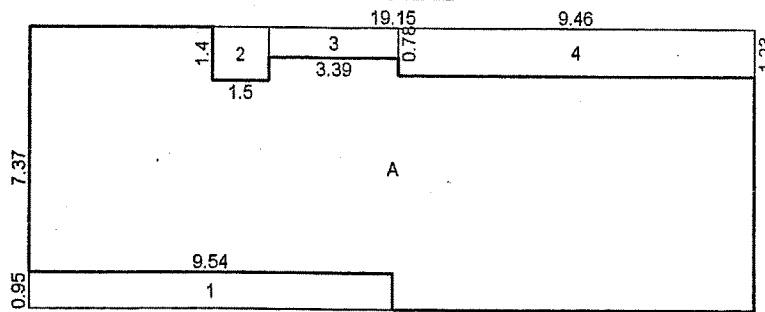
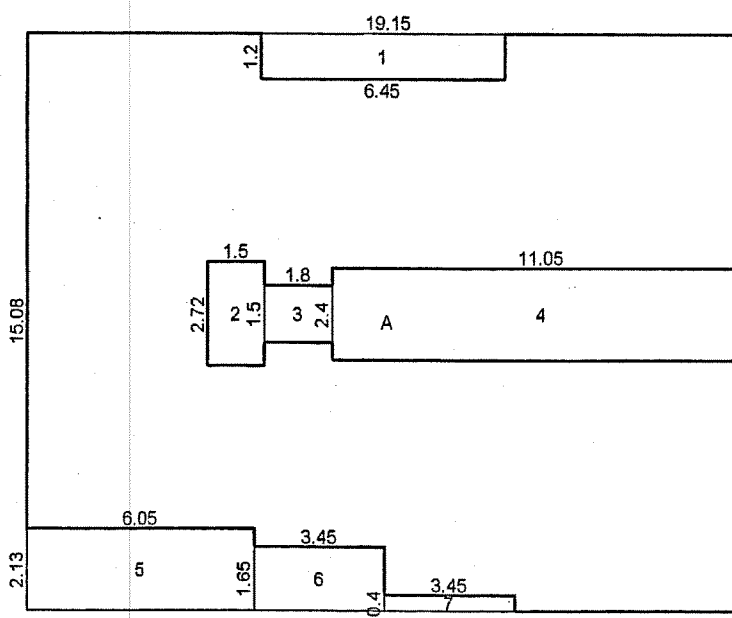


AREA DIAGRAM & CALCULATION GROUND FLOOR & MEZZANINE



GROUND FLOOR & MEZZANINE FLOOR AREA CALCULATIONS
A) 18.15 X 7.37 = 141.14 SQ.M.
DEDUCTIONS
1. 9.54 X 0.95 X 1 = 9.06 SQ.M.
2. 1.5 X 1.4 X 1 = 2.10 SQ.M.
3. 3.39 X 0.78 X 1 = 2.64 SQ.M.
4. 9.46 X 1.23 X 1 = 11.64 SQ.M.
TOTAL = 25.44 SQ.M.
NET GROUND AREA 141.14-25.44 = 115.70 SQ.M.
TOTAL GROUND FLOOR AREA = 115.70 + 3.24 (LIFT) = 118.94 SQ.M.
MEZZANINE AREA = 115.70 / 2 = 57.85 SQ.M.
DOUBLE HEIGHT AREA OF SHOP 50% = 57.85 / 2 = 28.93 SQ.M.
TOTAL MEZZANINE + DOUBLE HEIGHT FL. AREA = 57.85 (MEZZANINE) + 28.93 (D.H. 50%) = 86.78 SQ.M.

FIRST, SECOND, THIRD FLOOR



FIRST, SECOND, THIRD FLOOR AREA CALCULATIONS
A) 18.15 X 15.08 = 288.78 SQ.M.
DEDUCTIONS
1. 6.45 X 1.2 X 1 = 7.74 SQ.M.
2. 1.5 X 2.72 X 1 = 4.08 SQ.M.
3. 1.8 X 1.5 X 1 = 2.70 SQ.M.
4. 11.05 X 2.4 X 1 = 26.52 SQ.M.
5. 6.05 X 2.13 X 1 = 12.89 SQ.M.
6. 3.45 X 1.65 X 1 = 5.69 SQ.M.
7. 3.45 X 0.4 X 1 = 1.38 SQ.M.
TOTAL = 61.00 SQ.M.
NET AREA 288.78-61.00 = 227.78 SQ.M.
TOTAL FIRST FLOOR AREA = 227.78 SQ.MT.
TOTAL SECOND FLOOR AREA = 227.78 SQ.MT.
TOTAL THIRD FLOOR AREA = 227.78 SQ.MT.

BALCONY AND DOUBLE HEIGHT AREA STATEMENT							
FORM OF STATEMENT 2				Proposed Building (Sr. No. 11/1)			
Building No.	Floor No.	Total built-up area of floor	Balcony area 10%	Proposed Balcony	Excess balcony area counted in FSI	Double height terrace area within 20%	Excess double height terrace area counted in FSI
[1]	[2]	[3]	[4]	[4.1]	[5]	[6]	[7]
	GROUND+MEZZANINE+DOUBLE HEIGHT	205.72	-	-	-	-	-
1	227.78	22.78	6.45+6.05=12.50	1.25+4.31	3.45	-	-
2	227.78	22.78	6.45+6.05=12.50	1.25+4.31	3.45	-	-
3	227.78	22.78	6.45+6.05=12.50	1.25+4.31	3.45	-	-
TOTAL	889.06	68.34	-	-	-	-	-

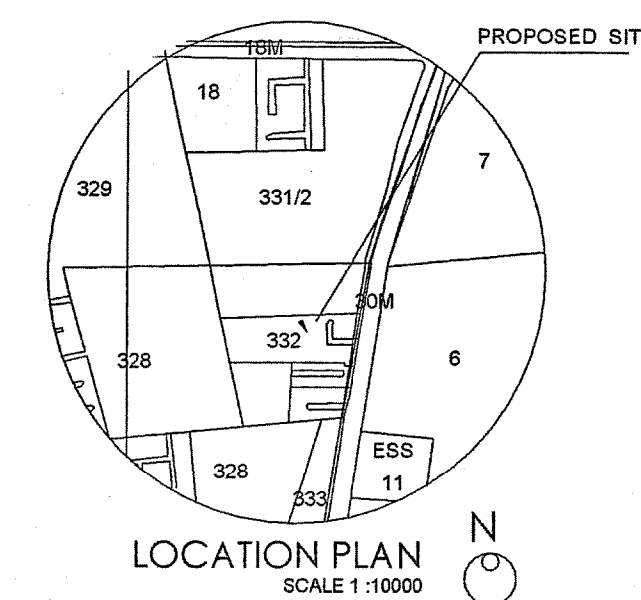
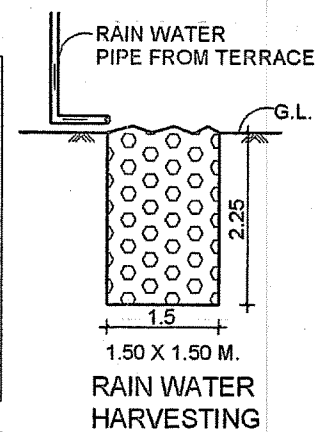
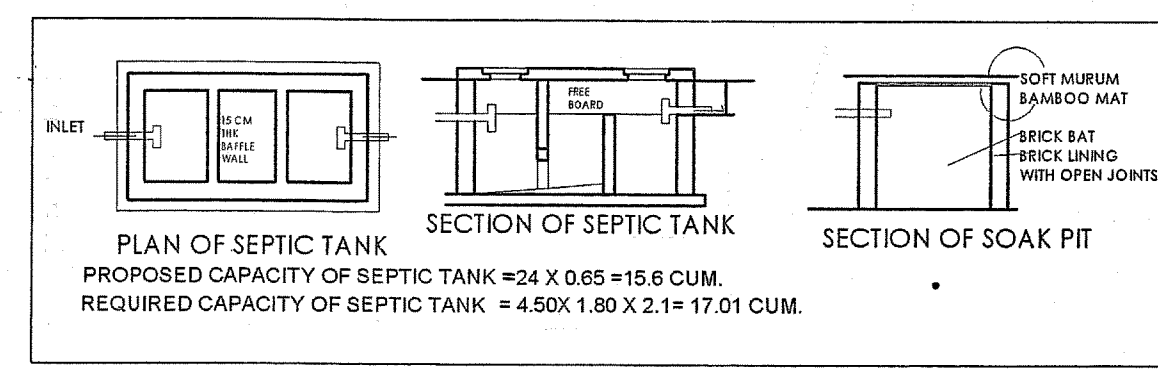
PARKING AREA STATEMENT				
PREVIOUSLY APPROVED FOR 4 NO SHOP & 10 NO. FLATS				
PLOT	REQUIRED		PROVIDED	
	CARS	TWO WHEELERS	CARS	TWO WHEELERS
FOR RESIDENTIAL	05	10	07	14
FOR COMMERCIAL	01	02	01	02
TOTAL PARKING	8	16	10	20

ONE TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 BUT LESS THAN 80 SQ.MT.

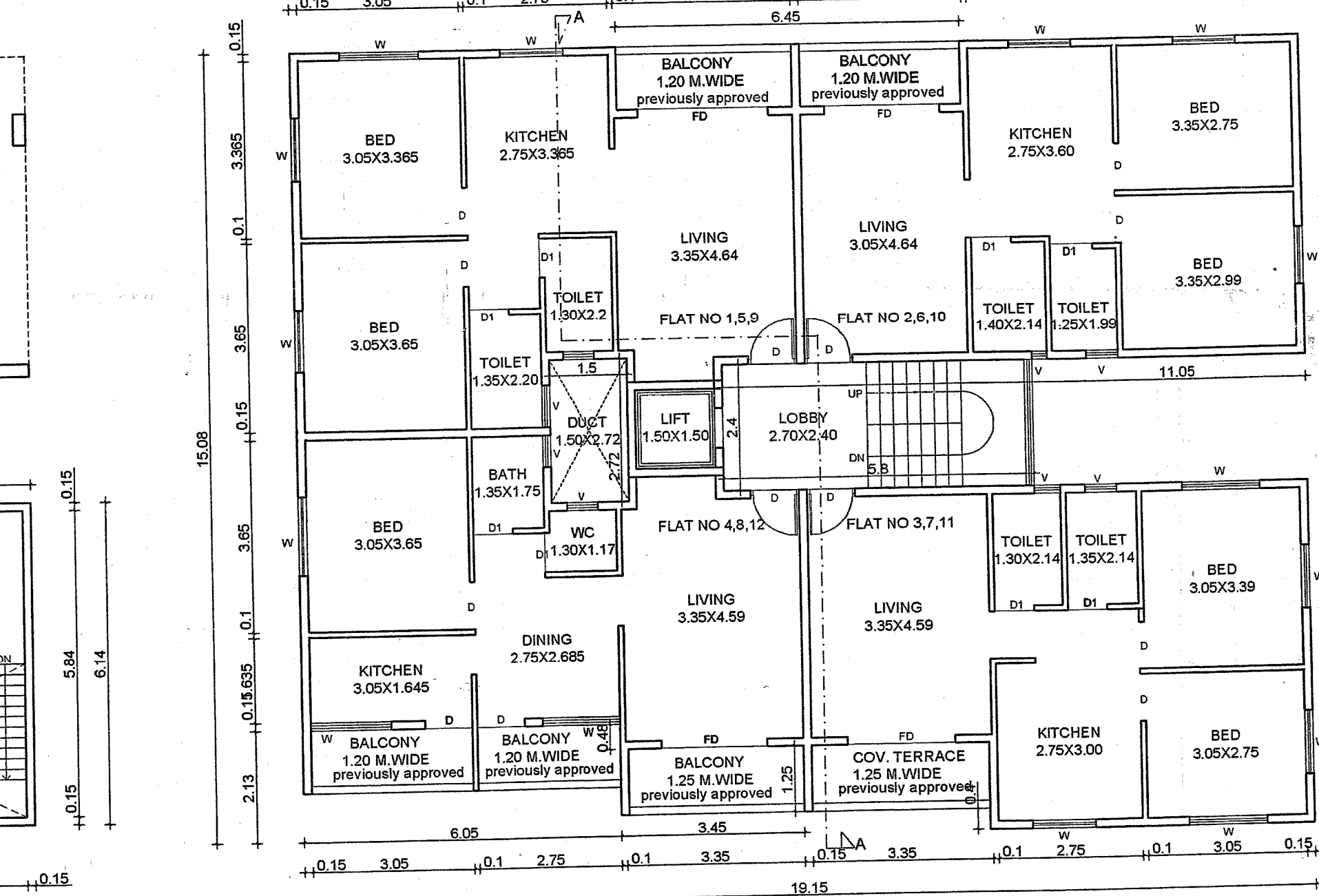
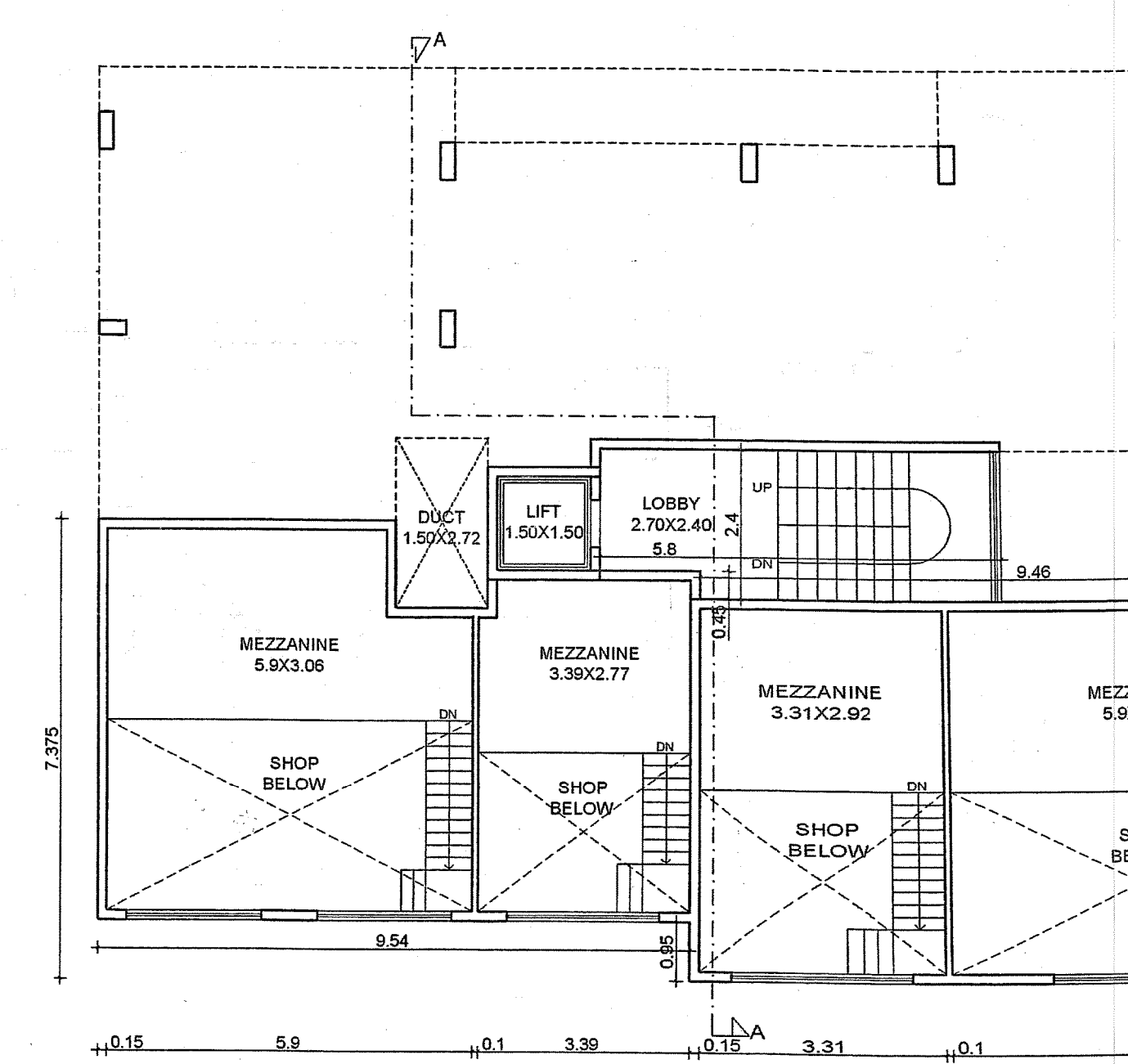
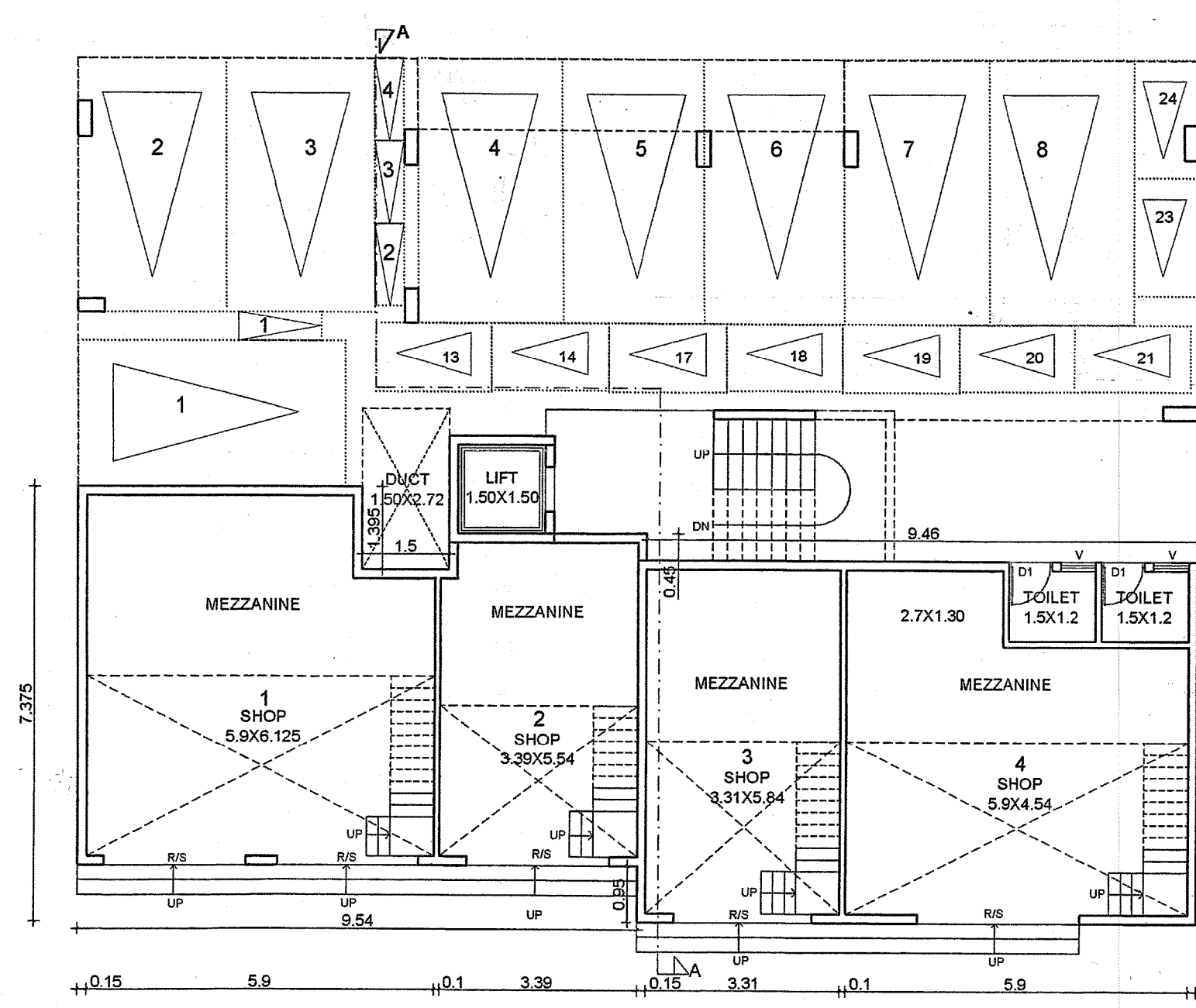
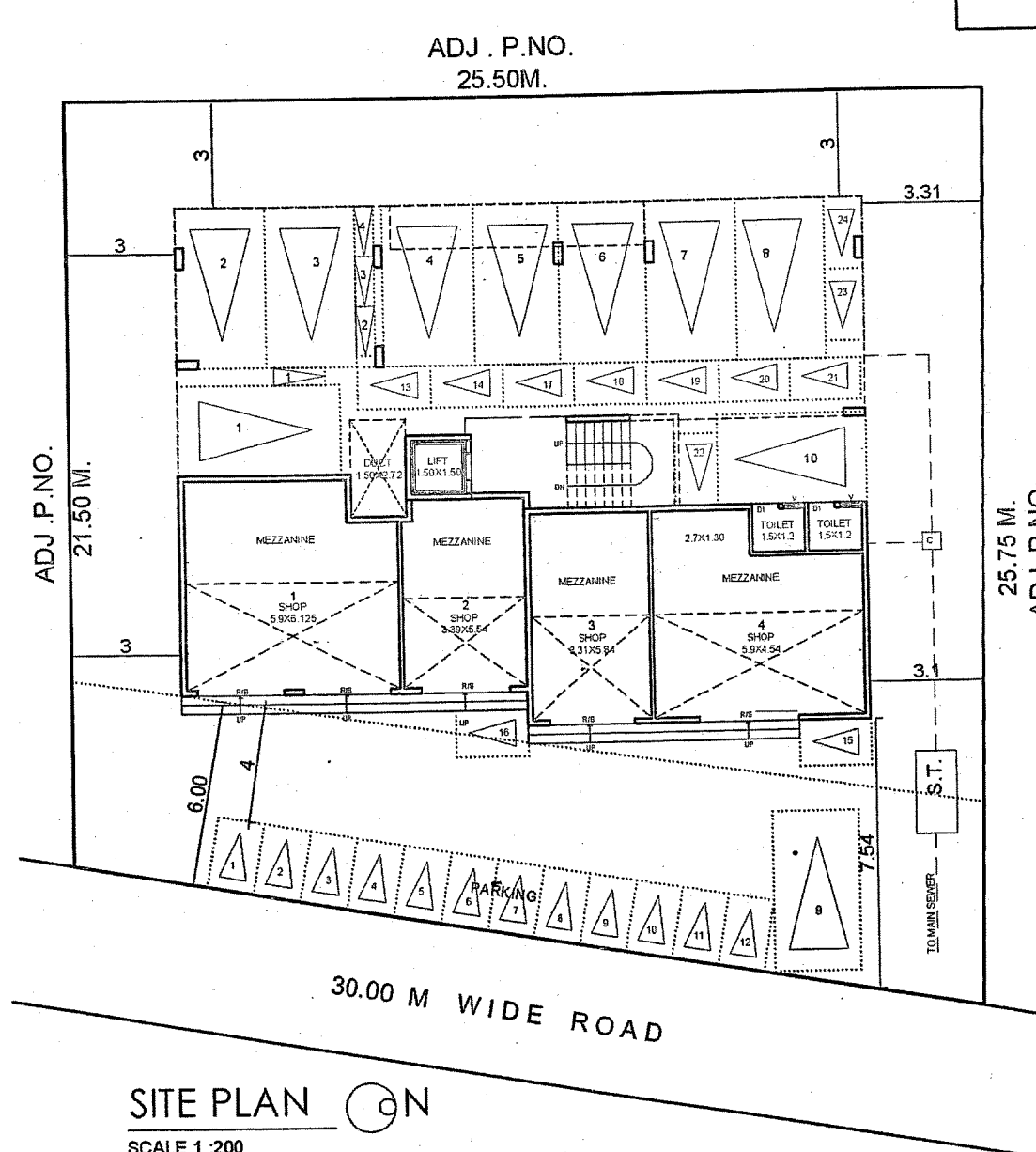
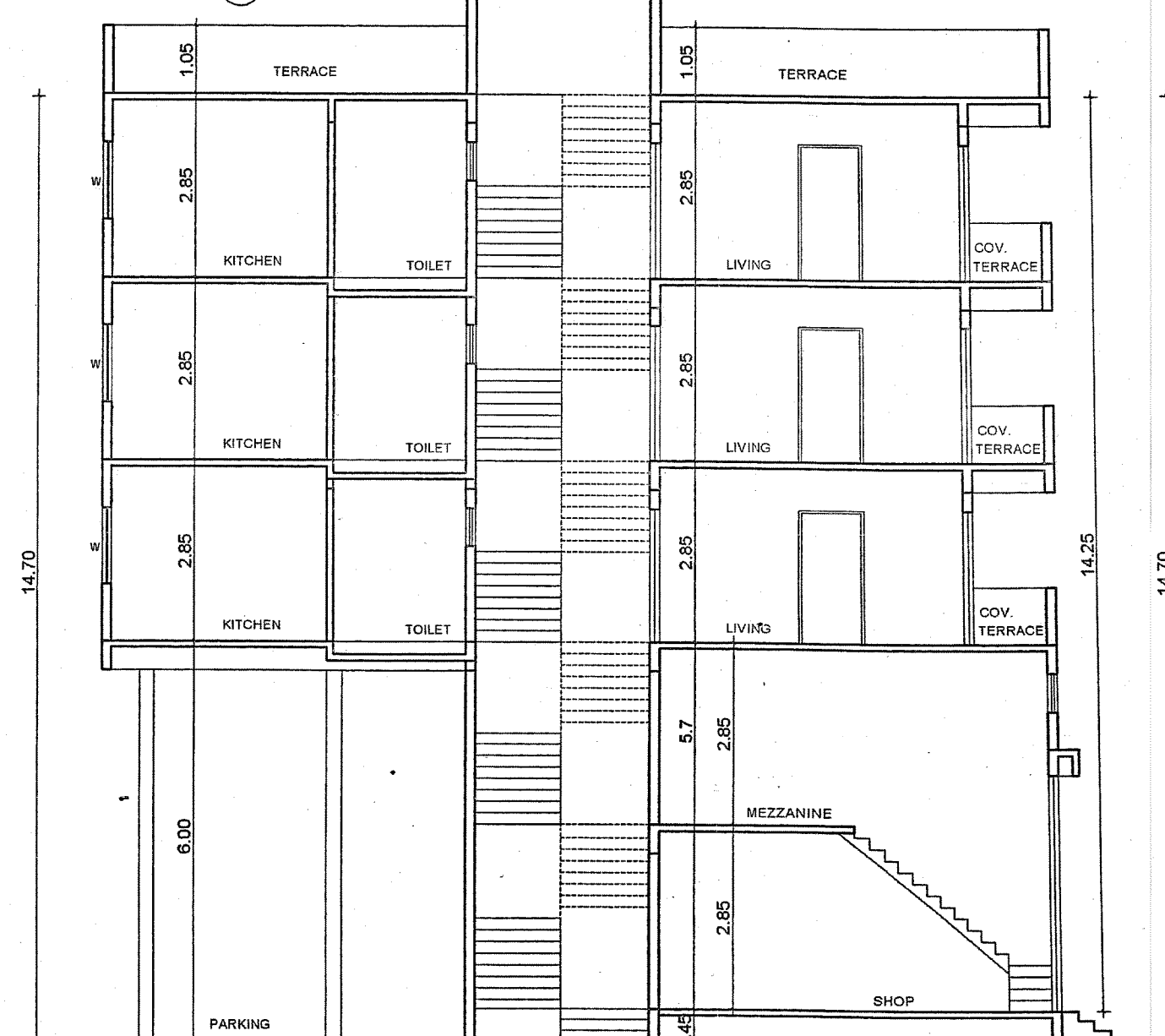
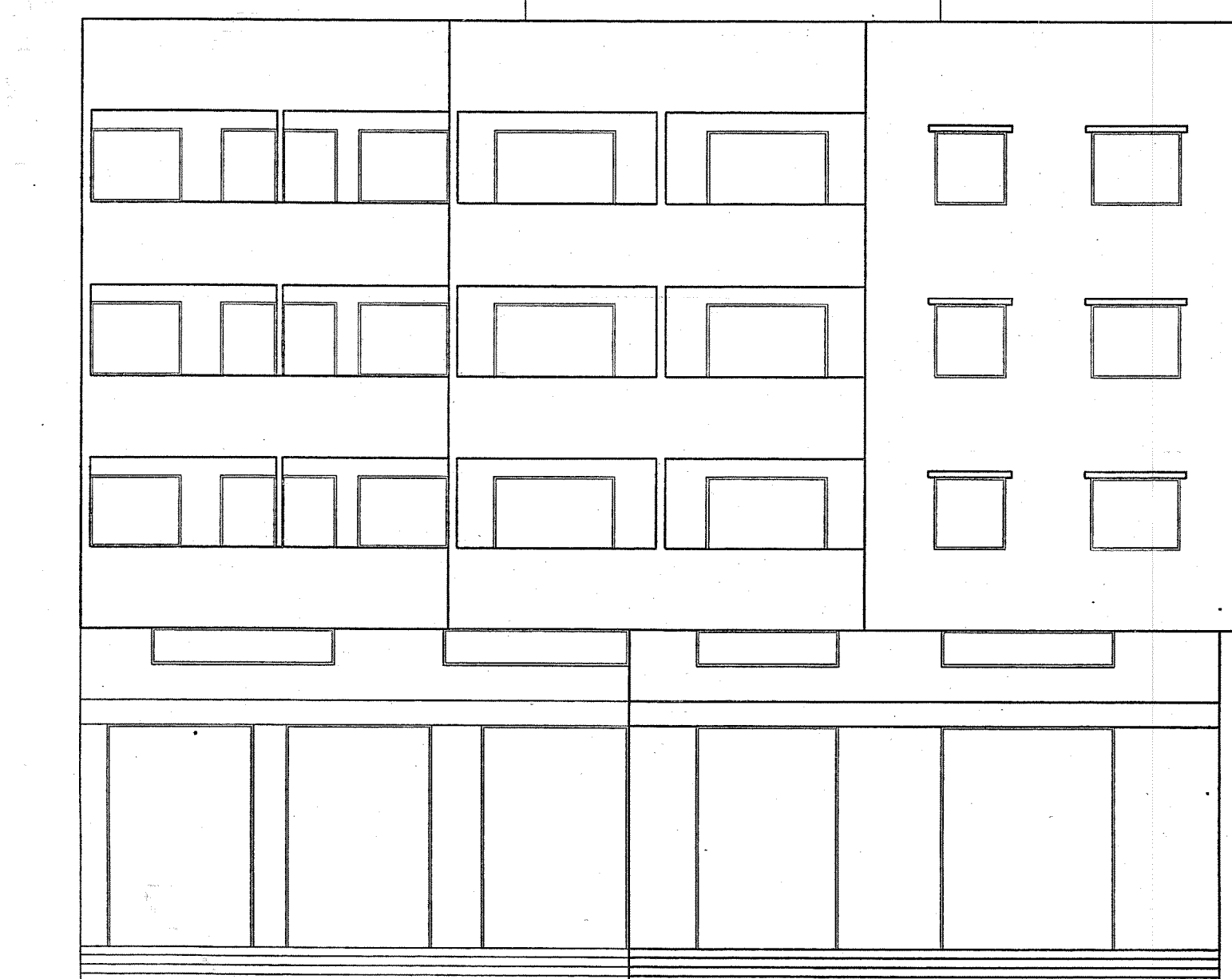
ADDITIONAL PARKING AREA STATEMENT				
NEW PROPOSED FOR 2 NO. FLATS				
PLOT	REQUIRED		PROVIDED	
	Cars	Scoter	Cars	Scoter
FOR RESIDENTIAL	01	04	01	04
FOR COMMERCIAL	01	04	01	04
TOTAL PARKING	02	08	02	08
PREVIOUSLY APPROVED	8+2=10	16+08=24	8+2=10	16+08=24
NEW PROPOSED	02	08	02	08

PLOT / TDR / PREMIUM AREA STATEMENT		
1. NET AREA OF PLOT	602.50	SQM.
2. BASIC F.S.I. AS PER DCPR (1.1) (602.50x1.1)	662.75	SQM.
3. TDR PURCHASED (permissible : x 1.40 = 843.50 sqmt)	-	SQM.
4. PREMIUM PURCHASED (permissible : 602.50 x 0.50 = 301.25 sqmt)	227.25	SQM.
5. TOTAL (2+3+4)	890.00	SQM.

CARPET AREA STATEMENT			
FLOOR	SHOP NOS	PER SHOP	TOTAL AREA OF ALL UNITS
GROUND	1	51.02	51.02 sqm.
	2	27.50	27.50 sqm.
	3	29.35	29.35 sqm.
	4	47.95	47.95 sqm.
FLOOR	FLAT NOS	PER FLAT	TOTAL AREA OF ALL UNITS
1ST, 2ND, 3RD	1, 5, 9	60.56	60.56x3 = 181.68 sqm.
	2, 6, 10	54.43	54.43x3 = 163.29 sqm.
	3, 7, 11	56.72	56.72x3 = 170.16 sqm.
	4, 8, 12	56.80	56.80x3 = 169.80 sqm.



O.H. WATER TANK
TREAD = 0.250 M.
RISE = 0.178 M.



APPROVED
Plans amended in accordance with the conditions mentioned in the accompanying commencement Certificate No. 83/425/201 dated 05/04/2018

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

PREVIOUSLY APPROVED B.P. NO - 85/15/133 DATED 15/4/15

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 work under supervision of proper technical person so as to ensure the quality & safety at the work site.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on... & dimensions of all sides etc. of the 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.D. scheme Records/ Land Records, department/ City Survey Records).

AREA STATEMENT		Sqm.
1. AREA OF THE PLOT		
(Minimum area of a.b.c to be considered)		602.50
a. As per ownership document (7/12, CTS extract)		602.50
b. As per measurement sheet		602.50
c. As per site		602.50
2. DEDUCTIONS FOR		
a) Proposed D.P. / D.P. Road widening Area		0
b) Any D.P. Reservation area		0
TOTAL (a+b)		0
3. GROSS AREA OF THE PLOT (1-2)		602.50
4. Recreational Open Space		
a) Required		
b) Proposed		
5. Amenity space		
a) Required		
b) Proposed		
6. Service road & Highway widening		
7. Internal road area		
8. Net Area of Plot = [3-5(b)]		602.50
9. Built up area with reference to Basic F.S.I. as per front road width (e.r.no. 8 x 1.1)		662.75
10. Addition of area for F.S.I.		
(a) In-situ area against D.P. Road [1.85x no. 2(a)], if any		
(b) In-situ area against Amenity Space [2.0 or 1.85x no. 5(b)]		
(c) Premium FSI area (subject to maximum of 0.5 of sr.no.8)		227.25
(d) TDR Area (Permissible 1.40)		0.00
(e) Additional FSI Area under chapter VIII		0.00
(Total a+b+c+d+e)		890.00
11. Total area available		890.00
12. Maximum utilization of FSI Permissible as per Road width (as per Regulation no. 15.4)		3.00
13. Total Built-up Area in proposal (excluding area at Sr. No. 15.b)		0
a) Existing Built-up Area		889.06
b) Proposed Built-up Area		NIL
c) Excess Balcony area counted in FSI		
d) Excess Double Height terrace area counted in FSI		
(Total a+b+c+d)		889.06
14. F.S.I. Consumed (13/8) (should not be more than sr.no. 12 above)		1.47
15. Area for Inclusive Housing, if any		NA
a) Required (20% of sr.no. 9)		NA
b) Proposed		

STRUCTURAL ENGINEER
UJVAL CHAUDHARI
ARCHITECT

OWNER
1. MRS. MADHURI P. PAGARE
2. MR. PANDIT D. PAGARE

G.P.A. HOLDER
PERFECT BUILDCON THROUGH PROPRIETOR
MR. ANIL SHANKAR AHER

REVISED COMMERCIAL + RESIDENTIAL BUILDING ON P.NO. 1, S. NO. 332/1+332/2/3+2A OF PATHARDI SHIVAR, NASHIK.
FOR-OWNER MRS. MADHURI P. PAGARE & OTHER 1 THROUGH - G.P.A. HOLDER PERFECT BUILDCON PROPRIETOR MR. ANIL SHANKAR AHER

Kshitij B. Dhande
Architect Council Registration no. CA/99/24861
ARCHITECT & INTERIOR DESIGNER
FLAT NO. 03, KAJOL APPT., NEAR BAFU BUNGLOW, INDIRA NAGAR, NASHIK-422 209.
PHONE: (0253) 232010.
CELL: 94 222 54283

DRG. NO. -VJ