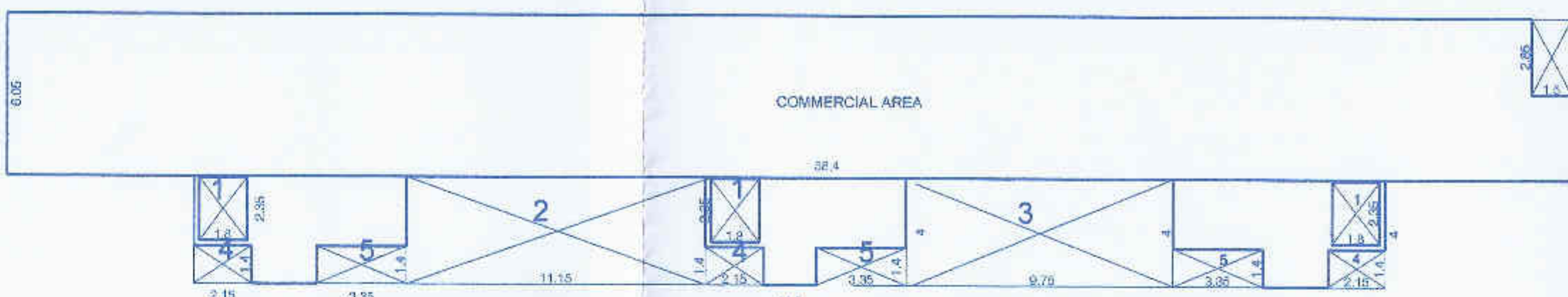
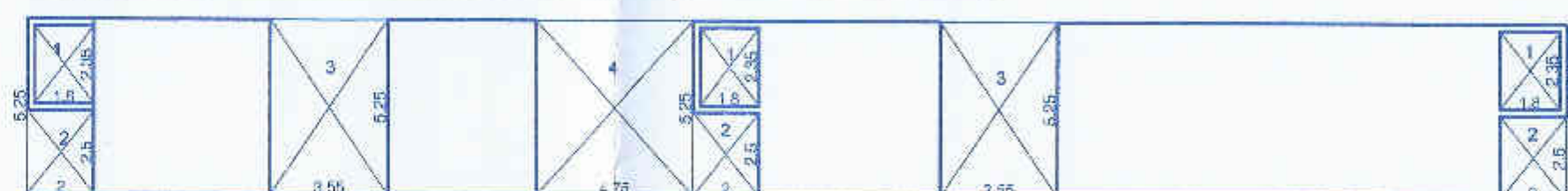


STATEMENT 3 [Sr. No.9(g)] Area details of Shops					
Build. No.	Floor No.	Shop No.	Carpet up area of shop	Area Bakery attached to shop	Area Double height terrace attached to Shop
2	2	3	4	5	6
A.	Ground	01.	24.61	.....	.....
		02. 14.	26.21	.....	.....
		03. 13.	14.41	.....	.....
		04, 07, 09, 12.	23.55	.....	.....
		05, 06, 10, 11.	22.97	.....	.....
		08.	11.76	.....	.....
		15.	20.74	.....	.....



PLINE AREA ON GROUND FLOOR (Commercial Area)
 AREA OF BLOCK
 = 58.40 X 6.05 = 353.32 m²
 Deduction
 01. 1.50 X 2.95 = 4.28
 Total Deduction= 4.28
Commercial AREA ON GROUND FLOOR
 = 353.32 - 4.28 = 349.04 m²



PLINE AREA ON GROUND FLOOR

AREA OF BLOCK
= 46.30 X 5.25 = 243.08

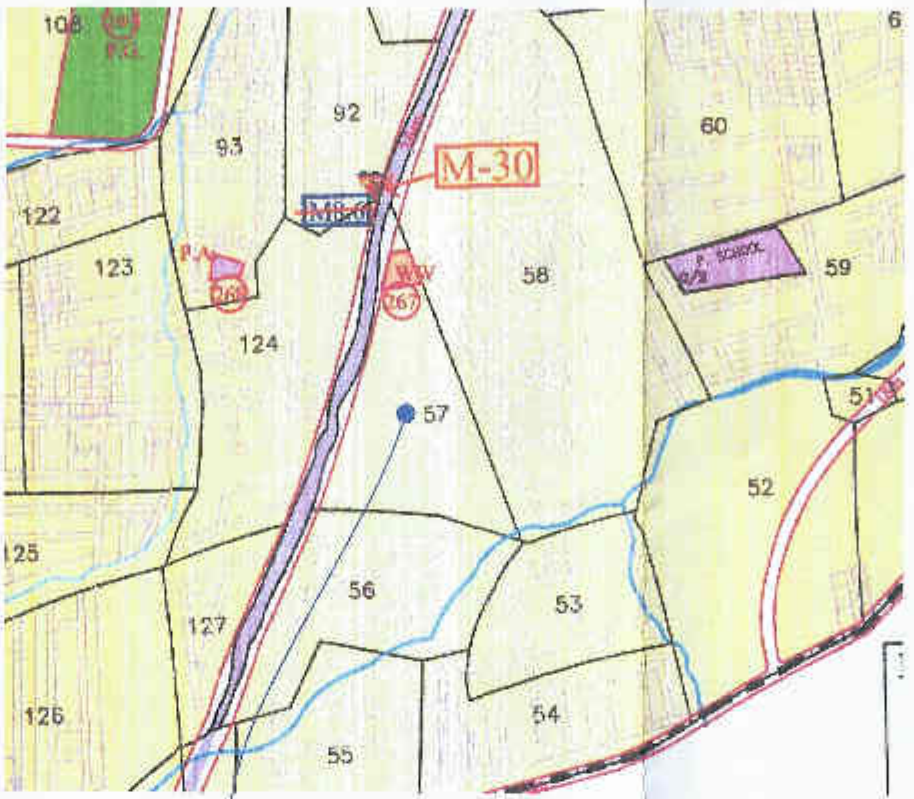
Deduction

01. 3X1.80 X 2.35 = 12.69
02. 3X2.00 X 2.50 = 15.00
03. 2X3.55 X 5.25 = 37.28
04. 4.75 X 5.25 = 24.94

Total Deduction = 89.91

PLINE Area after DEDUCTIONS:
= 243.08 - 89.91 = 153.17

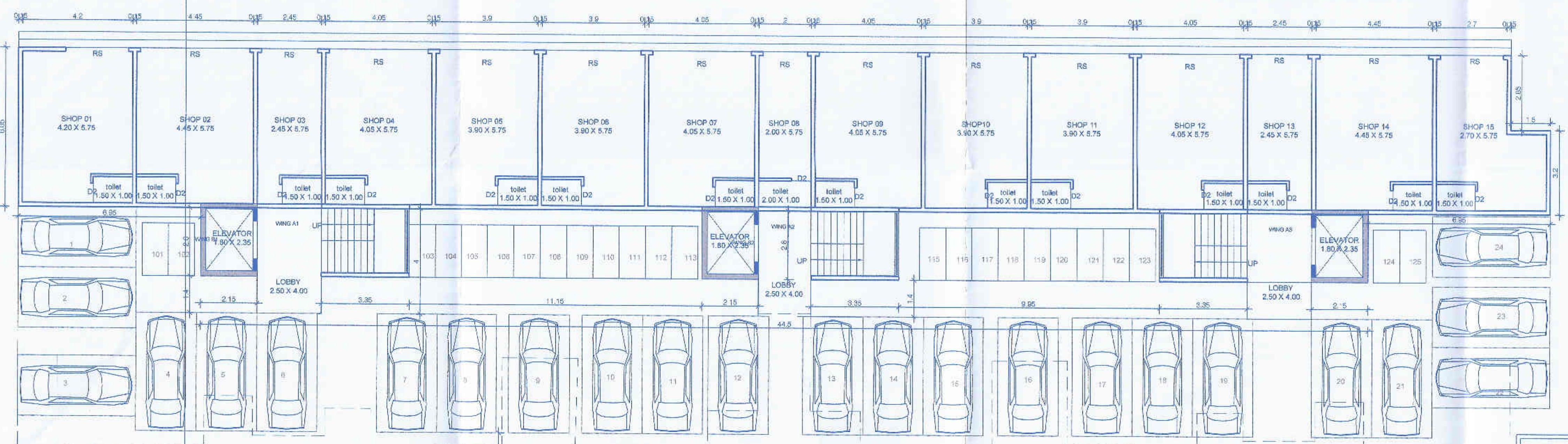
1) BUILT UP AREA FOR GROUND FLOOR = 153.17



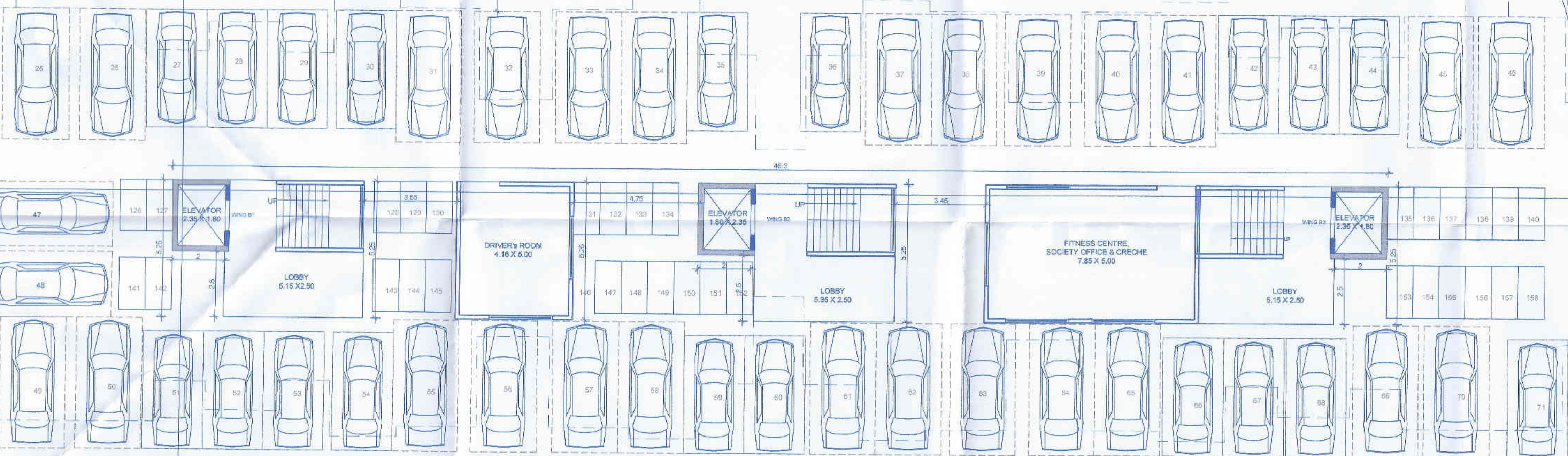
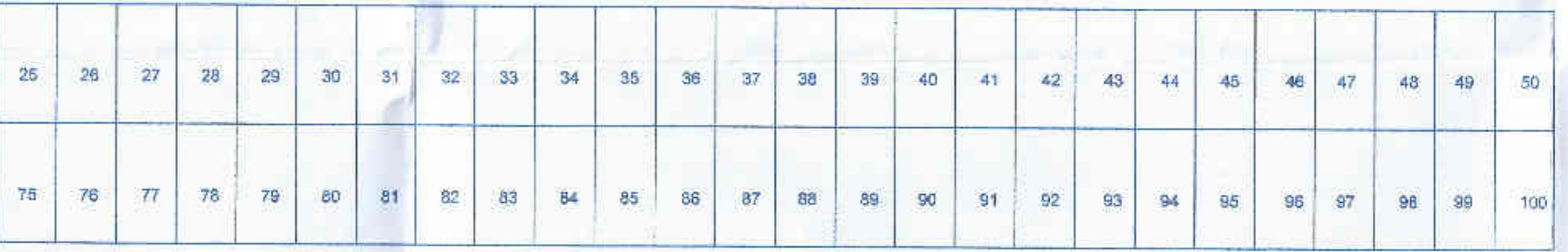
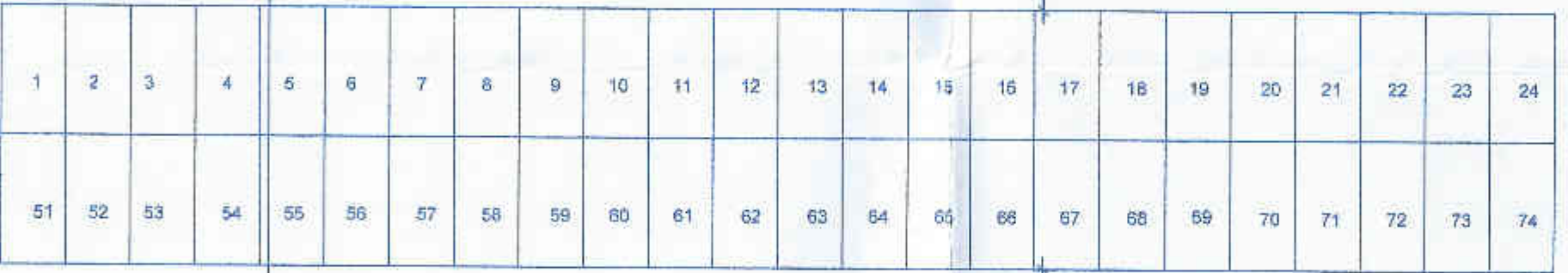
PROPOSED S

LOCATION PLAN

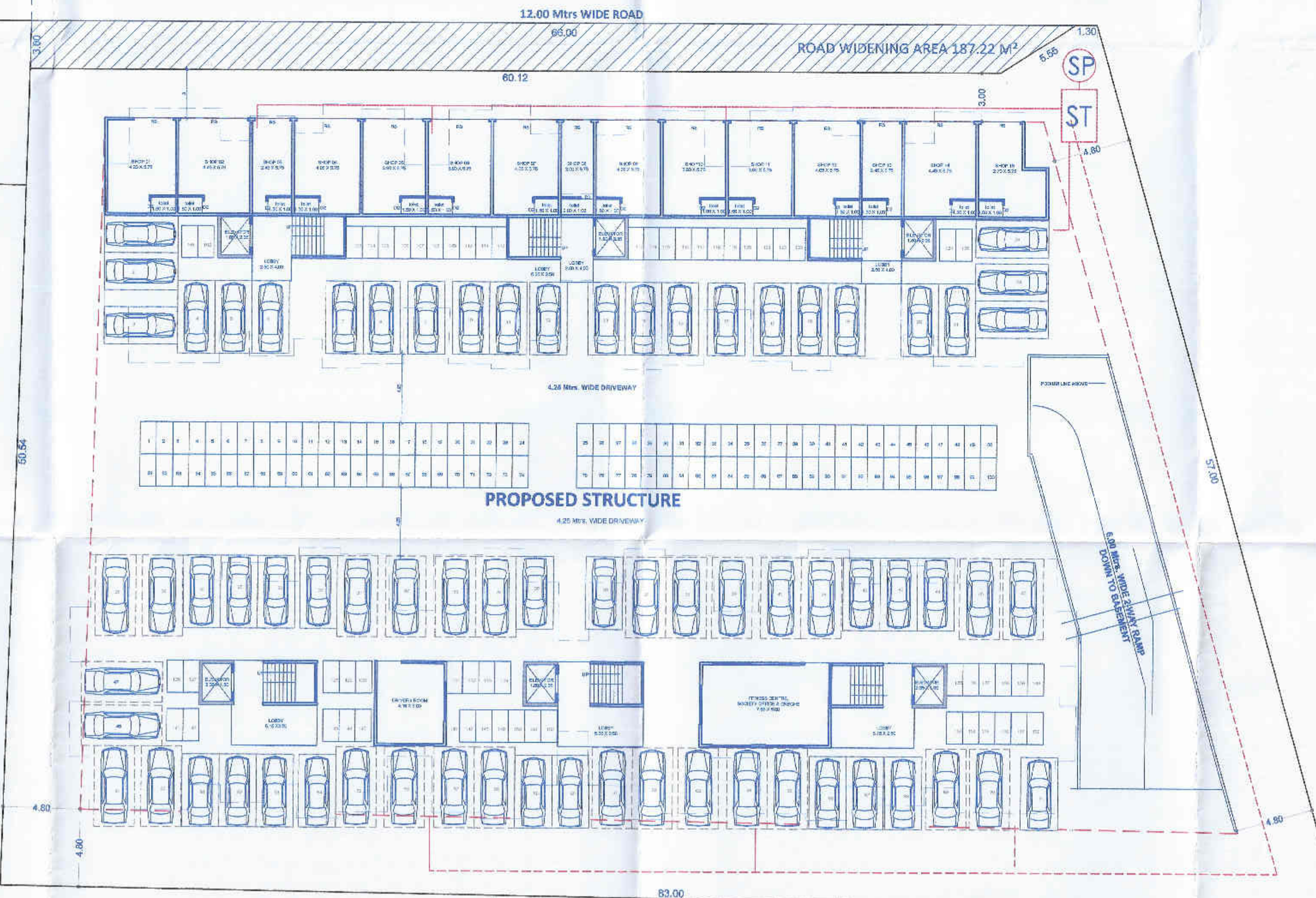
(as per mentioned D.P.)



GROUND FLOOR PLAN : Building A1,A2,A3 (3 BHK -2 BHK) (scale : 1:100)



GROUND FLOOR PLAN : Building B1,B2,B3 (3 BHK -2 BHK) (scale : 1:100)



SITE PLAN (scale : 1:200)

Proposed GROUP HOUSING PROJECT at S. No. 57/3/1 of Gangapur Shiwar, Nashik for Vinay D. Birari & others thru' GPA Holder PERFECT BUILDCON Proprietor firm thru' Proprietor Shri. Anil Shankar Aher

SHEET (01/09)

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated

31/505/2022 16/09/22

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation

A) AREA STATEMENT	M ²
1. Area of the Plot (Minimum area of a,b,c,d to be considered)	
a) As per ownership document (7/12, CTS etc)	3565.00
b) As per measurement done	4029.00
c) As per title	4029.00
d) As per title	4029.00
2. Deductions for	
a) Proposed 12.00 Road widening Areas	187.22
b) 5.00 middle Road widening Areas	187.22
	TOTAL (a = b) =
3. Balance Area of Plot (1-2)	3782.78
4. Amenity space	
a) Required	---
b) Adjustment of 20% if any	---
c) Balance Proposed	---
5. Net Area of Plot = (3 - 4(a))	3782.78
6. Fractional Open Space (If Applicable)	
a) Required	---
b) Proposed	---
7. Fencible Area as	
a) Possible Area, If applicable	---
b) Built up area with reference to Basic F.S.I. as per road width	4139.05
10. Addition of F.S.I. on payment of Premium	
a) Maximum permissible Premium FSI-based on value of road/OTD Zone	1961.39
b) Proposed F.S.I. on payment of Premium	1961.39
11. Inbuilt FSI loading	
a) In site area against P.O. road (as per no. in 2(a) if any	374.46
b) In site area against 80% road (100% as no. 2(a))	---
c) Inbuilt area against Frontage Space (20% or 25% or 30% or 35% or 40% or 45% or 50% or 55% or 60% or 65% or 70% or 75% or 80% or 85% or 90% or 95% or 100%)	---
12. OTD Areas	409.00 + 192.00
13. Total in-built road loading proposed (11(a) + b + c)	966.44
14. Additional FSI on value Chapter No. 7	
15. Total entitlement of FSI in the proposed	
a) [(D - 11(a) + 11(b)) or 12 whichever is applicable,	6986.89
b) Ancillary Area FSI up to 80% or 90% as payment of charges	4230.58
c) Total entitlement (a + b)	11,217.47
16. Maximum utilization of F.S.I. (building potential) (Percentage as per road width (as per Regulation No. 6 of 1974) (percentage = 100 x available FSI / road width)	14,504.40
17. Total Built-up Area in proposed (including areas at S.No.17 b)	
a) Existing Building	---
b) Proposed Building Area (as per P.W.14)	11,217.47
c) Total (a + b)	11,217.47
18. Maximum utilization of F.S.I. (Suggested not more than per a no. 14 above)	1.00
19. Area for Inclusive Financing, If any	
a) Required (20% of a no. 18)	---
b) Proposed	---

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 14.04.2020 and dimensions of all 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/ Land Records Department/ City Survey records.

11/2

Er. Vijay K. Senap
Chartered Engineer

NOTES	
Plot boundary shown in Thick Black	External Wall
Proposed work shown in Red	Internal Wall
Discharge line shown in Dashed Red	

Owner's Declaration
 I/We undersigned hereby confirm that I/We would abide by plans sanctioned by
 Maple Municipal Commission. I/We would execute the structure so per sanctioned

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.




Er. Vijay K. Sanap Chartered Engineer	SHRI. ANIL AHER
Register Engineer sign	Owners Sign

SAPS

SOHAM ARCHITECTURAL
ENGINEERING SERVICES

CONSULTANCY | DESIGN | ENGINEERING | PROJECT MANAGEMENT	
34/35, Surkan Arcade, Behind HOFB Bank, Bhujbal Farm Road, Nashik 422009 office@sohamvastu.com | www.sohamvestu.com | O 7875 204080, M 95229 20995	
DEALT : Ar. Ashwarya	DRG. NO. :

CHECKED : vjay shrip	M1.1
SCALE : as shown	
DATE : 22/01/2022	JOB NO. : SVS / 22 / 922 / T

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