BUILDING NO	FLOOR NO	FLAT / SHOP NO	BUILT UP AREA OF FLAT / SHOP (EXCLUDING BALCONY AREA & INCLUDING WALL AREA & ONE HALF OF COMMON WALL AREA)	AREA OF BALCONY AREA ATTACHED TO FLAT / SHOP	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT / SHOP	TOTAL AREA OF FLAT / SHOP (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	FIRST TO THIRD FLOOR	101 TO 301	41.44 SQ.M. (446.13 SQ.FT.)	3.11 SQ.M.	—	10.54 SQ.M.
		102 TO 302	49.47 SQ.M. (532.56 SQ.FT.)	3.11 SQ.M.	—	52.58 SQ.M.
		103 TO 303	41.44 SQ.M. (446.13 SQ.FT.)	3.11 SQ.M.	—	52.58 SQ.M.
		104 TO 304	41.44 SQ.M. (446.13 SQ.FT.)	3.11 SQ.M.	—	52.54 SQ.M.
		105 TO 305	41.44 SQ.M. (446.13 SQ.FT.)	4.32 SQ.M.	—	52.51 SQ.M.
		106 TO 306	49.47 SQ.M. (532.56 SQ.FT.)	4.32 SQ.M.	—	52.79 SQ.M.
		107 TO 307	49.47 SQ.M. (532.56 SQ.FT.)	4.32 SQ.M.	—	52.79 SQ.M.
		108 TO 308	44.17 SQ.M. (475.37 SQ.FT.)	4.32 SQ.M.	—	52.57 SQ.M.
	FOURTH FLOOR	401	82.93 SQ.M. (892.70 SQ.FT.)	3.27 SQ.M.	—	86.20 SQ.M.
		402	82.93 SQ.M. (892.70 SQ.FT.)	3.27 SQ.M.	—	86.20 SQ.M.
		403	81.44 SQ.M. (876.80 SQ.FT.)	4.34 SQ.M.	—	86.18 SQ.M.
		404	81.44 SQ.M. (876.80 SQ.FT.)	4.34 SQ.M.	—	86.18 SQ.M.

NOTE :
1) 5 % OF AREA OF ALL FLATS / UNITS ON ONE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR
2) # = ONLY STAIRCASE MAY VARY WHEREVER REQUIRED

CARPET + USABLE AREA STATEMENT

FLOOR NO	FLAT / SHOP NO	CARPET AREA EXCLUDING EXTERNAL WALL, INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY/UTILITY OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)
FIRST TO THIRD FLOOR	101 TO 301	35.10 SQ.M.	3.49 SQ.M.	46.73 SQ.M.
	102 TO 302	43.00 SQ.M.	3.79 SQ.M.	46.79 SQ.M.
	103 TO 303	35.10 SQ.M.	3.79 SQ.M.	46.73 SQ.M.
	104 TO 304	35.10 SQ.M.	3.42 SQ.M.	46.73 SQ.M.
	105 TO 305	35.10 SQ.M.	3.42 SQ.M.	46.73 SQ.M.
	106 TO 306	43.00 SQ.M.	3.79 SQ.M.	46.79 SQ.M.
	107 TO 307	43.00 SQ.M.	3.79 SQ.M.	46.79 SQ.M.
	108 TO 308	35.10 SQ.M.	3.42 SQ.M.	46.73 SQ.M.
Total Carpet+Usable Area		300.40 SQ.M.	37.84 SQ.M.	418.04 SQ.M.
FOURTH FLOOR	401	63.51 SQ.M.	40.29 SQ.M.	103.80 SQ.M.
	402	63.51 SQ.M.	40.29 SQ.M.	103.80 SQ.M.
	403	63.51 SQ.M.	40.29 SQ.M.	103.80 SQ.M.
	404	63.51 SQ.M.	40.29 SQ.M.	103.80 SQ.M.
Total Carpet+Usable Area		254.04 SQ.M.	161.16 SQ.M.	415.20 SQ.M.

Total Carpet+Usable Area Of 1st Floor	418.04 SQ.M.
Total Carpet+Usable Area Of Existing Area	415.84 SQ.M.
Total Carpet+Usable Area Of Third Floor	418.04 SQ.M.
Total Carpet+Usable Area Of Fourth Floor	415.20 SQ.M.
Total Carpet+Usable Area Of Building	1667.32 SQ.M.

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOUVERS

PROPOSED SITE

LOCATION PLAN
SCALE :- 1:10000

N

BUILDING 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 10%	DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+5+7)	PREMIUM AREA (As per Appendix-A)	PREMIUM AREA (Above Appendix)	TOTAL F.S.I. (8+9+10)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	FIRST FLOOR	441.58 SQ.M.	44.15 SQ.M.	—	—	—	441.58 SQ.M.	354.49 SQ.M.	—	796.07 SQ.M.
	SECOND FLOOR	441.58 SQ.M.	44.15 SQ.M.	—	—	—	441.58 SQ.M.	354.49 SQ.M.	—	796.07 SQ.M.
	THIRD FLOOR	441.58 SQ.M.	44.15 SQ.M.	—	—	—	441.58 SQ.M.	354.49 SQ.M.	—	796.07 SQ.M.
	FOURTH FLOOR	290.27 SQ.M.	29.03 SQ.M.	—	—	—	290.27 SQ.M.	233.00 SQ.M.	—	523.27 SQ.M.
	ADD LIFT 1.40X1.30	5.17 SQ.M.	—	—	—	—	5.17 SQ.M.	—	—	—
	TOTAL AREA	1619.18 SQ.M.	132.47 SQ.M.	—	—	—	1619.18 SQ.M.	1296.47 SQ.M.	0.00 SQ.M.	2915.65 SQ.M.

Balcony Statement

Floor	Area	Allowed Balcony 10% of floor area	Proposed Balcony	Excess Balcony
First to Third Floor	441.95 sq.m.	44.19 sq.m.	17.44x1.79=31.21 sq.m. 12.4x1.00=12.40 sq.m. Total=43.61 sq.m.	Nil
Fourth Floor	290.64 sq.m.	29.06 sq.m.	6.54x1.79=11.70 sq.m. 6.54x1.00=6.54 sq.m. Total=18.24 sq.m.	Nil
Total excess balcony area				Nil

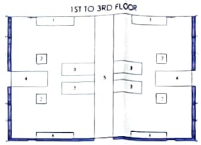
PARKING STATEMENT.

	AREA (NOS.)	REQUIRED PARKING		PROVIDED PARKING	
		2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
TENEMENT NOS.	28 NOS.	28	15	28	15
PLOT PARKING	936.44 SQ.M.	9 NOS.	4 NOS.	12 NOS.	5 NOS.
TOTAL PROVIDED PARKING		37 NOS.	19 NOS.	40 NOS.	20 NOS.

AREA CALCULATION & DIAGRAM

SCALE 1:300

1ST TO 3RD FLOOR



Block area - 29.70 X 19.51 = 579.44 sq.m.
Deduction :-
1) 6.12 x 1.40 x2 = 17.13 sq.m.
2) 1.67 x 1.57 x4 = 10.48 sq.m.
3) 5.22 x 1.95 x4 = 40.71 sq.m.
4) 3.91 x 2.45 x2 = 28.65 sq.m.
5) 2.85 x 19.51x1 = 55.60 sq.m.
6) 8.12 x1.00 x2 = 12.24 sq.m.
7) 1.25 x0.15 x2 = 0.37 sq.m.
Total Deduction = 143.43 sq.m.

Net B/up Area = 436.01 sq.m.

ADD AREA
A) 0.45 x 0.86 x2 = 0.77
B) 0.60 x 2.40 x10 = 14.40
C) 0.45 x 0.55 x2 = 0.49
D) 0.45 x 0.47 x2 = 0.42
E) 0.15 x 0.86 x1 = 0.51
F) 0.60 x 0.115 x4 = 0.27
G) 0.15 x 0.55 x4 = 0.33
H) 3.14 x 0.39 x2 = 2.44
I) 1.25 x 0.24 x2 = 0.60
J) 9.48 x 0.39 x2 = 7.39
Total Add. Area = 27.62 SQ.M

Total B/up Area First Floor - 441.58 sq.m.
Total B/up Area Second Floor - 441.58 sq.m.
Total B/up Area Third Floor - 441.58 sq.m.

4TH FLOOR

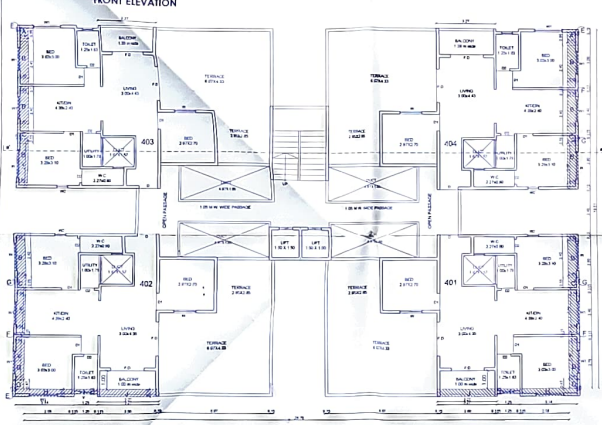
Block area - 29.70 x 19.51 = 579.44 sq.m.
Deduction -
1) 9.37 x 1.39 x2 = 26.04 sq.m.
2) 6.22 x 3.08 x4 = 76.63 sq.m.
3) 1.67 x 1.57 x4 = 10.48 sq.m.
4) 3.10 x 2.00 x4 = 37.20 sq.m.
5) 6.22 x 4.95/2 = 61.67 sq.m.
6) 7.21 x 2.45 x2 = 35.32 sq.m.
7) 9.37 x 1.00 x2 = 18.74 sq.m.
8) 2.85 x19.51x1 = 55.60 sq.m.
9) 1.25 x0.15 x2 = 0.37 sq.m.
Total Deduction = 377.95 sq.m.

Net B/up Area = -257.49 sq.m.

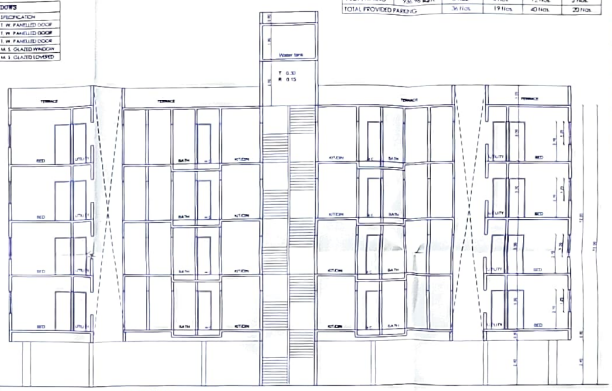
ADD AREA
A) 0.45 x 0.86 x2 = 0.77
B) 0.60 x 2.40 x10 = 14.40
C) 0.45 x 0.55 x2 = 0.49
D) 0.45 x 0.47 x2 = 0.42
E) 0.15 x 0.86 x1 = 0.51
F) 0.60 x 0.115 x4 = 0.27
G) 0.15 x 0.55 x4 = 0.33
H) 3.14 x 0.39 x2 = 2.44
I) 1.25 x 0.24 x2 = 0.60
J) 3.27 x 0.39 x2 = 2.55
Total Add. Area = 22.78 SQ.M

Total B/up Area Fourth Floor - 280.27 sq.m.

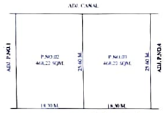
FRONT ELEVATION



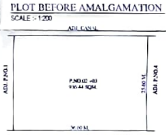
SECTION AT aa



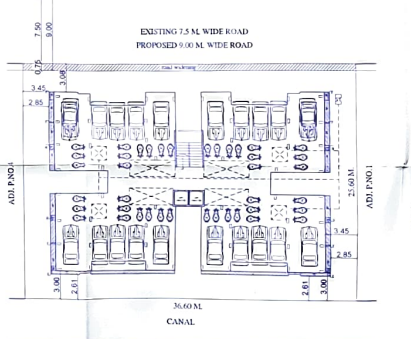
HARDSHIP AREA	
First to Third Floor	11.54 x 4 = 46.16 SQ.M.
Fourth	6.70 x 1 = 6.70 SQ.M.
Total	52.86 SQ.M.



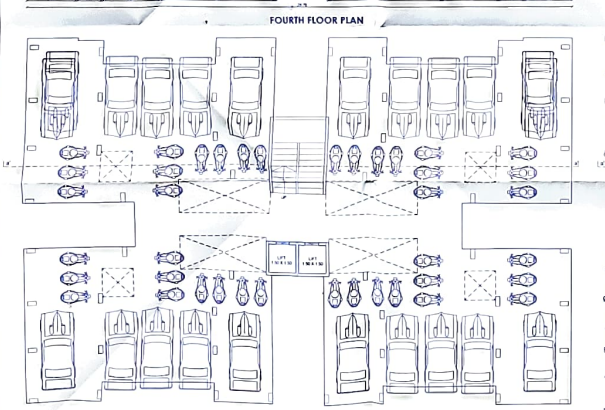
PLOT BEFORE AMALGAMATION
SCALE :- 1:200



PLOT AFTER AMALGAMATION
SCALE :- 1:200

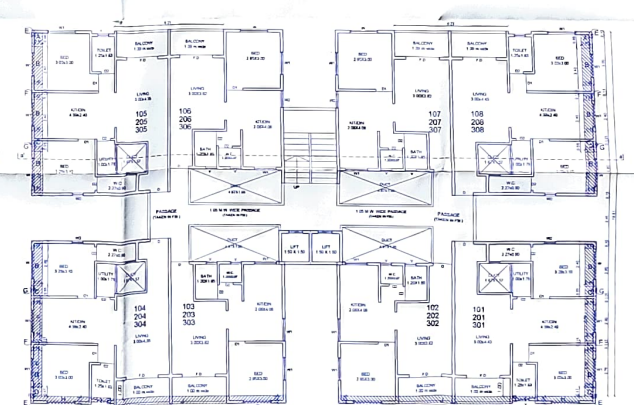


FOURTH FLOOR PLAN



GROUND FLOOR PLAN

TYPICAL 1ST, 2ND, 3RD FLOOR PLAN



T.D.R. STATEMENT

PLOT AREA = 936.44 SQMT.	
40 % T.D.R. PERMISIBLE =	374.57 SQMT.
T.D.R. TAKEN =	375.00 SQMT.
PER BUILT UP AREA =	1311.00 SQMT.
PROP BUILT UP AREA =	1173.34 SQMT.
DRC NO. 518 , DATE :- 27/07/2011	
REG ARC NO. 2100 , 2099, DATE :- 26/07/2014	

PROFORMA - 1

COMPLETION PLAN AND REVISED BUILDING PERMISSION
+AMALGAMATION ON P NO 2+3 S NO.27 OF GANGAPUR
SHRIMATI NAGRIKA FOR SUBH VISHVATEJ DEVELOPERS
PARTNER/PROP / FIRM AND OTHERS

DRAWING SHEET NO 1/1

APPROVED
As per the sanctioning occupancy Certificate
No. Nashik/ BP(1259/30)/2020
Date : 29/06/2020

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT

		SQ.M.
1	AREA OF THE PLOT (Minimum area of a b.c. to be considered)	936.44
	a) As per ownership document (7/12, CTS extract)	936.44
	b) As per measurement sheet	936.44
	c) As per site	936.44
2	DEDUCTION FOR	
	a) Proposed Road widening Area	27.45
	b) Any D.P. Reservation area	—
	(total a+b)	—
3	GROSS AREA OF THE PLOT	908.99
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)]	908.99
9	Built up area with reference to Base F.S.I as per final road width (b/ w, S + 1)	999.89
10	Additional of area by F.S.I.	
a)	Proposed Road widening Area	27.45
b)	16-a(b) area against Amenity space (2.00 or 1.85 p/p no 5(b))	—
c)	Premium F.S.I. area (subject to maximum of 0.3 or as no 8) (Permissible 272.69 sq.m)	209.00
d)	T.D.R. area (Previously approved)	—
e)	Additional F.S.I. area under chapter VIII	374.57
	(total a+b+c+d+e)	611.02
11	Total area available (9+10)	1610.90
12	Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4) @ 1.80	1636.18
13	Total built up area in proposal (excluding area at Sr No.15c)	—
	a) Existing Built-up Area	—
	b) Completed Built-up Area	1610.18
	c) Excess Balcony area counted in F.S.I	—
	d) Excess Double height terraces area counted in F.S.I	—
	(completed) (total a+b+c+d)	1610.18
14	F.S.I. Consumed (13/5) (should not be more than sr no.12 above)	1.77
15	Area for Inclusive Housing, if any	—
	a) Required (20% of sr no.9)	—
	b) Proposed	—
16	Total no.of Tenement	28

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 29/12/2013 & the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership T.P. Scheme/ Income Department/ Land records.

T. S. MOHAN
ARCHITECT
CA/92/4837
(Name of Architect/Licensed Engineer/Supervisor)

OWNER DECLARATION

I / We undersigned hereby undertake that the work would abide by bylaws framed by the Nashik Municipal Corporation. I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

OWNER'S SIGN

ARCHITECT'S SIGN

STRUCTURAL ENGG. SIGN

Job / Drawing No	Scale	Drawn by	Checked by	Registration / License no. of Arch. / Str. Engg / Supervisor
RS	As above	Mohan	Mohan	

T. S. MOHAN & ASSOCIATES

DATE	SCALE	DRN. BY	CHKD. BY
12/12/2013	1:100	RATHALE	M.P. MOHAN