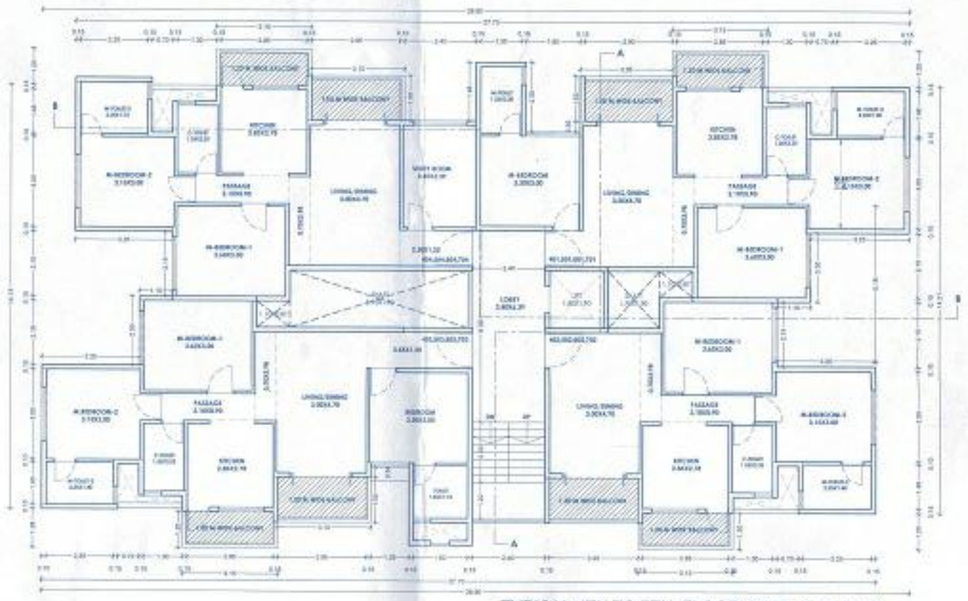
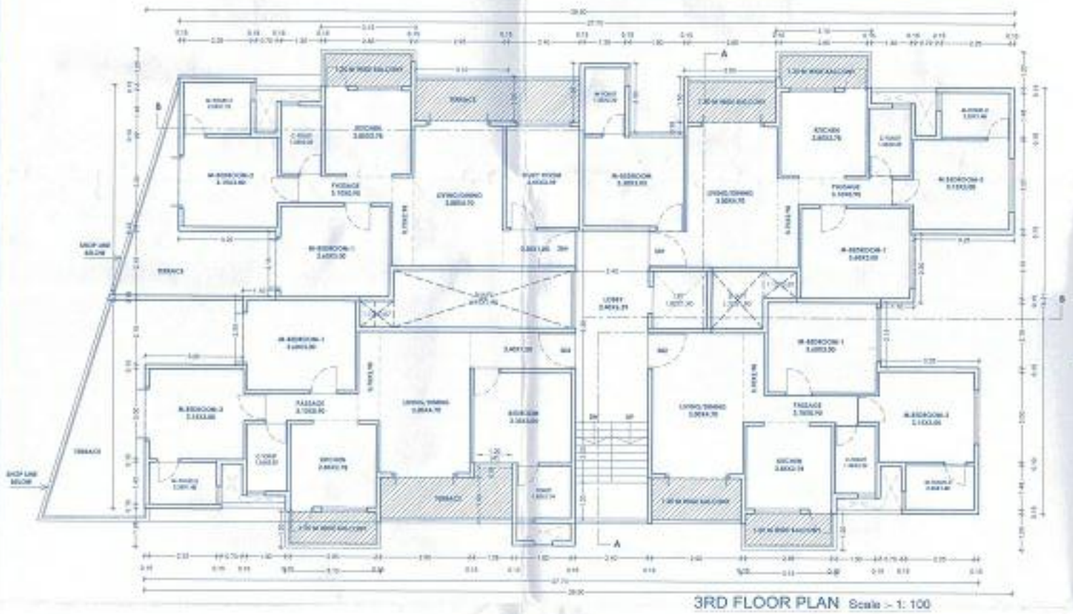
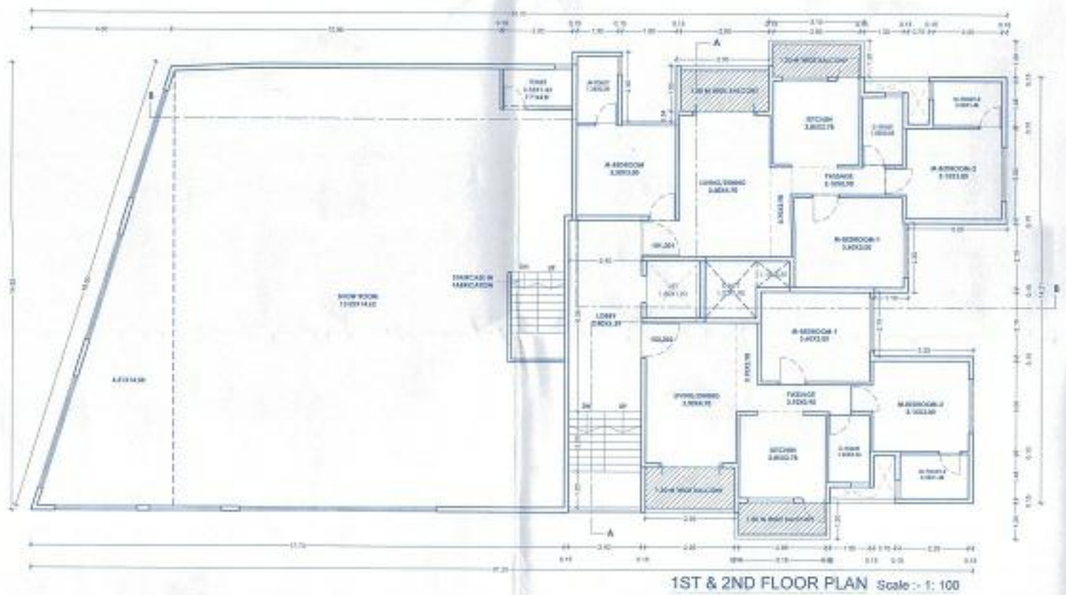


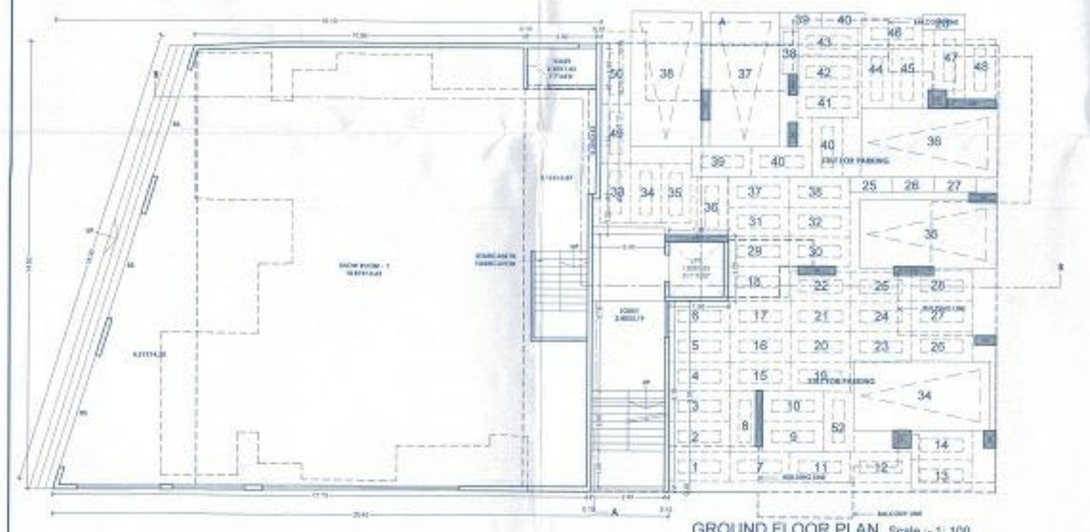
TYPICAL 4TH TO 7TH FLOOR PLAN Scale :- 1: 100



3RD FLOOR PLAN Scale :- 1: 100



1ST & 2ND FLOOR PLAN Scale :- 1: 100

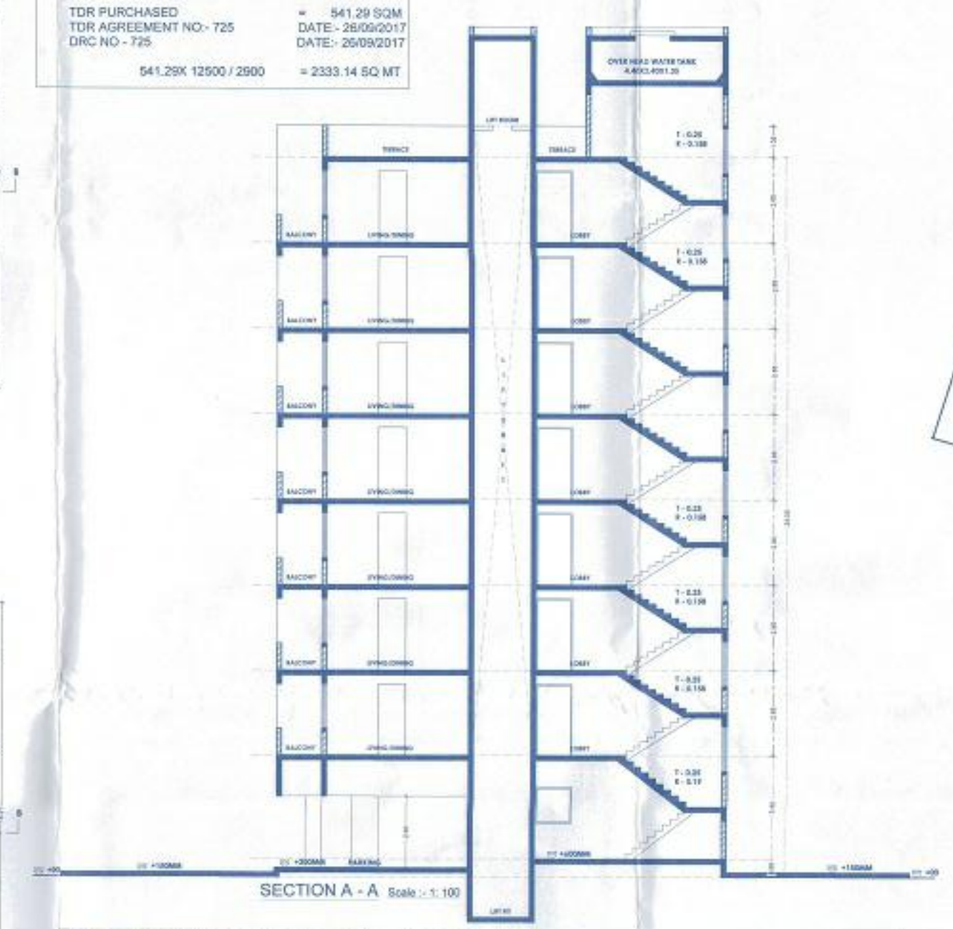


GROUND FLOOR PLAN Scale :- 1: 100

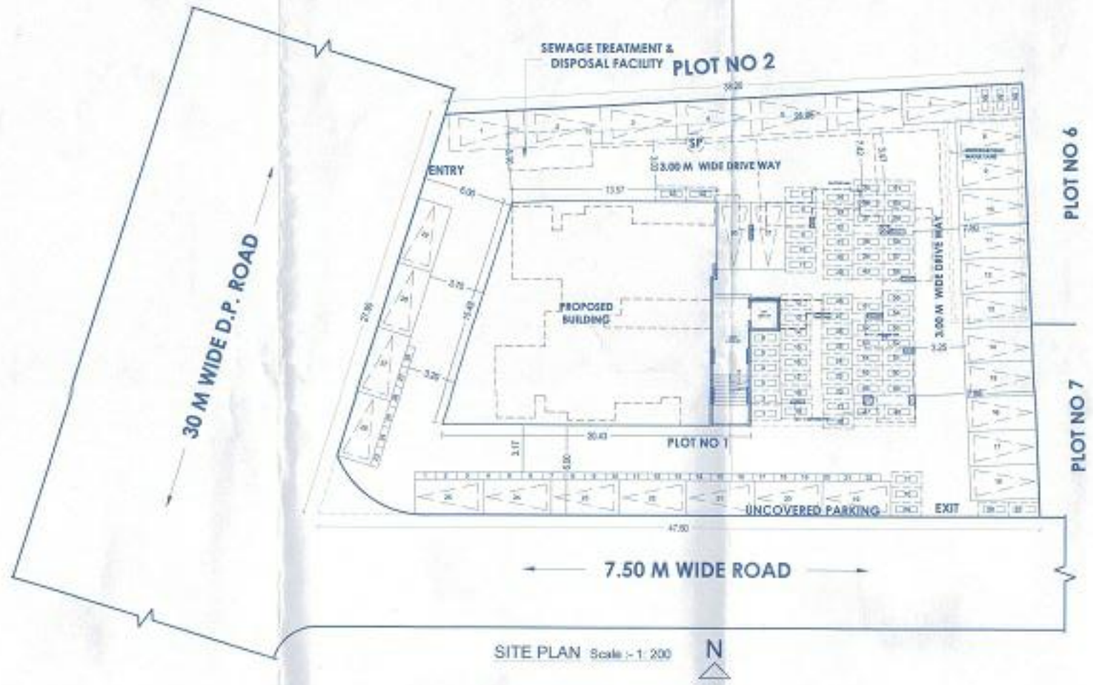
TDR STATMENT

1	AREA OF THE PLOT	= 1193.63 SQM
2	ALLOWABLE TDR AREA @ 1.40	= 1671.08 SQM
3	TDR AREA TAKEN	= 541.29 SQM
4	TOTAL AREA (1+2+3)	= 3483.00 SQM
5	TOTAL BUILT-UP AREA PROPOSED	= 2528.09 SQM
	TDR PURCHASED	= 541.29 SQM
	TDR AGREEMENT NO.- 725	DATE:- 26/09/2017
	DRC NO - 725	DATE:- 26/09/2017

541.29X 12500 / 2900 = 2333.14 SQ MT



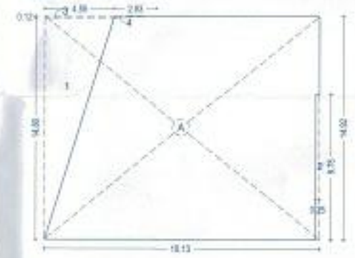
SECTION A - A Scale :- 1: 100



SITE PLAN Scale :- 1: 200 N

FLOOR WISE BUILT-UP AREA CALCULATIONS

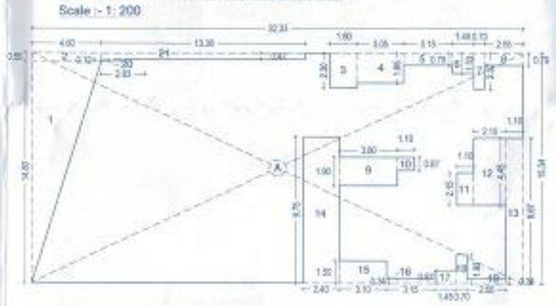
GROUND FLOOR AREA DIAGRAM
Scale :- 1: 200



AREA CALCULATION FOR GROUND FLOOR

A	18.13	X	14.92		=	270.50 SQ.MT.
DEDUCTION AREA						
1	4.59	X	14.50	/2 X 1 =		33.97 SQ.MT.
2	0.25	X	9.75	X1 X 1 =		2.44 SQ.MT.
3	4.59	X	0.12	X 2 X 1 =		0.55 SQ.MT.
4	2.83	X	0.12	/2 X 1 =		0.17 SQ.MT.
TOTAL					=	37.13 SQ.MT.
NET BUILT UP AREA					=	270.50 - 37.13
					=	233.37 SQMT

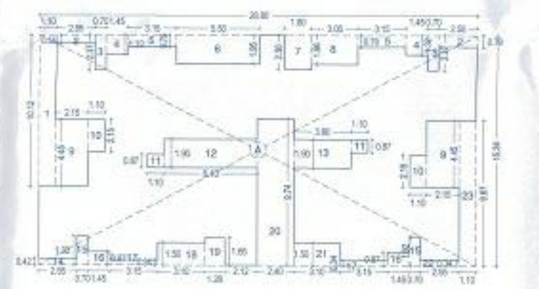
1ST & 2ND FLOOR AREA DIAGRAM
Scale :- 1: 200



AREA CALCULATION FOR 1ST & 2ND FLOOR

A	32.33	X	15.34		=	495.94 SQ.MT.
DEDUCTION AREA						
1	4.60	X	14.80	/2 X 1 =		34.04 SQ.MT.
2	4.60	X	0.55	X 1 X 1 =		2.53 SQ.MT.
3	1.60	X	2.30	X 1 X 1 =		4.14 SQ.MT.
4	3.05	X	1.95	X 1 X 1 =		5.95 SQ.MT.
5	3.15	X	0.79	X 1 X 1 =		2.49 SQ.MT.
6	1.55	X	1.33	X 1 X 1 =		1.93 SQ.MT.
7	0.70	X	2.37	X 1 X 1 =		1.66 SQ.MT.
8	2.55	X	0.79	X 1 X 1 =		2.01 SQ.MT.
9	3.80	X	1.90	X 1 X 1 =		7.22 SQ.MT.
10	3.10	X	0.87	X 1 X 1 =		0.96 SQ.MT.
11	1.10	X	2.15	X 1 X 1 =		2.36 SQ.MT.
12	2.15	X	4.45	X 1 X 1 =		9.57 SQ.MT.
13	3.10	X	9.67	X 1 X 1 =		10.64 SQ.MT.
14	2.40	X	9.75	X 1 X 1 =		23.40 SQ.MT.
15	3.10	X	1.50	X 1 X 1 =		4.65 SQ.MT.
16	3.15	X	0.34	X 1 X 1 =		1.07 SQ.MT.
17	1.45	X	0.87	X 1 X 1 =		1.26 SQ.MT.
18	0.70	X	1.92	X 1 X 1 =		1.34 SQ.MT.
19	2.55	X	0.34	X 1 X 1 =		0.87 SQ.MT.
20	2.83	X	0.12	/ 2 X 1 =		0.17 SQ.MT.
21	13.38	X	0.42	X 1 X 1 =		5.62 SQ.MT.
TOTAL					=	123.88 SQ.MT.
NET BUILT UP AREA					=	495.94 - 123.88
					=	372.06 SQMT

TYPICAL 3RD TO 7TH FLOOR AREA DIAGRAM
Scale :- 1: 200



AREA CALCULATION FOR TYPICAL 3RD TO 7TH FLOOR

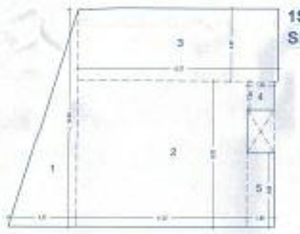
A	28.80	X	15.34		=	441.79 SQ.MT.
DEDUCTION AREA						
1	1.10	X	10.12	X 1 X 1 =		11.13 SQ.MT.
2	3.55	X	0.79	X 1 X 1 =		2.81 SQ.MT.
3	0.70	X	2.37	X 2 X 1 =		2.32 SQ.MT.
4	1.45	X	1.32	X 2 X 1 =		3.83 SQ.MT.
5	3.15	X	0.79	X 2 X 1 =		4.98 SQ.MT.
6	5.50	X	1.95	X 1 X 1 =		10.72 SQ.MT.
7	1.60	X	2.80	X 1 X 1 =		4.14 SQ.MT.
8	3.05	X	1.95	X 1 X 1 =		5.90 SQ.MT.
9	2.15	X	4.45	X 2 X 1 =		19.13 SQ.MT.
10	1.10	X	2.15	X 2 X 1 =		4.73 SQ.MT.
11	1.10	X	0.87	X 2 X 1 =		1.91 SQ.MT.
12	5.10	X	1.90	X 1 X 1 =		11.59 SQ.MT.
13	3.80	X	1.90	X 1 X 1 =		7.22 SQ.MT.
14	2.55	X	0.42	X 1 X 1 =		1.07 SQ.MT.
15	0.70	X	1.92	X 2 X 1 =		2.69 SQ.MT.
16	1.45	X	0.87	X 2 X 1 =		2.52 SQ.MT.
17	3.15	X	0.34	X 2 X 1 =		2.14 SQ.MT.
18	3.10	X	1.50	X 1 X 1 =		4.65 SQ.MT.
19	1.26	X	1.85	X 1 X 1 =		2.37 SQ.MT.
20	2.40	X	9.74	X 1 X 1 =		23.38 SQ.MT.
21	3.10	X	1.50	X 1 X 1 =		4.65 SQ.MT.
22	2.55	X	0.34	X 1 X 1 =		0.87 SQ.MT.
23	1.10	X	9.67	X 1 X 1 =		10.64 SQ.MT.
24	2.55	X	0.55	X 1 X 1 =		1.40 SQ.MT.
TOTAL					=	147.07 SQ.MT.
NET BUILT UP AREA					=	441.79 - 147.07
					=	294.72 SQMT

SHOW ROOM WISE AREA STATEMENT

AREA DIAGRAM FOR SHOW ROOM -1 SCALE :- 1: 200



AREA DIAGRAM FOR SHOW ROOM -1 SCALE :- 1: 200



1ST & 2ND FLOOR SHOW ROOM WISE AREA STATEMENT

SHOW ROOM - 1 CALCULATION

ADDITION AREA

1	4.51	X	14.50	/2	=	32.70	SQ.MT.
2	11.22	X	9.75	X1	=	109.40	SQ.MT.
3	13.27	X	4.87	X1	=	64.62	SQ.MT.
4	1.80	X	1.90	X1	=	3.42	SQ.MT.
5	1.80	X	4.95	X1	=	8.91	SQ.MT.
TOTAL NET BUILT UP AREA					=	219.05	SQ.MT.

GROUND FLOOR SHOW ROOM WISE AREA STATEMENT

SHOW ROOM - 1 CALCULATION

ADDITION AREA

1	4.51	X	14.50	/2	=	32.70	SQ.MT.
2	13.02	X	9.75	X1	=	126.95	SQ.MT.
3	13.27	X	4.87	X1	=	64.62	SQ.MT.
TOTAL NET BUILT UP AREA					=	224.27	SQ.MT.

SHOWROOM WISE AREA SUMMARY

FLOOR	SHOW ROOM NO	TOTAL
GR.	1	224.27 SQ.MT.
1ST	2	219.05 SQ.MT.
2ND	3	219.05 SQ.MT.
TOTAL COMMERCIAL AREA		662.37 SQ.MT.

AREA DIAGRAM FOR STAIRCASE & PASSAGE
SCALE :- 1: 200



STAIRCASE & PASSAGE AREA CALCULATION

ADDITION AREA

1	2.40	X	9.59	X1	=	23.02	SQ.MT.
TOTAL NET BUILT UP AREA					=	23.02	SQ.MT.

OLD PARKING STATEMENT

	REQUIRED		PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
PLOT PARKING	4	8	4	8
OLD PARKING FOR COMMERCIAL Area 294.32 sq.mt.	3	6	3	6
PARKING FOR RESIDENTIAL OLD 13 FLATS	7	7	7	7
TOTAL	14	21	14	21

TOTAL PARKING STATEMENT

	REQUIRED		PROVIDED		
	CAR	SCOOTER	CAR	SCOOTER	CYCLE
OLD PARKING	14	21	14	21	-
NEW PARKING	17	50	17	50	28
TOTAL	31	71	31	71	28

NEW COMMERCIAL PARKING STATEMENT

PARKING FOR	AREA	REQUIRED PARKING		
		CAR	SCOOTER	CYCLE
100 SQ.M Carpet Area OR Fraction thereof	998.05	8	8	8
PROVIDED PARKING		8	8	8
TOTAL		8	8	8

NEW PARKING STATEMENT

PARKING FOR	NO OF FLATS	REQUIRED PARKING		
		CAR	SCOOTER	CYCLE
One Tenement having carpet area equal to or above 40 but less than 60 sq.m.	10	1	4	3
		11	44	22
PROVIDED PARKING		11	44	22
TOTAL		11	44	22

PROPOSED BALCONY PER FLOOR

1ST FLOOR	((3.15 X 1.20) X 2) + ((2.95 + 3.05) X 1.5)	= 16.56
2ND FLOOR	((3.15 X 1.20) X 2) + ((2.95 + 3.05) X 1.5)	= 16.56
3RD FLOOR	((3.15 X 1.20) X 4) + ((2.95 + 3.05) X 1.5)	= 24.12
4TH FLOOR	((3.15 X 1.20) X 4) + ((2.95 + 3.05) X 1.5) + ((3.10 X 1.50) X 2)	= 33.64
5TH FLOOR	((3.15 X 1.20) X 4) + ((2.95 + 3.05) X 1.5) + ((3.10 X 1.50) X 2)	= 33.64
6TH FLOOR	((3.15 X 1.20) X 4) + ((2.95 + 3.05) X 1.5) + ((3.10 X 1.50) X 2)	= 33.64
7TH FLOOR	((3.15 X 1.20) X 4) + ((2.95 + 3.05) X 1.5) + ((3.10 X 1.50) X 2)	= 33.64

FLAT WISE AREA STATEMENT

AREA DIAGRAM FOR 3BHK UNIT - 1
SCALE :- 1: 200



3BHK UNIT WISE AREA CALCULATION
TYPICAL FLAT NO. 101,301,301,401,501

ADDITION AREA

1	3.40	X	3.00	X1	=	10.20	SQ.MT.
2	1.35	X	2.30	X1	=	3.11	SQ.MT.
3	1.10	X	1.35	X1	=	1.49	SQ.MT.
4	3.80	X	4.69	X1	=	17.82	SQ.MT.
5	2.85	X	1.15	X1	=	3.31	SQ.MT.
6	3.60	X	5.72	X1	=	20.59	SQ.MT.
7	1.45	X	0.63	X1	=	0.91	SQ.MT.
8	3.25	X	3.00	X1	=	9.75	SQ.MT.
9	2.25	X	1.58	X1	=	3.56	SQ.MT.
TOTAL NET BUILT UP AREA					=	70.74	SQ.MT.

AREA DIAGRAM FOR 2BHK UNIT
SCALE :- 1: 200



2BHK UNIT WISE AREA CALCULATION
TYPICAL FLAT NO. 102,202,302,402

ADDITION AREA

1	3.80	X	4.69	X1	=	17.82	SQ.MT.
2	3.60	X	5.72	X1	=	20.59	SQ.MT.
3	2.85	X	1.16	X1	=	3.31	SQ.MT.
4	1.45	X	0.63	X1	=	0.91	SQ.MT.
5	3.25	X	3.00	X1	=	9.75	SQ.MT.
6	2.25	X	1.58	X1	=	3.56	SQ.MT.
TOTAL NET BUILT UP AREA					=	55.94	SQ.MT.

AREA DIAGRAM FOR 3BHK UNIT - 2
SCALE :- 1: 200

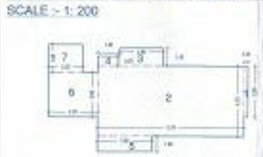


3BHK UNIT WISE AREA CALCULATION
TYPICAL FLAT NO. 303,403,503

ADDITION AREA

1	10.80	X	4.35	X1	=	46.98	SQ.MT.
2	3.60	X	1.02	X1	=	3.67	SQ.MT.
3	1.62	X	1.84	X1	=	3.35	SQ.MT.
4	3.10	X	0.34	X1	=	1.05	SQ.MT.
5	2.85	X	1.51	X1	=	4.30	SQ.MT.
6	1.45	X	0.98	X1	=	1.42	SQ.MT.
7	3.25	X	3.00	X1	=	9.75	SQ.MT.
8	2.25	X	1.50	X1	=	3.38	SQ.MT.
TOTAL NET BUILT UP AREA					=	73.90	SQ.MT.

AREA DIAGRAM FOR 2.5BHK UNIT
SCALE :- 1: 200



2.5BHK UNIT WISE AREA CALCULATION
TYPICAL FLAT NO. 304,404,504

ADDITION AREA

1	0.25	X	3.39	X1	=	0.85	SQ.MT.
2	9.70	X	4.70	X1	=	45.59	SQ.MT.
3	2.85	X	1.16	X1	=	3.31	SQ.MT.
4	1.45	X	0.63	X1	=	0.91	SQ.MT.
5	3.60	X	1.02	X1	=	3.67	SQ.MT.
6	3.25	X	3.00	X1	=	9.75	SQ.MT.
7	2.25	X	1.83	X1	=	4.12	SQ.MT.
TOTAL NET BUILT UP AREA					=	68.20	SQ.MT.

AREA DETAILS OF FLAT / UNIT

FLOOR NO.	FLAT UNIT NO.	BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE		AREA OF BALCONY ATTACHED TO FLAT/UNIT	TOTAL AREA OF FLAT/UNIT (3+4)
(1)	(2)	(3)		(4)	(5)
		FLAT/UNIT	COMMON		
1ST TO 7TH	101,201	70.74	23.02 / 2 = 11.51	((2.95X1.35)+(2.85X1.05)) = 6.91	89.16
	102,202	55.94	23.02 / 2 = 11.51	((2.95X1.35)+(2.85X1.05)) = 6.91	74.42
	301,401,501,601,701	70.74	23.02 / 4 = 5.75	((2.95X1.35)+(2.85X1.05)) = 6.91	83.40
	302,402,502,602,702	55.94	23.02 / 4 = 5.75	((2.95X1.35)+(2.85X1.05)) = 6.91	68.66
	303	73.90	23.02 / 4 = 5.75	(2.85X1.05) = 2.99	82.64
	304	68.20	23.02 / 4 = 5.75	(2.85X1.05) = 2.99	76.94
	403,503,603,703	73.90	23.02 / 4 = 5.75	((2.95X1.35)+(2.85X1.05)) = 6.97	86.62
	404,504,604,704	68.20	23.02 / 4 = 5.75	((2.95X1.35)+(2.85X1.05)) = 6.97	80.92

PROPOSED BUILDING AREA STATEMENT

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	PROPOSED BALCONY AREA	EXCESS BALCONY AREA COUNTED IN FSI	TOTAL FSI (2+5)
(1)	(2)	(3)	(4)	(5)	(6)
GROUND	233.37				233.37
1ST	372.06	55.81	16.56	00	372.06
2ND	372.06	55.81	16.56	00	372.06
3RD	294.72	44.21	24.12	00	294.72
4TH	294.72	44.21	33.64	00	294.72
5TH	294.72	44.21	33.64	00	294.72
6TH	294.72	44.21	33.64	00	294.72
7TH	294.72	44.21	33.64	00	294.72
TOTAL PROPOSED AREA				00	2451.09 SQ.M

APPROVED 1 / 2
The Plans amended in...
As per the conditions Mentioned in the accompanying commencement Certificate No. C/1582/11841 dated 30/12/2017

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

Notes :-
* Plot Boundry Shown in Black.
* Proposed Work Shown in Red.
* Drainage Line Shown in Red Dotted.
* External Wall = 0.15 m. Thk.
* Internal Wall = 0.10 m. Thk.

REF
PREVIOUS APPROVED NO:- LND/BPIC-1/7334/6230 DATED:- 09/ 02 /2017
PREVIOUS APPROVED NO:- LND/BPIC-1/6230/2483 DATED:- 26/ 07 /2016
N.A. ORDER NO: 34/2007, DATED : 12/12/2007

PROFORMA - A

AREA STATEMENT	IN SQ. MT
1. Area of plot (Minimum area of a, b, c to be considered)	1193.63
a) As per ownership document (7/12, CTS extract)	1193.63
b) as per measurement sheet	1193.63
c) as per site	1193.63
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area	NA
(b)Any D.P. Reservation area (Total a+b)	NA
3. Gross Area of Plot (1-2)	1193.63
4. Recreational Open space	NA
(a) Required	
(b) Proposed	
5. Amenity Space :-	NA
(a)Required :-	
(b) Proposed :-	
6. Service road and Highway widening	
7. Internal Road area	NA
8. Net Area of Plot = (3) – (5)(b)	1193.63
9. Built up area with reference to Regu. F.S.I. as per front road width (as per B.Y.L.)	1312.99
10. Addition of area for F.S.I.	
(a) In-situ area against O.P. road [1.85x sr. no. 2 (a)] if any	NA
(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)]	NA
(c) Premium FSI area subject to maximum of 0.5 or sr. no. 6)	1081.61
(d) TDR area	541.29
(e) Additional FSI area under chapter VIII	NA
Total of a+b+c+d+e)	1138.10
11. Total area available (9+10)	2451.09
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4.1 / Net Plot Area x 2)	3.0
13. Total Built-up Area in proposal (excluding area at Sr No.15 b)	2451.09
a) Existing Built-up Area	-
b) Proposed Built-up Area	2451.09
c) Excess Balcony area counted in F.S.I.	NA
d) Excess Double Height terrace area counted in F.S.I.	NA
Total (a+b+c+d)	2451.09
14. F.S.I. Compacted (13/9) (should not be more than serial no.12 above)	2.06
15. Area for Inclusive Housing, if any	NA
a) Required (20% of sr no.9)	
b) Proposed	

CERTIFICATE OF AREA

THIS IS TO CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 24/01/2015 & DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE & AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T. P. ACT.

SIGN OF LICENSED ARCHITECT / ENGINEER

SCHEDULE OF DOOR /WINDOW

D	1200X2100	T.W. FRAME PANELLED
D1	900X2100	T.W. FRAME PANELLED
D2	1500X2100	T.W. FRAME FLUSHED DOOR
RS	2400X2400	ROLLING SHUTTER
W	1800x1200	T.W. GLAZED WINDOW
W1	1500x1200	T.W. GLAZED WINDOW
W2	1700x1200	T.W. GLAZED WINDOW
W3	900x1200	T.W. GLAZED WINDOW
V	600x600	T.W. GLAZED WINDOW

REVISED COMMERCIAL - CUM - RESIDENTIAL BUILDING
PLAN ON P. NO. 1, IN S. NO. 274/2/2/6,
AT NASHIK SHIVAR, IN NASHIK.

FOR :- JAY DEVELOPERS THROUGH PARTNER MR.VIJAY VASUDEV LALWANI

SIGNATURE OF ARCHITECT	SIGNATURE OF STRUCTURAL ENG.	SIGNATURE OF OWNER

ARCHITECT
SUMIT & BANSRI KUMATH

Gauri Bungalow, SSA-4,
Ashwin Nagar, Nashik-422009.
PH-0253 2364480
Email- sumitkumath@gmail.com
WEB: sumitkumath.com