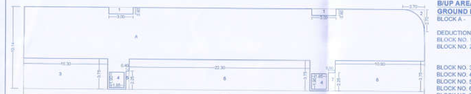
## SCHEDULES OF OPENING

| TYPE | SIZE IN M | DISCRIPTION | SILL HT. |
|---|---|---|---|
| FD | 2.10 X 2.40 | FOLDING DOOR | -- |
| FD1 | 3.10 X 2.40 | FOLDING DOOR | -- |
| Dm | 1.00 X 2.40 | SINGLE DATI FRAME W.PROOF INTERNAL DOOR | -- |
| D | 1.00 X 2.40 | SINGLE DATI FRAME W.PROOF INTERNAL DOOR | -- |
| D1 | 0.90 X 2.40 | SINGLE DATI FRAME W.PROOF INTERNAL DOOR | -- |
| D2 | 0.75 X 2.40 | SINGLE DATI FRAME W.PROOF TOILET FLUSH DOOR | -- |
| WL | 2.40 x 1.65 | AL. SLIDING GLAZED WINDOW WITH MOSQUITO NET | 0.75 |
| Wk | 1.50 x 1.20 | AL. SLIDING GLAZED WINDOW WITH MOSQUITO NET | 1.20 |
| Wk1 | 1.50 x 1.20 | AL. SLIDING GLAZED WINDOW WITH MOSQUITO NET | 1.20 |
| Wk2 | 1.35 x 1.65 | AL. SLIDING GLAZED WINDOW WITH MOSQUITO NET | 0.75 |
| Wb | 1.50 X 1.50 | AL. SLIDING GLAZED WINDOW WITH MOSQUITO NET | 0.90 |
| Wb1 | 2.40 X 1.65 | AL. SLIDING GLAZED WINDOW WITH MOSQUITO NET | 0.75 |
| V | 0.60 X 0.77 | GLASS LOUVERED TOILET WINDOW (ABOVE LINTEL LVL.) | 1.50 |

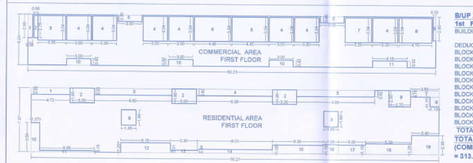
## STATEMENT- 01
### BUILT-UP AREA STATEMENT

| (1) | (2) | (3) | (4) | (5) |
|---|---|---|---|---|
| Building No. | Floor No. | Built - Up Area commercial | Built - Up Area Residential | Total Built - Up Area Comm. + Resi.(3+4=5) |
| 1. | Basement | 0.00 | 0.00 | 0.00 |
| 2. | Ground Floor | 320.48 | 0.00 | 320.48 |
| 3. | First Floor | 170.46 | 290.22 | 460.68 |
| 4. | Second Floor | 0.00 | 604.26 | 604.26 |
| 5. | Third Floor | 0.00 | 604.26 | 604.26 |
| 6. | Fourth Floor | 0.00 | 604.26 | 604.26 |
| 7. | Fifth Floor | 0.00 | 604.26 | 604.26 |
| 8. | Sixth Floor | 0.00 | 238.63 | 238.63 |
| TOTAL | | 490.94 | 2945.89 | 3436.83 |



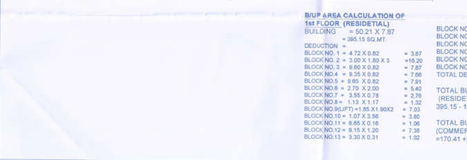
**B/UP AREA CALCULATION OF GROUND FLOOR (COMMERCIAL)**
BLOCK A = =49.90 X 10.40 SQ.MT.

DEDUCTION =
BLOCK NO. 1 = 3.00 X 0.80 X 2 = 4.80
BLOCK NO. 2 = $\frac{\pi R^2}{2}$ = (2.70X2.70)-(3.14X2.70X2.70)/4) =1.96 Sq.mt.
BLOCK NO. 3 =10.32 X 3.75 = 38.62
BLOCK NO. 4 (LIFT) = (1.85 X 1.90)/2 = 7.03
BLOCK NO. 5 = 0.40 X 2.25 = 0.90
BLOCK NO. 6 = 22.30X3.75 = 83.62
BLOCK NO. 7 = 0.90 X 2.25 = 2.02
BLOCK NO. 8 = 10.90 X 3.75 = 40.87
TOTAL DEDUCTION = 179.43 Sq.mt.
**TOTAL BUILT UP AREA OF GROUND FLOOR =499.90 - 179.42 = 320.48 SQ.MT.**



**B/UP AREA CALCULATION OF 1st FLOOR (COMMERCIAL)**
BUILDING = 50.21 X 6.24
= 313.31 SQ.MT.

DEDUCTION =
BLOCK NO. 1 = 0.58 X 2.90 = 1.68
BLOCK NO. 2 = 0.50 X 2.75 = 1.37
BLOCK NO. 3 = 3.35 X 3.04 = 10.18
BLOCK NO. 4 = 3.00 X 3.04 X 7 = 63.84
BLOCK NO. 5 = 3.00 X 0.80 X 4 = 4.80
BLOCK NO. 6 = 4.45 X 3.04 X 2 = 27.05
BLOCK NO. 7 = 3.25 X 3.04 = 9.75
BLOCK NO. 8 = 4.10 X 3.04 = 12.46
BLOCK NO. 9 = 0.33 X 2.90 = 0.95
BLOCK NO. 10 = 3.00 X 0.82 X 3 = 7.38
BLOCK NO. 11 = 4.18 X 0.82 = 3.42
TOTAL DEDUCTION = 142.85 Sq.mt.
**TOTAL BUILT UP AREA OF FIRST FLOOR (COMMERCIAL) = 313.31 - 142.86 = 170.46 SQ.MT.**



**B/UP AREA CALCULATION OF 1st FLOOR (RESIDETIAL)**
BUILDING = 50.21 X 7.87
= 395.15 SQ.MT.

DEDUCTION =
BLOCK NO.1 = 4.72 X 0.82 = 3.87
BLOCK NO.2 = 3.00 X 1.80 X 3 = 16.20
BLOCK NO.3 = 9.60 X 0.82 = 7.87
BLOCK NO.4 = 9.25 X 0.82 = 7.59
BLOCK NO.5 = 9.65 X 0.82 = 7.91
BLOCK NO.6 = 2.70 X 2.00 = 5.40
BLOCK NO.7 = 3.95 X 0.78 = 2.76
BLOCK NO.8 = 1.13 X 1.17 = 1.32
BLOCK NO.9(LIFT) =1.85 X1.90/2 = 7.03
BLOCK NO.10 = 1.07 X 3.50 = 3.80
BLOCK NO.11 = 6.65 X 0.16 = 1.06
BLOCK NO.12 = 9.15 X 1.20 = 7.38
BLOCK NO.13 = 3.30 X 0.31 = 1.02
BLOCK NO.14 = 9.20 X 0.44 = 4.04
BLOCK NO.15 = 6.30 X 1.00 = 6.61
BLOCK NO.16 = 1.95 X 1.15 = 2.24
BLOCK NO.17 = 3.30 X 1.10 = 3.63
BLOCK NO.18 = 5.58 X 1.28 = 7.14
BLOCK NO.19 = 3.40 X 2.35 = 7.99
TOTAL DEDUCTION = 134.93 Sq.mt.

TOTAL BUILT UP AREA OF 1st FLOOR (RESIDETIAL)
395.15 - 104.93 = 290.22 SQMT.

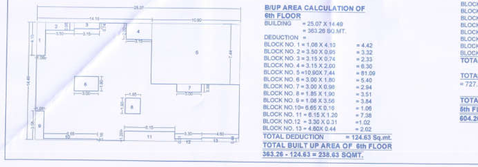
TOTAL BUILT UP AREA OF 1st FLOOR (COMMERCIAL+RESIDETIAL)
=170.41 +290.22 = 460.63 SQMT.

**B/UP AREA CALCULATION OF TYPICAL 2n TO 6 th FLOOR**
BUILDING = 50.21 X 14.49
= 727.54 SQ.MT.

DEDUCTION =
BLOCK NO.1 =1.08 X 4.16 = 4.42
BLOCK NO.2 = 3.50 X 0.95 = 3.32
BLOCK NO.3 = (3.15 X 0.74) X 4 = 9.32
BLOCK NO.4 = (3.15 X 0.74) = 2.32
BLOCK NO.5 = (3.15 X 0.95)X2 = 5.98
BLOCK NO.6 = 2.75 X 2.00 = 5.50
BLOCK NO.7 = 1.45 X 0.95 = 1.37
BLOCK NO.8 = 1.13 X 4.10 = 4.63
BLOCK NO.9 = 2.00 X 1.80X3 = 10.80
BLOCK NO.10 = 1.80 X 1.80X2 = 7.03
BLOCK NO.11 = 2.70 X 2.00 = 5.40
BLOCK NO.12 = 1.13 X 1.17 = 1.32
BLOCK NO.13 = 1.08 X 4.16 = 4.50
BLOCK NO.14 = 6.65 X 0.16 = 1.06
BLOCK NO.15 = 6.30 X 1.00 = 6.61
BLOCK NO.16 = 3.30 X 0.31 = 1.02
BLOCK NO.17 = 9.20 X 0.44 = 4.04
BLOCK NO.18 = 6.30 X 1.65 = 6.81
BLOCK NO.19 = 1.95 X 1.15 = 2.24
BLOCK NO.20 = 3.30 X 1.10 = 3.63
BLOCK NO.21 = 5.58 X 1.27 = 7.08
BLOCK NO.22 = 3.40 X 2.35 = 7.99
TOTAL DEDUCTION = 123.28 Sq.mt.

TOTAL BUILT UP AREA OF EACH FLOOR
= 727.54 - 123.28 = 604.26 SQ.MT.

**TOTAL BUILT UP AREA OF 2nd TO 6th FLOOR**
**604.26 X 4 =2417.04 SQMT.**



**B/UP AREA CALCULATION OF 6th FLOOR**
BUILDING = 25.07 X 14.49
= 363.26 SQ.MT.

DEDUCTION =
BLOCK NO.1 =1.08 X 4.16 = 4.42
BLOCK NO.2 = 3.50 X 0.95 = 3.32
BLOCK NO.3 = 3.15 X 0.74 = 2.33
BLOCK NO.4 = 3.15 X 2.00 = 6.30
BLOCK NO.5 =10.90X7.44 = 81.09
BLOCK NO.6 = 3.00 X 1.80 = 5.40
BLOCK NO.7 = 3.00 X 0.95 = 2.84
BLOCK NO.8 = 1.85 X 1.90 = 3.51
BLOCK NO.9 = 1.80 X 1.80 = 3.24
BLOCK NO.10= 6.65 X 0.16 = 1.06
BLOCK NO. 11 = 6.15 X 1.20 = 7.38
BLOCK NO.12 = 3.30 X 0.31 =1.02
BLOCK NO. 13 = 4.60X 0.44 = 2.02
TOTAL DEDUCTION = 124.63 Sq.mt.
**TOTAL BUILT UP AREA OF 6th FLOOR**
**363.26 - 124.63 = 238.63 SQMT.**

## STATEMENT- 02 F.S.I. / B-UP AREA STATEMENT-(AS PER RULE NO.6.3 ) (TABLE NO - 6G)

**GROSS AREA OF PLOT = 1120.00 SQ.MT.**
**NET AREA OF PLOT = 1036.00 SQ.MT.**

| (1) | (2) | | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | [C] ALLOWABLE BUILT-UP AREA | [D] PREVIOUSLY APPROVED BUILT-UP AREA | | | [E] NEW PROPOSED BUILT-UP AREA | | [F] = (E)-(D) BUILT-UP AREA FOR PAYMENT | [G] REMARK |
| | ALLOWABLE F.S.I. | | | [D1] RESIDENTIAL | [D2] COMMERCIAL | TOTAL | [E1] RESIDENTIAL | [E2] COMMERCIAL | TOTAL | |
| (1) | BASIC F.S.I. | 1.10 | 1139.60 | 000.00 | 000.00 | 000.00 | 1139.60 | 000.00 | 1139.60 | 1139.60 |
| (2) | PREMIUM F.S.I. | 0.90 | 560.00 | 000.00 | 000.00 | 000.00 | 533.69 | 26.41 | 560.00 | 560.00 |
| (3) | T.D.R. F.S.I. | | | | | | | | | |
| | (a) D.P.road TDR | ROAD X 3 | 84.00X3= 168.00sqmt. | 000.00 | 000.00 | 000.00 | 168.00 | 000.00 | 168.00 | 168.00 |
| | (b) In situ TDR. | --- | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 |
| | (c) R/A area | | 280.00 | 000.00 | 000.00 | 000.00 | 246.43 | 246.43 | 246.43 | 246.43 |
| | TOTAL TDR (a+b+c) | 0.40 | 448.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 |
| (4) | OTHERS, F.S.I. | 0.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 | 000.00 |
| (5) | TOTAL(1+2+3+4) | 2.00 | 2147.60 | 000.00 | 000.00 | 000.00 | 1841.19 | 272.84 | 2114.03 | 2114.03 |
| (6) | ANCILLARY F.S.I. | 50% comm. 50% Resi | 210.18 | 000.00 | 000.00 | 000.00 | 000.00 | 210.18 | 210.18 | 210.18 |
| | | | 1104.79 | 000.00 | 000.00 | 000.00 | 1104.79 | 000.00 | 1104.79 | 1104.79 |
| (7) | TOTAL | (6) | 1322.89 | 000.00 | 000.00 | 000.00 | 2945.89 | 490.94 | 3436.83 | 3436.83 |
| | GRAND TOTAL ( 6+7) | | 3470.49 | 000.00 | | | 3436.83 | | 3436.83 | |

## STATEMENT- 03 PARKING AREA

| OCCUPANCY | REQUIRED | | | | PROPOSED | | | |
|---|---|---|---|---|---|---|---|---|
| | BIG CAR | SMALL CAR | TOTAL | SCOOTER | BIG CAR | SMALL CAR | TOTAL | SCOOTER |
| PARKING RESIDENTIAL | | | | | | | | |
| for every 2 Tenement | 0 | | 0 | 0 | 0 | 1 | 1 | 3 |
| Carpet Area = 40.00 TO 80.00 SQ.M. 38 nos. | 5.50 | 9.50 | 19.00 | 95.00 | 9.50 | 9.50 | 19.00 | 95.0 |
| Add visitor's / Garage parking(5% of (1+3)) | | | 0.95 | 4.75 | | | 0.95 | 4.75 |
| TOTAL | 0 | 0 | 19.95 | 99.75 | 0 | 0 | 19.42 | 99.75 |
| PARKING for COMMERCIAL | | | | | | | | |
| Shops(One each 100 carpet sqmt. or fraction. | 1 | 1 | 2 | 6 | 1 | 1 | 2 | 6 |
| TOTAL SHOP carpet area 361.32 sq.mt. | 3.61 | 3.61 | 7.22 | 21.67 | 3.64 | 3.64 | 7.29 | 21.87 |
| TOTAL RESIDENTIAL + COMMERCIAL PARKING | 9.50 + 3.61 = 13.11 | 9.50+3.61 = 13.11 | 19.95+ 7.22 = 27.17 | 99.75+ 21.67 = 121.62 | 9.50 + 3.61 = 13.11 | 9.50+3.64 = 13.11 | 19.95+ 7.22 = 27.17 | 99.75+ 21.87 = 121.62 |
| Nashik Municipal Corporation area. (0.50) | 12.22 | 12.22 | 24.46 | 108.46 | 12.22 | 12.22 | 24.45 | 109.46 |
| Total Parking = (rounded of (1+3=say | | | 24 | 109 | | | 24 | 109 |
| PROPOSED PARKING | | | 24 | 109 | | | 24 | 109 |

## STATEMENT- 07 TABLE NO - 9E

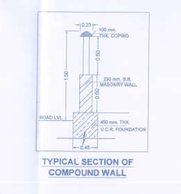
OCCUPANCY / USE CALCULATION

| SR.NO. | GROUP OF OCCUPANCY | OCCUPANT LOAD GROSS AREA (area in sq.mt. as per DCR) | FLOOR | TYPE OF OCCUPANCY | AREA (in sq.mt.) | NO OF PERSONS |
|---|---|---|---|---|---|---|
| 1) | COMMERCIAL | 3.00 | GROUND FL. MEZZA. | COMM. | 361.32 | 121 |
| TOTAL NO. OF PERSON = 121 PERSONS | | | | | | |

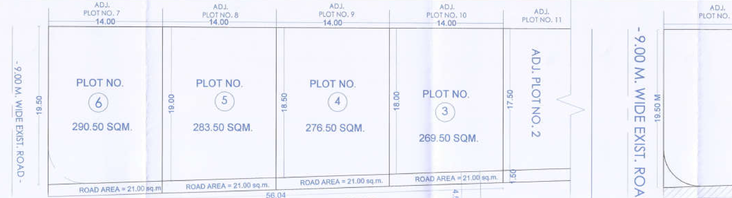
## STATEMENT- 08 TABLE NO - 12

SANITARY BLOCK CALCULATION

| S.NO. | OCCUPANCY | NO. OF PERSON | WATER CLOSET REQUIRED | | PROPOSED | | URINAL REQUIRED | | PROPOSED | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | male | female | male | female | male | female | male | female |
| G.F.+MEZZA. | COMMERCIAL Occupied area 361.32 SMT. | Total = 121 | 1 for upto 25 = 1 / 26 to 50 = 2 / 51 to 75 = 3 / 76 to 100 = 4 / total no of males / 100 = 1 no. | 1 for upto 15 = 1 / 16 to 30 = 2 / 31 to 45 = 3 / 46 to 60 = 4 / total no of female / 100 = 1 no. | total no of male closet / 100 = 1 no. | total no of female closet / 100 = 1 no. | 1 for upto 50 = 1 / 51 to 100 = 2 / total no of male / 100 = 1 no. | Nil for upto 50 = 0 / total no of female / 100 = 1 no. | total no of male urinals / 100 = 1 no. | total no of female urinals / 100 = 1 no. |
| REQUIRED | | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| PROPOSED | | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |



**TYPICAL SECTION OF COMPOUND WALL**




## LAYOUT BEFORE AMALGAMETION

(SCALE 1:200)

## STATEMENT- 04
### CARPET AREA STATEMENT [Sr. No.-9(g)] ( Area in smt.) ( Commercial )

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|
| Floor No. | Apt. /shop/unit No. | RERA Carpet area of Apt./shop/unit | Carpet area of Apt./shop/unit (Mezzanine floor) | Encl. Balcony Area attached to Apt./shop/unit | Open Balcony Area attached Apt./shop/unit | Total carpet B+C+D+E | Grand Total B+E+A+7 | Remark |
| GROUND | 1 | 23.46 | 13.67 | 0.00 | 000.00 | 34.83 | 37.58 | Shop |
| MEZZA. | 2 | 18.72 | 6.22 | 000.00 | 000.00 | 24.94 | 24.94 | Shop |
| FLOOR | 3 | 18.72 | 6.15 | 000.00 | 000.00 | 27.87 | 27.87 | Shop |
| | 4 | 18.72 | 6.15 | 000.00 | 000.00 | 27.87 | 27.87 | Shop |
| | 5 | 18.72 | 6.22 | 000.00 | 000.00 | 24.94 | 24.94 | Shop |
| | 6 | 27.76 | 13.67 | 000.00 | 000.00 | 41.33 | 41.33 | Shop |
| | 7 | 27.76 | 13.57 | 000.00 | 000.00 | 41.33 | 41.33 | Shop |
| | 8 | 18.72 | 6.22 | 000.00 | 000.00 | 24.94 | 24.94 | Shop |
| | 9 | 18.72 | 6.15 | 000.00 | 000.00 | 27.87 | 27.87 | Shop |
| | 10 | 19.96 | 6.76 | 000.00 | 000.00 | 29.72 | 29.72 | Shop |
| | 11 | 18.72 | 6.22 | 000.00 | 000.00 | 24.94 | 24.94 | Shop |
| | 12 | 24.18 | 6.84 | 2.77 | 000.00 | 33.12 | 35.89 | Shop |
| | TOTAL | 254.66 | 100.84 | 5.72 | 000.00 | 363.00 | 369.22 | |

## STATEMENT- 05
### CARPET AREA STATEMENT [Sr. No.-9(g)] ( Area in smt.) ( WING A )

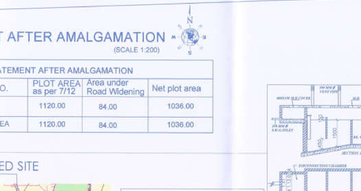
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (9) |
|---|---|---|---|---|---|---|---|---|---|
| Building No. | Floor No. | Apt. /shop/unit No. | RERA Carpet area of Apt./shop/unit | Encl. Balcony Area attached to Apt./shop/unit | Open Balcony Area attached Apt./shop/unit | Area of Double Height Terrace Attached to the units | Total carpet B+C+D+E | Grand Total B+E+A+7 | Remark |
| | 1st FLOOR | 101 | 52.09 | 6.79 | 6.92 | 000.00 | 57.88 | 63.80 | Flat |
| | | 102 | 60.55 | 2.68 | 8.70 | 000.00 | 63.10 | 71.80 | Flat |
| | 2nd FLOOR | 201 | 49.83 | 8.96 | 6.12 | 000.00 | 58.69 | 64.71 | Flat |
| | | 202 | 53.72 | 5.70 | 7.35 | 000.00 | 59.42 | 66.67 | Flat |
| | 3rd FLOOR | 203 | 60.55 | 2.68 | 8.70 | 000.00 | 63.10 | 71.80 | Flat |
| | | 204 | 52.09 | 5.79 | 6.92 | 000.00 | 57.88 | 63.80 | Flat |
| | | 301 | 49.83 | 8.96 | 6.12 | 000.00 | 58.69 | 64.71 | Flat |
| | | 302 | 53.72 | 5.70 | 7.35 | 000.00 | 59.42 | 66.67 | Flat |
| | | 303 | 60.55 | 2.68 | 8.70 | 000.00 | 63.10 | 71.80 | Flat |
| | 4 th FLOOR | 304 | 52.09 | 5.79 | 6.92 | 000.00 | 57.88 | 63.80 | Flat |
| | | 401 | 49.83 | 8.96 | 6.12 | 000.00 | 58.69 | 64.71 | Flat |
| | | 402 | 53.72 | 5.70 | 7.35 | 000.00 | 59.42 | 66.67 | Flat |
| | | 403 | 60.55 | 2.68 | 8.70 | 000.00 | 63.10 | 71.80 | Flat |
| | 5 th FLOOR | 404 | 52.09 | 5.79 | 6.92 | 000.00 | 57.88 | 63.80 | Flat |
| | | 501 | 49.83 | 8.96 | 6.12 | 000.00 | 58.69 | 64.71 | Flat |
| | | 502 | 53.72 | 5.70 | 7.35 | 000.00 | 59.42 | 66.67 | Flat |
| | | 503 | 60.55 | 2.68 | 8.70 | 000.00 | 63.10 | 71.80 | Flat |
| | 6 th FLOOR | 504 | 52.09 | 5.79 | 6.92 | 000.00 | 57.88 | 63.80 | Flat |
| | | 601 | 49.83 | 8.96 | 6.12 | 000.00 | 58.59 | 64.71 | Flat |
| | | 602 | 52.09 | 5.79 | 6.92 | 000.00 | 57.88 | 63.90 | Flat |
| | | 603 | 60.55 | 2.68 | 8.70 | 000.00 | 63.10 | 71.80 | Flat |
| | TOTAL | | 1138.87 | 117.64 | 147.32 | 000.00 | 1256.51 | 1403.82 | |

## STATEMENT- 06
### CARPET AREA STATEMENT [Sr. No.-9(g)] ( Area in smt.) ( WING B )

| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) |
|---|---|---|---|---|---|---|---|---|---|
| Building No. | Floor No. | Apt. /shop/unit No. | RERA Carpet area of Apt./shop/unit | Encl. Balcony Area attached to Apt./shop/unit | Open Balcony Area attached Apt./shop/unit | Area of Double Height Terrace Attached to the units | Total carpet B+C+D+E | Grand Total B+E+A+7 | Remark |
| | 1st FLOOR | 101 | 50.45 | 7.65 | 6.25 | 000.00 | 58.11 | 64.36 | Flat |
| | | 102 | 48.46 | 6.74 | 4.73 | 000.00 | 54.20 | 58.93 | Flat |
| | 2nd FLOOR | 201 | 53.69 | 5.70 | 7.26 | 000.00 | 59.39 | 66.64 | Flat |
| | | 202 | 48.90 | 9.11 | 6.30 | 000.00 | 58.01 | 64.31 | Flat |
| | 3rd FLOOR | 203 | 50.46 | 7.65 | 6.25 | 000.00 | 58.11 | 64.36 | Flat |
| | | 301 | 53.69 | 5.70 | 7.26 | 000.00 | 59.39 | 66.64 | Flat |
| | | 302 | 48.90 | 9.11 | 6.30 | 000.00 | 58.01 | 64.31 | Flat |
| | | 303 | 48.46 | 6.74 | 4.73 | 000.00 | 54.20 | 58.93 | Flat |
| | 4 th FLOOR | 304 | 50.46 | 7.65 | 6.25 | 000.00 | 58.11 | 64.36 | Flat |
| | | 401 | 53.69 | 5.70 | 7.26 | 000.00 | 59.39 | 66.64 | Flat |
| | | 402 | 48.90 | 9.11 | 6.30 | 000.00 | 58.01 | 64.31 | Flat |
| | | 403 | 48.46 | 6.74 | 4.73 | 000.00 | 54.20 | 58.93 | Flat |
| | 5 th FLOOR | 404 | 50.46 | 7.65 | 6.25 | 000.00 | 58.11 | 64.36 | Flat |
| | | 501 | 53.69 | 5.70 | 7.26 | 000.00 | 59.39 | 66.64 | Flat |
| | | 502 | 48.90 | 9.11 | 6.30 | 000.00 | 58.01 | 64.31 | Flat |
| | | 503 | 48.46 | 6.74 | 4.73 | 000.00 | 54.20 | 58.93 | Flat |
| | 6 th FLOOR | 304 | 50.46 | 7.65 | 6.25 | 000.00 | 58.11 | 64.36 | Flat |
| | TOTAL | | 856.90 | 129.46 | 104.37 | 000.00 | 976.96 | 1061.32 | |

## LAYOUT AFTER AMALGAMATION

(SCALE 1:200)




### AREA STATEMENT BEFORE AMALGAMATION

| PLOT NO. | PLOT AREA as per 7/12 | Area under Road Widening | Net plot area |
|---|---|---|---|
| 3 | 269.50 | 21.00 | 248.50 |
| 4 | 276.50 | 21.00 | 255.50 |
| 5 | 283.50 | 21.00 | 262.50 |
| 6 | 290.50 | 21.00 | 269.50 |
| TOTAL AREA | 1120.00 | 84.00 | 1036.00 |

### AREA STATEMENT AFTER AMALGAMATION

| PLOT NO. | PLOT AREA as per 7/12 | Area under Road Widening | Net plot area |
|---|---|---|---|
| 3+4+5+6 | 1120.00 | 84.00 | 1036.00 |
| TOTAL AREA | 1120.00 | 84.00 | 1036.00 |

### T.D.R STATEMENT-1

| PARTICULAR | AREA IN SMT. | REMARK |
|---|---|---|
| PLOT AREA | 1120.00 | |
| ALLOWABLE T.D.R. ( 0.40 X PLOT AREA) | 290.00 | |
| PROPOSED T.D.R. | 246.43 | |
| PURCHASED T.D.R. | 248.00 | |
| DRC NO. ========== | 991 | Dated :- 09-07-2021 |
| ACR NO. ========== | 787-2022 | Dated :- 29-01-2022 |

1) REQUIRED TDR AREA FOR PROPOSED CONSTRUCTION = 246.43 Sqmt.

2) R.R. RATE OF PROPOSED LANDPLOT = 11600 Sqmt.

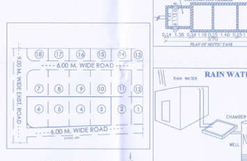
3) R.R. RATE OF PURCHASE DRC = 6950 Sqmt.

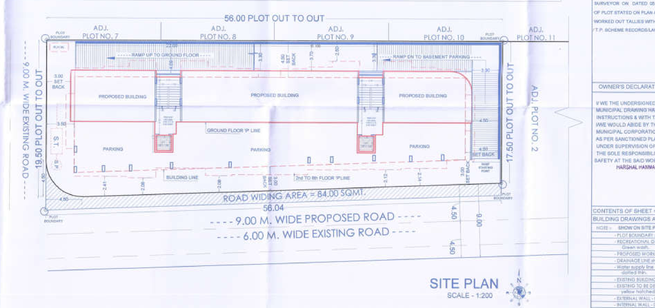
PURCHASE T.D.R. AREA = $\frac{1 \times 2}{3}$
= $\frac{246.43 \times 11600}{6950}$
= **411.39 SQMT.**

## PROPOSED SITE

## LOCATION PLAN

(SCALE 1:10,000 )




## SITE PLAN

SCALE - 1:200

## DWG. SHEET NO.:-01 / 04

PROJECT TITLE:-

MUNICIPAL DRAWING FOR BUILDING PERMISSION OF PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING IN P.NO. 3+4+5+6 & S.NO. 18/2(PART) AT. MHAKHAMALABAD SHIVWAR IN NASHIK.
FOR
MRS.CHHAYA PRAKASH KAPURE & OTHERS
THROUGH G.P.A. HARSHAL HANMANTE BUILDERS & DEVELOPERS PVT. LTD. THROUGH DIRECTOR HARSHAL ANIL HANMANTE

### STAMP OF APPROVAL

**APPROVED**

The Plans amended in ---------
As per the conditions Mentioned in the accompanying commencement Certificate No. ----------
dated ----------

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik.

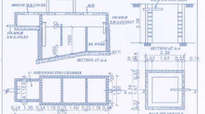
PREVIOUS APPROVAL HISTORY :-
LAYOUT NO - 24 DT. - 27 / 05 / 1983
N.A RODER NO - LNA.SR.317/83 DT. - 17 / 12 / 1983

PROPOSAL IN NON- CONGESTED AREA :-

ZONE:- RESIDENTIAL ZONE

### PROFORMA -I

| A | AREA STATEMENT | SQ. MT. |
|---|---|---|
| 1. | AREA OF THE PLOT AS PER AS PER 7/12 | 1120.00 |
| | (Minimum area of plot to be considered) | |
| | a) As per ownership document (7/12 cte extract) | 1120.00 |
| | b) As per measurement sheet ( AS PER F.P.REGORD) | 1120.00 |
| | c) as per site | 1120.00 |
| 2. | Deductions for | |
| | a) Proposed D.P./D.P. road widening Area | 84.0 |
| | b) Any D.P. Reservation area | 000.00 |
| | (Total a+b) | 84.0 |
| 3. | GROSS AREA OF THE PLOT | 1036.00 |
| 4. | Amenity space (if applicable) | 000.00 |
| | (a) Required - | 000.00 |
| | (b) Adjustment of 30c, if any - | 000.00 |
| | (c) Balance Proposed - | 000.00 |
| 5. | NET AREA OF THE PLOT = (3 - 2d) | 1036.00 |
| 6. | Recreational Open space (if applicable) | 000.00 |
| | (a) Required | 000.00 |
| | (b) Proposed | 000.00 |
| 7. | Internal Road area | 000.00 |
| 8. | Plotable area (if applicable) | 000.00 |
| 9. | Built up area with reference to item F.S.I. as per front road width i.e. (9. no-5 x 1.10 basic FSI) | 1139.60 |
| 10. | Additional F.S.I. on payment of premium (Table 6G.4) | |
| | (a) Maximum permissable premium FSI (0.50 of Sr.-9) | 560.00 |
| | (b) Proposed FSI on payment of premium | 560.00 |
| 11. | In-situ FSI / TDR | |
| | (a) In-situ area against D.P. Road/Ostroy road | 168.00 |
| | (b) In-situ area against Amenity space if handed over | 000.00 |
| | (c) TDR area | 246.43 |
| | (d) Total in-situ/TDR loading proposed (11(a)+11(b)+11(c)) | 414.43 |
| 12. | Additional FSI area under chapter No.- / | 000.00 |
| 13. | Total entitlement of FSI in the proposal | |
| | (a) (9+10(b)+11(d)) or 12 whichever is applicable. | 2114.03 |
| | (b1) Ancillary Area FSI upto 50% (for residential use) | 1104.79 |
| | (b2) Ancillary Area FSI upto 60% (for commercial use) | 216.12 |
| | (b) Total entitlement(a+b1+b2) | 3436.83 |
| 14. | Maximum utilisation limit of FSI as per road width. in Mac building potential x 1.60(for res) ,61.8 (for comm.) | 2.00 + ANCILLARY F.S.I. |
| 15. | Total Built up Area in Proposal (area wise as per sr. 17b) | |
| | (a) i) Lofty built-up area | 000.00 |
| | (a) ii) Common Built-up area (as per 5th line) | 34.06.83 |
| | (b) Total built-up area in proposal 15(a+b) | 3436.83 |
| 16. | FSI consumed (15/13) (should not be more than sr.14) | 0.99% |
| 17. | Area for inclusive housing - if any | |
| | (a) Required (30% of sr. no.5) | 000.00 |
| | (b) Proposed | 000.00 |




### CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY SURVEYOR ON DATED OF 29- 2021 & 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 OF CITY SURVEY RECORDS

SIGNATURE OF REGISTERED ARCHITECT

### OWNER'S DECLARATION

I/ WE THE UNDERSIGNED HEREBY CONFIRM & DECLARE THAT, THIS MUNICIPAL DRAWING HAS BEEN MADE AS PER OUR REQUIREMENTS/ INSTRUCTIONS & WITH THE FULL UNDERSTANDING/KNOWLEDGE. I/WE WOULD ABIDE BY THE DRAWINGS 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 PERSONS, AND TAKE THE SOLE RESPONSIBILITY, SO AS TO ENSURE THE QUALITY AND SAFETY AT THE MAU WORKS.

HARSHAL HANMANTE BUILDERS & DEVELOPERS PVT LTD

DIRECTOR

OWNER'S NAME AND SIGNATURE

OWNER'S / G.P.A. SIGN

CONTENTS OF SHEET :-
BUILDING DRAWINGS AND STATEMENTS

HOME 1 - BROWN SITE PLAN AS PER RULE NO. - 2, 2.16
PLOT BOUNDARY shown in thick black
PROPOSED BUILDING/GROUND FLOOR (in Green wash)
PROPOSED WORK shown in red
DRAINAGE LINE shown in dotted red
SEPTIC TANK & SOAK PIT shown in blue
EXISTING BUILDING shown in blue
EXISTING TO BE DEMOLISHED shown in yellow hatching
EXTERNAL WALL - 0.23 M.
INTERNAL WALL - 0.150 M.

ARCHITECT'S SIGN

I am competent to prepare the plans and to supervise the work mentioned in the plans and I undertake that the work will be carried out in accordance with the plans, the conditions of permission and the provisions of the Maharashtra Regional and Town Planning Act, 1966 and the rules and regulations made thereunder.

ARCHITECT:
Mr. KISHOR SHINDE
2- SUNDARI APT. RACA COLONY
SHIVAJINAGAR ROAD,NASHIK.
PH.-(0253)-2316777.

ARCHITECT'S SIGN

| JOB.NO. | DRG.NO. | DATE | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|---|
| RP-39/2020 | 4/01-1 | 15-01-2022 | AS SHOWN | UJWALA | AR. K.S. |