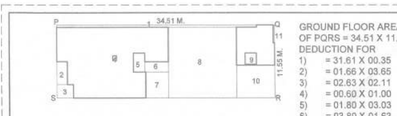
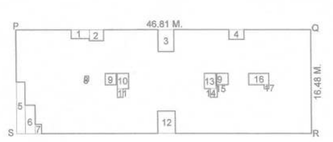


GROUND FLOOR AREA
OF PORS = 34.51 X 11.55 = 398.59 SQ.M.
DEDUCTION FOR
1) = 31.61 X 00.35 X1 = 11.06 SQ.M.
2) = 41.66 X 03.65 X1 = 06.36 SQ.M.
3) = 02.63 X 02.11 X1 = 05.55 SQ.M.
4) = 00.60 X 01.00 X1 = 00.60 SQ.M.
5) = 01.80 X 03.03 X1 = 05.45 SQ.M.
6) = 03.80 X 01.83 X1 = 06.19 SQ.M.
7) = 03.66 X 04.08 X1 = 14.93 SQ.M.
8) = 10.80 X 11.20 X1 = 120.96 SQ.M.
9) = 01.80 X 01.80 X1 = 003.24 SQ.M.
10) = 06.05 X 05.15 X1 = 031.16 SQ.M.
11) = 00.20 X 02.85 X1 = 000.57 SQ.M.
= TOTAL DEDUCTION = 270.77 SQ.M.

398.59 - 205.77 = 192.82 SQ.M.

BUILT-UP AREA OF GROUND FLOOR = 192.82 SQ.M.



FIRST FLOOR AREA
OF PORS = 46.81 X 16.48 = 771.43 SQ.M.
DEDUCTION FOR
1) = 02.85 X 01.41 X1 = 04.02 SQ.M.
2) = 02.30 X 01.75 X1 = 04.02 SQ.M.
3) = 02.50 X 03.39 X1 = 08.46 SQ.M.
4) = 02.40 X 01.55 X1 = 03.72 SQ.M.
5) = 01.38 X 08.19 X1 = 11.30 SQ.M.
6) = 01.59 X 04.55 X1 = 07.23 SQ.M.
7) = 01.00 X 01.50 X1 = 01.50 SQ.M.
8) = 00.60 X 01.00 X1 = 00.60 SQ.M.
9) = 01.80 X 01.80 X2 = 06.48 SQ.M.
10) = 01.85 X 02.44 X1 = 04.51 SQ.M.
11) = 00.91 X 01.35 X1 = 01.23 SQ.M.
12) = 02.78 X 03.39 X1 = 09.42 SQ.M.
13) = 01.85 X 02.44 X1 = 04.51 SQ.M.
14) = 01.12 X 01.35 X1 = 01.51 SQ.M.
15) = 00.21 X 00.49 X1 = 00.10 SQ.M.
16) = 03.20 X 01.80 X1 = 05.76 SQ.M.
17) = 00.75 X 00.64 X1 = 00.48 SQ.M.
TOTAL DEDUCTION = 74.87 SQ.M.

771.43 - 74.87 = 696.56 SQ.M.

BUILT-UP AREA OF FIRST FLOOR = 696.56 SQ.M.

SECOND, THIRD, FOURTH, FIFTH SIXTH & SEVENTH FLOOR AREA
OF PORS = 46.81 X 16.48 = 771.43 SQ.M.
DEDUCTION FOR
1) = 02.85 X 01.41 X1 = 04.02 SQ.M.
2) = 02.50 X 03.47 X1 = 08.68 SQ.M.
3) = 02.50 X 03.39 X1 = 08.46 SQ.M.
4) = 01.38 X 08.19 X1 = 11.30 SQ.M.
5) = 01.59 X 04.55 X1 = 07.23 SQ.M.
6) = 01.00 X 01.50 X1 = 01.50 SQ.M.
7) = 03.80 X 01.80 X1 = 06.84 SQ.M.
8) = 00.79 X 00.64 X1 = 00.51 SQ.M.
9) = 01.80 X 01.80 X2 = 06.48 SQ.M.
10) = 01.85 X 02.44 X1 = 04.51 SQ.M.
11) = 00.91 X 01.35 X1 = 01.23 SQ.M.
12) = 02.78 X 03.56 X1 = 09.90 SQ.M.
13) = 01.85 X 02.44 X1 = 04.51 SQ.M.
14) = 01.12 X 01.35 X1 = 01.51 SQ.M.
15) = 00.21 X 00.49 X1 = 00.10 SQ.M.
16) = 03.20 X 01.80 X1 = 05.76 SQ.M.
17) = 00.75 X 00.64 X1 = 00.48 SQ.M.
TOTAL DEDUCTION = 78.38 SQ.M.

771.43 - 81.46 = 693.15 SQ.M.

BUILT-UP AREA OF SECOND FLOOR = 693.15 SQ.M.

BUILT-UP AREA OF THIRD FLOOR = 693.15 SQ.M.

BUILT-UP AREA OF FOURTH FLOOR = 693.15 SQ.M.

BUILT-UP AREA OF FIFTH FLOOR = 693.15 SQ.M.

BUILT-UP AREA OF SEVENTH FLOOR = 693.15 SQ.M.

Form of Statement 2
[Sr. No. 9 (a)]

BUILDING NO.	FLOOR NO.	Total Built-up Area of floor, as per outer construction
1	2	3
1	FIRST FLOOR	192.82 SQ.M.
	FIRST FLOOR	696.56 SQ.M.
	SECOND FLOOR	693.15 SQ.M.
	THIRD FLOOR	693.15 SQ.M.
	FOURTH FLOOR	693.15 SQ.M.
	FIFTH FLOOR	693.15 SQ.M.
	SIXTH FLOOR	693.15 SQ.M.
	SEVENTH FLOOR	693.15 SQ.M.
	TOTAL	5048.28 SQ.M.

COMMERCIAL BUP AREA = 0288.24 SQ.M.
RESIDENTIAL BUP AREA = 4762.04 SQ.M.

Form of Statement 3
[Sr. No. 9 (g)]

BUILDING NO.	FLOOR NO.	'WING'	FLAT /SHOP NO.	Carpet area of Flat/Shop	Area of Balcony attached to Flat	Area of Double Height Terraces attached to Flat	Total
1	2		3	4	5	6	7
1	GROUND FLOOR (commercial)	'A'	1	132.73 SQ.M.			132.73 SQ.M.
			2	137.03 SQ.M.			137.03 SQ.M.
		TOTAL		269.76 SQ.M.			269.76 SQ.M.
	FIRST FLOOR	'A'	101	63.11 SQ.M.	04.67 SQ.M.		067.78 SQ.M.
			102	69.60 SQ.M.	04.83 SQ.M.		074.43 SQ.M.
		'B'	101	63.11 SQ.M.	04.67 SQ.M.		067.78 SQ.M.
			102	66.62 SQ.M.	10.79 SQ.M.		077.41 SQ.M.
			103	74.00 SQ.M.	12.38 SQ.M.		086.38 SQ.M.
			104	71.73 SQ.M.	05.07 SQ.M.		076.80 SQ.M.
	SECOND TO SEVENTH FLOOR	'A'	201,301,401,501,601,701	69.05 SQ.M.	15.10 SQ.M.		084.15 SQ.M.
			202,302,402,502,602,702	63.11 SQ.M.	04.02 SQ.M.		067.73 SQ.M.
			203,303,403,503,603,703	70.24 SQ.M.	04.83 SQ.M.		075.07 SQ.M.
			204,304,404,504,604,704	66.83 SQ.M.	09.18 SQ.M.		076.01 SQ.M.
		'B'	201,301,401,501,601,701	63.11 SQ.M.	04.67 SQ.M.		067.78 SQ.M.
			202,302,402,502,602,702	66.62 SQ.M.	10.79 SQ.M.		077.41 SQ.M.
			203,303,403,503,603,703	74.00 SQ.M.	12.38 SQ.M.		086.38 SQ.M.
			204,304,404,504,604,704	71.73 SQ.M.	05.07 SQ.M.		076.80 SQ.M.

STP CALCULATION

NO. OF TENEMENTS	54
NO. OF PERSON PER FLAT	05
TOTAL NO. OF PERSON	270
PER PERSON REQUIRMENT OF WATER	135.00 LTR.
TOTAL WATER REQUIRMENT	36450.00 LTR.
50% OF WATER CAPACITY OF S.T.P.	32805.00 LTR.

OWC CALCULATION

ORGANIC WATER PER PERSON	500.00 GM.
TOTAL NO. OF PERSON 270X 500.00 GM.	135000.00 GM. 135.00 KG.

NOTE :-
* PLOT BOUNDRY SHOWN IN THICK BLACK.
* PROPOSED WORK SHOWN IN RED.
* DRAINAGE LINE SHOWN IN DOTTED RED.
* EXTERNAL WALL 150 mm THK.
* INTERNAL WALL 100 mm THK.

REFERENCE :-
* APPROVED LAYOUT LETTER NO- 99/02 DATE:- 25/12/1902
* N.A.ORDER NO N.A.S.R.230/98 DATE:-31/10/1998

DOORS AND WINDOWS

R.S.	4.50 X 2.40	ROLLING SHUTTER	
R.S.1	3.50 X 2.40	ROLLING SHUTTER	
R.S.2	1.85 X 2.40	ROLLING SHUTTER	
F.D.	1.80 X 2.10	SLIDING DOOR	
F.D.1	3.00 X 2.10	SLIDING DOOR	
F.D.2	1.32 X 2.10	SLIDING DOOR	
F.D.1	1.18 X 2.10	SLIDING DOOR	
D	1.20 X 2.10	FLUSH DOOR	
D1	0.90 X 2.10	FLUSH DOOR	
D2	0.75 X 2.10	FLUSH DOOR	
W	1.80 X 1.20	M.S./ALU. GLAZED WINDOW	
V	0.60 X 0.90	M. S. VENTILATOR	

T.D.R AREA STATEMENT

* AREA OF THE PLOT (AS PER 7/12 EXTRACT) (1247.75 sq.m)	= 1247.75 sq.m.
* 1.40 % ALLOWED T.D.R AREA	= 1746.85 sq.m
* PURCHASED T.D.R. AREA	= 1139.00 sq.m
* BASIC F.S.I. (1247.25 x1.10)	= 1372.52 sq.m
* PREMIUM F.S.I. 50 %	= 0623.87 sq.m.
* TOTAL BUP AREA	= 3135.39 sq.m
* Ancillary Area	=1912.99 sq.m.
* TOTAL ALLOWED BUP AREA	= 5048.38 sq.m
* TOTAL PROPOSED BUP AREA	= 5048.28 sq.m

DRC NO. 816 DATE :- 22/02/2019
REG.ARG.NO.10549 DATE :-15/11/2022
CALCULATION OF T.D.R. AS PER 28 JANUARY 2016 GOVERMENT POLICY.
Y = X X R.R. R.Y.
Y = 250 X 15400 7140
Y = 550.00 sq.m.
X = 255.00 sq.m.
X = T.D.R. AREA.
R.R. = REDIREKNAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

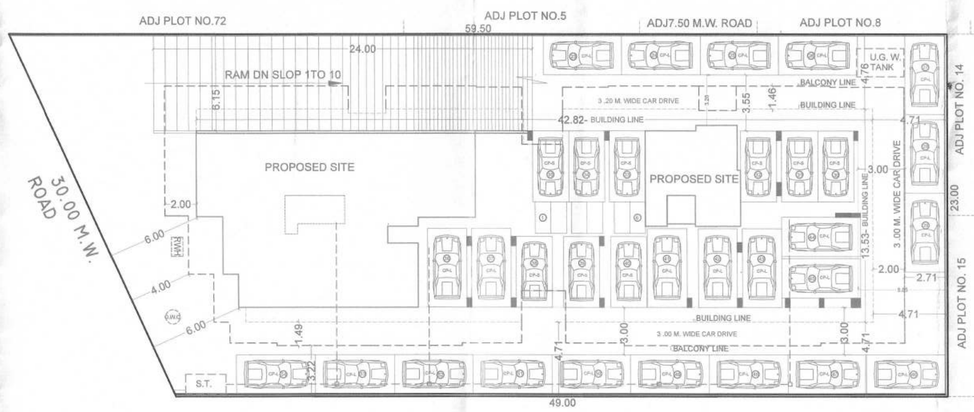
DRC NO.1025 DATE :- 04/02/2022
REG.ARG.NO.11128 DATE :-17/11/2022
CALCULATION OF T.D.R. AS PER 28 JANUARY 2016 GOVERMENT POLICY.
Y = X X R.R. R.Y.
Y = 152.55 X 15400 9000
Y = 281.03 sq.m.
X = 152.55 sq.m.
X = T.D.R. AREA.
R.R. = REDIREKNAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

DRC NO.1066 DATE :-12/09/2022
REG.ARG.NO.10668 DATE :-27/10/2022
CALCULATION OF T.D.R. AS PER 28 JANUARY 2016 GOVERMENT POLICY.
Y = X X R.R. R.Y.
Y = 677.45 X 16200 14100
Y = 778.35 sq.m.
X = 677.45 sq.m.
X = T.D.R. AREA.
R.R. = REDIREKNAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

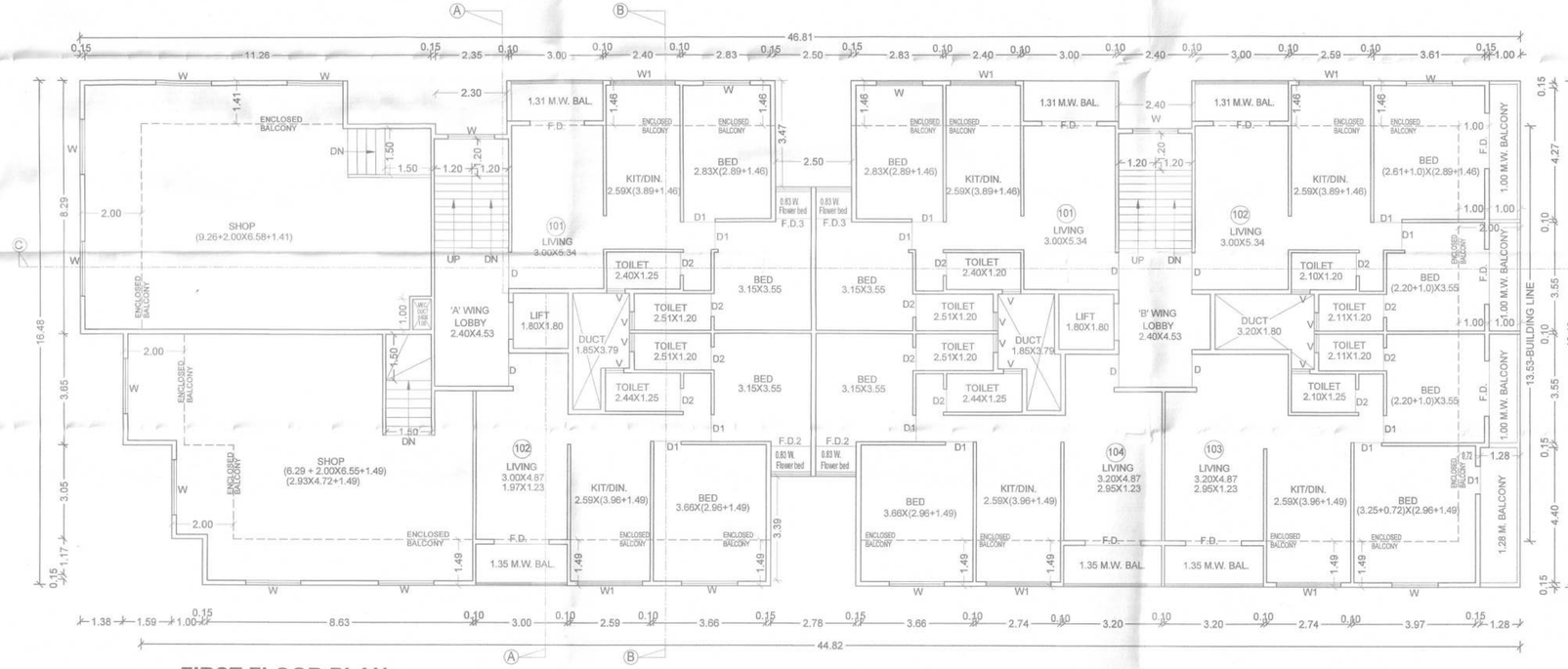
DRC NO.1053 DATE :-20/09/2022
REG.ARG.NO.12229/2022 DATE :-30/12/2022
CALCULATION OF T.D.R. AS PER 28 JANUARY 2016 GOVERMENT POLICY.
Y = X X R.R. R.Y.
Y = 54 X 16200 9300
Y = 94.06 sq.m.
X = 54.00 sq.m.
X = T.D.R. AREA.
R.R. = REDIREKNAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

TABLE NO. 8B- PARKING REQUIREMENTS

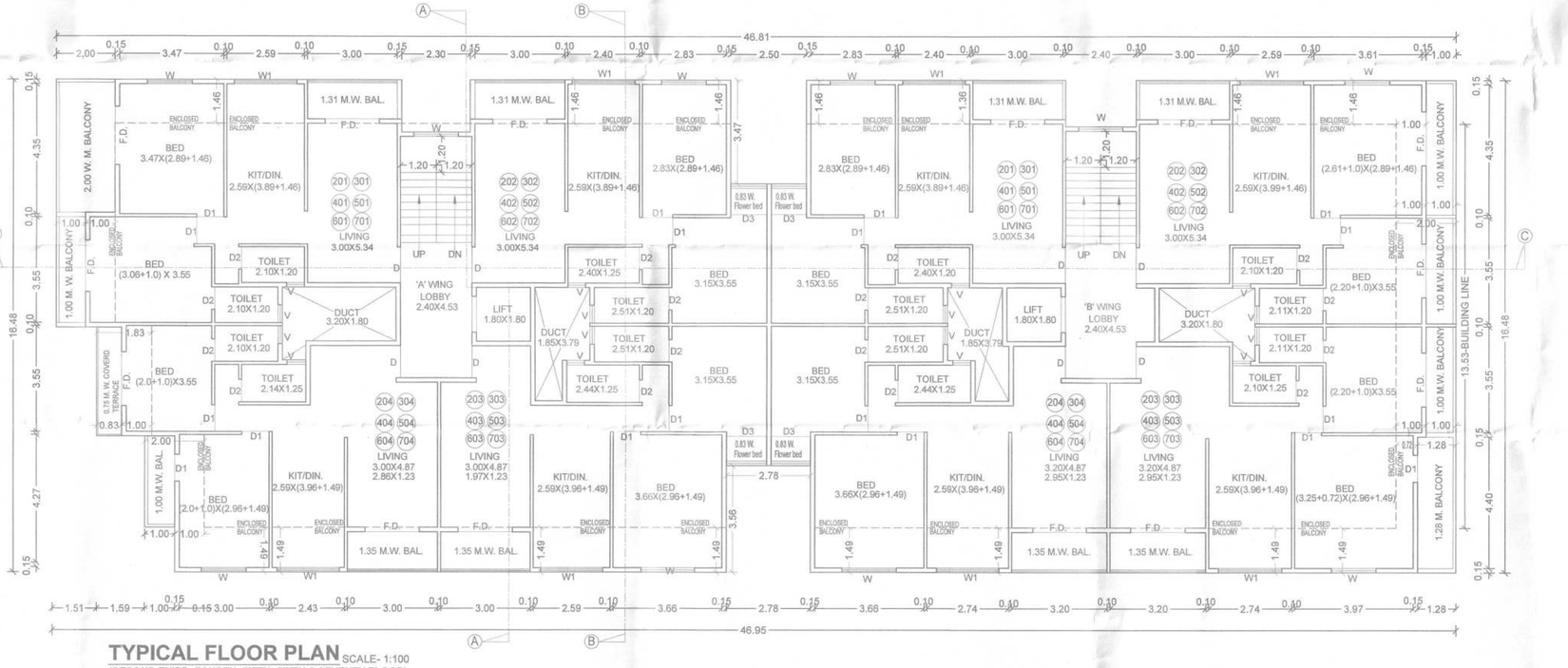
SR. NO.	Occupancy	Size of tenement	Parking Spaces Required		Parking Spaces Provided	
			Non Congested Area		Non Congested Area	
			Car	Scooter	Car	Scooter
1	Residential (i) Multi Family Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. No. of tenements = 54/2=27	27x1 =27	27x5 =135		
		in addition 5% visitor parking	1.35	6.75		
6	Mercantile (markets, departmental stores, shops and other Commercials users)	For every 100 sq.m. carpet area or Fraction thereof Carpet area- 286.24/100 = 2.86	3x2 = 6	3x6 =18	31+23= 54 (23X6=138 2-wheelers)	138+6=144
	TOTAL		34.35	159.75		
	Multiplying Factor (0.90)		31	144		



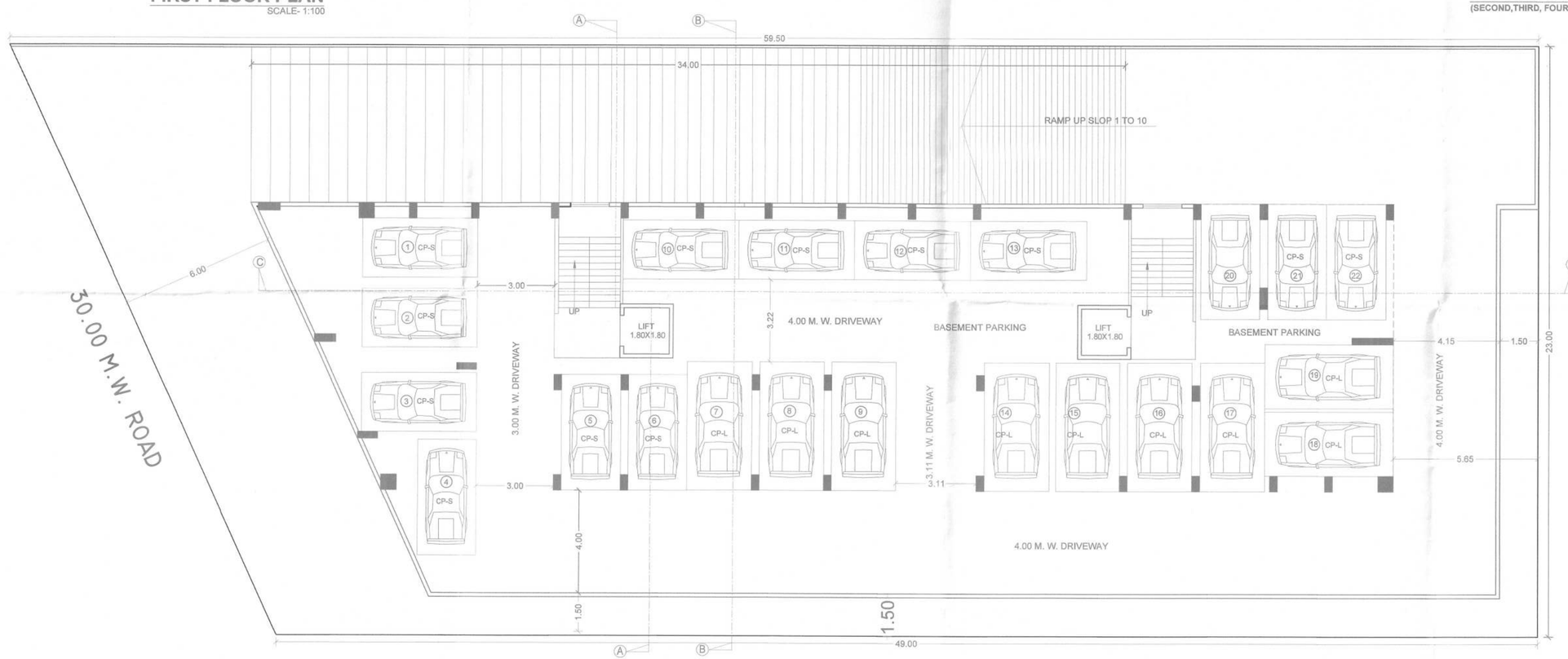
SITE PLAN
SCALE:- 1:200



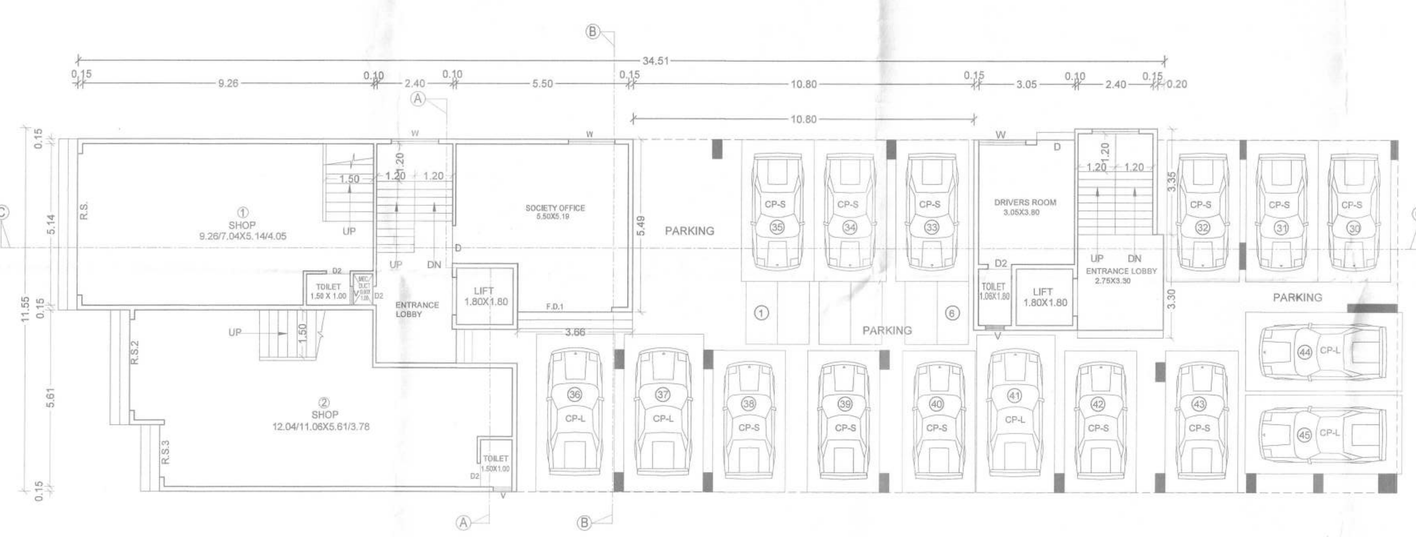
FIRST FLOOR PLAN
SCALE- 1:100



TYPICAL FLOOR PLAN SCALE- 1:100
(SECOND,THIRD, FOURTH, FIFTH, SIXTH & SEVENTH FLOOR)



BASEMENT PARKING PLAN NOTE:-
SCALE- 1:100
1) LARGE CARS = 37 (2.50X5.00)
2) SMALL CARS = 17 (2.30X4.50)



GROUND FLOOR PLAN
SCALE- 1:100

PROFORMA -1

PROPOSED COMMERCIAL+ RESIDENTIAL BUILDING PLAN ON PLOT NO.-71, S.NO. 328/2/1, AT- PATHARDI-1, NASHIK.
FOR:- JAAP BUILDERS & DEVELOPER'S PARTNERSHIP FIRM THROUGH PARTNER'S MR- ATUL ANIL NERPAGAR & OTHER ONE.

DRAWING SHEET NO.#2

APPROVED
The Plans amended in ..... as per the conditions Mentioned in the accommanying commencement Certificate No. dated
02/BP/278/2023 04/01/2023
Executive Engineer
TOWN PLAING
Nashik Municipal Corporation
Nashik

AREA STATEMENT

		SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	1247.75
	(a) As per ownership document (7/12, CTS extract)	1247.75
	(b) as per measurement sheet	1247.75
	(c) as per site	1247.75
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)	1247.75
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjustment of 2(b), if any -	
	(c) Balance Proposed -	
5.	Net Plot Area (3-4 (c))	1247.75
6.	Recreational Open space (if applicable)	
	(a) Required -	
	(b) Proposed -	
7.	Internal Road area	
8.	Plotable area (If applicable)	1247.75
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	1372.52
10.	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone. (1247.75x50 %= 623.875)	623.87
	(b) Proposed FSI on payment of premium.	
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 or1.85 x Sr. No. 4 (b)and /or(c)],	
	(c) TDR area (1247.75 X 1.40 = 1746.85) (255.00+152.55+677.45+54.00 = 1139.00)	1139.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	
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.	3135.39
	(b) Ancillary Area FSI upto 286.24/1.80 = 159.02 286.24 - 159.02 = 127.22	127.22
	(c) Ancillary Area FSI upto 4762.04/1.60 = 2976.27 4762.04 - 2976.27 = 1785.77	1785.77
	(c) Total entitlement (a+b+c)	5048.38
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]	4.80
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")	5048.28
	(c) Total (a+b)	5048.28
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.99
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 22/08/2022 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.

JAAP BUILDERS & DEVELOPERS
PARTNER

JAAP BUILDERS & DEVELOPER'S PARTNERSHIP FIRM THROUGH PARTNERS MR- ATUL ANIL NERPAGAR & OTHER ONE.

OWNER SIGN

AR- MANISH P. JADHAV
ARCHITECT SIGN(LIC. NO. CA/2016/75326)

ENGI- V.B. AMESUR
STRUCTURAL SIGN (SELR/149)

AR. Manish Jadhav
Architect & Interior Designer
Flat No.3, Surhud Society,
Near Ramdas Garden, Canada Corner, Nashik-05.
PH.NO.0253-4021888, MOB. NO. 9422283711
E-mail-jadhav.manish744@gmail.com

Job No.	Date:-	Drawing No.	Scale	Drawn by	Checked by	Registration / License No. of Arch./
025	31/12/2022	M-1	As above	M.D.D.	M. Jadhav	REG.NO. CA/75326