


AREA DIGRAM
SCALE -1:200

## GROUND FLOOR

AREA CALCULATION
GROUND FLOOR

AREA OF THE BLOCK (A) = 9.60X13.60 = 130.56 SQ.M.

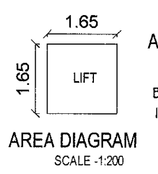
DEDUCTION -

1) 9.60X8.65 = 83.04 Sq. M.
2) 6.85X1.15 = 7.87 Sq. M.

TOTAL = 90.91 Sq. M.

NET BUILT UP AREA = 130.56 - 90.91 = 39.65 Sq. M.

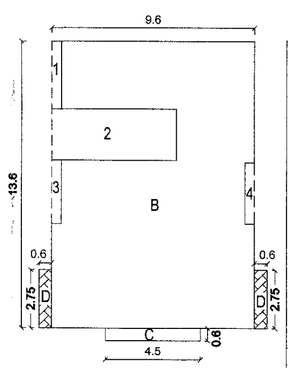
BUILT UP AREA OF GROUND FLOOR = 39.65 Sq. M.




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AREA CALCULATION
LIFT

BUILTUP AREA OF LIFT-
1.65X1.65 = 2.72 Sq. m.




AREA DIGRAM
SCALE -1:200

## 1st, FLOOR

AREA CALCULATION
FIRST FLOOR

AREA OF THE BLOCK (B) = 9.60X13.60 = 130.56 SQ.M.

AREA OF THE BLOCK (C) = 4.50 X 0.60 = 2.70 SQ.M.

TOTAL = 133.26 SQ. M.

DEDUCTION -

1) 3.20X0.45 = 1.44 Sq. M.
2) 5.90X2.45 = 14.45 Sq. M.
3) 3.00X0.45 = 1.35 Sq. M.
4) 2.90X0.45 = 1.30 Sq. M.

TOTAL = 18.54 Sq. M.

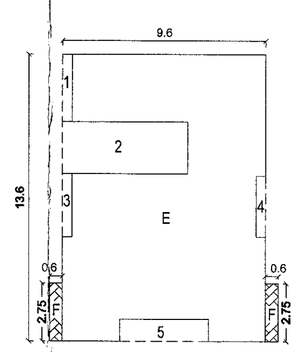
NET BUILT UP AREA = 133.26 - 18.54 = 114.72 Sq. M.

BUILT UP AREA OF FIRST FLOOR = 114.72 Sq. M.

ADD FOR (D) = 2.75X 0.60X2 = 3.30 SQ.M.

TOTAL = 3.30 SQ.M.

TOTAL BUILTUP F. FL. = 114.72 + 3.30 = 118.02 Sq. M.




AREA DIGRAM
SCALE -1:200

## 2 nd, 3 rd, 4 th FLOOR

AREA CALCULATION
SECOND FLOOR

AREA OF THE BLOCK (E) = 9.60X13.60 = 130.56 SQ.M.

DEDUCTION -

1) 3.20X0.45 = 1.44 Sq. M.
2) 5.90X2.45 = 14.45 Sq. M.
3) 3.00X0.45 = 1.35 Sq. M.
4) 2.90X0.45 = 1.30 Sq. M.
5) 4.20X1.05 = 4.41 Sq. M.

TOTAL = 22.95 Sq. M.

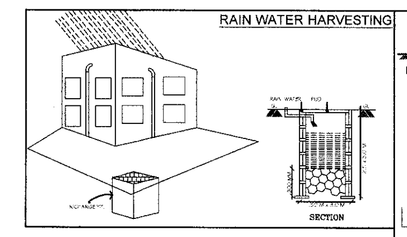
NET BUILT UP AREA = 130.56 - 22.95 = 107.61 Sq. M.

BUILT UP AREA OF SECOND FLOOR = 107.61 Sq. M.
BUILT UP AREA OF THIRD FLOOR = 107.61 Sq. M.
BUILT UP AREA OF FOURTH FLOOR = 107.61 Sq. M.

ADD FOR (F) = 2.75X 0.60X2 = 3.30 SQ.M.

TOTAL = 3.30 SQ.M.

BUILT UP AREA OF SECOND FL. = 107.61 + 3.30 = 110.91 Sq. M.
BUILT UP AREA OF THIRD FL. = 107.61+ 3.30 = 110.91 Sq. M.
BUILT UP AREA OF FOURTH FL. = 107.61+ 3.30 = 110.91 Sq. M.

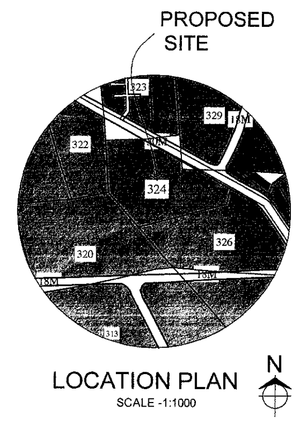



## FLOOR AREA STATEMENT (CARPET)

| FLOOR NO. | FLAT NO. | FLOOR AREA OF ALL ROOMS INCLUDING KITCHEN | | AREA | FLOOR AREA OF BATHROOM/ W.C./ TOILETS / PASSAGE | | AREA | FLOOR AREA OF BALCONY / ALTERNATE TERRACE | | AREA |
|---|---|---|---|---|---|---|---|---|---|---|
| GROUND FLOOR | 1 | SHOP | 2.50 X 3.50 | 8.75 | TOIL. | 2.55X1.05 | 2.67 | | | |
| | 2 | SHOP | 4.30 X 3.50 | 15.05 | | | | | | |
| | 3 | SHOP | 2.50 X 3.50 | 8.75 | | | | | | |
| | | | | 32.55 | | | 2.67 | | | |
| 1 st , 2 nd, 3rd, & 4 th FLOOR | 1, 4, 7, 10 | HALL | 4.15X2.90 | 12.03 | BATH | 2.05X1.10 | 2.25 | BAL. | 2.20X1.65 | 3.63 |
| | | BED | 3.00X2.50 | 7.50 | W.C. | 1.20X0.90 | 1.08 | BAL. | 0.90X2.80 | 2.52 |
| | | KIT./DIN. | 2.10X3.65 | 7.66 | PASS. | 1.10X0.90 | 0.99 | | | |
| | | | | | PASS. | 0.35X1.20 | 0.42 | | | |
| | TOTAL | | | 27.19 | | | 4.74 | | | 6.15 |
| | 2, 5, 8, 11 | HALL | 4.15X2.90 | 12.03 | BATH | 2.05X1.10 | 2.25 | BAL. | 2.20X1.65 | 3.63 |
| | | BED | 3.00X2.50 | 7.50 | W.C. | 1.20X0.90 | 1.08 | BAL. | 0.90X2.80 | 2.52 |
| | | KIT./DIN. | 2.10X3.65 | 7.66 | PASS. | 1.10X0.90 | 0.99 | | | |
| | | | | | PASS. | 0.35X1.20 | 0.42 | | | |
| | TOTAL | | | 27.19 | | | 4.74 | | | 6.15 |
| | 3, 6, 9, 12 | HALL | 3.45 X 2.95 | 10.17 | BATH | 1.10X1.90 | 2.09 | BAL. | 0.90X2.90 | 2.61 |
| | | BED | 3.40X3.20 | 10.88 | W.C. | 1.20X0.90 | 1.08 | | | |
| | | KIT. | 2.80X2.20 | 6.16 | PASS. | 1.20X0.90 | 1.08 | | | |
| | | | | | PASS. | 1.90X0.95 | 1.80 | | | |
| | TOTAL | | | 27.21 | | | 6.05 | | | 2.61 |

## AREA STATEMENT

| | | |
|---|---|---|
| PLOT AREA | 357.00 | SQ.M. |
| ROAD H/O AREA | 31.50 | SQ.M. |
| NET PLOT AREA | 325.50 | SQ.M. |
| BASIC FSI - 1.10 | 358.05 | SQ.M. |
| ADD ROAD H/O AREA | 31.50 | SQ.M. |
| PREMIUM AREA 30% | 107.10 | |
| PREMIUM AREA UTILIZED | 91.00 + 14.55 = 105.55 | SQ.M. |
| TDR. PURCHASED | NIL | SQ.M. |
| TOTAL P.S.I. | 495.10 | SQ.M. |
| GROUND FL. AREA + LIFT (39.65 SQ. M. NOT FOR COMPLETION) | 39.65 + 2.72 = 42.37 | SQ.M. |
| FIRST FLOOR AREA | 118.02 | SQ.M. |
| SECOND FLOOR AREA | 110.91 | SQ.M. |
| THIRD FLOOR AREA | 110.91 | SQ.M. |
| FOURTH FLOOR AREA | 110.91 | SQ.M. |
| EXCESS BAL. AREA | 1.98 | SQ.M. |
| TOTAL | 495.10 | SQ.M. |




LOCATION PLAN
SCALE -1:1000

## BALCONY AREA STATEMENT

| FLOOR | AREA | 15% PERM. BALC. | PROVIDED | EXCESS AREA |
|---|---|---|---|---|
| FIRST | 118.02 | 17.70 | 9.40X1.05 = 9.87 | NIL |
| SECOND | 110.91 | 16.63 | 9.40X1.05 + 4.50X1.65 = 9.87+ 7.42 = 17.29 | 0.66 |
| THIRD | 110.91 | 16.63 | 9.40X1.05 + 4.50X1.65 = 9.87+ 7.42 = 17.29 | 0.66 |
| FOURTH | 110.91 | 16.63 | 9.40X1.05 + 4.50X1.65 = 9.87+ 7.42 = 17.29 | 0.66 |
| TOTAL | | | | 1.98 |

## PARKING STATEMENT

| S.R. NO. | RESIDENTIAL | | REQUIRED | | | PROVIDED | | |
|---|---|---|---|---|---|---|---|---|
| | | TEMT. | CAR | SCOOTER | CYCLE | CAR | SCOOTER | CYCLE |
| 1 | FOUR TENT. BELOW 40 m2 | 12 | 3 | 12 | 12 | 3 | 12 | 12 |
| 2 | SHOP (COMM.) | | | | | | | |
| | FRACTION BELOW 100 m2 | | 1 | 2 | 2 | 1 | 2 | 2 |
| | TOTAL | 12 | 4 | 14 | 14 | 4 | 14 | 14 |

## SCHEDULE OF OPENING

| TYP | SIZE | DESCRIPTION |
|---|---|---|
| D | 0.90X2.10 | DOOR |
| D1 | 0.75X2.10 | DOOR |
| W | 1.50X1.20 | WINDOW |
| W1 | 1.20X1.20 | WINDOW |
| W2 | 1.20X0.90 | WINDOW |
| V | 0.60X0.75 | VENTILATOR |

## FORM OF STATEMENT 2 (S.r. No. 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) |
|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| NIL | G. FL. | 42.37 | NIL | NIL | NIL | NIL | 42.37 |
| | 1 st FL. | 118.02 | 17.70 | NIL | NIL | NIL | 118.02 |
| | 2 nd FL. | 110.91 | 16.63 | NIL | NIL | NIL | 110.91 |
| | 3 rd FL. | 110.91 | 16.63 | NIL | NIL | NIL | 110.91 |
| | 4 th FL. | 110.91 | 16.63 | NIL | NIL | NIL | 110.91 |

## FORM OF STATEMENT - 2 (S.r. No. 11 (h) ) Area Details of flat / unit.

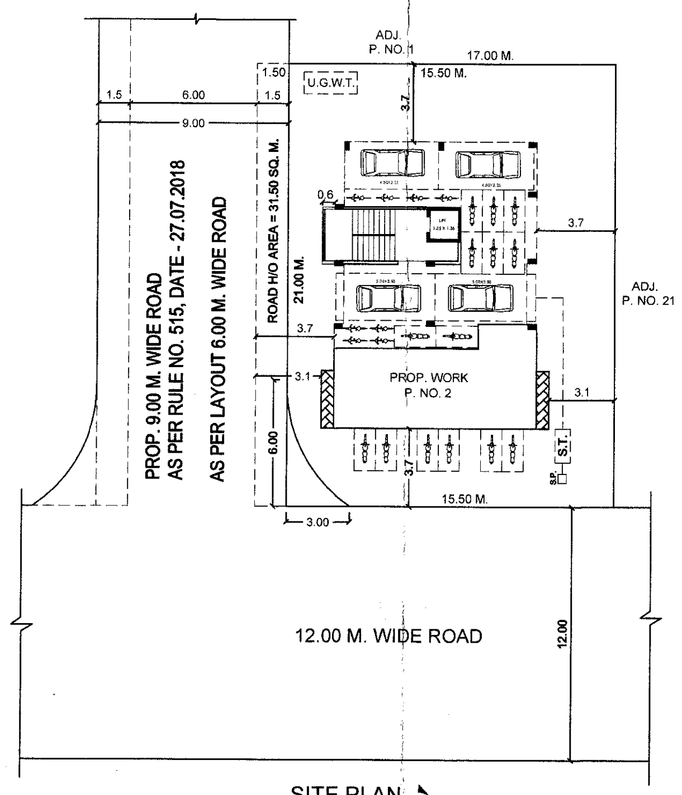
| Building No. | Floor No. | Flat Unit no. | Built-up area of flat unit along with share of common areas like staircase / passage | area of balcony attached to flat / unit | area of double height terrace attached to flat / unit | total area of flat / unit (4 + 5 +6) |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| NIL | | 1, 4, 7, 10 | 36.00 | 6.60 | NIL | 42.60 |
| | | 2, 5, 8, 11 | 36.00 | 6.60 | NIL | 42.60 |
| | | 3, 6, 9, 12 | 38.50 | 3.35 | NIL | 41.85 |

## FORM OF STATEMENT -1 (S.r. No. 8 (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) |
| NIL | NIL | NIL | NIL | NIL |

NOT FOR COMPLETION → COMMERCIAL BULT-UP AREA = 39.65 SQ. M.

RESIDENTIAL BULT-UP AREA = 455.45 SQ. M.




SITE PLAN
SCALE - 1: 200

## 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 PLAN. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO INSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME & SIGN.

## 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 AREA AS** MEASURED ON SITE AND THE AREA SO WORKED OUT **TALLIES WITH THE AREA STATED IN DOCUMENTS OF** OWNERSHIP / T.P. SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

ARCHITECT SIGN.

## PROJECT - PART COMPLETION

PART COMPLETION OF COMM. + RESIDENTIAL BUILDING IN S.NO. 324/1/B/3/1/2, PLOT NO. 2 AT PATHARDI SHIWAR, NASHIK.
FOR. M/s. VIRAJ BUILDCON PARTNERSHIP FIRM THROUGH PARTNER
Mr. RAJENDRA M. MANKAR &
Mrs. VISHALI R. MANKAR

| OWNER SIGN | STR. ENGG. SIGN | ARCHITECTS SIGN |
|---|---|---|
| Mr. R. M. MANKAR | | |
| Mrs. V. R. MANKAR | | SHRIKANT SOHANI |

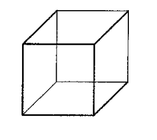
## STAMP OF APPROVAL

**APPROVED**
As per the accoupaining (part) occupancy Certificate No, Nashik/ 26751 / 2021
Date : 26 / 03 /2021

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

| A | AREA STATEMENT | SQ. MT. |
|---|---|---|
| | 1. Area of plot (Minimum area of a, b, c, to be considered) | 357.00 |
| | a. As per ownership document (7/12, CTS extract) | 357.00 |
| | b. As per measurement sheet | NIL |
| | c. As per site | NIL |
| | 2. DEDUCTION FOR | NIL |
| | a. Proposed 6.00 m. to 9.00 m. Road widening Area (21.0x1.50) | 31.50 |
| | b. Any D. P. Reservation area | NIL |
| | (Total A+B) | 31.50 |
| | 3. Gross area of plot (1-2) | 325.50 |
| | 4. Residential open space | NIL |
| | a. Required | NIL |
| | b. Proposed | NIL |
| | 5. Amenity Space | NIL |
| | a. Required | NIL |
| | b. Proposed | NIL |
| | 6. Service road & Highway widening | NIL |
| | 7. Internal road area | NIL |
| | 8. Net area of plot = )3-5 (b) | 325.50 |
| | 9. Built up area with reference to basic F.S.I. as per front road width (sr. no. 8X1.1) = 325.50 X 1.10 = 358.05 | 358.05 |
| | 10. Addition of area for F.S.I. | |
| | a. In-situ area against road if any | 31.50 |
| | b. In-situ area against Amenity space (2.00 or 1.85x sr. no. 5(b)) | NIL |
| | c. Premium F.S.I. area (subject to maximum of 0.3 of sr. no.8) | 91.00 + 14.55 = 105.55 |
| | d. TDR area | NIL |
| | e. Additional FSI area under chapter VIII | NIL |
| | (Total of a+b+c+d+e) | 137.05 |
| | 11. Total area available (9+10) | 495.10 |
| | 12. Maximum utilization of F.S.I. permissible as per road width (as per regulation no. 15.4) | 585.90 |
| | 13. Total built up area in proposal. (excluding area at Sr. No. 15.b) | |
| | a. Existing built up area | NIL |
| | b. Total built up area ( Comm. = 39.65 + Resi. = 455.45) | 493.12 |
| | c. Excess balcony area counted in F.S.I. completed builtup area (residential only) | 1.98 / 455.45 |
| | d. Excess double height terrace area counted in F.S.I. | NIL |
| | (Total of a+b+c+d) | 495.10 |
| | 14. F.S.I. Consumed (13/9) (should not be more than serial no. 12 above) | 84.50% |
| | 15. Area for Inclusive Housing, if any | NA |
| | a. Required (20% of sr. no. 9) | NA |
| | b. Proposed | NA |

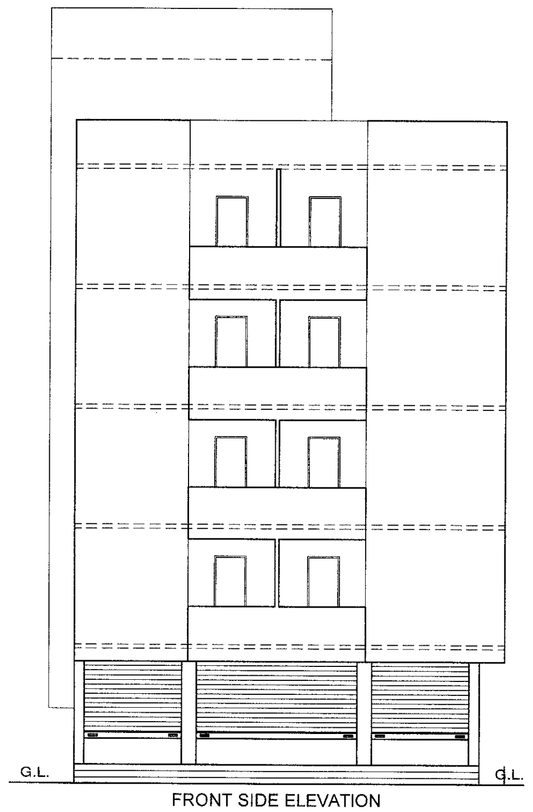
NOTES
PLOT BOUNDRY SHOWN IN ----- BLACK
PROPOSED WORK SHOWN IN ----- RED
DRAINAGE&SEWERAGE SHOWN IN ----- RED DOTTED



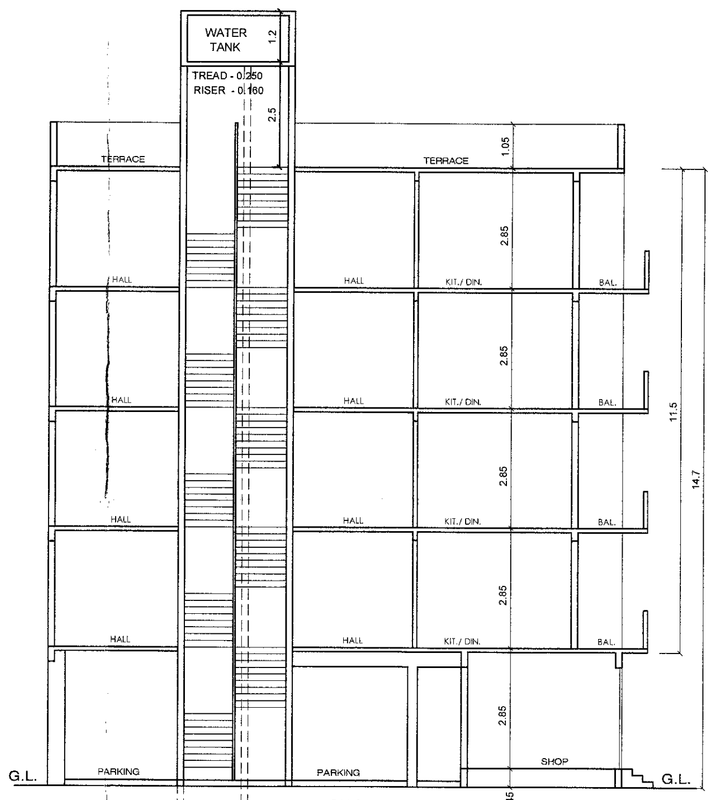
## SHRIKANT SOHANI

ARCHITECT & INTERIOR CONSULTANT
1, VISHWESHWAR APARTMEMT
CANADA CORNER, NASHIK - 422 005.

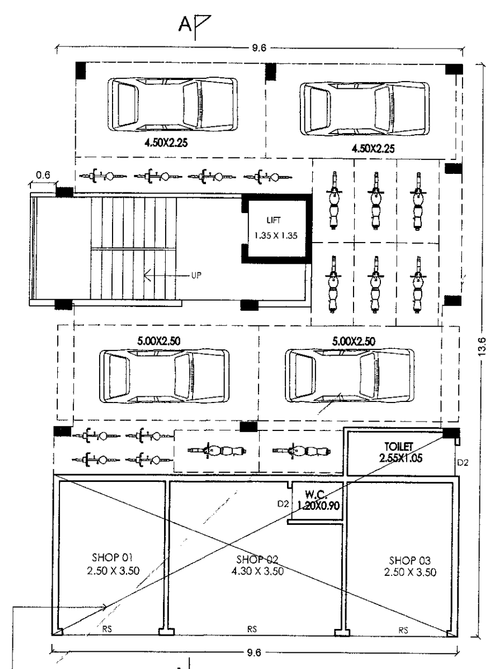
| | |
|---|---|
| DRG NO- | DATE - 20.11.17 |
| JOB NO - | CHD BY - S. SOHANI |
| SCALE - 1:100 | DRG BY - Rohit |




FRONT SIDE ELEVATION
SCALE - 1: 100

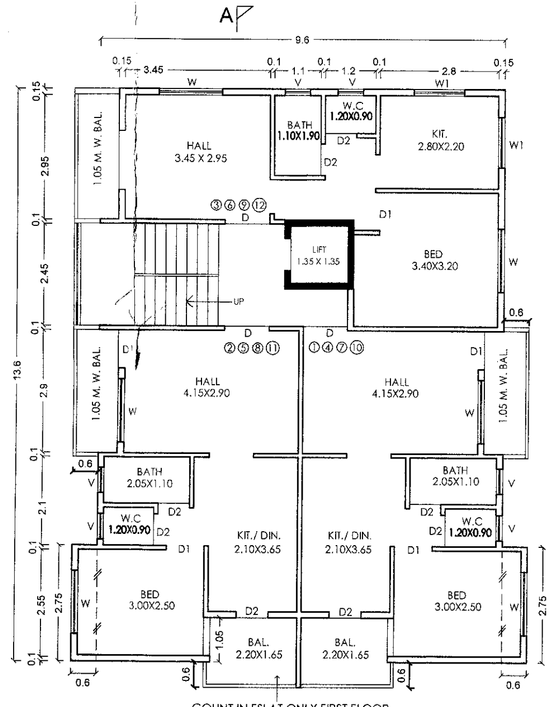



SECTION A-A
SCALE - 1: 100




GROUND FLOOR PLAN
SCALE - 1: 100

NOT FOR COMPLETION




COUNT IN FSI AT ONLY FIRST FLOOR

TYP. FIRST, SECOND, THIRD & FOURTH FLOOR PLAN
SCALE - 1: 100