CARPET AREA + PARKING STATEMENT FOR 1ST ,2ND,3RD FLOOR

TYPE	SHOP NO.	CARPET AREA	4W 3.95X.08(80%) 3.00X4.88(80%)	2W 3.00X2.00(80%)	CYCLE 0.60X1.40
COMMERCIAL	01	24.84 SQ.M.			
	02	29.80 SQ.M.			
	03	22.87 SQ.M.			
	04	32.13 SQ.M.			
	05	14.34 SQ.M.	PREVIOUSLY APPROVED		
	06	21.38 SQ.M.			

CARPET AREA + PARKING STATEMENT FOR MAZZ. FLOOR

TYPE	FLAT NO.	CARPET AREA	4W 3.95X.08(80%) 3.00X4.88(80%)	2W 3.00X2.00(80%)	CYCLE 0.60X1.40
RESIDENTIAL	01	46.46 SQ.M.			
	02	47.63 SQ.M.	PREVIOUSLY APPROVED		
	03	45.95 SQ.M.			
	04	62.75 SQ.M.			

CARPET AREA + PARKING STATEMENT FOR 1ST ,2ND,3RD FLOOR

TYPE	FLAT NO.	CARPET AREA	4W 3.95X.08(80%) 3.00X4.88(80%)	2W 3.00X2.00(80%)	CYCLE 0.60X1.40
RESIDENTIAL	05,12,19	49.46 SQ.M.			
	04,13,20	50.80 SQ.M.			
	07,14,21	46.59 SQ.M.	PREVIOUSLY APPROVED		
	08,15,22	47.64 SQ.M.			
	09,16,23	44.82 SQ.M.			
	10,17,24	34.44 SQ.M.			
	11,18,25	45.51 SQ.M.			

PREVIOUS T.D.R. STATEMENT FOR " D " ZONE

D.R.C. NO.- 561	DATE-16/01/2013
AGREEMENT NO. - 764	DATE - 19/01/2013

T.D.R. STATEMENT	SQ. MT.
a. PLOT AREA	878.56
b. ALLOWBLE T.D.R 40%	351.42
c. TOTAL PLOT AREA (1ST%,SRD T.D.R.= 878.56 +350.00=21.56)	1550.10
d. PROPOSED BUILT UP AREA	1349.26
e. T.D.R CONSUMED	349.16
f. T.D.R. PURCHES	350.00

PREVIOUS PARKING STATEMENT

TYPE	ALLOWABLE		PROPOSED	
	4W WHEELER	2W WHEELER	4W WHEELER	2W WHEELER
PLOT PARKING	04 NOS	08 NOS	04 NOS	08 NOS
COMMERCIAL	02 NOS	04 NOS	02 NOS	04 NOS
RESIDENTIAL	12 NOS	12 NOS	12 NOS	12 NOS
TOTAL	18 NOS	24 NOS	18 NOS	24 NOS

PROPOSED SITE



LOCATION PLAN SCALE 1:10,000

FORM OF STATEMENT 1
B (a) (iii)
Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)
NA	NA	NA	NA	NA

BALCONY AREA STATEMENT

FLOOR	ALLOWABLE BUILT UP AREA	ALLOWED15%	PROPOSED BALCONY	EXCESS BAL
MAZZA.	236.70 SQ.MT.	35.50 SQ.MT.	1.00(6.36+3.15+2.63) 1.20(1.50+3.30+4.65+3.15)=(1.35X16.37) = 12.14+13.32+22.10 = 47.56 sq.m.	12.06
FIRST	319.26 SQ.MT.	47.88 SQ.MT.	(1.20X12.55)=1.00(6.36+3.15+2.63)+ 1.20(1.50+3.30+4.65+3.15)+(1.35X16.37) +(1.05X4.37)= =15.06+12.14+15.12+22.10+4.59 =69.01 sq.m.	21.13
SECOND	319.26 SQ.MT.	47.88 SQ.MT.	(1.20X12.55)=1.00(6.36+3.15+2.63)+ 1.20(1.50+3.30+4.65+3.15)+(1.35X16.37) +(1.05X4.37)= =15.06+12.14+15.12+22.10+4.59 =69.01 sq.m.	21.13
THIRD	319.26 SQ.MT.	47.88 SQ.MT.	(1.20X12.55)=1.00(6.36+3.15+2.63)+ 1.20(1.50+3.30+4.65+3.15)+(1.35X16.37) +(1.05X4.37)= =15.06+12.14+15.12+22.10+4.59 =69.01 sq.m.	21.13
			TOTAL EXCESS BALCONY = 75.45 SQ.M	

FORM OF STATEMENT 2
11 (a)
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor	Balcony area within 15%	Excess balcony area counted in FSI.	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total FSI (3+5+7)
	(2)	(3)	(4)	(5)	(6)	(7)	(8)
(1)	GRD.	159.99	-----	-----	-----	-----	159.99
	mazz.	236.70	35.50	12.06	-----	-----	248.76
	1ST	319.26	47.88	21.13	-----	-----	340.39
	2ND	319.26	47.88	21.13	-----	-----	340.39
	3RD	319.26	47.88	21.13	-----	-----	340.39
						LIFT AREA = 2X1.80X1.80 = 6.48	
						TOTAL AREA =1436.40 SQ.M.	

FORM OF STATEMENT 1
1 (b)
Area Details of Flat / unit

Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
(1)	(2)	(3)	Built up area of flat+ common area (4)	(5)	(6)	(7)
	GR.	01	26.58+TOI(3.75/6)=27.21	-----	-----	27.21
		02	31.43+TOI(3.75/6)=32.06	-----	-----	32.06
		03	24.60+TOI(3.75/6)=25.23	-----	-----	25.23
		04	34.79+TOI(3.75/6)=35.42	-----	-----	35.42
		05	15.34+TOI(3.75/6)=15.99	-----	-----	15.99
		06	23.48+TOI(3.75/6)=24.11	-----	-----	24.11
	MAZZ	01	49.40+(17.89/4)=53.87	10.14	-----	64.01
		02	51.18+(17.89/4)=55.65	3.15	-----	58.80
		03	69.47+(17.89/4)=73.94	13.87	-----	87.81
		04	65.93+(17.89/4)=70.40	20.39	-----	90.79
		05,12,19	53.41+(14.78/2)=60.80	14.26	-----	75.06
		06,13,20	33.19+(14.78/2)=40.68	7.16	-----	47.74
	TYPICAL 1ST, 2ND, 3RD	07,14,21	49.52+(20.76/5)=53.67	10.14	-----	63.81
		08,15,22	51.34+(20.76/5)=55.49	3.15	-----	58.64
		09,16,23	47.63+(20.76/5)=51.78	11.06	-----	62.84
		10,17,24	37.21+(20.76/5)=41.36	17.62	-----	58.98
		11,18,25	47.65+(20.76/5)=51.80	5.58	-----	57.38

REVISED AND FULL COMPLITION OF COMMERCIAL + RESIDENTIAL BUILDING PLAN,WITH AMALGAMATION OF PLOTS WITH TDR , ON S.NO. 58 /1+2 / 1 ,P.NO.30+32 , AT GANGAPUR , FOR :-
KALYAN TOL INFRASTRUCTURE LTD.THROUGH , SHRI.SUNIL MADANGOPAL KEJARIWAL.

Drawing Sheet No. 1/1

Stamps of Approval of Plans:

APPROVED
As per the accoupainning occupancy Certificate
No. Nashik/BP/20576/19410
Date : 08/03/2018

Executive Engineer
(Town Planning Dept.)
Nashik Municipal Corporation

PREVIOUSLY APPROVED NO.B2/208/2395 DATED =10/10/2014

A AREA STATEMENTS	
1. Area of plot (PLOT NO.32+P.NO.30) (433.70+366.40) (Minimum area of a, b, c to be considered)	
a) As per ownership document (7/12, CTS extract)	1000.10
b) as per measurement sheet c) as per site	-----
c) as per site	-----
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area PREVIOUS (30 M D.P. ROAD) =121.54 SQ.M. PROPOSED (36 M.D.P. ROAD) =(24.70X3)=74.10 SQ.M.	195.64
(b)Any D.P. Reservation area	-----
(Total a+b)	195.64
3. Gross Area of Plot (1-2)	804.46
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 = [3a 5(b)] [For Basic F.S.I. = 1.00]	804.46
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X1.1) (804.46X1.10)	884.90
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)],if any PREVIOUS (30 M D.P. ROAD) =121.54 SQ.M. PROPOSED (36 M D.P. ROAD) =(24.70X3)=74.10 SQ.M. =121.54+2(74.10)	269.74
(b) In-situ area against Amenity Space [2.00 or1.85 x sr. no. 5 (b)],	-----
(c) Premium FSI area(subject to maximum of 0.3 of sr. no. 8) 50% (804.46X50%)=402.23	-----
(d) TDR area (804.46X1.40)=1126.24 PREVIOUS TDR =350.00	350.00
(e) Additional FSI area under chapter VIII	-----
(Total of a+b+c+d+e+f)	619.74
11. Total area available (9+10)	1504.64
12.Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 16.4) (804.46 X3.00)	3.00 = 2413.38
13.Total Built-up Area in proposal.(excluding area at Sr.No.15.b)	
a) Existing Built-up Area	-----
b) Proposed Built-up Area	1360.95
c) Excess Balcony area counted in F.S.I.	75.45
d) Excess Double Height terraces area counted in F.S.I.	-----
Total (a+b+c+d)	1436.40
14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.	-----
15. Area for tenative 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 _____ 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
(Name of Architect/Licensed Engineer/Supervisor)

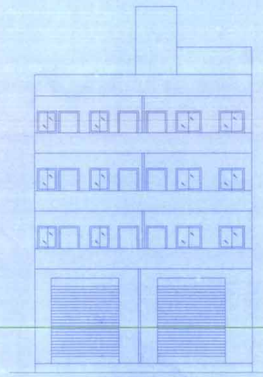
Owner's declaration –
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We I/We would execute the work under supervision of proper technical person so as to ensure the quality and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

Owner (s) name and signature

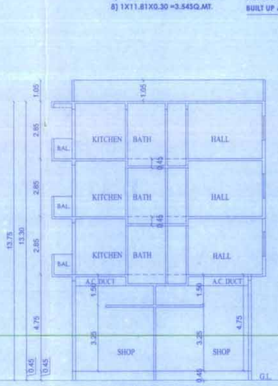
Architect/ licensed Engineer/ Supervisor name and signature

Registration / License no. of Arch./ Lic. Eng./ Supervisor

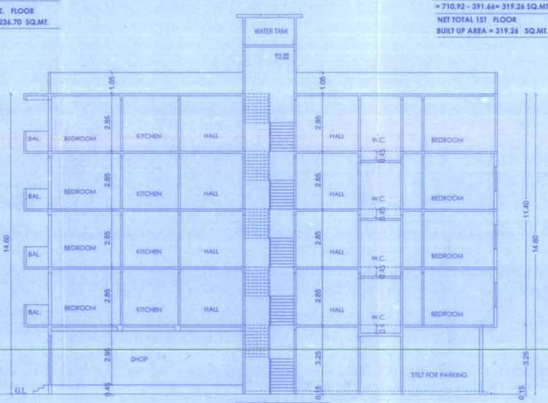
Job No.	Scale	Drawn by	SAVE IN= NIVEDITA/D/
	1:100	AR NIVEDITA	MUNCI/KEJRIWAL



FRONT ELEVATION SCALE 1:100

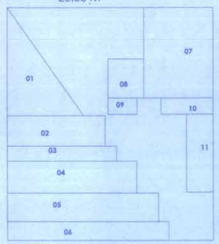


SECTION AT "AA" SCALE 1:100



SECTION AT "BB" SCALE 1:100

AREA CALCULATION = FOR GROUND FLOOR =



AREA OF BLOCK = 20.05X 22.97= 460.64 SQ.M.

DEDUCTION
1) 1/2 X7.44X10.66= 39.65 SQ.MT.
2) 1X9.53X 3.00 =28.59 SQ.MT.
3) 1 X10.44X1.48 =15.74 SQ.MT.
4) 1X12.60X3.15 = 39.69 SQ.MT.
5) 1 X14.72X2.80 =41.22 SQ.MT.
6) 1X15.72X1.88 =29.55 SQ.MT.
7) 1 X6.75X8.91=60.14 SQ.MT.
8) 1X3.48X3.85 =13.40 SQ.MT.
9) 1 X2.83X1.60=4.52 SQ.MT.
10) 1X5.06 X1.60=8.09 SQ.MT.
11) 1 X2.60X7.68 =19.96 SQ.MT.

TOTAL DEDUCTION = 300.55 SQ.MT.

= 460.64 - 300.55 =159.99 SQ.MT.

NET TOTAL GROUND FLOOR BUILT UP AREA = 159.99 SQ.MT.

AREA CALCULATION = MAZZANINE(STILT) FLOOR =



AREA OF BLOCK = 22.90X 13.65 =312.58 SQ.M.

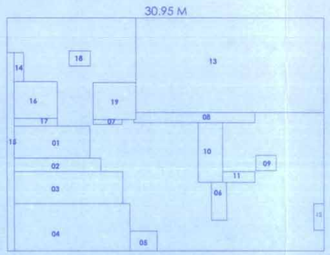
DEDUCTION
01) 1X1.08X0.72 = 0.78 SQ.MT.
02) 1X16.10X0.70 = 11.27 SQ.MT.
3) 1 X3.20X3.15 =10.08 SQ.MT.
4) 1X3.90X4.68 = 18.25 SQ.MT.
5) 1 X2.63X1.95 =5.12 SQ.MT.
6) 1X1.80X3.73 =6.60 SQ.MT.
7) 1 X3.14X0.49 =1.53 SQ.MT.
8) 1X11.81X0.30 =3.543Q.MT.
9) 1 X2.00X1.50=3.00 SQ.MT.
10) 1X2.40 X5.87=14.08 SQ.MT.
11) 1X1.00X2.63 =2.63 SQ.MT.

TOTAL DEDUCTION = 75.88 SQ.MT.

= 312.58 - 75.88 = 236.70 SQ.MT.

NET TOTAL MAZZ. FLOOR BUILT UP AREA =236.70 SQ.MT.

AREA CALCULATION = FOR TYPICAL 1ST,2ND,3RD FLOOR =



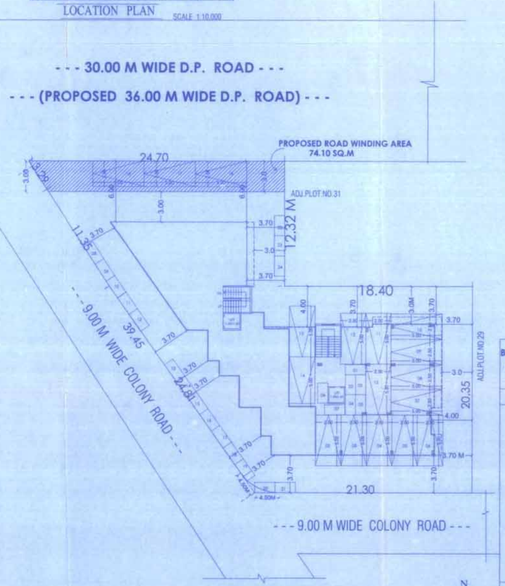
AREA OF BLOCK = 30.95X 22.97 = 710.92 SQ.M.

DEDUCTION
1) 1 X7.35X3.15=23.15 SQ.MT.
2) 1X8.43 X 1.33 =11.21 SQ.MT.
3) 1 X10.55X3.15 =33.23 SQ.MT.
4) 1X11.25X4.68 = 52.65 SQ.MT.
5) 1 X2.63X1.95 =5.12 SQ.MT.
6) 1X1.80X3.73 =6.60 SQ.MT.
7) 1 X2.82X0.49 = 1.38 SQ.MT.
8) 1X11.81X1.00 =11.81 SQ.MT.
9) 1 X2.00X1.50=3.00 SQ.MT.
10) 1X2.40 X5.87=14.08 SQ.MT.
11) 1 X3.15X1.05 =3.30 SQ.MT.
12) 1X1.00X2.63 = 2.63 SQ.MT.
13) 1 X18.40 X9.32= 171.48 SQ.MT.
14) 1X0.94X2.84=2.69 SQ.MT.
15) 1X19.54X0.70 = 13.68 SQ.MT.
16) 1X4.21X3.62 =15.24 SQ.MT.
17) 1 X4.21X0.75 =3.15 SQ.MT.
18) 1X2.03X1.50 =3.08 SQ.MT.
19) 1X4.17X3.44 = 15.18 SQ.MT.

TOTAL DEDUCTION = 391.66 SQ.MT.

= 710.92 - 391.66= 319.26 SQ.MT.

NET TOTAL 1ST FLOOR BUILT UP AREA = 319.26 SQ.MT.

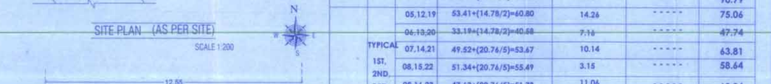


SITE PLAN (AS PER SITE) SCALE 1:200



GROUND FLOOR PLAN SCALE 1:100

MAZZANINE (STILT) FLOOR PLAN SCALE 1:100



TYPICAL 1ST, 2ND, 3RD FLOOR PLAN SCALE 1:100

4 BALCONY CLOSED

ADDITIONAL AREA
NEW AREA =1436.40 SQ.M.
PREVIOUS AREA = 1349.89 SQ.M
TOTAL AREA = 86.51 SQ.M

6X3=18 BALCONY CLOSED

TOTAL =4+18=22 BALCONY CLOSED