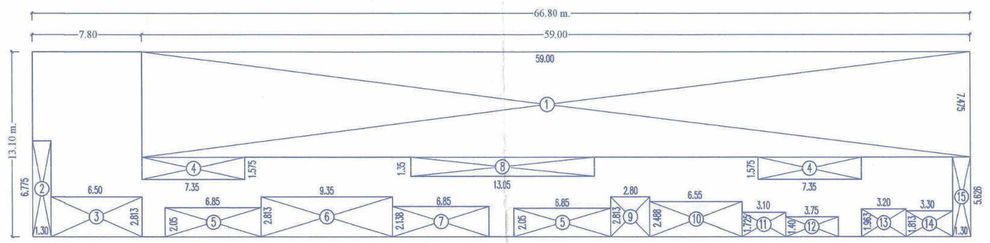
EXISTING + PROPOSED COMM & RESI.
BUILDING PLAN IN S. NO. 10 / 3A + 10 / 3B
ON PLOT NO 16 + 17 + 18 + 19
AT MAUJE : DASAK , NASHIK
FOR : M/S. SIDDHI CORPORATION
THROUGH PARTNER MR SHARAD W. ADHAV AND OTHER'S

Area Diagram & Built-Up Area Calculations (Building No. - 2)

Area Diagram Mezzanine Floor : (Commercial Area)



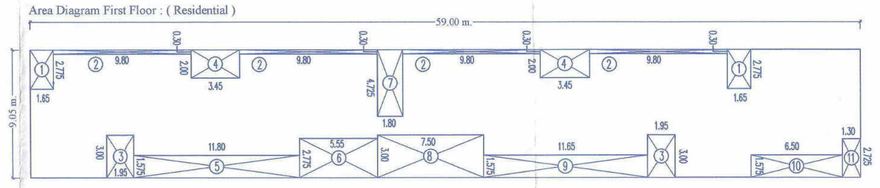
Area Of A Block : (Proposed First Floor Building No. - 2)
66.80 x 13.10 = 875.08 Sqm.
Deduction's :

1) 59.00 x 7.475	= 441.025	5) 6.85 x 2.05 x 2	= 28.085	9) 2.80 x 2.813	= 7.876
2) 1.30 x 6.775	= 8.807	6) 9.35 x 2.813	= 26.301	10) 6.55 x 2.488	= 16.296
3) 6.50 x 2.813	= 18.284	7) 6.85 x 2.138	= 14.645	11) 3.10 x 1.725	= 5.347
4) 7.35 x 1.575 x 2	= 23.152	8) 13.05 x 1.35	= 17.617	12) 3.75 x 1.40	= 5.25
				13) 3.20 x 1.963	= 6.281
				14) 3.30 x 1.813	= 5.982
				15) 1.30 x 5.626	= 7.313

Total Deduction's : ——— 632.261 Sqm.
Area Of Block - Total Deduction's :
875.08 - 632.261 = 242.819 Sqm.

Commercial B/Up Area First Floor = 242.819 Sqm.

Area Diagram First Floor : (Residential)



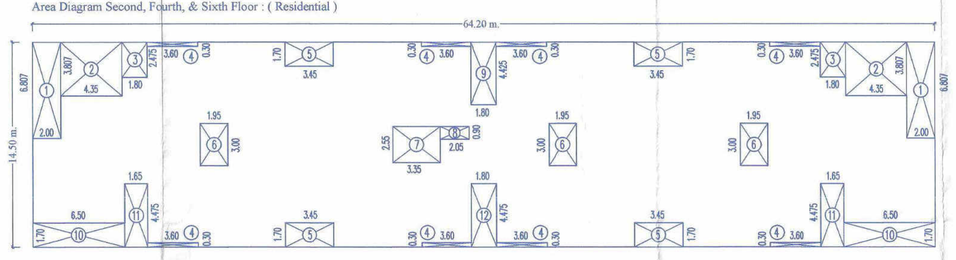
Area Of A Block : (Proposed Resi. Building No. - 2)
59.00 x 9.05 = 533.95 Sqm.
Deduction's :

1) 1.65 x 2.775 x 2	= 9.157	5) 11.80 x 1.575	= 18.585	9) 11.65 x 1.575	= 18.348
2) 9.80 x 0.30 x 4	= 11.76	6) 5.55 x 2.775	= 15.401	10) 6.50 x 1.575	= 10.237
3) 1.95 x 3.00 x 2	= 11.70	7) 1.80 x 4.725	= 8.505	11) 1.30 x 2.725	= 3.542
4) 3.45 x 2.00 x2	= 13.80	8) 7.50 x 3.00	= 22.50		

Total Deduction's : ——— 143.535 Sqm.
Area Of Block - Total Deduction's :
533.95 - 143.535 = 390.415 Sqm.

Built-up Area First Floor (Residential) = 390.415 Sqm.

Area Diagram Second, Fourth, & Sixth Floor : (Residential)



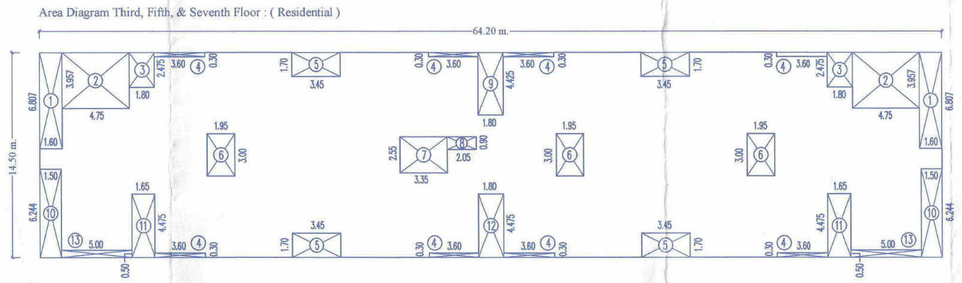
Area Of A Block : (Building No. - 2)
64.20 x 14.50 = 930.90 Sqm.
Deduction's :

1) 2.00 x 6.807 x 2	= 27.228	7) 3.35 x 2.55	= 8.542		
2) 4.35 x 3.807 x 2	= 33.120	8) 2.05 x 0.90	= 1.845		
3) 1.80 x 2.475 x 2	= 8.910	9) 1.80 x 4.425	= 7.965		
4) 3.60 x 0.30 x 8	= 8.640	10) 6.50 x 1.70 x 2	= 22.10		
5) 3.45 x 1.70 x 4	= 23.46	11) 1.65 x 4.475 x 2	= 14.767		
6) 1.95 x 3.00 x 3	= 17.55	12) 1.80 x 4.475	= 8.055		

Total Deduction's : ——— 182.182 Sqm.
Area Of Block - Total Deduction's :
930.90 - 182.182 = 936.213 Sqm.

Built-Up Area Per Floor (Residential) = 748.718 Sqm.

Area Diagram Third, Fifth, & Seventh Floor : (Residential)



Area Of A Block : (Building No. - 2)
64.20 x 14.50 = 930.90 Sqm.
Deduction's :

1) 1.60 x 6.807 x 2	= 21.782	7) 3.35 x 2.55	= 8.542		
2) 4.75 x 3.957 x 2	= 37.591	8) 2.05 x 0.90	= 1.845		
3) 1.80 x 2.475 x 2	= 8.910	9) 1.80 x 4.425	= 7.965		
4) 3.60 x 0.30 x 8	= 8.640	10) 1.50 x 6.244 x 2	= 18.732		
5) 3.45 x 1.70 x 4	= 23.46	11) 1.65 x 4.475 x 2	= 14.767		
6) 1.95 x 3.00 x 3	= 17.55	12) 1.80 x 4.475	= 8.055		
		13) 5.00 x 0.50 x 2	= 5.00		

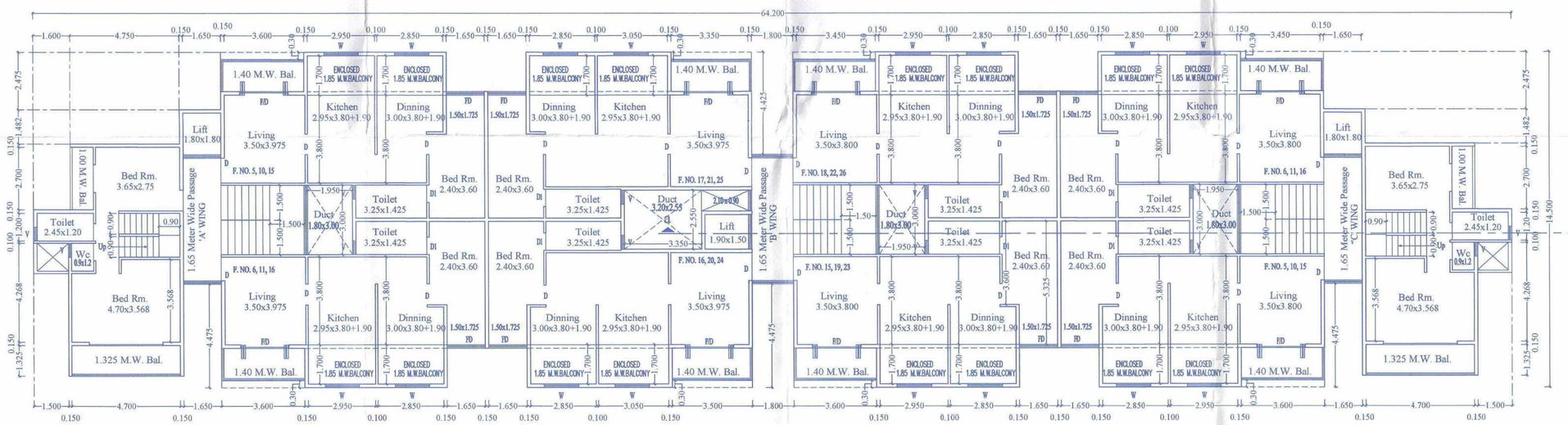
Total Deduction's : ——— 182.839 Sqm.
Area Of Block - Total Deduction's :
930.90 - 182.839 = 936.213 Sqm.

Built-Up Area Per Floor (Residential) = 748.061 Sqm.

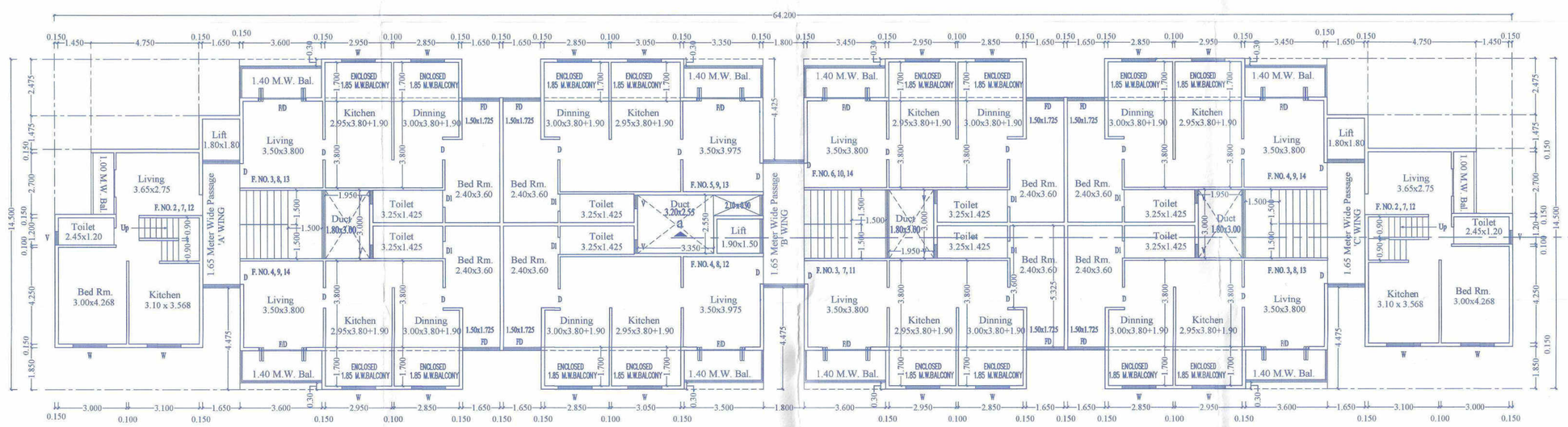
ADDITIONAL AMENITIES STATEMENT

Sr. No.	Amenities	Required Area	Provided Area
1	Society Office	20.00 Sqm.	20.00 Sqm.
2	Driver Room with attached Toilet	12.00 Sqm.	12.00 Sqm.
3	Servant Toilet	3.00 Sqm.	3.00 Sqm.

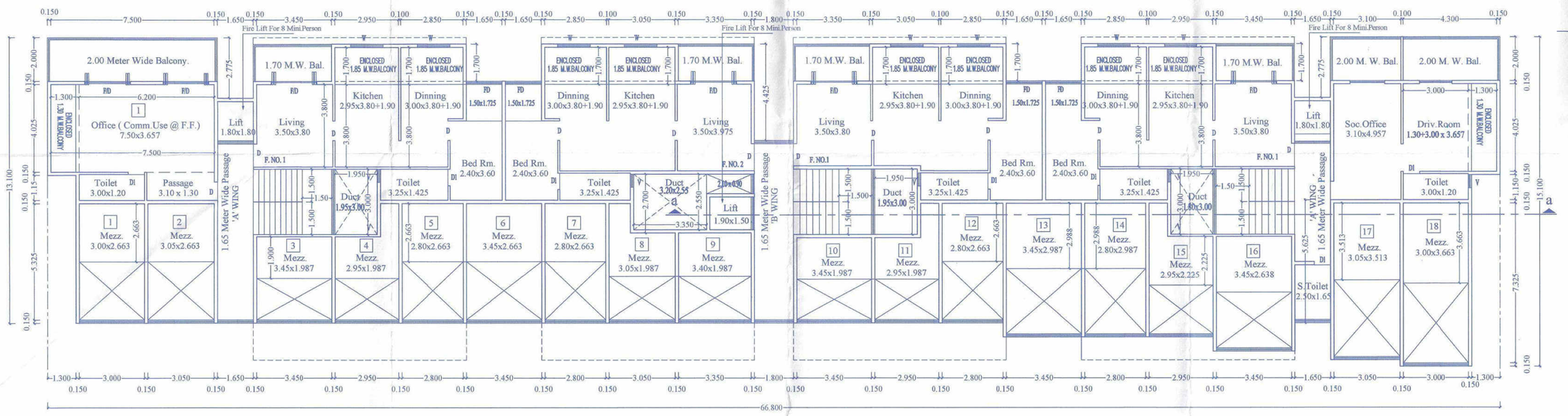
B-up Area First Floor (Commercial) = 242.819 Sqm.
B-up Area First Floor (Residential) = 390.415 Sqm.
Total B-Up Area On First Floor = 633.234 Sqm.



TYPIAL THIRD, FIFTH & SEVENTH FLOOR PLAN SCALE - 1 : 100

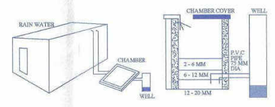


TYPIAL SECOND, FOURTH & SIXTH FLOOR PLAN SCALE - 1 : 100

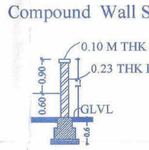


MEZZANINE + FIRST FLOOR PLAN SCALE - 1 : 100

Rain Water Harvesting



Compound Wall Section

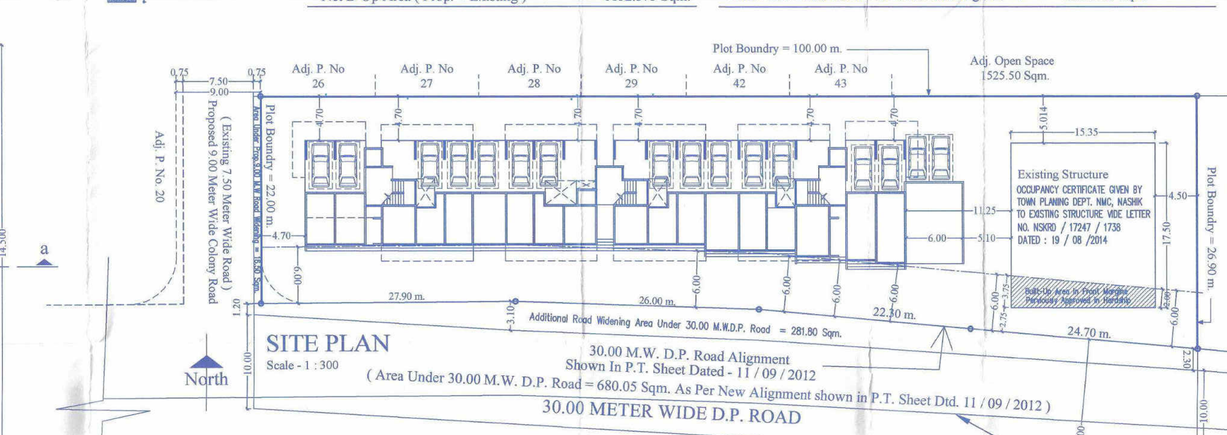


Built-Up Area Statement (Prop.)

B-up Area On Grd. Floor (Commercial)	= 419.279 Sqm.
B-up Area On Mezza Floor (Commercial)	= 242.819 Sqm.
B-up Area On First Floor (Residential)	= 390.415 Sqm.
B-up Area On Second Floor (Residential)	= 748.718 Sqm.
B-up Area On Third Floor (Residential)	= 748.061 Sqm.
B-up Area On Fourth Floor (Residential)	= 748.718 Sqm.
B-up Area On Fifth Floor (Residential)	= 748.061 Sqm.
B-up Area On Sixth Floor (Residential)	= 748.718 Sqm.
B-up Area On Seventh Floor (Residential)	= 748.061 Sqm.
Total Prop. B-Up Area (Building No. - 2)	= 5542.850 Sqm.
Existing Built-Up Area (Building No. 1)	= 1309.525 Sqm.
Total Prop. B-Up Area (Building No. - 2)	= 5542.850 Sqm.
Net B-Up Area (Prop. + Existing)	= 6852.375 Sqm.

Built-Up Area Statement (Exist.)

EXISTING F.S.I. CONSUMED	
Plot Area (P. No. 16 +17)	1280.83 Sqm.
Net Plot Area After Road Widening	1118.80 Sqm.
Area Under Road Widening Taken in FSI	282. 50 Sqm.
Additional Area Under Road Widening Taken in FSI	165.00 Sqm.
Net Allowable F.S.I. For Exist. Building No. - 1	1566.30 Sqm.
Total F.S.I. Area Taken For Exist. Building No. - 1	1309.525 Sqm.



SITE PLAN
Scale - 1 :300

30.00 M.W. D.P. Road Alignment
Shown In P.T. Sheet Dated - 11 / 09 / 2012
(Area Under 30.00 M.W. D.P. Road = 680.05 Sqm. As Per New Alignment shown in P.T. Sheet Did. 11 / 09 / 2012)

Notes :-
1) Plot Boundry Shown In Black Bounded.
2) Plot Area Under 30.00 M. Road Widening Shown In Green .
3) Plot Area Under Prop. 9.00 M. Road Widening Shown In Green Dotted.
4) Existing Structure Shown In Black Bounded.
5) External Wall = 0.15 m. Thk.
6) Internal Wall = 0.10 m. Thk.
7) Demarcated Final Lay-Out Plan Approved By Town Planing Department, N.M.C. Nashik Vide Letter No.LND/WS/4/325 Dated : 29/05/1992
8) N.A. Permission Granted Vide Letter No. nsh/Koksha/ 3/N.A./T. Kr./70/89 Dated : 12 /10 /1989
9) Building Permission Previously Approved By T.P. Nashik Muni. Corporation Nashik Vide Letter No. 269 / 6526 Dated : 31 / 03 /2012
10) Occupancy Certificate Given By T.P. Nashik Municipal Corporation, Nashik Vide Letter No. NSKRD / 17247 / 1738 Dated : 19 /08 /2014

RESIDENTIAL CARPET AREA STATEMENT
(Building No. - 2)

Buldg No.	Wing	Flat No.	Room	Size	Area In Sqm.	Total Carpet Area
Buldg No. 2	A	2, 7, 12	Living	3.65 x 2.75	10.037	69.223 Sqm. / Flat
			Int Wall	0.10 x 3.65	0.365	
			Kitchen	3.10 x 3.568	11.060	
			Int Wall	3.568 x 0.10	0.356	= 207.667 Sqm.(A) Wing
			Bed Rm.	3.00 x 4.268	12.804	
			Bed Rm.	3.65 x 2.75	10.037	
			Int Wall	3.65 x 0.10	0.365	
	C	2, 7, 12	Bed Rm.	4.70 x 3.568	16.769	69.223 x 3 Flat
			Int Wall	4.70 x 0.10	0.470	= 207.667 Sqm.(A) Wing
			Toilet	2.45 x 1.20	2.94	
			WC	0.90 x 1.20	1.08	
			Bath	2.45 x 1.20	2.94	
			Room	Size	Area In Sqm.	Total Carpet Area
	A	1, 3, 5, 6, 8, 9,10 11, 13, 14, 15,16	Living	3.50 x 3.975	13.912	65.547 Sqm. / Flat
			Int Wall	0.10 x 3.975	0.397	65.547 x 13 Flat
			Kitchen	2.95 x 5.70	16.815	= 852.111 Sqm.(A) Wing
	B	1, 2, 3, 4, 5, 6, 7, 8 9, 10, 11, 12, 13, 14 15, 16, 17, 18, 19, 20 21, 22, 23, 24, 25, 26	Int Wall	0.10 x 5.70	0.570	65.547 x 26 Flat
			Dinning	3.00 x 5.70	17.100	= 1704.222 Sqm.(B) Wing
			Int Wall	0.10 x 5.70	0.570	
			Bed Rm.	2.40 x 3.60	8.64	
				1.50 x 1.725	2.587	
	C	1, 3, 5, 6, 8, 9,10 11, 13, 14, 15,16	Toilet	3.25 x 1.425	4.631	65.547 x 13 Flat
			Int Wall	3.25 x 0.10	0.325	= 852.111 Sqm.(C) Wing

TOTAL 58 NO'S OF FLAT ABOVE 40.00 SQ.M. BUT LESS THAN 80.00 SQ.M.

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by planapproved 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. And I/We shall be responsible for untruthfulness and validity of orders, NOCs, certificates and other all document which is obtained by me.

(Signature of Owner)

'M/S SIDDHI CORPORATION'

Owner :

Area Certificate

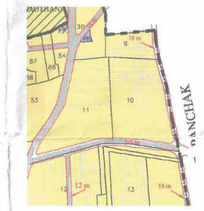
I have Certified that the plot under reference was surveyed by me on Dated : 14 / 10 / 2023 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records / Land Records Department/City Survey records.

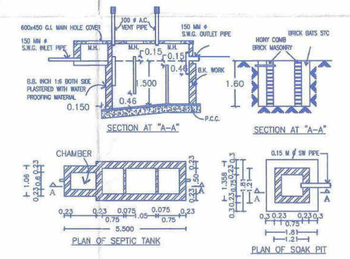
(Signature of Architect/ Licensed Engineer/ Supervisor.)
Name : Er. Dinesh R Ughaade

(Sign. of Structural Engineer)
Name : Er. Milind Rathi

Stamp Of Approval

APPROVED
The Plans amended in ——— are
As per the conditions mentioned in the accompaining commencement Certificate No.CH/1265 dated 16/10/2023
2023
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik





Door's And Window's Schedule

Type	Size	Discription	Type	Size	Discription
D	1.20 x 2.10	C.C.T.W. Door	W	1.20 x 1.20	Aluminium Win
D1	0.90 x 2.10	C.C.T.W. Door	W1	0.90 x 1.20	Aluminium Win
D2	0.75 x 2.10	C.C.T.W. Door	V	0.60 x 0.60	C.C.T.W. Vent.
FD	1.80 x 2.10	Alu./Glass Door	RS	2.40 x 2.50	M.S.Box Shutter

		Area In Sq.M.
	Area Statement (Proforma - 1)	
1)	Area Of Plot No. 16+17+18+19 (Minimum area of a, b, c, to be considerd)	2613.80
	(a) As Per Ownership Document (7/12 Extract , C.T.S. Extract)	2613.80
	(b) As Per Measurment Sheet	2613.80
	(c) As Per Site	2613.80
2)	Deduction For	
	(a) Propsed D.P./ D.P. Road Widening Area Service Road / Highway Widening	16.50
	(b) Any D.P. Reservation Area	281-80
	Total (a + b)	298.30
3)	Balance Area Of Plot / Land (1-2)	2315.50
4)	Amenity Space If Applicable	
	(a) Required	
	(b) Adjestment Of 2 (b) if Any	
	(c) Balance Proposed	
5)	Net Plot Area (3 - 4 (c))	2315.50
6)	Recreational Open Space (If Applicable)	
	(a) Required	
	(b) Proposed	
7)	Internal Road Area	
8)	Plotable Area (If Applicable)	2315.50
9)	Built-Up Area With Reference To Basic F.S.I. As Per Front Road Width (Sr. No. 5 X Basic F.S.I.)	2547.05
10)	Addition Of F.S.I. On Payment Of Premium	
	(a) Maximum Permissible Premium F.S.I. Based On Road Width / TOD Zone	11+9.95
	(b) Proposed F.S.I On Payment Of Premium	940.00
11)	In Situ - F.S.I./ T.D.R. Loading	
	(a) In-Situ Area Against D.P. Road (2 X Sr. No. 2 (a)), If Any (377.55 + (151.40 + 16.50 x 2))	713.35
	(b) In-Situ Area Against Amenity Space If Handed Over (2.00 or 1.85 X Sr. No. 4 (b) And / or (c))	
	(c) T.D.R. Area	
	(d) Total In-Situ / T.D.R. Loading Proposed (11 (a) + (b) + (c))	713.35
12)	Additional F.S.I. Area Under Chapter 7	
13)	Total Entitlement Of F.S.I. In The Proposal	
	(a) (9 + 10 (b) +11 (d) Or 12 Whichever Is Applicable.	4200.40
	(b) Ancillary Area F.S.I. Up To 60 % (60 % = 2122.88) Or 80 % With Payment Of Charges (80 % =529.678)	2652.659
	(c) Total Entitlement (a + b)	6853.059
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)	
15)	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built - Up Area	1309.525
	(b) Proposed Built-up Area (As Per 'P-Line')	5542.85
	(c) Total (a+b)	6852.375
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)	
	(b) Proposed	

ARCH WAVESS
Building Planner | civil engineer | landscape designer
Er. Dinesh R. Ughaade
License No. STATE / R / 2022 / APL / 00831
Contact No. + 91 830 830 23 23 | E-Mail ID : archwaves@gmail.com
Add : Office No. 2, Siddhi-Puja Business Square, Sharanpur Road , Nashik

Scale	Drawn By	Checked By	Job No.	Drawing No.	Date
1 : 100	DRU	DRU		01	14 / 10 /2023