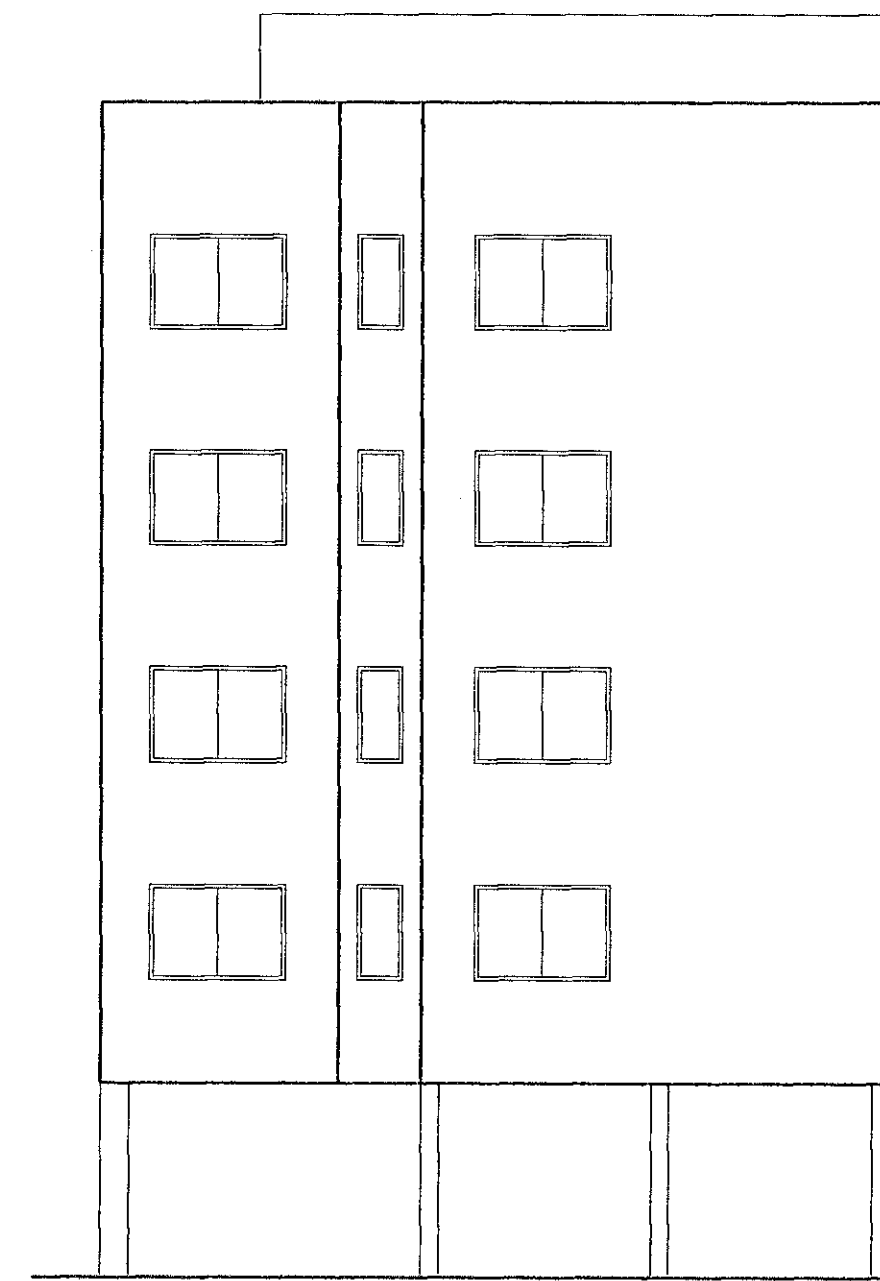
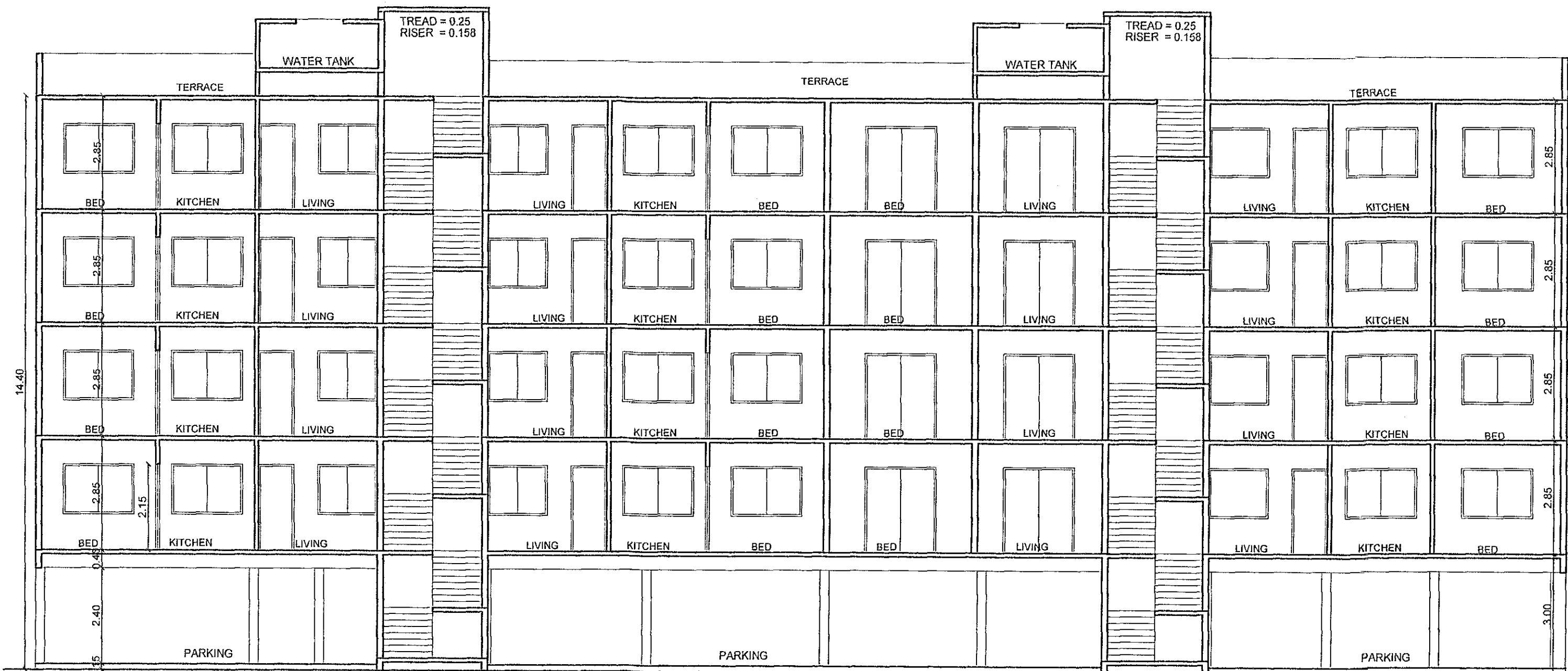
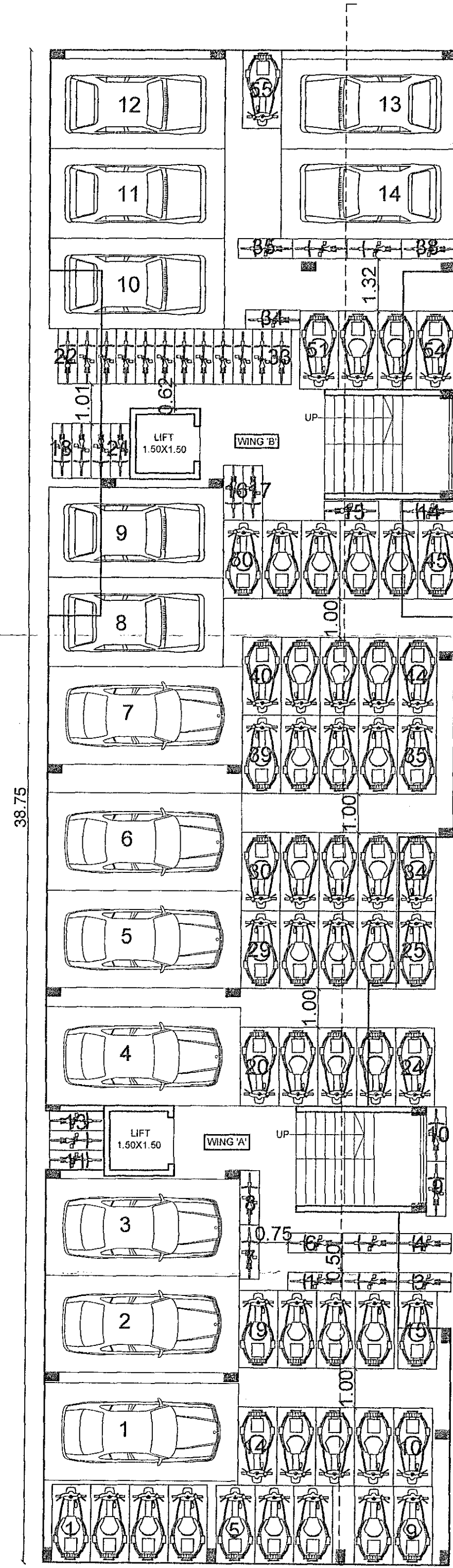




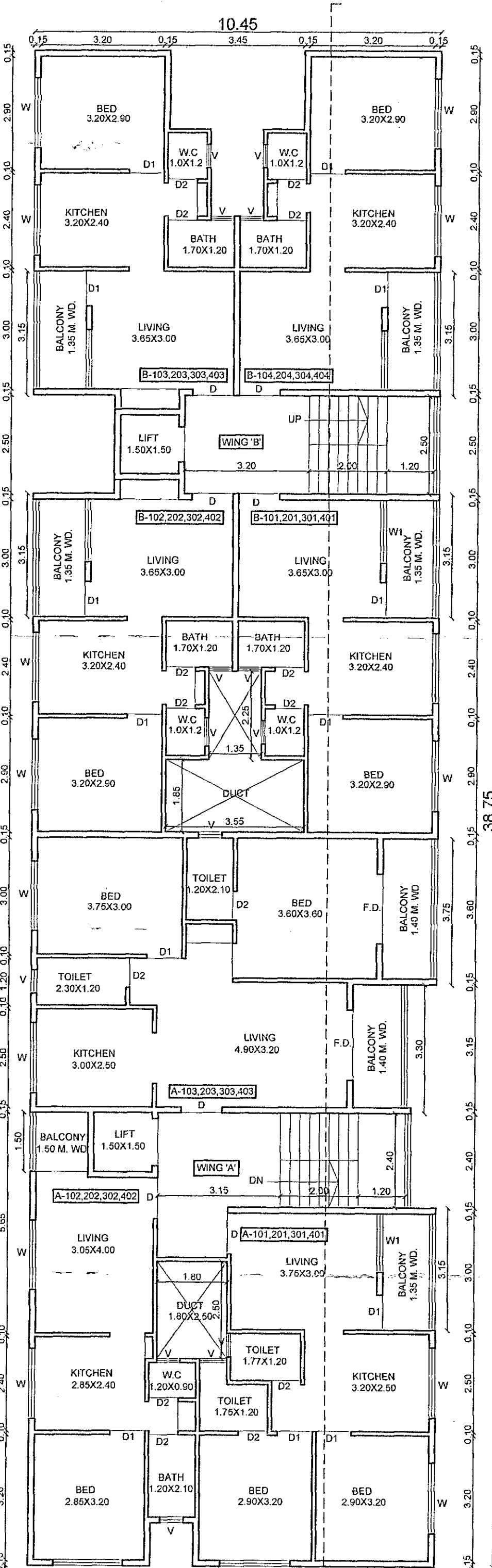
FRONT ELEVATION



SECTION A-A'
SCALE 1:100



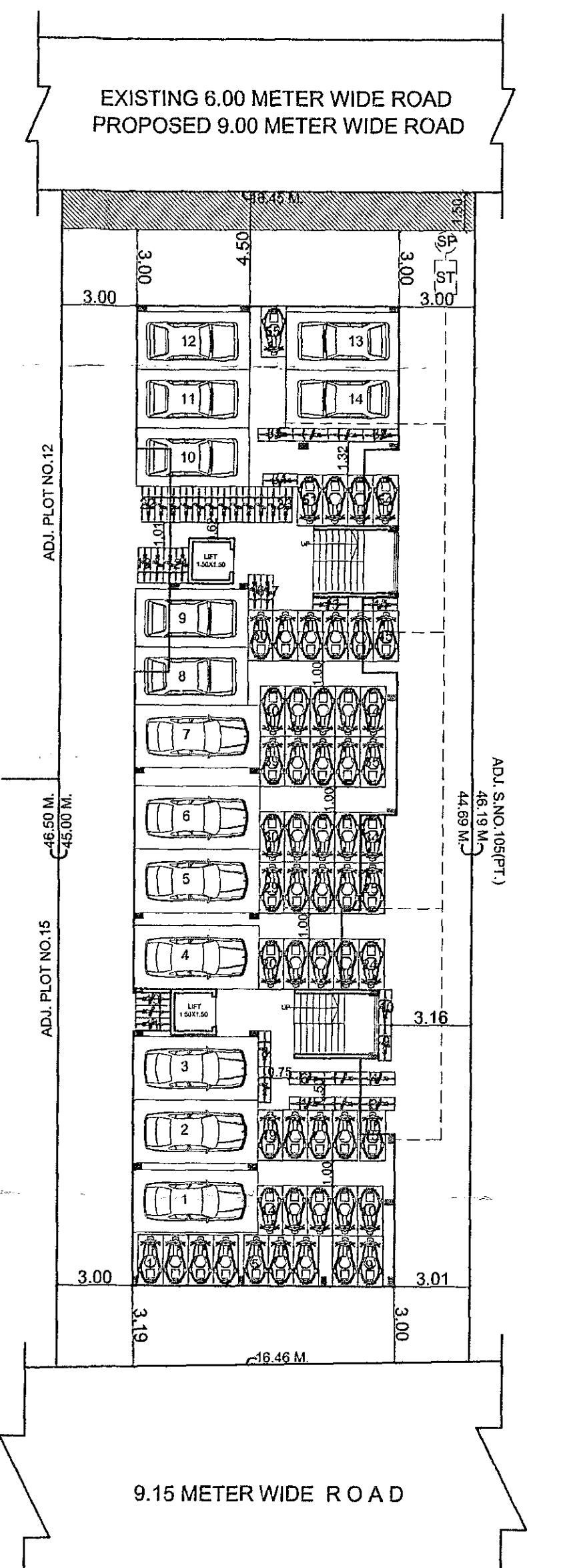
GROUND FLOOR PLAN
SCALE 1:100



FIRST TO FOURTH FLOOR PLAN
SCALE 1:100

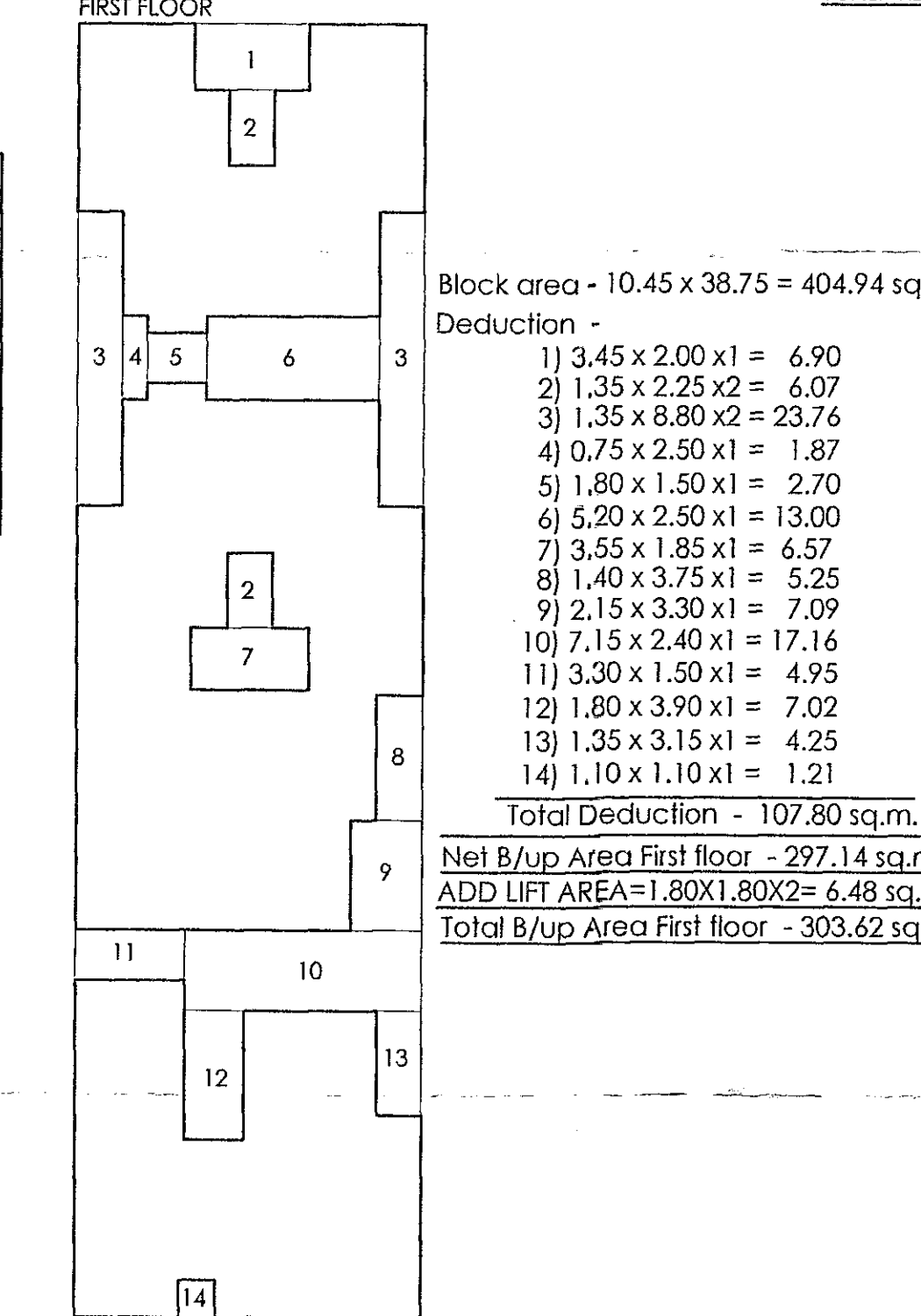
PARKING STATEMENT

NO.	REQUIRED PARKING			PROVIDED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
No. of Tenement having carpet area below 40 sq.m.	05 NOS.	20 NOS.	20 NOS.	05 NOS.	20 NOS.	20 NOS.
No. of Tenement having carpet area up to 40 but less than 60 sq.m.	08 NOS.	32 NOS.	16 NOS.	08 NOS.	32 NOS.	16 NOS.
Visitors parking 5%	01 NOS.	03 NOS.	02 NOS.	01 NOS.	03 NOS.	02 NOS.
TOTAL	14 NOS.	55 NOS.	38 NOS.	14 NOS.	55 NOS.	38 NOS.



SITE PLAN
SCALE 1:200

AREA CALCULATION & DIAGRAM
SCALE 1:200



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+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
---	FIRST FLOOR	303.62 SQ.M.	45.54 SQ.M.	---	---	---	303.62 SQ.M.
---	SECOND FLOOR	297.14 SQ.M.	44.57 SQ.M.	---	---	---	297.14 SQ.M.
---	THIRD FLOOR	297.14 SQ.M.	44.57 SQ.M.	---	---	---	297.14 SQ.M.
---	FOURTH FLOOR	297.14 SQ.M.	44.57 SQ.M.	---	---	---	297.14 SQ.M.
---	TOTAL AREA	1195.04 SQ.M.	177.25 SQ.M.	---	---	---	1195.04 SQ.M.

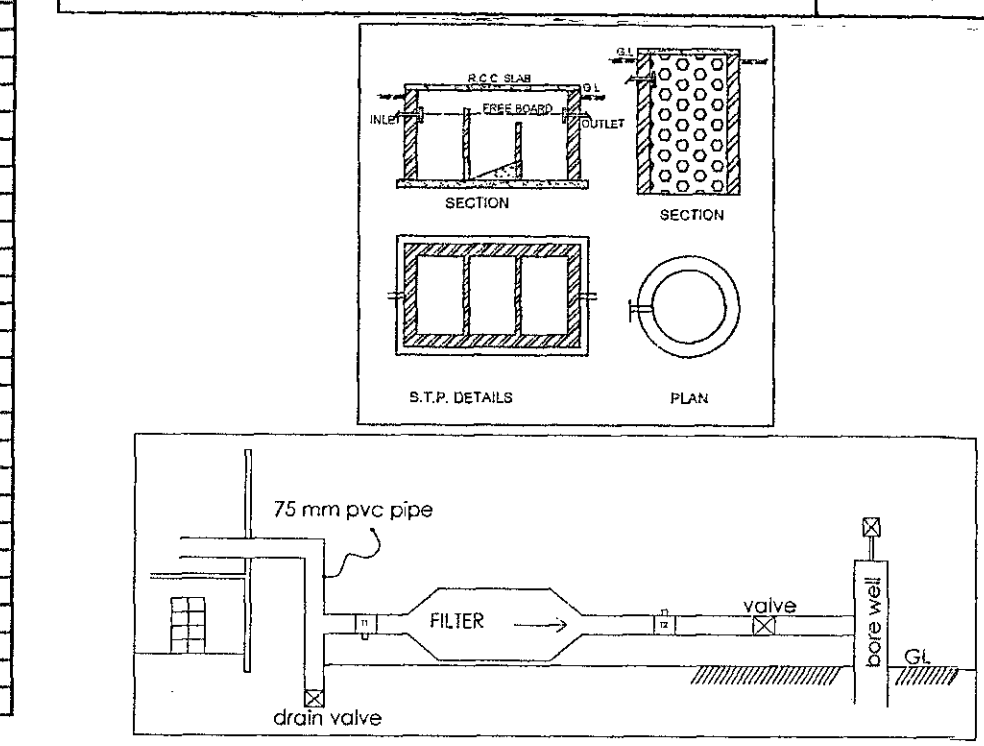
CARPET + USABLE AREA STATEMENT

MahaRera/Secy/Pln No.27/04/2017.
Dated : 14/06/2017.

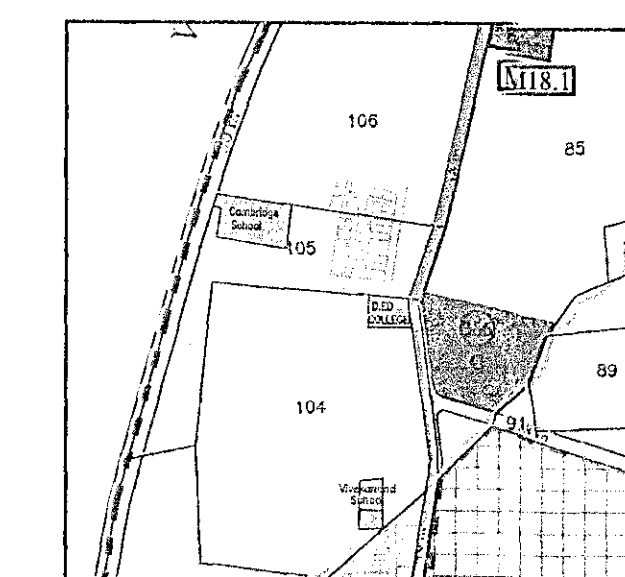
FLOOR NO.	FLAT / UNIT NO.	CARPET AREA EXCLUDING EXTERNAL WALL, INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY/VERANDAH OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	TOTAL AREA (CARPET+USABLE)
FIRST FLOOR (WING 'A')	101	45.50 SQ.M.	3.40 SQ.M.	49.10 SQ.M.
	102	34.32 SQ.M.	2.03 SQ.M.	36.35 SQ.M.
	103	58.60 SQ.M.	8.44 SQ.M.	67.04 SQ.M.
	104	33.53 SQ.M.	3.40 SQ.M.	36.93 SQ.M.
FIRST FLOOR (WING 'B')	101	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	102	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	103	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	104	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
Total Carpet+Usable Area of First Floor				
		274.04 SQ.M.	28.47 SQ.M.	302.51 SQ.M.
SECOND FLOOR (WING 'A')	201	45.50 SQ.M.	3.40 SQ.M.	49.10 SQ.M.
	202	34.32 SQ.M.	2.03 SQ.M.	36.35 SQ.M.
	203	58.60 SQ.M.	8.44 SQ.M.	67.04 SQ.M.
	204	33.53 SQ.M.	3.40 SQ.M.	36.93 SQ.M.
SECOND FLOOR (WING 'B')	201	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	202	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	203	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	204	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
Total Carpet+Usable Area of Second Floor				
		274.04 SQ.M.	28.47 SQ.M.	302.51 SQ.M.
THIRD FLOOR (WING 'A')	301	45.50 SQ.M.	3.40 SQ.M.	49.10 SQ.M.
	302	34.32 SQ.M.	2.03 SQ.M.	36.35 SQ.M.
	303	58.60 SQ.M.	8.44 SQ.M.	67.04 SQ.M.
	304	33.53 SQ.M.	3.40 SQ.M.	36.93 SQ.M.
THIRD FLOOR (WING 'B')	301	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	302	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	303	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	304	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
Total Carpet+Usable Area of Third Floor				
		274.04 SQ.M.	28.47 SQ.M.	302.51 SQ.M.
FOURTH FLOOR (WING 'A')	401	45.50 SQ.M.	3.40 SQ.M.	49.10 SQ.M.
	402	34.32 SQ.M.	2.03 SQ.M.	36.35 SQ.M.
	403	58.60 SQ.M.	8.44 SQ.M.	67.04 SQ.M.
	404	33.53 SQ.M.	3.40 SQ.M.	36.93 SQ.M.
FOURTH FLOOR (WING 'B')	401	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	402	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	403	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
	404	34.28 SQ.M.	3.40 SQ.M.	37.68 SQ.M.
Total Carpet+Usable Area of Fourth Floor				
		274.04 SQ.M.	28.47 SQ.M.	302.51 SQ.M.
Total Carpet+Usable Area of Building				
		1096.16 SQ.M.	113.88 SQ.M.	1210.04 SQ.M.
Total No. of Floor of Building = GROUND+4.				
Total No. of Tenement = 28.00 NOS				

BALCONY STATEMENT

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First floor	303.62 sq.m.	45.54 sq.m.	1.50 x 1.50 = 2.25 3.30 x 3.75 = 12.38 7.05 x 1.40 = 9.87 3.15 x 3.15 = 9.92 3.15 x 1.50 = 4.73 1.50 x 1.50 = 2.25 2.25 x 2.25 = 5.06 15.75 x 1.35 = 21.26 2.25 x 4.80 = 10.80 33.38	NIL
Second to Fourth floor	297.14 sq.m.	44.57 sq.m.	1.50 x 1.50 = 2.25 3.30 x 3.75 = 12.38 7.05 x 1.40 = 9.87 3.15 x 3.15 = 9.92 3.15 x 1.50 = 4.73 1.50 x 1.50 = 2.25 2.25 x 2.25 = 5.06 15.75 x 1.35 = 21.26 2.25 x 4.80 = 10.80 33.38	NIL
Total excess balcony area				
NIL				



Rain Water Harvesting Detail



LOCATION PLAN

PROFORMA-1
REVISED RESIDENTIAL BUILDING PLAN
ON PLOT NO. 13+14, S.NO.109/12/22 & 105/12/22P, OF WADALA
SHIVAJI AT NASHIK
FOR - CITYSCAPE BUILDCON BH. SANSHA THRO.
MR. MAYUR V. KAPATE & OTHERS THREE.

APPROVED
The Plans amended in...
As per the conditions Mentioned in the accompanying commencement Certificate No. 71/12/2019 dated 22/01/2019

Assistant Director of Town Planning
Nashik Municipal Corporation
Nashik

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)
WING 'A'	FIRST TO FOURTH FLOOR	101,201,301,401	49.05+4.90 = 53.95 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	4.25 SQ.M.	---	58.20 SQ.M.
		102,202,302,402	37.57+4.90 = 42.47 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	2.25 SQ.M.	---	44.72 SQ.M.
		103,203,303,403	62.27+4.90 = 67.17 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	9.87 SQ.M.	---	77.04 SQ.M.
WING 'B'	FIRST TO FOURTH FLOOR	101,201,301,401	36.50+4.90 = 41.40 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	4.25 SQ.M.	---	45.65 SQ.M.
		102,202,302,402	37.30+4.90 = 42.20 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	4.25 SQ.M.	---	46.45 SQ.M.
		103,203,303,403	37.65+4.90 = 42.55 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	4.25 SQ.M.	---	46.80 SQ.M.
		104,204,304,404	36.75+4.90 = 41.65 SQ.M. (COMMON AREA = 4.90 SQ.M.) (AVG. 34.30 / 7 = 4.90 SQ.M.)	4.25 SQ.M.	---	45.90 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.

Block area - 10.45 x 38.75 = 404.94 sq.m.

Deduction -

- 1) 3.45 x 2.00 x1 = 6.90
- 2) 1.35 x 2.25 x2 = 6.07
- 3) 1.35 x 8.80 x2 = 23.76
- 4) 0.75 x 2.50 x1 = 1.87
- 5) 1.80 x 1.50 x1 = 2.70
- 6) 5.20 x 2.50 x1 = 13.00
- 7) 3.55 x 1.85 x1 = 6.57
- 8) 1.40 x 3.75 x1 = 5.25
- 9) 2.15 x 3.30 x1 = 7.09
- 10) 7.15 x 2.40 x1 = 17.16
- 11) 3.30 x 1.50 x1 = 4.95
- 12) 1.80 x 3.90 x1 = 7.02
- 13) 1.35 x 3.15 x1 = 4.25
- 14) 1.10 x 1.10 x1 = 1.21

Total Deduction - 107.80 sq.m.

Total B/up Area Second floor - 297.14 sq.m.

Total B/up Area Third floor - 297.14 sq.m.

Total B/up Area Fourth floor - 297.14 sq.m.

T.D.R AREA STATEMENT

CERTIFICATE NO. 773, DT.04/08/2017.	AREA OF THE PLOT (AS PER T.D.R. ORDER)	NET AREA OF PLOT	PERMISSIBLE F.S.I.	NET ALLOWED B/U AREA	PURCHASED T.D.R. AREA	B/U AREA WITH TDR (As per proposed T.D.R.)	BASIC F.S.I. 10%	PREMIUM F.S.I. 30% (199.24 sq.m.)	Road widening Area as per order no.515, Dt.27/07/2018	TOTAL PROPOSED B/U AREA	EXISTING BUILT UP AREA	EXCESS BALCONY AREA COUNTED IN F.S.I.	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL BUILT UP AREA
	762.63 sq.m.	762.63 sq.m.	24.67	737.96 sq.m.	24.67	905.16 sq.m.	66.41 sq.m.	199.24 sq.m.	24.67 sq.m.	1195.04 sq.m.	1195.04 sq.m.	---	---	1195.04 sq.m.

AREA STATEMENT

1 AREA OF THE PLOT (Minimum area of a.b.c. to be considered)	SQ.M.
a) As per ownership document (7/12, CTS extract)	760.00
b) As per measurement sheet	762.63
c) As per site	762.63

2 DEDUCTION FOR

a) Proposed Road widening Area as per order no.515, Dt.27/07/2018	SQ.M.
24.67	24.67
b) Any D.P. Reservation area (Total a+b)	24.67

3 GROSS AREA OF THE PLOT

a) Required	SQ.M.
737.96	737.96

4 Net Area of Plot = (3 - 5b)]

a) Required	SQ.M.
737.96	737.96

5 Amenity Space

a) Required	SQ.M.
---	---

6 Service road and highway widening Internal Road area

a) Required	SQ.M.
---	---

7 Net Area of Plot = (5 - 6b)]

a) Required	SQ.M.
737.96	737.96

8 Permissible F.S.I. as per Regulation no. 15.4)

a) Required	SQ.M.
864.16	864.16

9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)

a) Required	SQ.M.
730.57	730.57

10 Additional area for F.S.I.

a) Required	SQ.M.
24.67	24.67

11 In-situ area against road as per order no.515, Dt.27/07/2018

a) Required	SQ.M.
199.20	199.20

12 T.D.R. area (allowed 40% = 295.68 sq.m.)

a) Required	SQ.M.
241.00	241.00

13 Total area available (9+10)

a) Required	SQ.M.
1195.44	1195.44

14 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4)

a) Required	SQ.M.
1195.47	1195.47

15 Total built up area in proposal (excluding area at Sr.No.15b)

a) Required	SQ.M.
1195.04	1195.04

16 Existing Built-up Area

a) Required	SQ.M.
1195.04	1195.04

17 Excess Balcony area counted in F.S.I.

a) Required	SQ.M.
---	---

18 Excess Double Height terraces area counted in F.S.I.

a) Required	SQ.M.
---	---

19 F.S.I. Consumed (118) (should not be more than sr.no.12 above)

a) Required	SQ.M.
0.99 %	0.99 %

20 Area for Inclusive Housing, if any

a) Required	SQ.M.
---	---

21 Proposed

a) Required	SQ.M.
---	---

22 Total Residential area

a) Required	SQ.M.
1195.04	1195.04

23 No. of Tenements

a) Required	NOS.
28.00 NOS.	28.00 NOS.

24 No. of Shop

a) Required	NOS.
00 NOS.	00 NOS.

25 No. of Floor Ground+4 Floor

a) Required	Floor
4 floor	4 floor

AREA STATEMENT

AREA OF THE PLOT ALLOWED F.S.I.	SQ.M.
ONE	1195.44

a) AREA AT FIRST FL.

a) Required	SQ.M.
303.62	303.62

b) AREA AT SECOND FL.

a) Required	SQ.M.
297.14	297.14

c) AREA AT THIRD FL.

a) Required	SQ.M.
297.14	297.14