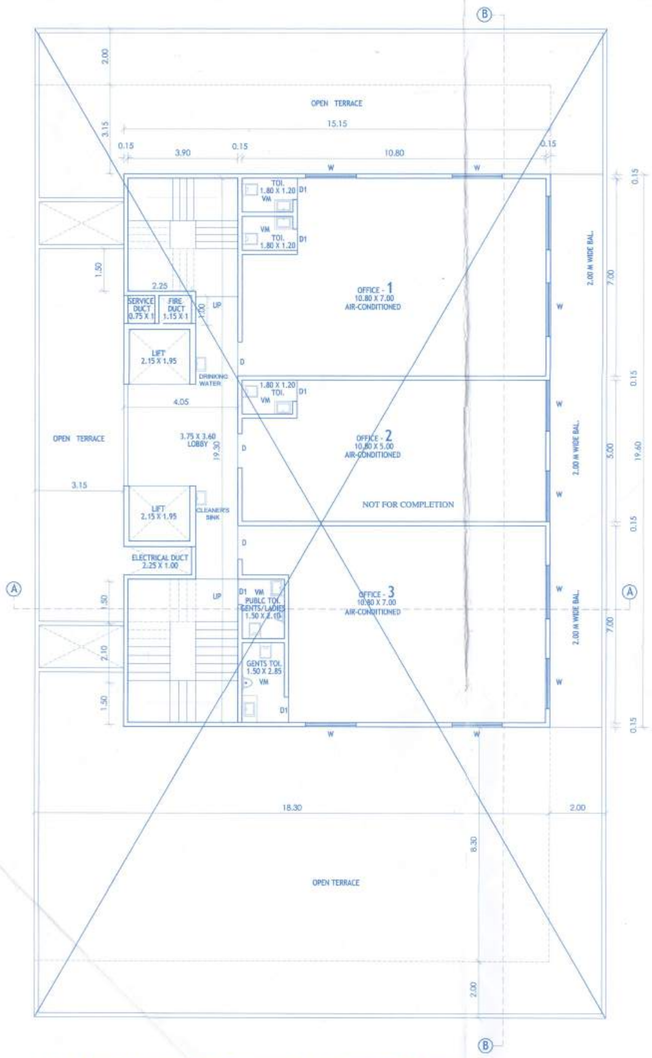
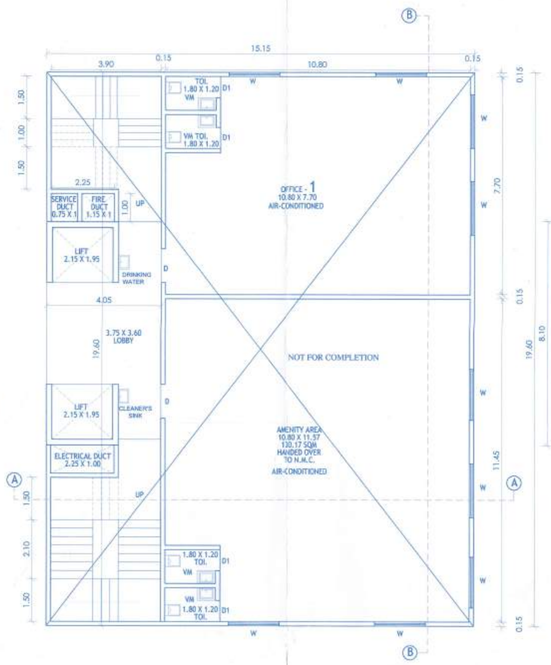
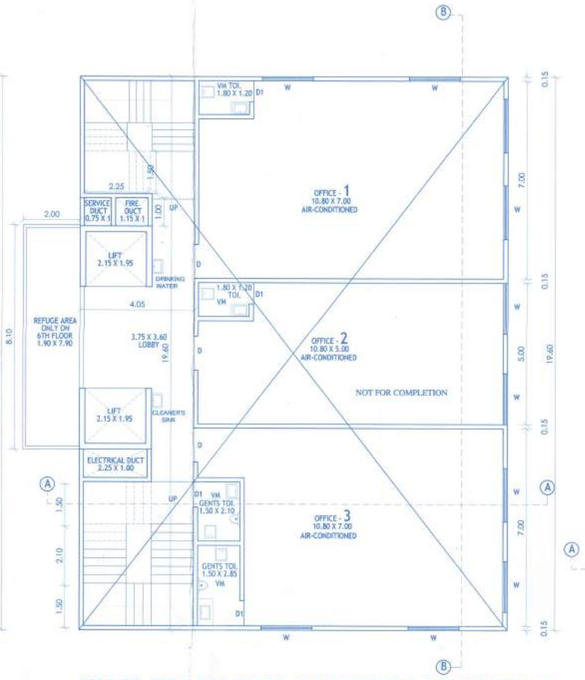


SECOND FLOOR PLAN (NOT FOR COMPLETION)
SCALE 1 : 100

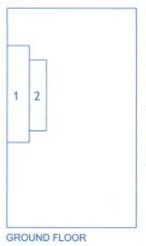


THIRD FLOOR PLAN (NOT FOR COMPLETION)
SCALE 1 : 100



4TH TO 7TH FLOOR PLAN (NOT FOR COMPLETION)
SCALE 1 : 100

AREA DIAGRAM & CALCULATIONS



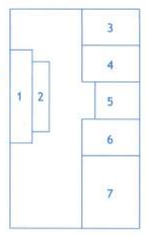
GROUND FLOOR

B/UP AREA AT GROUND

AREA OF BLOCK 'A'
18.30 X 31.05 = 568.21 sqm
DEDUCTION
1) 3.15 X 13.70 X 1 = 43.15 sqm
2) 2.40 X 9.90 X 1 = 23.76 sqm

DEDUCTIONS = 1+2 = 66.91

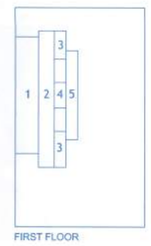
B/UP AREA AT GROUND
= 568.21 - 66.91 = 501.3 sqm
= 501.30 sqm



B/UP AREA AT MEZZANINE
AREA OF BLOCK 'A'
18.30 X 31.05 = 568.21 sqm
DEDUCTION
1) 3.15 X 13.20 X 1 = 41.58 sqm
2) 2.40 X 9.90 X 1 = 23.76 sqm
3) 8.00 x 5.15 x 1 = 41.20 sqm
4) 8.00 x 5.15 x 1 = 41.20 sqm
5) 6.45 x 5.30 x 1 = 34.19 sqm
6) 8.15 x 5.15 x 1 = 41.97 sqm
7) 8.15 x 10.30 x 1 = 83.94 sqm

DEDUCTIONS = 1+2+3+4+5+6+7
= 307.84

B/UP AREA AT MEZZANINE
= 568.21 - 307.84 + 50% OF REMAINING AREA
= 260.37 sqm + 50% OF REMAINING AREA
= 260.37 sqm +(41.20+41.20+34.19+41.97+83.94/2)
= 260.37 + 121.25
= 381.62 Sqm



FIRST FLOOR

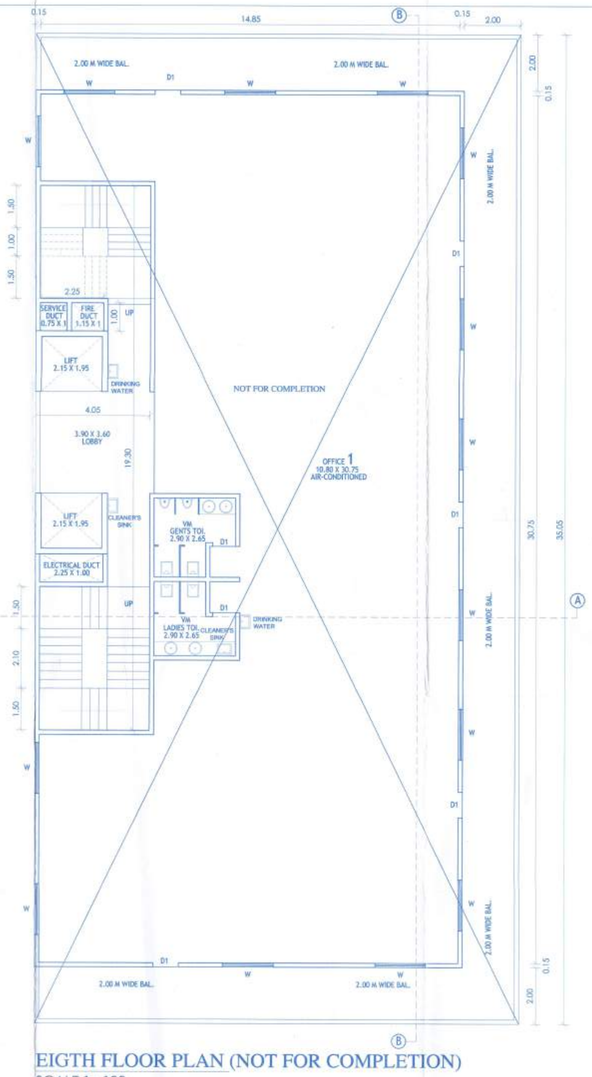
B/UP AREA CAL.1ST FLOOR

\AREA OF BLOCK 'A'
18.30 X 31.05 = 568.21 SQM.

DEDUCTION
1) 3.15 X 16.50 X 1 = 51.97
2) 2.40 X 19.30 X 1 = 78.17
3) 1.65 X 4.00 X 2 = 13.20
4) 1.65 X 3.60 X 1 = 5.94
5) 1.65 X 12.60 X 1 = 20.87

DEDUCTION = 1+2+3+4+5 = 170.15

B/UP AREA CAL.1ST FLOOR
= 568.21 - 170.15 = 398.06 SQM



EIGTH FLOOR PLAN (NOT FOR COMPLETION)
SCALE 1 : 100

APPROVAL STAMP 2/3

APPROVED
As per the accoupaining
occupancy Certificate
No. Nashik/ATP/2572/2019
Date : 19/09/2019
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

Building Permission Vide letter No. LND/BP/NS/110/18941
Date - 27/3/2018

CARPET AREA CHART

GROUND FLOOR

SHOP	AREA SQM
1	90.00
2	90.00
3	74.25
4	62.25
5	67.05
6	90.00
TOTAL	473.55

MEZZANINE

SHOP	AREA SQM
1	50.00
2	50.00
3	34.25
4	31.13
5	27.05
6	51.50
TOTAL	243.93

1st FLOOR

1	63.30
2	54.00
3	45.75
4	45.75
5	45.75
6	45.75
7	75.00
TOTAL	408.60

2nd,4th,5th,6th & 7th FLOOR

1	75.60
2	54.00
3	75.60
	205.20
TOTAL	1026.00

3rd FLOOR

1	123.66
AMENITY	83.16
TOTAL	206.82

8th FLOOR

1	377.25
TOTAL =	2736.15 sqm

OCCUPANT LOAD

FLOOR	OCCUPANT LOAD FOR SHOP FLOOR	CARPET AREA SQM	NO. OF OCCUPANTS
GROUND	3 SQM / PERSON	717.48	717.48/3 = 239 M=119 F=119

FLOOR	OCCUPANT LOAD FOR OFFICE FLOOR	CARPET AREA	NO. OF OCCUPANTS
1ST	10 SQM / PERSON	408.60	42 M=21 F=21
8TH	10 SQM / PERSON	377.25	38 M = 19 F=19
2ND TO 7TH	10 SQM / PERSON	205.20	22 M=11 F=11

REFUGE AREA

HEIGHT	OCCUPANT LOAD OF 2 CONSECUTIVE FLOORS	REFUGE AREA REQD.(0.3 SQM/PERSON)	REFUGE AREA PROPOSED
6TH FLOOR (24 M)	42 PERSONS	15.00 SQM	15.00 SQM

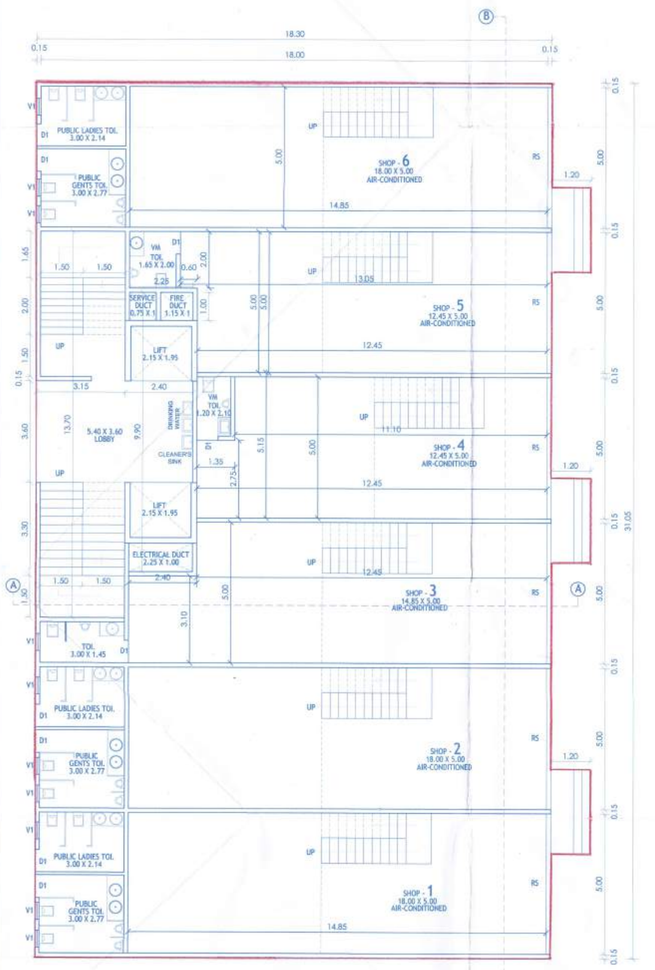
PROPOSED BUILDING

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)
	GROUND	501.30	—		—	—	501.30
	MEZZANINE	381.62	—	—	—	—	381.62
	FIRST	398.06	59.70	83.60	—	—	481.66
	SECOND	217.56	32.63	0.00	—	—	217.56
	THIRD	217.56	32.63	0.00	—	—	217.56
	FOURTH	217.56	32.63	0.00	—	—	217.56
	FIFTH	217.56	32.63	0.00	—	—	217.56
	SIXTH	217.56	32.63	0.00	—	—	217.56
	SEVENTH	217.56	32.63	0.00	—	—	217.56
	EIGTH	392.25	58.84	71.86	—	—	464.11
							3134.05
	LIFT AREA 2.15 X 1.95 = 4.19 X 2 = 8.39						+ 8.39
	TOTAL						3142.44

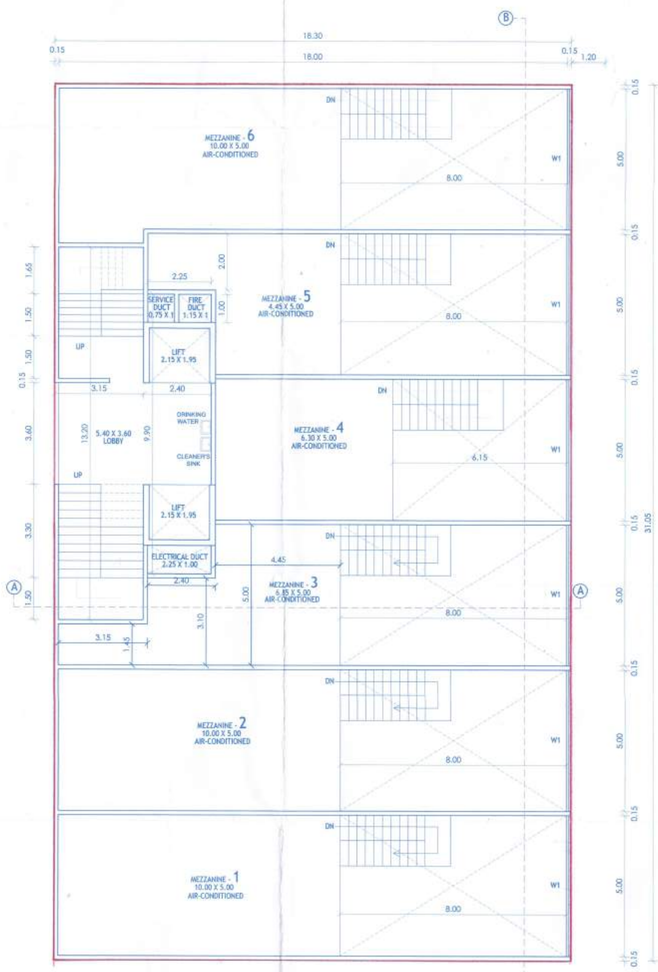
BALCONY AREA STATEMENT

FLOOR	FLOOR AREA (IN Sqm.)	PERMI.BALC.15% (IN Sqm.)	PROPOSED BALC. (IN Sqm.)	EXCESS BALC. AREA (IN Sqm.)
FIRST	398.06	59.70	71.65 X 2.00 =143.30	83.60
SECOND	217.56	32.63	00.00	0.00
THIRD	217.56	32.63	00.00	0.00
FOURTH	217.56	32.63	00.00	0.00
FIFTH	217.56	32.63	00.00	0.00
SIXTH	217.56	32.63	00.00	0.00
SEVENTH	217.56	32.63	00.00	0.00
EIGTH	392.25	58.84	65.35 X 2.00 =130.70	71.86

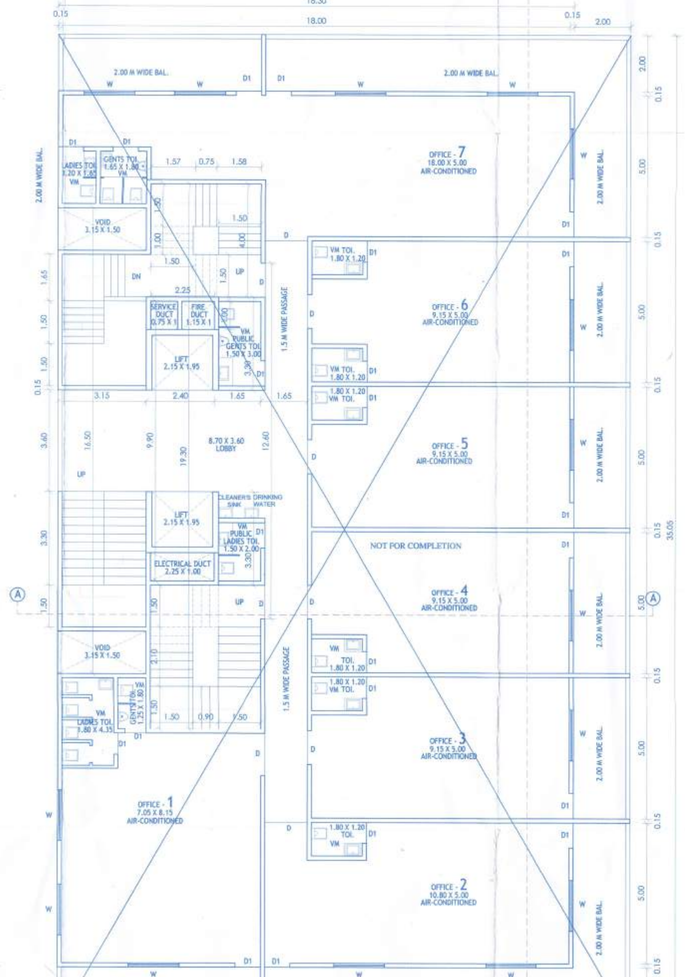
TOTAL EXCESS BALCONY AREA = 155.46 SQM.



GROUND FLOOR PLAN(FOR COMPLETION)
SCALE 1 : 100

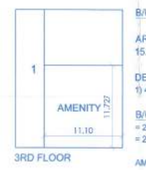


MEZZANINE FLOOR PLAN (FOR COMPLETION)
SCALE 1 : 100



FIRST FLOOR PLAN (NOT FOR COMPLETION)
SCALE 1 : 100

AREA DIAGRAM & CALCULATIONS



3RD FLOOR

B/UP AREA AT 3RD FLOOR

AREA OF BLOCK 'A'
15.15 X 19.60 = 296.94 SQM.

DEDUCTION
1) 4.05 X 19.60 X 1 = 79.38 sqm

B/UP AREA AT 3RD FLOOR
= 296.94 - 79.38 sqm
= 217.56 sqm

AMENITY = 11.10 X 11.727 = 130.17 sqm



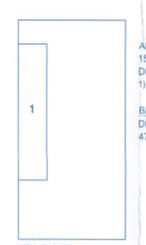
2ND, 4TH, 5TH, 6TH & 7TH FLOOR

B/UP AREA AT 2ND,4TH,5TH,6TH & 7TH FLOOR

AREA OF BLOCK 'A'
15.15 X 19.60 = 296.94 SQM.

DEDUCTION
1) 4.05 X 19.60 X 1 = 79.38 sqm

B/UP AREA
296.94 - 79.38 = 217.56 sqm



8TH FLOOR

AREA OF BLOCK 'A'
15.15 X 31.05 = 470.40 SQM.
DEDUCTION
1) 4.05 X 19.30 X 1 = 78.16

B/UP AREA AT 8TH FLOOR
DEDUCTION = 78.16 sqm
470.41 - 78.16 = 392.25 sqm

COMPLETED B/UP AREA

FLOOR	B/UP AREA IN SQ.M
GROUND FLOOR	501.30
MEZZANINE FLOOR	381.62

TOTAL COMPLETED B/UP AREA = 882.92 SQ.M

PART COMPLETION PLAN OF VIRAJ - VERTEX COMMERCIAL BUILDING
ON S.NO.726/1E/2, F.P.NO. 483-C, T.P.S. II OF NASHIK SHIWAR IN NASHIK FOR
VIRAJ REALITY PVT. LTD.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/ 01/ 2017 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. AJAY SONAR

Owner's Declaration -

I/We undersigned hereby confirm thet I/We would abide by plans sanctioned by Nashik Munciple 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 and safety at the work site.

For VIRAJ REALITY PVT. LTD.
DIRECTOR

Architect/ Licensed Engineer/ Supervisor Name & Signature

AR. AJAY SONAR

a for architecture
A FOR ARCHITECTURE
Ar. Ajay Sonar
COA Reg: CA/2011/53287
Phone : +91 253 2513414
Mail : info@aforarchitecture.co.in
Address : 1, Ground floor, Brooke Heaven, beside Karya Siddhi Ganpati Mandir, Mahalaxmi Nagar, Off. Hirawadi Road, Panchavati, Nashik - 422003

JOB NO.:	DEALT BY:
15033 VEtna	Ashish
DATE: 04.09.2019	CHECKED BY: Ajay