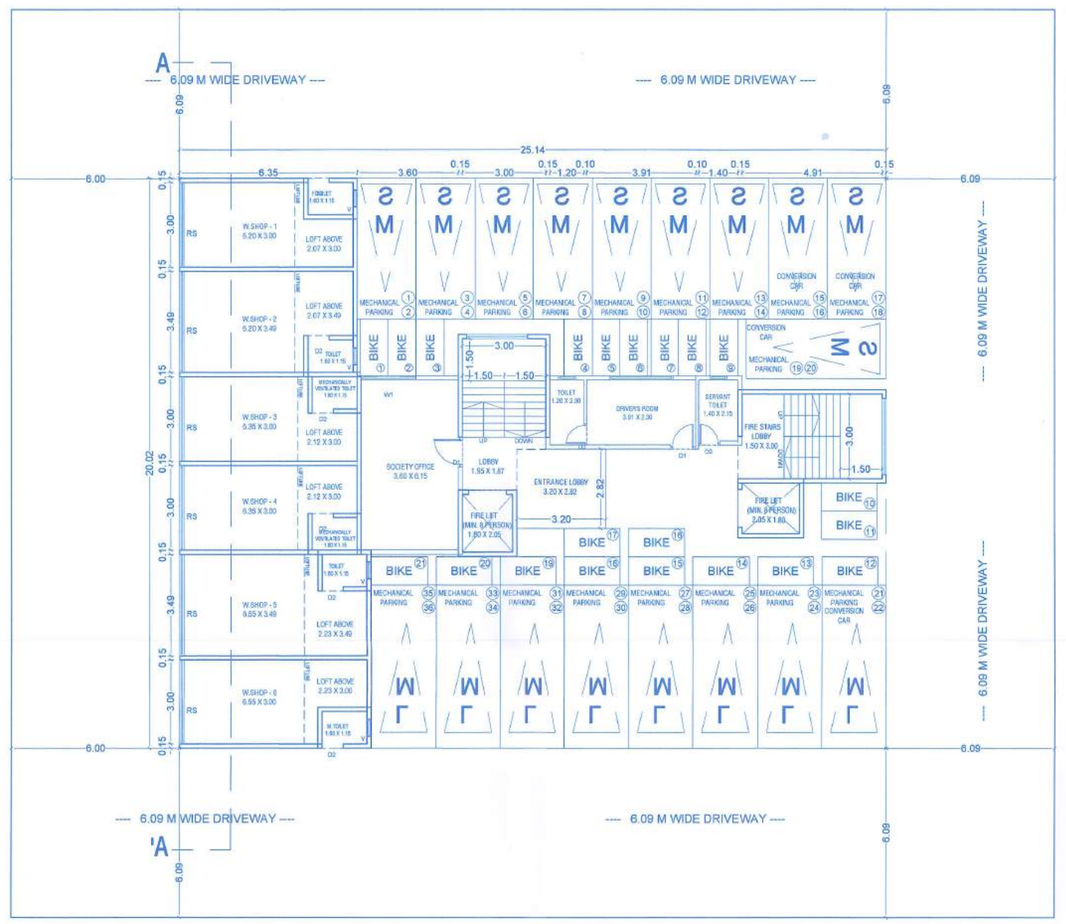


GROUND FLOOR PLAN SCALE(1:100)

ADDITIONAL AMENITIES STATEMENT AS PER 9.31		
AMENITY	REQUIRED	PROVIDED
SOCIETY OFFICE	20.00 SQ.M	22.14 SQ.M
DRIVER'S ROOM WITH ATTACHED TOILET	12.00 SQ.M	12.00 SQ.M
SANITARY BLOCK FOR SERVANT	3.00 SQ.M	3.02 SQ.M
ENTRANCE LOBBY	9.00 SQ.M	9.02 SQ.M

ANCILLARY F.S.I STATEMENT					
SURVEY NO.	TYPE	BUILT-UP AREA	ANCILLARY AREA FORMULA	PERMISSIBLE ANCILLARY FSI	PROPOSED ANCILLARY FSI
125/2	COMMERCIAL	132.75 SQ.M	132.75 / 1.80 X 0.8	59.00 SQ.M	59.00 SQ.M
	RESIDENTIAL	4598.25 SQ.M	4598.25 / 1.60 X 0.6	1724.34 SQ.M	1724.34 SQ.M
TOTAL AREA				1783.34 SQ.M	1783.34 SQ.M

PREMIUM F.S.I STATEMENT			
PLOT AREA	Maximum permissible premium FSI-based on road width	PERMISSIBLE PREMIUM FSI	PROPOSED PREMIUM FSI
1199.45	0.50	599.72	599.72
TOTAL			599.72 SQ.M

T.D.R AREA STATEMENT			
PLOT AREA	Maximum permissible T.D.R based on road width	PERMISSIBLE T.D.R AREA	PROPOSED T.D.R AREA
1199.45	0.90	1079.50	300
DRC NO.		986	
DRC DATE		09-09-2021	
AGREEMENT NO.		NSN7-7956-2021 DT 20/09/2021	
DRC FORMULA		300X5710/15300=111.96	

T.D.R AREA STATEMENT			
PLOT AREA	Maximum permissible T.D.R based on road width	PERMISSIBLE T.D.R AREA	PROPOSED T.D.R AREA
1199.45	0.90	1079.50	450
DRC NO.		1023	
DRC DATE		04-02-2022	
AGREEMENT NO.		NSN5-14934-2023	
DRC FORMULA		450X5790/9000=265.50	

T.D.R AREA STATEMENT			
PLOT AREA	Maximum permissible T.D.R based on road width	PERMISSIBLE T.D.R AREA	PROPOSED T.D.R AREA
1199.45	0.90	1079.50	275
DRC NO.		862	
DRC DATE		05-07-2019	
AGREEMENT NO.		NSN5-14935-2023	
DRC FORMULA		275X5430/7500=199.90	

CARPET AREA DETAILS				
FLAT NO. 101 TO 701 & 901				
ENTRANCE	1.40	X	1.85	2.59
LIVING ROOM	4.00	X	4.05	16.20
KITCHEN	3.24	X	2.40	7.78
BEDROOM-1	3.00	X	3.05	9.15
BEDROOM-2	4.45	X	3.45	15.35
TOILET	1.20	X	1.00	1.20
INTERNAL WALL				2.79
TOTAL CARPET AREA				55.06

CARPET AREA DETAILS				
FLAT NO. 102 TO 902				
LIVING ROOM	4.00	X	4.05	16.20
KITCHEN	3.24	X	2.40	7.78
BEDROOM-1	3.00	X	3.05	9.15
BEDROOM-2	4.45	X	3.45	15.35
TOILET	1.20	X	1.00	1.20
INTERNAL WALL				2.79
TOTAL CARPET AREA				52.47

CARPET AREA DETAILS				
FLAT NO. 103 TO 903 & 106 TO 806				
ENTRANCE	1.20	X	1.05	1.26
LIVING ROOM	3.15	X	4.53	14.27
KITCHEN	2.40	X	3.38	8.11
PASSAGE	4.00	X	1.05	4.20
BEDROOM-1	3.45	X	3.00	10.35
BEDROOM-1	3.00	X	3.15	9.45
TOILET	2.25	X	1.27	2.86
STORE ROOM	1.20	X	1.95	2.34
INTERNAL WALL				1.67
TOTAL CARPET AREA				54.51

CARPET AREA DETAILS				
FLAT NO. 104 TO 904 & 105 TO 905				
LIVING ROOM	4.00	X	4.05	16.20
KITCHEN	3.40	X	2.40	8.16
BEDROOM-1	3.00	X	3.45	10.35
BEDROOM-2	4.30	X	4.45	19.14
BEDROOM-3	4.00	X	2.70	10.80
TOILET	2.10	X	1.35	2.84
INTERNAL WALL				4.39
TOTAL CARPET AREA				71.87

CARPET AREA DETAILS				
FLAT NO. 801				
ENTRANCE	1.40	X	1.85	2.59
LIVING ROOM	4.00	X	4.05	16.20
	1.20	X	1.50	1.80
KITCHEN	3.24	X	2.40	7.78
BEDROOM-1	3.00	X	3.05	9.15
BEDROOM-2	4.45	X	3.45	15.35
TOILET	1.20	X	1.00	1.20
INTERNAL WALL				2.79
TOTAL CARPET AREA				56.86

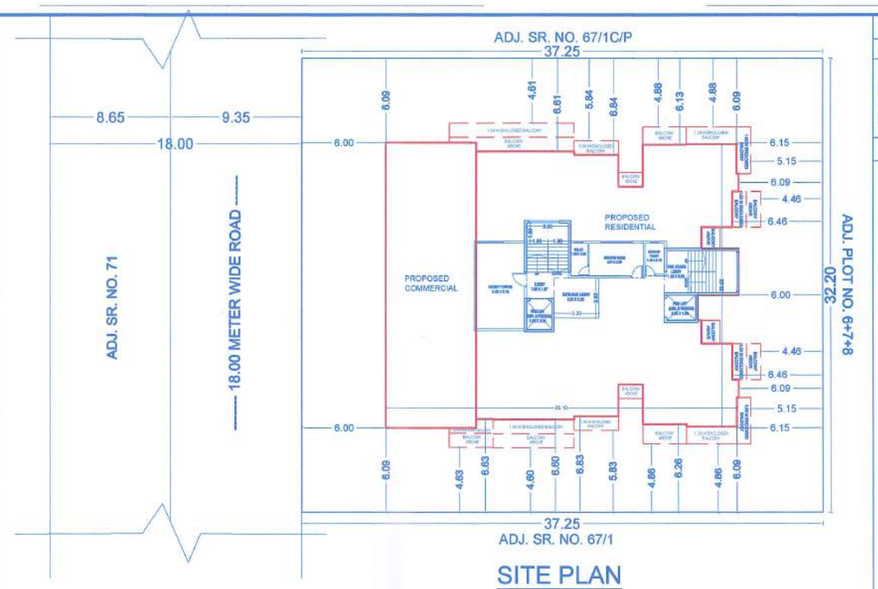
TABLE NO.9. OCCUPANT LOAD		
Sr.No.	Group of Occupancy	Occupant Load floor area x in sq.m. per person.
(1)	(2)	(3)
(5)	Mercantile	
	a) Street floor and sales basements	3
	b) Upper sale floor	6

PROPOSED GROSS AREA (GROUND FL.) = 122.93 SQ.M./3= 40.97 say = 41 Persons
TOTAL = 41 Persons
(MALE = 27 , FEMALE - 33% = 14)

TABLE NO.12-O- Sanitation Requirements- Mercantile Buildings,Commercial Complexes, Shopping malls, Fruit & Vegetable Markets. (Ground floor)

SR.NO.	FIXTURES	IN-DP OWNERS		PUBLIC TOILET FOR FLOATING POPULATION		TOTAL REQUIRED		TOTAL PROVIDED	
		MALE	FEMALE	MALE	FEMALE	G	L	G	L
1	2	3	4	7	8	9	L	G	L
i)	Water-Closets	1 per 8 Persons. Or part thereof		1 per 50	1 per 50	1	1	5	1
ii)	Urinals	-	-	1 per 50	-	1	-	1	-

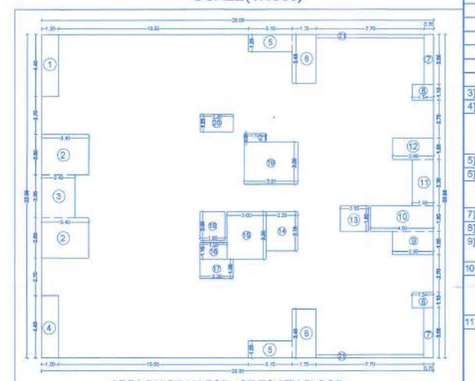
FORM OF STATEMENT 3 (Sr. No.9 (g)) Area Details Of Residential Unit's				
FLOOR No.	FLAT No.	Carpet Area of Apartment	Area of Balcony attached to Apartment / flat	Area of incidental terrace attached to flat
(1)	(2)	(4)	(5)	(6)
FIRST FLOOR	101	55.06	7.08	-
	102	52.47	7.08	-
	103	54.51	8.34	-
	104	71.87	8.49	-
	105	71.87	8.49	-
	106	54.51	8.34	-
SECOND FLOOR	201	55.06	7.08	-
	202	52.47	7.08	-
	203	54.51	8.34	-
	204	71.87	8.49	-
	205	71.87	8.49	-
	206	54.51	8.34	-
THIRD FLOOR	301	55.06	7.08	-
	302	52.47	7.08	-
	303	54.51	8.34	-
	304	71.87	8.49	-
	305	71.87	8.49	-
	306	54.51	8.34	-
FOURTH FLOOR	401	55.06	7.08	-
	402	52.47	7.08	-
	403	54.51	8.34	-
	404	71.87	8.49	-
	405	71.87	8.49	-
	406	54.51	8.34	-
FIFTH FLOOR	501	55.06	7.08	-
	502	52.47	7.08	-
	503	54.51	8.34	-
	504	71.87	8.49	-
	505	71.87	8.49	-
	506	54.51	8.34	-
SIXTH FLOOR	601	55.06	7.09	-
	602	52.47	7.08	-
	603	54.51	8.34	-
	604	71.87	8.49	-
	605	71.87	8.49	-
	606	54.51	8.34	-
SEVENTH FLOOR	701	55.06	7.08	-
	702	52.47	7.08	-
	703	54.51	8.34	-
	704	71.87	8.49	-
	705	71.87	8.49	-
	706	54.51	8.34	-
EIGHTH FLOOR	801	56.86	5.28	-
	802	52.47	7.08	-
	803	54.51	8.34	-
	804	71.87	8.49	-
	805	71.87	8.49	-
	806	54.51	8.34	-
NINTH FLOOR	901	55.06	7.08	-
	902	52.47	7.08	-
	903	54.51	8.34	-
	904	71.87	8.49	-
	905	71.87	8.49	-
	906	54.51	8.34	-
TOTAL CARPET AREA		3244.41	392.58	-



SITE PLAN SCALE(1:500)

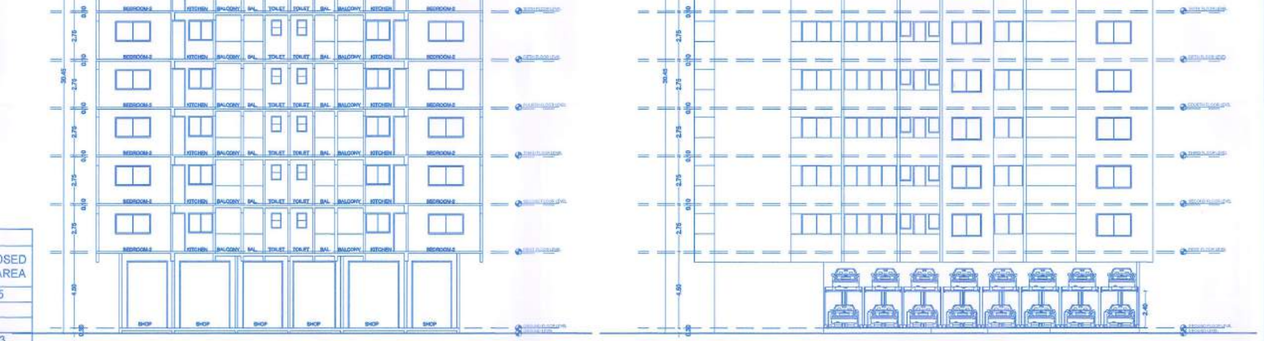
FORM OF STATEMENT 3 (Sr. No.9 (g)) Area Details Of Residential/ Commercial Unit's				
FLOOR No.	SHOP. No.	Carpet Area of Apartment	LOFT AREA	Area of incidental terrace attached to UNIT
(1)	(2)	(4)	(5)	(6)
GROUND FLOOR	1	16.57	6.19	-
	2	23.38	7.22	-
	3	19.03	6.35	-
	4	19.03	6.35	-
	5	23.38	7.78	-
	6	20.09	6.69	-
TOTAL CARPET AREA		123.46	40.58	-

LOCATION PLAN SCALE(1:1000)



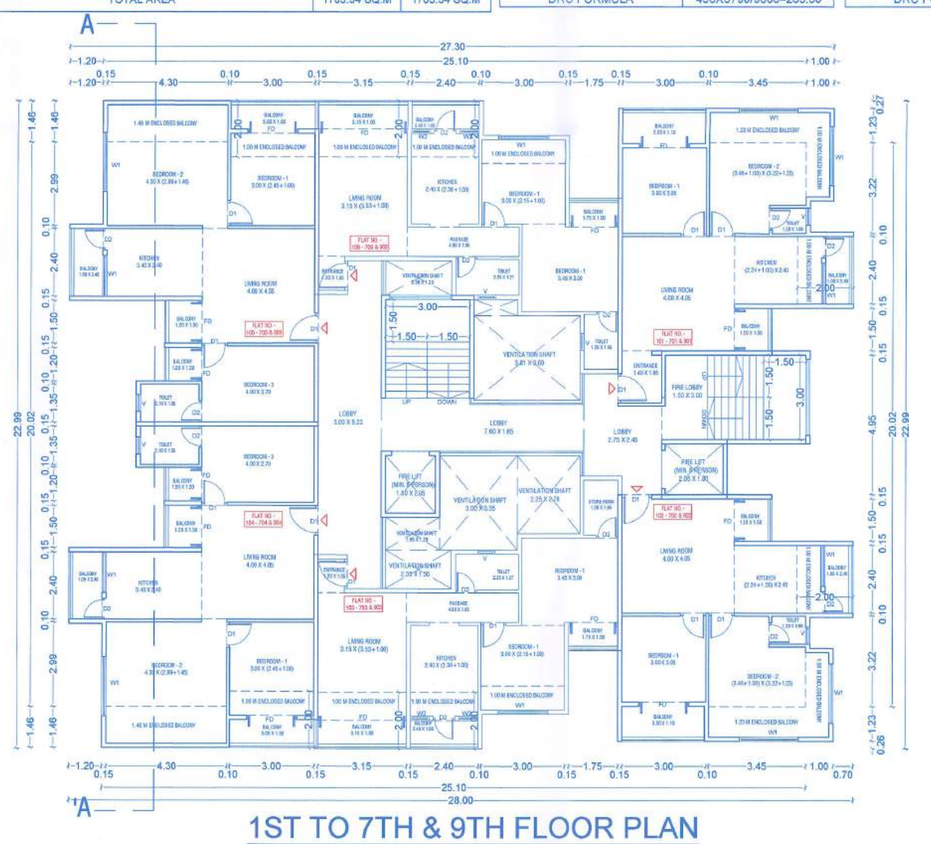
AREA DIAGRAM FOR 1ST TO 9TH FLOOR SCALE 1: 200

AREA CALCULATIONS TYPICAL 1ST TO 9TH FLOOR PLAN (IN SQ.M.)									
B BLOCK	=	28.00	X	1	X	22.99	=	643.72	
DEDUCTIONS									
1	1.20	X	4.40	X	1	X	1	=	5.28
2	3.40	X	2.85	X	2	X	1	=	19.38
3	2.40	X	3.99	X	2	X	1	=	7.92
4	1.20	X	4.43	X	1	X	1	=	5.32
5	3.10	X	1.23	X	2	X	1	=	7.63
6	1.75	X	3.49	X	2	X	1	=	12.18
7	5.70	X	3.99	X	2	X	1	=	4.99
8	1.54	X	1.10	X	2	X	1	=	3.39
9	2.90	X	1.85	X	1	X	1	=	4.76
10	4.60	X	1.60	X	1	X	1	=	8.10
11	1.55	X	2.30	X	1	X	1	=	3.72
12	2.90	X	1.80	X	1	X	1	=	4.99
13	2.05	X	1.80	X	1	X	1	=	3.89
14	2.25	X	1.25	X	1	X	1	=	5.29
15	3.00	X	3.35	X	1	X	1	=	10.05
16	1.55	X	1.15	X	1	X	1	=	2.24
17	2.35	X	1.35	X	1	X	1	=	3.24
18	1.60	X	2.95	X	1	X	1	=	5.99
19	3.81	X	3.00	X	1	X	1	=	11.43
20	2.35	X	1.23	X	1	X	1	=	2.90
21	7.70	X	1.70	X	2	X	1	=	10.78
TOTAL DEDUCTIONS									140.11
643.72	-	140.11					=		501.61
NET AREA									501.61
TOTAL FSI OF TYPICAL 1ST TO 9TH FLOOR = 501.61 SQ.M.									



SECTION AA' SCALE (1:.500)

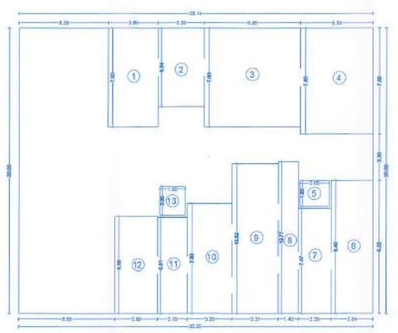
ELEVATION SCALE (1:.500)



1ST TO 7TH & 9TH FLOOR PLAN SCALE(1:100)

8TH FLOOR PLAN SCALE(1:100)

REFUGE AREA STATEMENT	
REQUIRED AREA	PROVIDED AREA
36.11 SQ.M	36.15 SQ.M



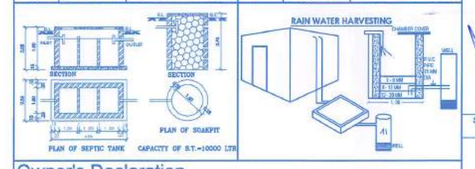
AREA DIAGRAM FOR GROUND FLOOR SCALE 1: 200

AREA CALCULATIONS GROUND FLOOR PLAN. (IN SQ.M.)									
A BLOCK	=	25.14	X	1	X	20.02	=	503.30	
DEDUCTIONS									
1	3.60	X	7.00	X	1	X	1	=	25.20
2	3.30	X	5.54	X	1	X	1	=	18.28
3	6.86	X	7.00	X	1	X	1	=	48.02
4	5.03	X	7.50	X	1	X	1	=	37.73
5	2.05	X	1.80	X	1	X	1	=	3.69
6	2.84	X	9.40	X	1	X	1	=	26.70
7	2.35	X	7.47	X	1	X	1	=	17.55
8	1.40	X	10.77	X	1	X	1	=	15.08
9	3.31	X	10.62	X	1	X	1	=	35.15
10	3.20	X	7.80	X	1	X	1	=	24.96
11	2.10	X	8.81	X	1	X	1	=	14.30
12	3.09	X	6.88	X	1	X	1	=	21.26
13	1.80	X	2.05	X	1	X	1	=	3.69
TOTAL DEDUCTIONS									291.61
503.30	-	291.61					=		211.69
NET AREA									211.69
TOTAL FSI OF GROUND FLOOR = 211.69 SQ.M.									

TABLE NO. 8B - PARKING REQUIREMENTS AS PER MODIFICATION GR NO. TPS-1818/CR.236/18 DATE - 28/12/2022					
		REQUIRED		PROPOSED	
SR. NO.	FOR TENEMENT	NO. OF TENEMENTS	4 WHEELER CAR	3 WHEELER SCOOTER	4 WHEELER CAR	3 WHEELER SCOOTER
i	(c) For every Two tenements with each tenement having Carpet area equal to or above 40 sq.m. but less than 80 sq.m.	54	27	54	27	54
	In addition 5% visitor parking (residential)		1.35	2.70	1.35	2.70
	TOTAL		28.35	56.70	28.35	56.70
	(f) For every 100 sq.m. Carpet area or fraction thereof (Whole sale shop 122.93 sq.m)	6	1.22	6.14	1.22	6.14
	TOTAL REQ.		29.57	62.84	29.57	62.84
	ROUND OFF FACTOR @ 0.90		27	63	36	21
	CONVERSION CAR PROVIDED	9 CARS = 54 SCOOTER			-	54
	TOTAL PROVIDED				36	75

SCHEDULES OF DOOR & WINDOWS

TYPE	SIZE	SPECIFICATION	TYPE	SIZE	SPECIFICATION
D	1.00X2.10	T.W. PANELLED DOOR	W	1.00X2.10	M.S. GLAZED WINDOW
D1	0.90X2.10	T.W. PANELLED DOOR	W1	0.90X2.10	M.S. GLAZED WINDOW
D2	0.75X2.10	T.W. PANELLED DOOR	V	0.75X2.10	M.S. GLAZED WINDOW
RS	2.50X2.10	T.W. PANELLED DOOR	V	2.50X2.10	M.S. GLAZED WINDOW



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

PART 1/1

TITLE

PROPOSED REVISED PLAN OF COMM. + RESI. BUILDING, ON S. NO. 67/1/C, AT. DASAK SHIWAR, TAL. & DIST.NASHIK.
FOR- MR. HEMANT DATTATRAY GAIKWAD

STAMP OF APPROVAL

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No.C4/167 dated 03/01/2024
2024
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROFORMA - I		
AREA STATEMENTS (Unified)		SQ.MT.
1] Area of plot (Minimum area of a, b, c, to be considered)		
a) As per ownership document (7/12, CTS extract)	=	2900.00
Area under development for proposal	=	1200.00
b) As per measurement sheet	=	0
c) As per site	=	1199.45
2] Deductions for		
a) Proposed D.P/ 30.00 D.P. Road CUTTING area	=	0.00
b) Any D.P. Reservation UNUSEABLE LAND AREA	=	0.00
Total (a+b)	=	0.00
c) Proposed D.P/ 6.00 D.P. Road widening area	=	0.00
Total (a+b+c)	=	0.00
d) NET AREA OF LAND (1a - 2a+b+c) (1199.45-0.00)	=	1199.45
e) Proposed D.P/ D.P. Road widening area	=	0.00
Total (a+b+c+e)	=	1199.45
3] Balance area of plot : (1 - 2)	=	1199.45
4] Amenity Space (if applicable)		
a) Required -	=	0
b) Adjustment of 2(b), if any -	=	0
c) Balance Proposed -	=	0
5] Net plot area (3 - 4 (c))	=	1199.45
6] Recreational Open space (if applicable)		
a) Required -	=	0.00
b) Proposed -	=	0.00
7] Internal road area	=	0
8] Plotable area	=	0
9] Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5X. basic FSI 1.1)	=	1,319.39
10] Addition of FSI on payment of premium	=	0
a) Maximum permissible premium FSI-based on road width / TOD Zone. (1199.45x50%)	=	599.72
b) Proposed FSI on payment of premium.	=	599.72
11] In-situ FSI / TDR loading		
a) In-situ area against D.P. road (2.0x5r.No.2 (c)), if any Internal road cutting area (0.00x2.0)	=	0.00
b) In-situ area against Amenity Space if handed over (2.00 or 1.65x5r.No.4 (b) and/or (c).	=	0.00
c) TDR area (1199.45x 0.90%)	=	1079.51
d) Total In-situ /TDR loading proposed (11a)+(11b)+(c))	=	1023.00
12] Additional FSI area under Chapter No.7 Allowed	=	0
13] Total entitlement of FSI in the proposal		
a) (9+10(b)+11(a) (d)) or 12 whichever is applicable	=	2,989.11
b) Ancillary Area FSI upto 60% or 80% with payment of charges. Commercial Area = (132.75/1.8 x 0.8) 59.00 sq.m. Residential Area = (4598.25/ 1.6 x 0.6) 1724.34 sq.m. TOTAL = 1,783.34 sq.m	=	1,783.34
d) Total entitlement (a+b)	=	4,772.45
14] Maximum utilization limit of F.S.I. (building potential) permissible as per road width ((as per regulation no. 6.1 or 9.2 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	=	3,553.45
b) Proposed Built-up Area (As per 'P-line')	=	4,726.18
c) Total (a+b)	=	4,726.18
16] F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	=	98%
17] Area for Inclusive Housing, if any		
a) Required (20% of sr.no. 5)	=	0
b) Proposed	=	0

Certificate of Area

Certified that the plot under reference was surveyed by me on ---------- and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with area stated in document of ownership / T.P. Scheme Record / Land Records Department / City Survey records.

Ar. Tejas More
(Name of Architect / Licensed Engineer / Supervisor)

B/UP AREA STATEMENTS		IN SQ.MT.
COMMERCIAL	GROUND FLOOR	= 127.93
	TOTAL COMM. B/UP AREA	= 127.93
RESIDENTIAL	GROUND FLOOR	= 83.76
	FIRST FLOOR	= 501.61
	SECOND FLOOR	= 501.61
	THIRD FLOOR	= 501.61
	FOURTH FLOOR	= 501.61
	FIFTH FLOOR	= 501.61
	SIXTH FLOOR	= 501.61
	SEVENTH FLOOR	= 501.61
	EIGHTH FLOOR	= 501.61
	NINTH FLOOR	= 501.61
	TOTAL RESIDENTIAL B/UP	= 4,598.25
	TOTAL B/UP AREA (127.93 + 4598.25)	= 4,726.18

SIGN. OF ARCHITECT AR.TEJAS MORE | SIGN. OF STRU. ENGG. Er. KISHOR CHOPDA | SIGN. OF OWNER

AR.TEJAS MORE
B-5, GURUKRUPA SOC, DATTA MANDIR ROAD, NASHIK ROAD, NASHIK - 422101
Ph. +91 7020666375
Email: tej.more7@gmail.com