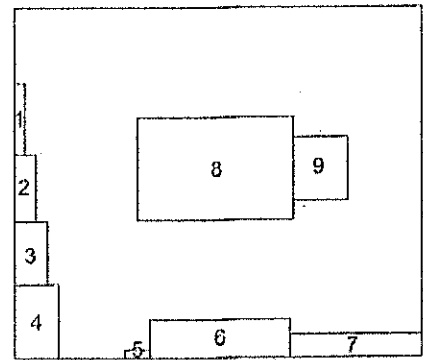


Area Calculation & Diagram

First to Fourth floor

Scale - 1:300



Area Of Block ABCD = 16.20 x 13.85 = 224.37 sq.m.

Deduction -

1) 0.40 x 2.80 = 1.12 sq.m.

2) 0.85 x 2.65 = 2.25 sq.m.

3) 1.30 x 2.50 = 3.25 sq.m.

4) 1.75 x 2.90 = 5.07 sq.m.

5) 1.00 x 0.30 = 0.30 sq.m.

6) 5.55 x 1.50 = 8.32 sq.m.

7) 5.25 x 0.90 = 4.72 sq.m.

8) 6.20 x 4.05 = 25.11 sq.m.

9) 2.15 x 2.50 = 5.37 sq.m.

Total Deduction = 55.51 sq.m.

B/up Area Of block ABCD = 168.86 sq.m.

Add Lift Area = 1.65X1.60 = 2.64 Sq.m.

Total B/up Area 1st Floor = 171.50 sq.m.

Total B/up Area 2nd Floor = 168.86 sq.m.

Total B/up Area 3rd Floor = 168.86 sq.m.

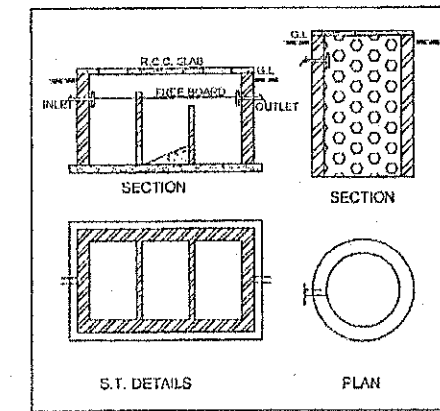
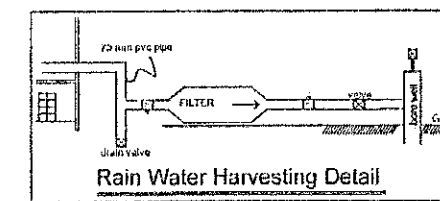
Total B/up Area 4th Floor = 168.86 sq.m.

PARKING STATEMENT

NO.	REQUIRED PARKING			PROVIDED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
No. Of Tenement Four tenements having carpet area 40.00 sq.m 16 NOS	4 NOS.	16 NOS.	16 NOS.	4 NOS.	16 NOS.	16 NOS.
visitors parking 5%	01 NOS.	01 NOS.	01 NOS.	01 NOS.	02 NOS.	01 NOS.
TOTAL	5 NOS.	17 NOS.	17 NOS.	5 NOS.	18 NOS.	17 NOS.

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 (3+4+5)
(1)	(2)	(3)	(4)	(5)	(6)
First To Fourth Floor	1,5,9,13	45.18 SQ.M. (41.02+4.16)	----	----	45.18 SQ.M.
	2,6,10,14	47.05 SQ.M. (42.89+4.16)	----	----	47.05 SQ.M.
	3,7,11,15	46.52 SQ.M. (42.36+4.16)	2.70 SQ.M.	----	49.22 SQ.M.
	4,8,12,16	46.71 SQ.M. (42.55+4.16)	3.42 SQ.M.	----	50.13 SQ.M.

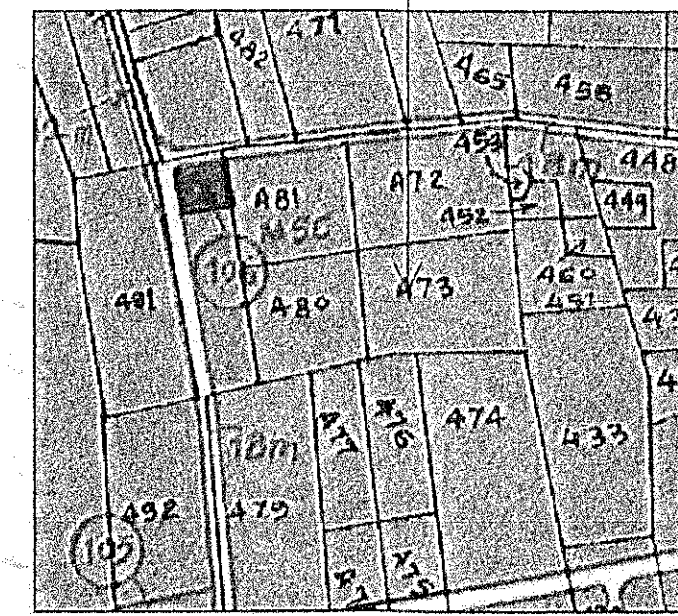
NOTE:
1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.
2) ABOVE STATEMENT MAY VARY, WHENEVER REQUIRED.



SCHEDULE OF DOOR/WINDOW

FD	3.00X2.30	Folding Door
D	1.05X2.30	T. W. PANELLED
D1	0.90X2.30	T. W. PANELLED
D2	0.75X2.30	"
W	2.10X1.40	T. W. GLAZED WINDOW
W1	1.80X1.40	"
W2	0.75X1.40	"
V	0.60X0.90	LOUVERD VENT.

PROPOSED SITE



Location Plan

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	171.50 sq.m.	25.72 SQ.M.	NIL	---	---	171.50 sq.m.
	SECOND FLOOR	168.86 sq.m.	25.32 SQ.M.	NIL	---	---	168.86 sq.m.
	THIRD FLOOR	168.86 sq.m.	25.32 SQ.M.	NIL	---	---	168.86 sq.m.
	FOURTH FLOOR	168.86 sq.m.	25.32 SQ.M.	NIL	---	---	168.86 sq.m.
TOTAL AREA OF BUILDING		678.08 SQ.M.	101.77 SQ.M.	NIL	---	---	678.08 SQ.M.

BALCONY STATEMENT

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First Floor	171.50 sq.m.	25.72 sq.m.	2.80 x 1.00 = 2.80 SQ.M	Nil
Second To Fourth Floor	168.86 sq.m.	25.32 sq.m.	2.85 x 1.00 = 2.85 SQ.M	Nil
TOTAL EXCESS BALCONY AREA				Nil

CARPET AREA & USEABLE AREA STATEMENT

FLOOR NO.	FLAT NO.	CARPET AREA	Useable area Balconies/utility/ Alternate Terraces/cov. area (Excluding area under walls)	TOTAL Carpet+Useable area
First to Fourth Floor	1,5,9,13	37.77 SQ.M	---	37.77 SQ.M
	2,6,10,14	39.45 SQ.M	---	39.45 SQ.M
	3,7,11,15	39.07 SQ.M	2.43 SQ.M	41.50 SQ.M
	4,8,12,16	39.22 SQ.M	2.97 SQ.M	42.19 SQ.M
Total Carpet +Useable area on Floor		155.51 SQ.M	5.40 SQ.M	160.91 SQ.M
Total Carpet +Useable area on First Floor		160.91 SQ.M		
Total Carpet +Useable area Second Floor		160.91 SQ.M		
Total Carpet +Useable area Third Floor		160.91 SQ.M		
Total Carpet +Useable area Fourth Floor		160.91 SQ.M		
Total Carpet +Useable area of Building		643.64 SQ.M		
Total no. of Flat		16 nos		
Total no. of Floor		Parking + 4 Floor		

Front Elevation

Scale:1:100

Section At A-A'

Scale:1:100

Ground Floor Plan

Typical Floor Plan
(First To Fourth floor)

Site Plan

SCALE: 1:200

PROFORMA - 1

DRAWING SHEET NO. 1/1

PROPOSED REVISED RESIDENTIAL BUILDING
ON P.NO. 03+04, IN G.NO.473/26 At - Adgaon Shiwar, Nashik
For- Shri. Prathamesh Vivek Gangurde

APPROVED

The Plans amended in
As per the conditions Mentioned in the accompanying commencement Certificate No. dated 24/10/2019
C2/1167/2019

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

*REFERENCE :
Previously Approved
B.P. NO. LND/BCP/2/565/2019
DATED - 15/07/2019

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a.b.c. to be considered)	422.89
a) As per ownership document (7/12, CTS extract)	422.89
b) As per measurement sheet	---
a) As per site	422.89
2 DEDUCTION FOR	
a) Proposed Road widening Area (as per order no.515 dated-27/7/2018)	15.00
b) Any D.P. Reservation area (total a+b)	15.00
3 GROSS AREA OF THE PLOT	407.89
4 Recreational Open Space	---
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+4(b)]	407.89
9 Built up area with reference to Basic F.S.I. (as per front road width (sr.no. 8 x 1.1)	448.87
10 Additional area for F.S.I.	---
a) Proposed Road widening Area	15.00
b) In-situ area against Amenity space (2.00 or 1.85 xsr.no.5(b))	---
c) Premium F.S.I. area (subject to maximum of 0.3 or sr.no.8) (permissible 122.36 sq.m) (previously app. 10.00+ prop. 38.00 sq.m)	46.00
d) T.D.R. area (previously approved 169.15)	169.15
e) Additional F.S.I. area under chapter VIII (total a+b+c+d+e)	230.15
11 Total area available (9+10)	678.02
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4)	734.20
13 Total built up area in proposal (excluding area at Sr.No.15b)	---
a) Existing Built-up Area	---
b) Proposed Built-up Area	678.08
c) Excess Balcony area counted in F.S.I.	---
d) Excess Double height terraces area counted in F.S.I. (total a+b+c+d)	678.08
14 F.S.I. Consumed (13/8) (should not be more than sr.no.12 above)	1.66
15 Area for Inclusive Housing, if any	---
a) Required (20% of sr.no.9)	---
b) Proposed	---
16 Total No. of Tenement	16
17 No. of Floor Parking +4 floor	4 floor

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 13/11/2013 & 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.D.R. Scheme Records Department/City Survey records.

Signature
(Ar. Umesh Bagul)

OWNER DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal 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.

Shri. Prathamesh Vivek Gangurde

owner (s) name and signature

Ar. Umesh Bagul
reg.no. CA/93/15997

ARCHITECT SIGN

Job No. R1 As Shown Hemant Umesh Bagul

Scale Drawn by Checked by Registration / License no. of Architect REG.NO. CA/93/15997

Ar. UMESH BAGUL

105+106, Padma-vishwa centre,
Old Pandit Colony,
Nashik.

PH- (0253) 2579667