PROFORMA NO - 1.

# COMPLETED RESIDENTIAL BUILDING PLAN ON S.NO.158 / 3 /3 ( AS PER 7/12 ) AND AS PER D.I.L.R. 158 /2 +3 / 3 +158/2+3/4 OF- NASHIK SHIWAR, NASHIK.FOR - RAVIRAJ BUILDCON PARTNERSHIP FIRM.

**APPROVED**
As per the accoupaining
occupancy Certificate
No. Nashik/ C1/9H678/2019
Date : 18 / 07 /2019

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

REF-
BUILDING PERMISSION NO. C1/149/720/15 , DATE - 18/06/2015
BUILDING PERMISSION NO. C1/53/561 , DATE - 23/05/2016

| A | AREA STATEMENT | SQM. |
|---|---|---|
| | 1. Area of plot (Minimum area of a,b,c,tobe considered | |
| | a) As per ownership document (7/12,CTS extract) | 500.00 |
| | b) as per measurement sheet | 429.00 |
| | c) as per site | 429.00 |
| | 2. Deductions for. | — |
| | (a) Proposed D.P. / 9.0 Road widening Area | |
| | (B) Any D.P. Reservation area. | — |
| | ( TOTAL a+b ) | |
| | 3. Gross Area of Plot (1-2) | 429.00 |
| | 4. Recreational Open space | — |
| | (a) Required | — |
| | (b) Proposed | — |
| | 5. Amenity Space | — |
| | (a) Required | — |
| | (b) Proposed | — |
| | 6. Servise road and Highway widening. | — |
| | 7. Internal Road area | — |
| | 8. Net Area of plot = [ 3 - 5(b) ] 429.00X0.90 | 386 10 |
| | 9. Built up area with reference to Basic F.S.I. as per front road width ( sr No. 8 X 1.1) | 424.71 |
| | 10. Addition of area for F.S.I. | — |
| | (a) In -situ area against D.P. road [1.85xSr.no.2(a)]31.65X1.0 | |
| | (b) In -situ area against Amenity Space [ 2.00 or 1.85 x SR.NO. 5 (b) ] | — |
| | (C) Premium FSI area (subject to maximum of 0.3 of sr no. 8 386.10X0.30 | 71.00 |
| | (d) T.D.R. area | 154.44 |
| | (e) Additional FSI area under chapter VIII | |
| | ( Total of a+b+c+d+e) | 225.44 |
| | 11. Total area available (9+10) | 650.15 |
| | 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 Completed ( excluding area at Sr.No.15.b) | |
| | (a) Existing Built -up Area | — |
| | (b) Completed Built -up Area | 634.775 sqm. |
| | (c) Excess Balcony area counted in F.S.I.(Completed) | 15.31 sqm. |
| | (d) Excess Double Height terraces area counted in F.S.I. | — |
| | Total ( a+b+c+d) | 650.085 sqm. |
| | 14. F.S.I. Consumed (13/8) (should not be more than serial no-12 above ) | 1.68 |
| | 15. Area for inclusive housing if any | — |
| | (A) Required (20% of sr no. 9) | — |
| | (B) Proposed | — |

**Certificate of Area**

Certified that the plot under reference was surveyed by me on 26/06/2017 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.
Er - Ashok N. Jamdar.
R.No.31 / 39

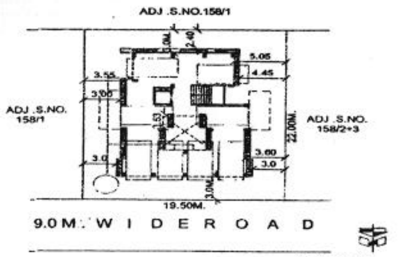
**Owners Declaration.**

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 as to ensure the quality and safety at the work site.

Girish T. Patel
Owner Name & Signature.

Er Ashok Jamdar.
**Vijaya Consultants**
BUILDING PLANNERS & DESIGNERS
10, Siddhi Park, Corporation Road
New pandit colony,
Nashik -2.
ph : 2574602.

| JOB NO. | DATE | DRAWING NO. | SCALE | DRAWN BY- | CHECKED BY |
|---|---|---|---|---|---|
| | | | | | |


ADJ .S.NO.158/1
ADJ .S.NO. 158/1
ADJ .S.NO. 158/2+3
5.05
4.45
3.55
3.05
3.60
3.0
2.40
22.00M.
19.50M.
9.0 M. W I D E R O A D

SITE PLAN.
(SCALE=1:300 )

## OLD BALCONY AREA STATEMENT

| FLOOR | PER- BALCONY | PRO- BALCONY | EXC - BALCONY |
|---|---|---|---|
| STILT FL. | 13.68 | 12.40 | 0.00 |
| STILT FIRST FL. | 13.44 | 12.40 | 0.00 |
| STILT SECOND FL. | 13.44 | 12.40 | 0.00 |
| STILT THIRD FL. | 13.44 | 12.40 | 0.00 |
| | | TOTAL - | 0.00 SQM. |

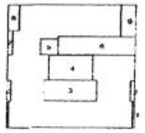
## T. D. R. STATEMENT

| PLOT AREA | T.D.R. PERMISSIBALE | T.D.R. PROPOSED |
|---|---|---|
| 386.10 | 154.44 | 154.44 |

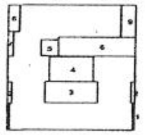
ZONE - 'C' D.R. C. NO - 717 DATE - 15/09/2015
REG AGGREMENT NO- 8919-2015

## PARKING STATEMENT

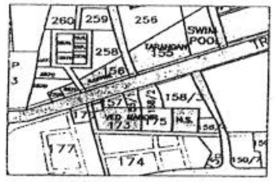
| PARKING | REQ- | | PROPOSED | |
|---|---|---|---|---|
| | 2 WHEEL | 4 WHEEL | 2 WHEEL | 4 WHEEL |
| PLOT | 04 | 2 | 04 | 2 |
| RESIDENCE | 06 | 06 | 06 | 06 |
| TOTAL | 10 | 08 | 10 | 08 |



STILT FL.B/UP
AREA CALCULATION
12.40 X 16.00 = 198.40 SQM.
deduction
1) 0.20X 3.35X2 = 1.34 SQM.
2) 0.40 X 2.80X2 = 2.24 SQM.
3) 5.40 X 2.70 = 13.77 SQM.
4) 4.20 X 3.20 = 13.44 SQM.
5) 1.65 X 2.0 = 3.30 SQM.
6) 7.65 X 2.40 = 18.36 SQM.
7) 0.50 X 3.15 = 1.57 SQM.
8) 1.10 X 3.40 = 3.74 SQM.
9) 1.50 X 4.15 = 6.225 SQM.
DED = 63.985 SQM.
198.40 -63.985 = 134.415 SQM.
ADD LIFT B/UP AREA
1.65X1.50 = 2.475 SQM.
F.FLOOR B/UP AREA = 136.89 SQM.
ADDITIONAL B/UP AREA CALCULATION FOR COMPLETION
10) 0.60 X4.10X2 = 4.92 SQM.
11) 0.60 X2.80X2 = 3.36 SQM.
12) 0.60 X1.77X2 = 2.12 SQM.
13) 0.60 X3.15X1 = 1.89 SQM.
14) 0.60 X4.15X1 = 2.49 SQM.
TOTAL EXTRA B/UP AREA - 14.78 SQM.
ADD CUB - B/UP AREA
2.40X0.60 X 3 = 4.32 SQM.
0.60X2.30 X 2 = 2.76 SQM.
CUB B/UP AREA = 7.08 SQM.
STILT FLOOR TOTAL B/UP AREA - 136.89 +14.78+7.08 = 158.75 SQM.



FIRST,SECOND & THIRD FL.B/UP
AREA CALCULATION
12.40 X 16.00 = 198.40 SQM.
deduction
1) 0.20X 3.35X2 = 1.34 SQM.
2) 0.40 X 2.80X2 = 2.24 SQM.
3) 5.40 X 2.70 = 13.77 SQM.
4) 4.20 X 3.20 = 13.44 SQM.
5) 1.65 X 2.0 = 3.30 SQM.
6) 7.65 X 2.40 = 18.36 SQM.
7) 0.50 X 3.15 = 1.57 SQM.
8) 1.10 X 3.40 = 3.74 SQM.
9) 1.50 X 4.15 = 6.225 SQM.
DED = 63.985 SQM.
198.40 -63.985 = 134.415 SQM.
F.FLOOR B/UP AREA = 134.415 SQM.
ADDITIONAL B/UP AREA CALCULATION FOR COMPLETION
10) 0.60 X4.10X2 = 4.92 SQM.
11) 0.60 X2.80X2 = 3.36 SQM.
12) 0.60 X1.77X2 = 2.12 SQM.
13) 0.60 X3.15X1 = 1.89 SQM.
14) 0.60 X4.15X1 = 2.49 SQM.
TOTAL EXTRA B/UP AREA - 14.78 SQM.
ADD CUB - B/UP AREA
2.40X0.60 X 3 = 4.32 SQM.
0.60X2.30 X 2 = 2.76 SQM.
CUB B/UP AREA = 7.08 SQM
STILT FLOOR TOTAL B/UP AREA - 134.415 +14.78+7.08 = 156.275 SQM.


260
259
256
258
SWIM POOL
155
158/2
174
177
150/7

LOCATION PLAN
SCALE :- 1:10,000

## AREA CALCULATION FOR EXTRA C/B AREA TAKEN IN FSI AS WELL AS IN HARDSHIP PREMIUM

| SR NO | FLOOR | LENGTH OF EXTRA C/B | WIDTH OF EXTRA C/B | AREA OF EXTRA C/B |
|---|---|---|---|---|
| 1 | STILT FLOOR | A) 2.25 X0.60X1 = 1.35 SQM.<br>B) 0.75 X0.60X1 = 0.45 SQM. | | 1.80 SQM. |
| | FIRST FLOOR | A) 2.25 X0.60X1 = 1.35 SQM.<br>B) 0.75 X0.60X1 = 0.45 SQM. | | 1.80 SQM. |
| | SECOND FLOOR | A) 2.25 X0.60X1 = 1.35 SQM.<br>B) 0.75 X0.60X1 = 0.45 SQM. | | 1.80 SQM. |
| | THIRD FLOOR | A) 2.25 X0.60X1 = 1.35 SQM.<br>B) 0.75 X0.60X1 = 0.45 SQM. | | 1.80 SQM. |
| | TOTAL | | | 7.20 SQM. |

## TAKEN IN FSI AS WELL AS IN HARDSHIP PREMIUM OF BALCONY

| SR NO | FLOOR | LENGTH OF EXTRA BALCONY | WIDTH OF EXTRA BALCONY | AREA OF EXTRA BALCONY |
|---|---|---|---|---|
| 1 | STILT FLOOR | C) 1.20 X 0.60X1 = 0.72 SQM. | | 0.72 SQM. |
| 2 | FIRST FLOOR | C) 1.20 X 0.60X1 = 0.72 SQM. | | 0.72 SQM. |
| 3 | SECOND FLOOR | C) 1.20 X 0.60X1 = 0.72 SQM. | | 0.72 SQM. |
| 4 | THIRD FLOOR | C) 1.20 X 0.60X1 = 0.72 SQM. | | 0.72 SQM. |
| | | TOTAL | | 2.88 SQM. |

TOTALBALCONY HARDSHIP AREA - 50% - 2.88 / 2 = 1.44 SQM.

## NEW BALCONY AREA STATEMENT

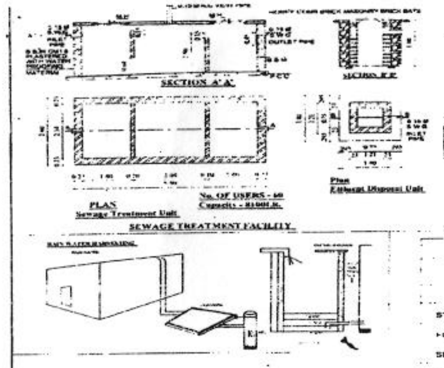
| FLOOR | PER- BALCONY | PRO- BALCONY | EXC - BAL |
|---|---|---|---|
| STILT FLOOR | 23.81 | 27.36 | 3.55 |
| STILT FIRST FLOOR | 23.44 | 27.36 | 3.92 |
| STILT SECOND FLOOR | 23.44 | 27.36 | 3.92 |
| STICT THIRD FLOOR | 23.44 | 27.36 | 3.92 |
| | EXCESS BALCONY | | 15.31 |

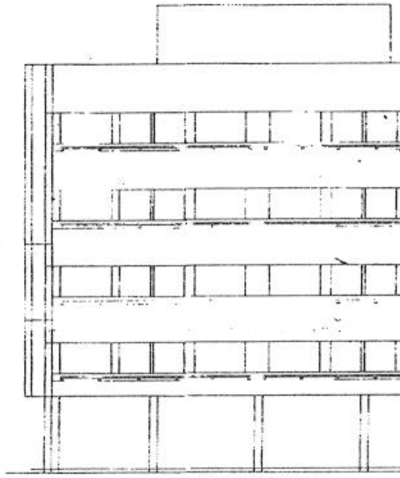
FLOOR BALCONY AREA -
13.50+3.30+3.30+2.70 = 22.80X1.20 = 27.36 SQM.
13.50+3.30+3.30+2.70 = 22.80X1.20 = 27.36 SQM.
13.50+3.30+3.30+2.70 = 22.80X1.20 = 27.36 SQM.
13.50+3.30+3.30+2.70 = 22.80X1.20 = 27.36 SQM.

## TAKEN IN FSI AS WELL AS IN HARDSHIP PREMIUM

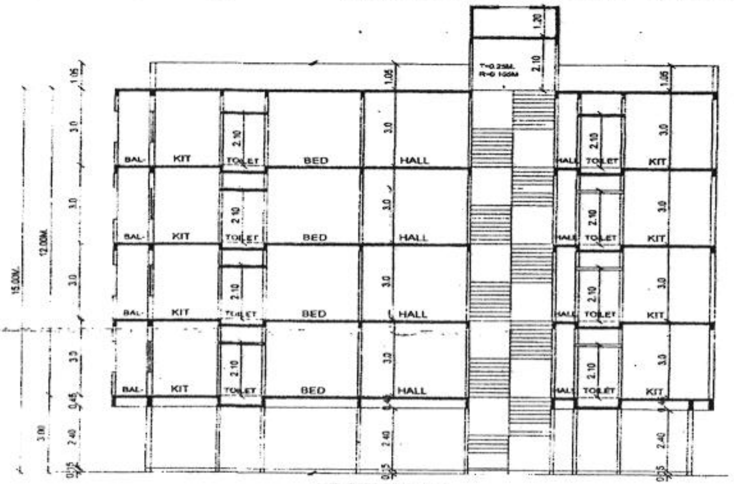
### NEW AREA STATEMENT

| FLOOR | AREA AS PREVIOUSLY APPROVED | EXTRA AREA IN F.S.I | HARDSHIP PREMIUM IN F.S.I | TOTAL F.S.I (2+3+4) |
|---|---|---|---|---|
| 1 | 2 | | 3 | 5 |
| STILT FLOOR | 136.89 SQM | 21.86 | 1.80 | 160.55 SQM |
| FIRST FLOOR | 134.415 SQM | 21.86 | 1.80 | 158.075 SQM. |
| SECOND FLOOR | 134.415 SQM. | 21.86 | 1.80 | 158.075 SQM. |
| SECOND FLOOR | 134.415 SQM | 21.86 | 1.80 | 158.075 SQM. |
| EXCESS BALCONY | 0.00 SQM. | | | 15.31 SQM. |
| TOTAL | 540.135 SQM | 87.44 SQM | 7.20 SQM. | 650.085 SQM. |

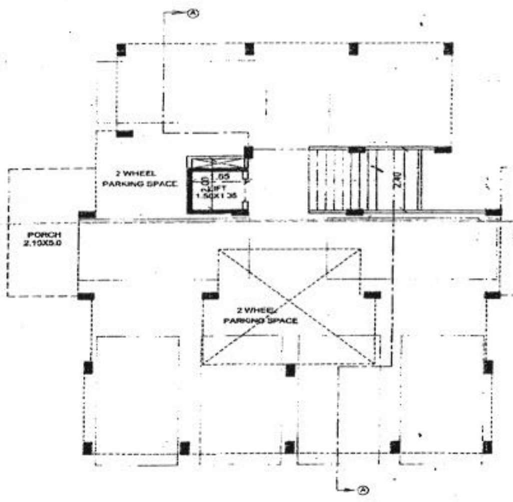

SECTION 'A'A'
PLAN
Sewage Treatment Unit
Plan
Effluent Disposal Unit
No. OF USERS - 60
SEWAGE TREATMENT FACILITY


15.00M.
12.00M.

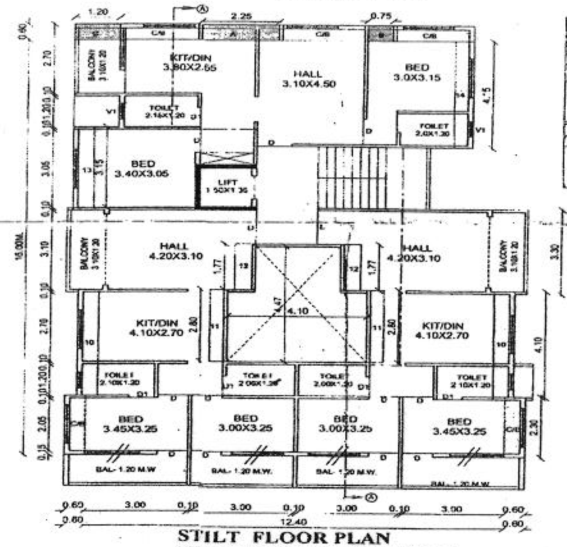
ELEVATION


T=0.25M.
R=0.150M
BAL
KIT
TOILET
BED
HALL
2.10
3.0
1.05
1.20

SECTION A-A


2 WHEEL PARKING SPACE
LIFT 1.50X1.35
PORCH 2.10X5.0
PORCH 2.10X5.0
2 WHEEL PARKING SPACE
2.40
A

GROUND FLOOR PLAN


KIT/DIN 3.80X2.65
HALL 3.10X4.50
BED 3.0X3.15
TOILET 2.15X1.20
TOILET 2.0X1.30
BED 3.40X3.05
LIFT 1.50X1.35
BALCONY 3.10X1.20
HALL 4.20X3.10
HALL 4.20X3.10
KIT/DIN 4.10X2.70
KIT/DIN 4.10X2.70
TOILET 2.10X1.20
TOILET 2.00X1.30
BED 3.45X3.25
BED 3.00X3.25
BED 3.00X3.25
BED 3.45X3.25
BAL- 1.20 M.W.
15.00M.
12.40
3.00
0.60
A

STILT FLOOR PLAN
STILT FIRST FLOOR PLAN
STILT SECOND FLOOR PLAN &