

Proforma - I : Area Statement

project-

COMPLETION OF RESIDENTIAL BUNGLOW PLAN ON
PLOT NO -10, S.NO - 421/2/A
AT - MAKHAMALABAD SHIVAR, TAL & DIST- NASHIK.
FOR- PANKAJBHAI BABUBHAI BADUS

Mayur

Surwanshi

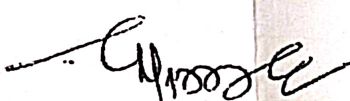
Stamps of Approval of Plans

APPROVED

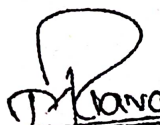
As per the accoupaning
occupancy Certificate

No. Nashik/ C11957/2019

Date : 10/12/2021



SECTIONAL ENGINEER,
TOWN PLANING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK


MANISH NAVAPARIA
Consulting Engineer & Building Planner

AREA STATEMENT

SQM.

1. Area of plot

MANISH NAVAPARIA

Consulting Engineer & Building Planner

NASHIK MUNICIPAL CORPORATION, NASHIK

9.00

AREA STATEMENT	SQM.
1. Area of plot (Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12,CTS extract)	166.50
b) As per measurement sheet	166.50
c) As per site	166.50
2. Deductions for	
a) Proposed D.P./D.P. Road widening area /Service Road / Highway widening	6.75
b) Any D.P. Reservation area	-----
(Total a+b)	6.75
3. Balance Area of Plot (1-2)	159.75
4. Amenity Space (if applicable)	-----
a) Required	-----
b) Adjustment of 2 (b), if any-	-----
c) Balance Proposed-	-----
5. Net Plot Area [3 - 4(c)]	159.75
6. Recreational Open space (if applicable)	-----
a) Required -	-----
b) Proposed -	-----
7. Internal Road area	-----
8. Platable area (if applicable)	-----
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no 5 X Basic FSI (1.1))	175.72
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 [2.0 x sr.no.2 (a)], if any	6.75
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	-----
d) Total In-situ / TDR loading proposed [11(a)+(b)+(c)]	6.75
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 if applicable.	182.47
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	-----
c) Total entitlement [a+b]	182.47
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) x1.6 or 1.8]	-----
15. Total Built-up area in proposal.(excluding area at Sr.no.17b)	-----
a) Existing Built-up Area	-----
b) Completed Built-up Area (as per 'p line')	156.65
c) Total(a+b)	156.65
16. F.S.I. Consumed (15/13)(should not be more than serial.No 14 above)	0.85
17. Area for Inclusive Housing, if any	-----
a) Required (20% of Sr.no.5)	-----
b) Proposed	-----

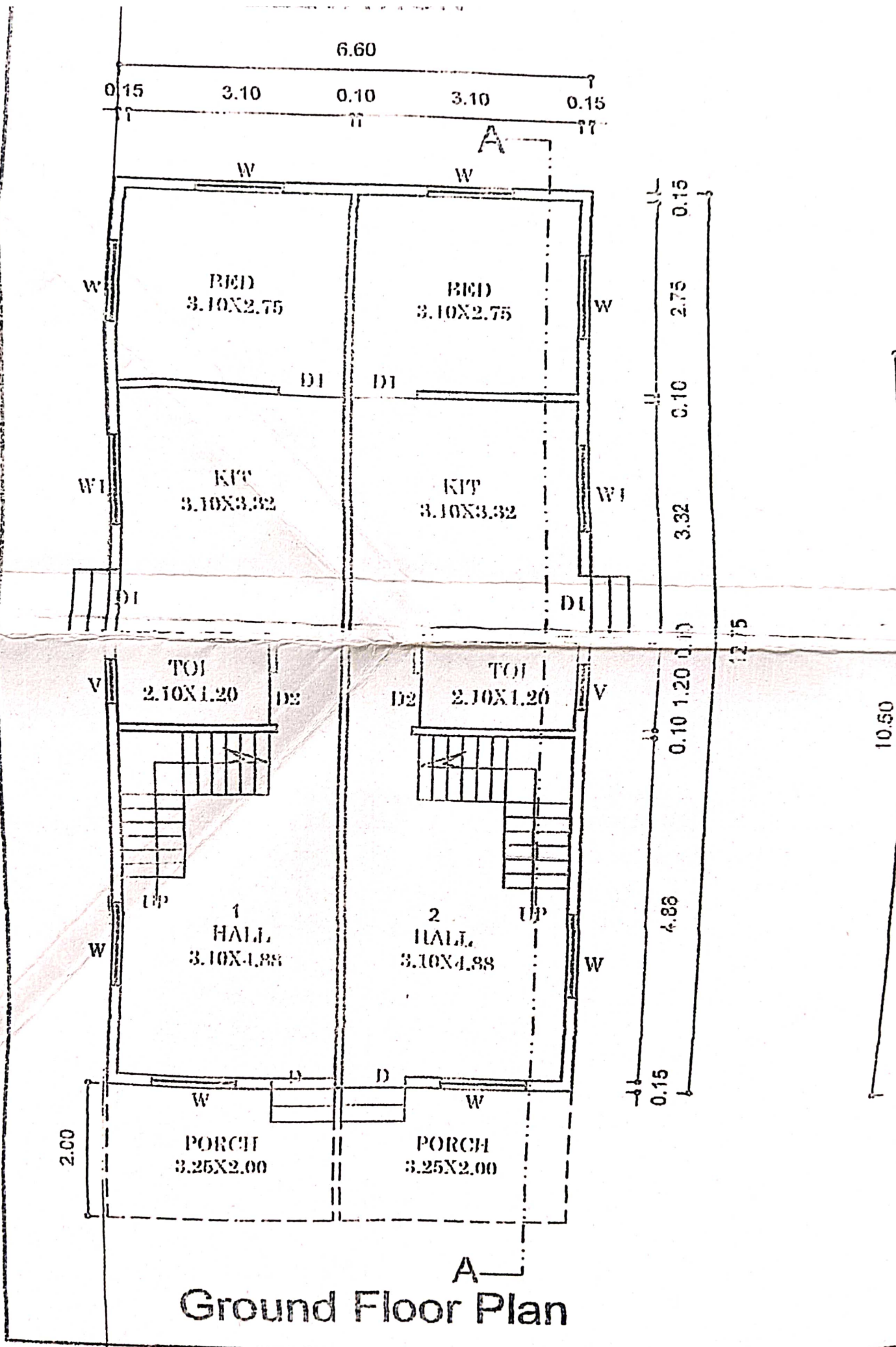
CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 09/12/2021 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

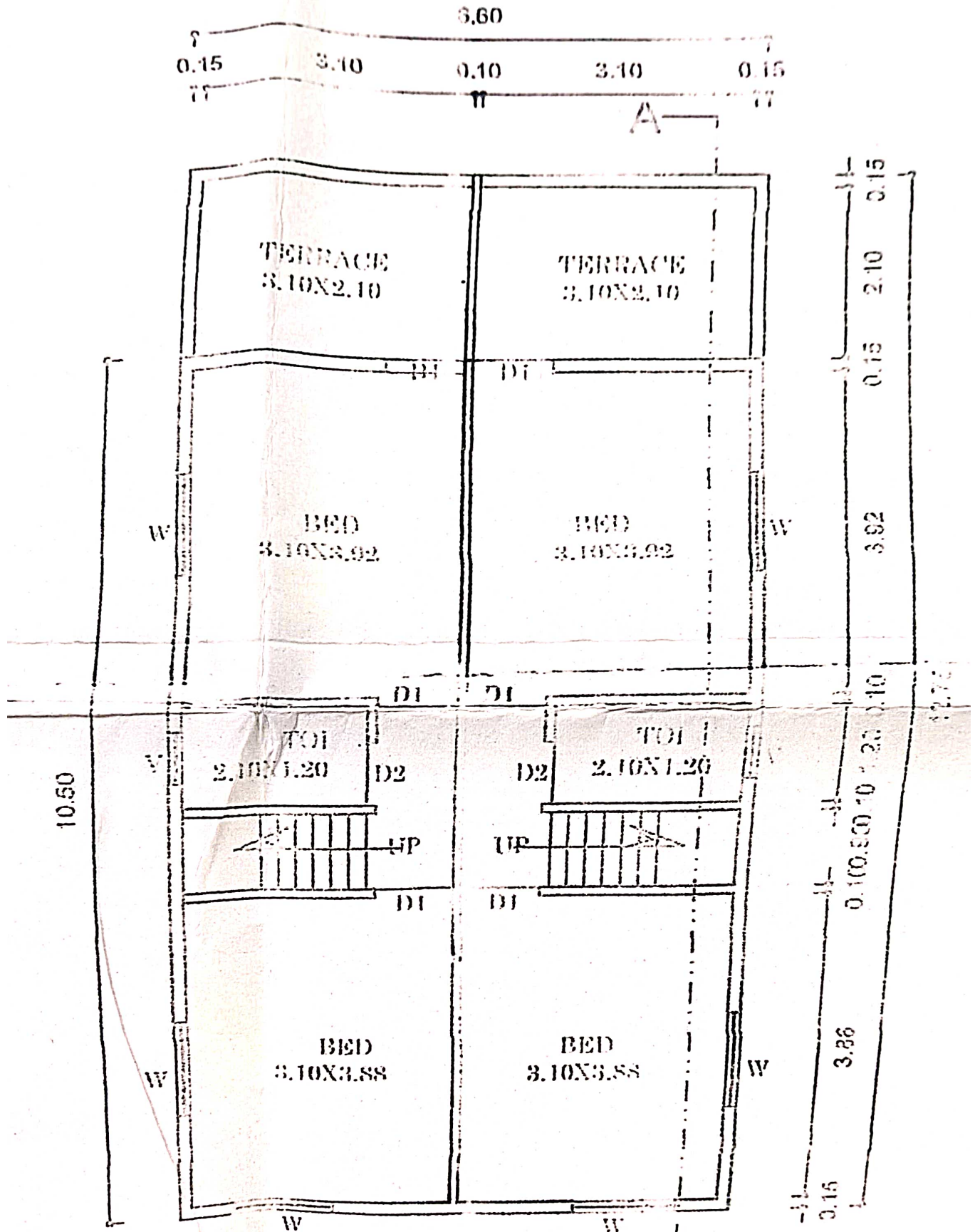


(Name of Architect/Licensed Engineer/Supervisor.)

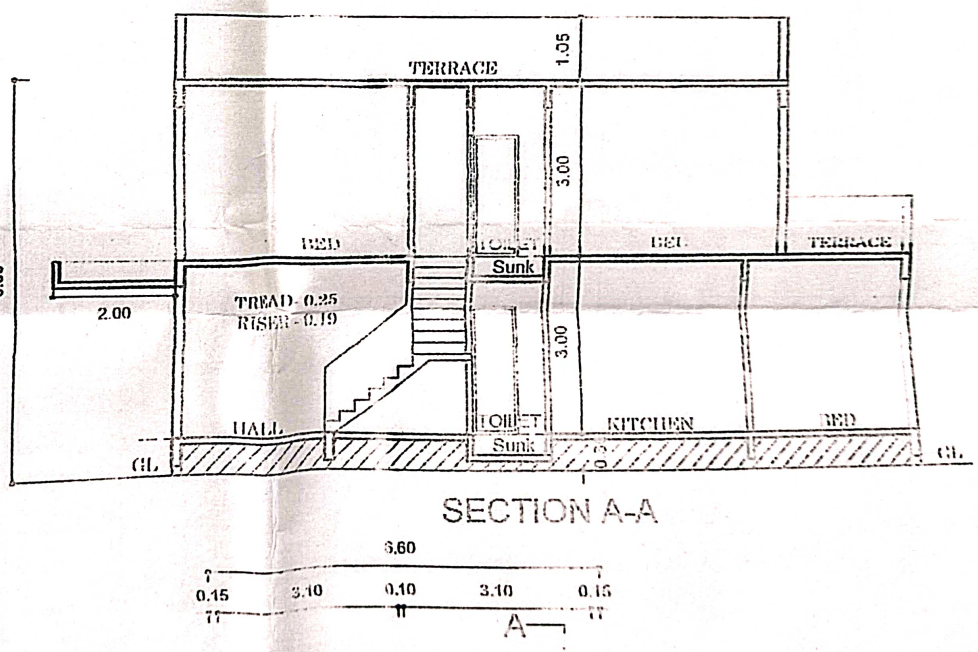
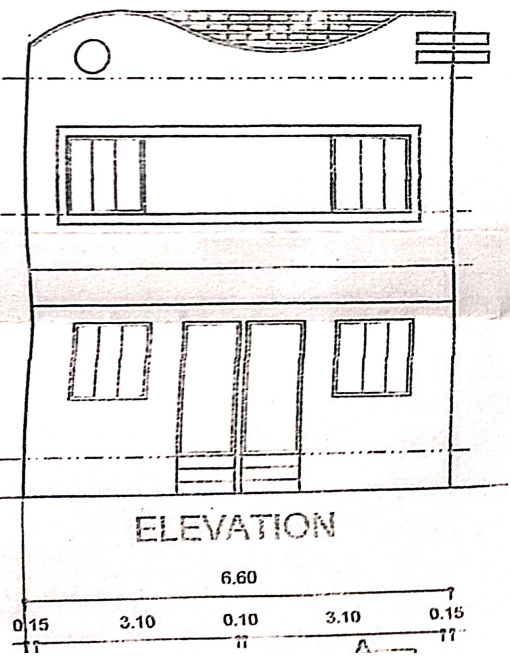
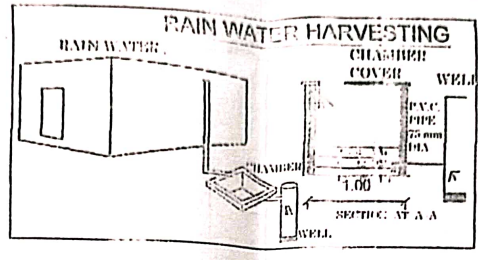
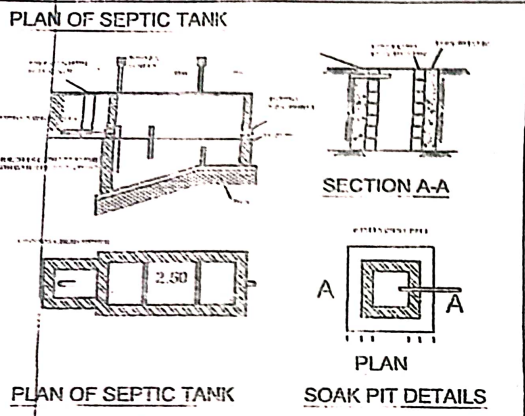


Ground Floor Plan

SECTION A-A



First Floor Plan



Form of Statement 1
[Sr.No. 8 (a) (iii)]
Existing Building to be retained

Existing Building No.	Floor No.	Plinth area	Total Floor area of Existing Building	Use /Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
	Ground Floor	---	---	---
	First Floor	---	---	---

Form of Statement 2
[Sr.No. 9 (a)]
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor,As per outer construction line.
(1)	(2)	(3)
1	Ground Floor	87.35
	First Floor	69.30
	Total	156.65

Form of Statement 3
[Sr.No. 9 (g)]

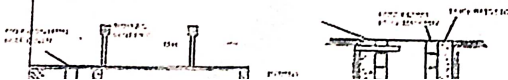
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of balcony attached to apartment	Area of Double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
(1)	Ground Floor	1	38.60	---	
	First Floor		31.62		
(2)	Ground Floor	2	38.60	---	
	First Floor		31.62		

SCHEDULE
DOORS & WINDOWS

D	1.00 X 2.10	ROLLING SHUTTER
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	1.80 X 1.20	M. S. WINDOW
W1	1.80 X 0.90	M. S. WINDOW
V	0.60 X 0.90	M. S. VENTILATER

PLAN OF SEPTIC TANK

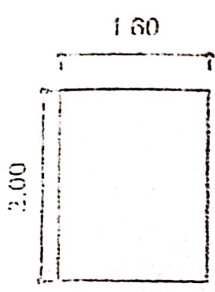


RAIN WATER HARVESTING

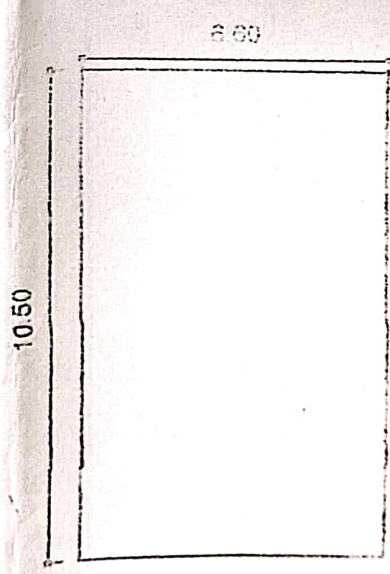




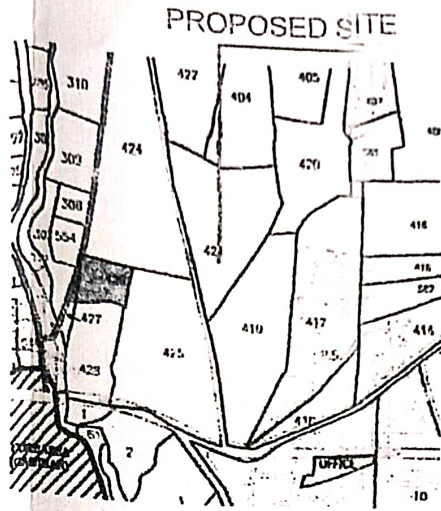
AREA OF BLOCK = $6.60 \times 12.75 = 84.15$ SQM.



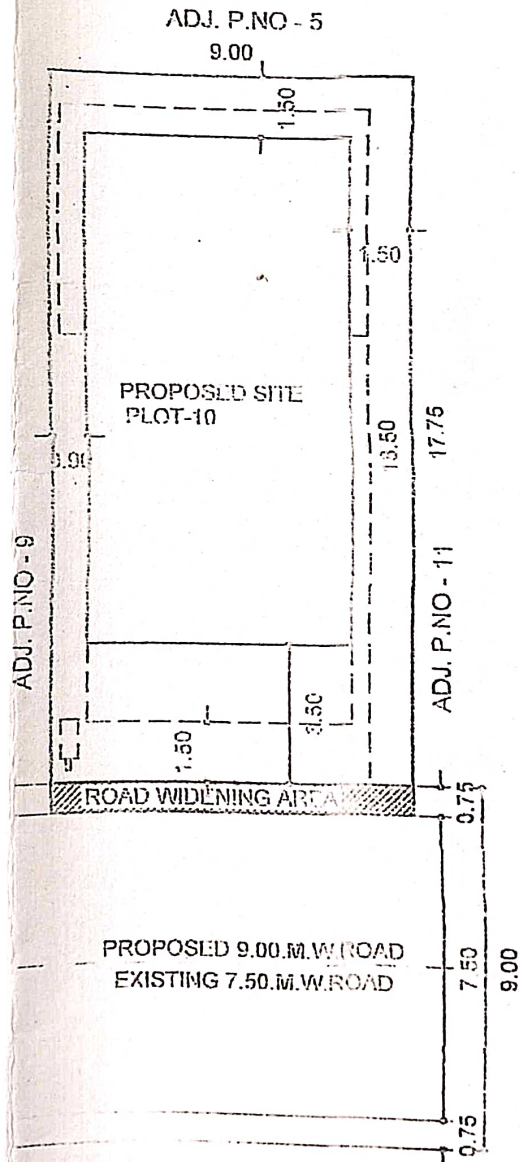
PORCH AREA $2.00 \times 1.60 = 3.20$ SQM
 TOTAL B/UP AREA ON GROUND FLOOR
 $= 84.15 + 3.20 = 87.35$ SQM.



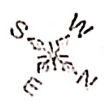
AREA OF BLOCK = $6.60 \times 10.50 = 69.30$ SQM.
 TOTAL B/UP AREA ON FIRST FLOOR = 69.30 SQM
 TOTAL B/UP AREA ON GROUND FLOOR = 87.35 SQM
 TOTAL B/UP AREA ON FIRST FLOOR = 69.30 SQM.
 TOTAL B/UP AREA = 156.65 SQM.



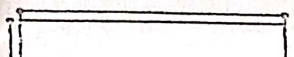
LOCATION PLAN
Scale = 1:10,000



SITE PLAN
Scale = 1:200



6.60



a) Required (20% of Sr.no.5)

b) Proposed

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 09/12/2021 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



(Name of Architect/Licensed Engineer/Supervisor.)

OWNERS DECLARATION

I/We undersigned hereby confirm that I/We would abide by plan Approved by Authority/ Collector. I/We would execute the structure as per Approved plan. 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.

Owner's Name FOR- HANKAJIBHAI BABUBHAI BADUS

यंश्वर जी नडुस

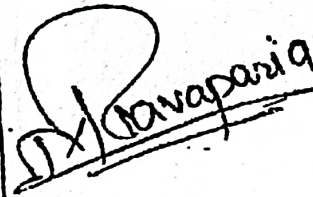
*PLOT BOUNDARY SHOWN IN THICK BLACK

*PROPOSED WORK SHOWN IN RED

*DRAINAGE LINE SHOWN IN DOTTED RED

INTERNAL WALL 10 CM THICK

INTERNAL WALL 0.10M THICK



यंश्वर जी नडुस

STRUCTURAL
ENG. SIGN

ENG. SIGN

OWNER SIGN

Manish R. Navaparia

B.E. Civil

CONSULTING ENGINEER,

Varun Bungalow, Opp. Atul Dairy,
Ambad Link Road, Nashik - 10.

Scale = 1:100

DATE = 09 /12/2021

DRN BY = PAWAR

REGISTRATION NO. - 582

CKD BY = M. NAVAPARIA

DRWG. NO. = 5C

QM.
SQM

35 SQM.

30 SQM.

6.65 SQM.

Form of Statement 1
[Sr. No. 8 (ii) (i)]
Existing Building to be retained

Existing Building No.	Floor No.	Plinth area	Total Floor area of Existing Building	Use/Occupancy of floors
(1)	(2)	(3)	(4)	(5)
	Ground Floor			
	First Floor			

Form of Statement 2
[Sr. No. 9 (ii)]
Proposed Building

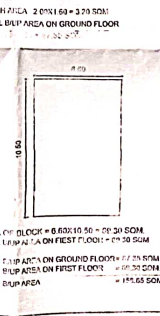
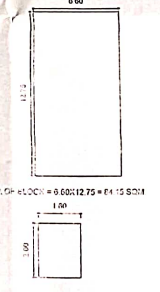
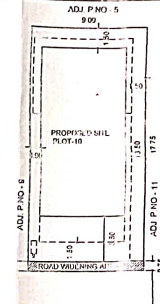
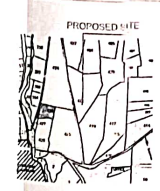
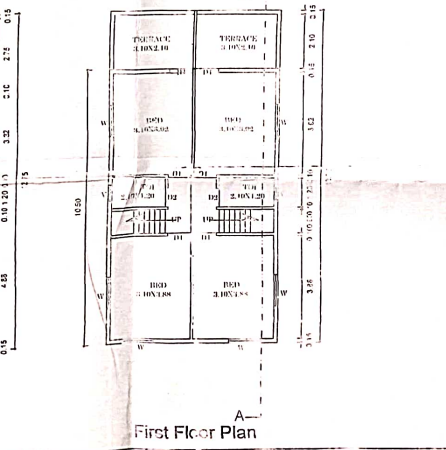
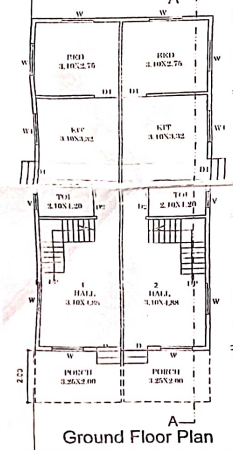
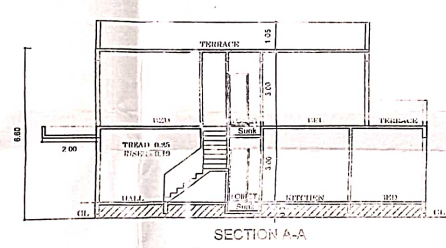
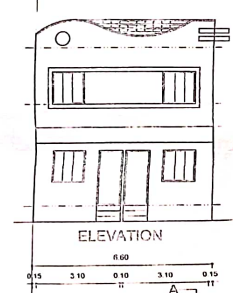
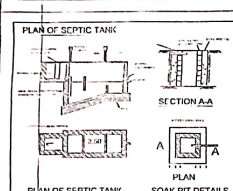
Building No.	Floor No.	Total Built up Area of floor, As per outer construction line.
(1)	(2)	(3)
	Ground Floor	87.35
	1st Floor	69.30
	Total	156.65

Form of Statement 3
[Sr. No. 9 (ii)]
Area details of Apartment

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of balcony attached to apartment	Area of Double height portion attached to Pl.
(1)	(2)	(3)	(4)	(5)	(6)
(ii)	Ground Floor	1	38.60		
(ii)	First Floor		31.62		
(ii)	Ground Floor	2	38.60		
(ii)	First Floor		31.62		

SCHEDULE DOORS & WINDOWS

Code	Dimensions	Description
D	1.00 x 2.10	ROLLING SHUTTER
OH	0.90 x 2.10	FLUSH DOOR
W	0.75 x 2.10	FLUSH WINDOW
WH	1.80 x 1.20	A.S. WINDOW
W	1.80 x 0.90	M.S. WINDOW
V	0.60 x 0.90	M.S. VENTILATOR



Proforma - I - Area Statement
Project: COMPLETION OF RESIDENTIAL BUNGLOW PLAN ON PLOT NO. 10, S.NO. - 421/2/A AT - MAKHAMALABAD SHIMWAR, TAL. 3 DIST. NASHIK FOR - PANKAJBHAI BABUBHAI DADUS

Stamps of Approval of Plans
APPROVED
As per the accompanying competency Certificate No. MASH/CI/1957/2017 Date 10/12/2021

MANISH NAVAPARIA
CONSULTING ENGINEER
SECTORIAL ENGINEER
NASHIK MUNICIPAL CORPORATION

Sl. No.	Description	Area (sq. m)
1	Area of plot (Gross area of a b/c to be considered)	196.50
a)	As per ownership document (71/2 CTS extract)	196.50
b)	As per measurement sheet	196.50
c)	As per site	196.50
2	Reservations for	
a)	Proposed D.P. D.P. Road (including area reserved for D.P. Road widening)	9.75
b)	D.P. Reservation area	8.75
3	Sub-area Area of Plot (1/2)	157.75
4	Area of Space (if applicable)	
a)	Area of Space (if applicable)	
b)	Area of Space (if applicable)	
c)	Area of Space (if applicable)	
5	Area of Space (if applicable)	157.75
6	Area of Space (if applicable)	
7	Area of Space (if applicable)	
8	Area of Space (if applicable)	
9	Area of Space (if applicable)	175.72
10	Area of Space (if applicable)	
a)	Area of Space (if applicable)	
b)	Area of Space (if applicable)	
c)	Area of Space (if applicable)	
11	Area of Space (if applicable)	8.75
12	Area of Space (if applicable)	9.75
13	Area of Space (if applicable)	182.47
14	Area of Space (if applicable)	182.47
15	Area of Space (if applicable)	156.65
16	Area of Space (if applicable)	156.65
17	Area of Space (if applicable)	8.75
18	Area of Space (if applicable)	
19	Area of Space (if applicable)	
20	Area of Space (if applicable)	

OWNERS DECLARATION
I, the undersigned hereby declare that the plot shown in the attached plan and the area to be reserved for the proposed work are as shown in the attached plan and the area to be reserved for the proposed work are as shown in the attached plan and the area to be reserved for the proposed work are as shown in the attached plan.

Manish R. Navaparia
CONSULTING ENGINEER
Scale = 1:100
DRN BY = PANKAJ
DATE = 05/12/2021
REGISTRATION NO. - 582
DRWG NO. = 5C