurement (D.P.)	---
3.	As per measurement (D.P.)	---
4.	As per measurement (D.P.)	---
5.	As per measurement (D.P.)	---
6.	As per measurement (D.P.)	---
7.	As per measurement (D.P.)	---
8.	As per measurement (D.P.)	---
9.	As per measurement (D.P.)	---
10.	As per measurement (D.P.)	---
11.	As per measurement (D.P.)	---
12.	As per measurement (D.P.)	---
13.	As per measurement (D.P.)	---
14.	As per measurement (D.P.)	---
15.	As per measurement (D.P.)	---
16.	As per measurement (D.P.)	---
17.	As per measurement (D.P.)	---
18.	As per measurement (D.P.)	---
19.	As per measurement (D.P.)	---
20.	As per measurement (D.P.)	---
21.	As per measurement (D.P.)	---
22.	As per measurement (D.P.)	---
23.	As per measurement (D.P.)	---
24.	As per measurement (D.P.)	---
25.	As per measurement (D.P.)	---
26.	As per measurement (D.P.)	---
27.	As per measurement (D.P.)	---
28.	As per measurement (D.P.)	---
29.	As per measurement (D.P.)	---
30.	As per measurement (D.P.)	---
31.	As per measurement (D.P.)	---
32.	As per measurement (D.P.)	---
33.	As per measurement (D.P.)	---
34.	As per measurement (D.P.)	---
35.	As per measurement (D.P.)	---
36.	As per measurement (D.P.)	---
37.	As per measurement (D.P.)	---
38.	As per measurement (D.P.)	---
39.	As per measurement (D.P.)	---
40.	As per measurement (D.P.)	---
41.	As per measurement (D.P.)	---
42.	As per measurement (D.P.)	---
43.	As per measurement (D.P.)	---
44.	As per measurement (D.P.)	---
45.	As per measurement (D.P.)	---
46.	As per measurement (D.P.)	---
47.	As per measurement (D.P.)	---
48.	As per measurement (D.P.)	---
49.	As per measurement (D.P.)	---
50.	As per measurement (D.P.)	---
51.	As per measurement (D.P.)	---
52.	As per measurement (D.P.)	---
53.	As per measurement (D.P.)	---
54.	As per measurement (D.P.)	---
55.	As per measurement (D.P.)	---
56.	As per measurement (D.P.)	---
57.	As per measurement (D.P.)	---
58.	As per measurement (D.P.)	---
59.	As per measurement (D.P.)	---
60.	As per measurement (D.P.)	---
61.	As per measurement (D.P.)	---
62.	As per measurement (D.P.)	---
63.	As per measurement (D.P.)	---
64.	As per measurement (D.P.)	---
65.	As per measurement (D.P.)	---
66.	As per measurement (D.P.)	---
67.	As per measurement (D.P.)	---
68.	As per measurement (D.P.)	---
69.	As per measurement (D.P.)	---
70.	As per measurement (D.P.)	---
71.	As per measurement (D.P.)	---
72.	As per measurement (D.P.)	---
73.	As per measurement (D.P.)	---
74.	As per measurement (D.P.)	---
75.	As per measurement (D.P.)	---
76.	As per measurement (D.P.)	---
77.	As per measurement (D.P.)	---
78.	As per measurement (D.P.)	---
79.	As per measurement (D.P.)	---
80.	As per measurement (D.P.)	---
81.	As per measurement (D.P.)	---
82.	As per measurement (D.P.)	---
83.	As per measurement (D.P.)	---
84.	As per measurement (D.P.)	---
85.	As per measurement (D.P.)	---
86.	As per measurement (D.P.)	---
87.	As per measurement (D.P.)	---
88.	As per measurement (D.P.)	---
89.	As per measurement (D.P.)	---
90.	As per measurement (D.P.)	---
91.	As per measurement (D.P.)	---
92.	As per measurement (D.P.)	---
93.	As per measurement (D.P.)	---
94.	As per measurement (D.P.)	---
95.	As per measurement (D.P.)	---
96.	As per measurement (D.P.)	---
97.	As per measurement (D.P.)	---
98.	As per measurement (D.P.)	---
99.	As per measurement (D.P.)	---
100.	As per measurement (D.P.)	---

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 14/01/2019 and dimensions of all sides etc. of plot stated on plan are as measured on the site and the area is marked out below with the area stated in duplicate of Ownership T.P. Scheme Records/ Land Records Department/ City Survey records.

Er. Vijay Sanap
Chartered Engineer

NOTES

1) Foundations shown in Trench	External Wall - 150 MM Thick
2) Proposed work shown in Red	Internal Wall - 100 MM Thick
3) Existing work shown in Dotted Red	All dimensions are in meter

Owner's declaration
We undertake hereby to confirm that I/we would abide by laws sanctioned by the Municipal Corporation. I/we would execute the structure as per sanctioned plans. Also I/we would ensure the safety under supervision of proper technical person so as to ensure the quality and safety at the work site.

Shri. Pravin B. Ghage
Chartered Engineer
Shri. Mithila A. More
Owners Sign

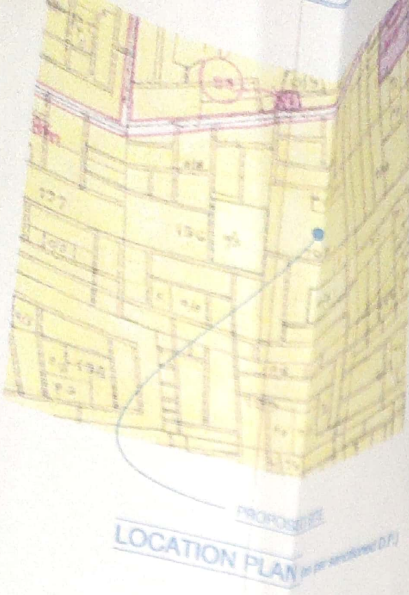
SOHAM
Architectural
Engineering
Services

CONSULTANCY, DESIGN, ENGINEERING, PROJECT MANAGER

34/02, Barkat Arcade, behind HOPC Bank, Bhamburda Road, Nashik
e-mail: vijay.sanap@soham.com, Phone: 07875 204260, Cell: 98822

DEALT	DRG. NO.
CHECKED: Ashwarya	
SCALE: as shown	
DATE: 18/09/2021	

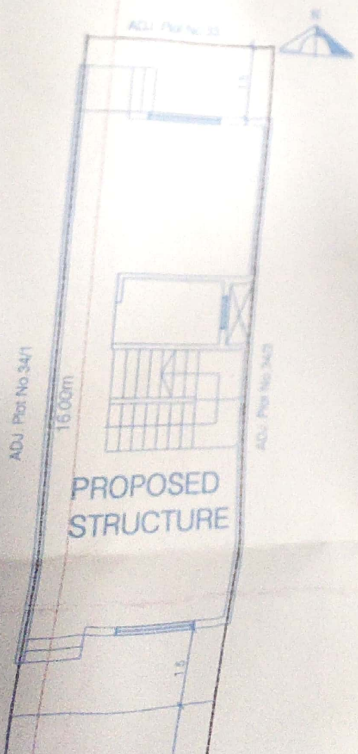
M1.0
JOB NO.: SWS / 19 / 18



LOCATION PLAN (as per sanctioned D.P.)



SCHEDULE FOR OPENINGS		
TYPE	SIZE	DESCRIPTION
V	0.90 X 0.90	MC Glazed Ventilator
V1	0.90 X 0.90	MC Glazed Ventilator
D	1.00 X 2.10	7/8 Framed Transomed Door
D1	0.75 X 2.10	7/8 Framed Transomed Door
OP	0.90 X 2.10	MC Glazed Window
W	1.50 X 2.20	MC Glazed Window
W1	1.50 X 0.90	MC Glazed Window



APPROVED
As per the accompanying
Occupancy Certificate
No. Nashik/074/2021
Date: 18/3/2021



Er. VIJAY K. SANAP
Registered Engineer
Regd. No. PELR124, NMC, Nashik.

A) AREA STATEMENT	MP
1. Area of the Plot (Minimum area of a,b,c to be considered)	61.60
a) As per ownership document (7/12, CTS extract)	---
b) As per measurement Sheet	---
c) As per site	---
2. Deductions for -	---
a) Proposed D.P / D.P. Road widening Area	---
b) Any D.P. Reservation Area	---
TOTAL (a + b)	---
3. Gross Area of Plot (1-2)	61.60
4. Recreational Open space	---
a) Required	---
b) Proposed	---
5. Amenity space	---
a) Required	---
b) Proposed	---
6. Service road and Highway widening	---
7. Internal Road area	---
8. Net Area of Plot = [3 - 5(b)]	61.60
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. no. 8 X 1.1)	67.76
10. Addition of area for F.S.I.	---
a) In-situ area against D.P. road [1.85x sr. no. 2 (a)] if any	---
b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)]	---
c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	---
d) TDR area	---
e) Additional FSI area under chapter VIII	---
Total (a + b + c + d + e)	---
11. Total area available (9+10)	67.76
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	---
13. Total Built-up Area in proposal. (excluding area at Sr.No.15.b)	65.58
14. Addition of area for F.S.I.	---
a) Existing Built-up Area	---
b) Completed Built-up Area	---
c) Excess Balcony area counted in F.S.I.	65.58
d) Excess Double Height terraces area counted in F.S.I.	---
Total (a + b + c + d)	65.58
15. Area for Inclusive Housing, if any	1.06
a) Required (20% of sr.no.9)	---
b) Proposed	---

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 14.01.2019 and dimensions of all sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

(Signature)
Er. Vijay Sanap
Chartered Engineer

NOTES

Plot boundary shown in Thick Black	External Wall - 150 MM Thick
Proposed walls shown in Red	Internal Wall - 100 MM Thick
Older age line shown in Dotted Red	All dimensions are in meter

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.

(Signature)
Er. Vijay Sanap
Chartered Engineer
Register Engineer sign

(Signature)
Shri. Pravin B. Ghuge
Shri. Mittra A. More
Owners Sign



CARPET AREA STATEMENT

Carpet area of Row House for Sau. Mithila A. More & Shri. Pravin B. Ghuge on P.No. 34/2 S.No.195/A, Shiwar Pimpalgaon Bahula Nashik.

Room Carpet Area in Sq. Mtr.

Row House No. 2

○ Ground Floor

Living Room	3.70 X 5.25	=	19.43
Kitchen	3.70 X 3.05	=	11.29
Toilet.....	2.10 X 1.20	=	2.52
Passage.....	0.90 X 1.20	=	1.08

Total carpet area on Ground Floor = 34.32 M²

○ First Floor

Bed.....	3.70 X 3.25	=	12.03
Toilet.	2.10 X 1.20	=	2.52
Bed.....	3.70 X 3.05	=	11.29
Passage	0.90 X 1.20	=	1.08
Staircase.....	2.00 X 3.70	=	7.40

Total carpet area on First Floor = 34.32 M²

Total Carpet Area For Row House 2 = 68.64 M²



Er. Vijay K. Sanap

Chartered Engineer

OCCUPANCY CERTIFICATE

Full / Part (Risk Based)

Outward No. 074/2021
Date :- 18/09/2021

As stipulated in Appendix 'K' of Unified Development Control & Promotion Regulations

A	Name Of The OWNER / Developer	Sau. Mithila Amol More & Shri. Pravin B. Ghughe.
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B LOCATION OF THE PROPOSED SITE						
1	Plot No. -	34/2	3	Shiwar - P. Bahula	Town /City - Nashik	Pin Code - 422213
2	Survey No. -	195/A	Add :	Sapedet Bangalo ,I.TI. Colony Satpur, Nashik		
	Engineer	Shri. Er.Vijay K. Sanap	Structural. Engineer	Shri. Er.Kuber Bhusal		

C DETAILS OF BUILDING			
1- Building Permission No	LND/BP/RB/B1/BP/195	Building Permission Date	03/12/2020

I Vijay K. Sanap hereby certify that the building has been completed as per the sanction plan and it is declared that the building conforms in all respects to the requirement of the building regulations.
This is also to certify that the building has been inspected by Engineer Shri. Vijay K. Sanap and is completed according to the approved drawing and is fit for occupation.

D BUILDING DATA					
Building Name		Building Name Ground Floor + First Floor			
4	No of Floor	Ground Floor + First Floor		Ground Floor + First Floor	
	a As Per Sanctioned Plan	Ground Floor + First Floor		Ground Floor + First Floor	
	b As Per Completed Building Plan	Ground Floor + First Floor		Ground Floor + First Floor	
Use of the Building					
5	a As Per Sanctioned Plan				
	b As Per Completed Building Plan	Residential			
Floor Area (m2)					
6	a As Per Sanctioned Plan				
	b As pre Completed Building Plan	65.58 M ²			
Setbacks(M)					
7	a As Per Sanctioned Plan	Front	Rear	Side-1	Side-2
	b As Per Completed Building Plan	4.50 M	1.50 M	Common Wall	Common Wall
Height (M)					
8	a As Per Sanctioned Plan				
	b As Per Completed Building Plan	6.45 M			
E Area Calculations					
9	a As Per Sanctioned Plan Built-up Area				
	b As Per Completed Plan Built-up Area	65.58 M ²			
	c As Per Completed Plan Carpet Area	68.64 M ²			
F	Vacant Plot Index No	10800497 / 10601019		Mo. No	9021300381



(Signature)
Er. VIJAY K. SANAP
Registered Engineer
Regd. No. PELR124, NMC, Nashik.