

STAMP OF APPROVAL

APPROVED

As amended in...

As per the conditions mentioned

in the accompanying commencement

Certificate No. dated...

C1/103/06

14/02/2019

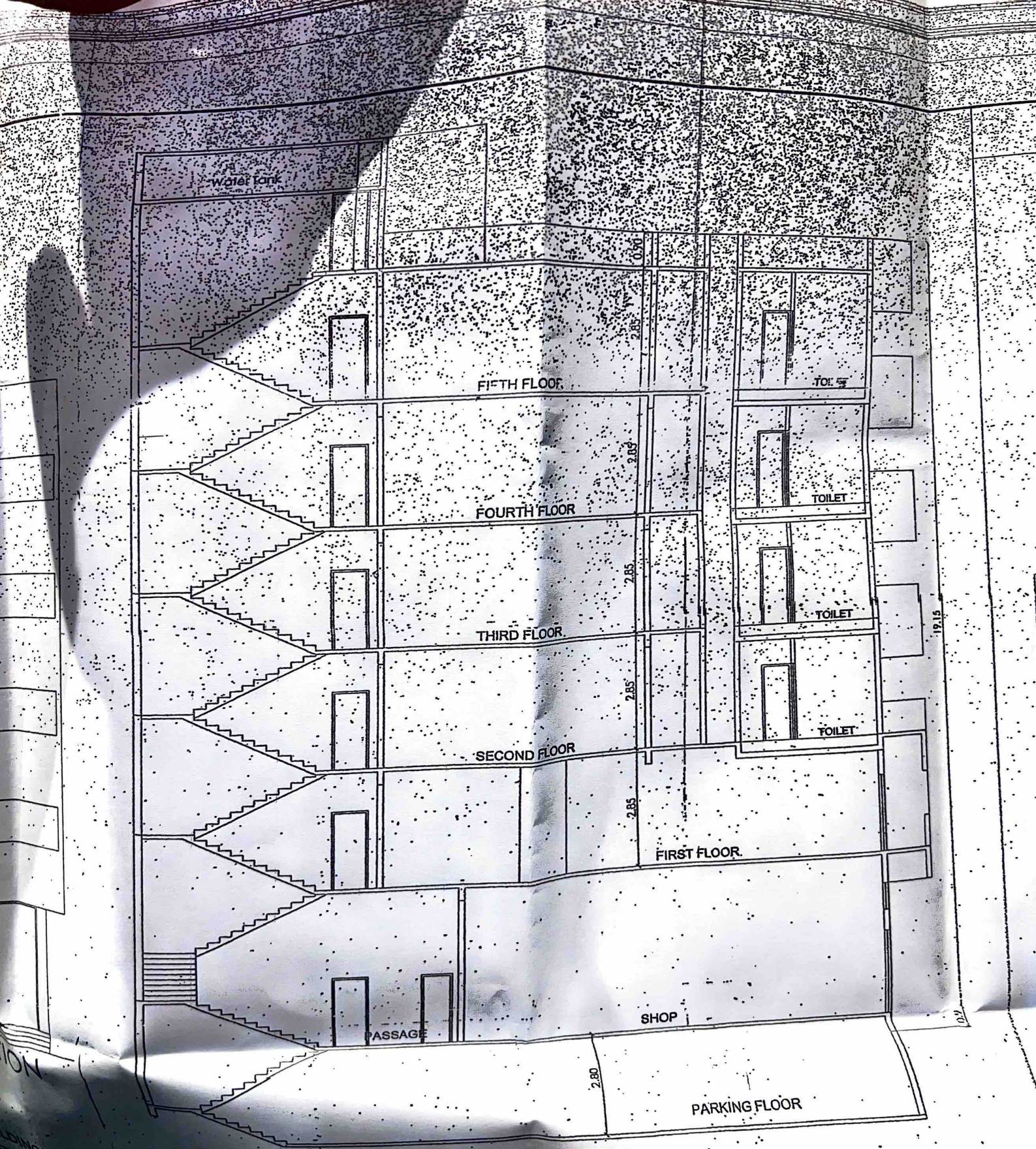


Assistant Director of Town Planning
Nashik Municipal Corporation.
Nashik



CARPET AREA STATEMENT

GROUND FLOOR			
PARTICULAR	CARPET AREA	1/3 MEZZANINE	TOTAL AREA
SHOP 1	70.42 SQ.M	21.83 SQ.M	92.25 SQ.M
SHOP 2	56.39 SQ.M	17.65 SQ.M	74.04 SQ.M
SHOP 3	68.75 SQ.M	21.83 SQ.M	90.58 SQ.M
SHOP 4	56.76 SQ.M	18.21 SQ.M	74.97 SQ.M
FIRST FLOOR			
PARTICULAR	CARPET AREA	BALCONY AREA	TOTAL AREA
RES. HALL	229.58 SQ.M	31.97 SQ.M	261.55 SQ.M
SECOND FLOOR			
PARTICULAR	CARPET AREA	BALCONY AREA	TOTAL AREA
RES. ROOM 1	26.94 SQ.M	---	26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	27.58 SQ.M	7.35 SQ.M	34.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M	---	36.23 SQ.M
THIRD FLOOR			
RES. ROOM 1	26.94 SQ.M	---	26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	27.58 SQ.M	7.35 SQ.M	34.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M	---	36.23 SQ.M
FOURTH FLOOR			
RES. ROOM 1	26.94 SQ.M	---	26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	27.58 SQ.M	7.35 SQ.M	34.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M	---	36.23 SQ.M
FIFTH FLOOR			
RES. ROOM 1	26.94 SQ.M	---	26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	27.58 SQ.M	7.35 SQ.M	34.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M	---	36.23 SQ.M



SECTION AT- a'-a'

PARKING AREA STATEMENT

STAIR	STAIR	STAIR	TOTAL F.S.I. (3 + 5 + 7)
1.50	1.50	1.50	4.50
1.50	1.50	1.50	4.50
1.50	1.50	1.50	4.50
1.50	1.50	1.50	4.50
1.50	1.50	1.50	4.50
1.50	1.50	1.50	4.50

DESCRIPTION	REQUIRED	PROVIDED

RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M		36.23 SQ.M

**PROPOSED BUILDING ON
C.T.S. NO. 5866/2 AT PANCHVATI, NASHIK
FOR - MR. JOSHI & OTHERS**

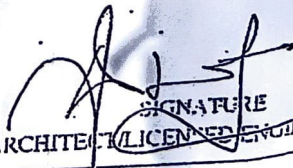
**DRAWING
SHEET NO.**

STAMP OF APPROVAL OF PLANS

AREA STATEMENTS		
1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)		700.56
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		700.56
b) AS PER MEASUREMENT SHEET		700.56
c) AS PER SITE		700.56
2. DEDUCTIONS FOR:		
a) PROPOSED D.P./D.P. ROAD WIDENING AREA		5.40
b) ANY D.P. RESERVATION AREA		
TOTAL (a + b)		700.56
3. GROSS AREA OF PLOT (1 - 2)		700.56
4. RECREATIONAL OPEN SPACE		
(a) REQUIRED		
(b) PROPOSED		
5. AMENITY SPACE		
(a) REQUIRED		
(b) PROPOSED		
6. SERVICE ROAD AND HIGHWAY WIDENING		
7. INTERNAL ROAD AREA		
8. NET AREA OF PLOT = [3 - 5(b)]		700.56
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8 X 1.1)		555.00
10. ADDITION OF AREA FOR F.S.I		
(a) IN SITU AREA AGAINST D.P. ROAD [1.85 X SR. NO. 2(a)]. IF ANY		
(b) IN SITU AREA AGAINST AMENITY SPACE [2.00 OR 1.85 X SR. NO. 2(a)]		
(c) PREMIUM F.S.I AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR. NO. 8)		
(d) TDR AREA		
(e) ADDITIONAL F.S.I. AREA UNDER CHAPTER VIII		
TOTAL (a + b + c + d + e)		555.00
11. TOTAL AREA AVAILABLE (9 + 10)		700.56
12. MAXIMUM UTILIZATION OF F.S.I PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)		700.56
13. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 15.b)		555.00
(a) EXISTING BUILT-UP AREA		
(b) PROPOSED BUILT-UP AREA		
(c) EXCESS BALCONY AREA COUNTED IN F.S.I		
(d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I		
TOTAL (a + b + c + d)		555.00
14. F.S.I CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE)		555.00
15. 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 _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOTS 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.

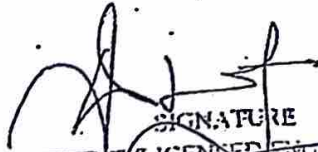

 SIGNATURE
 (NAME OF ARCHITECT/LICENCED ENGINEER, SI. PERA TRONK)

OWNER'S DECLARATION :

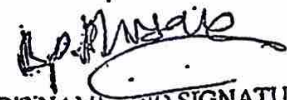
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED BY THE AUTHORITY AND EMPLOY PROPER TECHNICAL

- (d) EXCESS
14. F.S.I CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE)
15. AREA FOR INCLUSIVE HOUSING, IF ANY
- a) REQUIRED (20% OF SR. NO. 9)
- b) PROPOSED

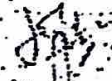
CERTIFICATE OF AREA :
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____
 AND THE DIMENSIONS OF SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON SITE AND
 THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP
 T. P SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.



 SIGNATURE
 (NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

OWNER'S DECLARATION :
 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.

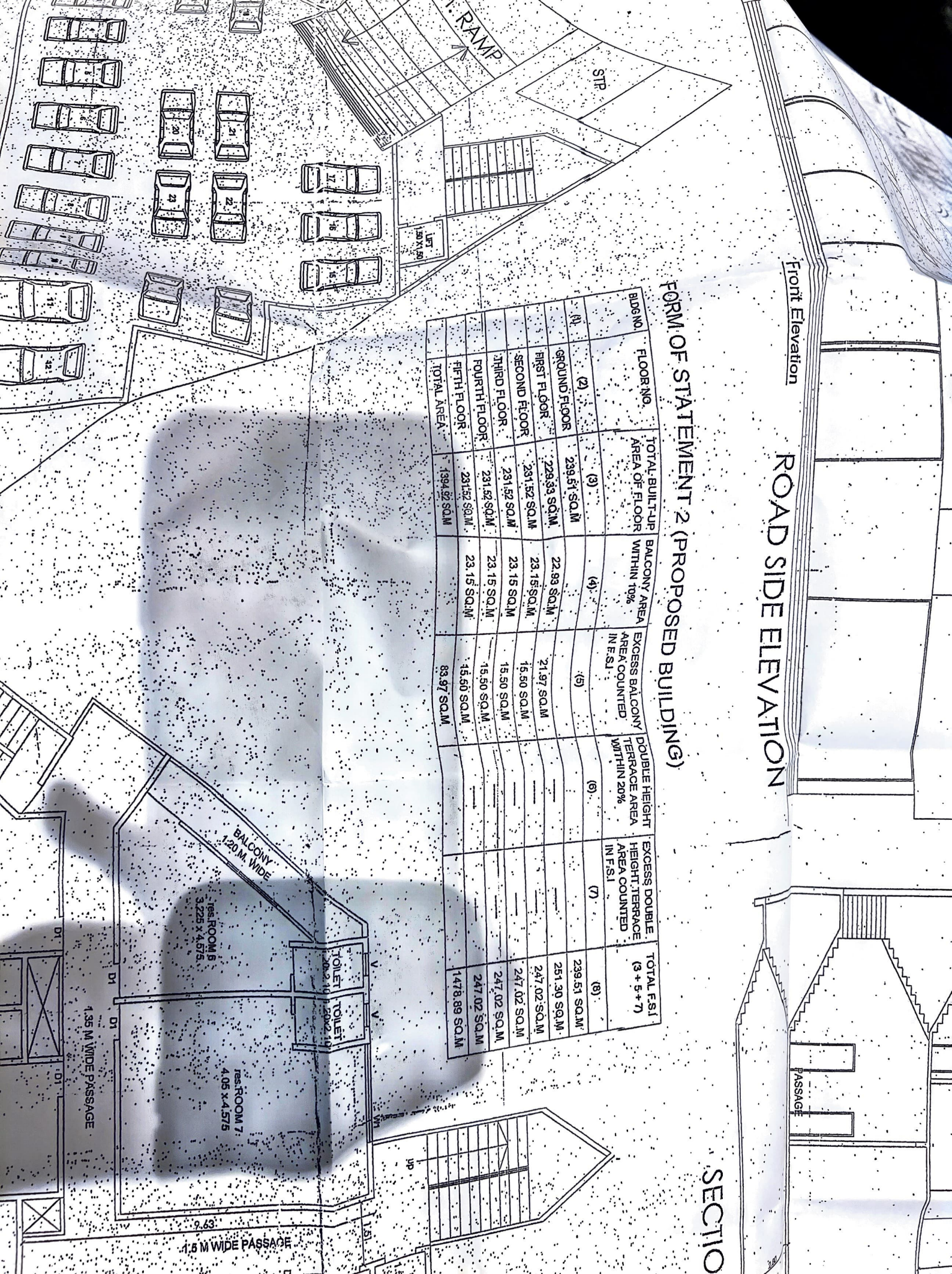

 OWNER'S NAME AND SIGNATURE

ARCHITECT/LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

P. S. Jashi  

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION/LICENCE NO. OF ARCHT./LIC. ENG./SUPERVISOR
					

ARCHITECT & INT. DESIGNER
SANJAY MISTRI
 9 SONAL APPARTMENT VISE MALA NASHIK
 TEL: _____



Front Elevation

ROAD SIDE ELEVATION

PASSAGE

SECTION

FORM OF STATEMENT 2 (PROPOSED BUILDING)

BLDG NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3 + 5 + 7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	239.51 SQ.M	22.93 SQ.M	21.97 SQ.M			239.51 SQ.M
	FIRST FLOOR	229.33 SQ.M	23.15 SQ.M	15.50 SQ.M			251.30 SQ.M
	SECOND FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	THIRD FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	FOURTH FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	FIFTH FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	TOTAL AREA	1394.92 SQ.M		83.97 SQ.M			1478.89 SQ.M

UP RAMP

STP

1.80 X 1.80

BALCONY
1.20M. WIDE

RES. ROOM 5
3.225 X 4.575

RES. ROOM 7
4.05 X 4.575

TOILET
0.9 X 1.0

TOILET
0.9 X 1.0

1.35 M WIDE PASSAGE

1.5 M WIDE PASSAGE

9.63

UP

Block area - $29.43 \times 13.35 = 392.89$ sq.m.

Deduction -

1. $6.24 \times 1.45 \times 1 = 11.95$
2. $14.21 \times 2.03 \times 1 = 28.85$
3. $8.79 \times 2.70 \times 1 = 23.73$
4. $7.61 \times 3.75 \times 1 = 28.54$
5. $3.29 \times 4.88/2 = 8.03$
6. $2.70 \times 4.27 \times 1 = 11.53$
7. $8.24 \times 10.04/2 = 41.36$
8. $2.09 \times 1.71/2 = 3.57$
9. $2.09 \times 0.15 \times 1 = 0.31$
10. $2.55 \times 0.95 \times 1 = 2.42$
11. $0.96 \times 1.13 \times 1 = 1.08$

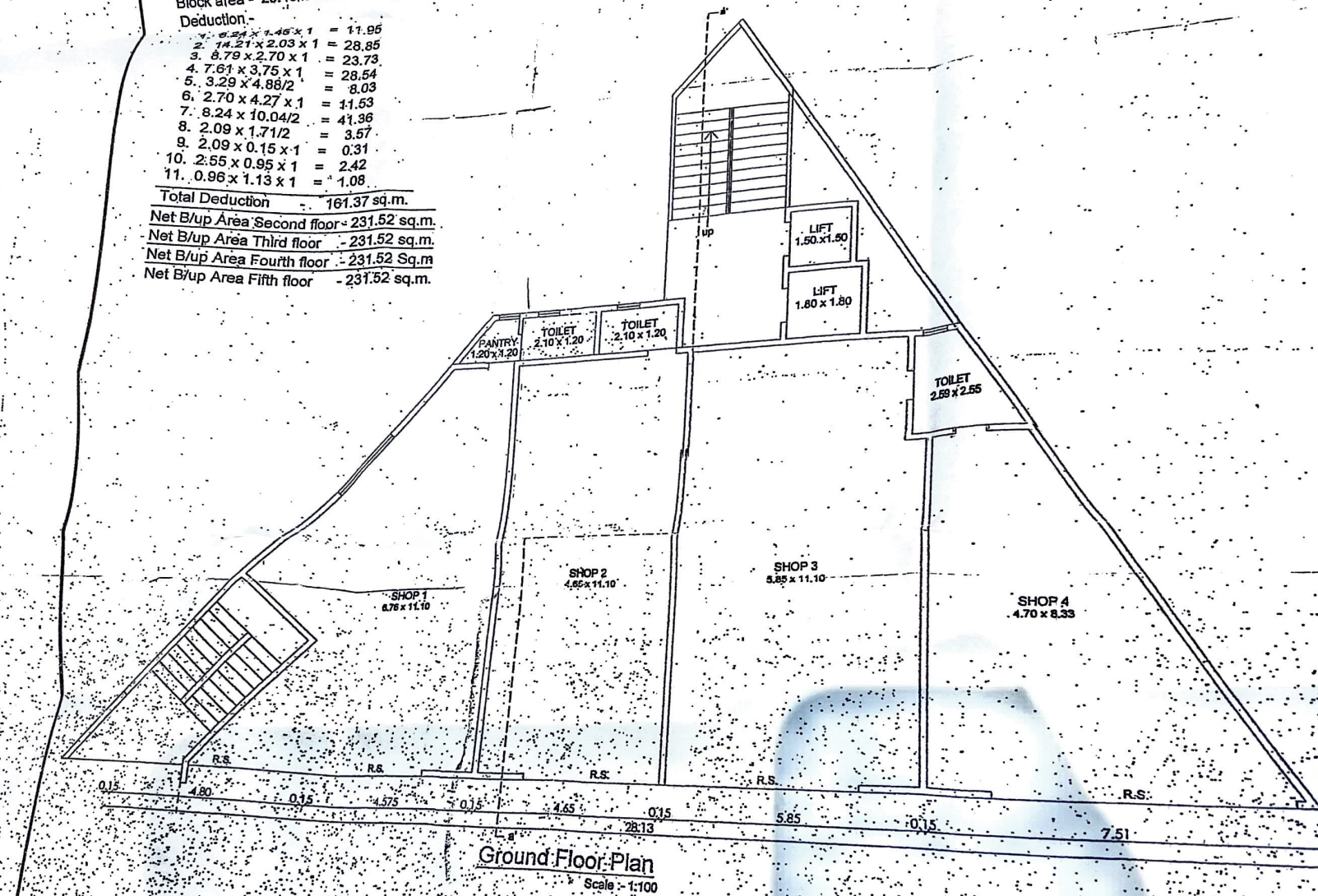
Total Deduction - 161.37 sq.m.

Net B/up Area Second floor - 231.52 sq.m.

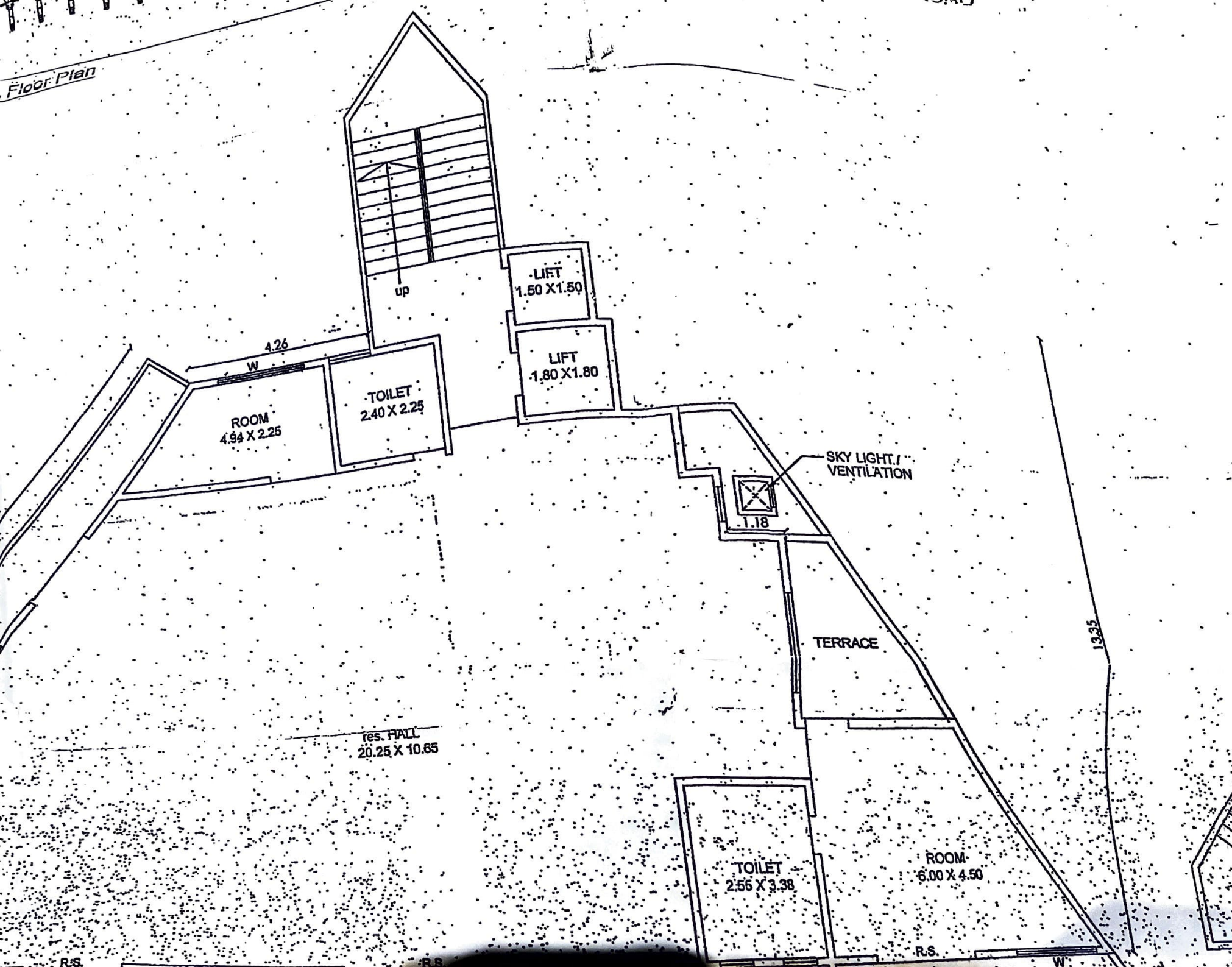
Net B/up Area Third floor - 231.52 sq.m.

Net B/up Area Fourth floor - 231.52 sq.m.

Net B/up Area Fifth floor - 231.52 sq.m.



Floor Plan



BAL AGRA ROAD

FIFTH FLOOR PLAN

Scale - 1:100

- 11. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 12. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 13. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 14. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 15. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 16. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 17. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 18. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 19. TOTAL AREA AVAILABLE FOR CONSTRUCTION
- 20. TOTAL AREA AVAILABLE FOR CONSTRUCTION

CERTIFICATE OF AREA
 AND THE DIMENSIONS OF THE
 THE AREA SO WORKED OUT IN
 T.P. SCHEME RECORDS AND

OWNER'S DECLARATION
 I/WE UNDERSTAND AND
 NASHIK MUNICIPAL CORP.
 PLANS. ALSO I/WE WILL
 PERSON SO AS TO

OWNER'S NAME

ARCHITECT'S SIGNATURE

DATE

SCALE

PROJECT NO.

DATE

SCALE

PROJECT NO.

DATE

SCALE

PROJECT NO.

DATE

SCALE

PROJECT NO.

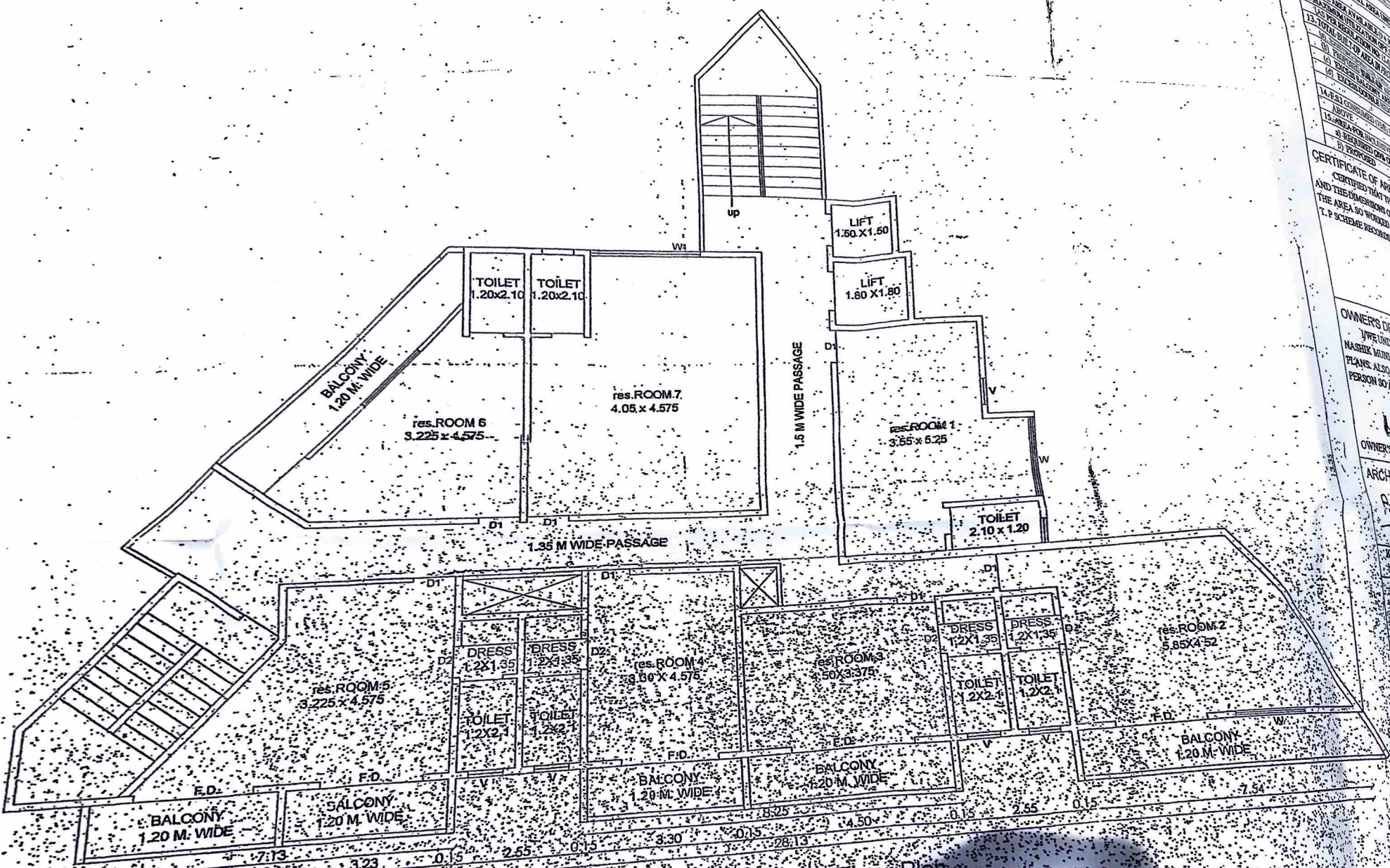
DATE

SCALE

PROJECT NO.

DATE

SCALE

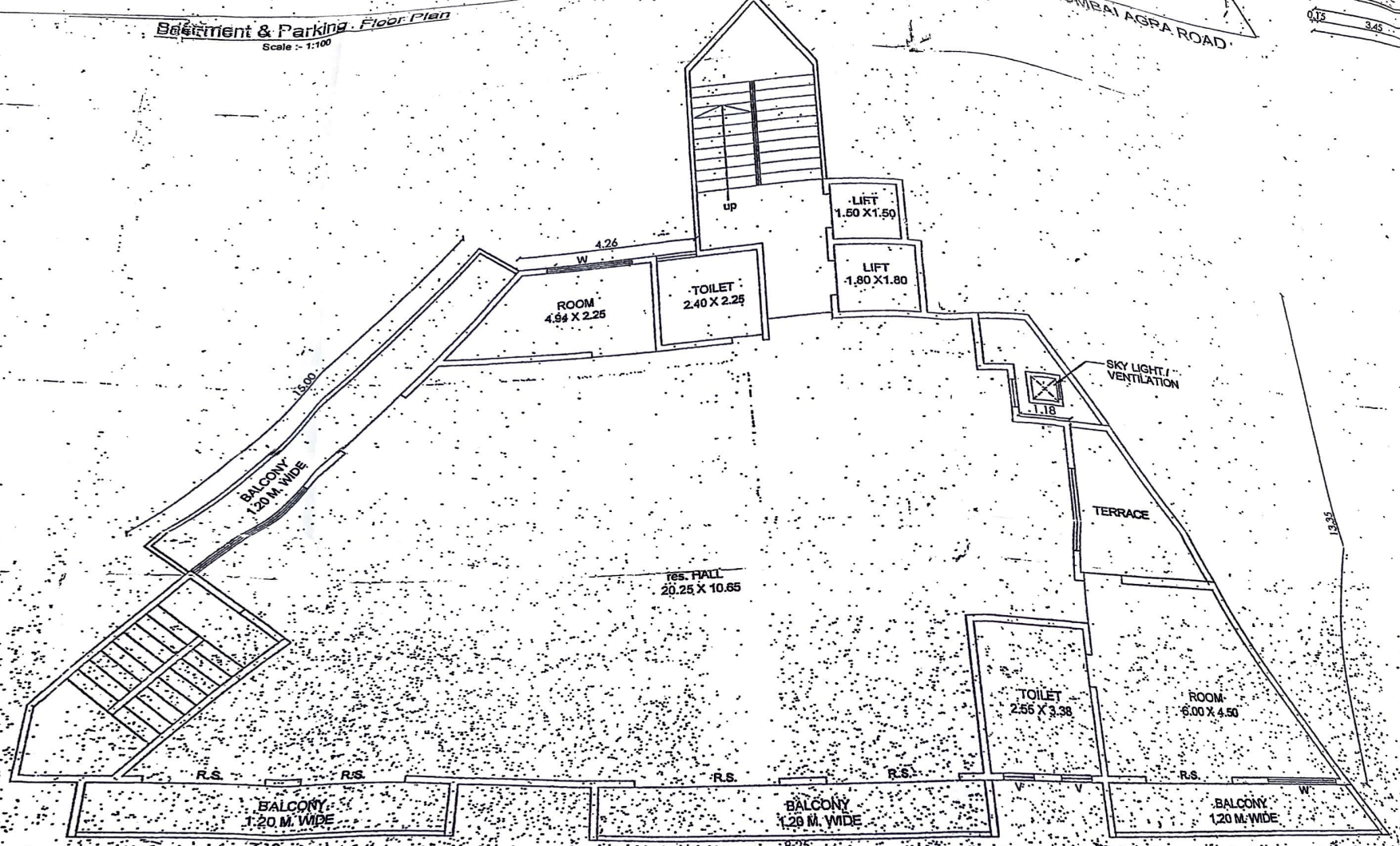


TYPICAL 2ND, 3RD & 4TH Floor Plan
 Scale - 1:100

Basement & Parking Floor Plan
Scale: 1:100

MUMBAI AGRA ROAD

0.15 3.45 7.13 1.20 M. WIDE 0.15 3.23



0.15 3.45 7.13 0.15 3.23 0.15 2.55 0.15 3.30 0.15 8.25 0.15 4.50 0.15 2.55 0.15 6.16 28.13

First Floor Plan
Scale: 1:100

PLAN OF SERTIK TANK

PLAN OF SOKRIT

SCHEDULE OF OPENINGS.		
TYPE	SIZE	DESCRIPTION
D	0.90x2.15	T.W. PANELLED DOOR.
DI	0.75x2.15	T.W. PANELLED DOOR.
W	1.80x1.20	M.S. FULLY GLAZED WINDOW.
W1	1.50x1.20	M.S. FULLY GLAZED WINDOW.
W2	1.20x1.20	M.S. GLAZED WINDOW.
W3	0.90x1.20	M.S. GLAZED WINDOW.
V	0.60x0.90	M.S. LOUVERED WINDOW.

Total B/UP area And Balcony Statement

Floor	Area	Allowed Balcony 10% of floor area.	Proposed Balcony	Excess Balcony
Ground Floor	239.51 sq.m	22.93 sq.m.	$37.42 \times 1.20 = 44.90$	$44.90 - 22.93 = 21.97$
First Floor	229.33 sq.m.	23.15 sq.m.	$32.21 \times 1.20 = 38.65$	$38.65 - 23.15 = 15.50$
Second, Third, Fourth Floor	231.52 sq.m.	23.15 sq.m.	$32.21 \times 1.20 = 38.65$	$38.65 - 23.15 = 15.50$
Fifth Floor	231.52 sq.m.	23.15 sq.m.	$32.21 \times 1.20 = 38.65$	$38.65 - 23.15 = 15.50$
Total Area	1394.92 Sq.m			83.97 sq.m.

Net Total B/UP area = 1478.89 SQ.M
 BASEMENT AREA = 194.35 SQ.M

BALCONY AREA STATEMENT FOR ADDITIONAL AREA

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
Fifth Floor Additional area	77.51 sq.m.	11.63 sq.m.	$9.66 \times 1.20 = 11.59$	
Total Area	77.51 sq.m.			

AREA CONSIDERATION FOR PREMIUM F.S.I = 77.51 SQ.M

PARTICULAR	AREA
1. PLOT AREA	700.86 SQ.M:
2. PERMISSIBLE F.S.I (2.00 + 0.25 = 2.25)	1576.93 SQ.M.
3. PREVIOUSLY SANCTIONED AREA	1401.38 SQ.M.
4. PROPOSED ADDITIONAL AREA	77.51 SQ.M
5. TOTAL AREA (3 + 4)	1478.89 SQ.M.
6. AREA CONSIDERATION FOR PREMIUM F.S.I	77.51 SQ.M.

60

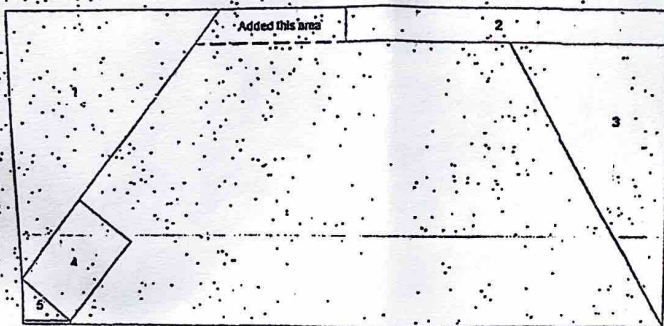
18-M WIDE OLD MUMBAI AGRA ROAD.

2.00 m. ROAD WIDENING

FORM OF STATEMENT 2 (AREA DETAILS OF FLAT)

BLDG NO.	FLOOR NO.	FLAT / UNIT NO.	BUILT-UP AREA OF FLAT/ UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE/PASSAGES	AREA OF BALCONY ATTACHED TO FLAT/UNIT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4 + 5 + 6) IN F.S.I
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	GROUND FLOOR	1	101.38 SQ.M			101.38 SQ.M
		2	83.17 SQ.M			83.17 SQ.M
		3	99.71 SQ.M			99.71 SQ.M
		4	84.10 SQ.M			84.10 SQ.M
	FIRST FLOOR	1	294.20 SQ.M	31.97 SQ.M		326.17 SQ.M
	SECOND, THIRD, FOURTH, FIFTH FLOOR	1	36.51 SQ.M			36.51 SQ.M
		2	50.54 SQ.M	8.50 SQ.M		59.04 SQ.M
		3	35.11 SQ.M	4.95 SQ.M		40.06 SQ.M
		4	33.72 SQ.M	3.63 SQ.M		37.35 SQ.M
		5	44.50 SQ.M	7.35 SQ.M		51.85 SQ.M
		6	36.23 SQ.M	7.54 SQ.M		43.77 SQ.M
		7	45.80 SQ.M			45.80 SQ.M

GROUND FLOOR



Block area - $28.09 \times 12.65 = 356.18 \text{ sq.m}$

Deduction -

1. $8.93 \times 10.81/2 = 48.27$
2. $13.81 \times 1.35 \times 1 = 18.64$
3. $11.33 \times 6.95/2 = 39.37$
4. $2.70 \times 4.27 \times 1 = 11.53$
5. $2.09 \times 1.71/2 = 1.79$
6. $2.09 \times 0.15 \times 1 = 0.31$

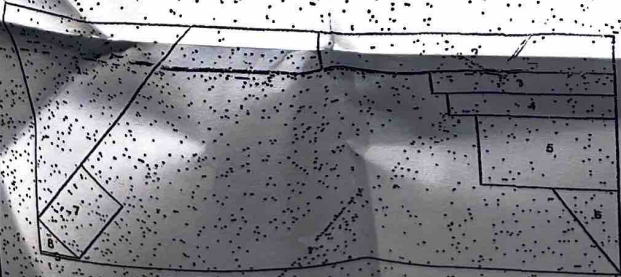
Total Deduction - 119.91 sq.m

Net B/up Area Ground floor - 236.27 sq.m

addition "A" Lit = $1.80 \times 1.80 = 3.24 \text{ sq.m}$

Net B/up Area Ground floor - 239.51 sq.m

FIRST FLOOR



Block area - $28.05 \times 13.35 = 374.47 \text{ sq.m}$

Deduction -

1. $9.43 \times 11.49/2 = 54.17$
2. $12.76 \times 2.03 \times 1 = 25.90$
3. $8.02 \times 1.35 \times 1 = 10.83$
4. $7.41 \times 1.35 \times 1 = 10.00$
5. $6.23 \times 3.75 \times 1 = 23.36$
6. $2.97 \times 4.88/2 = 7.25$
7. $2.70 \times 4.27 \times 1 = 11.53$
8. $2.09 \times 1.71/2 = 1.79$
9. $2.09 \times 0.15 \times 1 = 0.31$

Total Deduction - 145.14 sq.m

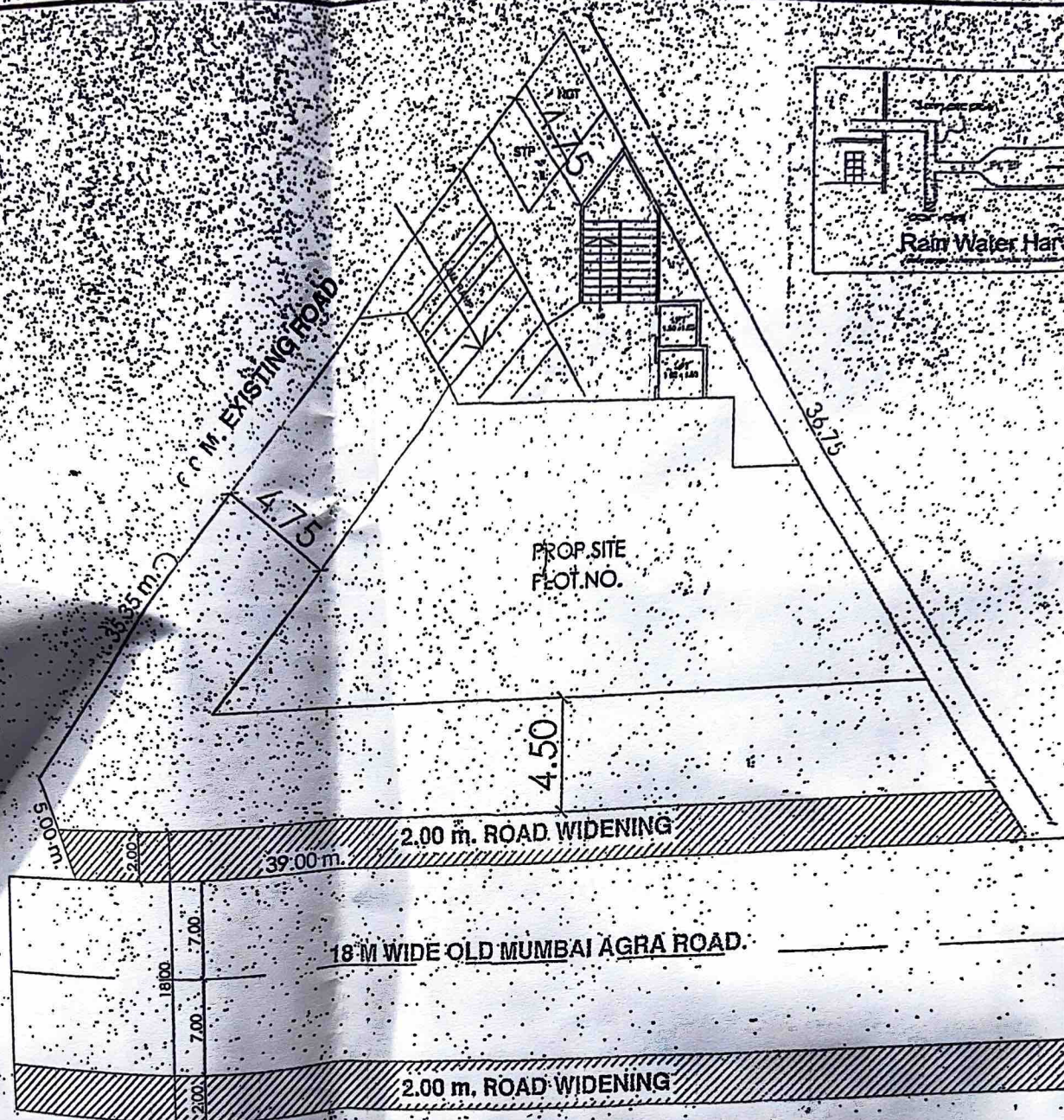
Net B/up Area First floor - 229.33 sq.m

SECOND, THIRD, FOURTH & FIFTH FLOOR



Block area - $29.43 \times 13.35 = 392.89 \text{ sq.m}$

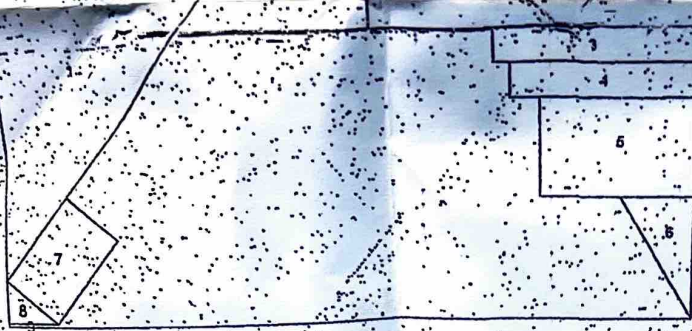
1. $8.24 \times 1.45 \times 1 = 11.95$
2. $14.21 \times 2.03 \times 1 = 28.85$
3. $8.79 \times 2.70 \times 1 = 23.76$



FORM OF STATEMENT 2 (AREA DETAILS OF FLAT)

BLDG NO.	FLOOR NO.	FLAT / UNIT NO.	BUILT-UP AREA OF FLAT/ UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE/PASSAGES	AREA OF BALCONY ATTACHED TO FLAT/UNIT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4 + 5 + 6) IN F.S.I
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	GROUND FLOOR	1	101.38 SQ.M	---	---	101.38 SQ.M
		2	83.17 SQ.M	---	---	83.17 SQ.M
		3	99.71 SQ.M	---	---	99.71 SQ.M
		4	84.10 SQ.M	---	---	84.10 SQ.M
	FIRST FLOOR	1	294.20 SQ.M	31.97 SQ.M	---	326.17 SQ.M
	SECOND, THIRD, FOURTH, FIFTH FLOOR	1	36.51 SQ.M	---	---	36.51 SQ.M
		2	50.54 SQ.M	8.50 SQ.M	---	59.04 SQ.M
		3	35.11 SQ.M	4.95 SQ.M	---	40.06 SQ.M
		4	33.72 SQ.M	3.53 SQ.M	---	37.35 SQ.M
		5	44.50 SQ.M	7.35 SQ.M	---	51.85 SQ.M
		6	36.23 SQ.M	7.54 SQ.M	---	43.77 SQ.M
		7	45.80 SQ.M	---	---	45.80 SQ.M

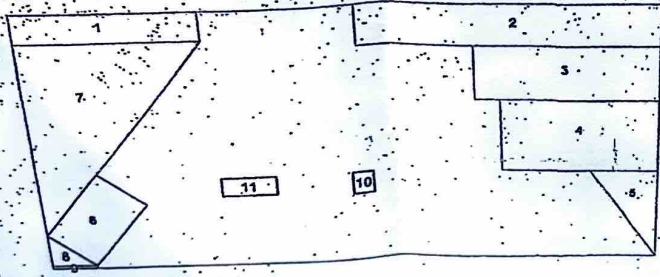
GROUND FLOOR



- Deduction -
- 1. $9.43 \times 11.49/2 = 54.17$
 - 2. $12.76 \times 2.03 \times 1 = 25.90$
 - 3. $8.02 \times 1.35 \times 1 = 10.83$
 - 4. $7.41 \times 1.35 \times 1 = 10.00$
 - 5. $6.23 \times 3.75 \times 1 = 23.36$
 - 6. $2.97 \times 4.88/2 = 7.25$
 - 7. $2.70 \times 4.27 \times 1 = 11.53$
 - 8. $2.09 \times 1.71/2 = 1.79$
 - 9. $2.09 \times 0.15 \times 1 = 0.31$

Total Deduction - 145.14 sq.m.
 Net B/up Area First floor - 229.33 sq.m.

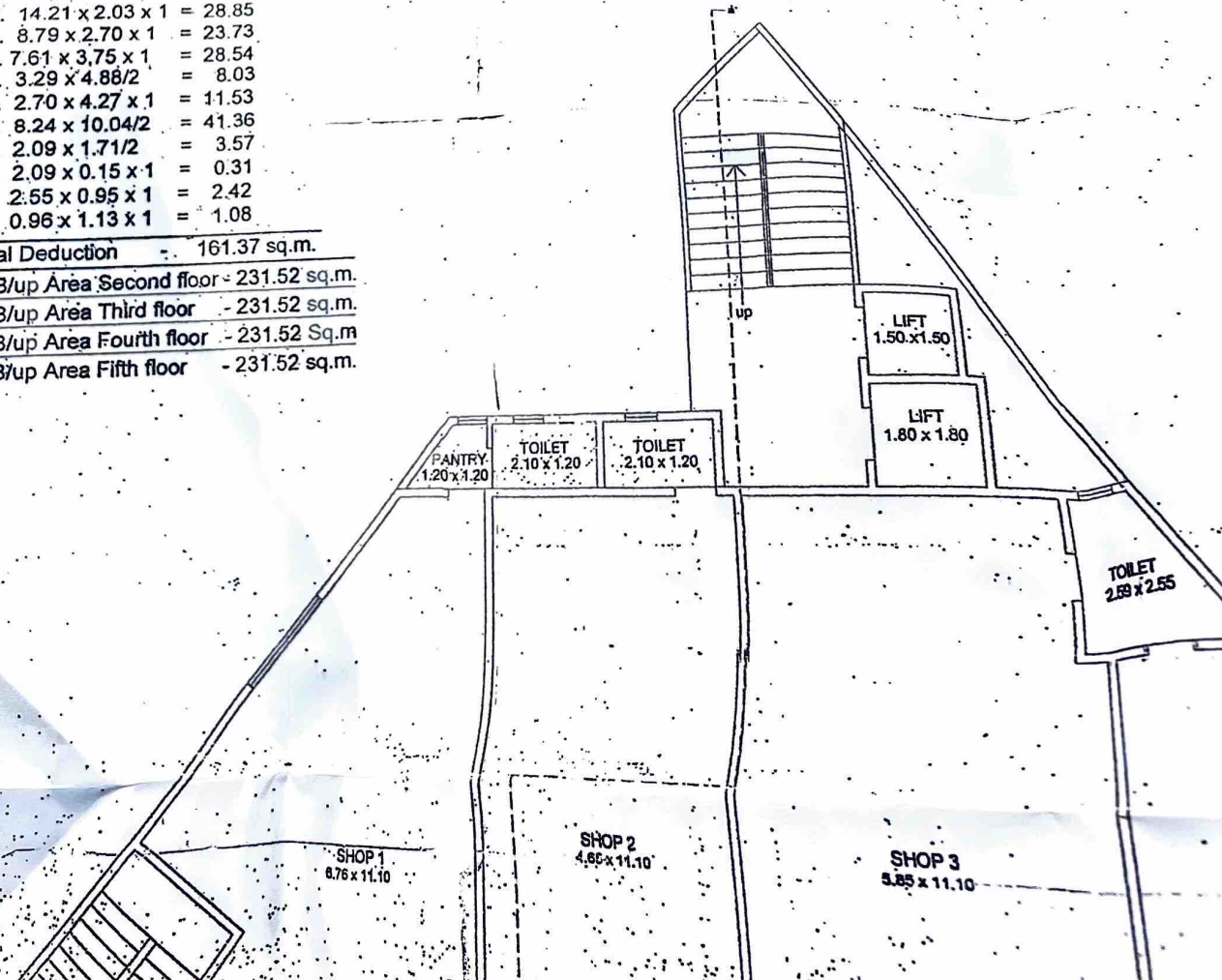
SECOND, THIRD, FOURTH & FIFTH FLOOR

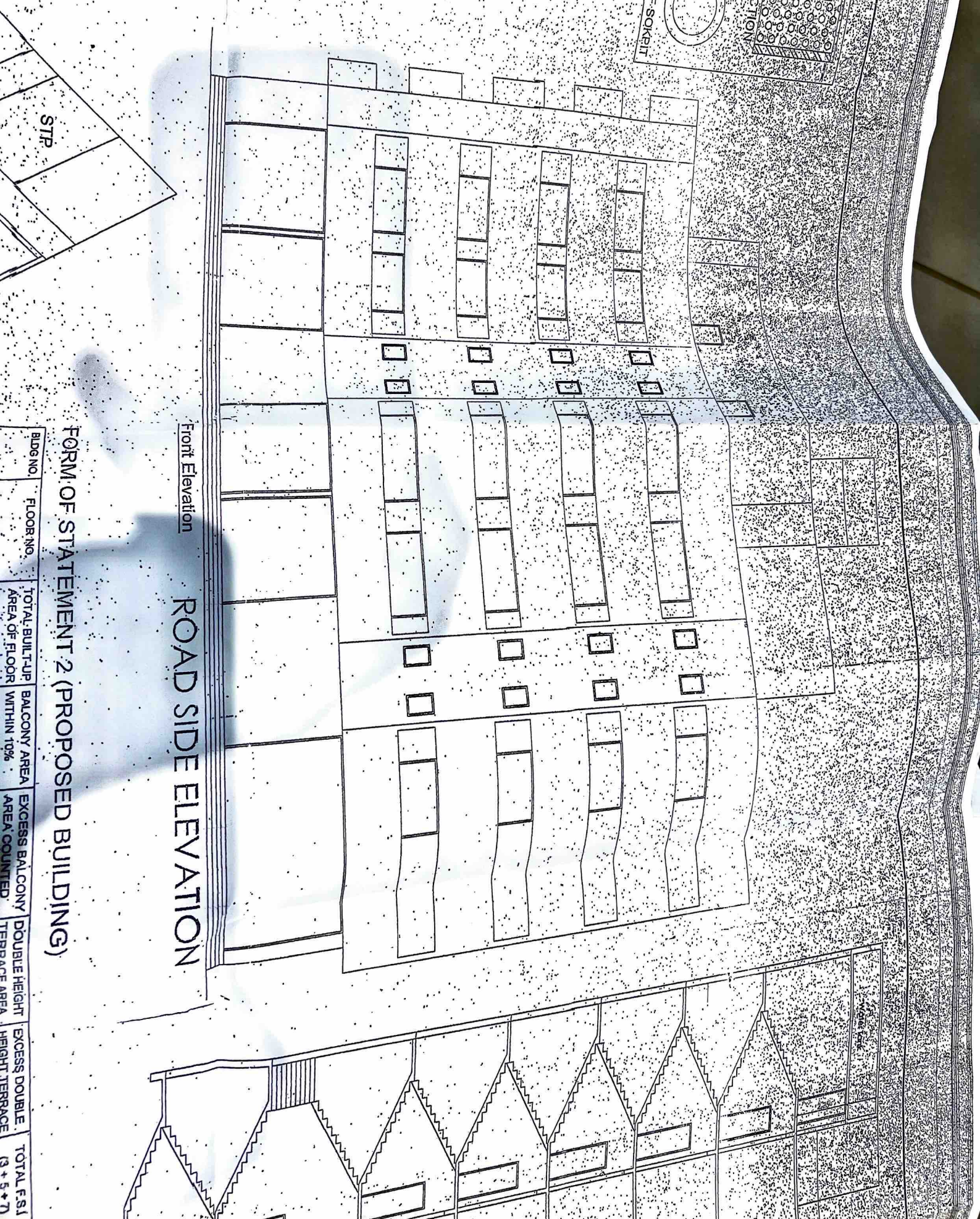


Block area - $29.43 \times 13.35 = 392.89$ sq.m.
 Deduction -

- 1. $8.24 \times 1.46 \times 1 = 11.95$
- 2. $14.21 \times 2.03 \times 1 = 28.85$
- 3. $8.79 \times 2.70 \times 1 = 23.73$
- 4. $7.61 \times 3.75 \times 1 = 28.54$
- 5. $3.29 \times 4.88/2 = 8.03$
- 6. $2.70 \times 4.27 \times 1 = 11.53$
- 7. $8.24 \times 10.04/2 = 41.36$
- 8. $2.09 \times 1.71/2 = 3.57$
- 9. $2.09 \times 0.15 \times 1 = 0.31$
- 10. $2.55 \times 0.95 \times 1 = 2.42$
- 11. $0.96 \times 1.13 \times 1 = 1.08$

Total Deduction - 161.37 sq.m.
 Net B/up Area Second floor - 231.52 sq.m.
 Net B/up Area Third floor - 231.52 sq.m.
 Net B/up Area Fourth floor - 231.52 sq.m.
 Net B/up Area Fifth floor - 231.52 sq.m.





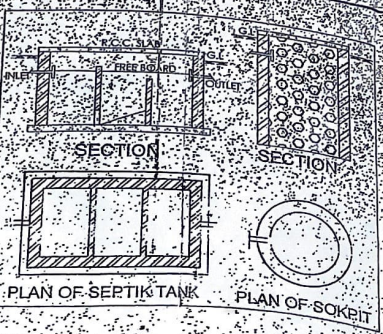
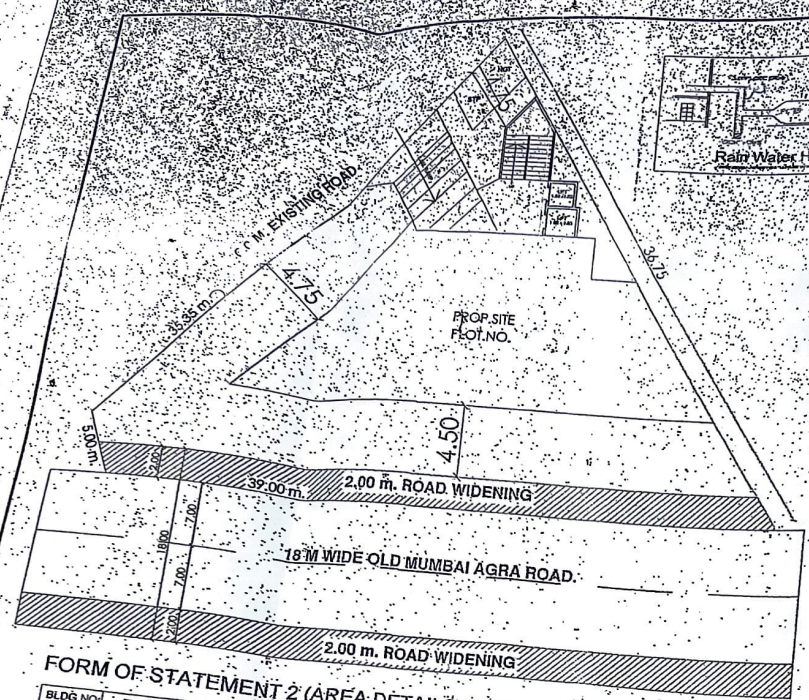
NOTION
SOCKET

STP

Front Elevation
ROAD SIDE ELEVATION

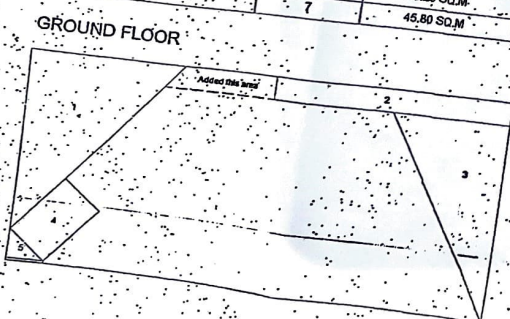
FORM OF STATEMENT 2 (PROPOSED BUILDING)

BLDG NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED	DOUBLE HEIGHT TERRACE AREA	EXCESS DOUBLE HEIGHT TERRACE	TOTAL F.S.I (3+5+7)



FORM OF STATEMENT 2 (AREA DETAILS OF FLAT)

BLDG NO.	FLOOR NO.	FLAT / UNIT NO.	BUILT-UP AREA OF FLAT/ UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE/PASSAGES	AREA OF BALCONY ATTACHED TO FLAT/UNIT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4 + 5 + 6) IN F.S.I
(1)	(2)	(3)	(4)	(5)	(6)	(7)
GROUND FLOOR	1	1	101.38 SQ.M			101.38 SQ.M
	2	2	83.17 SQ.M			83.17 SQ.M
	3	3	99.71 SQ.M			99.71 SQ.M
	4	4	84 SQ.M			84 SQ.M
	1	1	294.20 SQ.M	31.97 SQ.M		326.17 SQ.M
	2	2	36.51 SQ.M			36.51 SQ.M
	3	3	60.54 SQ.M	8.50 SQ.M		69.04 SQ.M
FIRST FLOOR	4	4	33.72 SQ.M	4.95 SQ.M		38.67 SQ.M
	5	5	44.50 SQ.M	3.63 SQ.M		48.13 SQ.M
	6	6	36.23 SQ.M	7.35 SQ.M		43.58 SQ.M
	7	7	45.80 SQ.M	7.54 SQ.M		53.34 SQ.M



Block area - $28.09 \times 12.68 = 356.18 \text{ sq.m}$
 Deduction -
 1. $8.93 \times 10.81/2 = 48.27$
 2. $13.81 \times 1.35 \times 1 = 18.64$
 3. $11.33 \times 6.95/2 = 39.37$
 4. $2.70 \times 4.27 \times 1 = 11.53$
 5. $2.09 \times 1.71/2 = 1.79$
 6. $2.09 \times 0.15 \times 1 = 0.31$
 Total Deduction - 119.91 sq.m
 Net B/up Area Ground floor - 236.27 sq.m
 addition "A" Lit = $1.80 \times 1.80 = 3.24 \text{ sq.m}$
 Net B/up Area Ground floor - 239.51 sq.m

SCHEDULE OF OPENINGS.

TYPE	SIZE	DESCRIPTION
D	0.90x2.15	T.W. PANELLED DOOR
D1	0.75x2.15	T.W. PANELLED DOOR
W	1.80x1.20	M.S. FULLY GLAZED WINDOW
W1	1.50x1.20	M.S. FULLY GLAZED WINDOW
W2	1.20x1.20	M.S. GLAZED WINDOW
W3	0.90x1.20	M.S. GLAZED WINDOW
V	0.60x0.90	M.S. LOUVERED WINDOW

Total B/UP area And Balcony Statement

Floor	Area	Allowed Balcony 10% of floor area	Proposed Balcony	Excess Balcony
Ground Floor	239.51 sq.m			
First Floor	229.33 sq.m	22.93 sq.m	$37.42 \times 1.20 = 44.90$	$44.90 - 22.93 = 21.97$
Second, Third, Fourth Floor	231.52 sq.m	23.15 sq.m	$32.21 \times 1.20 = 38.65$	$38.65 - 23.15 = 15.50$
Fifth Floor	231.52 sq.m	23.15 sq.m	$32.21 \times 1.20 = 38.65$	$38.65 - 23.15 = 15.50$
Total Area	1394.92 Sq.m			83.97 sq.m.

Net Total B/UP area = 1478.89 SQ.M
 BASEMENT AREA = 194.35 SQ.M

BALCONY AREA STATEMENT FOR ADDITIONAL AREA

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
Fifth Floor Additional area	77.51 sq.m.	11.63 sq.m.	$9.66 \times 1.20 = 11.59$	
Total Area	77.51 sq.m.			

AREA CONSIDERATION FOR PREMIUM F.S.I = 77.51 SQ.M

PARTICULAR

PARTICULAR	AREA
1. PLOT AREA	700.86 SQ.M
2. PERMISSIBLE F.S.I (2.00 + 0.25 = 2.25)	1576.93 SQ.M
3. PREVIOUSLY SANCTIONED AREA	1401.38 SQ.M
4. PROPOSED ADDITIONAL AREA	77.51 SQ.M
5. TOTAL AREA (3 + 4)	1478.89 SQ.M
6. AREA CONSIDERATION FOR PREMIUM F.S.I	77.51 SQ.M

6.0m. RAMP

Block area - $28.05 \times 13.35 = 374.17$

Front Elevation

ROAD SIDE ELEVATION

SECOND FLOOR

PASSAGE

SECTION

FORM OF STATEMENT 2 (PROPOSED BUILDING)

BLDG NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I (3 + 5 + 7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND FLOOR	239.51 SQ.M					239.51 SQ.M
	FIRST FLOOR	229.33 SQ.M	22.93 SQ.M	21.97 SQ.M			251.30 SQ.M
	SECOND FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	THIRD FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	FOURTH FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	FIFTH FLOOR	231.52 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
	TOTAL AREA	1394.92 SQ.M		83.97 SQ.M			1478.89 SQ.M

STP

LIFT
1.50 X 1.50

17 16 15

TOILET TOILET

up

ROAD SIDE ELEVATION

STATEMENT 2 (PROPOSED BUILDING)

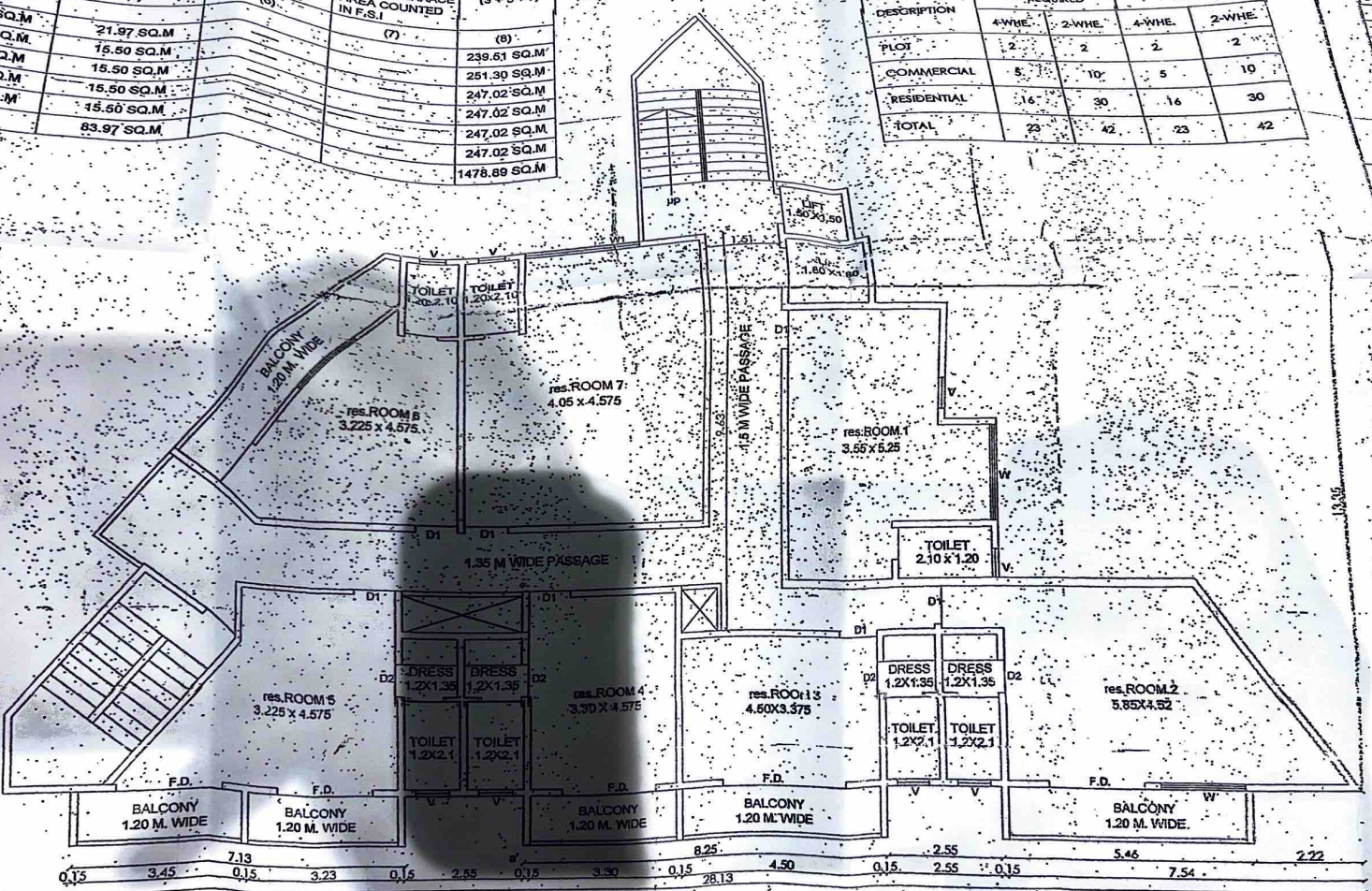
FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3 + 5 + 7)
(2)		(4)	(5)	(6)	(7)	(8)
GROUND FLOOR	239.61 SQ.M					239.61 SQ.M
1ST FLOOR	229.33 SQ.M	22.93 SQ.M	21.97 SQ.M			251.30 SQ.M
2ND FLOOR	231.62 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
3RD FLOOR	231.62 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
4TH FLOOR	231.62 SQ.M	23.15 SQ.M	15.50 SQ.M			247.02 SQ.M
TOTAL AREA	1394.82 SQ.M	93.97 SQ.M	83.97 SQ.M			1478.89 SQ.M

SECTION AT-A-A

PARKING AREA STATEMENT

DESCRIPTION	REQUIRED		PROVIDED	
	4-WHE.	2-WHE.	4-WHE.	2-WHE.
PLOT	2	2	2	2
COMMERCIAL	5	10	5	10
RESIDENTIAL	16	30	16	30
TOTAL	23	42	23	42

RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	27.58 SQ.M	7.35 SQ.M	34.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M		36.23 SQ.M
THIRD FLOOR			
RES. ROOM 1	26.94 SQ.M		26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	21.58 SQ.M	7.35 SQ.M	28.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M		36.23 SQ.M
FOURTH FLOOR			
RES. ROOM 1	26.94 SQ.M		26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	21.58 SQ.M	7.35 SQ.M	28.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M		36.23 SQ.M
FIFTH FLOOR			
RES. ROOM 1	26.94 SQ.M		26.94 SQ.M
RES. ROOM 2	32.47 SQ.M	8.50 SQ.M	40.97 SQ.M
RES. ROOM 3	20.59 SQ.M	4.95 SQ.M	25.54 SQ.M
RES. ROOM 4	20.52 SQ.M	3.63 SQ.M	24.15 SQ.M
RES. ROOM 5	21.58 SQ.M	7.35 SQ.M	28.93 SQ.M
RES. ROOM 6	19.12 SQ.M	7.54 SQ.M	26.66 SQ.M
RES. ROOM 7	36.23 SQ.M		36.23 SQ.M



FIFTH FLOOR PLAN

Scale - 1:100

PROPOSED BUILDING C.T.S. NO. 5866/2 AT P... FOR - MR. JOSHI & O...

- STAMP OF APPROVAL OF P.L.A.
- STATEMENTS
- AREA OF PLOT
 - MINIMUM AREA OF A, B, C
 - AS PER OWNERSHIP DOCUMENT
 - AS PER MEASUREMENT
 - AS PER SITE
 - DEDUCTIONS FOR
 - PROPOSED D.P./D.E. ROAD
 - ANY D.P. RESERVATION
 - GROSS AREA OF PLOT
 - RECREATIONAL OPEN SPACE
 - REQUIRED
 - PROPOSED
 - AMENITY SPACE -
 - REQUIRED
 - PROPOSED
 - SERVICE ROAD AND
 - INTERNAL ROAD AREA
 - NET AREA OF PLOT
 - BUILT UP AREA WITHIN ROAD WIDTH (S.R.M.)
 - IN SHU AREA
 - IN SITU AREA
 - PREMIUM F.S.I.
 - TDR AREA
 - ADDITIONAL F.S.I.
 - TOTAL AREA AVAILABLE
 - MAXIMUM UTILIZATION (AS PER REGULATIONS)
 - TOTAL BUILT-UP AREA
 - EXISTING BUILT-UP AREA
 - PROPOSED BUILT-UP AREA
 - EXCESS BALCONY AREA
 - EXCESS DOUBLE HEIGHT TERRACE AREA
 - F.S.I. CONSUMED (13% ABOVE)
 - AREA FOR INCLUSIVE
 - REQUIRED (20% OF TOTAL AREA)
 - PROPOSED

CERTIFICATE OF AREA CERTIFIED THAT THE PL... AND THE DIMENSIONS OF SIDE... AREA SO WORKED OUT...

SCHEDULE OF OPENINGS

TYPE	SEC.	DESCRIPTION
D	0.70x1.18	1.0 PANELLED DOOR
W1	3.00x1.50	1.0 M. PANELLED WINDOW
W2	1.20x1.20	1.0 M. FULLY GLAZED WINDOW
W3	0.70x1.30	1.0 M. FULLY GLAZED WINDOW
V	0.60x0.90	1.0 M. GLAZED WINDOW

Total B/Up area And Balcony Statement

Floor	Area	Allowed Balcony Area of floor area	Proposed Balcony	Excess Balcony
Ground Floor	228.51 sq.m.			
First Floor	228.83 sq.m.	22.83 sq.m.	27.47 x 1.20 x 1.50 = 49.02	22.83 - 27.47 = -4.64
Second Floor	231.82 sq.m.	23.18 sq.m.	23.18 x 1.20 x 1.50 = 41.72	23.18 - 41.72 = -18.54
Fifth Floor	231.82 sq.m.	23.18 sq.m.	23.18 x 1.20 x 1.50 = 41.72	23.18 - 41.72 = -18.54
Total Area	1120.92 sq.m.		83.97 sq.m.	

Net Total B/Up area = 1478.89 SQ.M
BASEMENT AREA = 184.35 SQ.M

AREA CONSIDERATION FOR PREMIUM F.S.I

Particular	Area
1. PLOT AREA	177.81 sq.m.
2. PERMISSIBLE F.S.I (0.00 + 0.20 = 2.20)	1193 sq.m.
3. PROPOSED ADDITIONAL AREA	8.88 x 1.20 x 1.50 = 15.97
4. TOTAL AREA (3 + 4)	1208.98 sq.m.
5. AREA CONSIDERATION FOR PREMIUM F.S.I	77.51 sq.m.

FORM OF STATEMENT 1 (PROPOSED BUILDING)

FLOOR NO.	FLOOR AREA	AREA OF BALCONY	EXCESS BALCONY AREA
GROUND FLOOR	228.51 SQ.M		
FIRST FLOOR	228.83 SQ.M	22.83 SQ.M	27.47 SQ.M
SECOND FLOOR	231.82 SQ.M	23.18 SQ.M	41.72 SQ.M
FIFTH FLOOR	231.82 SQ.M	23.18 SQ.M	41.72 SQ.M
TOTAL AREA	1120.92 SQ.M	83.97 SQ.M	

Block area = 28.09 x 12.67 = 356.18 sq.m.

Deduction:

- 8.88 x 1.20 x 1.50 = 15.97
- 12.78 x 2.03 x 1 = 26.80
- 8.02 x 1.35 x 1 = 10.83
- 7.41 x 1.35 x 1 = 10.00
- 6.23 x 3.75 x 1 = 23.36
- 2.97 x 4.68/2 = 7.25
- 2.70 x 4.27 x 1 = 11.53
- 2.99 x 1.71/2 = 1.79
- 2.09 x 0.15 x 1 = 0.31

Total Deduction = 119.34 sq.m.
Net B/Up Area Ground Floor = 228.51 sq.m.

Block area = 28.09 x 13.35 = 374.47 sq.m.

- 9.43 x 1.49/2 = 54.17
- 12.78 x 2.03 x 1 = 26.80
- 8.02 x 1.35 x 1 = 10.83
- 7.41 x 1.35 x 1 = 10.00
- 6.23 x 3.75 x 1 = 23.36
- 2.97 x 4.68/2 = 7.25
- 2.70 x 4.27 x 1 = 11.53
- 2.99 x 1.71/2 = 1.79
- 2.09 x 0.15 x 1 = 0.31

Total Deduction = 145.14 sq.m.
Net B/Up Area First floor = 229.33 sq.m.

Front Elevation ROAD SIDE ELEVATION

FORM OF STATEMENT 2 (PROPOSED BUILDING)

BLDG. NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.
(1)	GROUND FLOOR	228.51 SQ.M	22.83 SQ.M	27.47 SQ.M
	FIRST FLOOR	228.83 SQ.M	23.18 SQ.M	18.54 SQ.M
	SECOND FLOOR	231.82 SQ.M	23.18 SQ.M	18.54 SQ.M
	THIRD FLOOR	231.82 SQ.M	23.18 SQ.M	18.54 SQ.M
	FIFTH FLOOR	231.82 SQ.M	23.18 SQ.M	18.54 SQ.M
	TOTAL AREA	1120.92 SQ.M	83.97 SQ.M	53.97 SQ.M

Basement & Parking Scale - 1/100

OLD MUMBAI AGRA ROAD

