

GROUND FLOOR (LOBBY)
SCALE:1:200

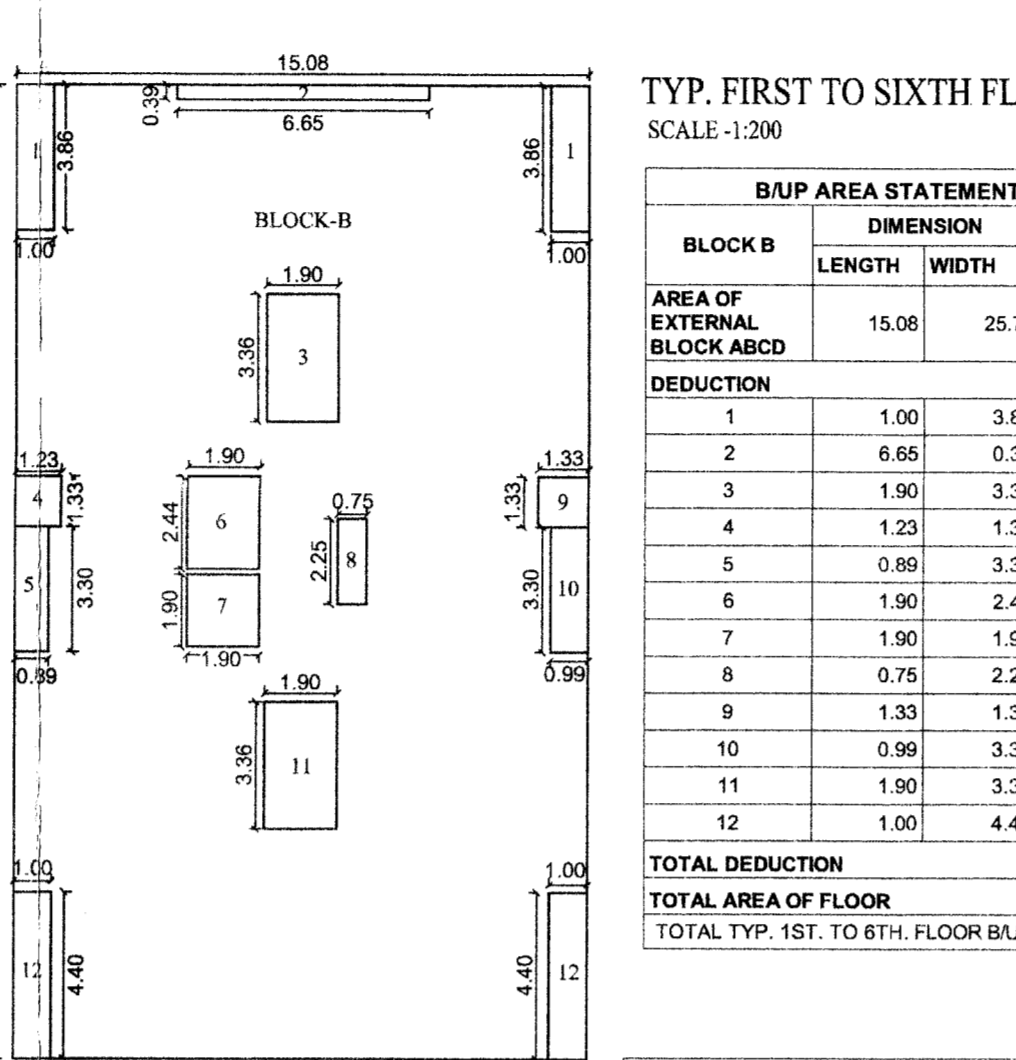
BLOCK B	DIMENSION	AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
1	3.01 x 3.00	9.04	1	9.04

AREA OF EXTERNAL BLOCK ABCD
TOTAL AREA OF GROUND FLOOR (LOBBY) = 9.04

GROUND FLOOR (COMM)
SCALE:1:200

BLOCK B	DIMENSION	AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
1	13.10 x 5.15	67.47	1	67.47

AREA OF EXTERNAL BLOCK ABCD
TOTAL AREA OF GROUND FLOOR (COMM) = 67.47

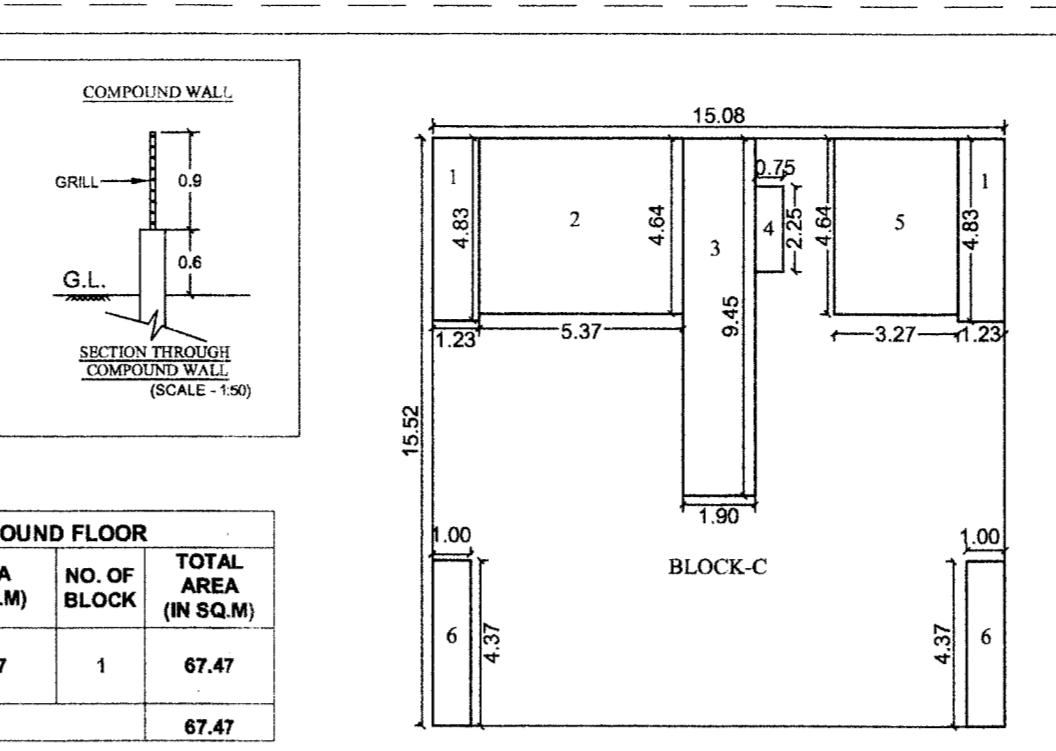


TYP. FIRST TO SIXTH FLOOR
SCALE:1:200

BLOCK B	DIMENSION	AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
1	15.08 x 25.71	387.71	1	387.71

AREA OF EXTERNAL BLOCK ABCD
TOTAL AREA OF FLOOR = 387.71

TOTAL TYP. 1ST TO 6TH FLOOR BUA AREA (RES) = 2017.70



TYP. SEVENTH FLOOR
SCALE:1:200

BLOCK B	DIMENSION	AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
1	15.08 x 15.52	234.94	1	234.94

AREA OF EXTERNAL BLOCK ABCD
TOTAL AREA OF SEVENTH FLOOR = 234.94

SCHEDULES OF OPENING

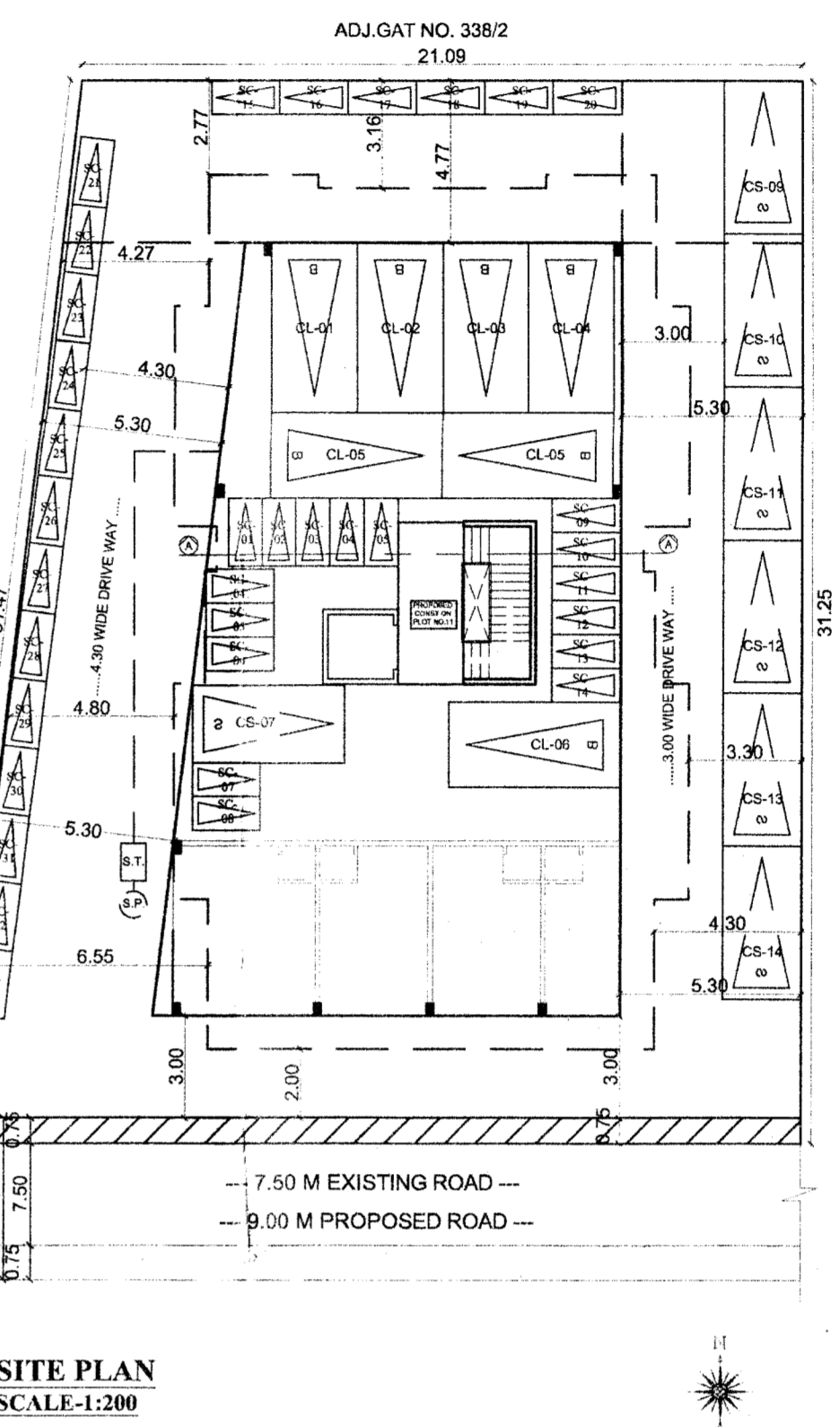
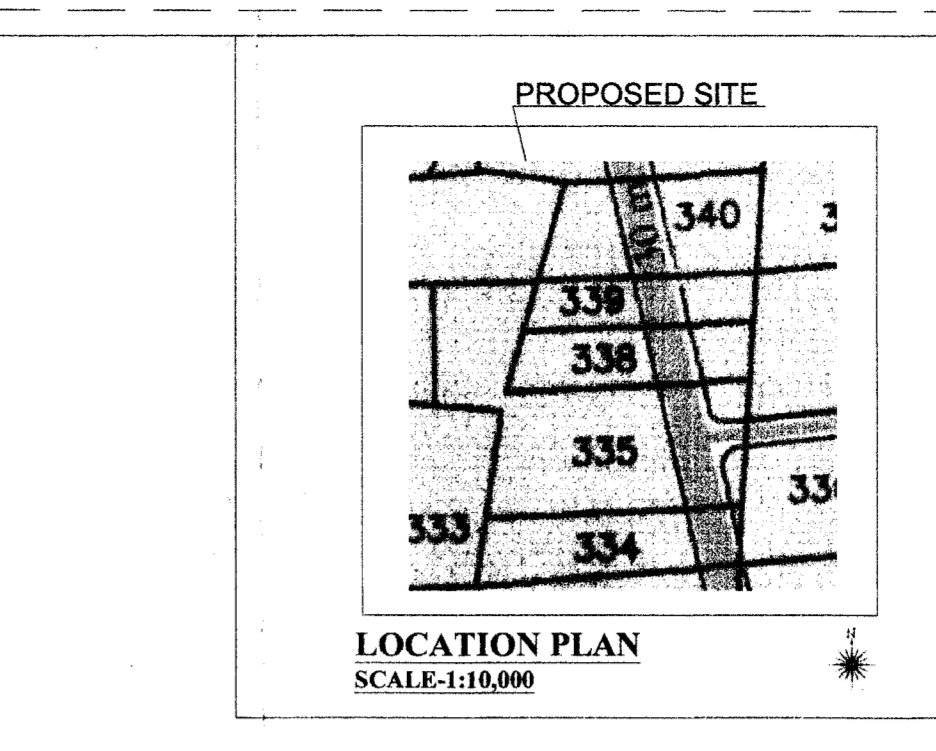
SR	NO.	SIZES	DESCRIPTION
R/S	2.50 X 2.40	MS ROLLING SHUTTER	
D	1.05 X 2.10	T.W. FLUSH DOOR	
DI	0.90 X 2.10	T.W. FLUSH DOOR	
D2	0.75 X 2.10	T.W. FLUSH DOOR	
W	2.40 X 1.80	M.S. WINDOWS	
W1	1.60 X 1.80	M.S. WINDOWS	
W2	2.10 X 1.20	M.S. WINDOWS	
V	0.75 X 1.20	M.S. VENTILATOR	

Form of statement 3
(Sr. No. 9 (g))

Building No.	Floor No.	Apartment No. / Shop/Office No.	Carpet area of apartment/units	Area of balcony	Area of terrace
GROUND FLOOR	SHOP	1	21.13	0.00	0.00
		2	15.74	0.00	0.00
		3	15.74	0.00	0.00
		4	11.00	0.00	0.00
Total Area =			63.61	0.00	0.00
1ST TO 6TH FLOOR	1ST TO 6TH	1	73.15	10.83	0.00
		2	73.15	10.83	0.00
		3	54.11	10.40	0.00
		4	54.11	10.40	0.00
Total Area =			254.52	42.46	0.00
7TH FLOOR	7TH	1	58.13	10.83	81.15
		2	58.13	10.83	81.00
Total Area =			116.26	21.66	162.15
TOTAL FLOOR CARPET AREA =			1983.41		

TDR STATEMENT

PLOT AREA = 716.52 SQ.M
 PERMISSIBLE TDR (0.40) = 279.18 SQ.M
 PROPOSED TDR AREA = 255.00 SQ.M
 DRC NO - 1083
 DATE - 06/09/2023
 TDR FORMULA = 255 X 1/1000 = 0.255 X 1000 = 255 SQ.M



PROFORMA - I APPROVAL STAMP

APPROVED

The Plans amended in ...
 As per the conditions mentioned in the accompanying commencement Certificate No. C2/1150 dated 12/06/2023

2023

Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

PROPOSED PLAN OF COMMERCIAL + RESIDENTIAL BUILDING ON PLOT NO. 11 ON S. NO. 339 AT. ADGAON-I SHIVAR, TAL. & DIST. NASHIK.

FOR - 1) SUJAY JAYPRAKASH SHINDE
 2) APURVA JAYPRAKASH SHINDE

G.P.A. HOLDER SWAROOP DEVELOPERS PARTNERSHIP FIRM THROUGH PARTNER SHASHIKANT P. BHALERAU.

AREA STATEMENTS (Unified)

Sl. No.	Description	Area (sq.m)
1	Area of plot (Minimum area of a, b, c. to be considered)	
a)	As per ownership document (7/12, GTS extract) P.No. 11A-11B	716.52
b)	As per measurement sheet	716.52
c)	As per site	716.52
2	Deductions for	
a)	Proposed D.P. 30.00 D.P. Road CUTTING area	0
b)	Any D.P. Reservation area	0
c)	Proposed D.P./D.P. Road widening area	0
3	Balance area of plot (1-2)	716.52
4	Amenity Space (if applicable)	0
a)	Required -	0
b)	Adjustment of 2(b), if any -	0
c)	Balance Proposed -	0
5	Net plot area (3-4 (c))	716.52
6	Recreational Open space (if applicable)	
a)	Required -	0
b)	Proposed -	0
7	Internal road area	18.58
8	Plotable area	697.94
9	Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 5X basic FSI)	767.73
10	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI-based on road width / on road width / TOD Zone. 697.94X 50%	
b)	ALLOWED PREMIUM = 348.97	
c)	PROPOSED PREMIUM = 348.97	
b)	Proposed FSI on payment of premium.	
11	In-situ FSI / TDR loading (697.94 X 40%) ALLOWED TDR = 279.18 PROPOSED TDR = 255.00	255.00
a)	In-situ area against D.P. road (2.0xSr.No.2 (c)), if any internal road cutting area (2.00 X 18.58 = 37.16)	37.16
b)	In-situ area against Amenity Space if handed over (2.00 or 1.85xSr.No.4 (b) and/or (c)).	0
c)	TDR area	0
d)	Total in-situ /TDR loading proposed (11(a)+(b)+(c))	282.16
12	Additional FSI area under Chapter No.7 Allowed	0
13	Total entitlement of FSI in the proposal	1408.71
a)	Basic FSI (11(d)) or 12 whichever is applicable	716.52
b)	Ancillary Area FSI upto 60% or 80% with payment of charges. Commercial Area = (67.47 X 80.00 X 3) = 29.59 sq.m Residential Area = (2191.69 / 1.60 X 0.6) = 821.88 sq.m = 851.47	851.47
c)	Total entitlement (a+b)	2268.58
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	2.00
15	Total Built-up Area in proposal. (excluding area at sr.no. 17b)	
a)	Existing Built-up area.	0
b)	Proposed Built-up Area (As per Table)	2259.16
c)	Total (a+b)	2259.16
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. 5)	0
b)	Proposed	0

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/11/2020 & 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.

Ar. Kapil L. Thakkar

Proprietor
 (Name of Architect / Licensed Engineer / Surveyor)

Ar. Kapil L. Thakkar
 97917763565

5-J Shinde
 A. J. Shinde
 Bhalerau

SIGN OF ARCHITECT
 Ar. Kapil L. Thakkar

SIGN OF STRU. ENGG.
 Er.

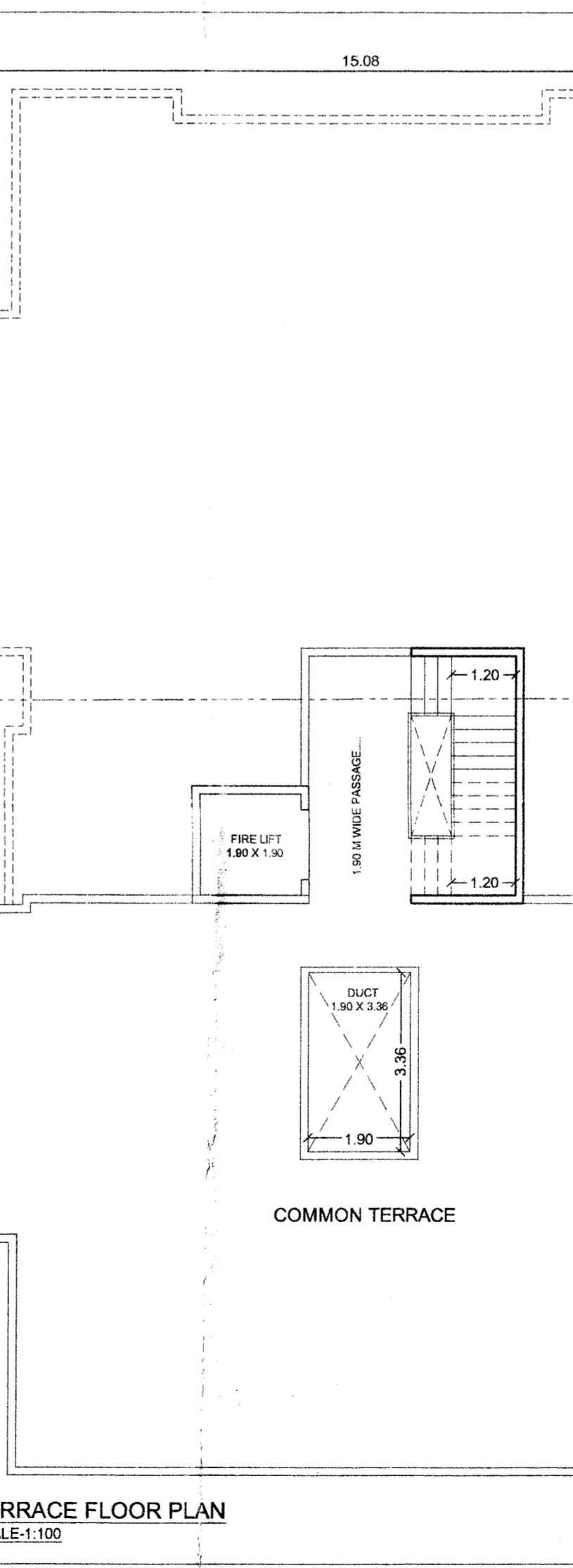
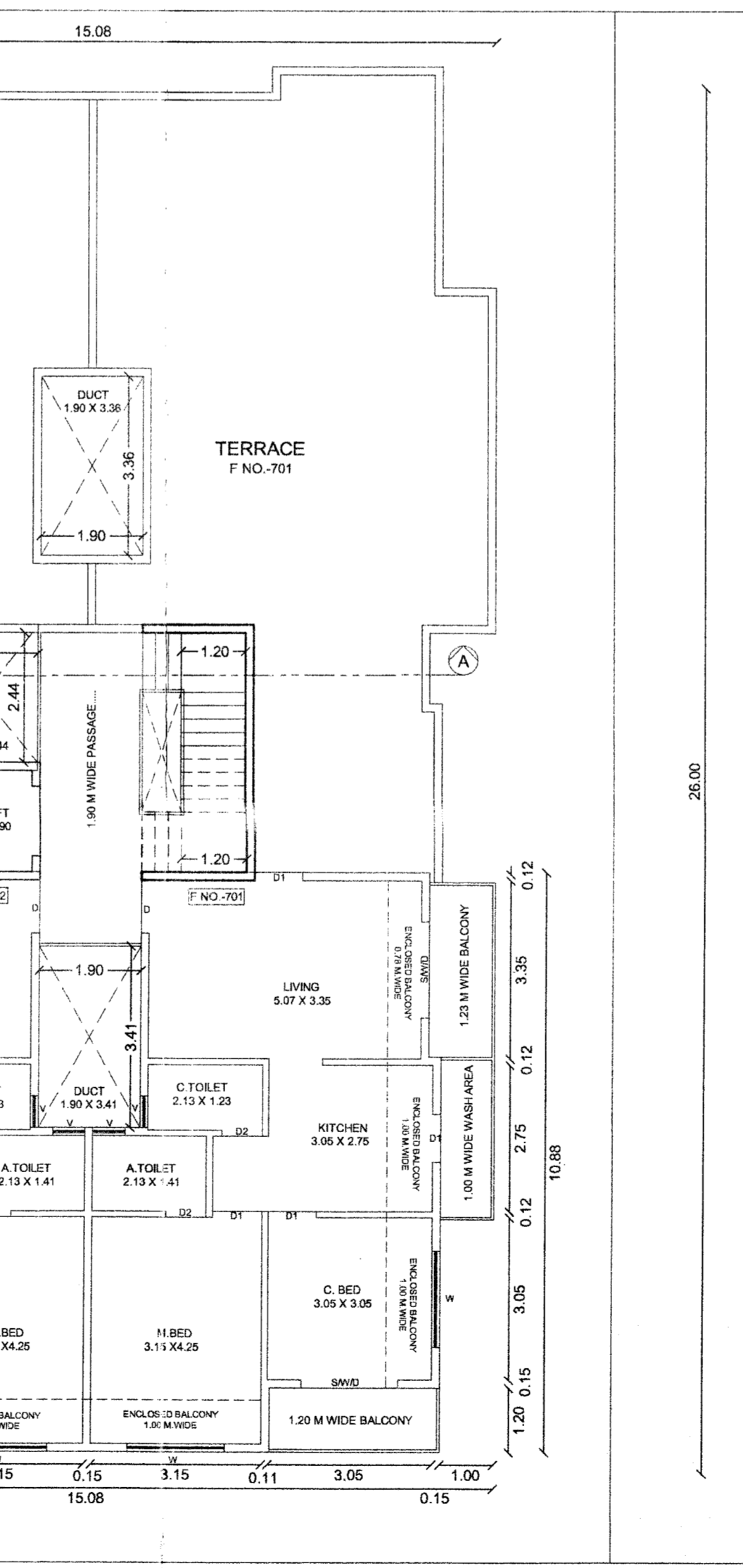
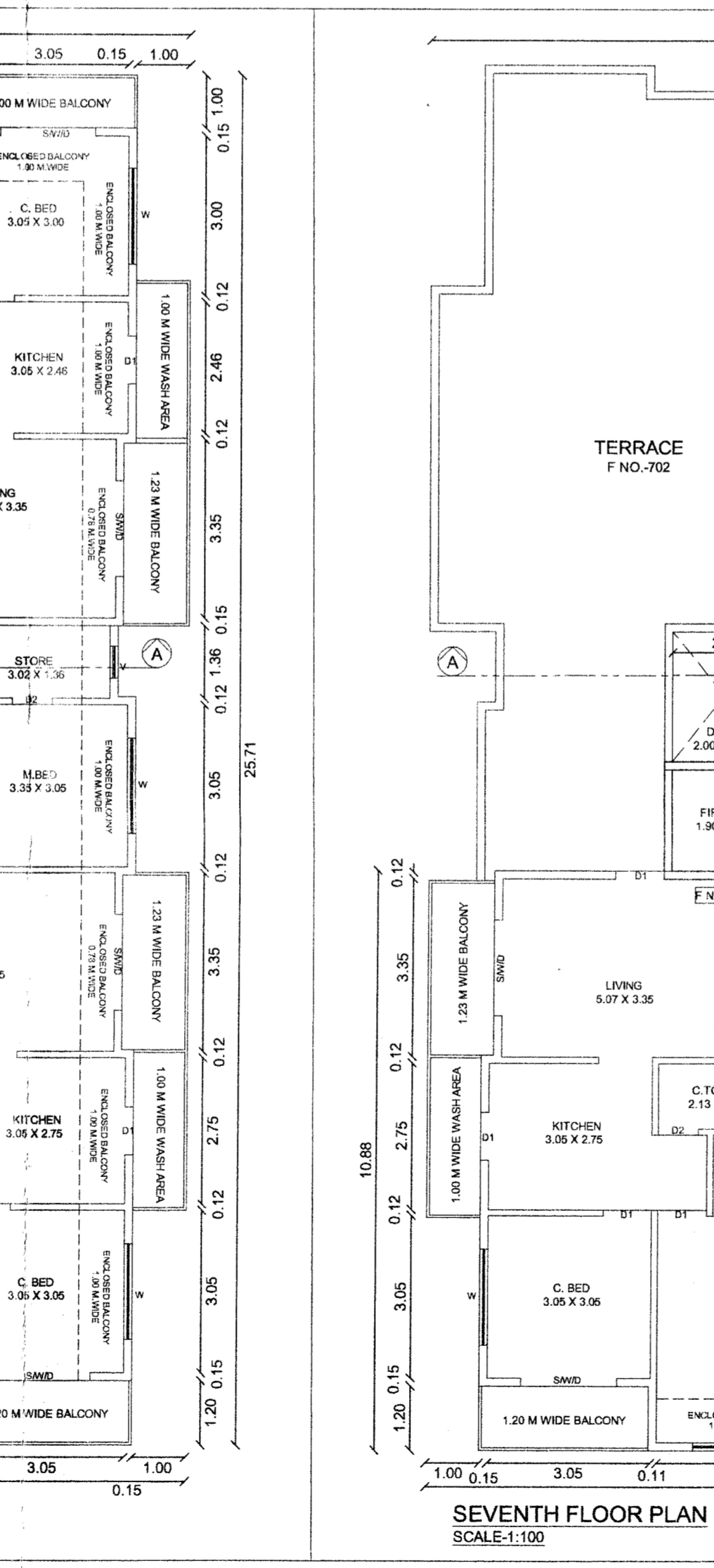
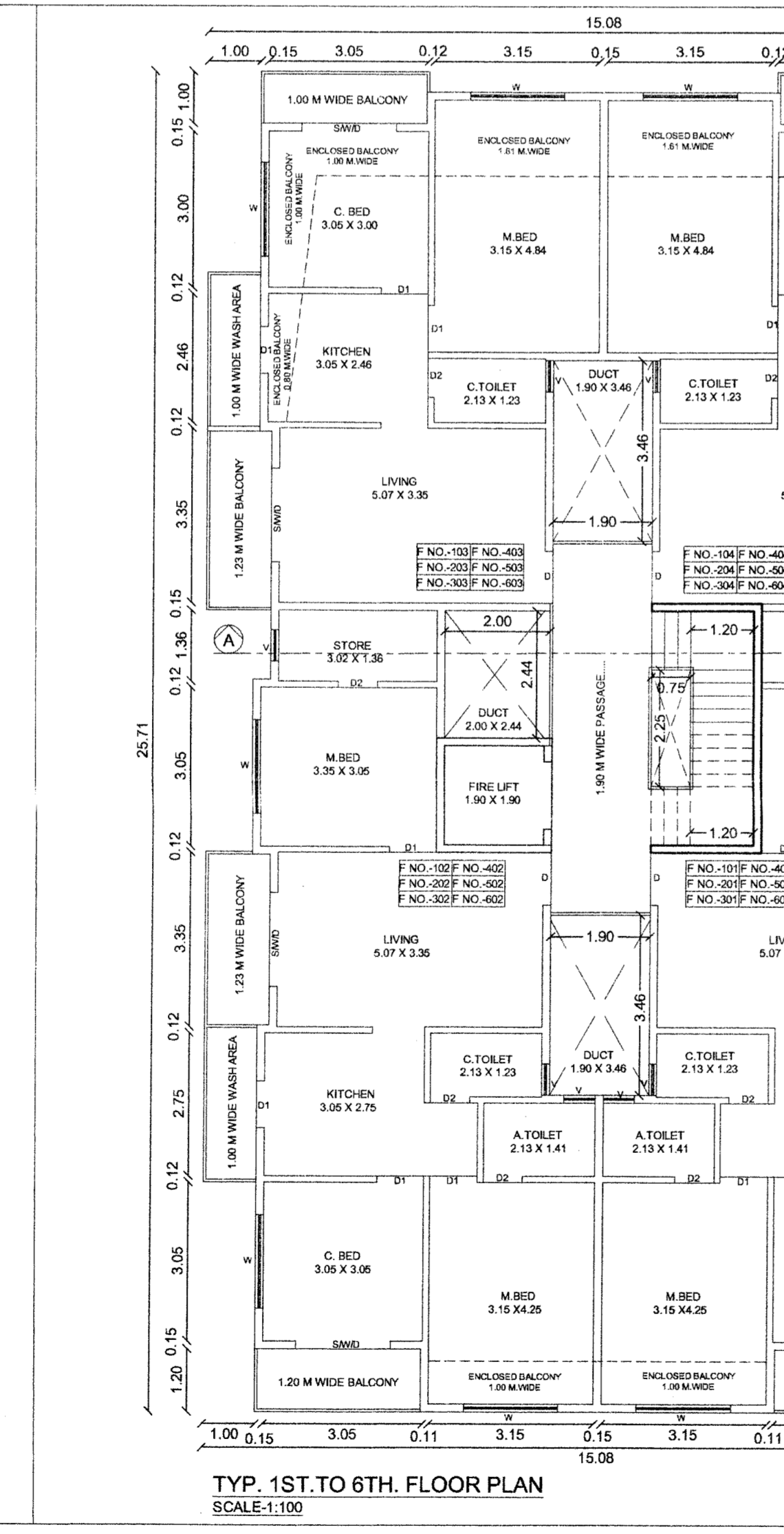
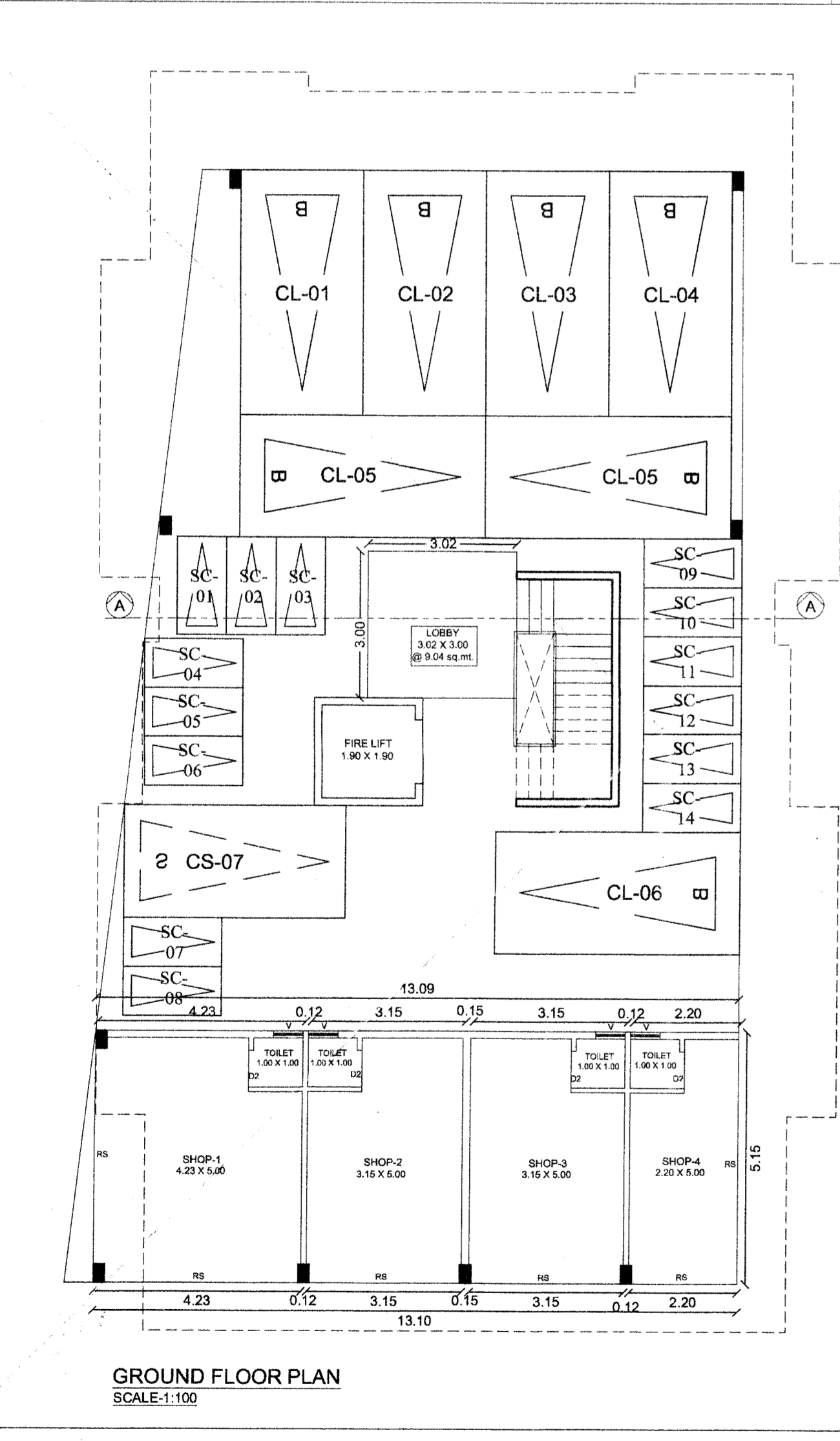
SIGN OF OWNER

KAPIL THAKKAR & ASSOCIATES
 ARCHITECTS & INTERIOR DESIGNER

CONTACT
 1ST FLOOR, BUILDING NO 3, STADIUM COMPLEX, M.G ROAD, NASHIK-422003

Ph. +91 788853705
 Email: kapilthakkar@gmail.com

Ar. Kapil L. Thakkar B.Arch., M.Sc construction
 Job No. Drg. No. Scale Drawn by Chkd. by Date Registration no.
 R3 01 as shown PALLAVI K.T. 28/02/2023



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	Ground (RESI)	9.04
	Ground (comm.)	67.47
	1st	336.28
	2nd	336.28
	3rd	336.28
	4th	336.28
	5th	336.28
6th	336.28	
7th	164.97	
Total		2259.16