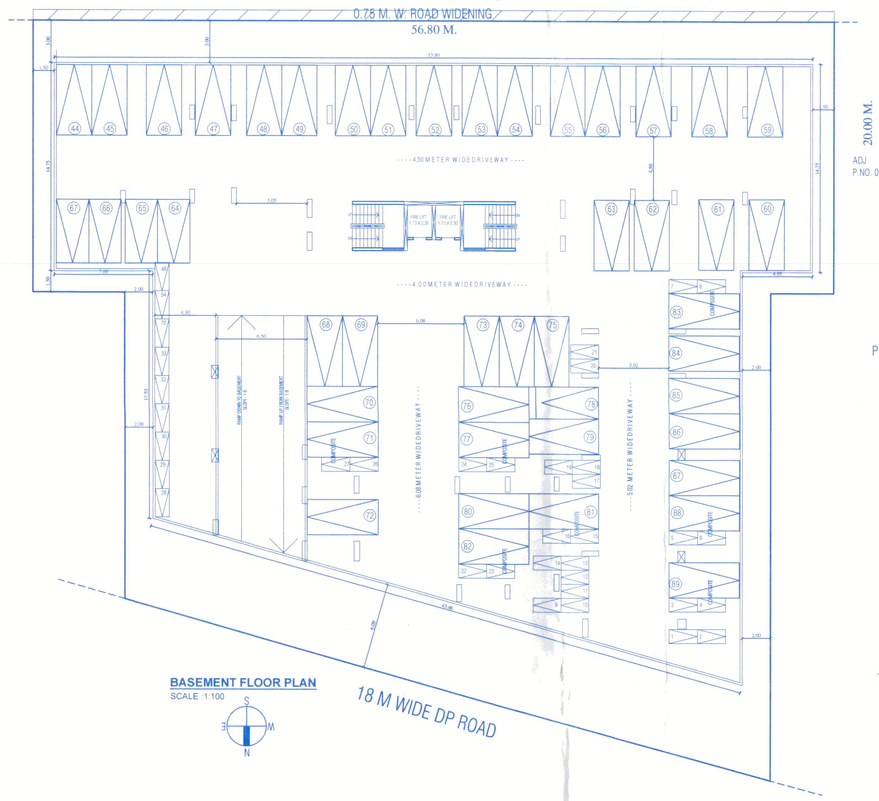
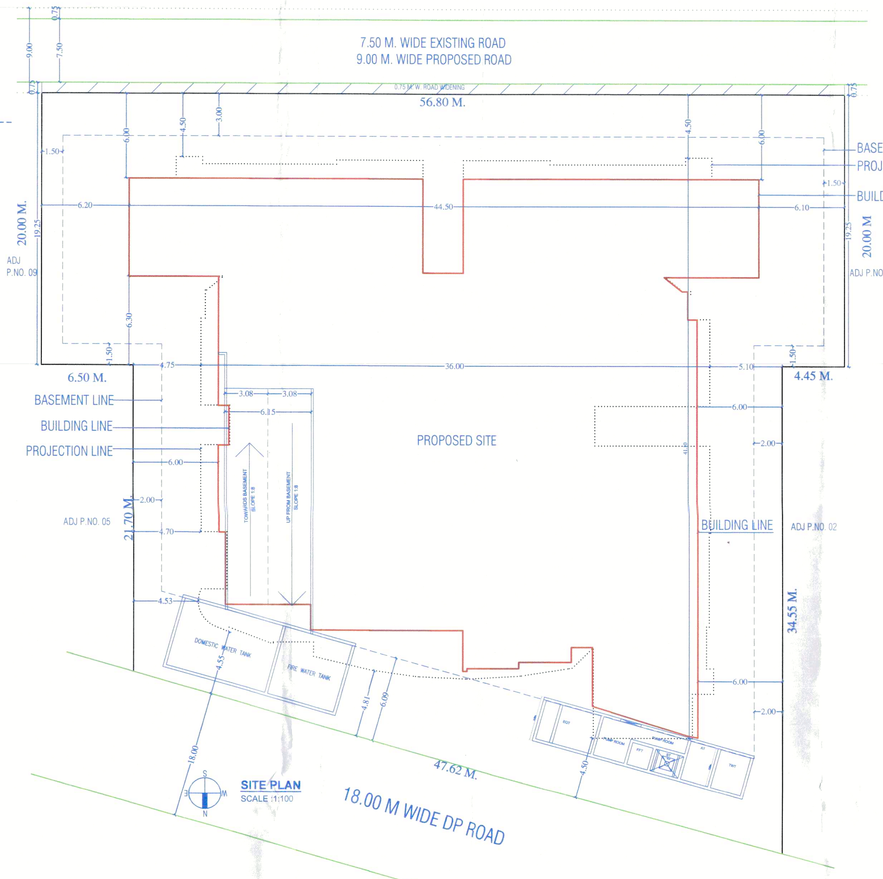
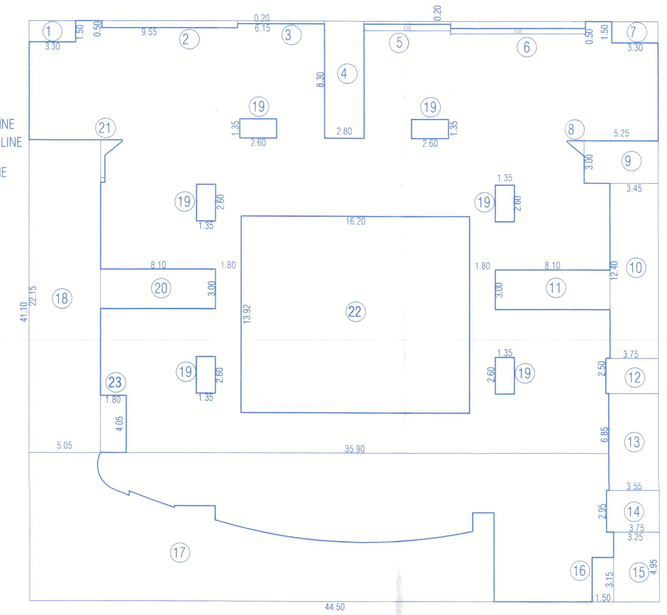


BASEMENT FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

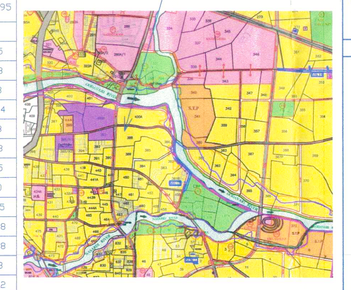


AREA CALC. FOR
SECOND TO NINTH FLOOR
(IN SQM)

	A		44.50		41.10	=	1828.95
DEDUCTIONS							
1	3.30	X	1.50	X 1	=		4.95
2	9.55	X	0.50	X 1	=		4.78
3	6.15	X	0.20	X 1	=		1.23
4	2.80	X	8.30	X 1	=		23.24
5	6.15	X	0.20	X 1	=		1.23
6	9.55	X	0.50	X 1	=		4.78
7	3.30	X	1.50	X 1	=		4.95
8	POLYLINE				=		0.70
9	5.25	X	3.00	X 1	=		15.75
10	3.45	X	12.40	X 1	=		42.78
11	8.10	X	3.00	X 1	=		22.68
12	3.75	X	2.50	X 1	=		9.38
13	3.55	X	6.85	X 1	=		24.32
14	3.75	X	2.95	X 1	=		11.06
15	3.25	X	4.95	X 1	=		16.09
16	3.15	X	1.50	X 1	=		4.73
17	POLYLINE				=		204.04
18	5.05	X	22.15	X 1	=		111.86
19	1.35	X	2.60	X 6	=		21.06
20	8.10	X	3.00	X 1	=		22.68
21	POLYLINE				=		1.60
22	16.20	X	13.92	X 1	=		225.50
23	1.80	X	4.05	X 1	=		7.29
	TOTAL						786.66

TOTAL NET F.S.I =1828.95 - 786.66 = 1042.29

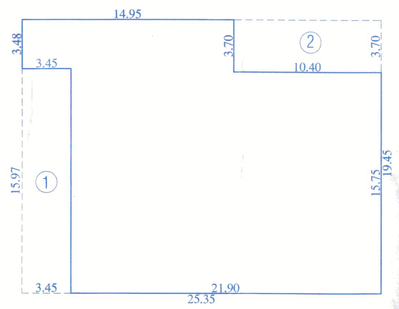
PROPOSED SITE



N
LOCATION PLAN
(SCALE 1:10,000)

TDR STATEMENT

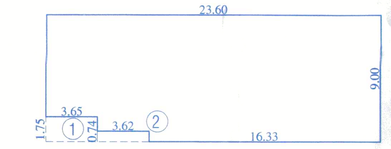
1) AREA OF THE PLOT	=2428.86 SQ.MT
2) ALLOWABLE T.D.R. AREA (90%)	=2185.97 SQ.MT
3) T.D.R. AREA TAKEN	=1400.00
4) TOTAL B/UP AREA PROPOSED	=9211.46
5) TOTAL T.D.R. AREA PROPOSED	= 1850.00 (CONSUMED)
T.D.R (A) PURCHASED EQUIVALENT TO 576.97 SQ.M. OF 29,360 READY RECKONER RATE DRC No. 819 PURCHASE DATE: 14TH MARCH 2019	=1400.00 SQ.M.
T.D.R (A) PURCHASED DRC No. 1143 PURCHASE DATE: 17TH JANUARY 2024	=450.00 SQ.M.



AREA CALC. FOR
FIRST FLOOR (IN SQM)

	A		25.30	×	19.45	=	493.06
DEDUCTIONS							
1	3.45	X	15.97	X 1	=		55.10
2	3.70	X	10.40	X 1	=		38.48
	TOTAL						93.58

TOTAL NET F.S.I = 493.06 - 93.58 =399.48



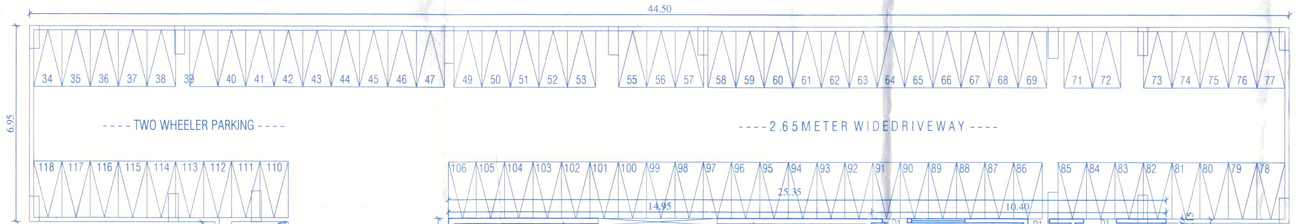
AREA CALC. FOR
FIRST FLOOR(COMMERICIAL) (IN SQM)

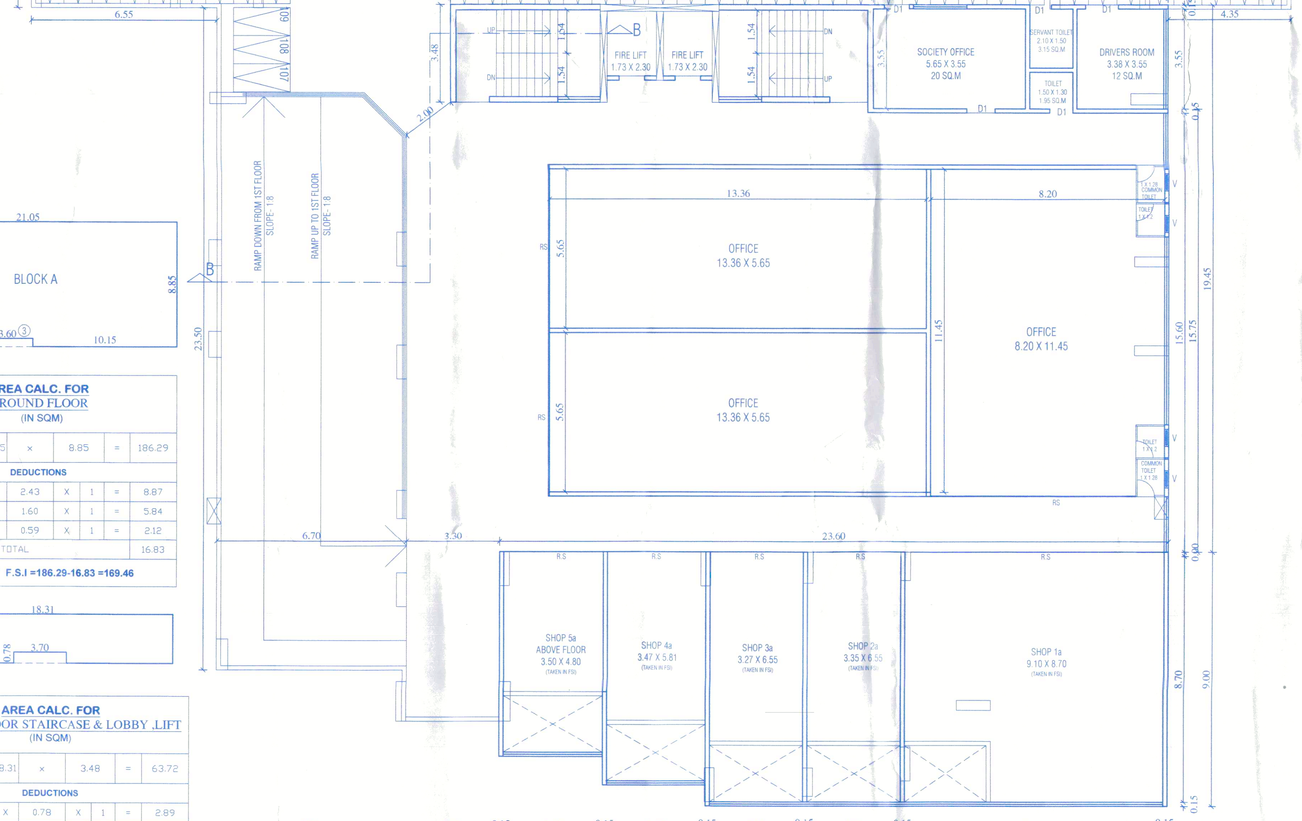
	A		23.60	×	9.00	=	212.40
DEDUCTIONS							
1	3.65	X	1.75	X 1	=		6.39
2	3.62	X	0.74	X 1	=		2.68
	TOTAL						9.07

TOTAL NET F.S.I = 212.40 - 9.07 =203.33

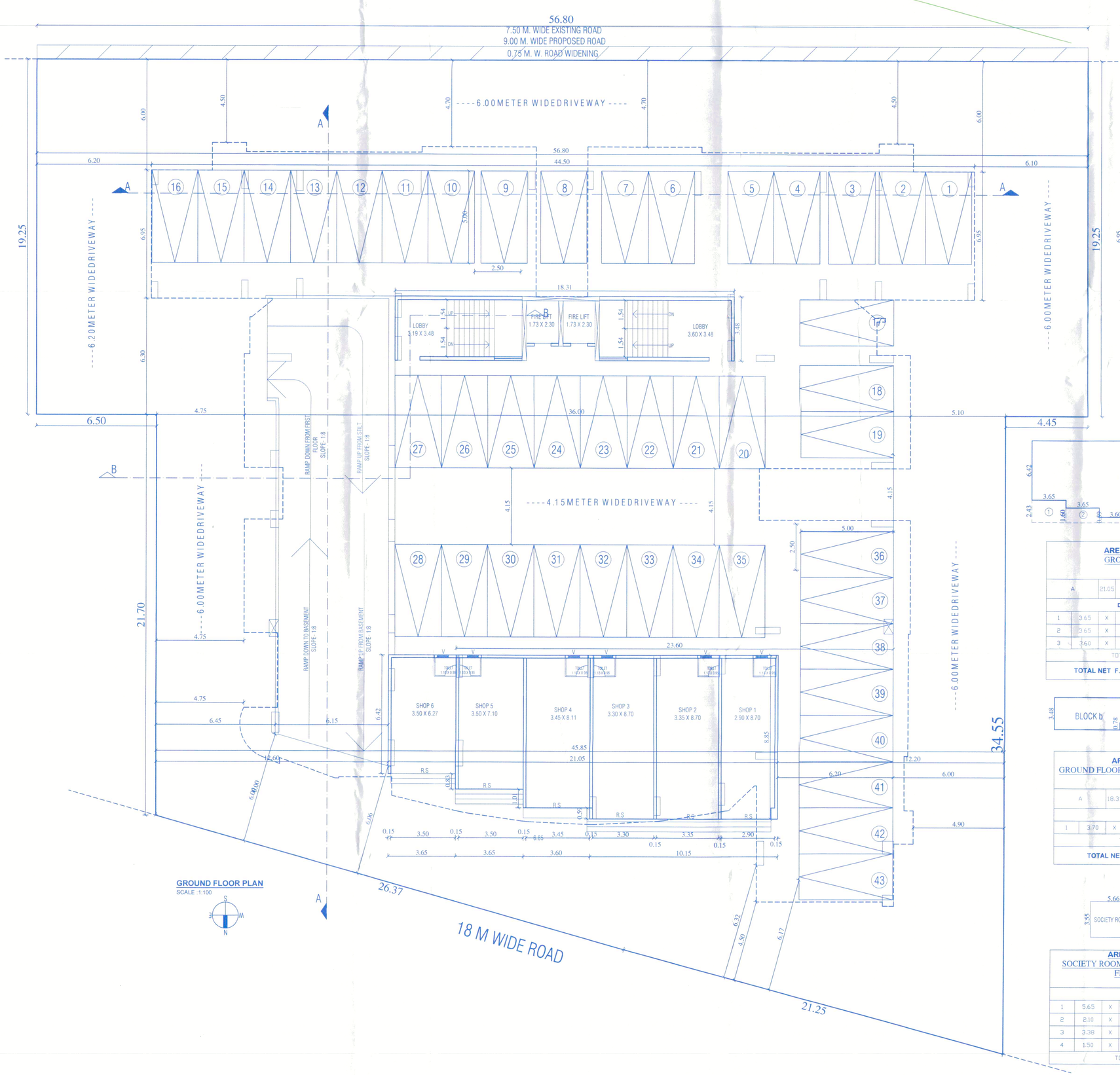
FORM OF STATEMENT-3
AREA DETAILS OF APARTMENT (In Sq.Mtr)

BUILDING	WING	FLATS NO	CARPET AREA SQ.M	AREA OF BALCONY ATTACHED TO APARTMENT SQ.M	AREA OF VERANDA ATTACHED TO APARTMENT SQ.M	TOTAL CARPET AREA SQ.M	UNIT	TOTAL
RESIDENTIAL	(WING-A)	201,301,401 501,601,701 801,901	81.17	6.96	0.00	88.13	8.00	705.04
		206,302,402 502,602,702 802,902	58.36	6.20	0.00	64.56	8.00	516.48
		203,303,403 503,603,703 803,903	58.36	6.20	0.00	64.56	8.00	516.48
		204,304,404 504,604,704 804,904	81.17	6.96	0.00	88.13	8.00	705.04
		205,305,405 505,605,707 805,905	55.99	5.27	0.00	61.26	8.00	490.08
		202,306,406 506,606,706 806,906	58.16	6.20	0.00	64.36	8.00	514.88
		207,307,407 507,607,705 807,907	80.36	6.96	0.00	87.32	8.00	698.56
		208,308,408 508,608,708 808,908	82.73	8.30	0.00	91.03	8.00	728.24
		209,309,409 509,609,709 807,909	78.40	6.34	0.00	84.74	8.00	677.92
		210,310,410 510,610,710 810,910	56.04	6.20	0.00	62.24	8.00	497.92
		211,311,411 511,611,711 811,911	56.29	5.27	0.00	61.56	8.00	492.48
TOTAL								6543.12

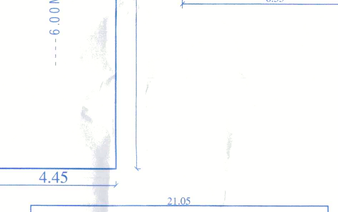




FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



AREA CALC. FOR
GROUND FLOOR
(IN SQM)

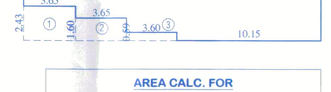
	A		21.05	×	8.85	=	186.29
DEDUCTIONS							
1	3.65	X	2.43	X 1	=		8.87
2	3.65	X	1.60	X 1	=		5.84
3	3.60	X	0.59	X 1	=		2.12
	TOTAL						16.83

TOTAL NET F.S.I =186.29-16.83 =169.46

AREA CALC. FOR
GROUND FLOOR STAIRCASE & LOBBY ,LIFT
(IN SQM)

	A		18.31	×	3.48	=	63.72
DEDUCTIONS							
1	3.70	X	0.78	X 1	=		2.89
	TOTAL						2.89

TOTAL NET F.S.I =63.72-2.89 =60.83



AREA CALC. FOR
SOCIETY ROOM,TOILET,DRIVERS ROOM
FIRST FLOOR
(IN SQM)

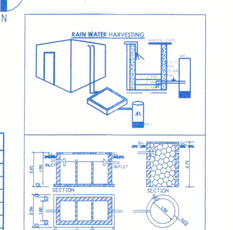
ADDITION							
1	5.65	X	3.55	X 1	=		20.06
2	2.10	X	1.50	X 1	=		3.15
3	3.38	X	3.55	X 1	=		12.00
4	1.50	X	1.30	X 1	=		1.95
	TOTAL						37.16

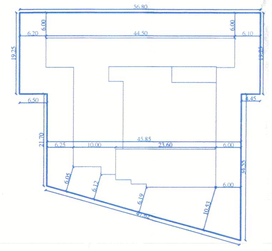
PARKING STATEMENT

TYPE	CARPET AREA	TENAMENT UNIT	CAR REQ.	CAR PRO.	SCOOTER REQ.	SCOOTER PRO.
RESIDENTIAL	30 - 40 m² (1:2)	00	00	00	00	00
	40 - 80 m² (1:5)	56	28	28	56	56
	80 -150 m² (1:3)	32	32	32	32	32
	150 m² (2:3)	00	00	00	00	00
VISITOR 5 %			03	03	4	4
COMMERCIAL	433 m²		08	08	24	24
TOTAL REQUIRED			71	71	116	116
AS PER MULTIPLE FACTOR RULE NO 8.2.2 - 0.9			64	64	116	116
TOTAL PROPOSED			64	89	116	116

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.05 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	1.80 X 1.20	ALUMUNIUM SLIDING WINDOW
W1	1.20 X 1.20	ALUMUNIUM SLIDING WINDOW
W2	0.90 X 1.20	ALUMUNIUM SLIDING WINDOW
V	0.60 X 0.90	M.S. LOUVERS





KEY PLAN FIRST FLOOR PLAN

TITLE SHEET NO. 1/2

REVISED BUILDING PERMISSION PLAN FOR RESIDENTIAL + COMMERCIAL BUILDING SAI COURT ON , PLOT NO. 3+4 10+11+12+13, S.NO. 388/1+2A(P) IN NASHIK. FOR :- JAY WIN DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER MR. VIJAY LALWANI

APPROVAL STAMP

THE PLANS AMENDED IN --------
AS PER THE CONDITIONS MENTIONED IN THE ACCOMPAINING COMMENCEMENT CERTIFICATION NO. A4/RBP 273/2020
DATED 11/12/2020
EXECUTIVE ENGINEER
TOWN PLANNING
NASHIK MUNICIPAL CORPORATION

REF NO. NMC/FIRE/WS/II/Mixed -7/2024
DATE : 06/03/2024

APPROVED
The Plans amended in .....
As per the conditions mentioned in the accompaning commencement Certificate No. LND/ 18106/2020 A4/RBP/132/2020
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation Nashik

AMALGAMATION APPROVAL - LND/AML/NASHIK/OCR/0169/2019 DATED 14/06/2019

PREVIOUS APPROVAL - LND/BP/A4/RBP/273/2020 DATED 11/12/2020.

FORM OF STATEMENT 2
PROPOSED BUILDING

Building No.	Floor No.	Total Built - Up Area of Floor as per outer Construction Line. (Sq.mtr)
(1)	(2)	(3)
I	GROUND - COMM	230.29
	FIRST - COMM	602.81
	FIRST - RESI	37.16
	SECOND	1042.29
	THIRD	1042.29
	FOURTH	1042.29
	FIFTH	1042.29
	SIXTH	1042.29
	SEVENTH	1042.29
	EIGHTH	1042.29
	NINTH	1042.29
	TOTAL	9206.58

COMMERCIAL BUILTUP AREA - 633.10 SQ.M
RESIDENTIAL BUILTUP AREA - 8375.48 SQ.M
TOTAL BUILTUP AREA =9208.58 SQ.M

AREA STATEMENT SQ.M

1	AREA OF PLOT (Minimum area of a.b.c. to be considered)	2428.86
	a) As per ownership document (7/12, CTS extract)	2428.86
	b) As per measurement sheet	2425.86
	c) As per site	2428.86
2	DEDUCTIONS FOR -	
	(a) Proposed D.P./D.P. Road Widening Area/Service Road/ Highway widening	42.60
	(b) Any D.P. Reservation Area	------
	(Total a+ b)	42.60
3	Balance area of plot (1-2)	2386.26
4	Amenity Space (if applicable)	------
	(a) Required	------
	(b) Adjustment of 20b, if any -	------
	(c) Balance Proposed -	------
5	Net Plot Area (3-4 (c))	2386.26
6	Recreational Open space (if applicable)	------
	(a) Required -	------
	(b) Proposed -	------
7	Internal Road Area	------
8	Possible area (if applicable)	------
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	2624.88
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI based on road width/TOD zone.	1214.43
	(b) Proposed FSI on payment of premium.	1214.43
11	In-situ FSI / TDR loading	------
	(a) In-situ area against D.P. road [2.0 x Sr.No. (a)], if any	42.60
	(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 (0.90/s)	2185.97
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(C)) 1400+450	1850.00
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	5731.91
	(b) Ancillary Area FSI upto 60% with payment of charges. 3140.80 +	3480.18
	(c) Ancillary Area FSI upto 80% with payment of charges. 370.26	
	(d) Total entitlement (a+b)	9212.09
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) x 1.6 or 1.8)	4.00
15	Total Built-up Area in proposal, (excluding area at sr.No.17b)	9208.58
	(a) Existing Built-up Area	------
	(b) Proposed Built-up Area (as per 'Prline) (1) RESI. = 8375.48 SQM (2) COMM. = 833.10 SQM	9208.58
	(c) Total (a+b)	
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.99
17	Area for Inclusive Housing, if any	------
	(a) Required (20% of Sr.No. 9)	------
	(b) Proposed	------

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/10 / 2023 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Owner / Developer -
I/We undersigned hereby confirm that I/We would abide by plans 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 person so as to ensure the quality and safety at the work site.

JAY WIN DEVELOPERS THROUGH PARTNER MR. VIJAY LALWANI
OWNERS SIGN

CONSULTED
AR. HEMANT R. DUGAD.
ARCHITECTS SIGN

SHAILESH DHUMNE
ENGINEERS SIGN

HEMANT DUGAD
Architects & Interior Designers
64.65 Business Bay, Shree Hari
Kute Marg, Tidke Colony, Mumbai
Nakik, Nakik. - 422002
Maharashtra, India.
Phone: 0253-2955518
E-mail :arhemantdugad@gmail.com

DATE	SCALE	DRN. BY	CHKD. BY	JOB. NO.