

CARPET + USABLE AREA STATEMENT

Mashik/Sec/17/15/27/04/2017.

Dated : 14/06/2017.

FLOOR NO.	FLAT / UNIT NO.	CARPET AREA EXCLUDING EXTERNAL WALL INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY (VERANDAH OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT)	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)
FIRST FLOOR	101	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	102	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	103	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	104	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	105	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	106	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of First Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
SECOND FLOOR	201	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	202	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	203	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	204	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	205	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	206	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of Second Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
THIRD FLOOR	301	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	302	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	303	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	304	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	305	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	306	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of Third Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
FOURTH FLOOR	401	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	402	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	403	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	404	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	405	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	406	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of Fourth Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
FIFTH FLOOR	501	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	502	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	503	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	504	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	505	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	506	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of Fifth Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
SIXTH FLOOR	601	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	602	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	603	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	604	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	605	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	606	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of Sixth Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
SEVENTH FLOOR	701	79.85 SQ.M.	13.62 SQ.M.	93.47 SQ.M.
	702	79.95 SQ.M.	13.61 SQ.M.	93.56 SQ.M.
	703	39.98 SQ.M.	7.65 SQ.M.	47.63 SQ.M.
	704	42.45 SQ.M.	7.25 SQ.M.	49.70 SQ.M.
	705	43.83 SQ.M.	7.80 SQ.M.	51.63 SQ.M.
	706	39.99 SQ.M.	7.71 SQ.M.	47.70 SQ.M.
Total Carpet+Usable Area Of Seventh Floor		366.05 SQ.M.	57.64 SQ.M.	423.69 SQ.M.
Total Carpet+Usable Area Of Building		2502.35 SQ.M.	403.48 SQ.M.	2905.83 SQ.M.

TOTAL NO. OF FLOOR OF BUILDING = GROUND+7.
TOTAL NO. OF TENEMENT = 42.00 NOS

BUILDING NO.	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	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
FIRST FLOOR	SEVENTH FLOOR	101,201,301,401,501,601,701	84.11+11.61 = 95.72 SQ.M. (COMMON AREA = 11.61 SQ.M.) [AVG. 49.66 / 4 = 11.61 SQ.M.]	16.07 SQ.M.	—	111.79 SQ.M.
		102,202,302,402,502,602,702	83.94+11.61 = 95.55 SQ.M. (COMMON AREA = 11.61 SQ.M.) [AVG. 49.66 / 4 = 11.61 SQ.M.]	15.96 SQ.M.	—	111.53 SQ.M.
		103,203,303,403,503,603,703	43.13+11.61 = 54.74 SQ.M. (COMMON AREA = 11.61 SQ.M.) [AVG. 49.66 / 4 = 11.61 SQ.M.]	9.02 SQ.M.	—	63.76 SQ.M.
		104,204,304,404,504,604,704	65.89+11.61 = 77.50 SQ.M. (COMMON AREA = 11.61 SQ.M.) [AVG. 49.66 / 4 = 11.61 SQ.M.]	8.67 SQ.M.	—	86.17 SQ.M.
		105,205,305,405,505,605,705	66.97+11.61 = 78.58 SQ.M. (COMMON AREA = 11.61 SQ.M.) [AVG. 49.66 / 4 = 11.61 SQ.M.]	9.33 SQ.M.	—	87.91 SQ.M.
		106,206,306,406,506,606,706	42.95+11.61 = 54.56 SQ.M. (COMMON AREA = 11.61 SQ.M.) [AVG. 49.66 / 4 = 11.61 SQ.M.]	9.23 SQ.M.	—	63.79 SQ.M.

NOTE :
1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.
2) ABOVE STATEMENT MAY VARY, WHENEVER REQUIRED.

Balcony Statement

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First Floor	395.94 sq.m.	59.39 sq.m.	7.55 X 1.25 = 9.44 3.34+3.44+3.15 = 9.93 12.83 X 1.40 = 17.96 2.85+2.85+2.60+2.65 = 10.95 10.95 X 1.58 = 17.30 12.70 X 3.30 = 41.91 6.02 X 1.55 = 9.33 2.40 X 4.3 = 10.32 6.03 X 1.45 = 8.74 12.44+20.33+17.30+9.33+8.74 = 68.36	68.36 - 59.39 = 8.97
Second to Seventh floor	387.78 sq.m.	58.16 sq.m.	7.55 X 1.25 = 9.44 3.34+3.44+3.15 = 9.93 12.83 X 1.40 = 17.96 2.85+2.85+2.60+2.65 = 10.95 10.95 X 1.58 = 17.30 12.70 X 3.30 = 41.91 6.02 X 1.55 = 9.33 2.40 X 4.3 = 10.32 6.03 X 1.45 = 8.74 12.44+20.33+17.30+9.33+8.74 = 68.36	68.36 - 58.16 = 10.20 10.20 X 6 = 61.20
Total excess balcony area				70.17 SQ.M.

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+4+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	FIRST FLOOR	395.94 SQ.M.	59.39 SQ.M.	8.97 SQ.M.	—	—	404.91 SQ.M.
	SECOND FLOOR	387.78 SQ.M.	58.16 SQ.M.	10.20 SQ.M.	—	—	397.97 SQ.M.
	THIRD FLOOR	387.78 SQ.M.	58.16 SQ.M.	10.20 SQ.M.	—	—	397.97 SQ.M.
	FOURTH FLOOR	387.78 SQ.M.	58.16 SQ.M.	10.20 SQ.M.	—	—	397.97 SQ.M.
	FIFTH FLOOR	387.78 SQ.M.	58.16 SQ.M.	10.20 SQ.M.	—	—	397.97 SQ.M.
	SIXTH FLOOR	387.78 SQ.M.	58.16 SQ.M.	10.20 SQ.M.	—	—	397.97 SQ.M.
	SEVENTH FLOOR	387.78 SQ.M.	58.16 SQ.M.	10.20 SQ.M.	—	—	397.97 SQ.M.
TOTAL AREA		2722.62 SQ.M.	407.35 SQ.M.	70.17 SQ.M.	—	—	2792.79 SQ.M.

LOCATION PLAN
SCALE - 1:10,000

T.D.R. AREA STATEMENT

CERTIFICATE NO.743, DT.05/06/2017.

- * AREA OF THE PLOT = 1244.64 sq.m. (AS PER 7/12 EXTRACT)
- * 0.65 % ALLOWED T.D.R. AREA = 809.02 sq.m.
- * TOTAL ALLOWED B/UP AREA = 2053.66 sq.m.
- * PURCHASED T.D.R. AREA = 754.00 sq.m.
- * B/UP AREA WITH TDR (as per proposed T.D.R.) = 1998.64 sq.m.
- * BASIC F.S.I. 10% = 124.46 sq.m.
- * PREMIUM F.S.I. 50% (22.32 sq.m.) = 622.32 sq.m.
- * ADD. D.P. ROAD AREA = 55.36 sq.m.
- * TOTAL ALLOWED B/UP AREA = 2800.78 sq.m.
- * TOTAL PROPOSED B/UP AREA = 2792.79 sq.m.

CALCULATION OF T.D.R. AS PER 29TH JANUARY & 2 MAY 2016 GOVERNMENT POLICY

$$Y = \frac{X \times R}{R.Y.}$$

$$Y = \frac{754.00 \times 1200}{100} = 9048.00$$

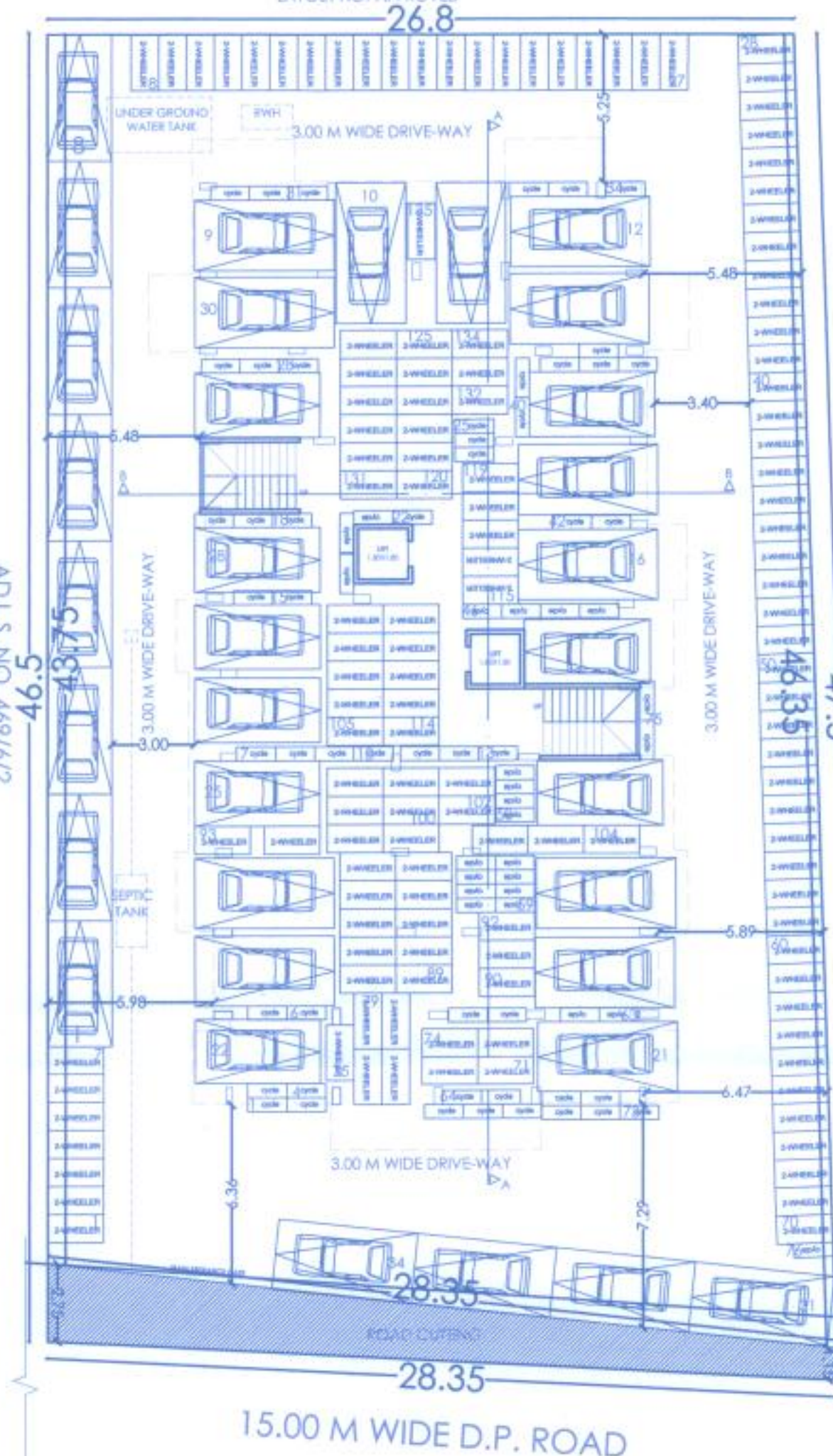
$$Y = 316.70 \text{ SQ.M.}$$

DOOR WINDOW SCHEDULE

SR. NO.	TYPE	SIZE	DESCRIPTION
1	D	1.20 X 2.40	FLUSH DOOR
2	D1	0.90 X 2.40	FLUSH DOOR
3	D2	0.80 X 2.10	FLUSH DOOR
4	W	1.80 X 1.50	M.S. WINDOW
5	W1	1.20 X 1.50	M.S. WINDOW
6	W2	0.55 X 1.35	M.S. WINDOW
7	V	0.60 X 0.90	M.S. LOUVERED WINDOW

PARKING STATEMENT

NO.	REQUIRED PARKING			PROVIDED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
No. of Tenement having carpet area up to 40 sq.m. (Less than 80 sq. m.) Tenements 28 nos	28 NOS.	112 NOS.	56 NOS.	28 NOS.	112 NOS.	56 NOS.
No. of Tenement having carpet area Below 40.00 sq. m. Tenements 14 nos	04 NOS.	16 NOS.	16 NOS.	04 NOS.	16 NOS.	16 NOS.
visitors parking 5%	02 NOS.	07 NOS.	04 NOS.	02 NOS.	07 NOS.	04 NOS.
TOTAL	34 NOS.	135 NOS.	76 NOS.	34 NOS.	135 NOS.	76 NOS.

ADJ. S. NO. 469/12
LAYOUT NOT APPROVEDSITE PLAN
SCALE - 1:200

AREA STATEMENT

FIRST FLOOR
BLOCK A = 17.40 X 32.80
= 570.72 SQ.M.

D EDUCATION :

- 1.02 X 5.87 X 1 = 5.99 SQ.M.
- 2.45 X 2.48 X 1 = 6.08 SQ.M.
- 1.09 X 3.37 X 1 = 3.67 SQ.M.
- 2.04 X 5.72 X 1 = 11.67 SQ.M.
- 1.09 X 3.3 X 1 = 3.60 SQ.M.
- 1.30 X 2.5 X 1 = 3.25 SQ.M.
- 1.75 X 3.15 X 1 = 5.51 SQ.M.
- 11.47 X 2.40 X 1 = 27.53 SQ.M.
- 1.76 X 3.34 X 1 = 5.88 SQ.M.
- 1.31 X 2.7 X 1 = 3.53 SQ.M.
- 0.71 X 3.25 X 1 = 2.31 SQ.M.
- 1.28 X 0.46 X 1 = 0.59 SQ.M.
- 2.52 X 1.45 X 1 = 3.65 SQ.M.
- 3.29 X 6.09 X 1 = 20.04 SQ.M.
- 0.6 X 1.89 X 1 = 1.13 SQ.M.
- 3.87 X 5.8 X 1 = 9.98 SQ.M.
- 1.91 X 3.81 X 1 = 7.28 SQ.M.
- 1.96 X 1.71 X 1 = 3.35 SQ.M.
- 10.88 X 2.4 X 1 = 26.11 SQ.M.
- 0.45 X 3.35 X 1 = 1.51 SQ.M.
- 0.97 X 2.45 X 1 = 2.38 SQ.M.
- 1.43 X 6.34 X 1 = 9.07 SQ.M.
- 0.97 X 2.7 X 1 = 2.62 SQ.M.
- 0.74 X 3.25 X 1 = 2.40 SQ.M.
- 1.33 X 0.46 X 1 = 0.61 SQ.M.
- 1.09 X 0.75 X 1 = 0.82 SQ.M.
- 1.35 X 3.55 X 1 = 4.79 SQ.M.

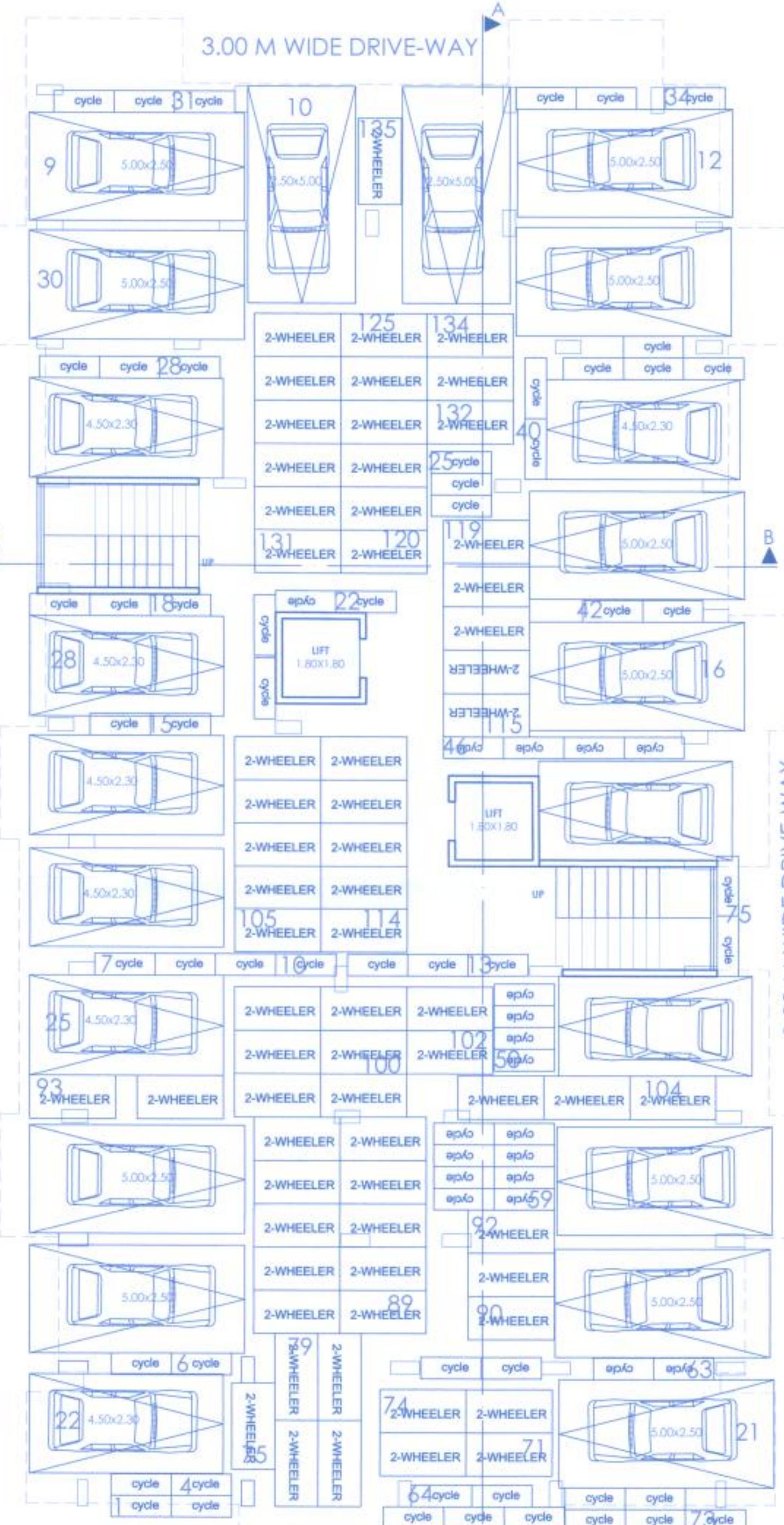
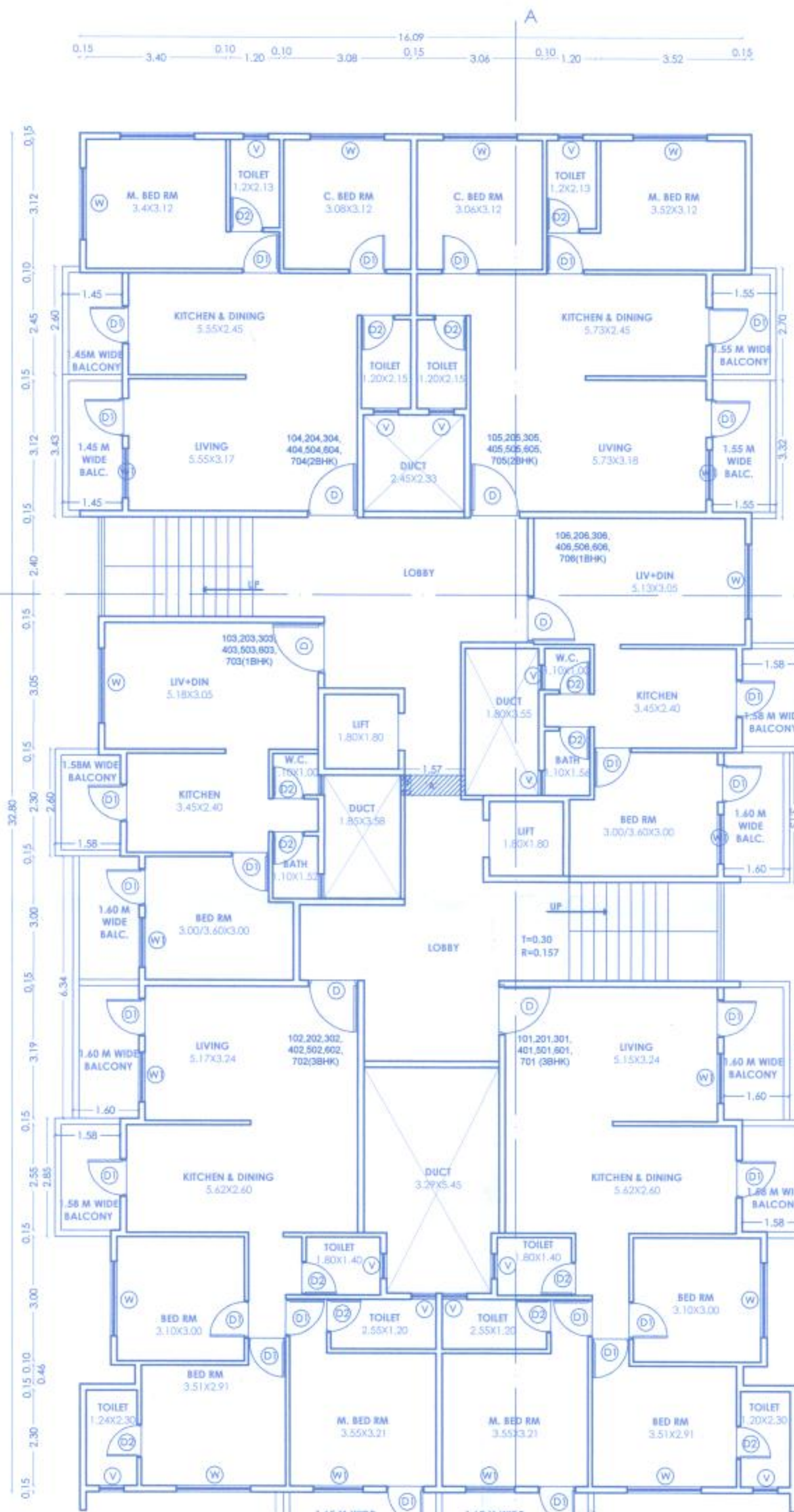
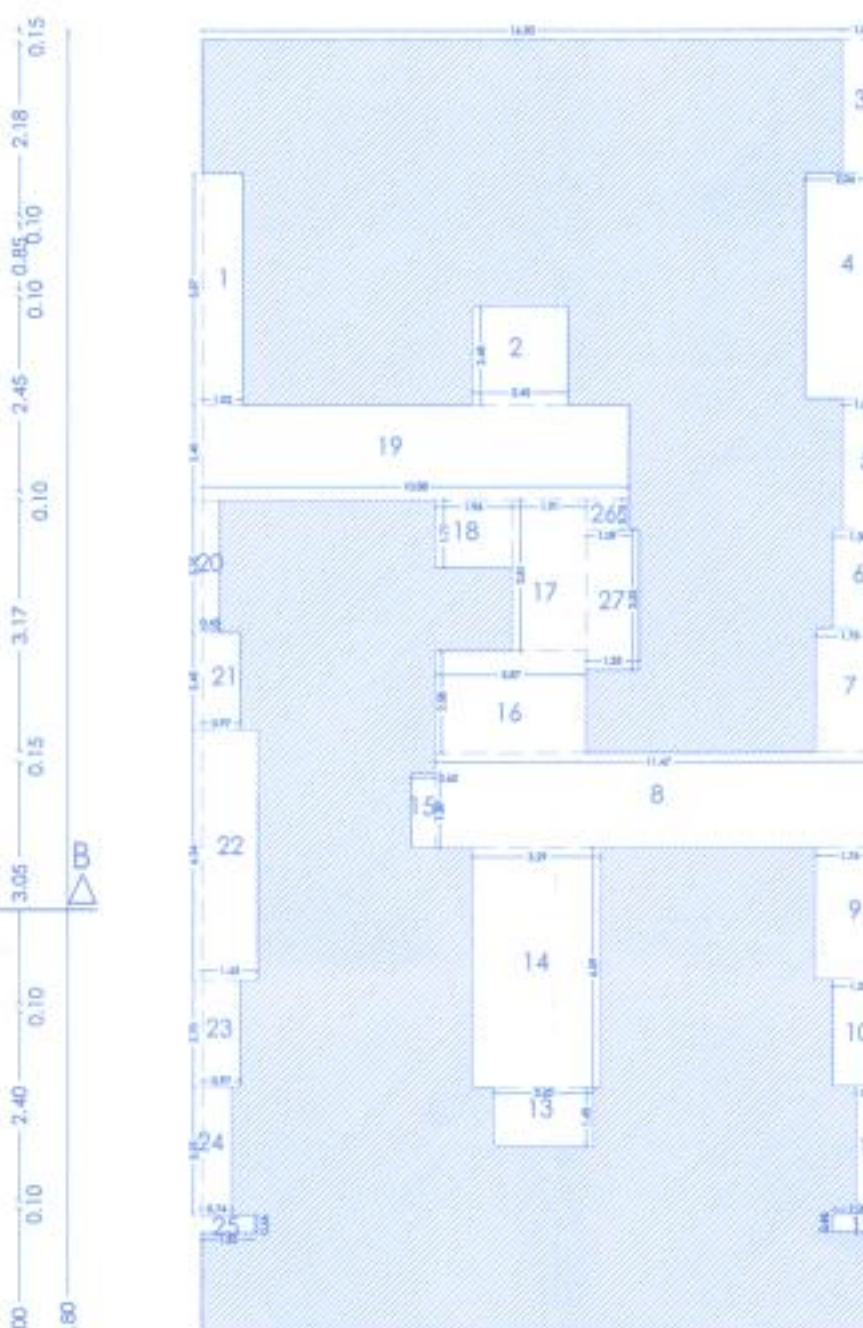
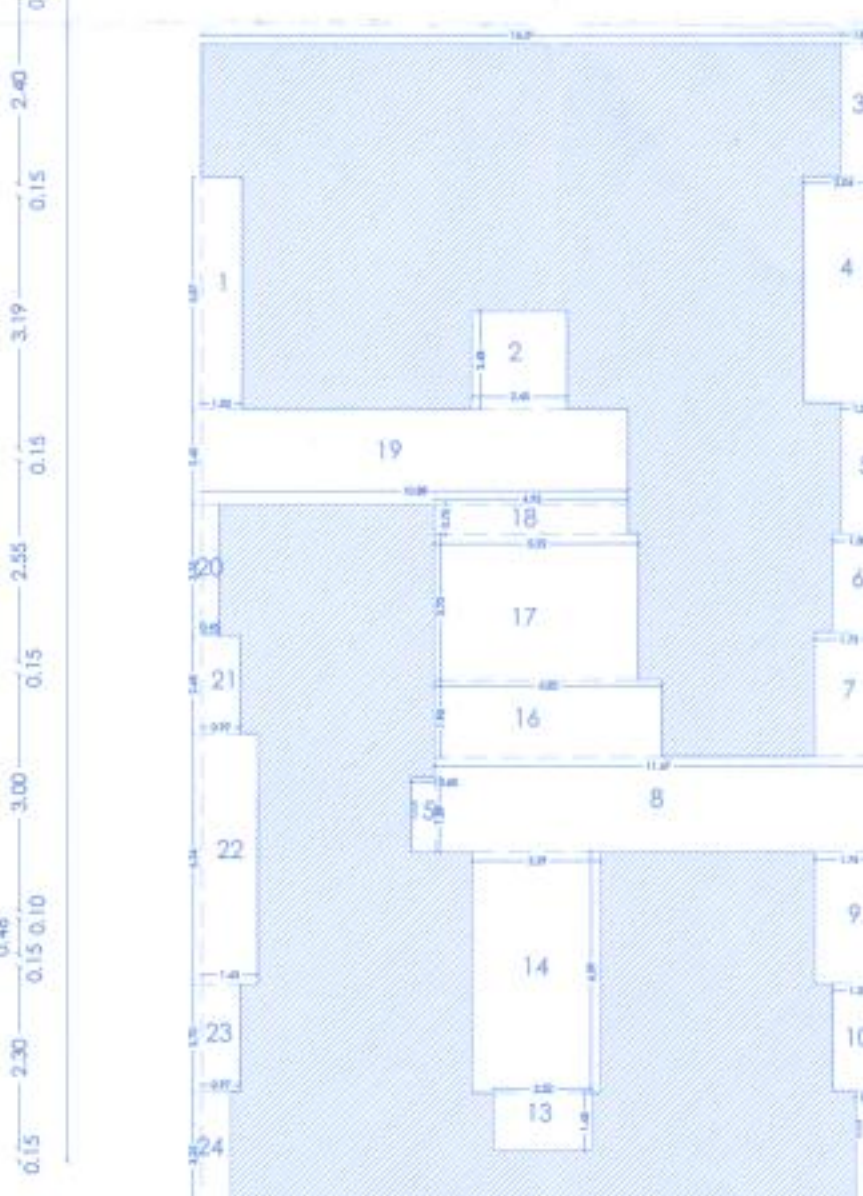
TOTAL DEDUCTION = 175.35 SQ.M.
NET AREA OF 1st FLOOR = 570.74 - 175.35 SQ.M. = 395.39 SQ.M.
ADD PASSAGE A = 1.57 X 0.48 = 0.75 SQ.M.
TOTAL AREA OF 1st FLOOR = 395.94 SQ.M.

TYPICAL SECOND FLOOR

BLOCK A = 17.40 X 32.80
= 570.72 SQ.M.

D EDUCATION :

- 1.02 X 5.87 X 1 = 5.99 SQ.M.
- 2.45 X 2.48 X 1 = 6.08 SQ.M.
- 1.09 X 3.37 X 1 = 3.68 SQ.M.
- 2.04 X 5.72 X 1 = 11.67 SQ.M.
- 1.09 X 3.3 X 1 = 3.60 SQ.M.
- 1.30 X 2.5 X 1 = 3.25 SQ.M.
- 1.75 X 3.15 X 1 = 5.51 SQ.M.
- 11.47 X 2.40 X 1 = 27.53 SQ.M.
- 1.76 X 3.34 X 1 = 5.88 SQ.M.
- 1.31 X 2.7 X 1 = 3.53 SQ.M.
- 0.71 X 3.25 X 1 = 2.31 SQ.M.
- 1.28 X 0.46 X 1 = 0.59 SQ.M.
- 2.52 X 1.45 X 1 = 3.65 SQ.M.
- 3.29 X 6.09 X 1 = 20.04 SQ.M.
- 0.6 X 1.89 X 1 = 1.13 SQ.M.
- 5.82 X 1.95 X 1 = 11.35 SQ.M.
- 5.22 X 3.7 X 1 = 19.31 SQ.M.
- 4.95 X 0.75 X 1 = 3.71 SQ.M.
- 10.88 X 2.4 X 1 = 26.11 SQ.M.
- 0.45 X 3.35 X 1 = 1.51 SQ.M.
- 0.97 X 2.45 X 1 = 2.38 SQ.M.
- 1.43 X 6.34 X 1 = 9.07 SQ.M.
- 0.97 X 2.7 X 1 = 2.62 SQ.M.
- 0.74 X 3.25 X 1 = 2.40 SQ.M.
- 1.33 X 0.46 X 1 = 0.61 SQ.M.

TOTAL DEDUCTION = 183.51 SQ.M.
NET AREA OF FLOOR = 570.74 - 183.51 SQ.M. = 387.03 SQ.M.
ADD PASSAGE A = 1.57 X 0.48 = 0.75 SQ.M.
TOTAL AREA OF 2nd FLOOR = 387.78 SQ.M.
TOTAL AREA OF 3rd FLOOR = 387.78 SQ.M.
TOTAL AREA OF 4th FLOOR = 387.78 SQ.M.
TOTAL AREA OF 5th FLOOR = 387.78 SQ.M.
TOTAL AREA OF 6th FLOOR = 387.78 SQ.M.
TOTAL AREA OF 7th FLOOR = 387.78 SQ.M.GROUND FLOOR PLAN
SCALE 1:100TYPICAL FLOOR PLAN (1ST TO 7TH)
SCALE 1:100AREA DIAGRAM (1ST FLOOR)
SCALE 1:200AREA DIAGRAM (2ND TO 7TH FLOOR)
SCALE 1:200

STAMP OF APPROVAL

1/1

APPROVED

The Plans amended in Blue
As per the conditions Mentioned in
the accompanying commencement
Certificate No. A2/363/15/786
dated: 12/10/2018Executive Engineer
TOWN PLANNING
Mashik Municipal Corporation
Dhule

REFERENCE :

* PREVIOUSLY APPROVED B.P. NO. A2/02/104,
DATE : 06/05/2016.

AREA STATEMENT :-

a) AREA OF THE PLOT	
a) AS PER OWNERSHIP DOCUMENT 7/12 :-	1300 SQ.M
b) AS PER MEASUREMENT SHEET :-	
b) AS PER SITE :-	
a) DEDUCTION FOR	
a) PROPOSED D.P./D.P. ROAD WIDENING AREA	55.36
b) ANY D.P. RESERVATION AREA	
TOTAL (a+b)	
3 NET GROSS AREA OF THE PLOT (1-2)	1244.64 SQ.M
4 RECREATIONAL OPEN SPACE	
a) REQUIRED	
b) PROPOSED	
TOTAL (a+b)	
5 AMENITY SPACE	
a) REQUIRED	
b) PROPOSED	
6 SERVICE ROAD & HIGHWAY WIDENING	
7 INTERNAL ROAD AREA	
8 NET AREA OF THE PLOT (3-5 b)	1244.64 SQ.M
9 BASIC FSI AS PER FRONT ROAD WIDTH (1.10)	1369.10 SQ.M
10 ADDITIONS OF AREA FOR FSI	
a) ADDITIONS FOR FSI (D.P. ROAD)	55.36 SQ.M
b) PREMIUM FSI AREA (0.50)	622.32 SQ.M
c) ADDITIONS FOR FSI T.D.R (0.65)	73.66 SQ.M
TOTAL AREA (a+b+c)	1431.68 SQ.M
11 TOTAL AVAILABLE AREA (9+10)	2800.44 SQ.M
12 MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE	2.25
AS PER ROAD WIDTH	
13 TOTAL BUILT-UP AREA IN PROPOSAL	
a) EXISTING FLOOR AREA	
b) PROPOSED AREA	2722.62 SQ.M
c) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	70.17
d) Excess Double Height Terrace Area Counted in F.S.I.	
TOTAL AREA (a+b+c+d)	2792.79 SQ.M
14 TOTAL BUILT UP AREA CONSUMED (13/15)	0.99%
15 AREA FOR INCLUSIVE HOUSING, IF ANY	
a) REQUIRED (20% OF SR. NO.9)	
b) PROPOSED	

NOTE:

PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED IN RED
EXTERNAL WALL 0.15 M.
INTERNAL WALL 0.10 M.

OWNERS DECLARATION / CONFIRMATION

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 SO AS TO ENSURE THE QUALITY & SAFETY AT THE WORK SITE.

AAKAR BUILDWELL