PROPOSED COMM- + RESIDENTIAL BUILDING PLAN- ON P.NO.(2+3A) + (2+3)B , I.N S.NO -907 / 2 / 1 / A OF- NASHIK SHIWAR, NASHIK, FOR - FOR - YOGESHWAR REALTY PARTNERSHIP FIRM , TH. PARTNER SHRI - MADHUBHAI B. KOTHIYA. & OTHER.

APPROVED

Executive Engineer
Nashik Municipal Corporation
Nashik

PROFORMA NO - 1. 2/1

A	AREA STATEMENT	SQM.
1	Area of plot (Minimum not less than the minimum area required as per Regulation 14)	
	(a) Area of plot before proposed road set back	1001.00
	(b) Area deducted for proposed road set back	1001.00
	(c) Area of plot after proposed road set back	1001.00
2	Deductions for (a) Recreational Open space	—
	(b) Amenity Space	—
	(c) Proposed C.P./D.P. Road widening Area	—
	(d) Any D.P. Reservation area	—
3	Gross Area of Plot (1-2)	1001.00
4	Net area of plot after deductions	1001.00
	(a) Permissible F.S.I.	1.00
	(b) Proposed F.S.I.	1.00
5	Built-up area permissible (a) Permissible Built-up area (4a x 4b)	1001.00
	(b) Proposed Built-up area	1001.00
6	Deficiency, if any	—
7	Total built-up area allowable (5a + 6)	1001.00
8	Premium FSI area payable @ 40% of item 5	—
9	Total built-up area permissible including premium FSI area (5a + 8)	1001.00
10	Built-up area proposed (a) Residential	1001.00
	(b) Commercial	—
	(c) Public or Semi-Public	—
	(d) Total built-up area proposed	1001.00
11	F.S.I. area proposed (a) Residential	1001.00
	(b) Commercial	—
	(c) Public or Semi-Public	—
	(d) Total F.S.I. area proposed	1001.00
12	Tenement density (a) No. of dwelling units permissible	10
	(b) No. of dwelling units proposed	10
13	Parking space required (a) For residential purpose	10
	(b) For commercial purpose	4
	(c) For Industrial purpose	—
	(d) Total parking space required	14
	(e) Parking space provided (i) In Stilt	14
	(ii) In basement	—
	(iii) In Layout Open Space	—
	(iv) On Terrace	—
	(v) Others	—
	(f) Total parking space provided	14

Certificate of Area	
(A) Required (10% of sr.no.9)	2.24 %
15. Area for amenity opening if any	—
16. Area of plot (1-2)	1001.00
17. Total Built-up area permissible	1001.00
18. Total Built-up area proposed	1001.00
19. Excess built-up area (18-17)	—
20. Excess Balcony area (if any)	—
21. Excess Refuge area (if any)	—
22. Excess Staircase area (if any)	—
23. Excess Lift area (if any)	—
24. Excess Height area (if any)	—
25. Excess Parking area (if any)	—
26. Total Excess area (19+20+21+22+23+24+25)	—
27. Total Built-up area permissible including premium FSI area (17+26)	1001.00
28. Total Built-up area proposed including premium FSI area (18+26)	1001.00

Certified that the pre mises referred as surveyed by me on 26/9/2017 and the dimensions of the abt. of plot shown on plan are as per actual on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records. Said records are / are not Correct / Incorrect.

Dy.Director
Dy.Director
E.I. - Admn. N. Jamdar
R.No.31 / 20

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

Yogeshwar Realty
Owner / Developer & Signature
Partner

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

ENGINEERS SIGN	STRUCTURAL ENGI SIGN	OWNERS SIGN

SRI. A.N. JAMDAR

JOB No.	DATE	DRAWING No.	SCALE	DRAWN BY	CHECKED BY
185	11/11/2017	1	-00	SATISH	A.N.J.

BALCONY AREA STATEMENT

FLOOR	PER. BALCONY	PRO. BALCONY	EXC. BALCONY
FLOOR ONE	23.89	23.20	0.00
FLOOR TWO	46.18	67.20	22.14
FLOOR THREE	46.18	57.20	12.42
FLOOR FOUR	46.18	57.20	12.42
FLOOR FIVE	46.18	57.20	12.42
FLOOR SIX	46.18	57.20	12.42
FLOOR HOUR	46.18	57.20	12.42
FLOOR THEICE	46.18	57.20	12.42
FLOOR TWO	46.18	67.20	22.14
FLOOR ONE	23.89	23.20	0.00

EXCESS BALCONY

FLOOR SEVEN	46.18	57.20	12.42
FLOOR SIX	46.18	57.20	12.42
FLOOR FIVE	46.18	57.20	12.42
FLOOR FOUR	46.18	57.20	12.42
FLOOR THREE	46.18	57.20	12.42
FLOOR TWO	46.18	67.20	22.14
FLOOR ONE	23.89	23.20	0.00

TOTAL - 2302.00 - 84.24 = 2286.24 SQ.M.

Building No.	Floor No.	Total Floor Area	Balcony Area	Excess Balcony Area	Deduction Balcony Area	Deduction Staircase Area	Deduction Lift Area	Deduction Height Area	Deduction Parking Area	Total F.S.I. (3 + 7)
				Proposed Building - 'B'						
				(Sr.No.1 to11)						
		1	2	3	4	5	6	7	8	9
	GROUND FLOOR	235.326	-	-	-	-	-	-	-	235.326
	FLOOR ONE	1530.13	23.89	-	-	-	-	-	-	1506.24
	FLOOR TWO	301.23	-	-	-	-	-	-	-	301.23
	FLOOR THREE	301.23	46.18	-	-	-	-	-	-	301.23
	FLOOR FOUR	301.23	46.18	-	-	-	-	-	-	301.23
	FLOOR FIVE	301.23	46.18	-	-	-	-	-	-	301.23
	FLOOR SIX	301.23	46.18	-	-	-	-	-	-	301.23
	FLOOR SEVEN	301.23	46.18	-	-	-	-	-	-	301.23
	TOTAL -									

GROUND FLOOR B.U.P AREA CALCULATIONS

deduction	
1) 18.10 X 1.30 = 23.53CM	
2) 15.13 X 30 = 17.52CM	
3) 1.20 X 1.80 = 2.70 SQM	
166.82 - 27.95 = 138.82 SQM	
(GROUND FLOOR B.U.P AREA = 166.82 X1.50 = 250.323 SQM	

FLOOR ONE B.U.P AREA CALCULATIONS

27.10 X 7.65 = 213.345 SQM	
deduction	
1) 18.10 X 1.10 = 19.91 SQM	
2) 4.40 X 0.40 = 1.76 SQM	
3) 12.70 X 2.3X2 = 12.65 SQM	
4) 2.40 X 3.60 = 8.7 SQM	
5) 2.40 X 3.16 = 7.01 SQM	
6) 0.90 X 1.00 = 0.90 SQM	
ADD LEFT B/UP AREA	
213.345 - 52.23 = 160.316 SQM	
DED. = 67.23 SQM	
FLOOR B/UP AREA = 160.316 + 2.0 = 156.316 SQM	

FLOOR TWO TO SEVEN B.U.P AREA CALCULATION

deduction	
1) 27.10 X 14.30 = 387.53 SQM	
2) 27.10 X 2.3X2 = 12.66 SQM	
3) 1.20 X 1.60 = 1.92 SQM	
4) 1.70 X 2.60 = 3.52SQM	
5) 1.90 X 29.40 = 3.52SQM	
7) 29.40 X 1.60 = 323.52QM	
8) 1.70 X 2.3 = 3.52 SQM	
9) 1.90 X 2.60 = 4.77SQM	
10) 29.40 X 0.77 = 2.31 SQM	
11) 0.90 X 1.00 = 0.90 SQM	
387.53 - 56.30 = 331.23 SQM	
DED. = 30.30SQM	
FLOOR B/UP AREA - 301.23 SQM	

FLOOR THREE FLOOR FOUR FLOOR FIVE

SCALE - 1:100)

FLOOR TWO

(SCALE - 1:100)

GROUND FLOOR

(SCALE - 1:100)

18.00M. WIDE ROAD

FLOOR ONE

(SCALE - 1:100)

SITE PLAN

SCALE- 1:500

18.00M WIDE ROAD

BEFORE AMALGAMATION PLAN

18.00M WIDE ROAD

AFTER AMALGAMATION PLAN

18.00M WIDE ROAD

PARKING AREA STATEMENT					
	CAR	SCOOTER	CYCLE		
	Req.	Req.	Req.	Req.	Req.
COMM.	03	03	09	05	06
RESI.	17	20	66	88	30
TOTAL	20	23	77	77	36