

Completion of Residential + Commercial building on P. No. 44, S. No. 189/A/189B/190/191 of Ambad Shiwar, Nashik for M/s. Aawas Developers through partner Shri. Santosh P. Kothawale & other three. LIG/MIG


Sheet **1/3**

APPROVED

As per the accompanying
occupancy Certificate

No. Nashik/B2/OC/31180/2023

Date 14/03/2023


Executive Engineer
TOWN PLANING

Nashik Municipal Corporation
Nashik

A) AREA STATEMENT	M ²
1 Area of the Plot (Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12, CTS extract)	4,250.00
b) As per measurement Sheet	4,250.00
c) As per site	4,242.42
2. Deductions for -	
a) Proposed D.P./ D.P. Road widening Area	---
b) 9.00 mwide Road widening Area	---
TOTAL (a + b)	---
3. Balance Area of Plot (1-2)	4,242.42
4. Amenity space	
a) Required -	---
b) Adjustment of 2(b), if any -	---
c) Balance Proposed -	---
5. Net Area of Plot = [3 - 4(e)]	4,242.42
6. Recreational Open space (if applicable)	
a) Required	---
b) Proposed	---
7. Internal Road area	---
8. Platable Area (if applicable)	---
9. Built up area with reference to Basic F.S.I. as per road width (5 x 1.10)	4,666.66
10. Addition of F.S.I. on payment of Premium.	
a) Maximum permissible Premium FSI-based on road width/TOD Zone	4,848.78
b) Proposed F.S.I. on payment of Premium.	4,149.83 +5.48
11. In-situ FSI/TDR loading.	
a) In-situ area against D.P. road [2.0x sr. no. 2 (a)], if any	---
a) In-situ area against 9.00 m road [1.00x sr. no. 2 (b)]	---
b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 4 (b) & /or(c)]	---
c) TDR area	---
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.	8,821.97
b) Ancillary Area FSI upto 60% or 80%with payment of charges.	1,250.54 +10.12
c) Total entitlement (a+b)	10,082.63
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)	---
15. Total Built-up Area in proposal. (excluding area at Sr No. 17 b)	
a) Existing Built-up Area.	---
b) Completed Built-up Area (as per 'P-line')	10,082.63
c) Total (a+b)	10,082.63
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	1.00
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 14/09/2018 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 document of Ownership/ T.P Scheme Records/ Land Records Department/ City Survey records



Er. Vijay K Sanap
Chartered Engineer

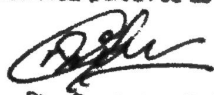
NOTES

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

All dimensions are of unfinished surfaces

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.




Shri Rameshchandra R. Gupta



Shri Sanjay M. Bhavsar



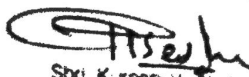
Er. Vijay K. Sanap
Chartered Engineer



Er. Prasanna Bhore
Structural Engineer



Shri Santosh P. Kothewale



Shri Kureshi V. Abdulgani

Register Engineer sign

Owners Sign



SOHAM AES

CONSULTANCY, DESIGN, ENGINEERING, PROJECT MANAGEMENT

34/35, Surkan Arcade, behind HDFC Bank, Bhujbal Farm Road New Nashik-9
e-mail: vijay.sanap@sohamaes.com, Phone: 7875 204080, Cell: 98222 20996

DEALT : K.Anand
CHECKED : Ravi Pawar
SCALE : as shown
DATE : 06/03/2023

DRG. NO. :
M1.1

JOB NO. : SVS / 19 / 900 / G

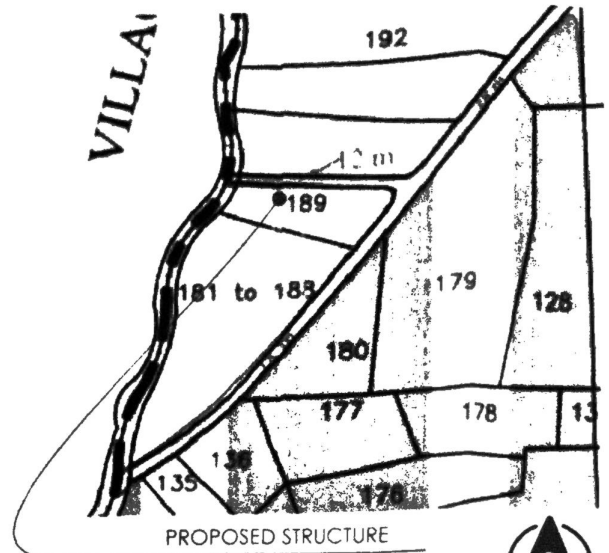
Statement 3 [Sr. No. 9 (g)] Carpet Area details of Apartment/Flat / Unit

Floor	Flat No	Carpet area of Shop/ Flat	Area Balcony attached to Shop/ Flat	Area Double height terrace attached to Flat
1st Floor	101,102,105,106,129,134, 135,138,139,142,143	28.58 m ²	4.07 m ²	
	103,104,107,108,111,113,114,116, 117,118,119,120,123,125,126, 127,130,132,133,136,137,140,141	23.57 m ²	3.33 m ²	
	109	34.87 m ²	3.42 m ²	
	124	23.09 m ²	3.33 m ²	
	110, 112,115, 128, 131	39.84 m ²	6.23 m ²	
	121,122	20.07 m ² m ²	
2nd Floor	201,202,205,206,229,234, 235,238,239,242,243,244	27.95 m ²	4.07 m ²	
	203,204,207,208,211,213,214,216, 217,218,219,220,221,222,223,225, 226,227,230,232,233,236,237,240,241	23.57 m ²	3.33 m ²	
	209	34.87 m ²	3.42 m ²	
	224	23.09 m ²	3.33 m ²	
	210, 212, 215, 228, 231	39.84 m ²	6.23 m ²	
3rd Floor	301,302,305,306,329,334, 335,338,339,342,343,344	27.95 m ²	4.07 m ²	
	303,304,307,308,311,313,314,316, 317,318,319,320,321,322,323,325, 326,327,330,332,333,336,337,340,341	23.57 m ²	3.33 m ²	
	309	34.87 m ²	3.42 m ²	
	324	23.09 m ²	3.33 m ²	
	310, 312,315, 328, 331	39.84 m ²	6.23 m ²	
4th Floor	401,402,405,406,429,434, 435,438,439,442,443,444	27.95 m ²	4.07 m ²	
	403,404,407,408,411,413,414,416, 417,418,419,420,421,422,423,425, 426,427,430,432,433,436,437,440,441	23.57 m ²	3.33 m ²	
	409	34.87 m ²	3.42 m ²	
	424	23.09 m ²	3.33 m ²	
	410, 412,415, 428, 431	39.84 m ²	6.23 m ²	
5th Floor	501,502,505,506,529,534, 535,538,539,542,543,544	27.95 m ²	4.07 m ²	
	503,504,507,508,511,513,514,516, 517,518,519,520,521,522,523,525, 526,527,530,532,533,536,537,540,541	23.57 m ²	3.33 m ²	
	509	34.87 m ²	3.42 m ²	
	524	23.09 m ²	3.33 m ²	
	510, 512, 515, 528, 531	39.84 m ²	6.23 m ²	
6th Floor	601,602,605,606,629,634, 635,638,639,642,643,644	27.95 m ²	4.07 m ²	
	603,604,607,608,611,613,614,616, 617,618,619,620,621,622,623,625, 626,627,630,632,633,636,637,640,641	23.57 m ²	3.33 m ²	
	609	34.87 m ²	3.42 m ²	
	624	23.09 m ²	3.33 m ²	
	610, 612,615, 628, 631	39.84 m ²	6.23 m ²	
7th Floor	701,702,705,706,729,734, 735,738,739,742,743,744	27.95 m ²	4.07 m ²	
	703,704,707,708,711,713,714,716, 717,718,719,720,721,722,723,725, 726,727,730,732,733,736,737,740,741	23.57 m ²	3.33 m ²	
	709	34.87 m ²	3.42 m ²	
	724	23.09 m ²	3.33 m ²	
	710, 712,715, 728, 731	39.84 m ²	6.23 m ²	

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

Building No.	Floor No.	Total B/Up Area of Floor as per outer construction Line
(1)	(2)	(3)
A	Ground	330.54
	First	373.53 + 30.85 + 42.19 = 446.57
	Second	373.53 + 42.19 = 415.72
	Third	373.53 + 42.19 = 415.72
	Forth	373.53 + 42.19 = 415.72
	Fifth	373.53 + 42.19 = 415.72
	Sixth	373.53 + 42.19 = 415.72
	Seventh	373.53 + 42.19 = 415.72
	Total	3271.43

= 6795.60 + 3271.43 = 10,067.03



LOCATION PLAN

(as per sanctioned D.P.)

STATEMENT 2 [Sr No 11(a)] PROPOSED Previously Approved (Retained as per Saving)

Building No	Floor No	Total B/Up Area of Floor	Balcony Area with in 15%	Excess Balcony area counted in FSI	Double height terrace area with in 20%	Excess Double height terrace area counted in FSI	Total FSI (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Ground	---	---	---	---	---	---
	First	962.88	123.50	---	---	---	962.88
	Second	962.88	123.50	---	---	---	962.88
	Third	962.88	123.50	---	---	---	962.88
	Forth	962.88	123.50	---	---	---	962.88
	Fifth	962.88	123.50	---	---	---	962.88
	Sixth	962.88	123.50	---	---	---	962.88
	Seventh	962.88	123.50	---	---	---	962.88
Lift Area	55.44						55.44
Total Area							6795.60

- Plot Area = 4242.42 m²
- A) Basic FSI (1.1 x plot area) = 4666.66 m²
- B) Free of cost Premium = 2121.21 m²
FSI as per old DCPR 2017
(0.5 X plot Area) Cl. No. 23.9
- C) Total FSI Permissible = 6787.87 m²
(free of cost) (A+B)
- D) Total proposed B/up Area = 10067.03 m²
(Retained as per saving
+ revised as per UDCPR)
- E) Total B/up Area for Payment of = 10067.03 - 6787.87
of premium as per UDCPR = 3279.16 m²
Cl. No. 7.7.1.i (D - C)
- F) Split up of Residential Area = 2978.82 m²
& Commercial Area = 300.34 m²
Total as per (E) = 3279.16 m²

G) Ancillary Area Calculation for (F)

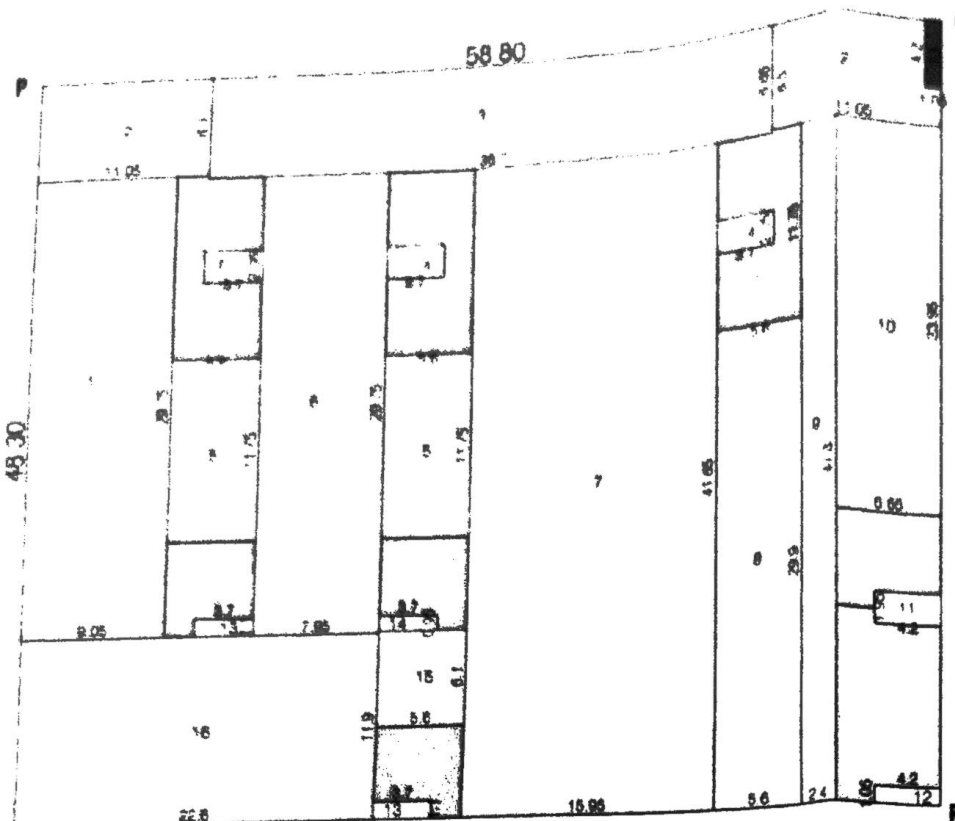
	B/up Area	B/up Area for premium	Ancillary Area
Residential Area	2978.82	1861.76	1117.06 (60%)
Commercial Area	300.34	166.88	133.48 (80%)
Total Area	3279.16	2028.62	1250.54

H) Calculation for Payment of Premium

- Ancillary Area = 1250.54 m²
@ 5% (Half of 10%)
- Residential Area for EWS/LIG Housing = 1861.76 m²
@ 7.5% (Half of 15%)
- Commercial Area = 166.88 m²
@ 17.5% (Half of 35%)

I) Calculation for Payment of Development Charges

- proposed - Prev. Paid = Total
- Residential Area = 9766.69 - 9081.87 = 684.82
- Commercial Area = 300.34 = 300.34



Area of Block PQRS
 $58.80 \times 48.3 = 2840.04$

Deduction

1	9.05	x	29.75	x	1	=	269.24
2	11.05	x	6.50	x	2	=	143.65
3	36.70	x	6.65	x	1	=	244.06
4	3.70	x	2.05	x	3	=	22.78
5	5.60	x	11.75	x	2	=	131.60
6	7.95	x	29.75	x	1	=	236.51
7	15.95	x	41.65	x	1	=	664.32
8	5.60	x	29.90	x	1	=	167.44
9	2.40	x	41.80	x	1	=	100.32
10	6.65	x	23.95	x	1	=	159.27
11	4.20	x	1.95	x	1	=	8.19
12	4.20	x	1.05	x	1	=	4.41
13	3.70	x	1.10	x	2	=	8.14
14	3.70	x	0.95	x	1	=	3.52
15	5.60	x	6.10	x	1	=	34.16
16	22.60	x	11.90	x	1	=	268.94
Total Deduction							= 2466.51
Area of Block PQRS							= 2840.04
Additional B/Up Area							= 373.53

Additional B/Up Area - D $1.05 \times 4.20 \times 7 = 30.87$

Area of Blocks

A	1.20	x	5.33	=	6.40
B	2.45	x	0.90	=	2.21
C	6.65	x	5.05	=	33.58
Total					= 42.19

First/ Second/ Third/ Fourth/ Fifth/ Sixth & Seventh Floor
 (scale 1:400) (PREVIOUSLY APPROVED BUT REVISED)

First/ Second/ Third/ Fourth/ Fifth/ Sixth & Seventh Floor
 (scale 1:400) (PROPOSED)

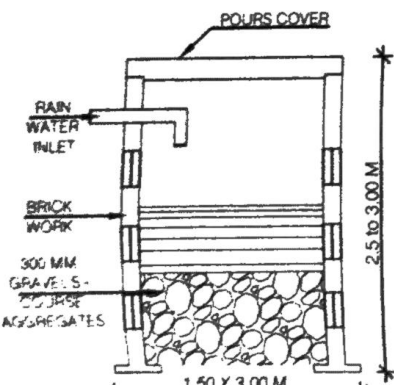
Area of Lift Block
 $= 2.40 \times 2.10 = 5.04$
 Total Area of Lift Blocks
 $= 5.04 \times 11 = 55.44$

LIFT
 (scale 1:200)

	Previously Approved	Previously Approved but Revised	Proposed	TOTAL
1) Proposed B/UP Area on Ground Floor	=		330.54	= 330.54
2) Proposed B/UP Area on First Floor (RESIDENTIAL)	= 962.88	+373.53+30.85+42.19		= 1409.45
3) Proposed B/UP Area on Second Floor (RESIDENTIAL)	= 962.88	+373.53	+42.19	= 1378.60
4) Proposed B/UP Area on Third Floor (RESIDENTIAL)	= 962.88	+373.53	+42.19	= 1378.60
5) Proposed B/UP Area on Forth Floor (RESIDENTIAL)	= 962.88	+373.53	+42.19	= 1378.60
6) Proposed B/UP Area on Fifth Floor (RESIDENTIAL)	= 962.88	+373.53	+42.19	= 1378.60
7) Proposed B/UP Area on Sixth Floor (RESIDENTIAL)	= 962.88	+373.53	+42.19	= 1378.60
8) Proposed B/UP Area on Seventh Floor (RESIDENTIAL)	= 962.88	+373.53	+42.19	= 1378.60
9) LIFT AREA (RESIDENTIAL)	= 55.44			= 55.44

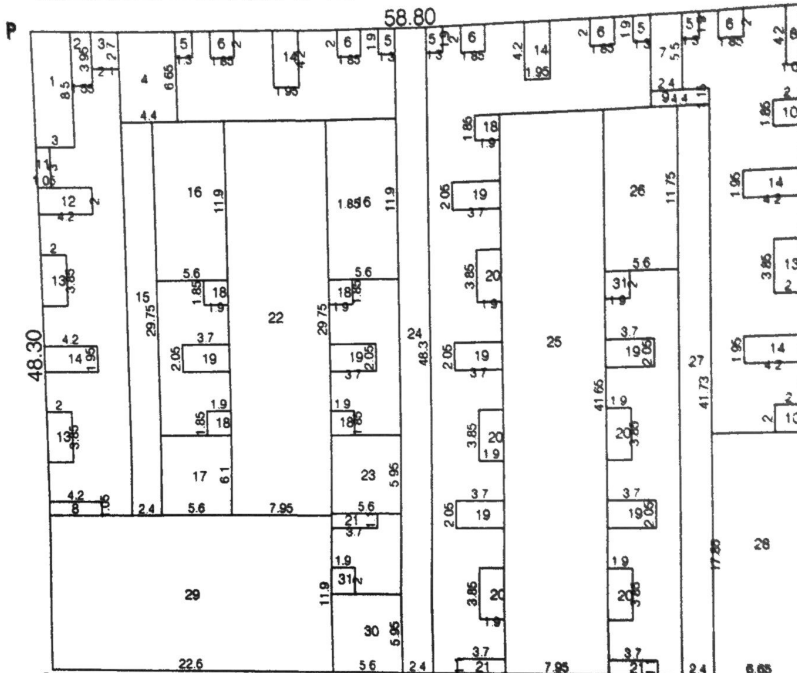
TOTAL PROPOSED B/UP AREA ON BUILDING
 $= 330.54 + 1409.45 + 1378.60 + 1378.60 + 1378.60 + 1378.60 + 1378.60 + 1378.60 + 55.44 = 10067.03$

Total = $10,067.03 + 15.60$ (s.no.17, 18) = 10,082.63
 (additional B/up Area)



AREA DIAGRAM & AREA CALCULATIONS

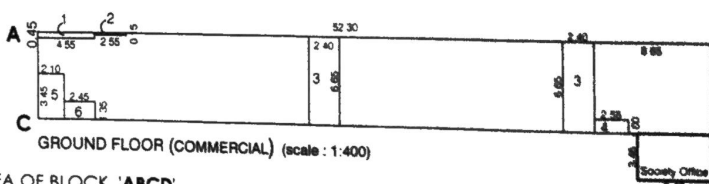
Area of Block PQRS
= 58.80 x 48.30 = 2840.04



Deduction

1	3.00 x 8.50	x 1	25.50
2	1.55 x 3.95	x 1	6.12
3	2.10 x 2.70	x 1	5.67
4	4.40 x 6.65	x 1	29.26
5	1.30 x 1.90	x 5	12.35
6	1.85 x 2.00	x 5	18.50
7	2.40 x 5.50	x 1	13.20
8	1.05 x 4.20	x 2	8.82
9	4.40 x 1.15	x 1	5.06
10	1.85 x 2.00	x 2	7.40
11	1.05 x 3.00	x 1	3.15
12	4.20 x 2.00	x 1	8.40
13	2.00 x 3.85	x 3	23.10
14	1.95 x 4.20	x 5	40.95
15	2.40 x 29.75	x 1	71.40
16	5.60 x 11.90	x 2	133.28
17	5.60 x 6.10	x 1	34.16
18	1.90 x 1.85	x 5	17.58
19	3.70 x 2.05	x 7	53.10
20	1.90 x 3.85	x 5	36.58
21	3.70 x 1.10	x 3	12.21
22	7.95 x 29.75	x 1	236.51
23	5.60 x 5.95	x 1	33.32
24	2.40 x 48.30	x 1	115.92
25	7.95 x 41.65	x 1	331.12
26	5.60 x 11.75	x 1	65.80
27	2.40 x 41.73	x 1	100.15
28	6.65 x 17.85	x 1	118.70
29	22.60 x 11.90	x 1	268.94
30	5.60 x 5.95	x 1	33.32
31	1.90 x 2.00	x 2	7.60

S FIRST/ SECOND/ THIRD/ FOURTH/ FIFTH/ SIXTH & SEVENTH FLOOR
(scale : 1:400) (PREVIOUSLY APPROVED)



AREA OF BLOCK 'ABCD'
= 52.30 X 6.65 = 347.80
Deduction :-
1) 4.55 X 0.45 = 2.05
2) 2.55 X 0.15 = 0.38
3) 2.40 X 6.65 x 2 = 31.92
4) 2.55 x 1.00 = 2.55
5) 2.10 x 3.45 = 7.25
6) 2.45 x 1.35 = 3.31
Total Deduction = 47.46

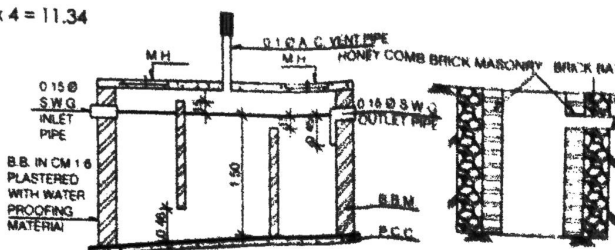
Area of Block 'X' -
= 5.45 x 3.46 = 18.86
Area of Block 'Y' -
= 2.10 x 1.35 x 4 = 11.34

1) Proposed B/UP Area on Ground Floor
= 347.80 - 47.46 = 300.34 + 11.34 + 18.86 = 330.54
(Total Commercial Area = 300.34 m²)

GROUND FLOOR
(scale : 1:400)

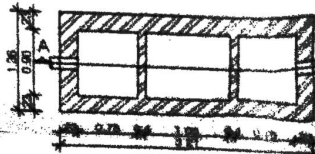
Total Deduction = 1877.16
= 2840.04 - 1877.16 = 962.88

on First Floor
Cover Terrace area count in FSI
= (1.85 * 2*5) + (1.30 * 1.90 * 5) = 30.85

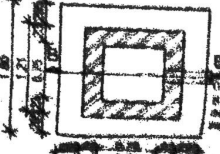


Section A-A

Section B-B



Plan Septic Tank (Scale 1:500)



Plan Soak Pit (Scale 1:500)

(PROPOSED)

