## PLOT / TDR / PREMIUM AREA STATEMENT

| | | |
|---|---|---|
| 1. NET AREA OF PLOT | 1019.46 | SQM. |
| 2. BASIC F.S.I. AS PER DCPR (1.1) (1019.46x1.1) | 1121.41 | SQM. |
| 3. ADDITIONAL PREMIUM F.S.I. FOR REDEVELOPMENT (1019.46x0.20) = 203.892 sqmt ) | 203.00 | SQM. |
| 4. TDR PURCHASED PREVIOUSLY (permissible : 1019.46x 0.65 = 662.65 sqmt ) | 600.00 | SQM. |
| 4.1 - TDR PURCHASED NOW (20 SQMT, OUT OF 76.20 SQMT) T.D.R. SALE DEED REDG. NO. 5 - 645 - 2018 DATED : 24/1/2018 T.D.R. CERTIFICATE NO. 733 (B) DATED : 17/12/2018 | 20.00 | SQM. |
| 5. TOTAL (2+3+4+4.1) | 1944.41 | SQM. |

### NOTES

1) PLOT BOUNDRY SHOWN IN THICK BLACK.
2) PROPOSED WORK SHOWN IN RED FILLED IN
3) DRAINAGE LINE SHOWN IN RED DOTTED.
4) WATER SUPPLY LINE SHOWN IN BLACK DOTTED.

### WATER CONSUMPTION STATEMENT

| | |
|---|---|
| 135 Ltrs/person/day (5 persons per unit) x 30 unit =675 | 20250 Ltrs. |
| Provided Under ground water tank | 20250 Ltrs. |
| Provided Overhead water tank | 20250 Ltrs. |

### SCHEDULE OF OPENINGS

| TYPE | SIZE | DESCRIPTION |
|---|---|---|
| D1 | 1,000 X 2,400 | T.W.PANELLED DOOR |
| D2 | 0,750 X 2,400 | T.W.PANELLED DOOR |
| D3 | 1,500 X 2,400 | T.W.PANELLED DOOR |
| SD | 4,000 X 2,400 | M.S. SLIDING DOOR |
| SD1 | 2,300 X 2,400 | M.S. SLIDING DOOR |
| W1 | 2,100X 1,500 | M.S.GLAZED WINDOW |
| W2 | 1,200 X 1,500 | M.S.GLAZED WINDOW |
| V | 0,750 X 0,600 | M.S.GLAZED VENTILATOR |

### PARKING AREA STATEMENT AS PER PREVIOUSLY APPROVED

APPROVED B.P NO - A1/BP/507/6062 DATED 27/1/17

| | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| | CARS | TWO WHEELERS | CARS | TWO WHEELERS |
| PLOT | 04 | 08 | 04 | 08 |
| RESIDENTIAL 3D UNIT'S | 15 | 30 | 15 | 30 |
| TOTAL PARKING | 19 | 38 | 19 | 38 |

Note : As per previously Approved B.P. there is no change in Numbers of Tenaments, Tenaments are same (30 Tenaments)

### ALTERNATE TERRACE AREA STATEMENT

| FLOOR | FLOOR | PERMISSIBLE ALTERNATE AREA (20%) IN SQMT. | PROPESED ALTERNATE AREA IN SQMT. |
|---|---|---|---|
| GROUND FL. | AREA | | |
| FIRST FL. | 483.39 | 96.68 | 3.63X2=7.26<br>3.23X2=6.46<br>TOTAL=13.72 |
| SECOND FL. | 483.39 | 96.68 | 3.15X3.63 =11.43 |
| THIRD FL. | 483.39 | 96.68 | 3.63X2=7.26<br>3.23X2=6.46<br>TOTAL=13.72 |
| FOURTH FL. | 483.39 | 96.68 | 3.15X3.63 =11.43 |
| TOTAL ALTERNATE TERRACE AREA | | | 50.30 SQMT. |

### Carpet Area Statement For 1st,2nd,3rd &4th Floor

| Fl. 1,2,3,4 | Carpet (A) | Enclosed Balcony (B) | Open Balcony (C) | Architectural Projection (D) | Open Terrace (E) 50% | A+B+C |
|---|---|---|---|---|---|---|
| Flat No. | sqmt | sqmt | sqmt | sqmt | sqmt | sqmt |
| 1 | 40.45 | 6.30 | 5.77 | 0.00 | 0.00 | 46.26 |
| 2 | 52.47 | 6.66 | 4.63 | 0.00 | 0.00 | 57.10 |
| 3 | 56.18 | 3.29 | 3.70 | 2.96 | 0.00 | 63.13 |
| 4 | 104.64 | 0.00 | 12.63 | 3.00 | 0.00 | 120.27 |
| 5 | 46.89 | 0.00 | 7.65 | 0.00 | 0.00 | 54.54 |
| 6 | 54.92 | 0.00 | 0.00 | 0.00 | 3.23 | 57.25 |
| 7 | 34.86 | 0.00 | 0.00 | 0.00 | 3.63 | 61.62 |
| 8 | 42.49 | 0.00 | 5.77 | 0.00 | 0.00 | 48.26 |
| 8A | 52.47 | 0.00 | 4.63 | 0.00 | 0.00 | 57.10 |
| 9 | 56.18 | 3.29 | 3.70 | 2.96 | 0.00 | 63.13 |
| 10 | 54.84 | 0.00 | 7.73 | 0.00 | 0.00 | 62.57 |
| 11 | 48.93 | 0.00 | 4.63 | 3.00 | 0.00 | 57.25 |
| 12 | 45.27 | 0.00 | 7.02 | 0.00 | 3.00 | 59.61 |
| 13 | 68.86 | 0.00 | 0.00 | 0.00 | 7.72 | 71.58 |
| 14 | 60.66 | 0.00 | 0.00 | 0.00 | 2.72 | 71.50 |
| 15 | 40.49 | 0.00 | 5.77 | 0.00 | 0.00 | 46.26 |
| 16 | 52.47 | 0.00 | 4.63 | 0.00 | 0.00 | 57.10 |
| 17 | 56.18 | 3.29 | 3.70 | 2.96 | 0.00 | 63.13 |
| 18 | 71.72 | 0.00 | 7.73 | 3.00 | 0.00 | 82.45 |
| 19 | 76.43 | 0.00 | 12.64 | 0.00 | 0.00 | 89.07 |
| 20 | 57.50 | 0.00 | 0.00 | 0.00 | 3.23 | 60.73 |
| 21 | 61.06 | 0.00 | 0.00 | 0.00 | 3.63 | 64.69 |
| 22 | 40.49 | 0.00 | 5.77 | 0.00 | 0.00 | 46.26 |
| 23 | 57.48 | 0.00 | 4.63 | 0.00 | 0.00 | 57.11 |
| 24 | 58.18 | 3.29 | 3.70 | 2.96 | 0.00 | 66.13 |
| 25 | 71.72 | 0.00 | 7.73 | 3.00 | 0.00 | 82.45 |
| 26 | 38.14 | 0.00 | 5.19 | 0.00 | 0.00 | 38.33 |
| 26A | 50.94 | 0.00 | 4.89 | 3.00 | 0.00 | 58.84 |
| 26B | 43.09 | 0.00 | 7.63 | 0.00 | 0.00 | 51.57 |
| 27 | 66.87 | 0.00 | 4.63 | 0.00 | 2.72 | 94.13 |
| 28 | 69.06 | 0.00 | 0.00 | 0.00 | 2.72 | 71.58 |

### FORM OF STATEMENT 2 [SR.NO.11 (b)]

| BLDG. NO. | FLOOR NO. | FLAT/UNIT NO. | BUILT-UP AREA OF FLAT ALONG WITH SHARE OF COMMON AREAS | AREA OF BALCONY ATTACHED TO FLAT/UNIT | AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT/UNIT | TOTAL AREA OF FLAT/UNIT |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| (A) | GROUND | (A) | 56.58 | NIL | NIL | 56.58 |
| | | (B) | 55.58 | – | NIL | 55.58 |
| | | (C) | 48.50 | 4.84 | NIL | 53.34 |
| | | (D) | 70.02 | 7.02 | NIL | 76.14 |
| | | (E) | 69.21 | 7.02 | NIL | 76.23 |
| | | (F) | 44.42 | 4.20 | NIL | 48.62 |
| | | (G) | 45.31 | – | 6.46 | 51.77 |
| | | (H) | 70.74 | – | 7.28 | 78.02 |
| | SECOND | (A) | 56.58 | 4.11 | NIL | 54.39 |
| | | (B) | 55.58 | 4.76 | NIL | 43.86 |
| | | (C) | 70.02 | 7.02 | NIL | 76.14 |
| | | (D) | 69.21 | 7.02 | NIL | 76.23 |
| | | (E) | 44.42 | 4.20 | NIL | 48.62 |
| | | (F) | 45.31 | – | 6.46 | 51.77 |
| | | (G) | 70.74 | – | 7.28 | 78.02 |
| | | (H) | 53.28 | 4.20 | NIL | 57.48 |
| | | (G) | 77.93 | – | 8.72 | 83.66 |
| | | (H) | 75.24 | – | 8.72 | 83.21 |
| | THIRD | (A) | 56.58 | 4.11 | NIL | 53.46 |
| | | (B) | 55.58 | 4.76 | NIL | 43.86 |
| | | (C) | 70.02 | 7.02 | NIL | 76.14 |
| | | (D) | 69.21 | 7.02 | NIL | 76.23 |
| | | (E) | 44.42 | 4.20 | NIL | 48.62 |
| | | (F) | 45.31 | – | 6.46 | 51.77 |
| | | (G) | 70.74 | – | 7.28 | 78.02 |
| | | (H) | 53.28 | 4.20 | NIL | 57.48 |
| | | (G) | 77.93 | – | 8.72 | 83.66 |
| | | (H) | 75.24 | – | 8.72 | 83.21 |
| | FOURTH | (A) | 56.58 | 4.11 | NIL | 54.39 |
| | | (B) | 55.58 | 4.76 | NIL | 43.86 |
| | | (C) | 70.02 | 7.02 | NIL | 76.14 |
| | | (D) | 69.21 | 7.02 | NIL | 76.23 |
| | | (E) | 44.42 | 4.20 | NIL | 48.62 |
| | | (F) | 45.31 | – | 6.46 | 51.77 |
| | | (G) | 70.74 | – | 7.28 | 78.02 |
| | | (H) | 53.28 | 4.20 | NIL | 57.48 |
| | | (G) | 77.93 | – | 8.72 | 83.66 |
| | | (H) | 75.24 | – | 8.72 | 83.21 |

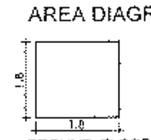
NOTE :
1) Built up area of all floors from all the respective floor shall tally with the total built up of that floor.
2) Above statements may vary wherever required.

### BALCONY AND DOUBLE HEIGHT AREA STATEMENT

FORM OF STATEMENT 2 — Proposed Building [Sr. No. 11(a)]

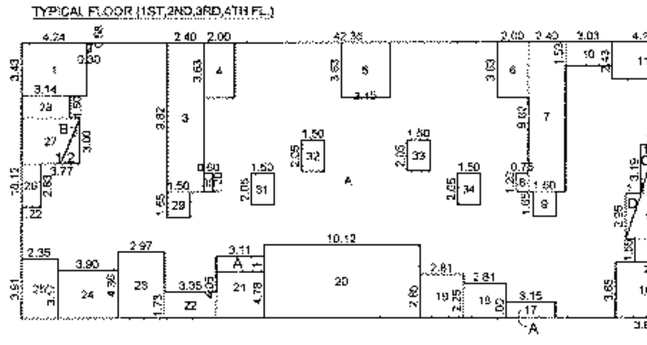
| Building No | Floor No. | Total built-up area of floor | Balcony area 15% | Proposed Balcony | Excess balcony area counted in FSI | Double height terrace area within 20% | Excess double height terrace area counted in FSI | Total FSI (3+5+7) |
|---|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (4.1) | (5) | (6) | (7) | (8) |
| | GROUND | 6.46 | -- | -- | -- | - | - | 6.46 |
| | 1 | 483.39 | 72.51 | 2.67+10.12+2.81+3.27+3.37 +3.39+25.93X1.2=31.12 1.1+2.5+3.6X1=9.6 TOTAL =34.12 | NIL | 3.63X2=7.26 3.23X2=6.46 | - | 489.39 |
| | 2 | 483.39 | 72.51 | 3.67+10.12+2.81+3.27+3.37 +3.39+25.93X1.2=31.12 1.1+2.5+3.6X1=9.6 TOTAL =34.12 | NIL | 3.15X3.63 =11.43 | - | 489.39 |
| | 3 | 483.39 | 72.51 | 2.67+10.12+2.81+3.27+3.37 +3.39+25.93X1.2=31.12 1.1+2.5+3.6X1=9.6 TOTAL =34.12 | NIL | 3.63X2=7.26 3.23X2=6.46 | - | 483.39 |
| | 4 | 483.39 | 72.51 | 2.67+10.12+2.81+3.27+3.37 +3.39+25.93X1.2=31.12 1.1+2.5+3.6X1=9.6 TOTAL =34.12 | NIL | 3.15X3.63 =11.43 | - | 483.39 |
| | TOTAL | 1940.04 | 290.04 | | | | | 1940.04 |

### AREA DIAGRAM & CALCULATION



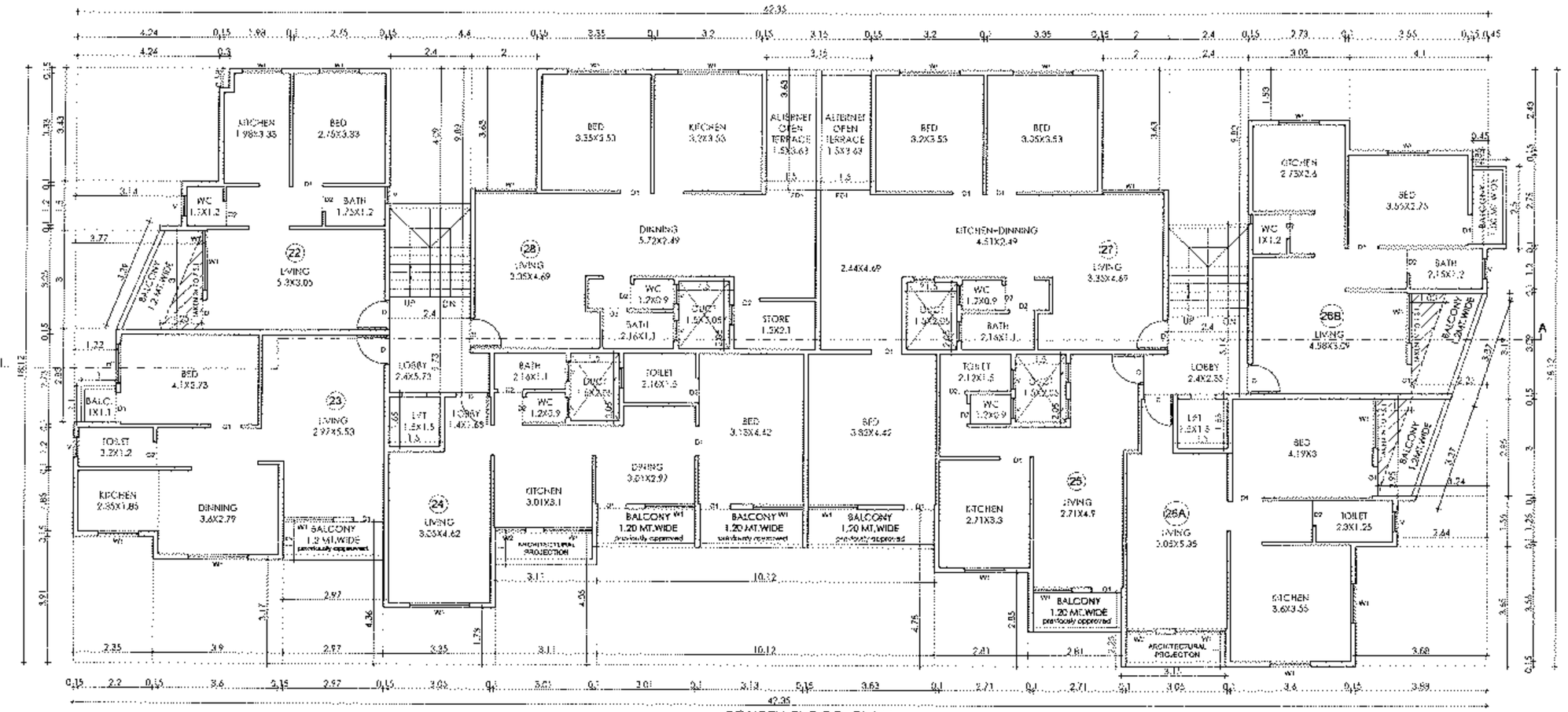
GROUND FLOOR PLAN (LIFT AREA)
LIFT = 1.8 X 1.8 X 2 = 6.48 SQ.M.

TYPICAL FLOOR (1ST,2ND,3RD,4TH FL.)

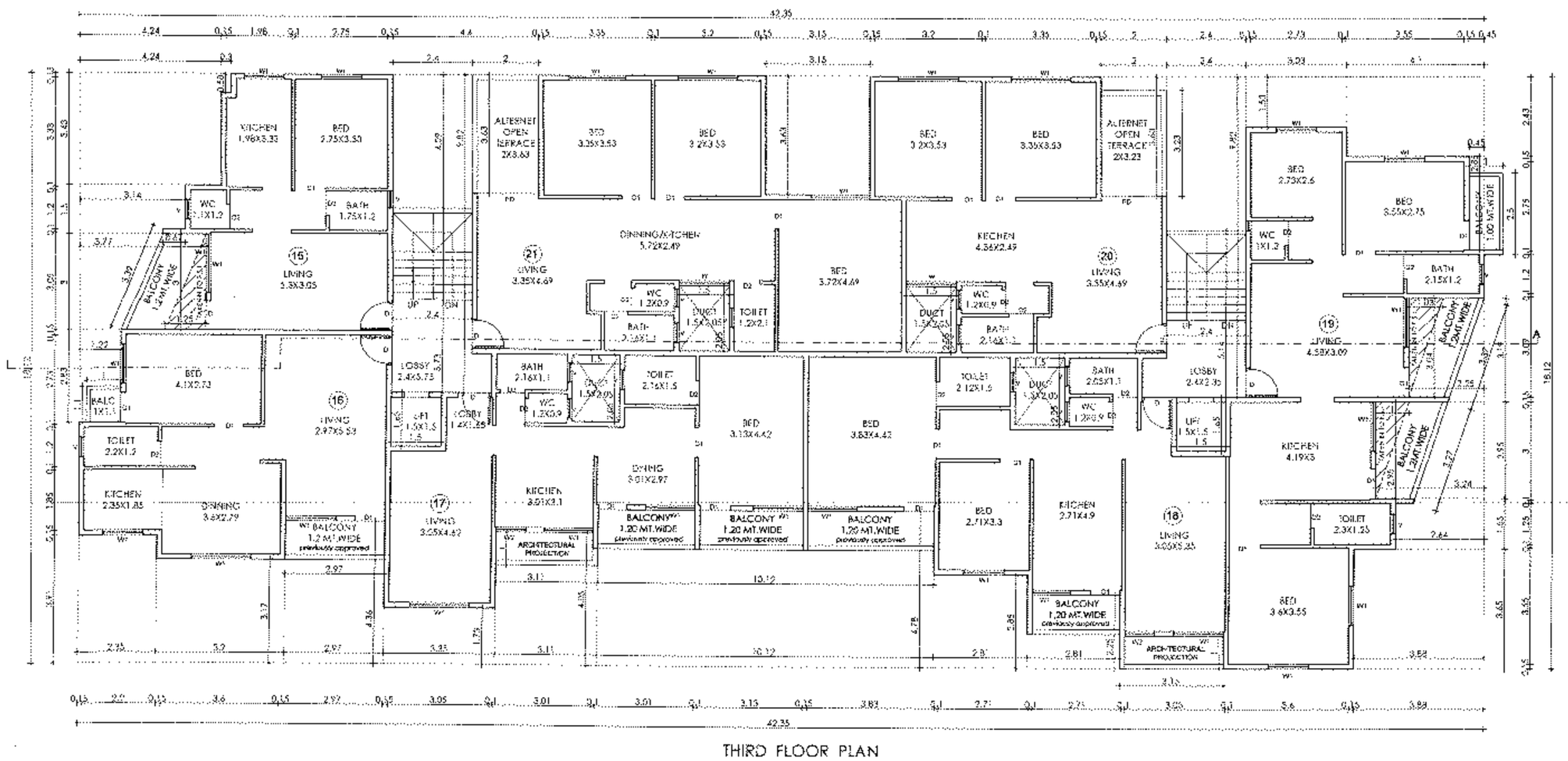


AREA KEY PLAN
FIRST FLOOR
AREA CALCULATIONS
A) 42.35 X 18.12 = 767.38 SQ.M.
DEDUCTIONS
1. 4.24 X 3.43 X 1 = 14.54 SQ.M.
2. 0.30 X 0.58 X 1 = 0.17 SQ.M.
3. 2.40 X 9.62 X 1 = 23.57 SQ.M.
4. 2.00 X 3.63 X 1 = 7.26 SQ.M.
5. 3.15 X 3.63 X 1 = 11.43 SQ.M.
6. 2.00 X 3.63 X 1 = 7.26 SQ.M.
7. 2.45 X 9.62 X 1 = 23.57 SQ.M.
8. 0.75 X 1.20 X 1 = 0.90 SQ.M.
9. 1.50 X 1.65 X 1 = 2.47 SQ.M.
10. 3.03 X 1.53 X 1 = 4.64 SQ.M.
11. 4.15 X 2.43 X 1 = 9.95 SQ.M.
12. 0.45 X 2.85 X 1 = 1.28 SQ.M.
13. 2.25 X 3.19 X 1 = 7.18 SQ.M.
14. 3.24 X 2.85 X 1 = 9.56 SQ.M.
15. 2.64 X 1.65 X 1 = 4.09 SQ.M.
16. 3.66 X 3.65 X 1 = 14.16 SQ.M.
17. 3.15 X 1.00 X 1 = 3.15 SQ.M.
18. 2.81 X 2.35 X 1 = 6.32 SQ.M.
19. 2.81 X 2.65 X 1 = 8.01 SQ.M.
20. 10.12 X 4.78 X 1 = 48.37 SQ.M.
21. 3.11 X 4.05 X 1 = 12.60 SQ.M.
22. 3.35 X 1.73 X 1 = 5.80 SQ.M.
23. 2.97 X 4.36 X 1 = 12.95 SQ.M.
24. 3.60 X 3.17 X 1 = 12.36 SQ.M.
25. 2.30 X 3.91 X 1 = 9.19 SQ.M.
26. 1.72 X 2.63 X 1 = 3.45 SQ.M.
27. 3.77 X 3.00 X 1 = 11.31 SQ.M.
28. 3.14 X 1.50 X 1 = 4.71 SQ.M.
29. 1.50 X 1.65 X 1 = 2.47 SQ.M.
30. 0.60 X 1.20 X 1 = 0.72 SQ.M.
31. 1.50 X 2.05 X 1 = 3.07 SQ.M.
32. 1.50 X 2.05 X 1 = 3.07 SQ.M.
33. 1.50 X 2.05 X 1 = 3.07 SQ.M.
34. 1.50 X 2.05 X 1 = 3.07 SQ.M.
TOTAL = 295.13 SQ.M
NET AREA 767.38-295.13 = 471.65 SQ.M.

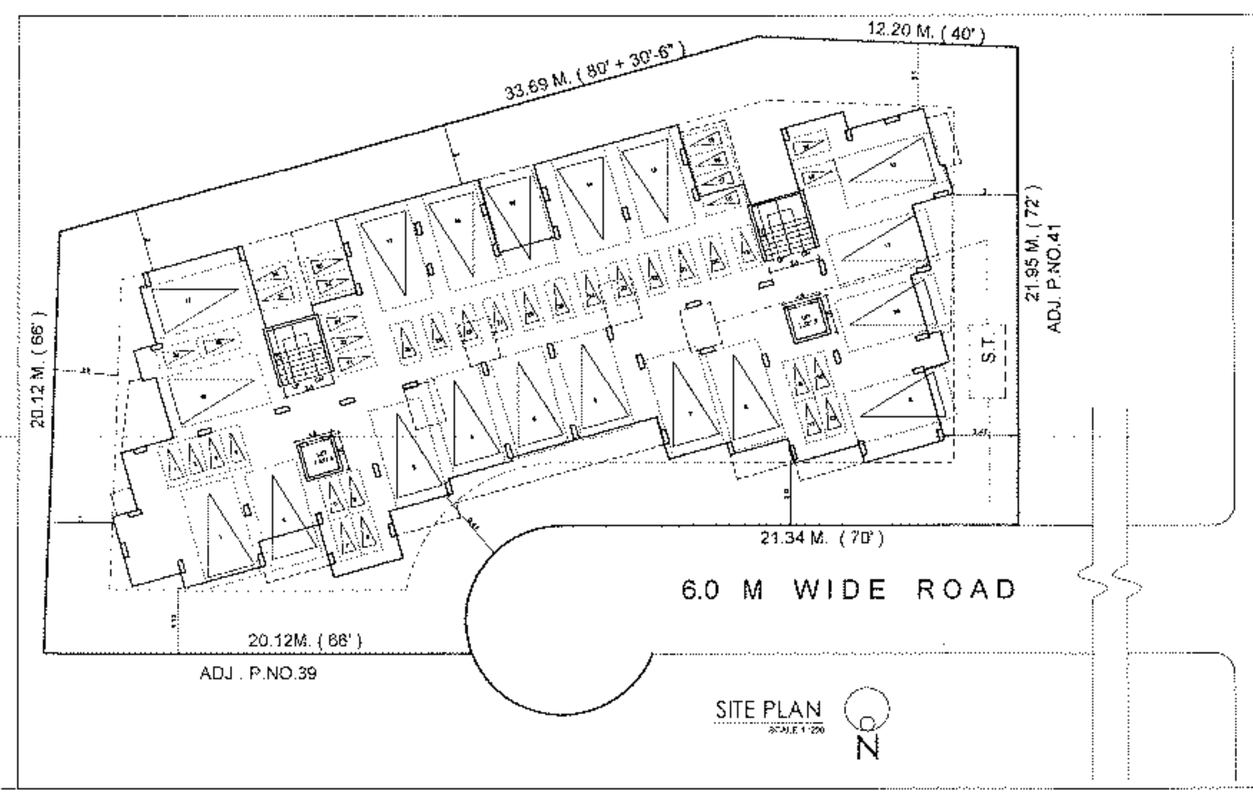
ADDITION AREA
A) 9.11X3.15X1.00 = 6.81 SQ.M.
B) 1.23X3.00X2 = 1.48 SQ.M.
C) 1.03X3.04X2 = 1.87 SQ.M.
D) 2.95X1.00X2 = 1.48 SQ.M.
471.65+11.74= 483.39 SQ.M.
TOTAL BUILTUP AREA ON FIRST FL.=483.39 SQ.M.
TOTAL BUILTUP AREA ON SECOND FL.=483.39 SQ.M.
TOTAL BUILTUP AREA ON THIRD FL.=483.39SQ.M.
TOTAL BUILTUP AREA ON FOURTH FL.=483.39 SQ.M.



FOURTH FLOOR PLAN
SCALE 1:100



THIRD FLOOR PLAN
SCALE 1:100




SITE PLAN
SCALE 1:250

## APPROVAL 2/2

**APPROVED**

fh - Plans amended in -- as per the conditions Mentioned in the accompanying comme ownerd

Certificate No. A1/606/1645 dated 17/02/2018

Executive Engineer TOWN PLANING Nashik Municipal Corporation Nashik

PREVIOUSLY APPROVED B.P NO - A1/BP/507/6062
DATED 27/1/17

**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 work under supervision of proper technical person so as to ensure the quality & safety of the work.the

Owner (s) Name & Signature

**CERTIFICATE OF AREA:**

Certified that the plot under reference was surveyed by me on , & dimensions of all sides etc. of the plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/Tp scheme Records/ Land Records. /assessment/ City Survey Records.

Sign of Architect

### AREA STATEMENT. Sqm.

| | |
|---|---|
| 1. AREA OF THE PLOT | |
| (Minimum area of plot to be considered ) | 1019.46 |
| a. As per ownership document (7/12,CTS extract) | 1019.46 |
| b. As per measurement sheet | 1019.46 |
| c. As per site | 1019.46 |
| 2. DEDUCTIONS FOR | |
| a) Proposed D.P./T.P. Road widening Area | 0 |
| b) Any D.P. Reservation area | 0 |
| TOTAL (a+b) | 0 |
| 3. GROSS AREA OF THE PLOT (1-2) | 1019.46 |
| 4. Recreational Open space | |
| a) Required | -- |
| b) Proposed | -- |
| 5. Amenity space | |
| a) Required | -- |
| b) Proposed | -- |
| 6. Service road & Highway widening | -- |
| 7. Internal road area | -- |
| 8. Net Area of Plot = (3-5&6) | 1019.46 |
| 9. Built up area with reference to Basic F.S.I as per front road width (ie no. 8 x 1.1) (1019.46 X 1.1) | 1121.41 |
| 10. Addition of area for F.S.I. | |
| (a) In-situ area against D.P.road (1.65sq.m no 2(a)), if any | -- |
| (b) In-situ area against Amenity Space (2 Or 1.5sq.m no 5(b)) | -- |
| (c) Premium FSI area (subject to maximum of 0.5 of sr.no.9) | -- |
| (d) TDR Area (Permissible 0.65) (600.00+20.00) | 620.00 |
| (e) Additional FSI Area under chapter VIII | 0 |
| Redevelopment FSI area (subject to maximum of 0.2 of sr.no.9) (total a+b+c+d+e) | 203.00 |
| 11. Total area available | 1944.41 |
| 12. Maximum utilization of FSI Permissible as per Road width (as per Regulationno. 16.4) | 1.1 |
| 13. Total Built-up Area in proposal(including area at Sr. No.15 b) | |
| a) Existing Built-up Area | 0 |
| b) Proposed Built-up Area | 1940.04 |
| c) Excess Balcony area counted in FSI | 0 |
| d) Excess Double Height terraces area counted in FSI (Total a+b+c+d) | 0 1940.04 |
| 14. F.S.I. Consumed(13)(should not be more than sr.no.12 above | 0.99 |
| 15. Area for Inclusive Housing, if any | NA |
| a) Required (20% of sr.no.9) | NA |
| b) Proposed | |

STRUCTURAL ENGINEER — OWNER

YOGIN KULKARNI
ARCHITECT

MEGHDOOT CO.OP. HSG. STY.

G.P.A HOLDER
MR. ANIL SHANKAR AHER

MR. KSHITIJ .B. DHANDE

REVISED RESIDENTIAL BUILDING ON PLOT NO.42+43, S.NO : 656/1/1B AT NASHIK SHIWAR, NASHIK FOR-**CHAIRMAN, MEGHDOOT CO.OP. HSG. STY. THROUGH G.P.A. HOLDER PERFECT BUILDCON THROUGH PROPRITER MR. ANIL SHANKAR AHER**


Kshitij .B. Dhande
Architect Council Registration no. CA/99/2/6961
ARCHITECT & INTERIOR DESIGNER
FLAT NO. 03, KAJOL APPT., NEAR BAPU BUNGLOW, INDIRA NAGAR, NASHIK- 422 009.
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CELL . : 94 222 54283


DRG. NO. -01