

The Plans amended in .....  
As per the conditions mentioned in  
the accompanying management  
Certificate No. 14182 dated 11/11/2020  
27/3/2020

Executive Engineer  
CITY ENGINEERING  
Nashik Municipal Corporation  
Nashik

AMALGAMATION APPROVAL VIDE NO.  
INDIANI/NASHIK/DCR/0169/2019 DATE: 14/06/2019

AREA STATEMENT

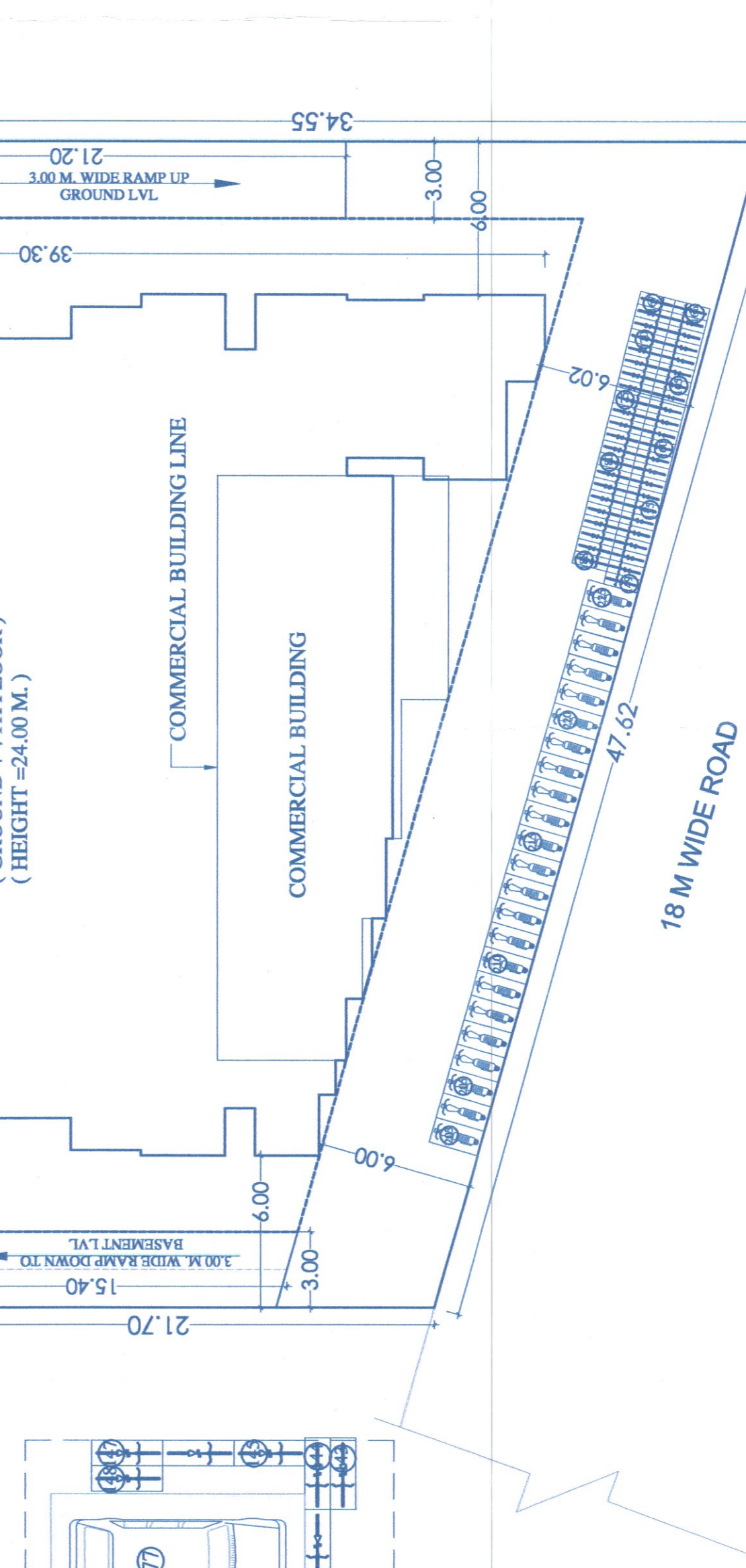
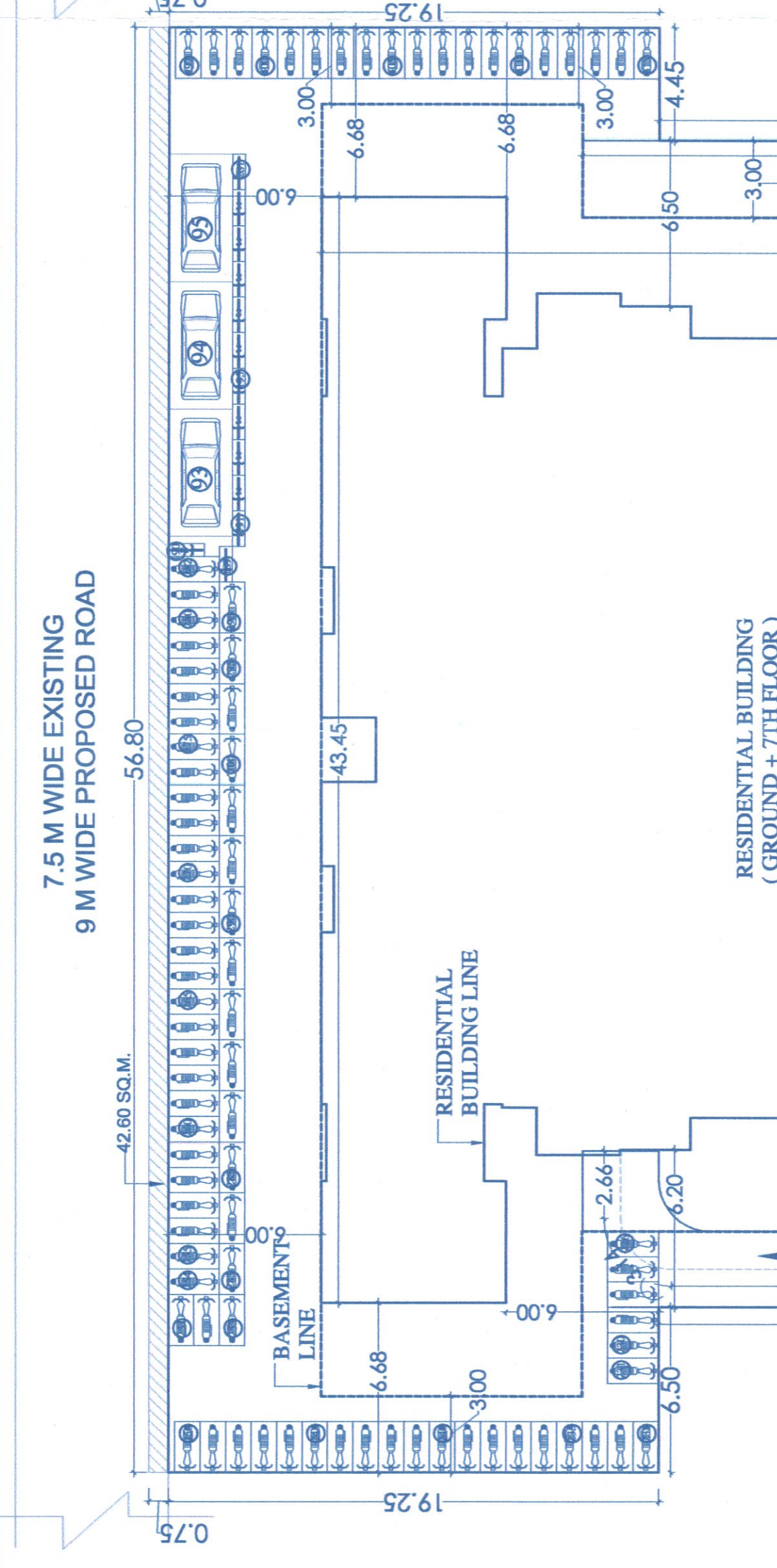
1. AREA OF PLOT	2428.86
(Minimum area of A.S. to be considered)	
2. Area for construction (75% of A.S. area)	1821.64
3. Area for road (10% of A.S. area)	242.88
4. Area for drainage (5% of A.S. area)	121.44
5. Area for open space (10% of A.S. area)	242.88
6. Area for reserved area (10% of A.S. area)	242.88
7. Area for reserved area (10% of A.S. area)	242.88
8. Area for reserved area (10% of A.S. area)	242.88
9. Area for reserved area (10% of A.S. area)	242.88
10. Area for reserved area (10% of A.S. area)	242.88
11. Area for reserved area (10% of A.S. area)	242.88
12. Area for reserved area (10% of A.S. area)	242.88
13. Area for reserved area (10% of A.S. area)	242.88
14. Area for reserved area (10% of A.S. area)	242.88
15. Area for reserved area (10% of A.S. area)	242.88
16. Area for reserved area (10% of A.S. area)	242.88
17. Area for reserved area (10% of A.S. area)	242.88
18. Area for reserved area (10% of A.S. area)	242.88
19. Area for reserved area (10% of A.S. area)	242.88
20. Area for reserved area (10% of A.S. area)	242.88

**CERTIFICATE OF AREA**  
THIS IS TO CERTIFY THAT THE PLOT UNDER REFERENCE WAS  
MEASURED BY THE SURVEYOR IN THE PRESENCE OF THE  
OWNER OF THE PLOT STATED ON THE PLAN AND MEASURED ON SITE & AREA  
SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF  
OWNERSHIP AS PER T. P. ACT.

**DOORS AND WINDOWS**  
PLOT BOUNDARY SHOWN IN THICK BLACK  
PROPOSED WORK SHOWN IN RED  
DRAINAGE LINE SHOWN IN DOTTED RED  
EXTERNAL WALL 150mm THICK  
INTERNAL WALL 100mm THICK

SIGN OFF ARCHITECT/ENGINEER  
SIGNATURE OF ARCHITECT  
SIGNATURE OF STRUCTURAL ENGR.  
SIGNATURE OF OWNER

**PROJECT -**  
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON  
PLOT NO.3-4+10+11+12+13 S. NO.388/1+2(A) NASHIK.  
FOR :- JAY WIN DEVELOPERS

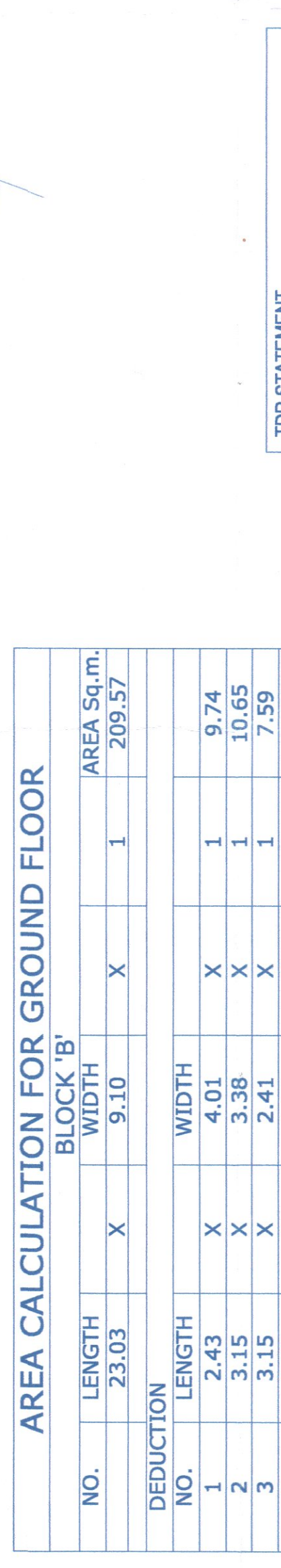


**TDR STATEMENT**  
1) AREA OF THE PLOT = 2448.86 sq.m.  
2) ROAD WINDING AREA = 42.80 sq.m.  
3) NET PLOT AREA = 2306.06 sq.m.  
4) AVAILABLE T.D.R. AREA (2386.26/60%) = 3977.77 sq.m.  
5) T.D.R. AREA TAKEN = 1400.00 sq.m.  
6) T.D.R. AREA (2448) = 4087.48 sq.m.  
7) TOTAL T.D.R. USED = 1400.00 sq.m.  
8) TOTAL T.D.R. USED = 1400.00 sq.m.

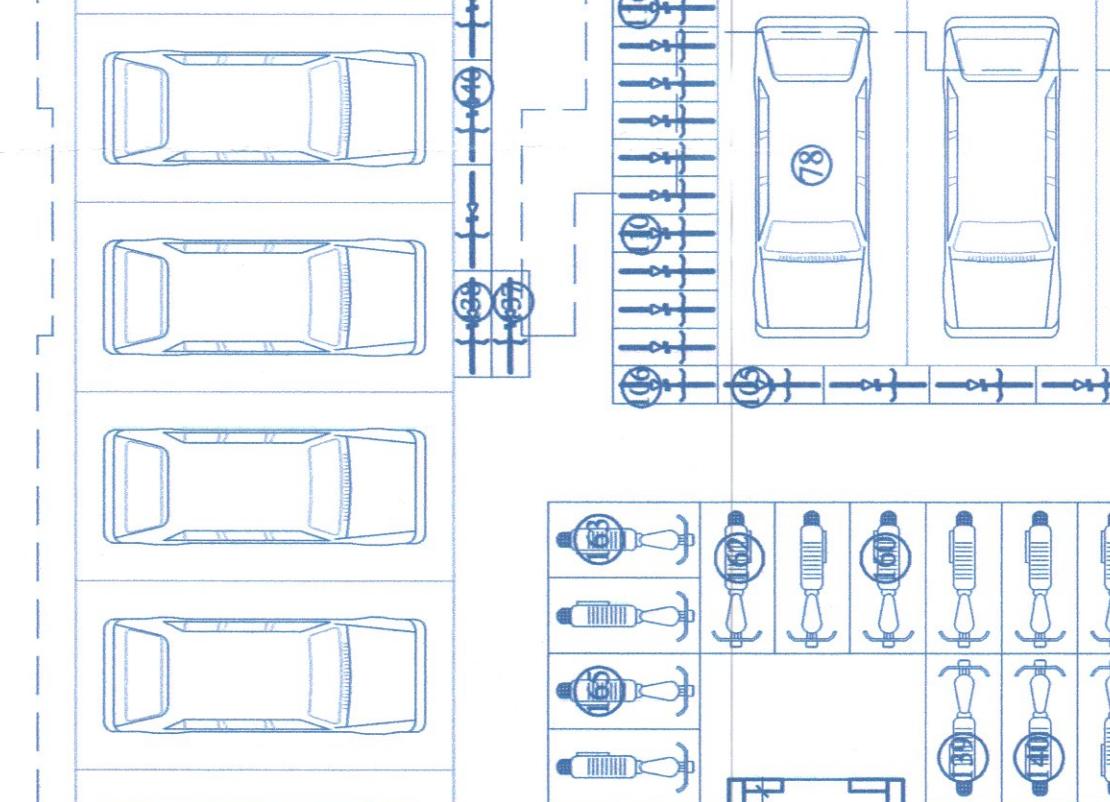
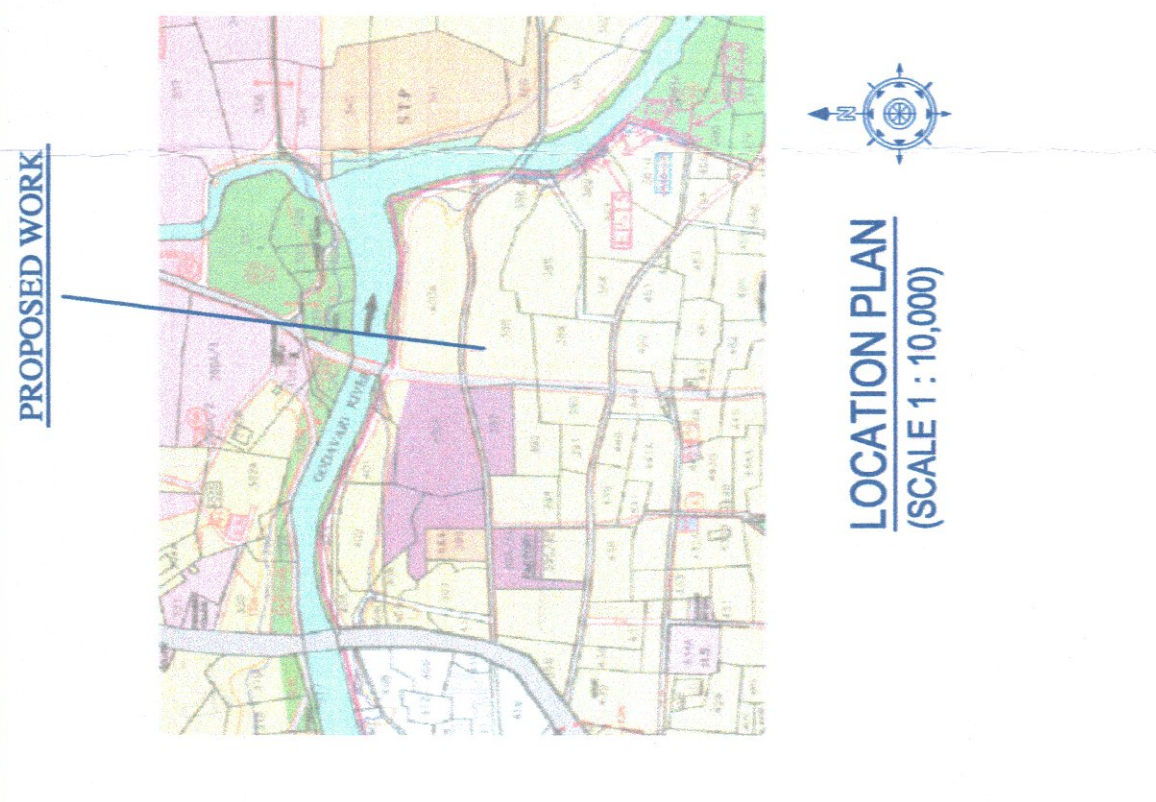
TDR PURCHASE = 1400 SQ.M.  
DATE: 19/03/2019  
TDR REG. AGREE NO: 5324/2020 DATE: 19/01/2020

**AREA CALCULATION FOR GROUND FLOOR**

NO.	LENGTH	WIDTH	AREA Sq.m.
1	23.03	9.10	209.57
2	2.43	4.01	9.74
3	3.15	3.38	10.65
4	3.15	2.41	7.59
5	5.50	1.85	10.18
TOTAL			38.1578
209.5730		38.1578	171.42
TOTAL COMMERCIAL AREA			171.42
LIFT AREA	2.53	2.30	11.64
TOTAL BUILT-UP			183.0532



**AREA DIAGRAM & CALCULATION FOR GROUND FLOOR**  
SCALE: 1:150

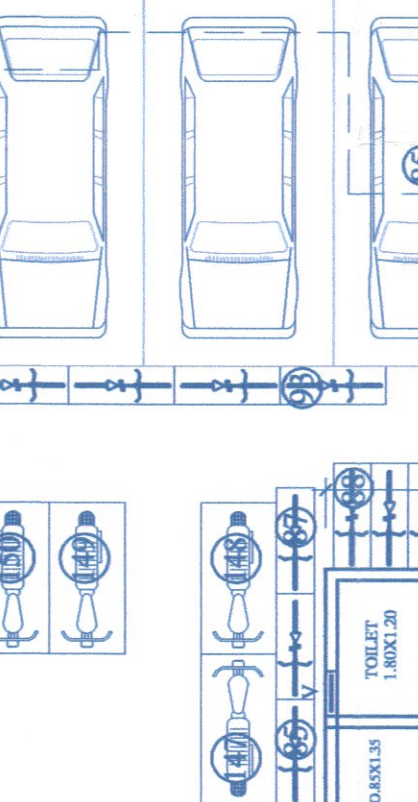


**PARKING STATEMENT**

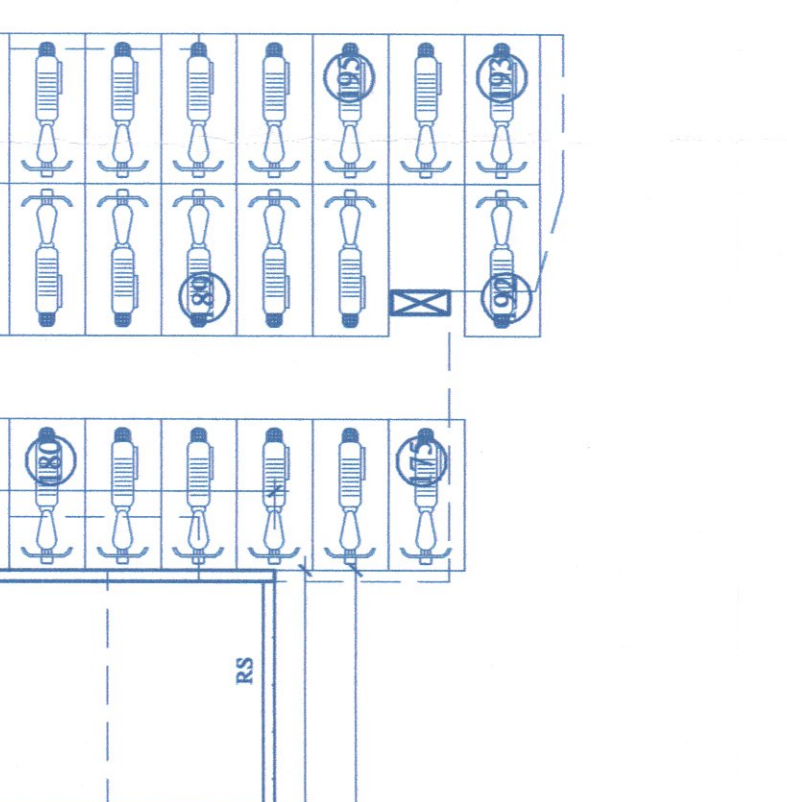
FLOOR	AREA/ Nos.	REQUIRED PARKING	CAR	SCOTER	CYCLE
fourth tenement having carpet area up to 40.00 sq.m. no. of tenement 7	7	1	4	4	4
one tenement having carpet area equal to or above 40.00 but less than 80.00 sq.m. no. of tenement 45	45	1	4	2	2
TOTAL	52	47.00	188	98.00	90
VISITOR PARKING 5%		3	10	5	
COMM. 100 SQ.M.	157.84	2	4	4	
PARKING REQUIRE	54.00	206	111.00		
PARKING PROVIDED	95	315	201		

**Carpet Area details of Flat / unit**

FLOOR NO.	Shop Flat / Unit No.	Floor area of flat / unit including internal wall & excluding external wall	Typical flat / unit	Total area of flat (4+5)
GROUND FLOOR	shop 1	11.2300	5	11.23
	shop 2	16.7200	5	16.72
	shop 3	12.0300	5	12.03
	shop 4	19.8700	5	19.87
TOTAL	shop 5	25.0600	25.06	25.06
	shop 6	21.4800	21.48	21.48
	shop 7	26.8500	26.85	26.85
	shop 8	26.8500	26.85	26.85
TOTAL				157.8400



**GROUND FLOOR PLAN**  
SCALE: 1:100



**GROUND FLOOR PLAN**  
SCALE: 1:100