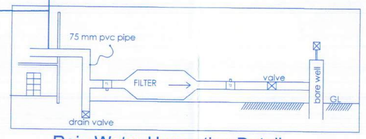
PARKING STATEMENT

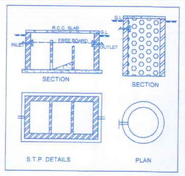
NO.	REQUIRED PARKING			PROVIDE PARKING		
	4 WHELLER	2 WHELLER	CYCLE	4 WHELLER	2 WHELLER	CYCLE
No. of Tenament having carpet area Below 40.00 sq. m. 56.00 nos.	14 NOS.	56 NOS.	56 NOS.	14 NOS.	56 NOS.	56 NOS.
No. of Tenament having carpet area Upto 40.00 To 80.00 sq. m. 66.00 nos	66 NOS.	264 NOS.	132 NOS.	66 NOS.	264 NOS.	132 NOS.
Commercial area 114.69 sq.m.	03 NOS.	06 NOS.	06 NOS.	03 NOS.	06 NOS.	06 NOS.
visitors parking 5%	05 NOS.	17 NOS.	10 NOS.	05 NOS.	17 NOS.	10 NOS.
TOTAL	88 NOS.	343 NOS.	204 NOS.	88 NOS.	343 NOS.	204 NOS.



Rain Water Harvesting Detail



LOCATION PLAN



STP CALCULATION

NO. OF TENEMENTS	121
NO. OF PERSON PER FLAT	05
TOTAL NO. OF PERSON	605.00
PER PERSON REQUIRMENT OF WATER	150.00 LTR.
TOTAL WATER REQUIRMENT	90,750.00 LTR.
90% OF WATER CAPACITY OF S.T.P.	81675.00 LTR.

STP CALCULATION

COMMERCIAL AREA	135.10 SQ.M
OCUPANT LOAD ON GROUND FLOOR (1.5SQ.M PER PERSON)	46 PERSON
PER PERSON REQUIRMENT OF WATER	45 LITER
TOTAL WATER REQUIRMENT	2070.00
90% OF WATER CAPACITY OF S.T.P.	1863.00 LTR. say 1865.00 LTR.

TOTAL COMMERCIAL+RESIDENTIAL = =1865.00 +81675.00 = 83540.00 LTR.

Schedule of Doors & Window

FD	1.80X2.10	T. W. PANELLED
D	0.90X2.10	T. W. PANELLED
D1	0.75X2.10	
W	1.80X1.20	T. W. GLAZED WINDOW
W1	0.90 X1.20	T. W. GLAZED WINDOW
V	0.60X0.60	LOUVERD VENT.

T.D.R AREA STATEMENT

CERTIFICATE NO.773.		DT.04/08/2017
* NET AREA OF THE PLOT	=	3087.55 sq.m.
* 0.90 % ALLOWED T.D.R AREA	=	2778.79 sq.m
* PROPOSED T.D.R AREA =		1360.00 sq.m
* B/UP AREA WITH TDR (as per proposed T.D.R.)	=	4447.55 sq.m
* BASIC F.S.I. 10%	=	308.75 sq.m.
* ADD. D.P. ROAD AREA	=	1204.00 sq.m.
* AMENITY AREA	=	778.90 sq.m.
* PREMIUM AREA	=	113.05 sq.m.
* ROAD AREA	=	147.75 sq.m.
as per order no.515, Dt.27/07/2018		
* TOTAL ALLOWED B/UP AREA	=	7000.00 sq.m
* TOTAL PROPOSED B/UP AREA	=	6995.47 sq.m

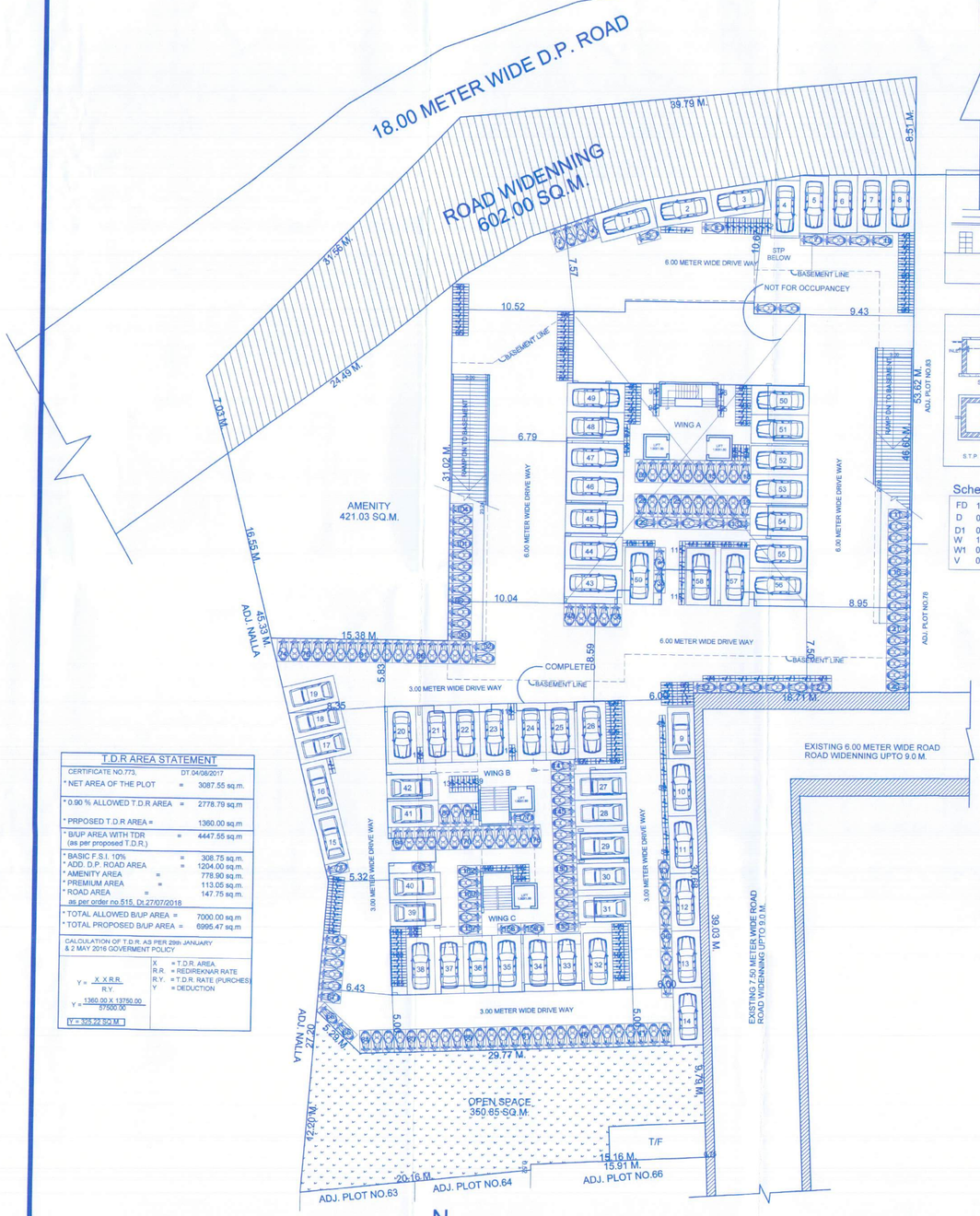
CALCULATION OF T.D.R. AS PER 29th JANUARY & 2 MAY 2016 GOVERMENT POLICY

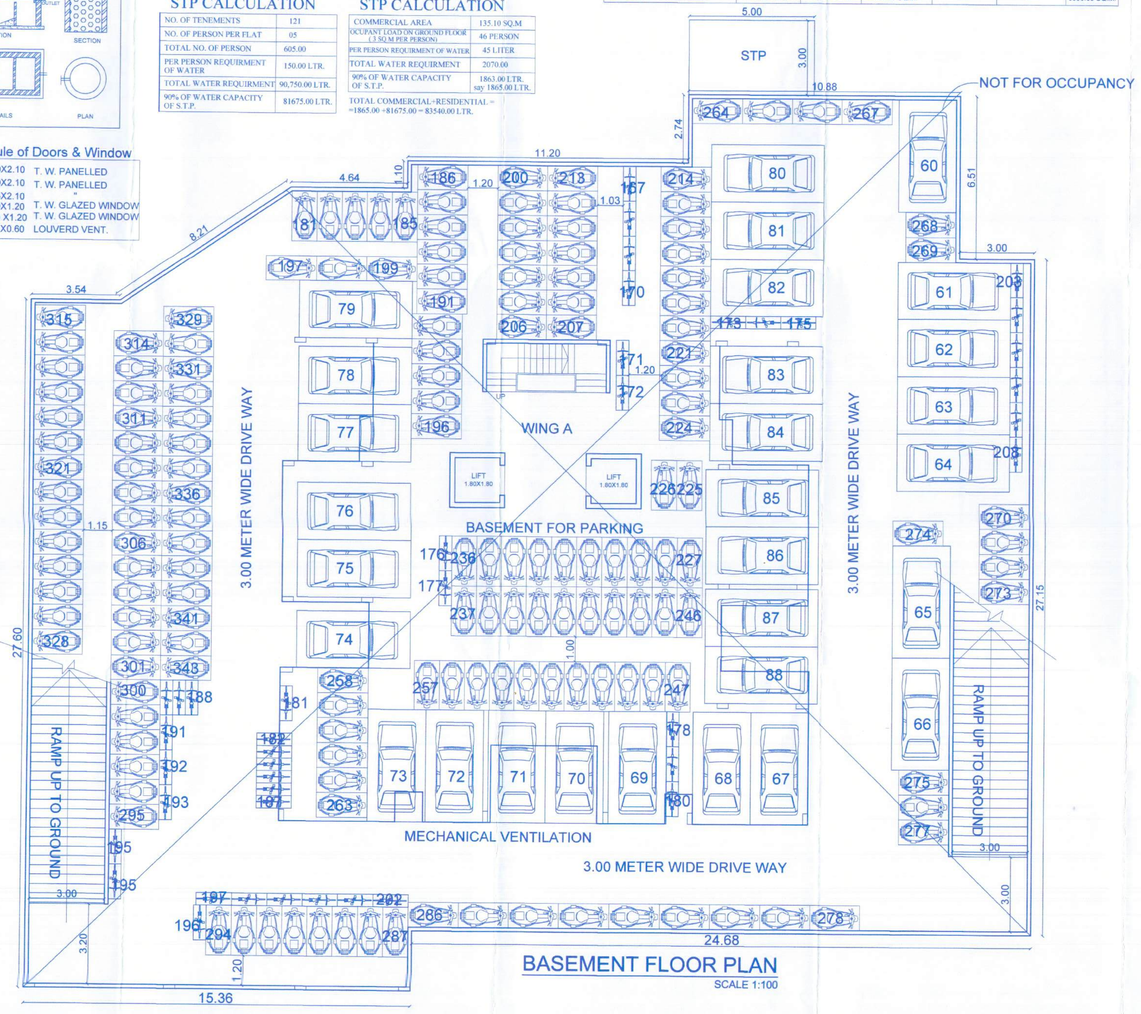
$Y = \frac{X \times R.R.}{R.Y.}$

$Y = \frac{1360.00 \times 13750.00}{57500.00}$

$Y = 325.22$ SQ.M.

X = T.D.R. AREA
R.R. = REDIREKNAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION





B/UP AREA STATEMENT FOR (WING A)

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)
	GROUND FLOOR	135.10 SQ.M.	----	----	----	----	135.10 SQ.M.
	FIRST FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	SECOND FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	THIRD FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	FOURTH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	FIFTH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	SIXTH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	SEVENTH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	EIGTH FLOOR	320.38 SQ.M.	48.06 SQ.M.	20.17 SQ.M.	----	----	340.55 SQ.M.
	NINTH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	TENTH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
	ELEVETH FLOOR	372.45 SQ.M.	55.87 SQ.M.	23.01 SQ.M.	----	----	395.46 SQ.M.
TOTAL AREA (A WING)		4179.98 SQ.M.	606.76 SQ.M.	250.27 SQ.M.	----	----	4430.25 SQ.M.

B/UP AREA STATEMENT FOR (WING B & C)

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	364.70 SQ.M.	54.70 SQ.M.	8.84 SQ.M.	----	----	373.54 SQ.M.
	SECOND FLOOR	355.02 SQ.M.	53.25 SQ.M.	10.29 SQ.M.	----	----	365.31 SQ.M.
	THIRD FLOOR	355.02 SQ.M.	53.25 SQ.M.	10.29 SQ.M.	----	----	365.31 SQ.M.
	FOURTH FLOOR	355.02 SQ.M.	53.25 SQ.M.	10.29 SQ.M.	----	----	365.31 SQ.M.
	FIFTH FLOOR	355.02 SQ.M.	53.25 SQ.M.	10.29 SQ.M.	----	----	365.31 SQ.M.
	SIXTH FLOOR	355.02 SQ.M.	53.25 SQ.M.	10.29 SQ.M.	----	----	365.31 SQ.M.
	SEVENTH FLOOR	355.02 SQ.M.	53.25 SQ.M.	10.29 SQ.M.	----	----	365.31 SQ.M.
TOTAL AREA (B & C WING)		2494.82 SQ.M.	374.20 SQ.M.	70.58 SQ.M.	----	----	2565.40 SQ.M.
TOTAL AREA (WING A+B+C)		6674.80 SQ.M.	980.96 SQ.M.	320.85 SQ.M.	----	----	6995.65 SQ.M.

PROFORMA -1

PART COMPLETION RESIDENTIAL COM COMM. PLAN ON S.NO.71/1, OF NASHIK SHIWAR
FOR - MRS. ALPANA K. GHOTEKAR & OTHERS
THRO. G.P.A.H. M/S. SHYAM CONSTRUCTIONS PARTNERSHIP FIRM THRO. PARTNER
MR. DILIPKUMAR R. SAINI.

DRAWING SHEET NO. 1/3

APPROVED
As per the accoupaining occupancy Certificate
No. Nashik/C/1/318981/2023
Date : 17/10/2023

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

REFRANCE :
BUILDING PERMISSION NO. LND/BP/ C1/988/2019 DATE 17-09-2019

AREA STATEMENT

		SQ.M.
1	AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	4258.33
	a) As per ownership document (7/12, CTS extract)	4258.33
	b) As per measurement sheet	---
	c) As per site	4258.33
2	DEDUCTION FOR	
	a) Proposed D.P./D.P. Road widening Area(18.0 M. WD.)	602.00
	b) Road widening Area as per order no.515, Dt.27/07/2018	147.75
	(total a+b)	749.75
3	GROSS AREA OF THE PLOT	3508.58
4	Recreational Open Space	
	a) Required 10% = 350.85 SQ.M.	350.85
	b) Proposed 10% = 350.85 SQ.M.	350.85
5	Amenity Space	
	a) Required 12% = 421.03 SQ.M.	421.03
	b) Proposed 12% = 421.03 SQ.M.	421.03
6	Service road and highway widening	
7	Internal Road area	
8	Net Area of Plot = [3 - 5/b)]	3087.55
9	Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)	3396.30
10	Road widenning area as per order no.515, Dt.27/07/2018	147.75
a)	In-situ area against D.P. road (602.00 X 2.00 = 1204.00 sq.m.)	1204.00
b)	In-situ area against Amenity space (421.03 X 1.85= 778.90)	778.90
c)	Premium F.S.I. area (Allowed 0.50 = 1543.77 sq.m.)	113.05
d)	T.D.R. area (Allowed 0.90 = 2778.79 sq.m.)	1360.00
e)	Addicional F.S.I. area under chapter VIII	
	(total a+b+c+d+e)	3603.70
11	Total area available (9+10)	7000.00
12	Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4)	2.50 f.s.i. 7718.87
13	Total built up area in proposal.(excluding area at Sr.No.15b)	
	a) Completed Built-up Area. (Wing b+c) = 2494.82 sq.m. ADD AREA Wing (b + c) = 13.86 + 2494.82 = 2508.68	2508.68
	b) Proposed Built-up Area (Wing A)	4179.98
	c) Excess Balcony area counted in F.S.I. (Wing A+B+C)	320.85
	d) Excess Double height terraces area counted in F.S.I.	
	(total a+b+c+d)	7009.51
14	F.S.I. Consumed (13/8) (should not be more than sr.no.12 above)	2.27
15	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.9)	
	b) Proposed	
16	Total Residential area (135.10+6860.55 = 6995.65 SQ.M.)	6995.65
17	No. Of Tenements (Wing A+B+C)	121.0 NOS.
18	No. Of Shop (Wing A)	5.00 NOS.
19	No. Of Floor Basement+Ground+11 Floor & Ground+7	12.00 floor

AREA STATEMENT

AREA OF THE PLOT	7000.00
a)AREA AT GROUND FL. (WING A+B+C)	135.10
b)AREA AT FIRST FL. (WING A+B+C)	737.15
c)AREA AT SECOND FL. (WING A+B+C)	727.47
d)AREA AT THIRD FL. (WING A+B+C)	727.47
e)AREA AT FOURTH FL. (WING A+B+C)	727.47
f)AREA AT FIFTH FL. (WING A+B+C)	727.47
g)AREA AT SIXTH FL. (WING A+B+C)	727.47
h)AREA AT SEVENTH FL. (WING A+B+C)	727.47
i)AREA AT EIGHT FL. (WING A+B+C)	320.38
j)AREA AT NINTH FL. (WING A+B+C)	372.45
k)AREA AT TENTH FL. (WING A+B+C)	372.45
l)AREA AT ELEVENTH FL. (WING A+B+C)	372.45
m) EXCESS BALCONY AREA (WING A+B+C)	320.85
TOTAL BUILT UP AREA (WING A+B+C)	6995.65
ADD TOTAL BUILT UP AREA (WING B+C)	13.86
TOTAL BUILT UP AREA (WING A+B+C)	7009.51

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 16/05/2019 & the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNER DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Muncipal Corporation. 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 - MRS. ALPANA K. GHOTEKAR & OTHERS
THRO. G.P.A.H. M/S. SHYAM CONSTRUCTIONS
PARTNERSHIP FIRM THRO. PARTNER
MR. DILIPKUMAR R. SAINI.

OWNER SIGN

AR. PANKAJ JADHAV
REGI. NO. CA/2014/64783

ARCHITECT SIGN				STRUCTURAL SIGN	
Job No. / No	Drawing No	Scale	Drawn by	Checked by	Registration / License no. of Arch / Lic. Engg / Supervisor
1	R8	As above	Nikhil s.s.	Pankaj Jadhav	REG.NO. CA/2014/64783

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESGNER
202, ROONGTA ARCADE, OPP. KULKARNI GARDEN, NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.
MO. 9422283475, OFF.NO. (0253) - 2232575