AREA ON GROUND FLOOR (ROW HOUSES)

BLOCK-1= 13.50X 08.45 =114.07
BLOCK-2= 01.80X 01.80 =003.24
TOTAL =117.31
Ded a =(02.275X2.75)=012.51
Net Area on GROUND.F =104.80 Sq.M.

AREA ON FIRST FLOOR (ROW HOUSES)

BLOCK-1= 13.50X 08.45 =114.07
=
TOTAL =114.07

Ded a =2.875X 02.75 =007.90
Ded b =2.275X 02.75 =006.26
Net Area on FIRST.F =099.92 Sq.M.

AREA ON STILT FLOOR (BUILDING)

BLOCK-2= 12.75X 22.075= 281.45

TOTAL =298.12

Ded a =00.50X 02.775=001.38
Ded b =03.15X 01.675=005.27
Ded c = 02.15X 00.80 =001.38
Ded d =02.175X 2.225=004.98
Ded e =2(1.7X 02.10) =007.14
Ded f = 2(1.5X 01.50) =009.00
Ded g =08.25X 04.36 =035.97
Ded h =00.50X 02.20 =001.10
Ded i = 02.50X 01.17 =002.92
Ded j = 04.20X 01.62 =006.80
072.56 Sq.M.

Net Area on SLILT.F.
281.45-72.56 =208.89 Sq.M.

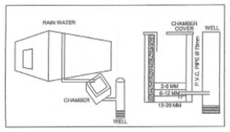
BALC. AREA CAL.ON STILT.F.
1) Prop. areas on FIRST.F.= 208.89 Sq.M.
2) 15% Allowed Balc. AREA = 31.33 Sq.M.
3) Prop.Balc.Area= 25.375X1.00 = 25.375 Sq.M.
4) Excess. Balc. Area= nil

TOTAL AREA ON STILT-FIRST FLOOR
IS SAME AS ON STILT FLR= 208.89 SQ.M.
EXCESS BALC. AREA ON STILT-FST FLR= NIL

TOTAL AREA ON STILT-SECOND FLOOR
IS SAME AS ON STILT FLR= 208.89 SQ.M.
EXCESS BALC. AREA ON STILT-SEC FLR= NIL

TOTAL AREA ON STILT-THIRD FLOOR
IS SAME AS ON STILT FLR= 208.89 SQ.M.
EXCESS BALC. AREA ON STILT-THIRD FLR= NIL

TOTAL B/UP AREA
=104.80+99.92+208.89+208.89+208.89+208.89 = 1040.28 Sq.M.
Excess. Balc. Area= NIL

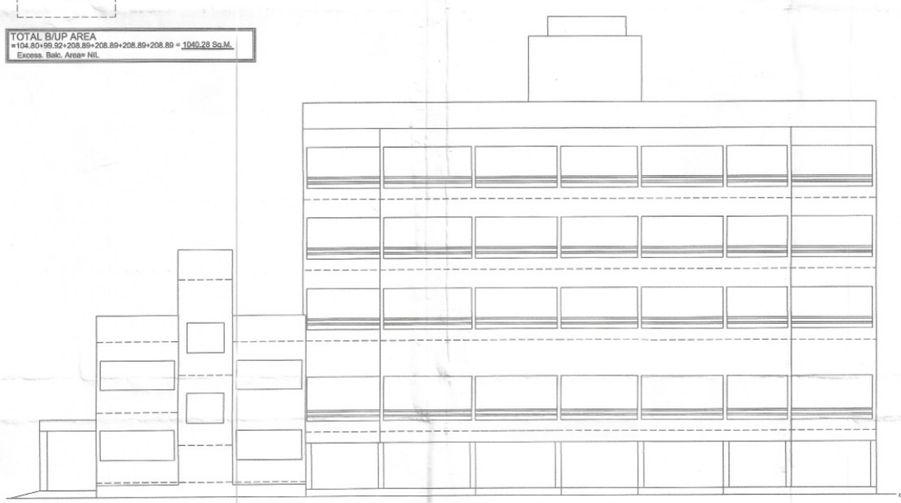


Schedule Of Openings.

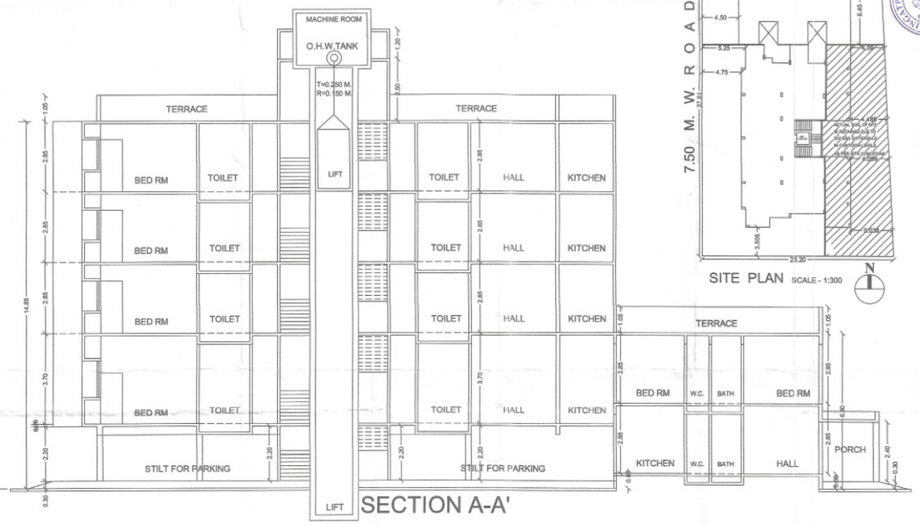
Type	Size	Specification
D	1.05m×2.10m	O.W Flush Door
D1	0.90m×2.10m	"
D2	0.75m×2.10m	All Sliding Window
W	1.50m×1.20m	"
W1	0.90m×1.20m	"
W2	0.60m×1.20m	"
R/S	1.80m×2.10m	"
V	0.60m×0.90m	All Glass Ventilation



LOCATION PLAN SCALE - 1:10,000

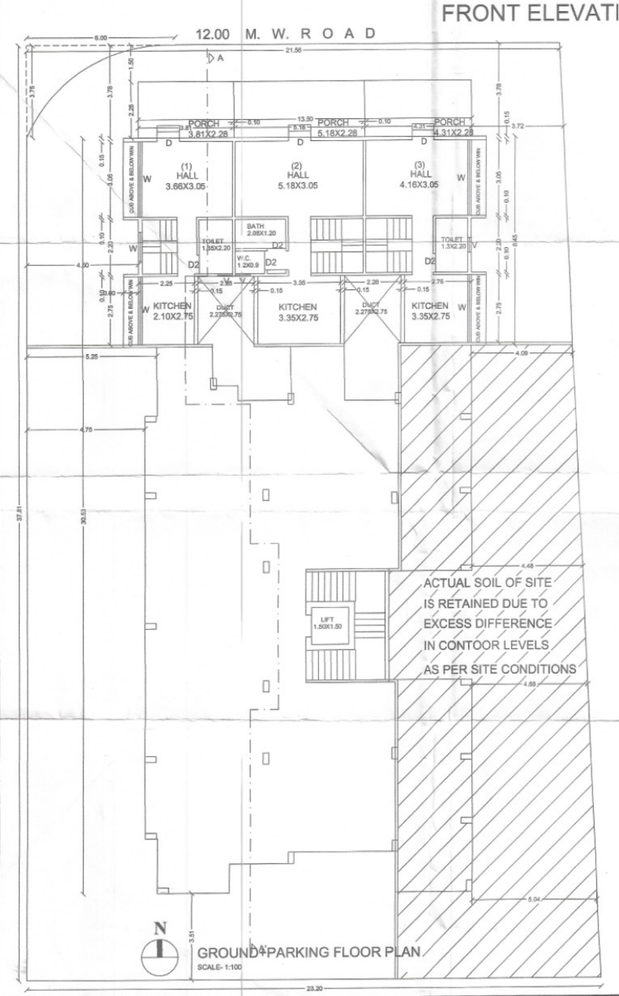


FRONT ELEVATION

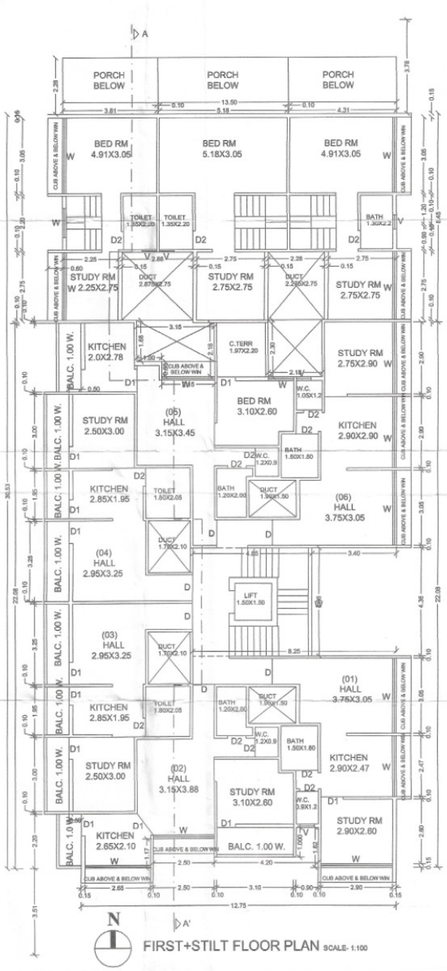


SECTION A-A'

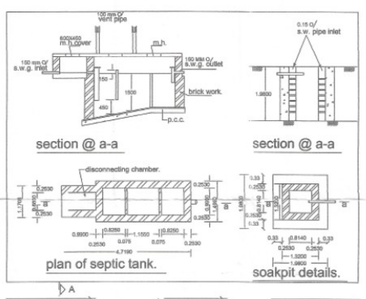
SITE PLAN SCALE - 1:300

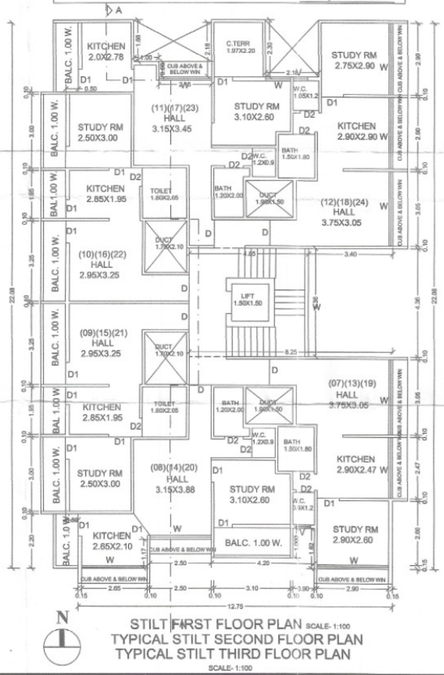


GROUND PARKING FLOOR PLAN
SCALE- 1:100

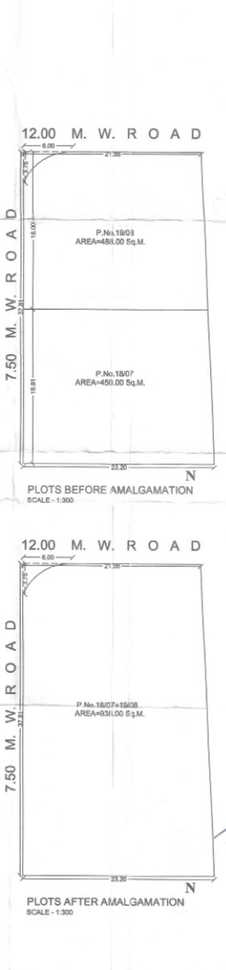


FIRST+STILT FLOOR PLAN SCALE- 1:100





STILT FIRST FLOOR PLAN SCALE- 1:100
TYPICAL STILT SECOND FLOOR PLAN
TYPICAL STILT THIRD FLOOR PLAN
SCALE- 1:100



PLOTS BEFORE AMALGAMATION
SCALE - 1:300

PLOTS AFTER AMALGAMATION
SCALE - 1:300

PROFORMA | SHEET NO: 1/1

Revised.Amalgamation of P.No. 18/07+19/08 & Residential Building plan in P.No.18/07+19/08 , C.T.S.No. 563 A, IGATPURI City, Nashik. For- Shri Ankit Nitinbhai Kothari.

STAMPS OF APPROVAL OF PLANS

OFFICE OF THE IGATPURI MUNICIPAL COUNCIL
Building Permit No.:TP/26/2021
Date : 18/8/2021
SANCTIONED

TOWN PLANNING ASSISTANT
IGATPURI MUNICIPAL COUNCIL

CHIEF OFFICER
IGATPURI MUNICIPAL COUNCIL

Approved Commencement Certificate No:- INP/PND/BPA/026/13-14 Date-02/08/2014.

Area Statement	SQM.
1. Area of plot (Minimum area of a,b,c to be considered)	938.00
a) As per ownership document (7/12,CTS extract)	938.00
b) As per measurement sheet	
c) As per site	
2. deduction for,	
a) proposed D.P./D.P. Road widening area.	00.00
b) Any D.P.Reservation area.	
(Total a+b)	938.00
3. Balance Area of plot (1-2)	938.00
4. Amenity Space (if applicable)	
a) Required	
b) Proposed	
c) Balance Proposed	
5. Net Plot Area(3-4 (c))	938.00
6. Recreational Open Space (if applicable)	
a) Required	
b) Proposed	
7. Internal Road Area	
8. Plotable area (if applicable)	938.00
9. Built up area with reference to basic F.S.I as per front road width (Sr.No.5/basic FSI)	1125.60
10. Addition of FSI on payment of premium	00.00
(a) Maximum permissible premium FSI-based on road width/TOD zone	
(b) Proposed FSI on payment of premium.)	
11. In-situ / SW TDR loading	
(a) In-situ area against D.P.road [2.0x Sr.No.2 (a)],if any	00.00
(b) In-situ area against Amenity Space if handed over. [2.00 or 1.85x(Sr No.4 (b) and / or (c)).	
(c) TDR area	00.00
(d) total In-situ/ TDR loading proposed (11(a)+(b)+(c))	00.00
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposed	1125.60
a) [9+10(b)+11(d)] or 12 whichever is applicable.	
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	00.00
c) Total entitlement (a+b)	
14. maximum utilization limit of FSI (building potential) permissible as per road width ((as per Regulation No.8.1 or 8.3 or 8.4 as applicable)x1.8 or 1.8)	
15. Total Built-up Area in proposed (excluding area at Sr.No.17 b)	
a) Existing Built-up Area	00.00
b) Proposed Built-up Area (as per 'A'-line')	1040.28
c) Total (a+b)	1040.28
16. F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	1.10%
17. Area for Inclusive Housing ,if any	
a) Required (20% of Sr.No.5)	
b) Proposed	

Certificate Of Area.

Certified that plot under reference was surveyed by me on 01/11/2020 and the dimension of sides etc. of plot stated on plan are as measured on site and areas 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 Architects/Licensed Engineer/Supervisor.)

Owners declaration:-

I/We under signed hereby confirm that I/We would abide by plan 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

Owner (s) Name and Signature

Architects Sign.	Stru.Engineer	Owners Sign.

FINE ARCH
Ar. Semeer S. Madiyar
B. Arch. AIA, C.A. - 99234800
346,2ND FLOOR, B WING, MARKETYARD SHOPPING COMPLEX, ADJECENT TO SUYOG HOSPITAL, OPP.PATEL ARCADE DINDORI RD, PANCHAVATI, NASHIK-3
Phone : 2514753, M-9890061066
FINE ARCH ARCHITECT

SCALE : 1:100 | DATE: 00/00/2021
DRN BY: VP(Draughtsman) | CHD BY: S.S.Madiyar