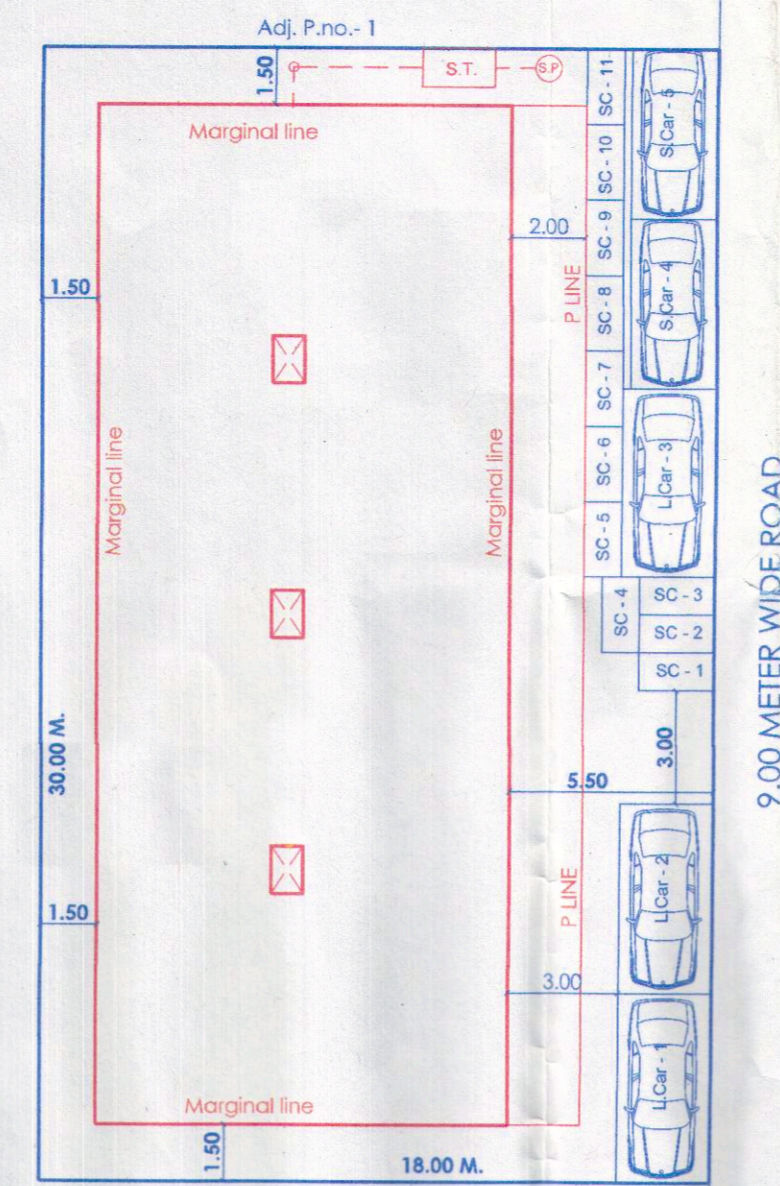
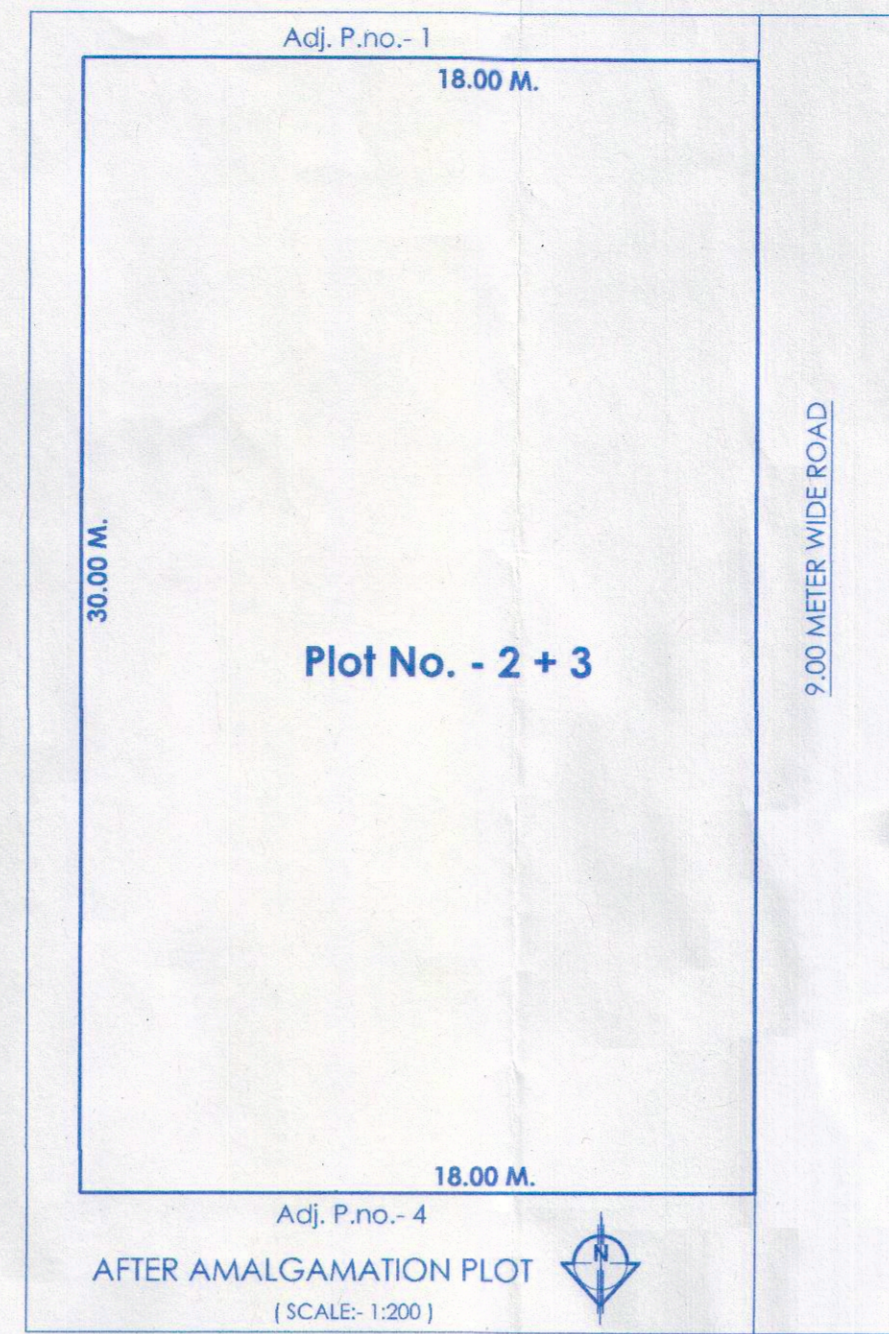


**PLOT AREA STATEMENT (BEFORE AMALGAMATION)**

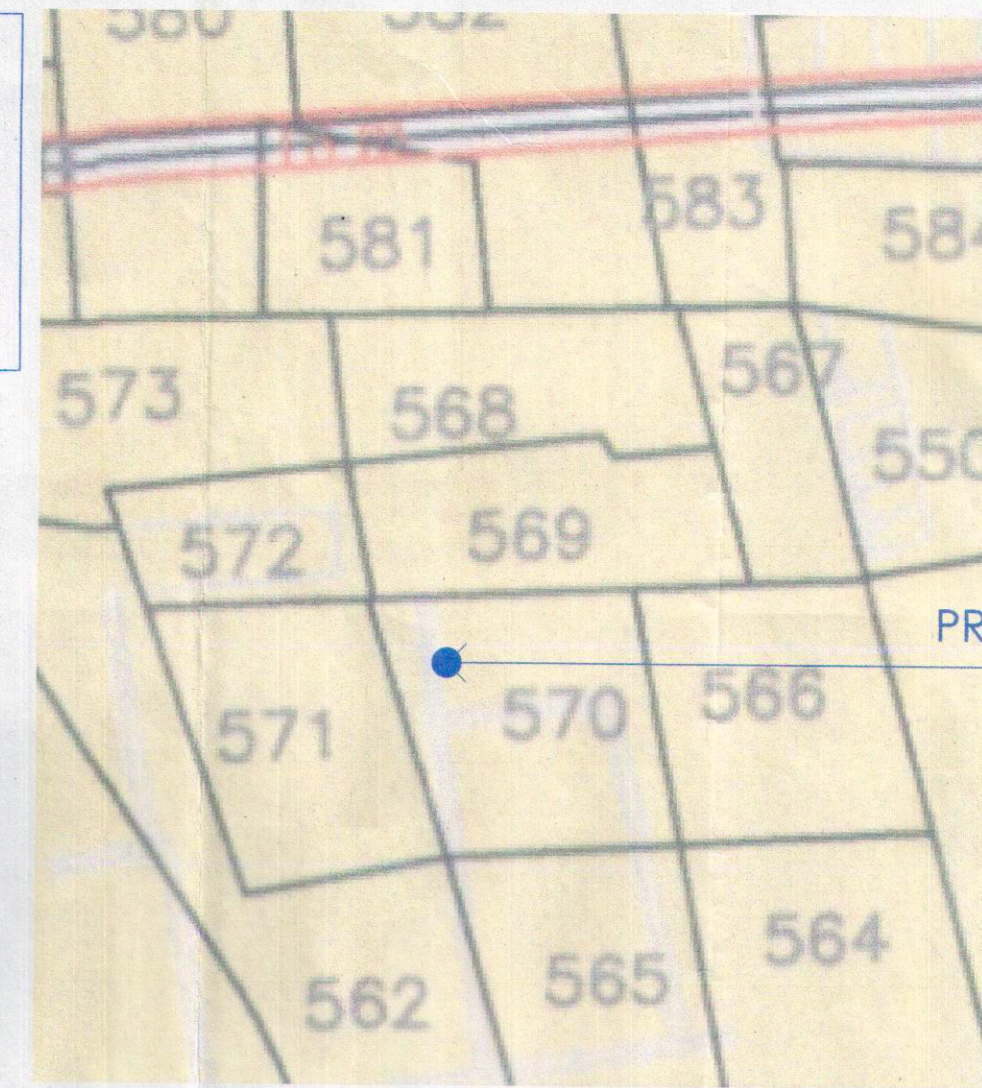
PLOT NO	AREA OF PLAT	ROAD WIDENING AREA	NET PLOT AREA (sq.m.)
3	270.00	0.00	270.00
4	270.00	0.00	270.00
	540.00	0.00	540.00

**PLOT AREA STATEMENT (AFTER AMALGAMATION)**

PLOT NO	AREA OF PLAT	ROAD WIDENING AREA	NET PLOT AREA (sq.m.)
3+4	540.00	0.00	540.00
	540.00	0.00	540.00



**SITE PLAN**  
SCALE - 1:200

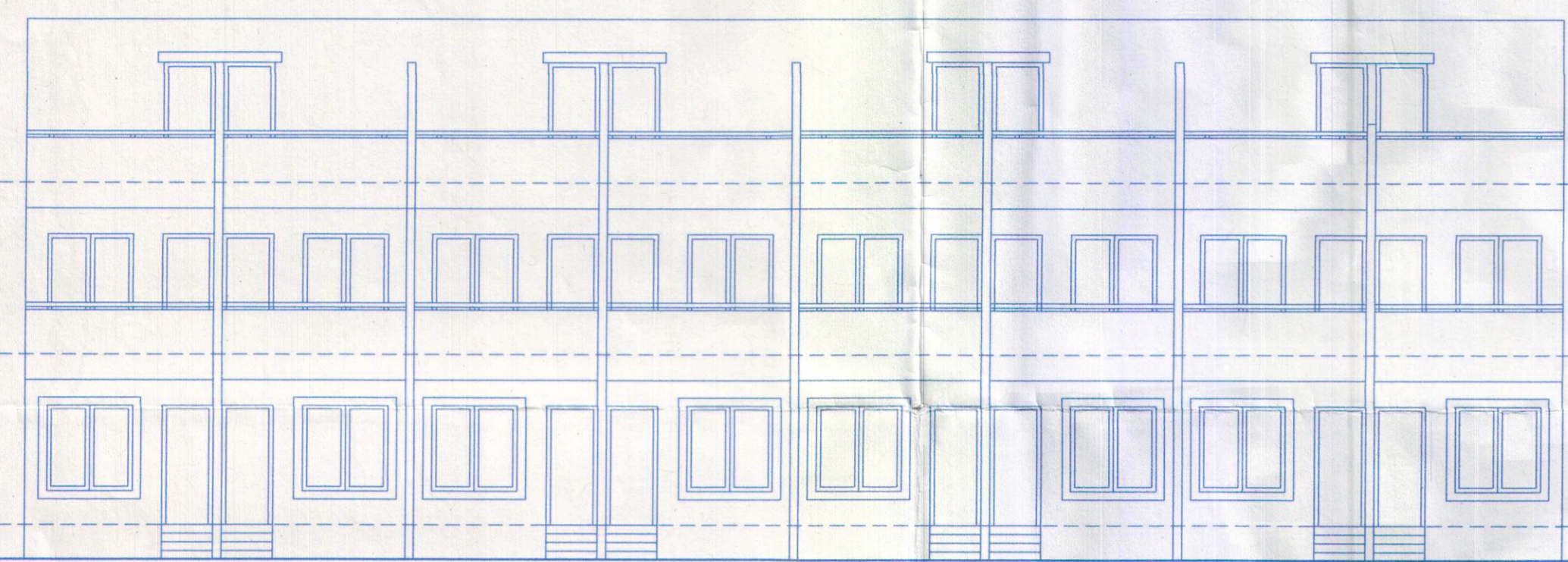


**LOCATION PLAN**  
(AS PER D.P. PLAN)

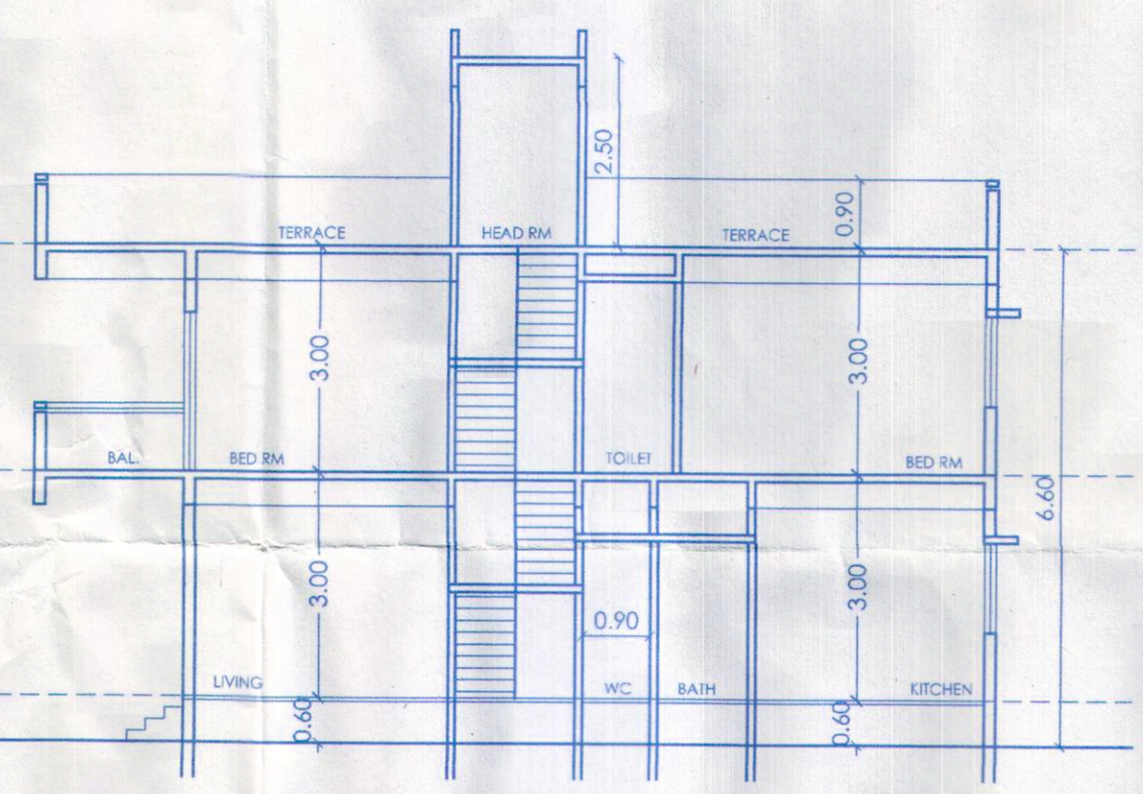
**PROPOSED SITE**

**PROPOSED RESIDENTIAL BUILDING PLAN WITH AMALGAMATION IN PLOT NO. 2 + 3, G.NO.370, SITUATED AT- ADGAON, NASHIK. FOR : MR. RAHUL RAVINDRA MARKANDE & OTHER ONE.**

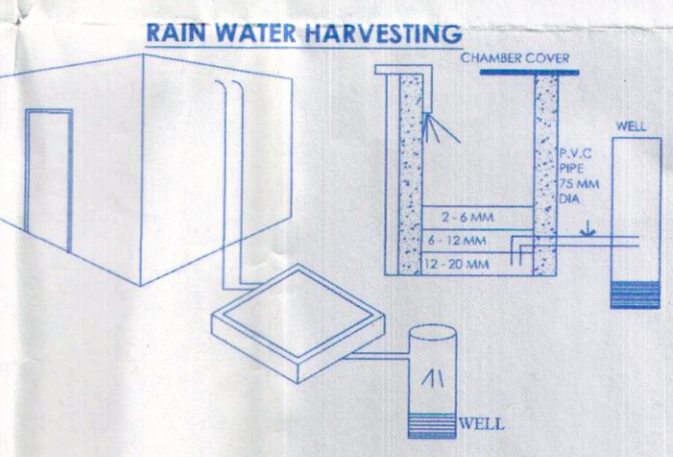
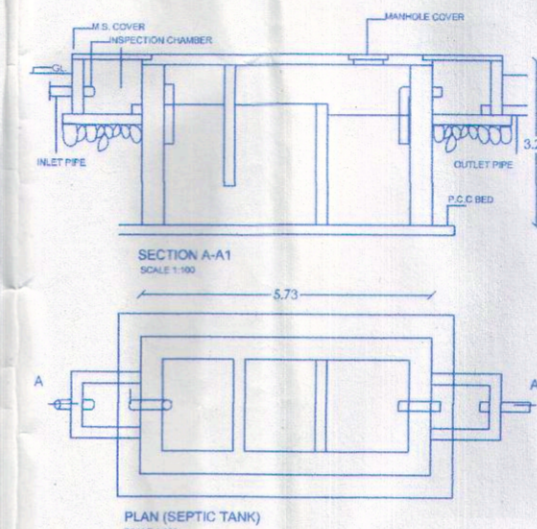
**Stamps of Approval of Plans:**  
**APPROVED**  
The Plans amended in ..... As per the conditions Mentioned in the accompanying commencement Certificate No. C/354 dated 31/10/2022  
**Executive Engineer TOWN PLANNING**  
Nashik Municipal Corporation Nashik



**ROAD SIDE ELEVATION**  
SCALE - 1:100



**SECTION @ Y - Y**  
SCALE - 1:100



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

Existing Building No	Existing Building No	Floor No.	Plinth Area	Total Floor Area Of Existing Building	Use/Occupancy Of Floors
[1]	[2]	[3]	[4]	[5]	[6]

**Form of Statement 3**  
[Sr. No. 9(g)]  
Area detail of Apartment

Floor Name	Commercial	Residential	Carpet Area	Balcony/Terrace Area	Total Area
[1]	[2]	[3]	[4]	[5]	[6]

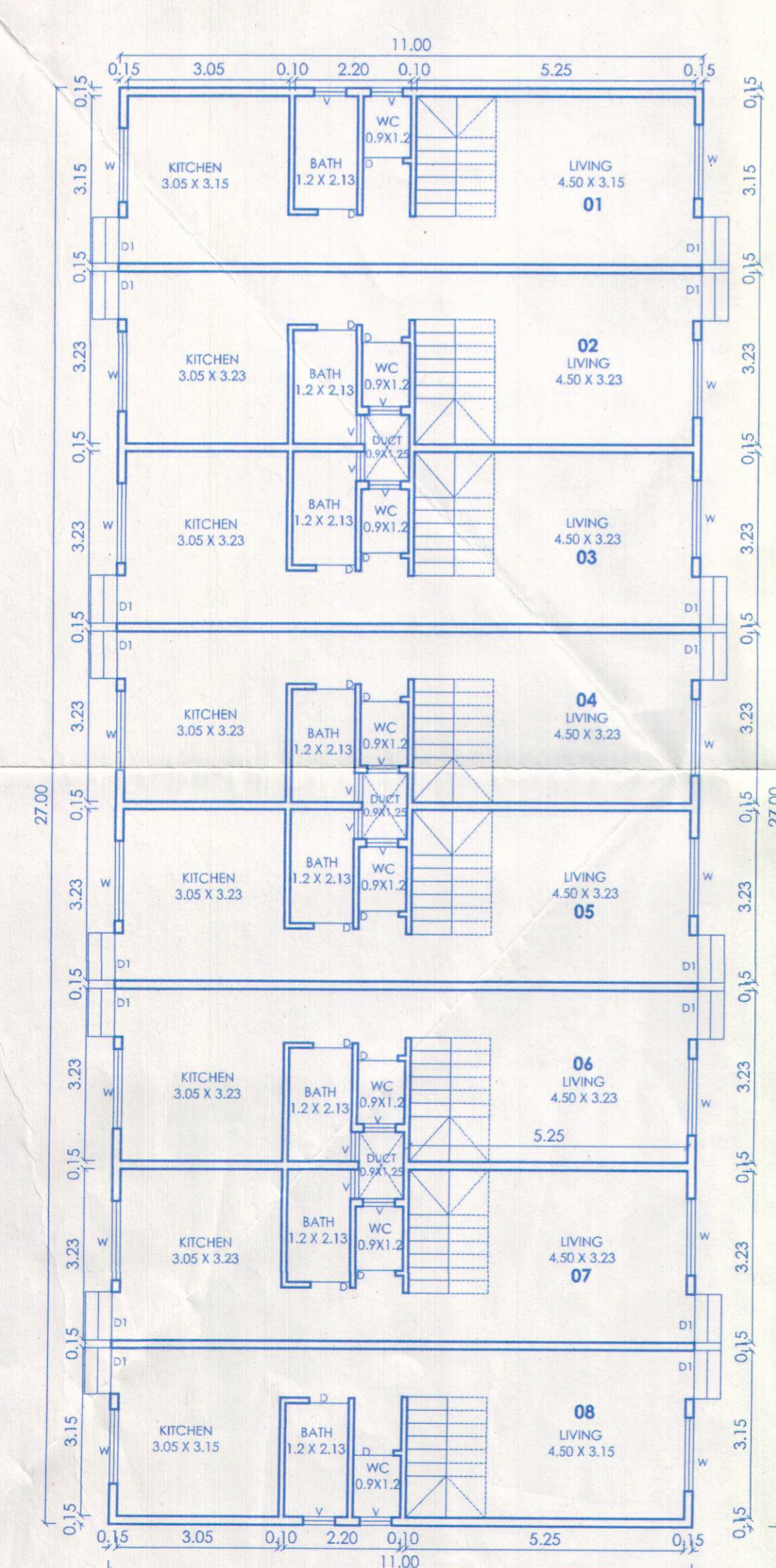
GROUND +1st +2nd Floor Residential 1 & 8 68.15 6.60  
2, 3, 4, 5, 6, 7 68.23 6.45

**TABLE NO.8B - PARKING REQUIREMENT**

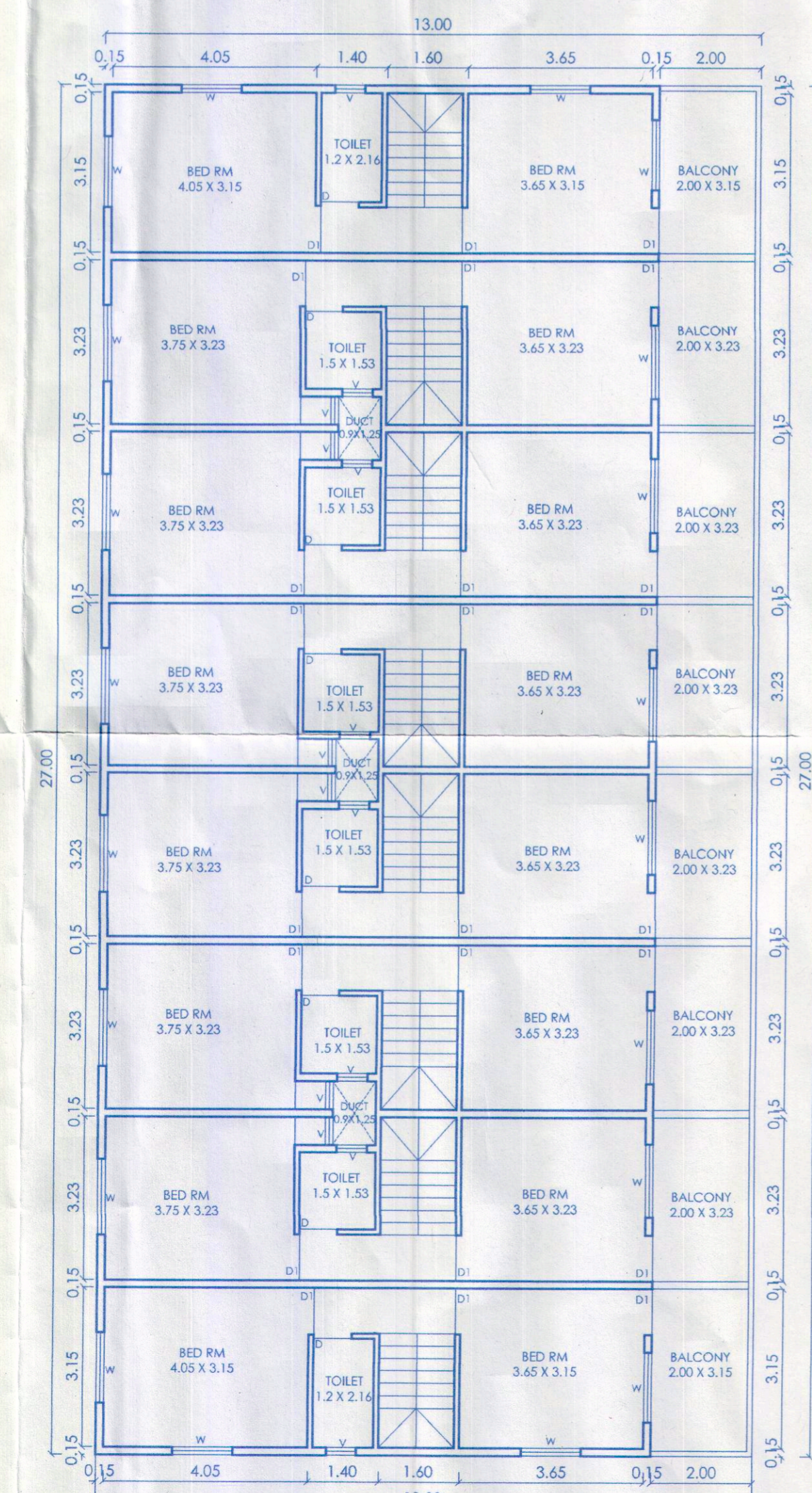
SR.NO	OCCUPANCY	ONE PARKING SPACE FOR EVERY	OUTSIDE CORE AREA		REQUIRED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	For every two tenement having carpet area equal to or above 40 sq.m but less than 80 sq.m (no. of flat: 8)	1	5	4	20
	VISITOR	In addition 5% visitor parking for residential			0	01
TOTAL REQUIRED PARKING			4	21		
MULTIPLYING FACTOR 0.9			3.60	18.90		
TOTAL PROPOSED PARKING			5	6+1=7		

NOTE: Six Scooter Converted in On Car

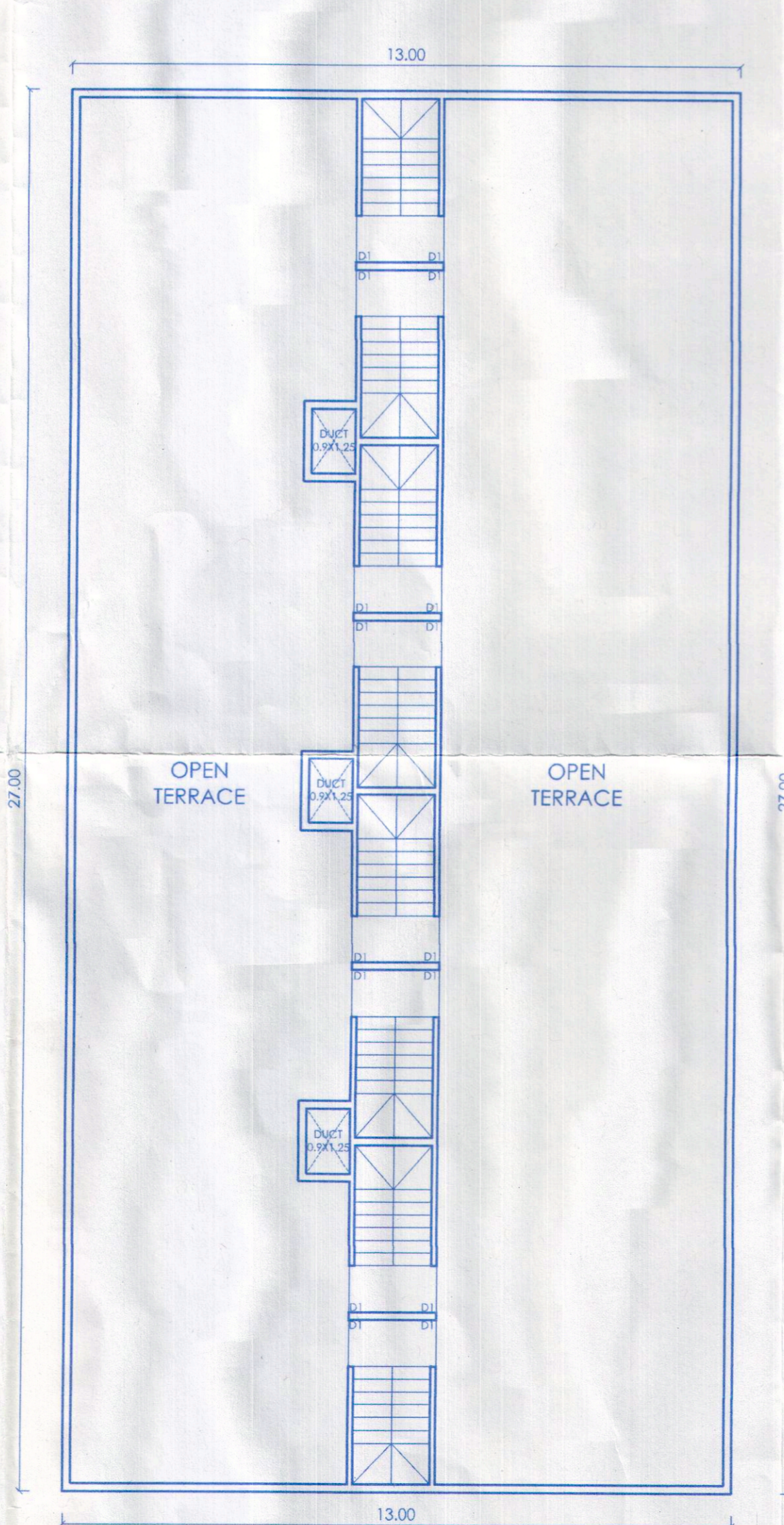
- A. AREA STATEMENT**
- Area of plot (Minimum area of a, b, c to be considered) 540.00 SQ.M  
(a) As per ownership document (7/12, CTS extract) 540.00 SQ.M  
(b) as per measurement sheet 540.00 SQ.M  
(c) as per site 540.00 SQ.M
  - Deductions for  
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening  
(b) Any D.P. Reservation area (Total a+b)  
(c) Balance area of plot (1-2) 540.00 SQ.M
  - Amenity Space (if applicable)  
(a) Required -  
(b) Adjustment of 2(b), if any -  
(c) Balance Proposed -
  - Net Plot Area (3-4 (c)) 540.00 SQ.M
  - Recreational Open space (if applicable)  
(a) Required -  
(b) Proposed -
  - Internal Road area
  - Plotable area (if applicable)
  - Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, Subsec FSI) 594.00 SQ.M
  - 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.
  - In-situ FSI / TDR loading  
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any  
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and for (c)]  
(c) TDR area  
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))
  - Additional FSI area under Chapter No. 7
  - Total entitlement of FSI in the proposal  
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable. 594.00 SQ.M  
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. 47.24 SQ.M  
(c) Total entitlement (a+b) 641.24 SQ.M
  - 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
  - Total Built-up Area in proposal. (excluding area at Sr.No.17 b)  
(a) Existing Built-up Area.  
(b) Proposed Built-up Area (as per 'P-line') 641.24 SQ.M  
(c) Total (a+b) 641.24 SQ.M
  - F.S.I. Consumed (15/13) (should not be more than serial No.14 above) 1.00
  - Area for Inclusive Housing, if any  
(a) Required (20% of Sr.No.5)  
(b) Proposed



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

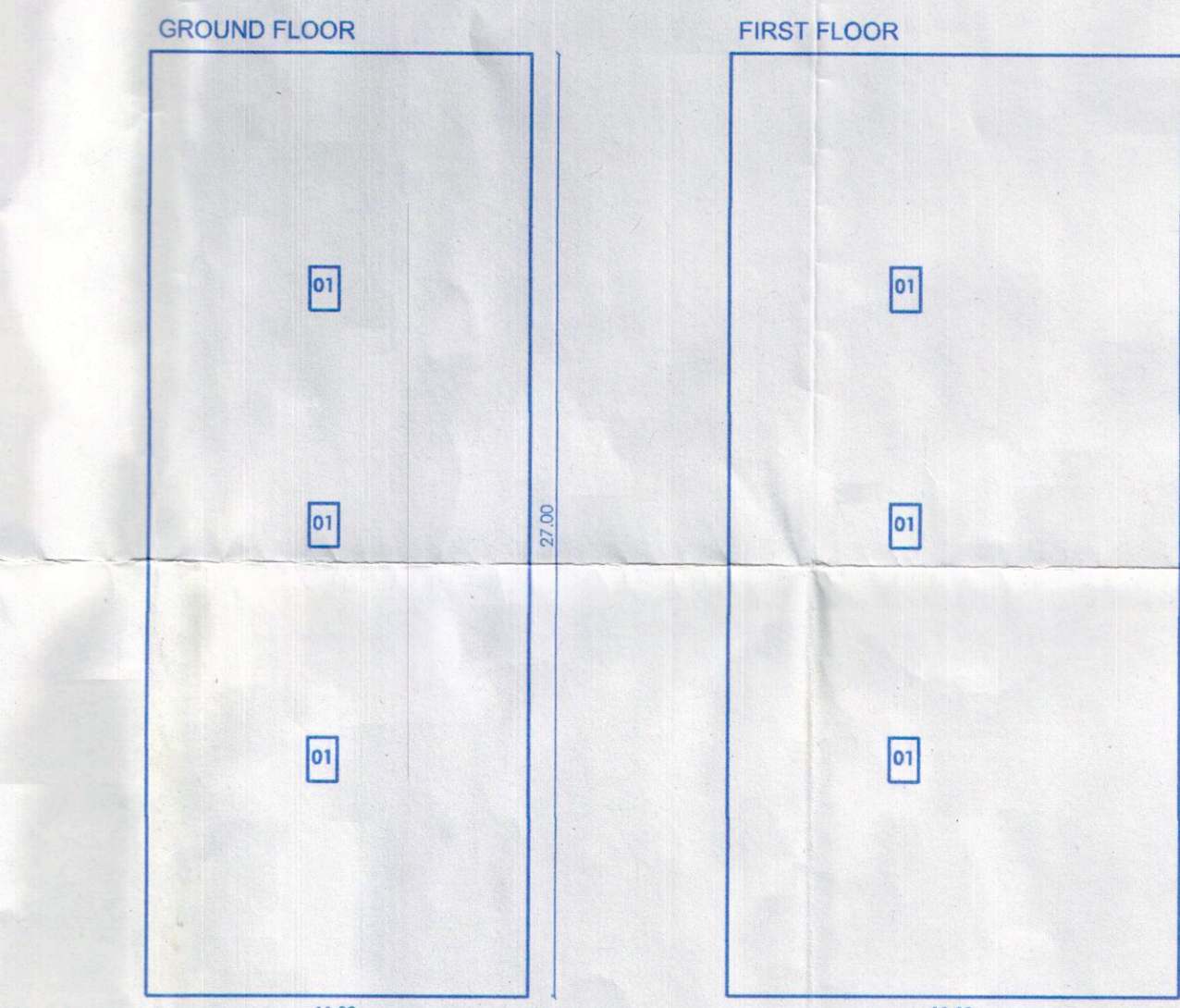


**FIRST FLOOR PLAN**  
SCALE - 1:100



**TERRACE FLOOR PLAN**  
SCALE - 1:100

**AREA DIAGRAM & CALCULATION**



**B/UP AREA STATEMENT FOR GROUND FLOOR**

BLOCK	LENGTH	WIDTH	HALF	Area (SQ.M)	No. of Block	Total
AREA OF EXTERNAL BLOCK	11.00	27.00	0.00	297.00	1	297.00
DEDUCTIONS						
1	0.90	1.25	0.00	1.12	3	3.38
TOTAL DEDUCTION						3.38
TOTAL AREA OF GROUND FLOOR						293.62

**B/UP AREA STATEMENT FOR FIRST FLOOR**

BLOCK	LENGTH	WIDTH	HALF	Area (SQ.M)	No. of Block	Total
AREA OF EXTERNAL BLOCK	13.00	27.00	0.00	351.00	1	351.00
DEDUCTIONS						
1	0.90	1.25	0.00	1.12	3	3.38
TOTAL DEDUCTION						3.38
TOTAL AREA OF FIRST FLOOR						347.62

**Carpet area Statement**

GROUND & 1st FLOOR	Residential	1 & 8	68.15	6.60
		2, 3, 4, 5, 6, 7	68.23	6.45

**FORM OF STATEMENT 2**  
Sr. No.9(a)

BUILDING NO.	Floor Name	TOTAL BUILT-UP AREA OF FLOOR	
		COMMERCIAL	RESIDENTIAL
	GROUND FLOOR	293.62	
	1ST FLOOR	347.62	
	TOTAL	0.00	641.24
	TOTAL FLOOR AREA		641.24

**DOOR & WINDOW SCHEDULE**

ITEM	SCHEDULE
D1	1.00 X 2.30
D2	0.90 X 2.30
D3	0.75 X 2.30
V	0.60 X 0.75
FD	1.50 X 2.40
W	1.80 X 1.50

**Certificate of Area:**  
Certified that the plot under reference was surveyed by me on ..... 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.)

**Owner's Declaration -**  
I/we undersigned hereby confirm that I/we would abide by plans approved by Authority/Collector. I/we would execute the structure as per approved 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.

Signature  
Owner (s) name and signature

DRAWN BY: D. 226/cr JOB NO. RAA 270 RE/PAT: HOUSE  
CHKD. BY: AR. RA SHI. NO. 01/01 2022/270/ ASHOK SONJE ROW HOUSE  
DATE: 07/10/2022 SCALE: 1:100

**RoVi Attnilkar & Associates**  
B. Ravindra G. Amthekar  
B.E. CIVIL  
A.I.E. & U.P. BUILDING PLANNERS AND VALUERS  
F.NO. 243/NO. 75, WISDOM CHURCH FIELDS, PUNE  
TODDAR NANA, COLLEGE ROAD, NASHIK - 5  
94200 271899