

**AREA STATEMENT**  
 AREA OF PLOT = 2836.79 SQ. M.  
 NET AREA OF PLOT = 2720.99 SQ. M.  
 1. BASIC F.S.I - 1.10 = 2993.08 SQ. M.  
 2. PREMIUM F.S.I - 0.5 = 1360.49 SQ. M.  
 3. ROAD WIDENING = 231.80 SQ. M.  
 4. T.D.R - 0.90 = 2217.29 SQ. M.  
 5. TOTAL = 6802.46 SQ. M.  
 6. COMPLETED AREA = 1315.16 SQ. M.  
 7. REMAINING F.S.I = 5487.30 SQ. M.  
 8. 60% ANCILLARY FSI = 3292.38 SQ. M.  
 9. TOTAL ENTITLEMENT OF FSI = 8779.68 SQ. M.

**PARKING STATEMENT**  
 FOR SHOP - FOR 100 SQ.M. CARPET AREA  
 2 CAR, 6 TWO WHEELERS  
 1) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.  
 1 CAR, 5 TWO WHEELERS  
 2) FOR GUEST PARKING = 5% OF PROVIDED PARKING

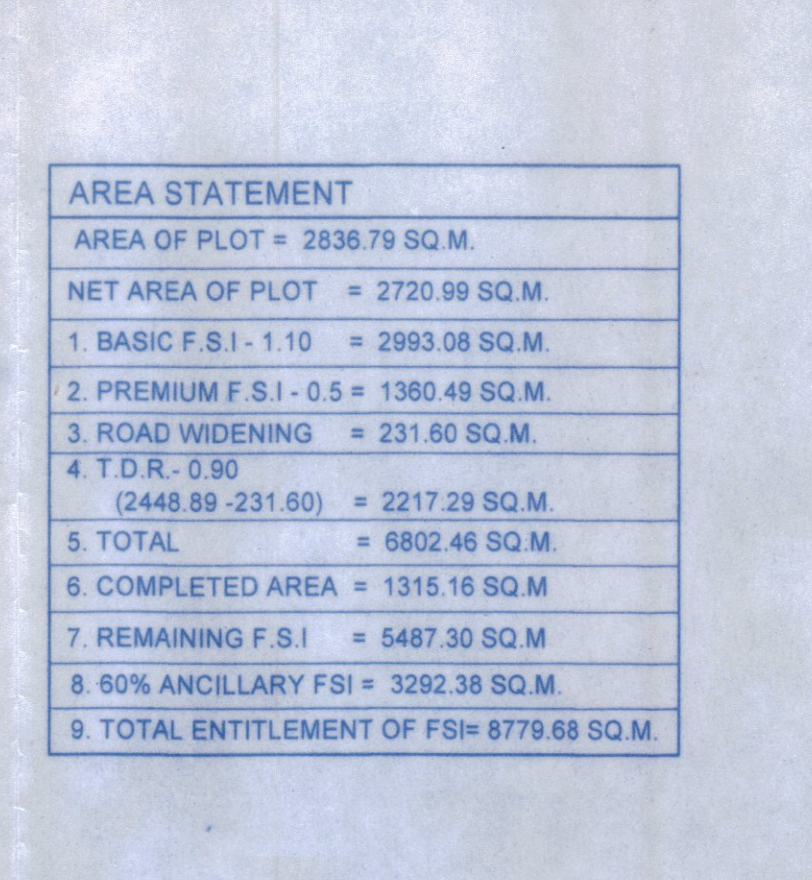
REQUIRED	PROPOSED	REQUIRED	PROPOSED
4 WHEELER	27	2 WHEELER	135
5% GUEST	1		7
SHOP = 298.89 SQ.M.	6		18
TOTAL	34		160
MINIMUM TYPING FACTOR	31		144
TOTAL	44		66
	31(1)+13(6)		144-78 = 66

**T.D.R. CALCULATIONS**  
 Ready Resoner Rate =  
 1) D.R.C. Survey No. 487/1/A, S. 487/3/1B, NASHIK-1 = 15300 per sq. m.  
 2) T.D.R. utilized on S.No. 45/19/1+2+3+4, P.No. 8 TO 15 = 7500 per sq. m. (Rt)  
 Formula =  $X = \frac{(Rg/Rr) \times Y}{1 + \frac{(Rg/Rr) \times Y}{15300/7500} \times 748.58}$   
 = 1515.00 sq. m.

**T.D.R. STATEMENT**  
 NET PLOT AREA = 2720.99 SQ. M.  
 T.D.R. PERMISSIBLE (0.90) = 2217.29 SQ. M.  
 T.D.R. PURCHASE = 1515.00 SQ. M.

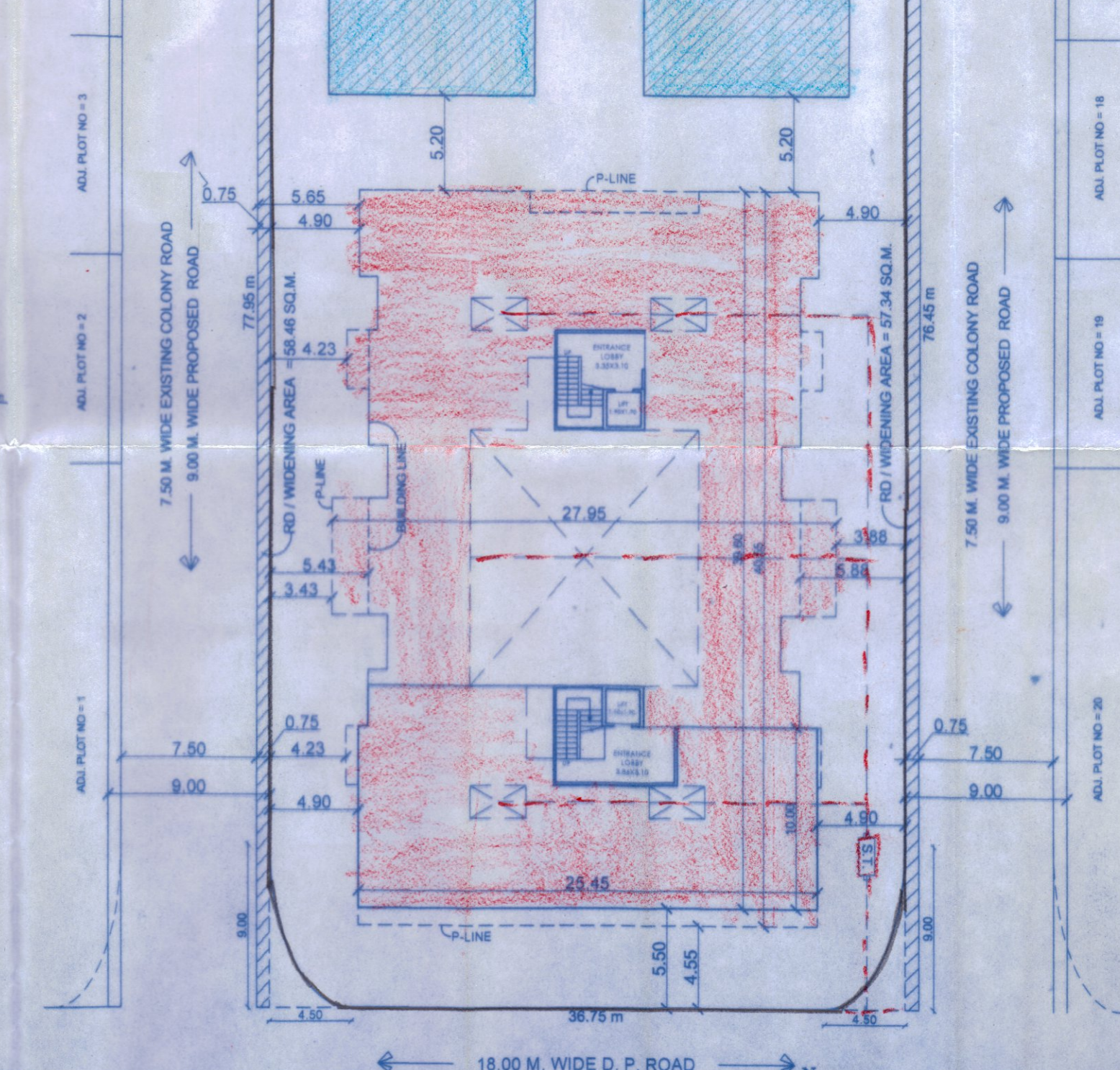
**ADDITIONAL REQUIREMENTS-BIUP AREA**  
 (As per Rule no-9.31)

Amenities	Provided	Required
a) Fitness, creche, society office		
a) fitness Center (GYM)	49.35 sq. m.	
b) Society off./ letter box & indoor activity rm (provided @ 1st floor)	49.35 sq. m.	20.00 sq. m.
c) Creche area (provided @ gr. floor)	8.10 sq. m.	
i) sanitary block ladies and gents. (provided @ gr. floor)	3.26 sq. m.	3.00 sq. m.
ii) Drivers Room with att. toilet (provided @ gr. floor)	12.04 sq. m.	12.00 sq. m.



**TOTAL P-LINE BUILT UP AREA = 5517.56 SQ. M.**  
**COMMERCIAL B/UP AREA = 403.81 SQ. M.**  
**RESIDENTIAL B/UP AREA = 5113.75 SQ. M.**  
 ANCILLARY F.S.I. CALCULATIONS -  
 ANCILLARY FOR SHOP - 403.81 / 1.8 = 224.34 SQ. M.  
 Allowable Ancillary F.S.I. - COMM = 179.47 sq.m.  
 ANCILLARY FOR RESIDENCE - 5113.75 / 1.8 = 3199.09 SQ. M.  
 5113.75 - 3199.09 = 1917.66 SQ. M.  
 Allowable Ancillary F.S.I. RESI. = 1917.66 sq.m.  
 TOTAL ANCILLARY = 179.47 + 1917.66 = 2097.13  
 ALLOWABLE ANCILLARY F.S.I. = 2097.00 SQ. M.

**F.S.I. UTILIZED -**  
 1. BASIC F.S.I - 1.10 = 1677.92 SQ. M. (2993.08-1315.16)  
 2. ANCILLARY F.S.I = 2097.00 SQ. M.  
 3. ROAD WIDENING = 231.80 SQ. M.  
 4. T.D.R. = 1511.04 SQ. M.  
**TOTAL = 5517.56 SQ. M.**  
**T.D.R. TO BE PURCHASE = 1515.00 SQ. M.**  
**TOTAL NO. OF FLATS = 54 NOS**  
**TOTAL NO. OF SHOPS = 8 NOS**



PREVIOUSLY APPROVED NO. C-2/801/4237 DT. 02/11/2021  
 PART OCCUPANCY NO. - C2/27314 DT. 24/11/2020

PROPOSED RESIDENTIAL BUILDING  
 IN P. NO. 6 TO 15 S. NO. 45/19/1+2+3+4,  
 AT MAKHMALABAD SHIVAR, NASHIK.

FOR JAY DEVELOPERS PARTNERSHIP FIRM  
 THROUGH PARTNER SHRI VIJAY V. LALWANI

Stamps of Approval of Plan  
**APPROVED**  
 The Plans amended in .....  
 As per the conditions mentioned in the accompanying commencement Certificate No. dated 21/10/2021

Exclusive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik

AREA STATEMENTS :-

Sl. No.	Description	SQ. MT.
1	Area of plot (Minimum area of a, b, c to be considered)	2836.79
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	115.80
b)	M.S.E.B.	-----
Total (a+b)		115.80
3	Balance Area of plot. (1-2)	2720.99
4	Amenity space (if applicable)	-----
a)	Required-	-----
b)	Adjustment of 2(b), if any-	-----
c)	Balance Proposed-	-----
5	Net plot Area (3-4(c))	2720.99
6	Recreational Open space (if applicable)	-----
a)	Required-	-----
b)	Proposed-	-----
7	Internal Road Area	-----
8	Plotable area (if applicable)	2720.99
9	Built up area with reference to Basic F.S.I. as per front road width (sr. no 5xbasic FSI)	2993.08
10	Addition of FSI on payment of premium	-----
(a)	Maximum permissible premium FSI - based on road width / TOD Zone.	-----
(b)	Proposed FSI on payment of premium	-----
11	In-situ FSI / TDR loading	-----
(a)	In-situ area against D.P. road/ Colony Road (115.80x2) [2.0xSr.No.2(a)], if any	231.60
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)]	-----
(c)	TDR area (allowable=2217.29) utilized	1511.04
(d)	Total in-situ / TDR loading proposed (11(a)+(b)+(c))	1742.64
12	Additional FSI area under Chapter No. 7	-----
13	Total entitlement of FSI in the proposal	-----
(a)	9+10(a)+11(d) or 12 whichever is applicable.	4735.72
(b)	Ancillary Area FSI up to 60% or 80% with payment of charges.	2097.00
(c)	Total entitlement (a+b)	6832.72
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 application) x 1.8 or 1.8)	4.00
(a)	Existing Built-up Area.	1315.16
(b)	Proposed Built-up Area (as per P-line)	5517.56
(c)	Total (a+b)	6832.72
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	-----

NOTES - PLOT BOUNDARY SHOWN IN THICK BLACK  
 PROPOSED WORK SHOWN IN RED  
 DRAINAGE LINE SHOWN IN DOTTED RED.

**CERTIFICATE OF AREA**  
 Certified that plot under reference was surveyed by me on 05/02/19 & the dimension of sides etc. of plot stated on plan are as measured on site & area so worked out tallies with the area stated in document of ownership T.P. & same Records/Department/City Survey records.

SIGNATURE OF LICENSED ARCHITECTS/ENGINEERS

Owner's declaration  
 I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation (1976) without execute the structure as per sanction 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.

FOR JAY DEVELOPERS PARTNERSHIP FIRM  
 THROUGH PARTNER SHRI VIJAY V. LALWANI

Owner's name and signature

REG. NO. CA/88/1467  
 AR. VIJAY L. PATEL

ARCHITECT'S SIGNATURE

STRUCTURAL ENG. SIGN.

**Sankhla ASSOCIATES**  
 Architect & Interior Designer  
 "The 18 Shri Sai Nagar, Behind Janta Sewa Hall  
 Near Dinkar Park, Nashik, Pincode: Nashik-422 011.  
 PH. 0253-2595034, Tele: 0253-2590137.