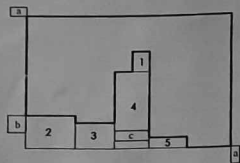


AREA DIGRAM & CALCULATIONS



FOR 1st/2nd/3rd/4th FLOOR
AREA OF BLOCK
14.00 X 9.20 = 128.80 SQM.

DEDUCTION

- 01) 1.20 X 1.20 X 1 = 1.44
- 02) 3.30 X 2.30 X 1 = 7.59
- 03) 2.65 X 2.30 X 1 = 5.30
- 04) 2.40 X 6.35 X 1 = 15.24
- 05) 2.60 X 0.75 X 1 = 1.95

TOTAL DEDUCTION = 39.52
128.80 - 39.52 = 89.28

BUP AREA AT EACH FLOOR = 89.28 SQM.

EXTRA BUP AREA AT TYPICAL FLOOR
AREA OF BLOCK -

- a) 0.60 X 1.20 X 2 = 1.44
- b) 1.20 X 1.20 X 1 = 1.44
- c) 2.40 X 0.70 X 1 = 1.68

EXTRA BUP AREA AT EACH FL. = 4.56 SQM.

TOTAL BUP AREA AT EACH FLOOR
89.28 + 4.56 = 93.84 SQM.

BALCONY AREA STATEMENT

FLOOR	FLOOR AREA	PERM. 15 %	PROVIDED	EXCESS AREA
FIRST FLOOR	107.76	16.16	15.40X1.20=18.48	2.32
SECOND FLOOR	107.76	16.16	15.40X1.20=18.48	2.32
THIRD FLOOR	107.76	16.16	15.40X1.20=18.48	2.32
FOURTH FLOOR	107.76	16.16	15.40X1.20=18.48	2.32
TOTAL EXCESS BALCONY AREA = 9.28 sqm.				

C/B AREA CALCULATIONS

(FIRST, SECOND, THIRD & FOURTH FLOOR)

BUILDING SIDE	NO. OF CB	ACTUAL AREA OF TOTAL CB STRIP (PER USER IN F.S.I.)	EXCESS AREA	EXCESS AREA FOR HARDSHIP
NORTH SIDE	3	14.00	0.60	4.32
SOUTH SIDE	3	9.20	0.60	4.32
EAST SIDE	3	9.20	0.60	4.32
WEST SIDE	3	9.20	0.60	4.32
TOTAL 13.92				
TOTAL C/B AREA FOR TAKEN IN F.S.I. = 13.92 X 4 FLOOR = 55.68 sqm.				
EXCESS AREA FOR HARDSHIP = 5.28 X 4 FLOOR = 21.12 sqm.				

BUP AREA STATEMENT

BUILDING	BUP AREA	EXTRA AREA	EXCESS BALCONY AREA	TOTAL
GROUND + LIFT	2.25	-	-	2.25
FIRST FLOOR	89.28	4.56	13.92	110.08
SECOND FLOOR	89.28	4.56	13.92	110.08
THIRD FLOOR	89.28	4.56	13.92	110.08
FOURTH FLOOR	89.28	4.56	13.92	110.08
TOTAL	357.12	18.24	55.68	442.57

PREMIUM AREA STATEMENT

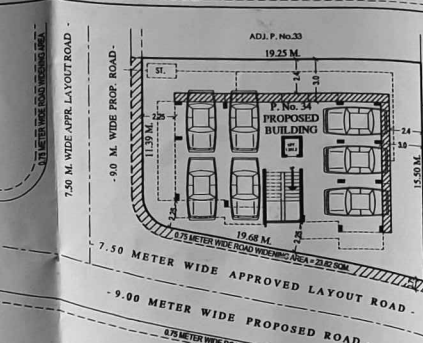
FLOOR	BUP AREA	PERM. 20 %	PROPOSED STAIRCASE AREA	TOTAL STAIRCASE PREMIUM AREA
First floor	89.28	17.85	2.50X4.00 = 10.00	10.00
Second floor	89.28	17.85	2.50X4.00 = 10.00	10.00
Third floor	89.28	17.85	2.50X4.00 = 10.00	10.00
Fourth floor	89.28	17.85	2.50X4.00 = 10.00	10.00
TOTAL STAIRCASE PREMIUM AREA = 40.00 Sqm.				

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D1	1.80 X 2.10	1 W. PANELLED DOOR
D2	0.75 X 2.10	1 W. PANELLED DOOR
W1	1.80 X 2.30	M.S. GLAZED WINDOW
W2	1.80 X 1.20	M.S. GLAZED WINDOW
W3	0.60 X 0.60	M.S. GLAZED WINDOW
C.W.	Room Width X 1.20	CONTINUOUS WINDOW

HARDSHIP AREA STATEMENT

FLOOR	AREA
GROUND FLOOR	5.28
FIRST FLOOR	5.28
SECOND FLOOR	5.28
THIRD FLOOR	5.28
FOURTH FLOOR	5.28
TOTAL	21.12
TOTAL HARDSHIP AREA = 21.12 sqm.	



SITE PLAN
SCALE: 1:200

PARKING STATEMENT.

AREA/NO.	REQUIRED PARKING	PROVIDED PARKING
RENTALMENT NO.	12 Nos.	12 Nos.
PLOT PARKING	262.70 sqm.	2 Nos.
TOTAL PROVIDED PARKING	14 Nos.	14 Nos.

T.D.R. AREA STATEMENT

AREA OF PLOT AS PER 7/12 EXTRACT
ALLOWABLE (T.D.R. 40.0% OF PLOT AREA)
PROPOSED TAKEN T.D.R.

D.R.C. STATEMENT

D.R.C. ZONE - 'C'
D.R.C. No. 704, DATED - 20/03/2015
T.D.R. AGREEMENT No. 3423, DTD - 12/05/2015

PREMIUM AREA STATEMENT

NET AREA OF PLOT
ALLOWABLE (Premium 30.0% of plot area)
PROPOSED TAKEN PREMIUM AREA

COMPLETION PLAN

STAMP OF APPROVAL

APPROVED
As per the accompanying
Occupancy Certificate
No. Nashik/C/183996/2019
Date: 9/10/2019
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

A AREA STATEMENT

1. Area of Plot (Minimum area of a.b.c. to be considered)	SQ. M.
(a) As per ownership document (7/12, C.T.S. extract)	282.70
(b) As per measurement sheet	-
(c) As per sale	282.70
2. Deductions for	
(a) Proposed D.P./D.P. road widening Area	23.82
(b) Any D.P. Reservation Area	-
3. Gross Area of Plot (1-2)	258.88
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 = (3-5b)	258.88
9. Built up Area with reference to Basic F.S.I. as per front road width (er. no. 8 X 1.1)	284.76
10. Area of Plot (Minimum area of a.b.c. to be considered)	-
(a) In-situ area against D.P. road (1.85X no. 20, if any)	-
(b) In-situ area against Amenity Space (2.0 or 1.85 X er. no. 5b)	-
(c) Premium FSI area (subject to maximum of 0.30 of er. no. 8)	24.00
(d) TDR area (subject to maximum of 0.40 of er. no. 8)	110.00
(e) Additional FSI area under chapter VIII	-
Total (a+b+c+d+e)	157.82
11. Total area available (8+10)	442.58
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	1.80
13. Total Built-up Area in proposal (excluding area at er. no. 15b)	-
(a) Existing Built-up Area	386.49
(b) Proposed Built-up Area	9.28
(c) Excess Balcony, veranda counted in F.S.I.	-
(d) Excess Double height terraces Area counted in F.S.I.	-
(e) Additional Area counted in F.S.I.	18.24
(f) Excess Cub. area counted in F.S.I.	55.68
Total (a+b+c+d+e+f)	442.57
14. F.S.I. Consumed (13b) (should not be more than er. no. 12 above)	0.99 %
15. Area for Inclusive Housing, if any	-
(a) Required (20% of er. no. 9)	-
(b) Proposed	-

CERTIFICATE OF AREA

Certified that the land under reference was surveyed by me on 10/04/2019 and dimensions of sides etc. of the land stated on plan are 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 Licensed Architects / Engineer / Supervisor

OWNER'S DECLARATION

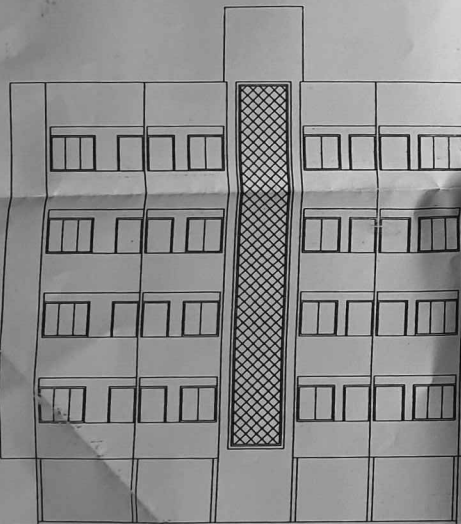
I / We undersigned hereby confirm that I / We would abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the structure as per sanctioned plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

SHRI MANOJ RAJU MAKWANA

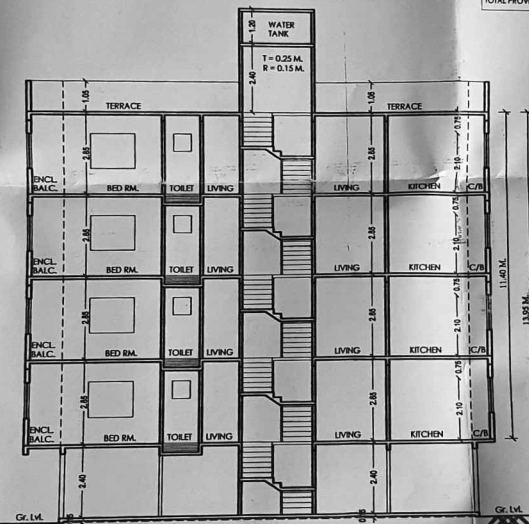
Owner's Name & Signature

COMPLETION PLAN RESIDENTIAL BUILDING ON F. No. 34, S. No. 82/1A OF ASHOK SHIVAR IN NASHIK. FOR - SAI ANAND BUILDERS PARTNERSHIP FIRM THROUGH PARTNER - SHRI MANOJ RAJU MAKWANA

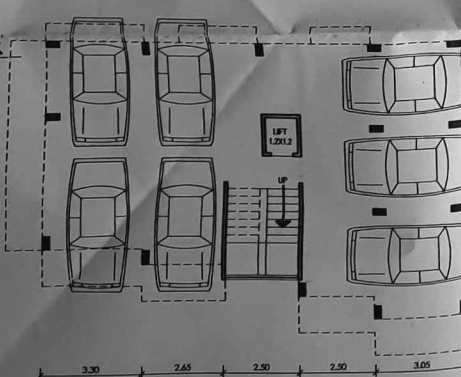
OWNERS SIGN	DATE	SCALE	DRN BY -
SHRI MANOJ RAJU MAKWANA	25/06/2019	1:100	CHND BY - R.K.P.
ARCHITECTS SIGN	DATE	SCALE	DRN BY -
SHRI HIRSHIKESH PAWAR	25/06/2019	1:100	CHND BY - R.K.P.
HIRSHIKESH PAWAR			
ARCHITECTS			
3 Sanshodh CO-op Housing Society Ltd. Aurville Colony, New Pandit Colony, Gangapur Road, Nashik - 422 002 Mob. - 98224 27777			



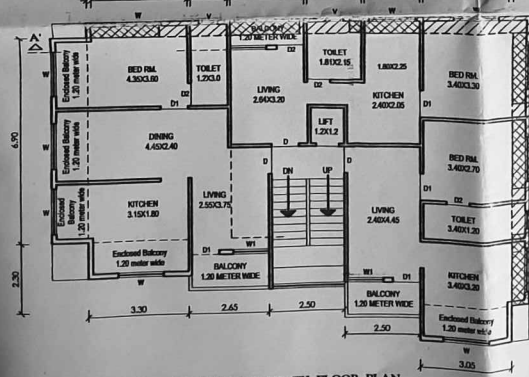
FRONT ELEVATION
(SCALE 1:100)



SECTION @ A-A
(SCALE 1:100)



GROUND FLOOR PLAN
(SCALE 1:100)



FIRST/SECOND/THIRD/FOURTH FLOOR PLAN
(SCALE 1:100)



LOCATION PLAN
SCALE 1:10,000

NOTE
PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAIN LINE SHOWN IN DOTTED RED
EXTERNAL WALL 0.15 MT. THICK
INTERNAL WALL 0.10 MT. THICK

