

The Plans amended in .....  
As per the conditions Mentioned in  
the accompanying commencement  
Certificate No. A4/D dated 05/07/2019  
11/6/2019



**FLOOR ONE**  
**BUYP AREA CALCULATION**  
 8.86 X 22.72 = 201.29 SQM.  
 deduction  
 1) 2.46 X 1.10 = 2.706 SQM.  
 2) 3.15 X 2.42 = 7.62 SQM.  
 3) 4.45 X 3.95 = 17.57 SQM.  
 4) 5.65 X 0.28 = 1.63 SQM.  
 DED = 29.526 SQM.  
 201.29 - 29.526 = 171.764 SQM.  
**FLOOR ONE BUYP AREA = 171.764 SQM**

**FLOOR ONE**  
**BIUP AREA CALCULATION**  
 8.86 X 22.72 = 201.29 SQM.  
 deduction  
 1) 2.46 X 1.10 = 2.706 SQM.  
 2) 3.15 X 2.42 = 7.62 SQM.  
 3) 4.45 X 3.95 = 17.57 SQM.  
 4) 5.65 X 0.29 = 1.63 SQM.  
 DED = 29.526 SQM.  
 201.29 - 29.526 = 171.764 SQM.  
**FLOOR ONE BIUP AREA = 171.764 SQM**

**FLOOR TWO TO FIVE**  
**B/UP AREA CALCULATION**  
 8.86 X 22.72 = 201.29 SQM.  
 deduction  
 1) 2.48 X 1.10 = 2.706 SQM.  
 2) 3.15 X 2.42 = 7.62 SQM.  
 3) 4.45 X 3.95 = 17.57 SQM.  
 4) 5.65 X 0.29 = 1.63 SQM.  
 OED = 29.526 SQM.  
 201.29 - 29.526 = 171.764 SQM.  
 FLOOR TWO B/UP AREA = 171.764 SQM.

**FLOOR TWO TO FIVE**  
**B/UP AREA CALCULATION**  
 8.86 X 22.72 = 201.29 SQM.  
 deduction  
 1) 2.48 X 1.10 = 2.706 SQM.  
 2) 3.15 X 2.42 = 7.62 SQM.  
 3) 4.45 X 3.95 = 17.57 SQM.  
 4) 5.65 X 0.29 = 1.63 SQM.  
 OED = 29.526 SQM.  
 201.29 - 29.526 = 171.764 SQM.  
 FLOOR TWO B/UP AREA = 171.764 SQM.

| AREA STATEMENT |                                                                                                                             | SQM    |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|--------|
| 1              | Area of plot<br>(Minimum area of 0.4 ha to be considered)                                                                   |        |
| a)             | Per ownership document (from F.S.I. 250/253 network)                                                                        | 630.0  |
| b)             | As per environmental sheet                                                                                                  | 630.0  |
| c)             | As per site                                                                                                                 | 630.0  |
| 2              | Deductions for:-                                                                                                            |        |
| (a)            | Proposed D.P./S.D.M. Road widening Area                                                                                     | 12.2   |
| (b)            | Any D.P. Reservation area                                                                                                   | 12.2   |
|                | (TOTAL a+b)                                                                                                                 | 24.4   |
| 3              | Gross Area of Plot (1-2)                                                                                                    | 617.6  |
| 4              | Reservational Open spaces                                                                                                   |        |
| (a)            | Required                                                                                                                    | ---    |
| (b)            | Proposed                                                                                                                    | ---    |
| 5              | Amenity Space                                                                                                               |        |
| (a)            | Required                                                                                                                    | ---    |
| (b)            | Proposed                                                                                                                    | ---    |
| 6              | Service Road and Highway widening                                                                                           |        |
| 7              | Internal Road area                                                                                                          |        |
| 8              | Net Area of plot (3 - 5(b))                                                                                                 | 617.6  |
| 9              | Built up area with reference to Basic F.S.I.<br>as per first road width (1 or no. 8 X 1.1)                                  | 679.7  |
| 10             | Addition of area for F.S.I.                                                                                                 |        |
| (a)            | In site area required: 0.0 road [185/50 x 20] 121251                                                                        | 12.21  |
| (b)            | In site area against Amenity Space<br>[2.00 x 1185 x 800 x 60.1]                                                            | ---    |
| (c)            | Permitted F.S.I. areas (consider to maximum<br>of 50.50 of no. 8 Permissible 0.5 = 306.91)                                  | ---    |
| (d)            | T.D.R. area (Permissible 0.50 = 566.04)                                                                                     | 410.0  |
| (e)            | Additional F.S.I. area under chapter VIII<br>(Total of a+b+c+d+e)                                                           | 422.2  |
| 11             | Net Area (a-b+c+d+e) 2550/11.2 = 154.53                                                                                     | ---    |
| 12             | Maximum utilization of F.S.I. Permissible on Per Road width<br>(as per Regulation no. 15.4 ) 250/253                        | 2.5    |
| 13             | Total Built-up Area in proposal (excluding area for Set Backs) 154.53                                                       | ---    |
| (a)            | Existing Built-up Area                                                                                                      | ---    |
| (b)            | Proposed Residential Built-up Area = 771.880 sqm.<br>Proposed Commercial Built-up Area = 173.84 sqm.<br>Total Built-up Area | 945.73 |
| (c)            | Excess Railway area covered in F.S.I.                                                                                       | ---    |
| (d)            | Excess Double Height Terrace area covered in F.S.I.<br>(Total a+b+c+d)                                                      | 1067.0 |
| 14             | F.S.I. Consumed (13b) (should not be more<br>than stated in 12 - table)                                                     | 1.795  |
| 15             | Area for exclusive parking Area                                                                                             | ---    |
| (a)            | Required (20% of no. 8)                                                                                                     | ---    |
| (b)            | Proposed                                                                                                                    | ---    |

Certified that the plot under reference was surveyed by me on 28/08/2017 and the dimension of 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 and Records Department City Survey records.

**Owners 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 work under supervision of proper technical person as to ensure the quality and safety at the work.

\*PLOT BOUNDARY SHOWN IN THICK BLACK  
\*PROPOSED WORK SHOWN IN RED  
\*DRAINAGE LINE SHOWN IN DOTTED RED

| ENGINEERS SIGN                                                                        | STRUCTURAL ENGR SIGN                                                                  | OWNERS SIGN                                                                           |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |
| S. H. A. N. JAMNAR                                                                    | S. H. A. N. JAMNAR                                                                    |                                                                                       |

Er Ashok Jamdar.

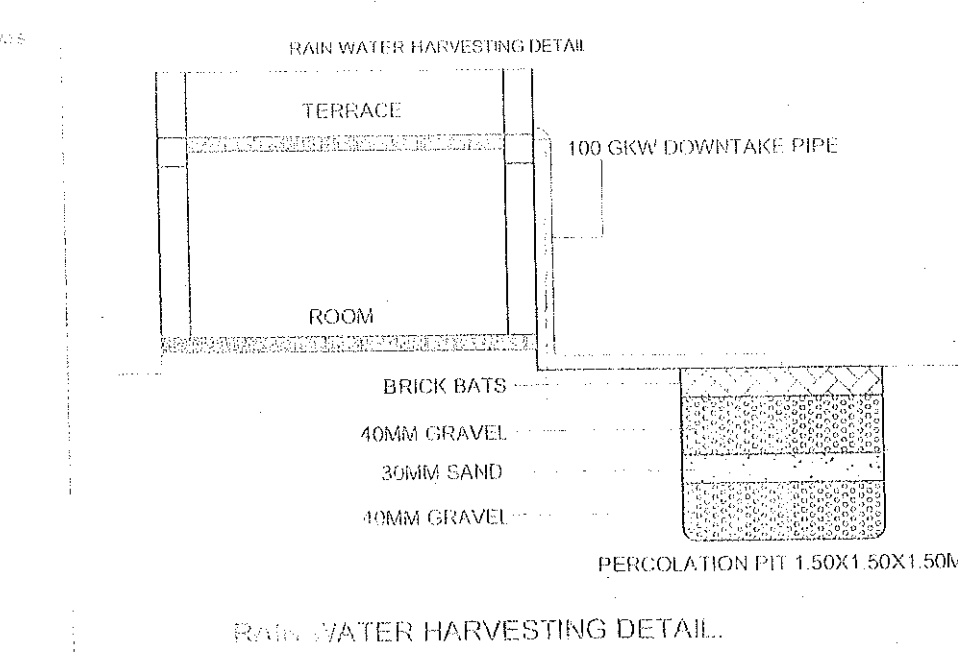
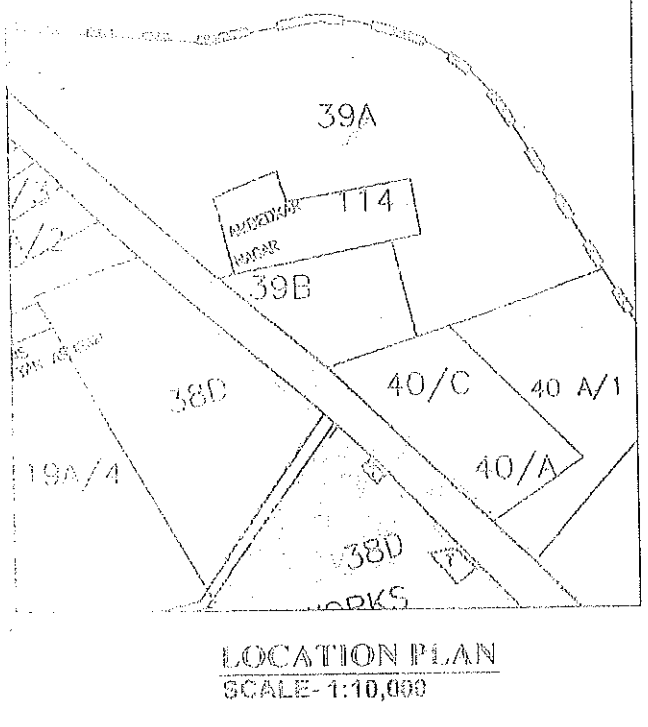
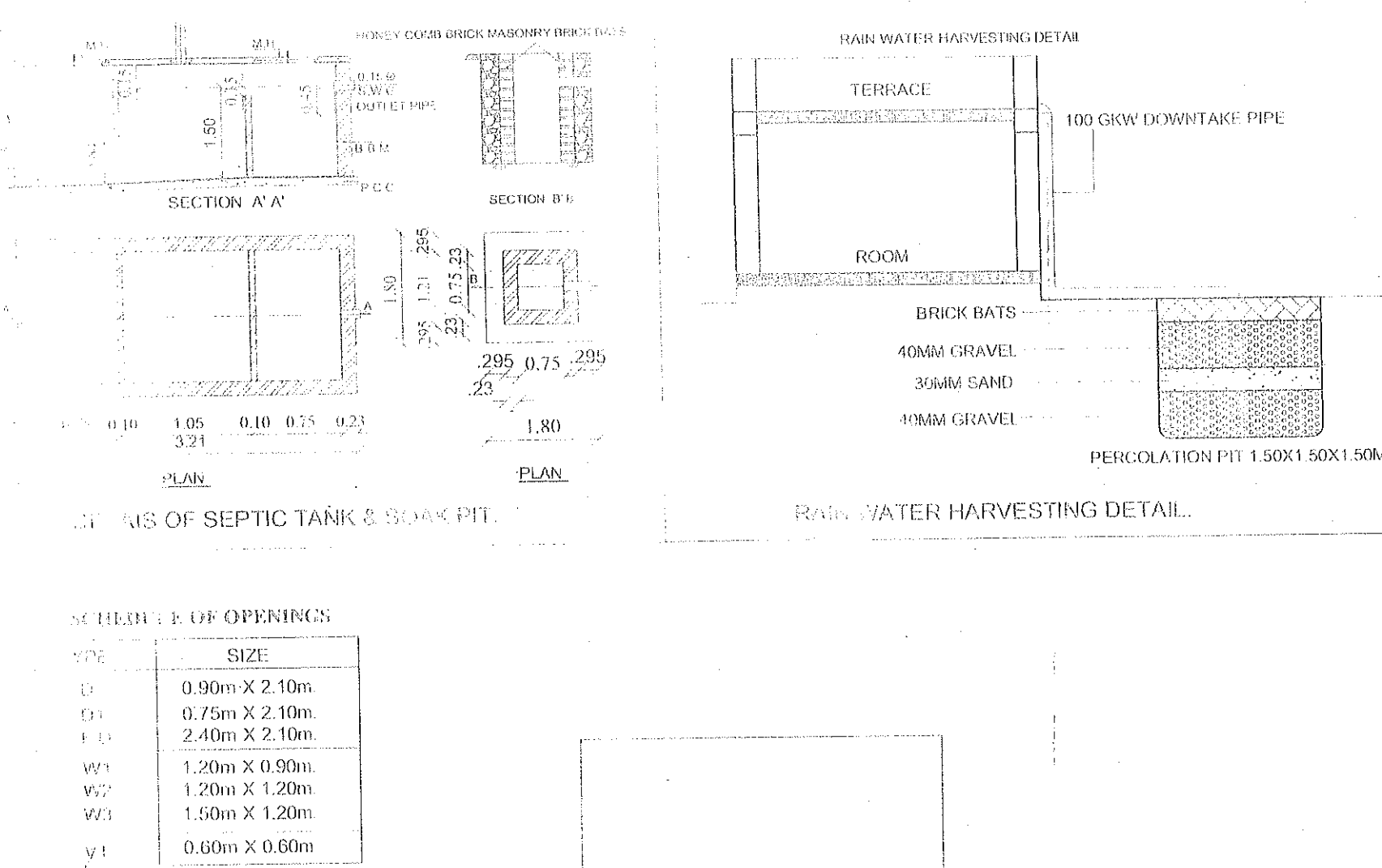
**Vijaya Consultants**

BUILDING PLANNERS & DESIGNERS

10, Siddhi Park, Corporation Road  
New pandit colony,  
Nashik -2.  
ph : 2574602.



|         |                    |                  |                |                     |                 |
|---------|--------------------|------------------|----------------|---------------------|-----------------|
| JOB NO- | DATE<br>15/05/2019 | DRAWING NO-<br>1 | SCALE<br>1:100 | DRAWN BY-<br>SATISH | CHECKED<br>A.N. |
|---------|--------------------|------------------|----------------|---------------------|-----------------|



| BALCONY AREA STATEMENT |             |             |      |         |
|------------------------|-------------|-------------|------|---------|
| FLOOR                  | PER BALCONY | PRO-BALCONY | EXC. | BALCONY |
| FLOOR ONE              | 25.76       | 60.915      |      | 34.45   |
| FLOOR TWO              | 25.76       | 54.983      |      | 29.203  |
| FLOOR THREE            | 25.76       | 54.963      |      | 29.203  |
| FLOOR FOUR             | 25.76       | 54.963      |      | 29.203  |
| FLOOR FIVE             | 25.76       | 54.963      |      | 29.203  |
| EXCESS BALCONY         |             |             |      | 151.267 |

| BALCONY AREA STATEMENT |                                                         |
|------------------------|---------------------------------------------------------|
| FLOOR ONE              | 5.71 + 6.86 + 8.92 + 4.44 + 3.30 + 17.73 + 2.50 = 55.46 |
| FLOOR TWO              | 3.15 + 3.12 + 3.25 + 1.14 + 3.15 + 3.40 = 20.21         |
|                        | TOTAL BALCONY = 45.38 + 14.45 = 60.915                  |
| FLOOR TWO              | 5.71 + 4.45 + 3.10 + 10.07 + 4.44 + 3.30 + 2.50 = 33.57 |
|                        | 3.15 + 3.12 + 3.25 + 2.91 + 11.61 + 31.36 = 54.963      |
|                        | TOTAL BALCONY = 37.68 + 17.45 = 54.963                  |

| FORM OF STATEMENT 7 |                |                              |                              |                              |    |                                |                                                     |                      |
|---------------------|----------------|------------------------------|------------------------------|------------------------------|----|--------------------------------|-----------------------------------------------------|----------------------|
| [Form 1, 11/02]     |                |                              |                              |                              |    |                                |                                                     |                      |
| Building No.        | Floor No.      | Total Built-up Area of floor | Respon. Building             |                              |    | Double height space (over 20%) | Entire double height space (over 20%) counted as E2 | Total E2 (1 + 5 + 7) |
|                     |                |                              | Building E2 space (over 15%) | Building E2 space (over 15%) | E2 |                                |                                                     |                      |
| 1                   | 2              | 3                            | 4                            | 5                            | 6  | 7                              | 8                                                   |                      |
|                     | GROUND FLOOR   | 86.819                       |                              |                              |    |                                |                                                     | 18.539               |
|                     | FLOOR ONE      | 171.764                      |                              |                              |    |                                |                                                     | 171.764              |
|                     | FLOOR TWO      | 171.764                      |                              |                              |    |                                |                                                     | 171.764              |
|                     | FLOOR THREE    | 171.764                      |                              |                              |    |                                |                                                     | 171.764              |
|                     | FLOOR FOUR     | 171.764                      |                              |                              |    |                                |                                                     | 171.764              |
|                     | FLOOR FIVE     | 171.764                      |                              |                              |    |                                |                                                     | 171.764              |
|                     | EXCESS BALCONY | 151.762                      |                              |                              |    |                                |                                                     | 151.762              |
|                     | TOTAL          | 1027.00 sqm                  |                              |                              |    |                                |                                                     |                      |

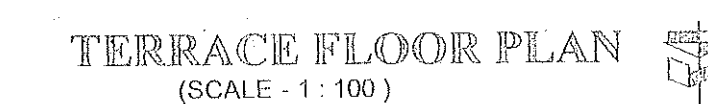
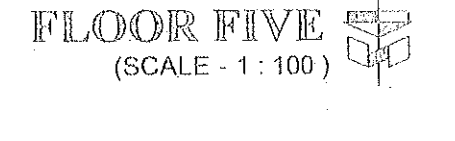
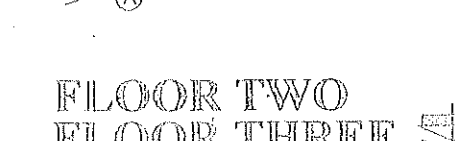
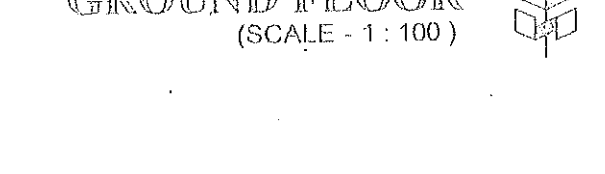
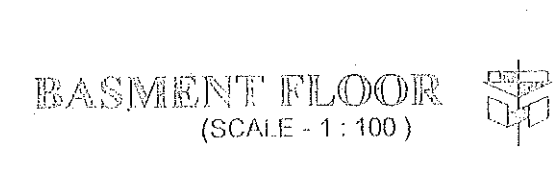
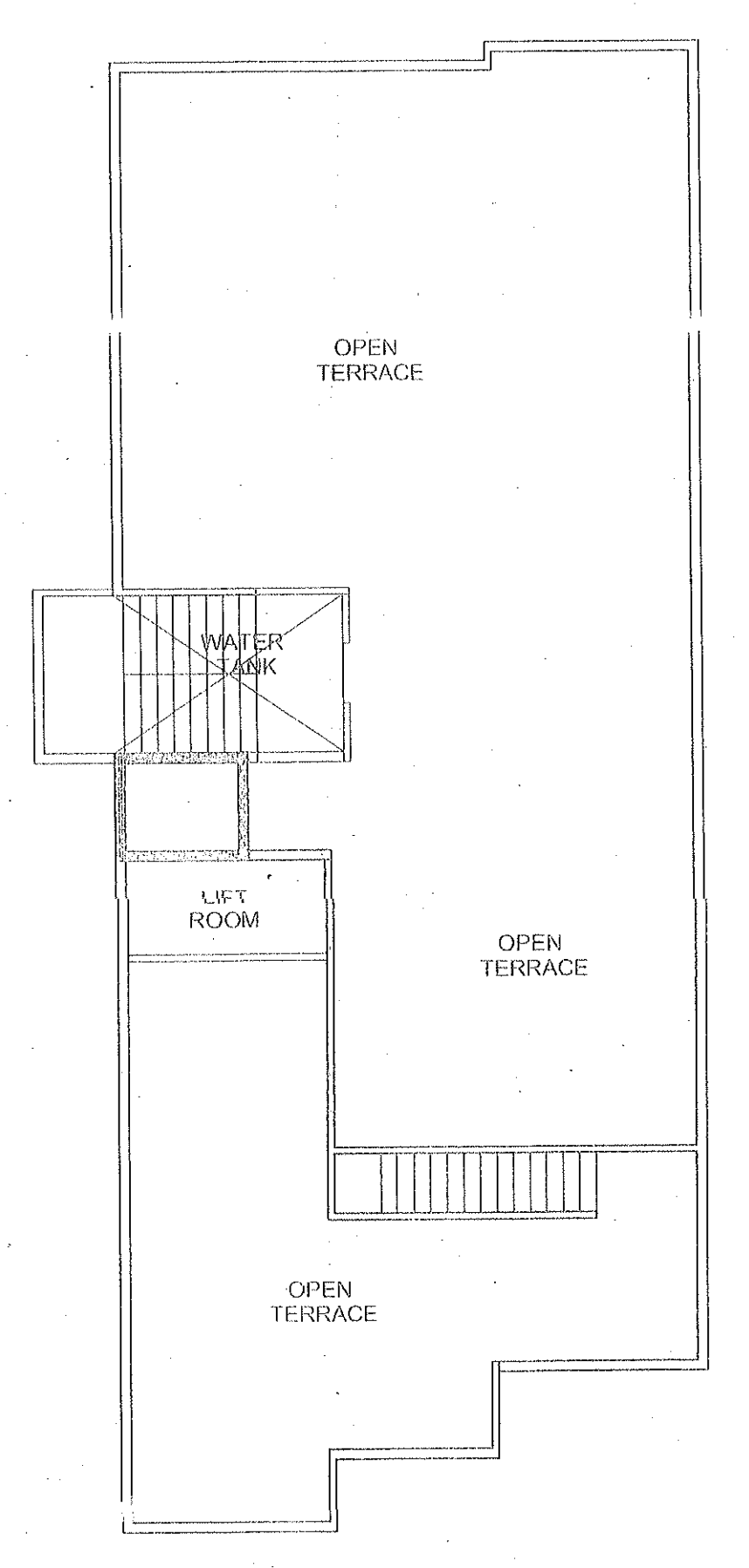
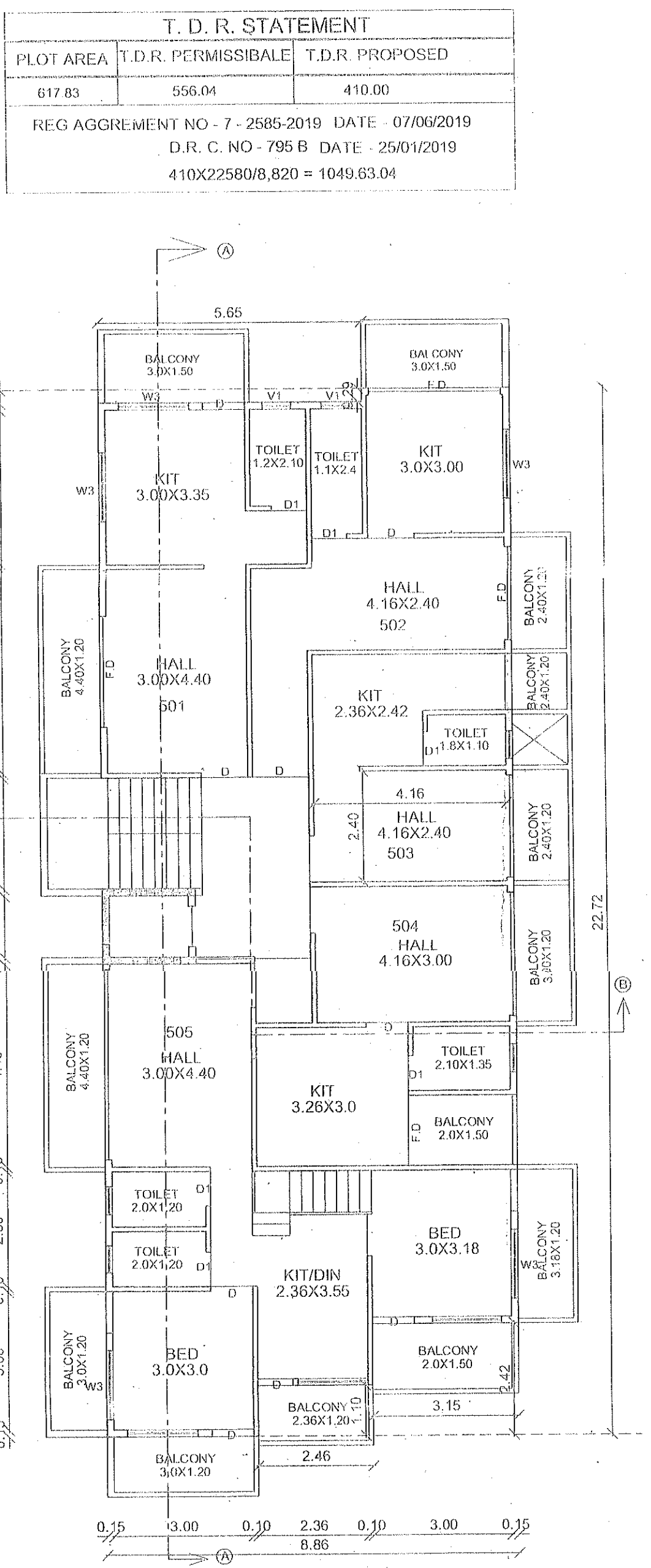
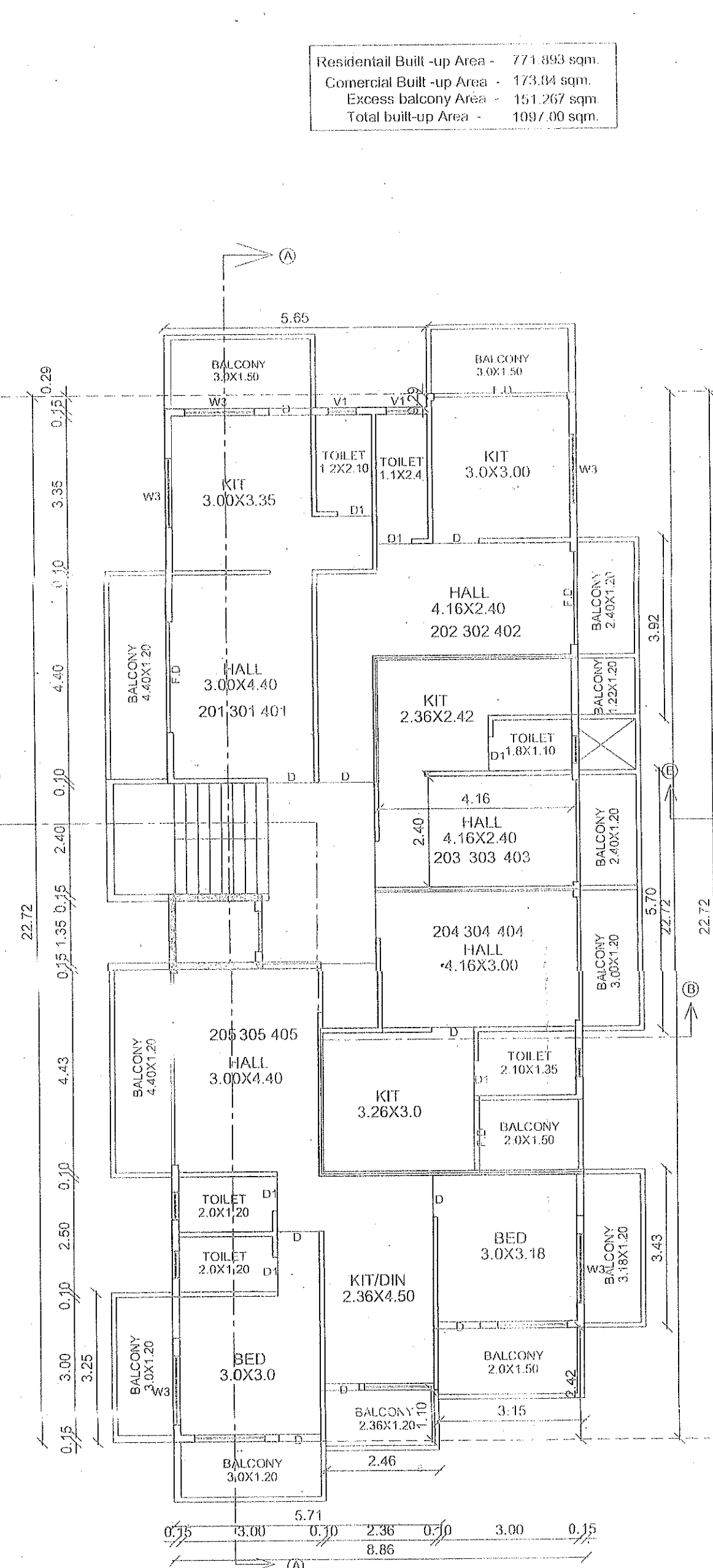
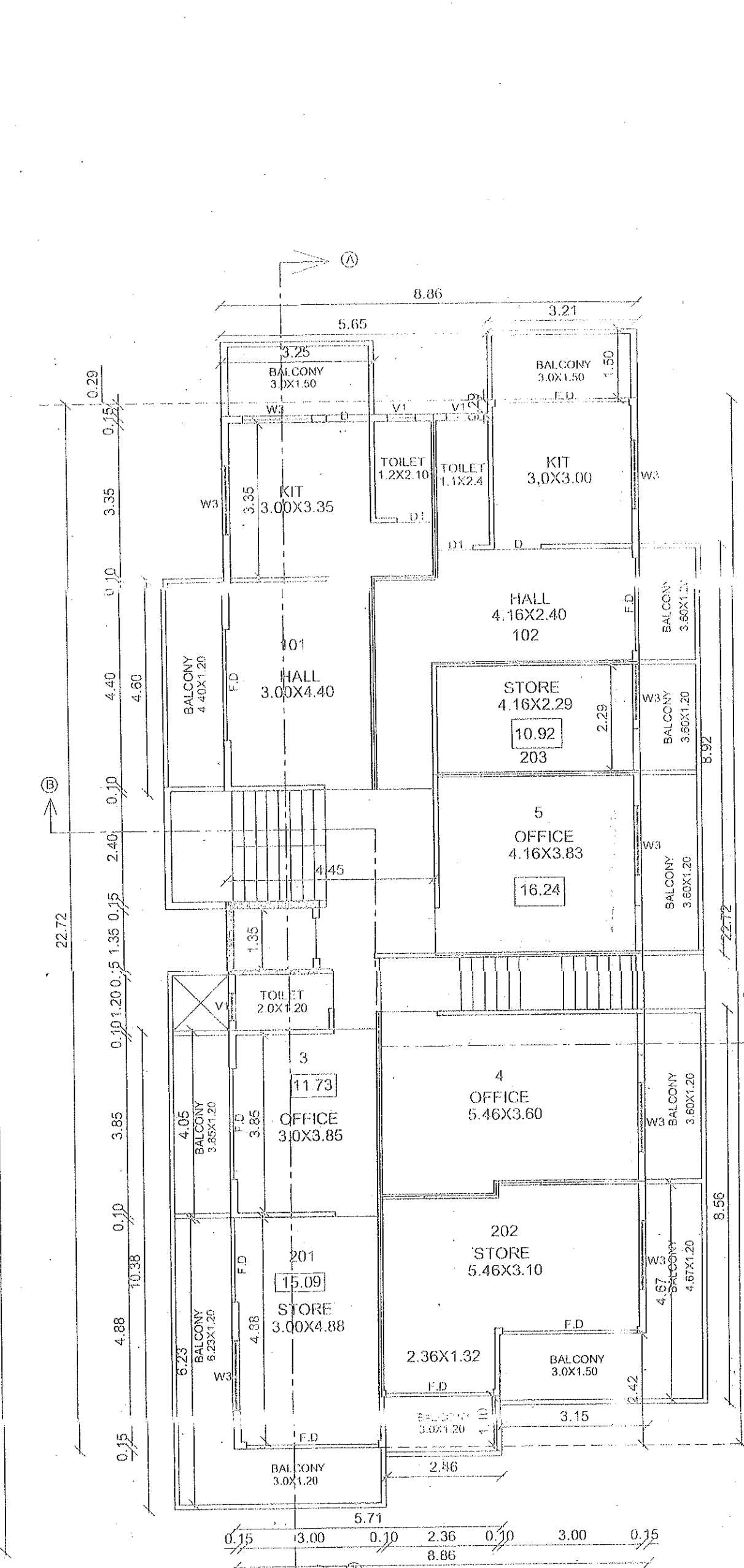
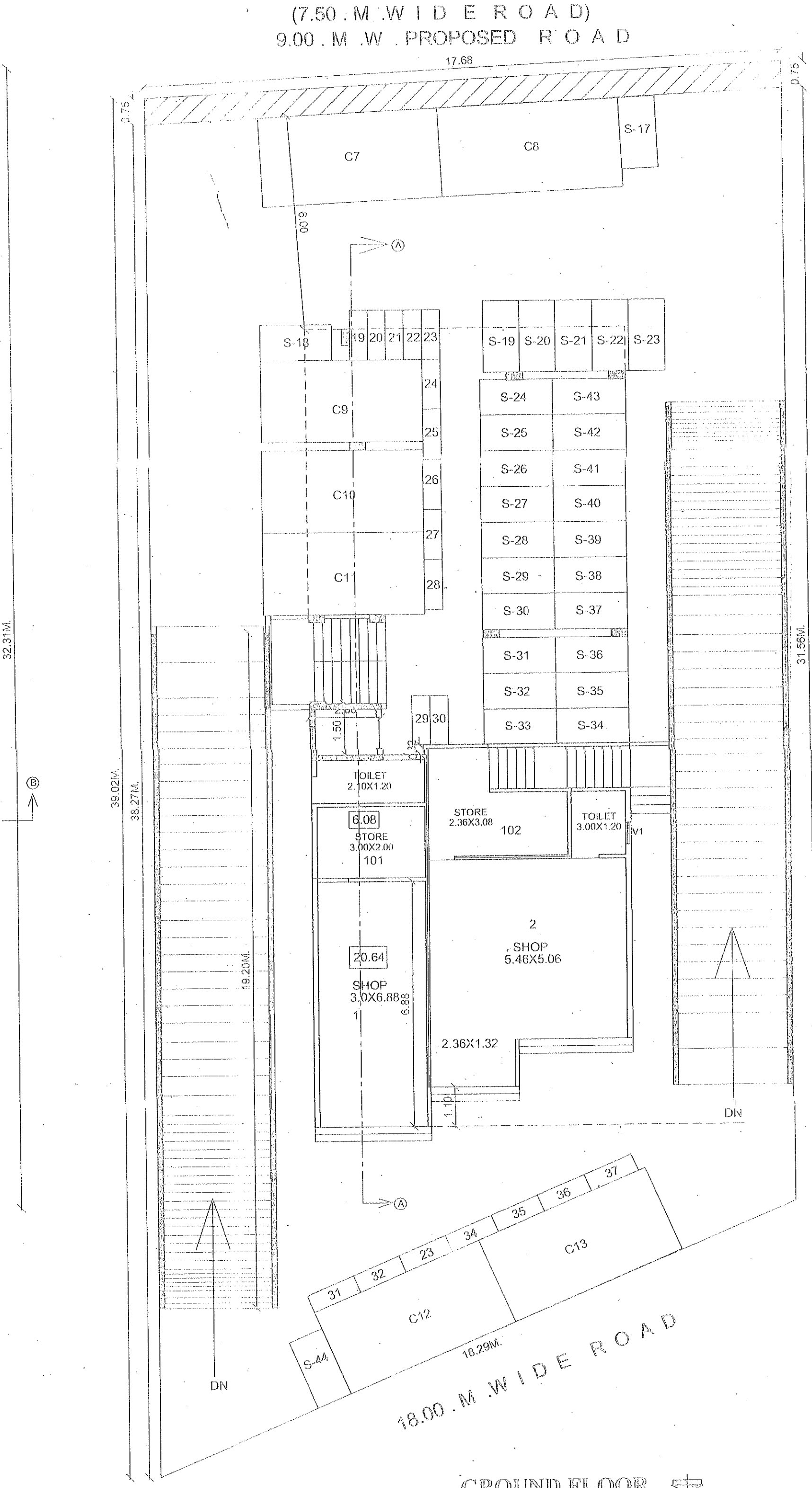
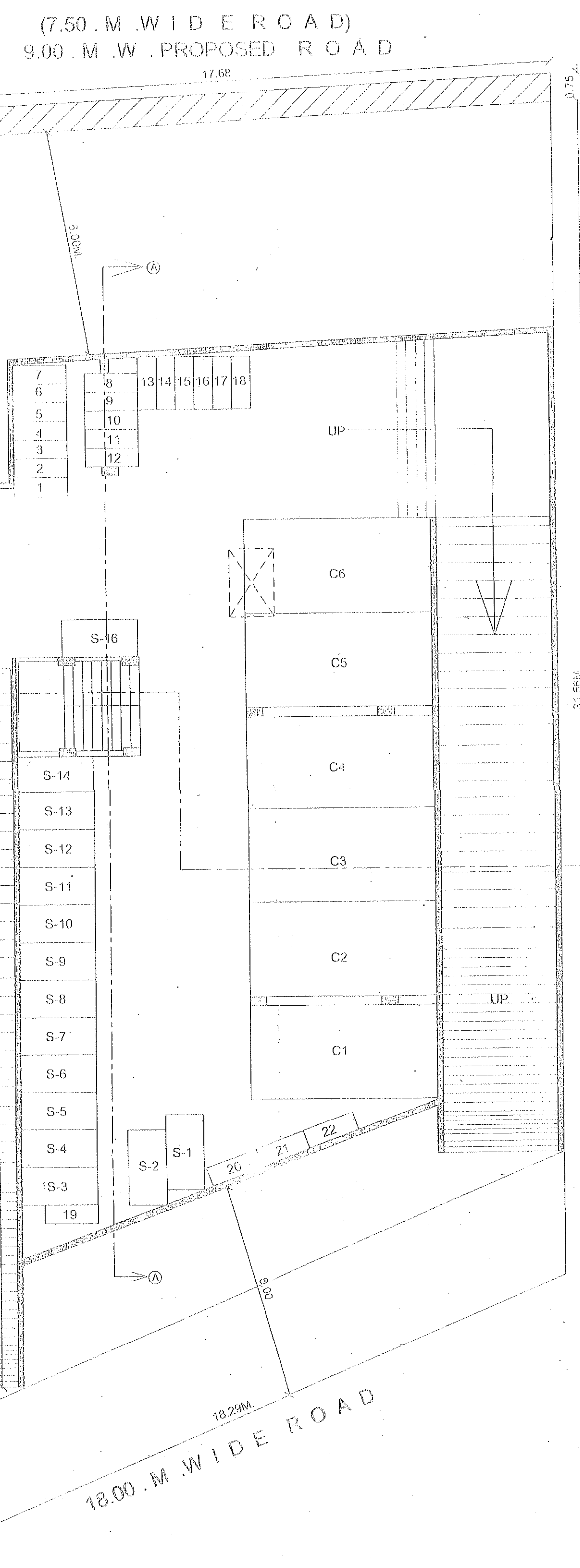
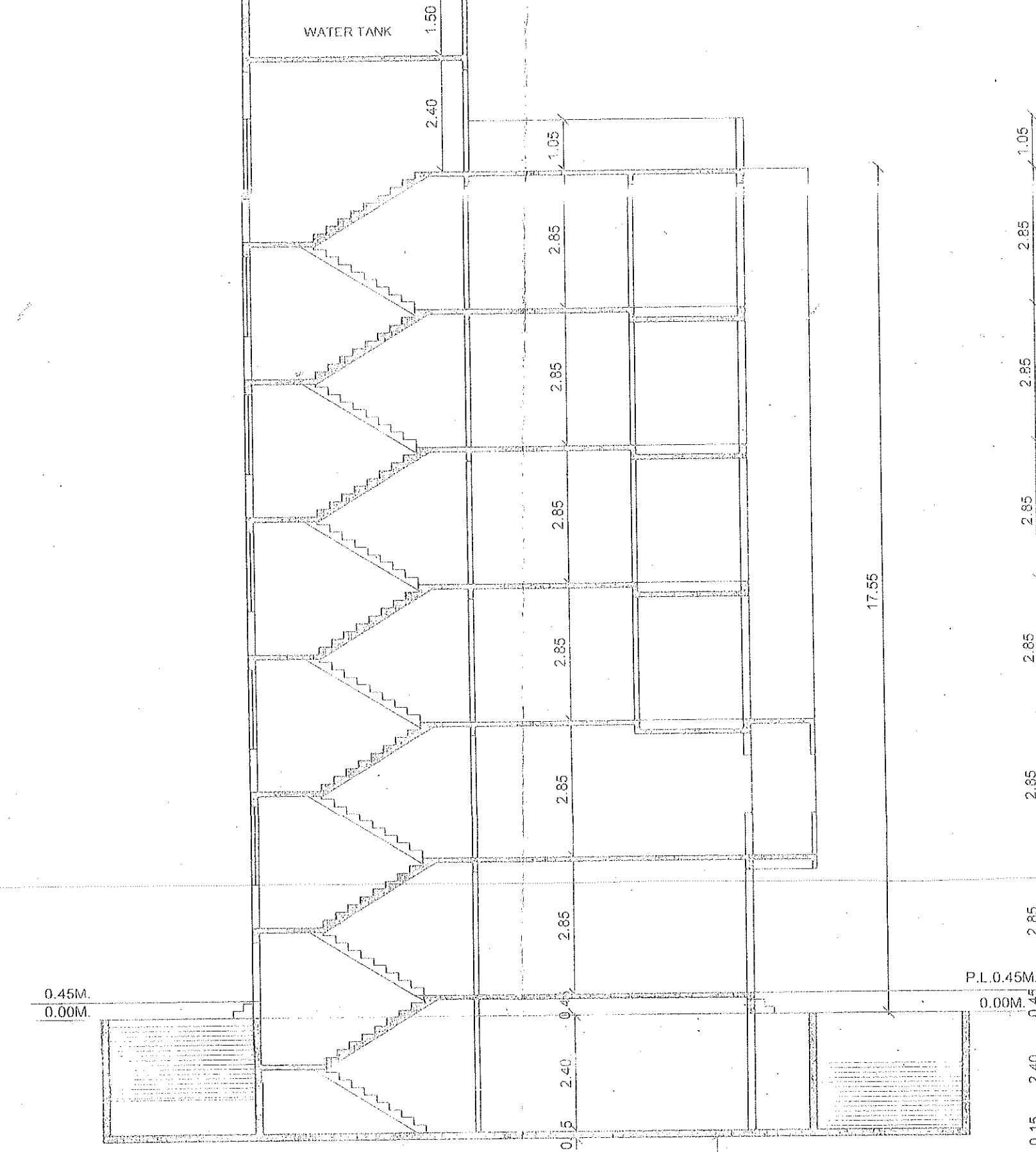
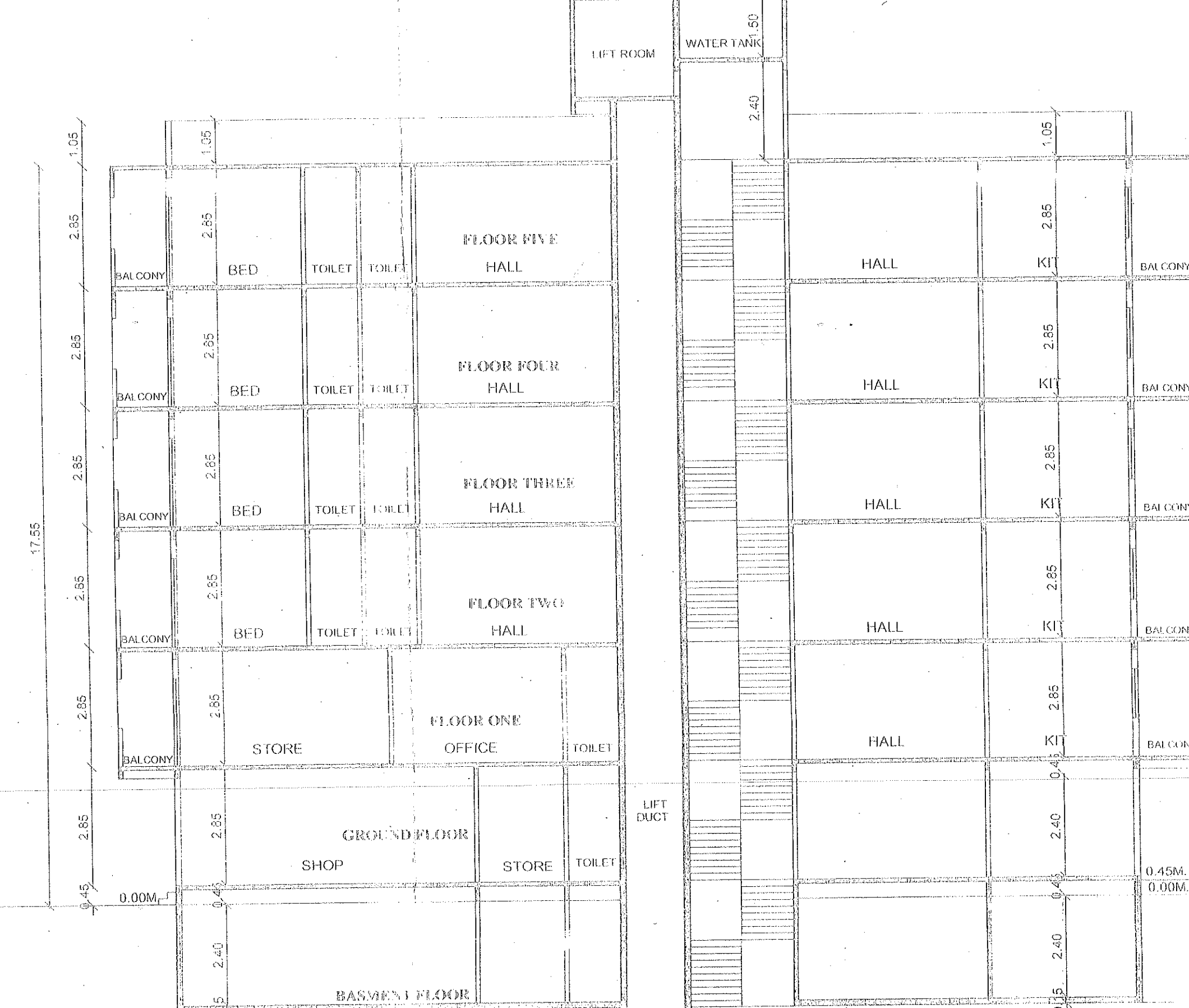
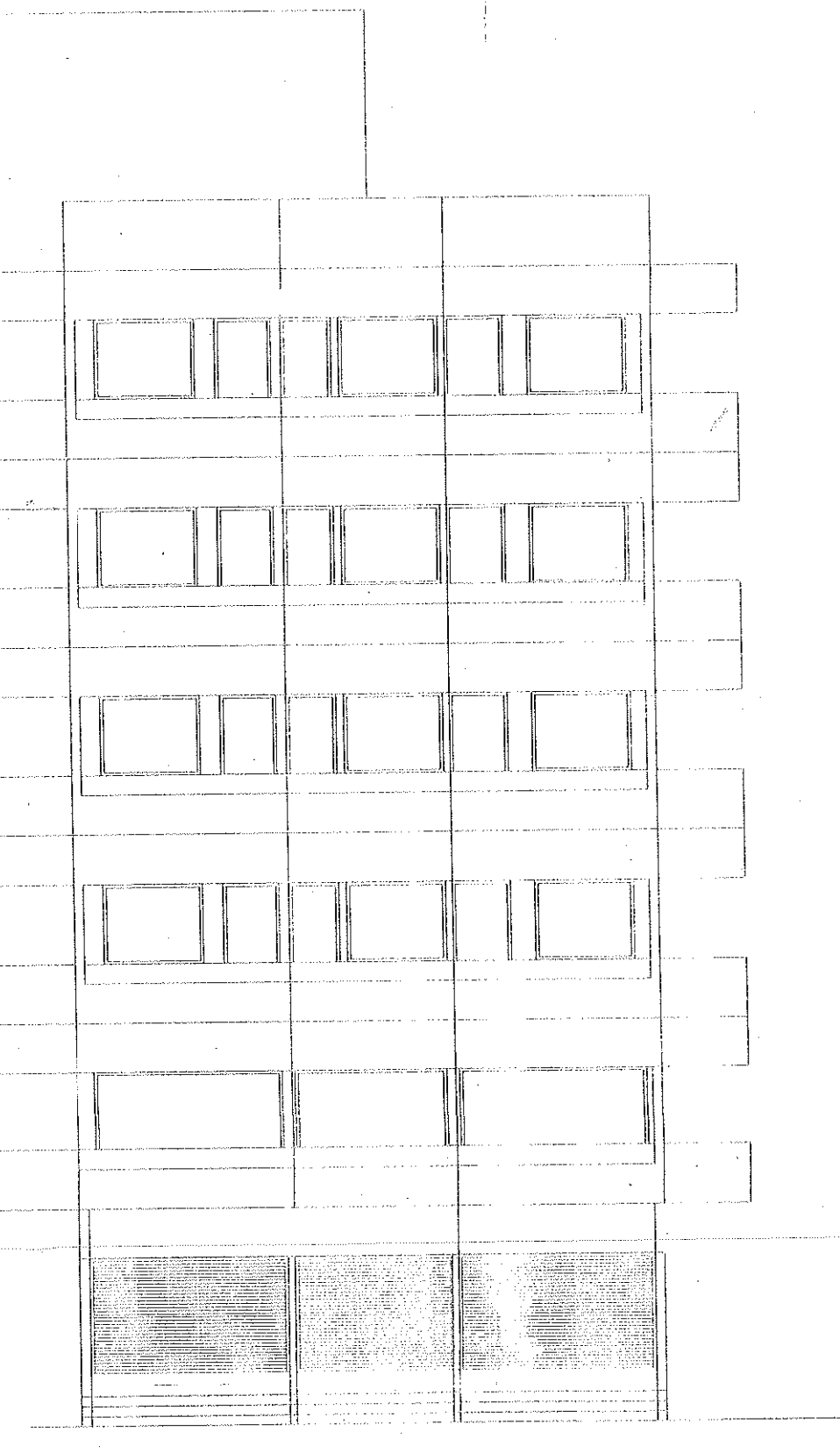
| Area Details of Full unit |          |              |                       |                                               |                                       |                                         |
|---------------------------|----------|--------------|-----------------------|-----------------------------------------------|---------------------------------------|-----------------------------------------|
| 1                         | 2        | 3            | 4                     | 5                                             | 6                                     | 7                                       |
| Building No               | Floor No | Flat unit No | Built up area of flat | Share of common area in the management charge | Area of balcony attached to flat unit | Total area of the flat unit (3 + 5 + 6) |
| GROUND FLOOR              | SHOP     | 1            | 22.42                 | 1.92                                          |                                       | 24.34                                   |
|                           |          | 2            | 32.17                 | 1.92                                          |                                       | 34.09                                   |
|                           |          | 101          | 6.73                  | 1.92                                          |                                       | 8.65                                    |
| GROUND FLOOR              | STORE    | 102          | 12.04                 | 1.92                                          |                                       | 13.96                                   |
|                           |          | 3            | 29.86                 | 2.53                                          | 4.67                                  | 37.06                                   |
|                           |          | 4            | 23.17                 | 2.51                                          | 4.37                                  | 29.05                                   |
| FLOOR ONE                 | OFFICE   | 5            | 17.38                 | 2.51                                          | 4.59                                  | 24.48                                   |
|                           |          | 201          | 18.12                 | 2.53                                          | 11.67                                 | 29.73                                   |
|                           |          | 202          | 21.33                 | 2.51                                          | 13.70                                 | 37.54                                   |
| FLOOR ONE                 | STORE    | 203          | 10.66                 | 2.51                                          |                                       | 13.18                                   |
|                           |          | 204          | 30.24                 | 2.51                                          | 6.78                                  | 39.53                                   |
|                           |          | 205          | 30.24                 | 2.51                                          | 2.78                                  | 35.53                                   |
| FLOOR ONE                 | FLAT     | 206          | 30.24                 | 2.51                                          | 2.78                                  | 35.53                                   |
|                           |          | 207          | 30.24                 | 2.51                                          | 2.78                                  | 35.53                                   |

| FORM OF STATEMENT 2<br>(By 30.06.2002) |             |              |                        |                                           |                                       |                                            |
|----------------------------------------|-------------|--------------|------------------------|-------------------------------------------|---------------------------------------|--------------------------------------------|
| Financial details of F&B Unit :-       |             |              |                        |                                           |                                       |                                            |
| 1                                      | 2           | 3            | 4                      | 5                                         | 6                                     | 7                                          |
| Building No.                           | Floor No.   | F&B unit no. | Bed/bath areas of flat | Area of common areas like intercompassing | Area of battery attached to flat/mtr. | Area of Double height terrace to flat/mtr. |
|                                        |             | 201          | 30.56                  | 3.77                                      | 9.75                                  | 43.34                                      |
|                                        | FLOOR TWO   | 202          | 30.21                  | 3.77                                      | 7.30                                  | 41.28                                      |
|                                        |             | 203          | 27.68                  | 3.77                                      | 4.34                                  | 36.09                                      |
|                                        |             | 204          | 27.60                  | 3.77                                      | 6.80                                  | 38.69                                      |
|                                        |             | 205          | 55.98                  | 3.77                                      | 23.62                                 | 83.37                                      |
|                                        |             | 301          | 30.56                  | 3.77                                      | 9.75                                  | 41.14                                      |
|                                        | FLOOR THREE | 302          | 30.21                  | 3.77                                      | 7.30                                  | 41.35                                      |
|                                        |             | 303          | 27.68                  | 3.77                                      | 4.34                                  | 36.09                                      |
|                                        |             | 304          | 27.60                  | 3.77                                      | 6.80                                  | 38.69                                      |
|                                        |             | 305          | 55.98                  | 3.77                                      | 23.62                                 | 83.37                                      |
|                                        | FLOOR FOUR  | 401          | 30.56                  | 3.77                                      | 9.75                                  | 41.14                                      |
|                                        |             | 402          | 30.21                  | 3.77                                      | 7.30                                  | 41.35                                      |
|                                        |             | 403          | 27.68                  | 3.77                                      | 4.34                                  | 36.09                                      |
|                                        |             | 404          | 27.60                  | 3.77                                      | 6.80                                  | 38.69                                      |
|                                        |             | 405          | 55.98                  | 3.77                                      | 23.62                                 | 83.37                                      |
|                                        |             | 501          | 30.56                  | 3.77                                      | 9.75                                  | 41.28                                      |
|                                        | FLOOR FIVE  | 502          | 30.21                  | 3.77                                      | 7.30                                  | 41.39                                      |
|                                        |             | 503          | 27.68                  | 3.77                                      | 4.34                                  | 36.09                                      |
|                                        |             | 504          | 27.60                  | 3.77                                      | 6.80                                  | 38.69                                      |
|                                        |             | 505          | 55.98                  | 3.77                                      | 23.62                                 | 83.37                                      |

| CASHED AREA STATEMENT |           |               |                |                  |                |
|-----------------------|-----------|---------------|----------------|------------------|----------------|
| Floor No.             | Sheet No. | Ceiling Areas | Enc. Bal Areas | Transition Areas | Open Bal Areas |
| GROUND FLOOR STORE    | 1         | 29.64         | 0.00           | 0.00             | 0.00           |
|                       | 2         | 30.71         | 0.00           | 0.00             |                |
|                       | 101       | 0.00          | 0.00           | 0.00             |                |
| GROUND FLOOR STORE    | 102       | 2.14          | 0.00           | 0.00             |                |
|                       | 3         | 12.09         | 0.00           | 0.00             | 4.62           |
|                       | 4         | 20.66         | 0.00           | 0.00             | 4.32           |
| FLOOR OFFICE          | 5         | 16.28         | 0.00           | 0.00             | 4.59           |
|                       | 201       | 26.11         | 0.00           | 0.00             | 11.07          |
|                       | 202       | 20.13         | 0.00           | 0.00             | 13.70          |
| FLOOR STORE           | 203       | 9.67          | 0.00           | 0.00             | 2.74           |

| CAPPEL AREA STATEMENT |         |            |                 |               |                |
|-----------------------|---------|------------|-----------------|---------------|----------------|
| Flow                  | Step No | Comet Area | Entire Bed Area | Traverse Area | Clear Bed Area |
| FLOOR ONE             | 101     | 35.50      | 0.00            | 0.00          | 3.75           |
|                       | 102     | 39.82      | 0.00            | 0.00          | 7.75           |
|                       | 291     | 25.50      | 0.00            | 0.00          | 9.75           |
|                       | 202     | 72.82      | 0.00            | 0.00          | 7.25           |
| FLOOR TWO             | 203     | 20.16      | 0.00            | 0.00          | 4.54           |
|                       | 205     | 26.70      | 0.00            | 0.00          | 4.54           |
|                       | 206     | 52.74      | 0.00            | 0.00          | 23.62          |
|                       | 301     | 25.50      | 0.00            | 0.00          | 9.75           |
| FLOOR THREE           | 302     | 72.82      | 0.00            | 0.00          | 7.25           |
|                       | 303     | 20.00      | 0.00            | 0.00          | 4.54           |
|                       | 304     | 26.70      | 0.00            | 0.00          | 4.54           |
|                       | 305     | 52.74      | 0.00            | 0.00          | 23.62          |
| FLOOR FOUR            | 401     | 25.50      | 0.00            | 0.00          | 9.75           |
|                       | 402     | 22.62      | 0.00            | 0.00          | 7.25           |
|                       | 403     | 20.00      | 0.00            | 0.00          | 4.54           |
|                       | 404     | 26.70      | 0.00            | 0.00          | 4.54           |
| FLOOR FIVE            | 501     | 52.74      | 0.00            | 0.00          | 23.62          |
|                       | 501     | 25.50      | 0.00            | 0.00          | 9.75           |
|                       | 502     | 72.82      | 0.00            | 0.00          | 7.25           |
|                       | 503     | 20.00      | 0.00            | 0.00          | 4.54           |
|                       | 504     | 26.70      | 0.00            | 0.00          | 4.54           |
|                       | 505     | 49.14      | 0.00            | 0.00          | 23.62          |

| T. D. R. STATEMENT                                                                                                            |                    |                 |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|
| PLOT AREA                                                                                                                     | T.D.R. PERMISSIBLE | T.D.R. PROPOSED |
| 617.03                                                                                                                        | 555.04             | 410.00          |
| REG AGGREGMENT NO - 7 - 2585-2019 DATE - 07/06/2019<br>D.I.R. C. NO - 795 B DATE - 25/01/2019<br>410X22580/8,820 = 1049.63/04 |                    |                 |



| PARKING AREA STATEMENT |                       |              |       |      |      |         |      |      |      |
|------------------------|-----------------------|--------------|-------|------|------|---------|------|------|------|
|                        | CARPET AREA           | TREMMENT NOS |       | CAR  |      | SCOOTER |      | CYCL |      |
|                        |                       | UNIT         | PROCP | Pre- | Req- | Pre-    | Req- | Pre- | Req- |
| COMMERCIAL             | 99.29 SQM.            |              |       | 02   | 02   | 04      | 04   | 04   | 04   |
| STORE                  | 64.69 SQM.            |              |       | 01   | 01   | 04      | 04   | 04   | 04   |
| RESIDENTIAL            | BELOW - 40 SQM.       | 10           | 10    | 05   | 05   | 10      | 10   | 10   | 10   |
| RESIDENTIAL            | ABOVE - 40 TO 80 SQM. | 04           | 04    | 04   | 04   | 10      | 10   | 08   | 08   |
| VISITOR                | 5%                    |              |       | 01   | 01   | 02      | 02   | 02   | 02   |
|                        |                       |              |       | 13   | 13   | 44      | 44   | 36   | 36   |