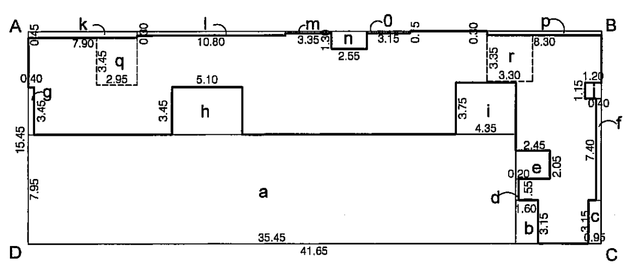
AREA DIAGRAM & AREA CALCULATIONS



First, Second, Third, Forth, Fifth, Sixth & Seventh Floor (scale : 1:300)

Parking Statement				
Required for	Units	Car	Scooter	Cycle
Resi. (40 - 80m²)	28	29	112	56
TOTAL -	29	112	56	
+ 5% visitors parking	01	06	03	
TOTAL -	29	118	59	
Proposed -	30	118	64	

- Area of □ABCD = 41.65 X 15.45 = 643.49 M²

Deduction
- Area of Block 'a' = 35.45 X 7.95 = 281.83 M²
- Area of Block 'b' = 1.60 X 3.15 = 5.04 M²
- Area of Block 'c' = 0.85 X 3.15 = 2.99 M²
- Area of Block 'd' = 0.20 X 1.55 = 0.31 M²
- Area of Block 'e' = 2.45 X 2.05 = 5.02 M²
- Area of Block 'f' = 0.40 X 7.40 = 2.96 M²
- Area of Block 'g' = 0.40 X 3.45 = 1.38 M²
- Area of Block 'h' = 5.10 X 3.45 = 17.60 M²
- Area of Block 'i' = 4.35 X 3.75 = 16.31 M²
- Area of Block 'j' = 1.20 X 1.15 = 1.38 M²
- Area of Block 'k' = 0.45 X 7.90 = 3.56 M²
- Area of Block 'l' = 10.80 X 0.30 = 3.24 M²
- Area of Block 'm' = 3.35 X 0.15 = 0.50 M²
- Area of Block 'n' = 2.55 X1.30 = 3.32 M²
- Area of Block 'o' = 3.15 X 0.15 = 0.47 M²
- Area of Block 'p' = 8.30 X 0.30 = 2.49 M²

Total = 348.40 M²

1) Proposed B/UP area on First Floor = 643.49 - 348.40 = 295.09 M²

2) Proposed B/UP area on Second Floor = 295.09 M²

3) Proposed B/UP area on Third Floor = 295.09 M²

4) Proposed B/UP area on Forth Floor = 295.09 M²

5) Proposed B/UP area on Fifth Floor = 295.09 M²

6) Proposed B/UP area on Sixth Floor = 295.09 M²

- Add lift area = 2 X (1.95 X 2.10) = 8.19 M²

Deduction
- Area of Block 's' = 2.95 X 3.45 = 10.18 M²
- Area of Block 't' = 3.30 X 3.35 = 11.06 M²

Total Area = 21.24 M²

7) Proposed B/UP area on Seventh Floor = (295.09 - 21.24) + 8.19 = 282.04 M²

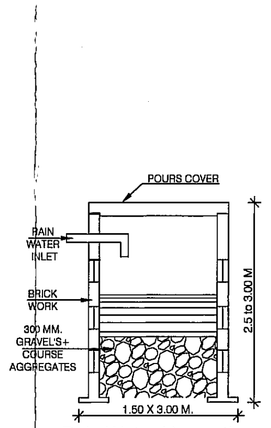
TOTAL PROPOSED B/UP AREA = 295.09 x 6 + 282.04 = 2052.58 M²

=> 2052.58 + 8.23 (excess bal. Area) = 2060.81

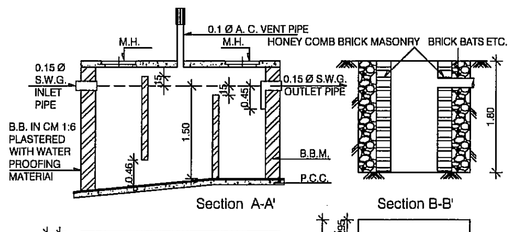
Addition for terrace converted to Room
- Area of Block 's' = 2.95 X 3.45 = 10.18 M²
- Area of Block 't' = 3.30 X 3.35 = 11.06 M²

Total Area = 21.24 M²

TOTAL COMPLITED B/UP AREA = 2060.81 +21.24 = 2082.05 M²

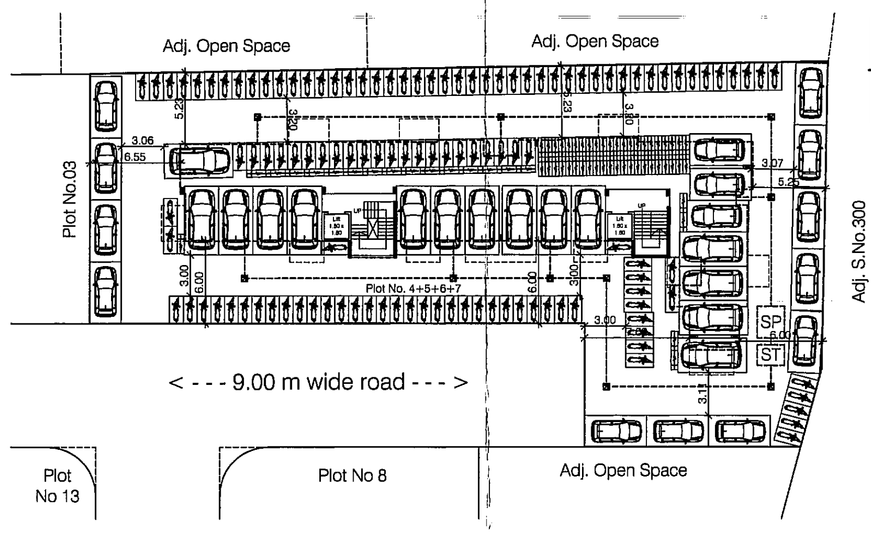


Rain Water Harvesting

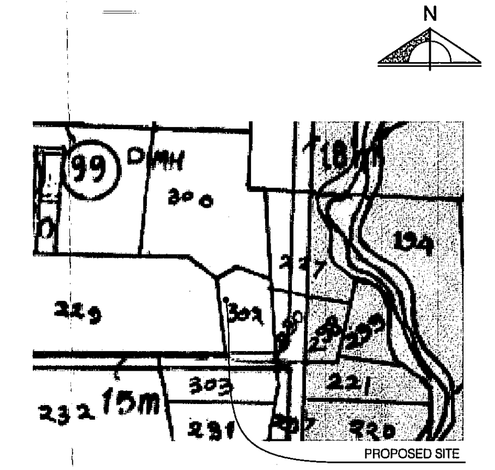


Septic Tank(Scale 1:66.67)

Soak Pit(Scale 1:66.67)



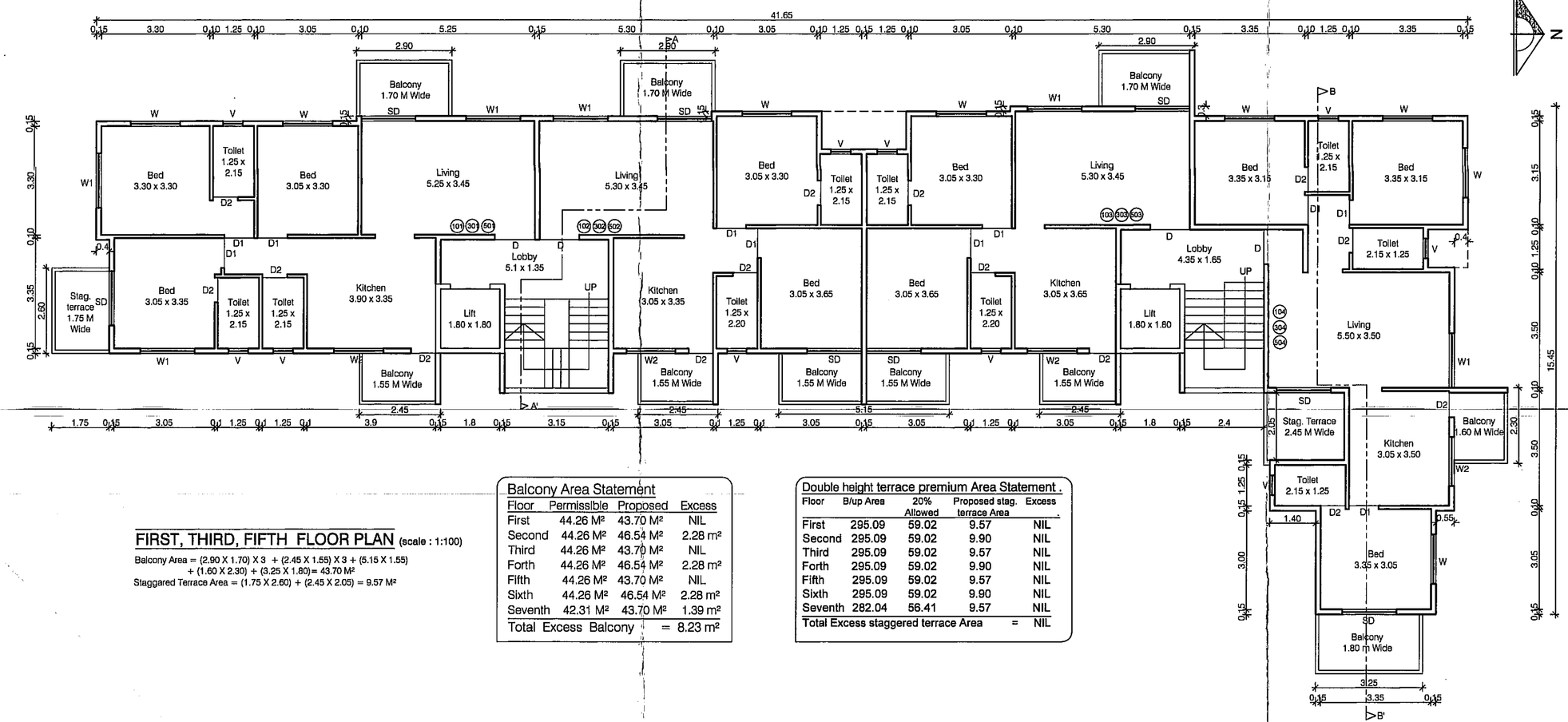
SITE PLAN (scale : 1:300)



LOCATION PLAN (scale : 1:10000)

APPROVED
As per the accoupaining occupancy Certificate
No. Nashik/C2/27227/2021
Date : 17/08/2021

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



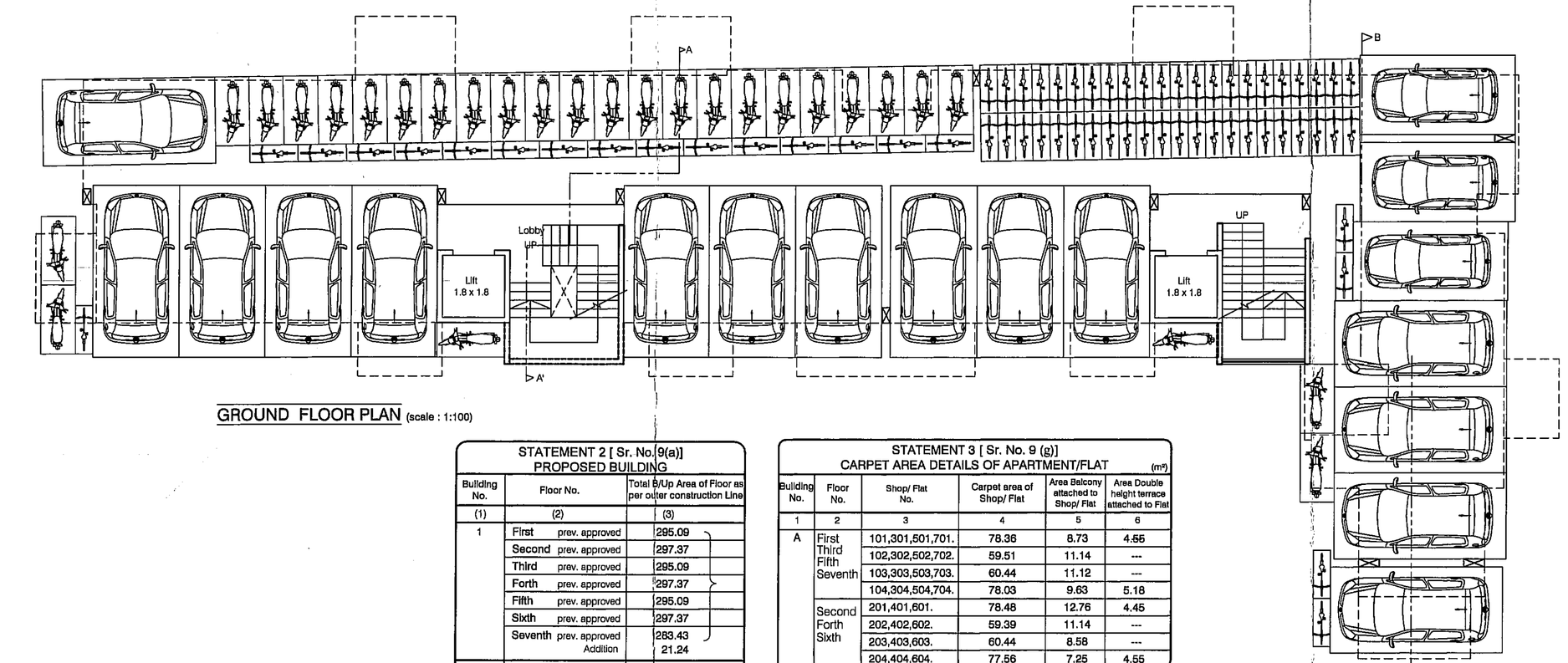
FIRST, THIRD, FIFTH FLOOR PLAN (scale : 1:100)

Balcony Area = (2.90 X 1.70) X 3 + (2.45 X 1.55) X 3 + (5.15 X 1.55) + (1.60 X 2.30) + (3.25 X 1.80) = 43.70 M²

Staggered Terrace Area = (1.75 X 2.60) + (2.43 X 2.05) = 9.57 M²

Balcony Area Statement			
Floor	Permissible	Proposed	Excess
First	44.26 M²	43.70 M²	NIL
Second	44.26 M²	46.54 M²	2.28 m²
Third	44.26 M²	43.70 M²	NIL
Forth	44.26 M²	46.54 M²	2.28 m²
Fifth	44.26 M²	43.70 M²	NIL
Sixth	44.26 M²	46.54 M²	2.28 m²
Seventh	42.31 M²	43.70 M²	1.39 m²
Total Excess Balcony =			8.23 m²

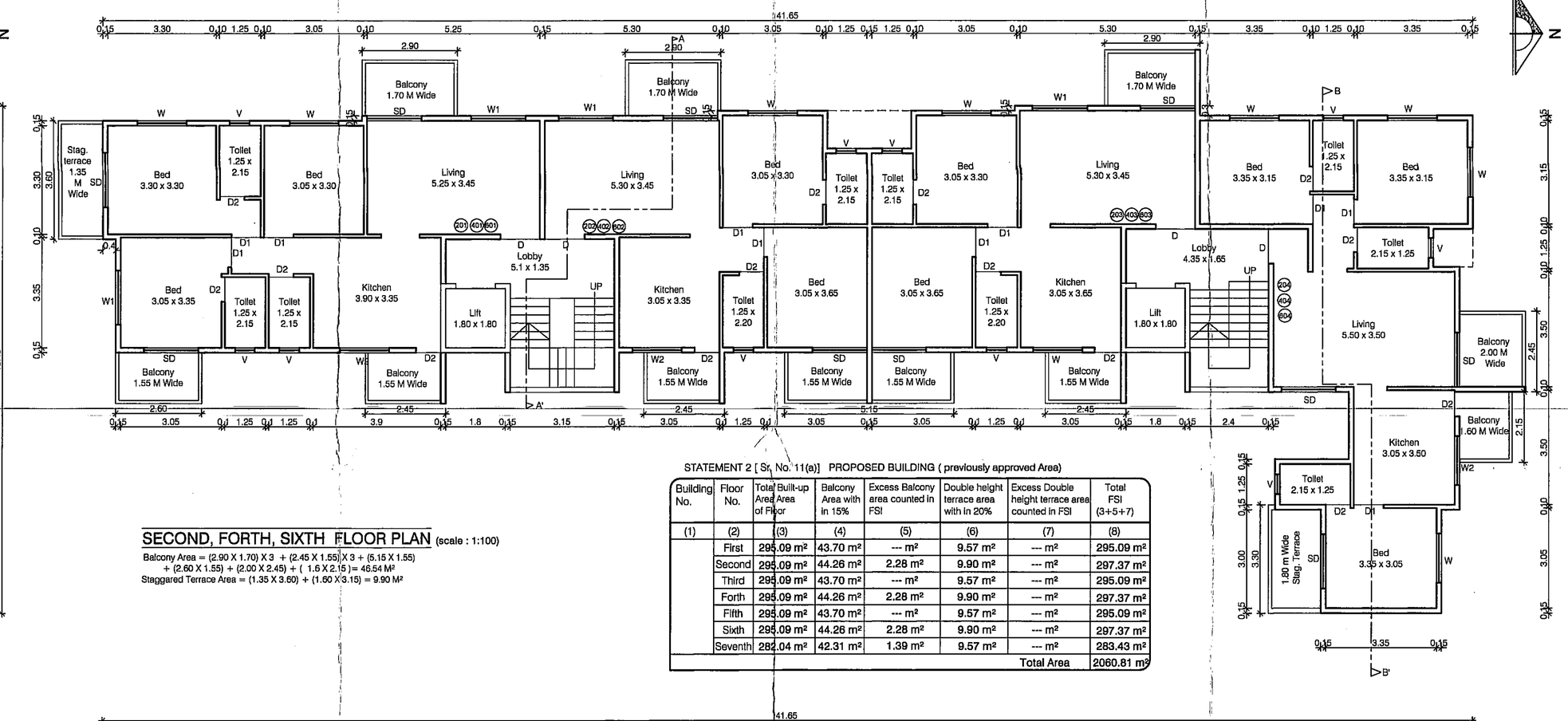
Double height terrace premium Area Statement .				
Floor	Biup Area	20% Allowed	Proposed stag. terrace Area	Excess
First	295.09	59.02	9.57	NIL
Second	295.09	59.02	9.90	NIL
Third	295.09	59.02	9.57	NIL
Forth	295.09	59.02	9.90	NIL
Fifth	295.09	59.02	9.57	NIL
Sixth	295.09	59.02	9.90	NIL
Seventh	282.04	56.41	9.57	NIL
Total Excess staggered terrace Area =				NIL



GROUND FLOOR PLAN (scale : 1:100)

STATEMENT 2 [Sr. No.9(a)] PROPOSED BUILDING			
Building No.	Floor No.		Total B/Up Area of Floor as per outer construction Line
(1)	(2)		(3)
1	First	prev. approved	295.09
	Second	prev. approved	297.37
	Third	prev. approved	295.09
	Forth	prev. approved	297.37
	Fifth	prev. approved	295.09
	Sixth	prev. approved	297.37
	Seventh	prev. approved	283.43
		Addition	21.24
	Total -		2082.05

STATEMENT 3 [Sr. No. 9 (g)] CARPET AREA DETAILS OF APARTMENT/FLAT (m²)					
Building No.	Floor No.	Shop/ Flat No.	Carpet area of Shop/ Flat	Area Balcony attached to Shop/ Flat	Area Double height terrace attached to Flat
1	2	3	4	5	6
A	First Third Fifth Seventh	101,301,501,701.	78.36	8.73	4.66
		102,302,502,702.	59.51	11.14	---
		103,303,503,703.	60.44	11.12	---
		104,304,504,704.	78.03	9.63	5.18
	Second Forth Sixth	201,401,601.	78.48	12.76	4.45
		202,402,602.	59.39	11.14	---
		203,403,603.	60.44	8.58	---
		204,404,604.	77.56	7.25	4.55



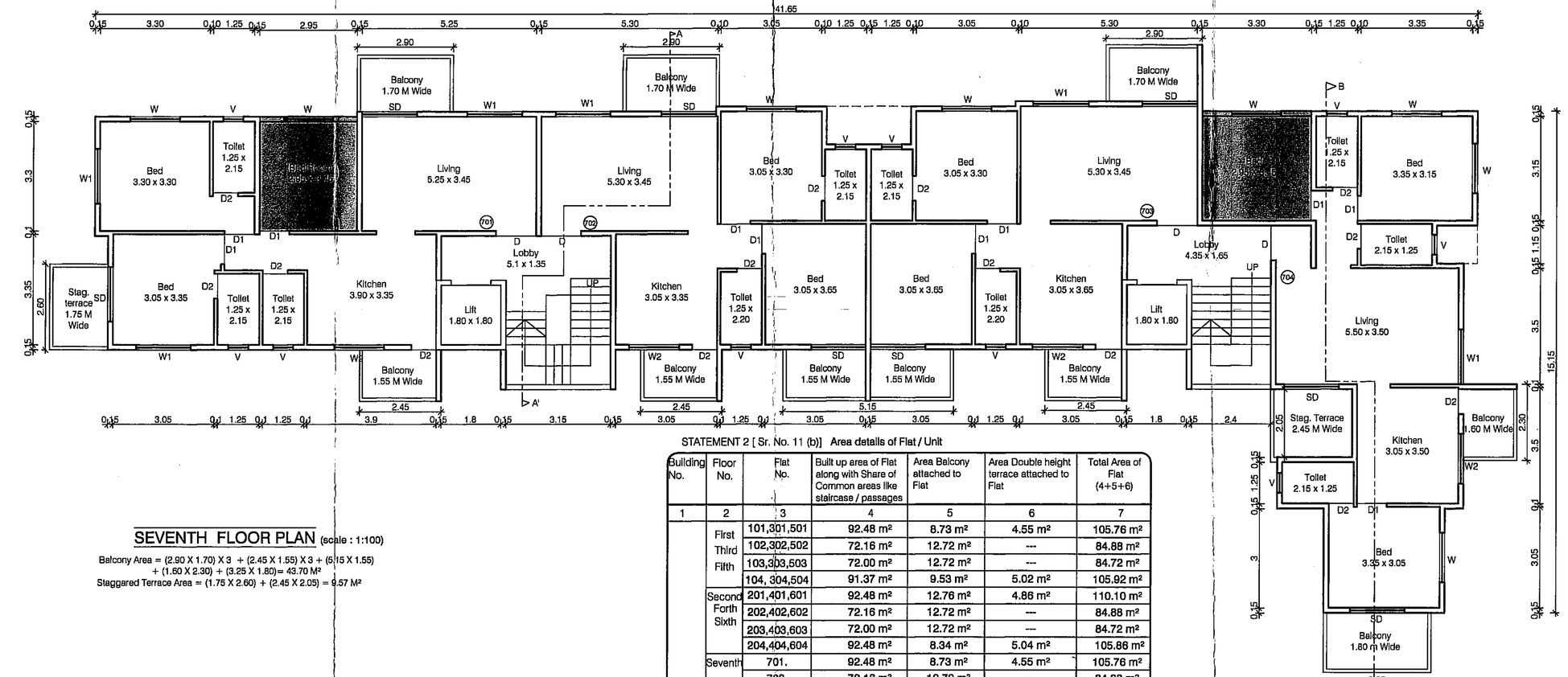
SECOND, FORTH, SIXTH FLOOR PLAN (scale : 1:100)

Balcony Area = (2.90 X 1.70) X 3 + (2.45 X 1.55) X 3 + (5.15 X 1.55) + (2.60 X 1.55) + (2.00 X 2.45) + (1.6 X 2.15)= 45.64 M²

Staggered Terrace Area = (1.35 X 3.60) + (1.00 X 1.15) = 9.90 M²

STATEMENT 2 [Sr. No. 11(a)] PROPOSED BUILDING (previously approved Area)

Building No.	Floor No.	Total Built-up Area Area of Floor	Balcony Area with in 15%	Excess Balcony area counted in FSI	Double height terrace area with in 20%	Excess Double height terrace area counted in FSI	Total FSI (3+5+6+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	First	295.09 m²	43.70 m²	--- m²	9.57 m²	--- m²	295.09 m²
	Second	295.09 m²	44.26 m²	2.28 m²	9.90 m²	--- m²	297.37 m²
	Third	295.09 m²	43.70 m²	--- m²	9.57 m²	--- m²	295.09 m²
	Forth	295.09 m²	44.26 m²	2.28 m²	9.90 m²	--- m²	297.37 m²
	Fifth	295.09 m²	43.70 m²	--- m²	9.57 m²	--- m²	295.09 m²
	Sixth	295.09 m²	44.26 m²	2.28 m²	9.90 m²	--- m²	297.37 m²
	Seventh	282.04 m²	42.31 m²	1.39 m²	9.57 m²	--- m²	283.43 m²
						Total Area	2060.81 m²



SEVENTH FLOOR PLAN (scale : 1:100)

Balcony Area = (2.90 X 1.70) X 3 + (2.45 X 1.55) X 3 + (5.15 X 1.55) + (1.60 X 2.30) + (3.25 X 1.80)= 43.70 M²

Staggered Terrace Area = (1.75 X 2.60) + (2.45 X 2.05) = 9.57 M²

STATEMENT 2 [Sr. No. 11 (b)] Area details of Flat / Unit

Building No.	Floor No.	Flat No.	Built up area of Flat along with Share of Common areas like staircase / passages	Area Balcony attached to Flat	Area Double height terrace attached to Flat	Total Area of Flat (4+5+6)
1	2	3	4	5	6	7
	First Third Fifth	101,301,501	92.48 m²	8.73 m²	4.55 m²	105.76 m²
		102,302,502	72.16 m²	12.72 m²	---	84.88 m²
		103,303,503	72.00 m²	12.72 m²	---	84.72 m²
		104, 304,504	91.37 m²	9.53 m²	5.02 m²	105.92 m²
	Second Forth Sixth	201,401,601	92.48 m²	12.76 m²	4.86 m²	110.10 m²
		202,402,602	72.16 m²	12.72 m²	---	84.88 m²
		203,403,603	72.00 m²	12.72 m²	---	84.72 m²
		204, 404,604	92.48 m²	8.34 m²	5.04 m²	105.86 m²
	Seventh	701.	92.48 m²	8.73 m²	4.55 m²	105.76 m²
		702.	72.16 m²	12.72 m²	---	84.88 m²
		703.	72.26 m²	12.72 m²	---	84.98 m²
		704.	91.37 m²	9.53 m²	5.02 m²	105.92 m²

Completed Comm.+ Residensial Building on Plot No. **04+05+06+07**, S. No. **301** of **Mhasrul** Shiwar Nashik for **Dhanali Ahire Associates** thru' Partner **Shri. V. K. Dhanali and Shri. D. M. Ahire.**

Sheet 1/2

AREA STATEMENT	M²
1. Area of the Plot (Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12, CTS extract)	1144.95
b) As per measurement Sheet	1144.95
c) As per site	1144.95
2. Deductions for -	
a) Proposed D.P. Road widening Area/Service Road/Highway widening	---
b) Any DP reservation area/ 9.00 m wide Road widening Area	---
TOTAL (a + b)	
3.Balance Area of Plot (-2-)	1144.95
4. Amenity space (if applicable)	
a) Required	---
b) Adjustment of 2(b), If any -	---
c) Balance Proposed -	
5. Net Plot Area = [3 - 4(c)]	1144.95
6. Recreational Open space (if applicable)	
a) Required	---
b) Proposed	---
7. Internal Road area	---
8. Plotable Area (if applicable)	---
9. Built up area with reference to Basic F.S.I. as per road width (Sr. No. 5.1 basic FSI 1.10)	1259.45
10. Addition of F.S.I. on payment of Premium.	
a) Maximum permissible Premium FSI based on road width/TOD Zone	572.48
b) Proposed F.S.I. on payment of Premium 343.49 +21.13=	364.62
11. In-situ FSI/TDR loading.	
a) In-situ area against D.P. road [2.0x Sr. No. 2 (a)],If any	---
a') In-situ area against 9.00 m road [1.00x sr. no. 2 (b)]	---
b) In-situ area against Amenity Space [2 or 1.6 x b. No. 4 (b+c)]	---
c) TDR area	457.98
d) Total In-situ/TDR loading proposed[11 (a + b+ c)]	457.98
12. Additional FSI area under Chapter No. 7.	---
13. Total entitlement of FSI in the proposal	
a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2082.05
b) Ancillary Area FSI upto 60% or 80%with payment of charges.	---
c) Total entitlement (a+b)	2082.05
14. Maximum utilization limit of F.S.I. (building potential)	
Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	4121.82
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
a) Existing Built-up Area.	---
b) Proposed Built-up Area (Previous approved + Remaining proposed Area) 2052.76 +29.29=	2082.05
c) Total (a+b)	2082.05
16. F.S.I. Consumed (15/13)(should not be more than set/ no.14 above.)	1.00
17. Area for Inclusive Housing, If any	
a) Required (20% of Sr.No.5)	---
b) Proposed	---

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 17.02.2017 and dimensions of all sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

Er. Vijay K. Sanap.
Chartered Engineer

NOTES

Plot boundary shown in	Thick Black	External Wall - 150 MM Thick
Proposed work shown	In Red	Internal Wall - 100 MM Thick
Dishnage line shown in	Dotted Red	All dimensions are in meter

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 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.

Shri. V. K. Dhanali

Er. Vijay K. Sanap
Chartered Engineer

Er. Prasanna Bhore
Structural Engineer

Shri. D. M. Ahire

Register Engineer sign | Structural Engineer sign | Owners Sign

SOHAM
Architectural Engineering Services

CONSULTANCY, DESIGN, ENGINEERING, PROJECT MANAGEMENT

34/35, Sunkan Arcade, behind HDFC Bank, Bhujbal Farm Road, New Nashik - 9
e-mail: vijay.sanap@sohamsea.com, Phone: 0253 3004060, Cell: 09820120066

DEALT	: Patil Sidhant	DRG. NO. :
CHECKED	: Ravi Pawar	M1.0
SCALE	: as shown	
DATE	: 04.08.2021	JOB NO. : SVS / 17 / 900 / C

Copying of this document & giving it to others and the use of communication of the contents thereof, are forbidden without express authority. Offenders are liable to the payment of damages. All rights reserved in the event of the grant of permission and or the registration of a design. © Copy Right 2017, Soham Architectural Engineering Services, Nashik. e - mail : vijay @sohamvasta.com