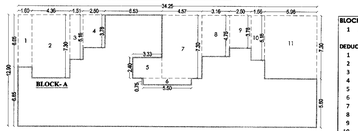
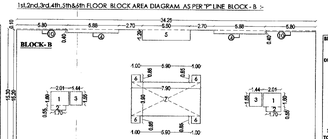
AREA DAIGRAM & CALCULATION :-

GROUND FLOOR BLOCK AREA DIAGRAM AS PER "I" LINE BLOCK -A :-



1st,2nd,3rd,4th,5th&6th FLOOR BLOCK AREA DIAGRAM AS PER "I" LINE BLOCK - B :-



BLOCK 'A'				
1	34.25 X	12.90	=	441.83 SQ.M
DEDUCTION :-				
1	1.60 X	6.05 X 6	=	9.68 SQ.M
2	4.90 X	7.30 X 4	=	31.83 SQ.M
3	1.51 X	5.15 X 1	=	7.79 SQ.M
4	2.50 X	3.78 X 1	=	9.45 SQ.M
5	3.33 X	2.40 X 1	=	7.99 SQ.M
6	5.50 X	0.75 X 1	=	4.13 SQ.M
7	4.57 X	7.30 X 1	=	33.36 SQ.M
8	3.15 X	4.75 X 1	=	15.01 SQ.M
9	2.50 X	3.78 X 1	=	9.45 SQ.M
10	1.56 X	5.16 X 1	=	8.05 SQ.M
11	5.96 X	7.30 X 1	=	43.51 SQ.M
		TOTAL -		180.25 SQ.M
TOTAL B/UP AREA				
1	441.83	180.25	=	261.58 SQ.M
TOTAL GROUND FLOOR AREA IS				=

BLOCK 'B'				
1	34.25 X	15.30	=	524.09 SQ.M
DEDUCTION :-				
1	2.03 X	1.60 X 2.00	=	6.49 SQ.M
2	1.70 X	0.55 X 2.00	=	1.87 SQ.M
3	1.44 X	1.55 X 2.00	=	4.46 SQ.M
4	5.88 X	0.40 X 2.00	=	4.70 SQ.M
5	5.50 X	1.20 X 1.00	=	6.60 SQ.M
6	1.00 X	0.85 X 4.00	=	3.40 SQ.M
7	7.90 X	3.90 X 1.00	=	30.81 SQ.M
8	5.88 X	0.25 X 2.00	=	2.94 SQ.M
9	5.50 X	1.50 X 1.00	=	8.25 SQ.M
10	5.80 X	0.20 X 2.00	=	1.16 SQ.M
TOTAL =			=	70.68 SQ.M
TOTAL B/UP AREA				
TOTALFIRST FLOOR AREA IS =				
1	524.09 - 70.83		=	453.40 SQ.M
FIRST FLOOR AREA			=	453.40 SQ.M
SECOND FLR AREA			=	453.40 SQ.M
THIRD FLOOR AREA			=	453.40 SQ.M
FOURTH FLOOR AREA			=	453.40 SQ.M
FIFTH FLOOR AREA			=	453.40 SQ.M
SIXTH FLOOR AREA			=	453.40 SQ.M
TOTAL AREA			=	2720.4 SQ.M

FORM OF STATEMENT 2 (S.R.NO.9(a))

PROPOSED BUILDING

Building No.	FLOOR NO.	Total Built-Up Area of Floor, As Per Outer Construction Line
1	2	3
	Ground Floor	261.58
	FIRST Floor	453.40
	Second Floor	453.40
	Third Floor	453.40
	Fourth Floor	453.40
	Fifth Floor	453.40
	Sixth Floor	453.40
TOTAL =		2981.98

CALCULATION OF PLOT BEFORE & AFTER AMALGMATIONS :-

PLOT BEFORE AMALGAMATION

-:CALCULATION BEFORE AMALGAMATION :-

sr.no	plot no	area (sq.m)	Plot Types
1	42	245.05	Semi Detached
2	43	245.05	Semi Detached
3	44	245.05	Semi Detached
4	45	245.05	Semi Detached
	TOTAL	980.20	

PLOT AFTER AMALGAMATION

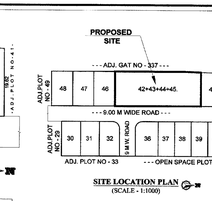
(SCALE 1:500)

-:CALCULATION AFTER AMALGAMATION :-

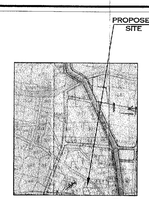
sr.no	plot no	area (sq.m)	Plot Types
1	42+43+44+45.	980.20	Detached
	TOTAL	980.20	

SITE LOCATION PLAN

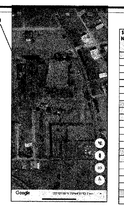
(SCALE - 1:1000)

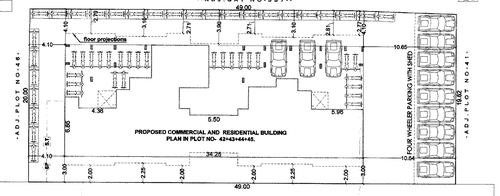


R.P. LOCATION PLAN



GOOGLE LOCATION PLAN





-: CARPET AREA STATEMENT :-

SR. NO	DESCRIPTION	UNIT WISE CARPET AREA (SQ.M)	BALCONY CARPET AREA (SQ.M)	TOTAL CARPET AREA FOR UNIT (SQ.M)	TOTAL CARPET AREA (SQM)
		COMMERCIAL AREA			
1	SHOP NO - 01,12,	2	14.99	-	14.99	29.98
2	SHOP NO - 02,11,	2	14.17	-	14.17	28.34
3	SHOP NO - 03,10,	2	16.70	-	16.70	33.40
4	SHOP NO - 04,09,	2	15.15	-	15.15	30.30
5	SHOP NO - 05,08,	2	13.08	-	13.08	26.16
6	SHOP NO - 06,07,	2	14.61	-	14.61	29.22
	TOTAL =	12	88.70			177.40
		RESIDENTIAL AREA				
		WING "A"				
1	FLAT NO - 101,102,103,104,113,114,117,118,	6	30.84	3.66	53.50	321.00
2	FLAT NO - 105,106,115,116,119,120,	4	34.39	4.91	39.30	235.80
3	FLAT NO - 107,108,109,110,111,112,121,122,	6	34.39	4.91	41.26	247.56
4	FLAT NO - 201,202,203,204,213,214,215,216,	6	30.84	3.66	53.49	320.94
5	FLAT NO - 205,206,207,208,217,218,219,220,	4	34.39	4.91	39.30	235.80
6	FLAT NO - 209,210,211,212,221,222,	6	30.84	3.66	53.49	320.94
7	FLAT NO - 301,302,303,304,313,314,317,318,	6	30.84	3.66	53.50	321.00
8	FLAT NO - 305,306,307,308,315,316,319,320,	4	34.39	4.91	39.30	235.80
9	FLAT NO - 309,310,311,312,321,322,	6	30.84	3.66	53.49	320.94
10	FLAT NO - 401,402,403,404,413,414,417,418,	6	30.84	3.66	53.50	321.00
11	FLAT NO - 405,406,407,408,415,416,419,420,	4	34.39	4.91	39.30	235.80
12	FLAT NO - 409,410,411,412,421,422,	6	30.84	3.66	53.49	320.94
13	FLAT NO - 501,502,503,504,513,514,517,518,	6	30.84	3.66	53.50	321.00
14	FLAT NO - 505,506,507,508,515,516,519,520,	4	34.39	4.91	39.30	235.80
15	FLAT NO - 509,510,511,512,521,522,	6	30.84	3.66	53.49	320.94
	TOTAL =	84	774.72	97.63	1361.71	8170.26
		WING "B"				
1	FLAT NO - 201,202,209,213,214,217,221,	6	34.39	4.91	39.30	235.80
2	FLAT NO - 203,204,205,206,210,211,215,216,	6	30.84	3.66	53.49	320.94
3	FLAT NO - 207,208,212,218,219,220,	4	34.39	4.91	39.30	235.80
4	FLAT NO - 301,302,309,313,314,317,321,	6	30.84	3.66	53.50	321.00
5	FLAT NO - 303,304,305,306,310,311,315,316,	6	30.84	3.66	53.49	320.94
6	FLAT NO - 307,308,312,318,319,320,	4	34.39	4.91	39.30	235.80
7	FLAT NO - 401,402,409,413,414,417,421,	6	30.84	3.66	53.50	321.00
8	FLAT NO - 403,404,405,406,410,411,415,416,	6	30.84	3.66	53.49	320.94
9	FLAT NO - 407,408,412,418,419,420,	4	34.39	4.91	39.30	235.80
10	FLAT NO - 501,502,509,513,514,517,521,	6	30.84	3.66	53.50	321.00
11	FLAT NO - 503,504,505,506,510,511,515,516,	6	30.84	3.66	53.49	320.94
12	FLAT NO - 507,508,512,518,519,520,	4	34.39	4.91	39.30	235.80
	TOTAL =	72	663.48	84.54	1157.54	6945.24
	RESIDENTIAL A REA =					23051.24

-: PARKING AREA STATEMENT :-

Table No. 6B : Parking Requirements

Sr. No.	Authority / Area	Size of Tenements	REQUIRED PARKING		PROVIDED PARKING AS PER TABLE NO 6C	
			CAR	SCOOTER	CAR	SCOOTER
1	Residential (Multi Family residential) Total tenements 36 Say = 1 no	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.		5	18	90
1	Residential (Multi Family residential) Total tenements 12 Say = 06 no	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1	2	4	13
	TOTAL =				24	103
	In addition 5% visitor parking =				1.2	5.1
	Total Parking Required, residential =				25	107.1
6	Mercantile (restrants, departmental stores, shops one other commercials uses) Total tenements = 21	For every 100 sq.m. carpet area or fraction thereof	2	6	4	12
	Total Parking Required for commercial =				4	12
	Total Parking Requ.ired for residential + commercial =				29	119

TABLE NO 6C

SR.NO	AUTORITY AREA	AUTORITY AREA		
6	Nagar Panchayat, Non Municipal Town Development Plan and rural areas in Regional Plan.	Car	12	48

TOTAL PARKING IN NUMBER = 12 NO 48 NO

-: STAMPS OF APPROVAL OF PLANS :-

Approved as amended in ... subject to conditions mentioned in Annexure 'A' of letter No. ... Dated ... 21.00 ... DEPUTY MUNICIPAL PLANNER Nashik Metropolitan Region Development Authority,Nashik

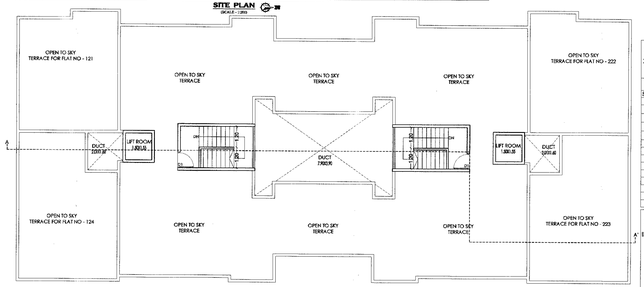
PERFORMA – I: AREA STATEMENT

PROPOSED AMALGAMATION & COMMERCIAL AND RESIDENTIAL BUILDING PLAN ON PLOT NO -42+43+44+45, BEARING GAT. NO. 338/340/341,AT - JALALPUR, SHIWAR, TAL- NASHIK , DIST - NASHIK , FOR, ME. OMKAR BUILDERS AND DEVELOPERS THROUGH OWNER MR. RAVI PRABHAKAR MHAISDHUNE. AND OTHER - 02.

Sr.no	AREA STATEMENT	SQ.M.
1.	Area of Plot	
	a) As per ownership document (7/12, CTS extract)	980.20
	b) as per measurement sheet	-
	c) as per site	-
	d) Permissible Pro-rata factor for FSI calculation on layout plots = 1.4570 x 1.00	1428.15
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)	1428.15
4.	Amenity Space (if applicable)	-
	a) Required -	-
	b) Adjustment of 20% if any -	-
	c) Balance Proposed -	-
5.	Net Plot Area (3-4 (c))	1428.15
6.	Recreational Open space (if applicable)	-
	a) Required -	-
	b) Proposed -	-
7.	Internal Road area	-
8.	Projects area	-
9.	Built up area with reference to Basic F.S.I. as per front road width - (Sr. No. 8x 1.00)	1570.97
10.	Addition of FSI on payment of premium	292.77
	a) Maximum permissible premium FSI - based on road width / TOD Zone.	-
	b) Proposed FSI on payment of premium. (0.20)	292.77
11.	In-situ FSI / TDR loading	-
	a)In-situ area against D.P. road (2.0 x Sr. No. 2 (a)),if any UDCPR-2020 33%	-
	b)In-situ area against Amenity Space if handed over(2.00 x(1.85xSr.N.4(b)and for(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.	1863.74
	b) Ancillary Area FSI upto 60% or 50%with payment of charges.	1118.24
	c) Total entitlement (a+b)	2981.98
14.	Maximum utilization limit of F.S.I. (Building potential 5 x 2) 4 is relaxable as per Road width (Use per Regulation No. 5.1.2 and 5.1.3 or 6.4 as applicable) x 1.6 or 1.8)	NIL
15.	Total Built-up Area in proposal (excluding area at Sr No.17 b)	-
	a) Passing Built-up Area.	-
	b) Proposed Built-up Area (as per 'P-line')	2981.98
	i) Pro-Rata built-up area	1570.97
	ii) 30%Premium FSI payment of premium 35% ASR	292.77
	iii) 60% Ancillary FSI payment of premium 10% ASR	1118.24
	c) Total (a+b)	2981.98
16.	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	-
17.	Area for Inclusive Housing, if any	-
	a) Required (25% of Sr.No.9)	-
	b) Proposed	-

SITE PLAN

(SCALE - 1:200)



NOTE :
1. N.A. ORDER NO.NA/SR/01/2019,DATED:- 28/02/2019
2. RECOMMENDED BY NMRDA, FINAL LAYOUT NO.499 DATED:- 21.04.2019

DOOR WINDOW SCHEDULE :-

S.NO	TYPE	SIZE	DESCRIPTION
1	W	1.50 X 1.20	M.S.GRATED
2	W1	1.50 X 0.90	M.S.GRATED
3	V	0.60 X 0.90	LOUVERED VENTILATOR
4	D	0.75 X 2.10	T.W.FLUSH DOOR
5	D1	0.90 X 2.10	T.W.FLUSH DOOR
6	D2	0.75 X 2.10	T.W.FLUSH DOOR
7	SFD	1.80 X 2.40	SLIDING FOLDING DOOR
8	SFD1	1.80 X 2.40	SLIDING FOLDING DOOR
9	RS	3.30 X 2.55	SLIDING FOLDING DOOR
10	RS-01	2.90 X 2.55	SLIDING FOLDING DOOR
11	RS-02	2.78 X 2.55	SLIDING FOLDING DOOR
12	RS-03	2.68 X 2.55	SLIDING FOLDING DOOR
13	RS-04	2.40 X 2.55	SLIDING FOLDING DOOR
14	RS-05	2.40 X 2.55	SLIDING FOLDING DOOR

COVER

DETAIL RAIN WATER HARVESTING

-: Certificate of plot Area :-

Certified that the plot under reference was surveyed by me on 15/07/2022 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 of Licensed Architect.

CERTIFICATE OF EXISTING ROAD WIDTH

This is to certify that the road forming to plot no 42+43+44+45 at gat. no 338/340/341 at-JALALPUR, tal- NASHIK, dist- NASHIK, is road surveyed by me on 15/07/2022 and existing road width in fronting to be 9.00m wide towards EAST side of plot, as shown on plan is correct..

Signature of Licensed Architect.

-: 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 of the work site.

OWNER SIGNATURE

ME. OMKAR BUILDERS & DEVELOPERS THROUGH MRS. SHEETAL MANGESH JIVRAKH.
OWNER SIGNATURE

ME. OMKAR BUILDERS AND DEVELOPERS THROUGH OWNER MR. SAGAR SURESH DESHMANE.
OWNER SIGNATURE

AR. AMOL B. KHARDE.
ARCHITECTS SIGN
REG NO:CA /2011/52873

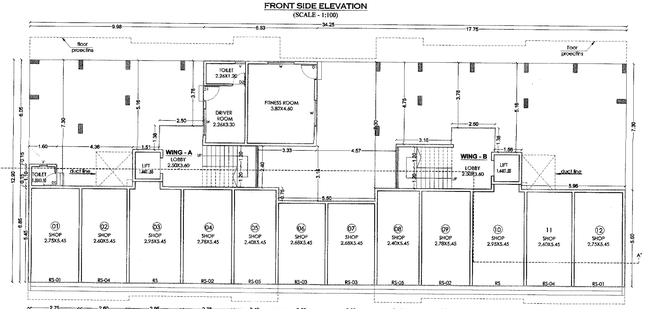
ME. OMKAR BUILDERS AND DEVELOPERS THROUGH OWNER MR. RAVI P. MHAISDHUNE.
OWNER SIGNATURE

architect amol kharde
nashik off:-flat no 09 , Karwan no 02 appt., thatte nagar, collage road, nasik.
pimpalgoan off:-flat no A-205, wyapar bhavan, opp. police station, pimpalgoan b.
mail id :- ar.amolkharde@gmail.com, ar.amolkharde@yahoo.co.in.
moi no :- 9423 119 777, 9881 686 777.

DATE - 25/11/2022. | DRAWN BY - SHUBHAM | CHECK BY - AR. AMOL

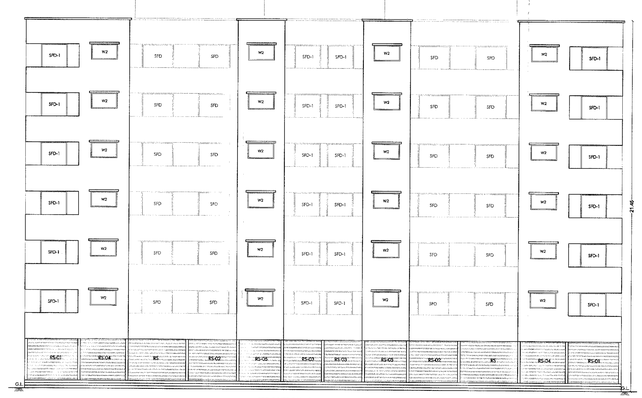
FRONT SIDE ELEVATION

(SCALE - 1:100)



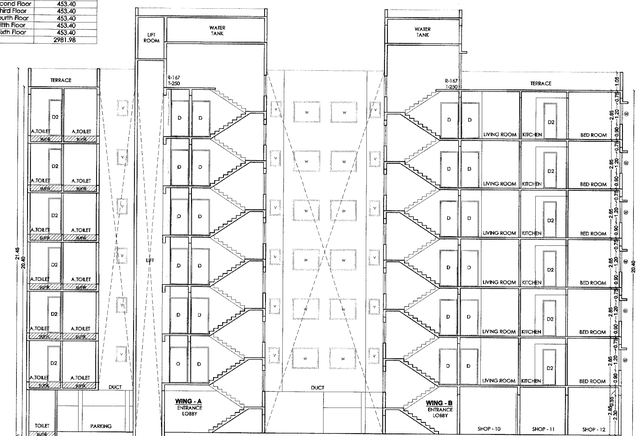
PARKING FLOOR PLAN

(SCALE-1:100)



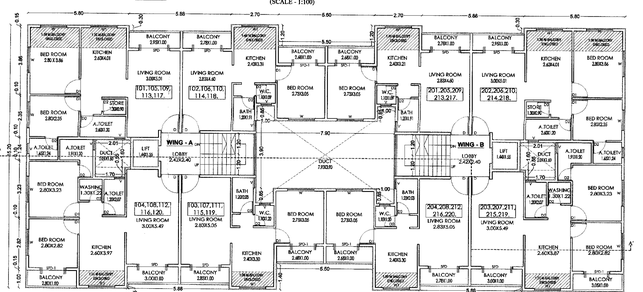
SECTION -AA'

(SCALE - 1:100)



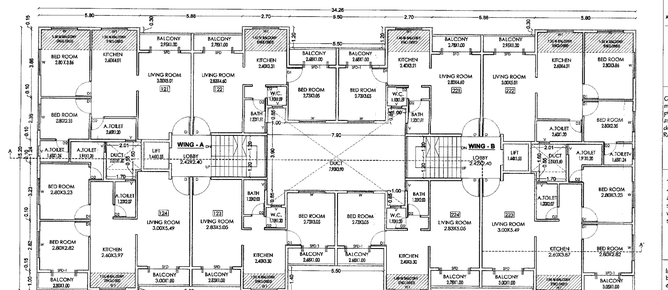
TYPICAL FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR PLAN

(SCALE - 1:100)



TERRACE FLOOR PLAN

(SCALE - 1:100)



SIXTH FLOOR PLAN

(SCALE - 1:100)