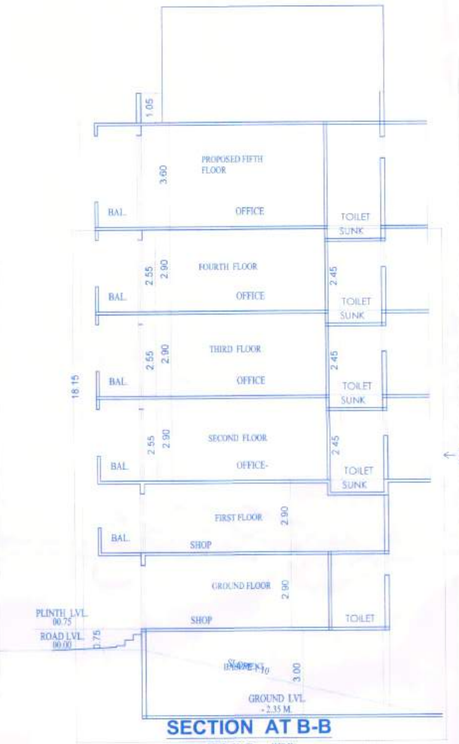
SANETRY REQUIREMENT FOR COMMERCIAL AREA
1804.00 (COMM.FSI/6 = 967 (PERSONS) / 8 =120 TOILETS REQUIRED
PROPOSED TOILETS = 120.00 NOS.

SCHEDULE OF OPENINGS

TYPE	SIZE	SPECIFICATION
D	0.75 m X 2.10 m	MALISING WOOD FRAMED FLUSH
D1	0.90 m X 2.10 m	DOOR AS PER DETAIL DRAWINGS
D2	1.00 m X 2.10 m	GIVEN BY ARCHETECT
D3	1.20 m X 2.10 m	
D4	1.80 m X 2.10 m	
RS	2.40 m X 2.40 m	VERTICAL ROLLING SHUTTERS
RS1	3.00 m X 3.00 m	
W	0.60 m X 1.20 m	
W1	0.90 m X 1.20 m	TEAK WOOD OR MILD STEEL
W3	1.20 m X 1.20 m	GLAZED WINDOW AS PER DETAIL
W4	1.80 m X 1.20 m	DRAWINGS
W5	2.40 m X 1.20 m	
V	0.60 m X 1.80 m	TEAK WOOD OR M S GLAZED
V1	0.60 m X 1.80 M.	VENTILATORS AS PER DETAIL DRAWINGS

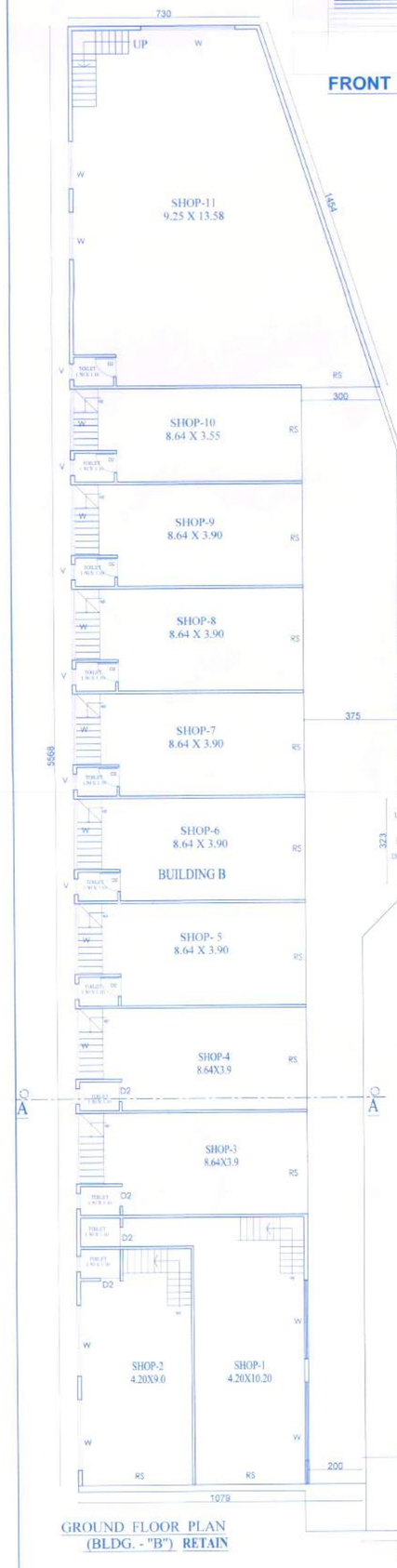
NOTE
PLOT BOUNDRY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
EXTERNAL WALL 0.10 THICK
INTERNAL WALL 0.15 THICK

RETAIN



SECTION AT B-B
(BLDG. - "B")

← RETAIN



FRONT ELEVATION (BLDG. - "B")

GROUND FLOOR PLAN
(BLDG. - "B") RETAIN

FORM OF STATEMENT 2
11 (a)

Building No.	Floor No. (1)	Total Built-up Area of floor. (2)	Balcony area within 10% (3)	Excess balcony area counted in FSI. (4)	Double height terrace area within 20% (5)	Excess Double height terrace area counted in FSI. (6)	Total FSI (2+4+6) (7)
BLDG. -"A"	GR	498.65	-	-NIL-	-NIL-	-NIL-	498.65
	1ST	498.65	74.80	NIL	-NIL-	-NIL-	498.65
	2ND	498.65	74.80	NIL	-NIL-	-NIL-	498.65
	3RD	498.65	74.80	NIL	-NIL-	-NIL-	498.65
	4TH	498.65	74.80	NIL	-NIL-	-NIL-	498.65
	LIFT	9.24	-	NIL	-NIL-	-NIL-	9.24
						TOTAL AREA = 2502.49 SQ.M.	
BLDG. -"B"	GR	499.87	-	-NIL-	-NIL-	-NIL-	499.87
	1ST	499.87	74.98	NIL	-NIL-	-NIL-	499.87
	2ND	499.87	74.98	NIL	-NIL-	-NIL-	499.87
	3RD	499.87	74.98	NIL	-NIL-	-NIL-	499.87
	4TH	499.87	74.98	NIL	-NIL-	-NIL-	499.87
	5TH	499.87	74.98	NIL	-NIL-	-NIL-	499.87
	LIFT	14.96	-NIL-	-NIL-	-NIL-	-NIL-	14.96
						TOTAL AREA =3014.18 SQ.M.	

(AREA OF BLDG - "A")+(AREA OF BLDG - "B") =
2502.49+3014.18+287.76 = 5516.67 SQ.M.

BALCONY AREA STATEMENT : (FOR:-BLDG. - "A")

FLOOR	AREA (SQ.M)	PERMISSIBLE (15%)	PROPOSED BALCONY LENGTH	WIDTH	NO	TOTAL	EXCESS BALCONY
1ST FLOOR	498.65	74.80	16.75	1.50	1.00	25.13	
			30.11	1.50	1.00	45.17	
			3.00	1.50	1.00	4.50	
TOTAL AREA						74.79	NIL
2ND TO 4TH FLOOR PLAN	498.65	74.80	17.17	1.50	1.00	25.76	
			29.98	1.50	1.00	44.97	
			3.20	1.20	1.00	3.84	
TOTAL AREA						74.57	NIL

FORM OF STATEMENT 2
1 (b)
Area Details of Flat / unit

Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
BLDG. - "A"	GR	SHOP- L-01 TO 16	498.65+24.73=525.38	-NIL-	-NIL-	470.37
	1ST	SHOP- 01 TO 16	498.65+24.73=525.38	55.59	-NIL-	580.97
	2ND	OFFICE- 01 TO 16	498.65+24.73=525.38	74.79	-NIL-	600.17
	3RD	OFFICE- 01 TO 16	498.65+24.73=525.38	74.79	-NIL-	600.17
	4TH	OFFICE- 01 TO 16	498.65+24.73=525.38	74.79	-NIL-	600.17
BLDG. - "B"	GR	SHOP-01 TO 11	499.87 + 132.72 = 632.59	NIL	-NIL-	632.59
	1ST	SHOP- 01 TO 11	499.87 + 132.72 = 632.59	56.01	-NIL-	688.40
	2ND	OFFICE- 01 TO 14	499.87 + 132.72 = 632.59	56.01	-NIL-	688.40
	3RD	OFFICE- 01 TO 14	499.87 + 132.72 = 632.59	56.01	-NIL-	688.40
	4TH	OFFICE- 01 TO 14	499.87 + 132.72 = 632.59	56.01	-NIL-	688.40
	5TH	OFFICE- 01 TO 14	499.87 + 132.72 = 632.59	56.01	-NIL-	688.40

TOTAL CARPET AREA OF BLDG. Total carpet area

Building No.	Floor No.	Flat / unit No.	Total carpet area of FLOOR	of BLDG.
BLDG. -"A"	GR	SHOP-01 TO 14	474.17 SQ.M.	3380.16 SQ.M.
	1ST	SHOP- 01 TO 14	474.17 SQ.M.	
	2ND	OFFICE- 01 TO 14	474.17 SQ.M.	
	3RD	OFFICE- 01 TO 14	474.17 SQ.M.	
	4TH	OFFICE- 01 TO 14	474.17 SQ.M.	
BLDG. -"B"	GR	SHOP-01 TO 11	481.87 SQ.M.	2891.34 SQ.M.
	1ST	SHOP-01 TO 11	481.87 SQ.M.	
	2ND	OFFICE- 01 TO 11	481.87 SQ.M.	
	3RD	OFFICE- 01 TO 11	481.87 SQ.M.	
	4TH	OFFICE- 01 TO 11	481.87 SQ.M.	
	5TH	OFFICE- 01 TO 11	481.87 SQ.M.	

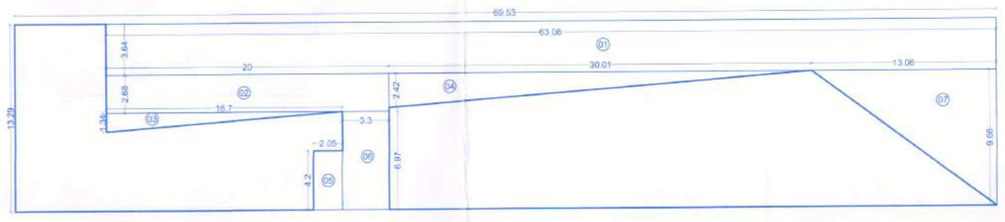
TOTAL carpet AREA PROPOSED ON SITE = 6272.29 SQ.M.

AREA DIAGRAM & CALCULATION
FOR :- GROUND FLOOR PLAN BLDG.-A

AREA OF BLOCK "A" = 69.53 X 13.29 = 924.05 SQ.M.
DEDUCTION
01) 63.08 X 3.64 = 229.61
02) 20 X 2.68 = 53.6
03) 16.7 X 1.34 X½ = 11.19
04) 2.42 X 30.01 X½ = 36.31
05) 2.05 X 4.2 = 8.61
06) 3.3 X 6.97 = 23.0
07) 13.06 X 9.66 X½ = 63.08
TOTAL DEDUCTION = 425.40 SQ.M.

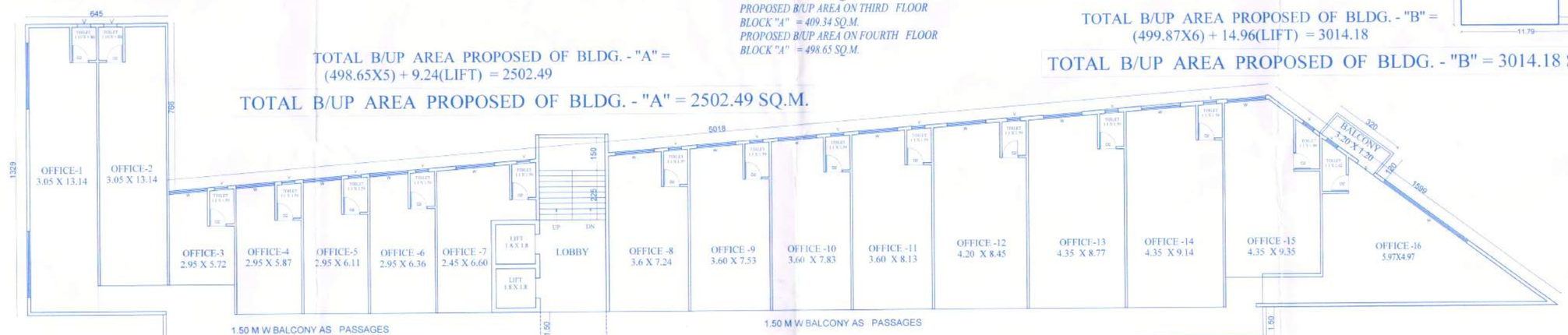
TOTAL B/UP AREA = 924.05 - 425.4 = 498.65 SQ.M.
TOTAL AREA OF BLOCK "A" = 498.65 SQ.M.

PROPOSED B/UP AREA ON GROUND FLOOR BLOCK "A" = 498.65 SQ.M.
PROPOSED B/UP AREA ON FIRST FLOOR BLOCK "A" = 498.65 SQ.M.
PROPOSED B/UP AREA ON SECOND FLOOR BLOCK "A" = 498.65 SQ.M.
PROPOSED B/UP AREA ON THIRD FLOOR BLOCK "A" = 409.34 SQ.M.
PROPOSED B/UP AREA ON FOURTH FLOOR BLOCK "A" = 498.65 SQ.M.

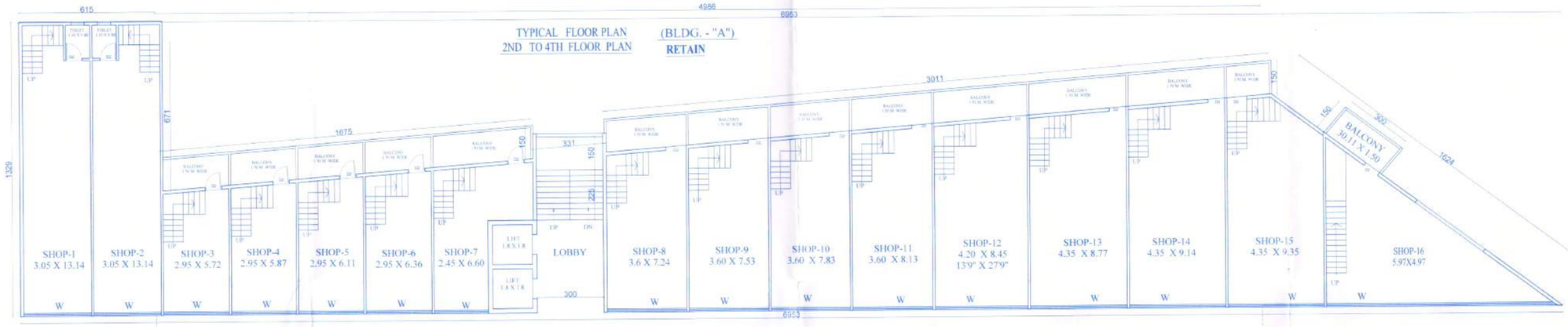


TOTAL B/UP AREA PROPOSED OF BLDG. - "A" =
(498.65X5) + 9.24(LIFT) = 2502.49

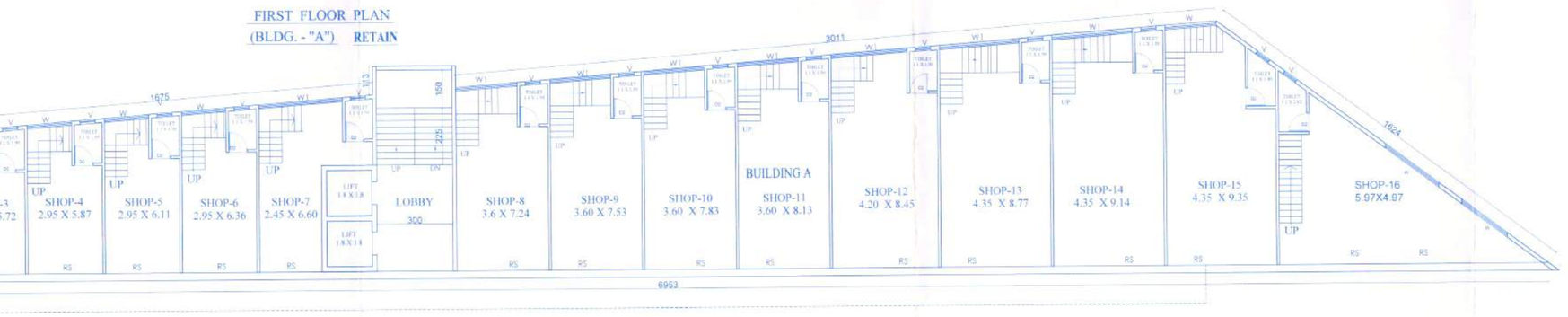
TOTAL B/UP AREA PROPOSED OF BLDG. - "A" = 2502.49 SQ.M.



TYPICAL FLOOR PLAN
2ND TO 4TH FLOOR PLAN (BLDG. - "A") RETAIN



FIRST FLOOR PLAN
(BLDG. - "A") RETAIN



GROUND FLOOR PLAN
(BLDG. - "A") RETAIN

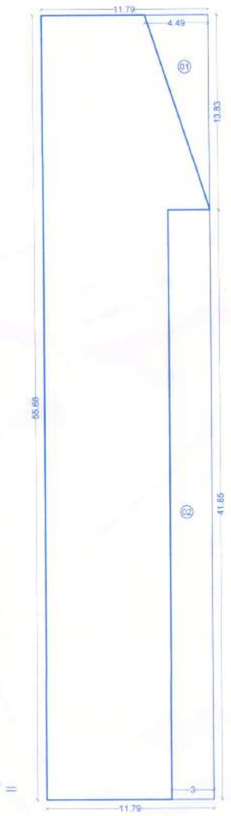
AREA DIAGRAM & CALCULATION
FOR :- GROUND FLOOR PLAN BLDG.-B

AREA OF BLOCK "A" = 11.79 X 55.68 = 656.46 SQ.M.
DEDUCTION
01) 4.49 X 13.83 X½ = 31.04
02) 3X 41.85 = 125.55

TOTAL DEDUCTION = 156.59 SQ.M.

TOTAL B/UP AREA = 656.46 - 159.59 = 499.87 SQ.M.
TOTAL AREA OF BLOCK "A" = 499.87 SQ.M.

PROPOSED B/UP AREA ON GROUND FLOOR BLOCK "B" = 499.87 SQ.M.
PROPOSED B/UP AREA ON FIRST FLOOR BLOCK "B" = 499.87 SQ.M.
PROPOSED B/UP AREA ON SECOND FLOOR BLOCK "B" = 499.87 SQ.M.
PROPOSED B/UP AREA ON THIRD FLOOR BLOCK "B" = 499.34 SQ.M.
PROPOSED B/UP AREA ON FOURTH FLOOR BLOCK "B" = 499.87 SQ.M.
PROPOSED B/UP AREA ON FIFTH FLOOR BLOCK "B" = 499.87 SQ.M.



BALCONY AREA STATEMENT : (FOR:-BLDG. - "B")

FLOOR	AREA (SQ.M)	PERMISSIBLE (15%)	PROPOSED BALCONY LENGTH	WIDTH	NO	TOTAL	EXCESS BALCONY
1ST	499.99	75.00	36.30	1.20	1.00	45.96	
			9.52	2.00	1.00	19.04	
			4.52	2.00	1.00	9.10	
TOTAL AREA						74.13	NIL
2ND TO 5TH	499.98	75.00	9.52	2.00	1.00	19.04	
			22.75	2.00	1.00	45.50	
			6.91	1.60	1.00	10.37	
TOTAL AREA			9.00			74.91	NIL
GRAND AREA TOTAL						0.00	NIL

TOTAL B/UP AREA PROPOSED OF BLDG. - "B" =
(499.87X6) + 14.96(LIFT) = 3014.18

TOTAL B/UP AREA PROPOSED OF BLDG. - "B" = 3014.18 SQ.M.

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

Building No.	RETAINED FLOOR	Total Built-up Area of floor, as per outer construction line.	PROPOSED FLOOR	Total Built-up Area of floor, as per outer construction line.
(A)	1ST TO 4TH FLOOR	2502.49	5TH FLOOR	499.06
(B)	1ST TO 5TH FLOOR	3014.18	6TH,7TH FLOOR	496.34+496.31= 992.65
	TOTAL	5516.67		1491.74

AMENITY AREA

12% OF 3290 SQ.M	
REQUIRED	394.98 SQ.M
PROVIDED H/O TO NMC	396 SQ.M

LOCATION OF AMENITY		
FLOOR	WING	TOTAL AREA
2nd 3rd 4th floor	B	396SQ.M

SHEET NO. M. 1/3

APPROVAL STAMP

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No. ..... dated 04/12/2021
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

SR. NO	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of a, b, c to be considered)	4000.00
	(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 /Service Road / Highway widening	
	(b)Any D.P. Reservation area 7.5/9 M ROAD (Total a+b)	710.00
3	Balance Area of Plot (1-2)=	3290.00
4	Amenity Space (if applicable)	
	(a) Required	
	AMENITY AREA HAND OVER TO NMC	
	(c) Balance proposed	
5	Net Area of Plot = [3 – 4(c)]	3290.00
6	Recreational Open space (if applicable)	
	(a) Required	
	(b) Proposed	
7	Internal Road area	
8	Plotale area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 5 X basic FSI) 1.1	3619.00
10	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
	(b) Proposed FSI on payment of premium.	0.00
11	In-situ FSI / TDR loading	
	PREVIOUS SANCTION	0.00
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any (*) 7.5/ 6 m road widening area	1420.00
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)], H/O (396X1.85)	732.60
	(c)TDR area	0.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	2152.60
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	0
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	5771.6000
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges. (ALLOWED 6580.00)	1491.74
	(c) Total entitlement (a+b)	7263.34
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) X1.6 or 1.8	
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	a) Existing Built-up Area	0.00
	b) Proposed Built-up Area as per plinc	0.00
	c) Total (a+b)	7008.4100
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	4.7
17	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.5)	
	b) Proposed	

OWNERS CONFIRMATION

CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECT.

SIGN OF OWNERS

- PLOT BOUNDARY SHOWN IN THICK BLACK
- EXISTING WORK SHOWN IN HATCH
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN DOTTED RED
- EXTERNAL WALL- 0.15 M
- INTERNAL WALL- 0.10M
- ALL C/B ARE ABOVE & BELOW WINDOW & WIDTH IS 0.60 METER.

PROPOSED COMMERTIAL BLDG. PLAN
VIDYAVIKAS CIRCLE, GANGAPUR ROAD ON S.NO.-717/1A/2 , F.P.NO. - 457 AT NASHIK.

FOR :-
M/S. FOURTUNE DEVELOPERS THROUGH PARTNERSHIP FIRM SHRI. R. M. PHAD . +
OTHER

ARCHITECTS SIGN	STRUC.ENGG. SIGN	OWNER SIGN
FILE NO. -	DRAWN BY - AMOL	DATE - 16-01-2018

KABRE CONSULTANTS
AR. SAGAR A. KABRE
ARCHITECT , INTERIOR DESIGNER,
S-5/6 SAHAYADRI HOUSE,MICO CIRCLE NASHIK .