



Area Diagram & Calculation
scale:1:200

Ground Floor

First Floor

CALCULATIONS FOR FIRST FLOOR

Block area = 4.65 x 8.00 = 37.20 sq.m.

Net B/up Area FIRST Floor - 37.20 sq.m.

CALCULATIONS FOR GROUND FLOOR

Block area = 7.20 x 10.45 = 75.24 sq.m.

Net B/up Area Ground Floor - 75.24 sq.m.

BUILT-UP & FSI CALCULATION FOR OPEN SPACE

B/UP AREA AT GROUND FLOOR = 75.24 SQ.MT

B/UP AREA AT FIRST FLOOR = 37.20 SQ.MT

NET AREA PROPOSED = 112.44 SQ.MT

PERMISSIBLE OPEN SPACE (826.42 sq.m)10% = 82.64 SQ.MT

ON GROUND FLOOR

PERMISSIBLE OPEN SPACE (826.42 sq.m) 5% = 41.32 SQ.MT

ON FIRST FLOOR

PERMISSIBLE OPEN SPACE ON GROUND & FIRST FLOOR = 123.96 SQ.MT

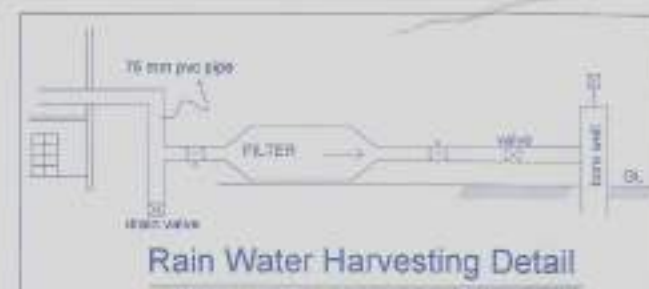
PROPOSED AREA = 112.44 SQ.MT

SCHEDULE OF DOOR/WINDOW	
D	1.20 X 2.40 T.W. PANELLED
D1	0.75 X 2.40 T.W. PANELLED
F.D.	3.00 X 2.40 T.W. PANELLED
W	2.10 X 1.50 T.W. GLAZED WINDOW
W1	3.00 X 1.50 T.W. GLAZED WINDOW
V	0.60 X 0.90 LOUVERD VENT.

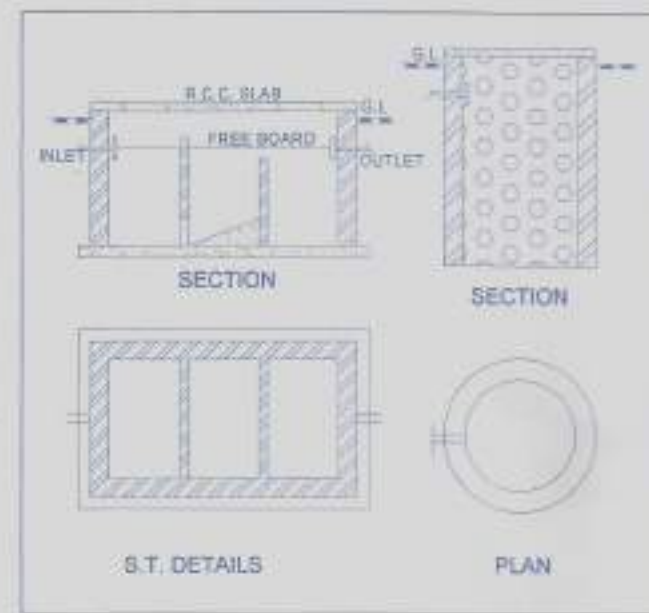
PROPOSED SITE



LOCATION PLAN



Rain Water Harvesting Detail



S.T. DETAILS

SCHEDULE OF DOOR/WINDOW	
R.S	2.40x2.25 ROLLING SHUTTER
R.S.1	2.10x2.25
D	1.10x2.25 T.W. PANELLED
D1	0.90x2.25 T.W. PANELLED
D2	0.75x2.25
F.D	1.80x2.25
F.D1	1.50x2.25
W	1.80x1.35 T.W. GLAZED WINDOW
W1	2.00x1.35 T.W. GLAZED WINDOW
V	0.60x0.90 LOUVERD VENT.

LAND AREA STATEMENT			
S.NO.	Survey no.	Area As Per 7/12	Area Under Road Handover to Nashik Municipal Corporation Nashik
1	82/12/1	1000.00	293.13
2	82/12/2	2000.00	586.28
3	82/12/3	2000.00	586.28
4	82/12/4	2000.00	586.28
5	82/12/5	2000.00	586.28
6	82/14	3000.00	3000.00
TOTAL		12000.00	2638.25

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF WING (AS PER 'P.LINE')	TOTAL F.S.I. AREA OF WING	TOTAL ANCILLARY F.S.I. AREA OF WING
(1)	(2)	(3)	(4)	(5)
A WING	BASEMENT +GROUND +14 FLOOR	4605.11 SQ.M.	2869.28 SQ.M.	1735.83 SQ.M.
B WING	BASEMENT +GROUND +14 FLOOR	4366.30 SQ.M.	2719.79 SQ.M.	1646.51 SQ.M.
C WING	BASEMENT +GROUND +14 FLOOR	3662.93 SQ.M.	2280.50 SQ.M.	1382.43 SQ.M.
D WING	BASEMENT +GROUND +14 FLOOR	4373.13 SQ.M.	2724.27 SQ.M.	1648.86 SQ.M.
E WING	BASEMENT +GROUND +15 FLOOR	6414.19 SQ.M.	5252.76 SQ.M.	3155.43 SQ.M.
F WING	BASEMENT +GROUND +4 FLOOR	1400.20 SQ.M.	875.12 SQ.M.	525.08 SQ.M.
G WING	BASEMENT +GROUND +4 FLOOR	1526.40 SQ.M.	955.24 SQ.M.	573.16 SQ.M.
9.31 ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES		120.08 SQ.M.	75.02 SQ.M.	45.06 SQ.M.
TOTAL		28470.34 SQ.M.	17757.98 SQ.M.	10712.38 SQ.M.

AREA STATEMENT SQ.M.

1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered) 9361.75

a) As per ownership document (7/12, CTS extract) 9361.75

b) As per measurement sheet ---

a) As per site 9361.75

2 DEDUCTION FOR

a) AREA UNDER 18 M.W. D.P. ROAD WIDENING (Nala Below Part Area) 1097.48

b) Any D.P. Reservation area ---

3. Balance area of plot (1-2) (total a+b) 1097.48

4. Amenity Space

(a) Required ---

(b) Adjustment of 2(b), if any ---

(c) Balance Proposed - 1097.48

5. Net Plot Area (3-4) (c) 8264.27

6. Recreational Open space (if applicable)

(a) Required 826.42

(b) Proposed (as per earlier approved) 858.00

7. Transformer 25.00

8. Plotable area (if applicable) ---

9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subsec FSI) 9090.69

10. Addition of FSI on payment of premium

(a)Maximum permissible premium FSI - based on road width / TOD Zone 9361.75 X 0.50 4680.87

(b) Proposed FSI on payment of premium 4680.87

11. In-situ FSI / TDR loading

(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any (1097.48 X 2 = 2194.96 sq.m.) 2194.96

(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and/or(c)], ---

(c)TDR area (Permissible 9361.75 x 1.40 = 13106.45 sq.m) ---

(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c)) 2194.96

12.Additional FSI area (inclusive housing) 20% (9090.69 x 0.20%) 1818.13

13. Total entitlement of FSI in the proposal

(a) [9 + 10(b)+(d)] or 12 whichever is applicable 17784.65

(b) Ancillary Area FSI upto 60% or 80%with payment of charges. 10685.69

(c) Total entitlement (a+b) 28470.34

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) 43107.26

x 1.8 or 1.8) 8264.27 x 1.10 = 9090.69

9091.75 x 0.50 = 4545.87

5081.75 x 1.40 = 7114.45

TOTAL = 26870.01

912.27 x 0.85 = 775.43

28365.74 x 0.69 = 19695.44

TOTAL 28778.01+400.81+15815.44+43107.26

15.Total Built-up Area in proposal (excluding area at Sr.No.17 b) ---

(a) Existing Built-up Area. ---

(b) Proposed Built-up Area (as per 'P-line') 28470.34

(c) Total (a+b) 28470.34

16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.) 1.00

17. Area for Inclusive Housing, if any

(a) Required (20% of Sr.No.5) 1818.13

(b) Proposed 2020.48

18. Total Resi.+comm. area (27958.07 +512.27) 28470.34

19. Total No. of Shops 24

20. Total No. of Tenement 346

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 10/09/2020 and the dimensions 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/Title Scheme Records/ Land Records Department/ City Survey records.

Signature (Ar. Umesh Bagul)

OWNER DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

Radheya Construction & Developers through Prop. Shri. Ravi R. Mahajan.

owner's name and signature

AR. UMESH P. BAGUL reg.no. CA/93/15997

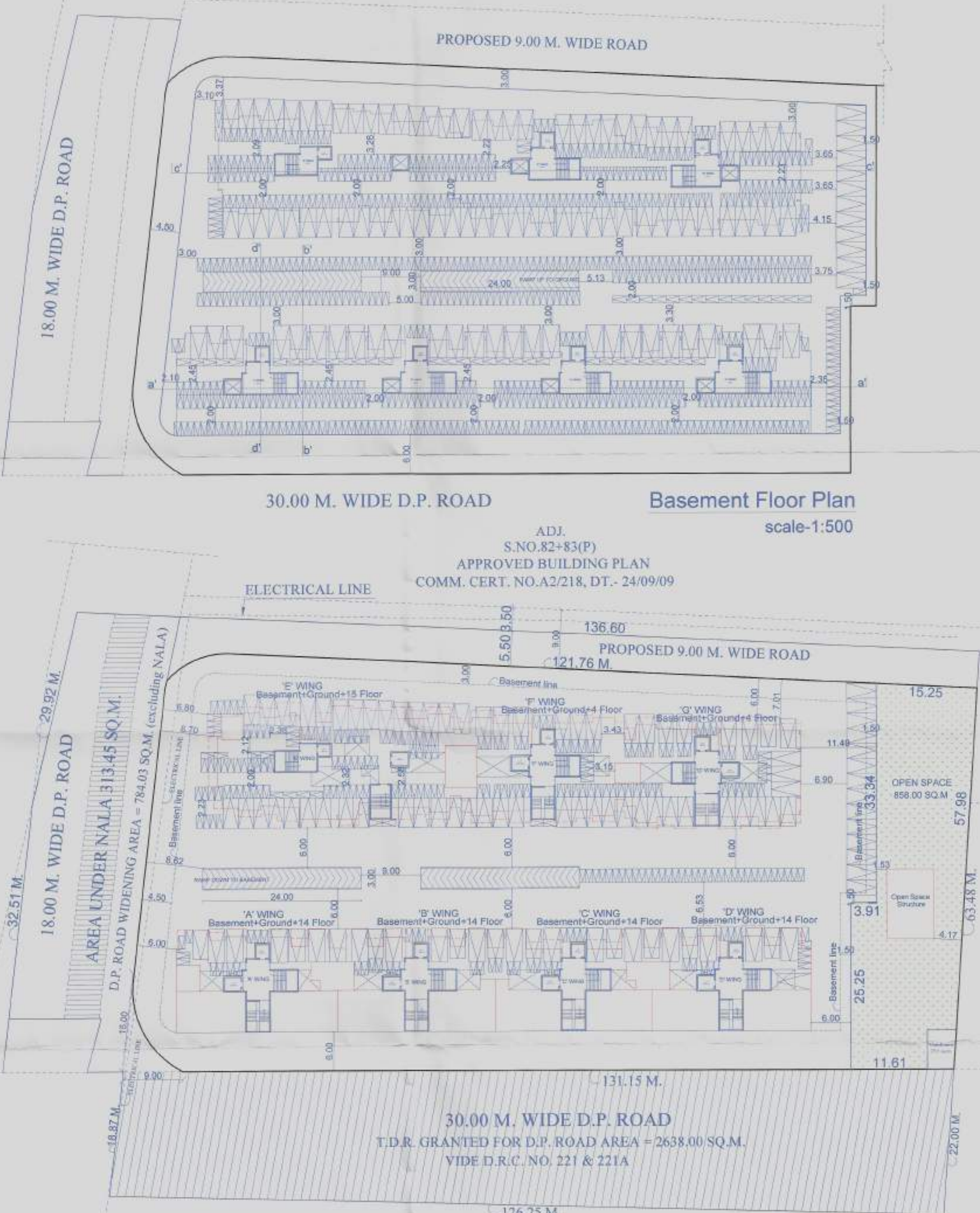
UMESH JOSHI reg.no. SLR/126

ARCHITECT SIGN STRUCTURAL SIGN

Job No. Drawing Scale Drawn by Checked by Registration / License no. of Architect

R1 R4 As shown Raj Ar. Bagul reg.no. CA/93/15997

Ar. UMESH BAGUL 105+106, Padma-vishwa centre, Old Pandit Colony, Nashik. PH: (0253) 2579667



Basement Floor Plan
scale:1:500

ADJ. S.NO.82/1 (P) APPROVED BUILDING PLAN COMM. CERT. NO. A2/218, DT.- 24/09/09

ADJ. S.NO.82/4

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