



GROUND FLOOR P.LINE B/UP AREA

1) 3.40 X 2.55 = 8.67 SQM. (STAIRCASE P. LINE AREA)
 2) 3.30 X 2.80 = 9.24 SQM. (LOBBY P. LINE AREA)
 TOTAL P. LINE B/UP AREA = 17.91 SQM.
 GROUND FLOOR P. LINE B/UP AREA = 17.91 SQM.

FLOOR ONE TO FIVE P.LINE B/UP AREA

BLOCK AREA - 'A'
 12.20 X 24.80 = 302.56 SQM.
 DEDUCTION -
 1) 7.45 X 0.65 = 4.840 SQM.
 2) 2.65 X 1.20 = 3.180 SQM.
 3) 2.15 X 2.25 = 4.840 SQM.
 4) 2.10 X 2.10 = 4.410 SQM.
 5) 1.25 X 1.85 = 2.310 SQM.
 6) 2.00 X 1.95 = 3.900 SQM.
 7) 0.40 X 0.80 = 0.320 SQM.
 8) 0.65 X 1.10 = 0.715 SQM.
 9) 2.90 X 1.20 = 3.480 SQM.
 TOTAL DEDUCTION = 34.625 SQM.
 302.56 - 34.625 = 267.935 SQM.

FLOOR ONE TO FIVE P. LINE B/UP AREA = 267.935 SQM.

FLOOR SIX P.LINE B/UP AREA

BLOCK AREA - 'A'
 12.20 X 24.80 = 302.56 SQM.
 DEDUCTION -
 1) 7.45 X 0.65 = 4.840 SQM.
 2) 2.65 X 1.20 = 3.180 SQM.
 3) 2.15 X 2.25 = 4.840 SQM.
 4) 2.10 X 2.10 = 4.410 SQM.
 5) 1.25 X 1.85 = 2.310 SQM.
 6) 2.00 X 1.95 = 3.900 SQM.
 7) 0.40 X 0.80 = 0.320 SQM.
 8) 0.65 X 1.10 = 0.715 SQM.
 9) 2.90 X 1.20 = 3.480 SQM.
 TOTAL DEDUCTION = 34.625 SQM.
 302.56 - 34.625 = 267.935 SQM.
 ADDITIONAL P. LINE AREA OF DUCT-0.85X1.85=1.57 SQM.
 TOTAL P. LINE AREA OF DUCT-267.935+1.57=269.50 SQM.
 FLOOR SIX P. LINE B/UP AREA = 269.50 SQM.



LOCATION PLAN
 (SCALE : 1:10,000)

TYPE	SIZE
D	1.00m X 2.10m.
D1	0.75m X 2.10m.
D2	0.90m X 2.10m.
W	1.80m X 1.20m.
W1	0.60m X 1.20m.
W2	1.20m X 1.20m.
W3	1.20m X 2.10m.
FW	1.50m X 2.10m.
V1	0.60m X 0.90m.

T. D. R. STATEMENT

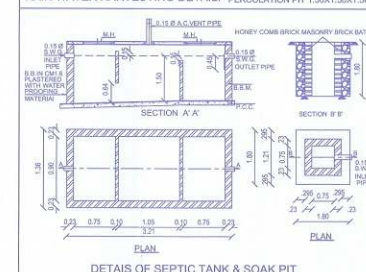
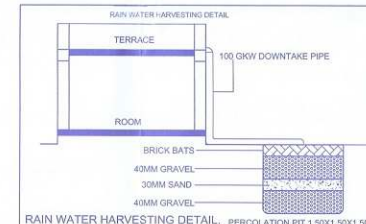
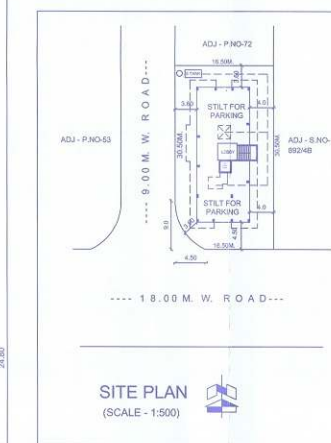
PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
503.25	452.92	213.03
REG AGREEMENT NO - 8 - 9970-2021	DATE - 14/12/21	
D.R. C. NO - 1001	DATE - 3/12/2021	
213X14000/14400 = 207.80 SQM.		

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]							
Building No.	Floor No./Name	Apartment No.	Flat No.	Carpet Area of Apartment In Sq.m.	Area of Balcony attached to Apartment Area In Sq.m.	terraces attached to In Sq.m.	Total Area Sq.m.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	
1	FLOOR ONE	1	55.96 SQM.	9.20 SQM.	0.00	65.160 SQM.	
	FLOOR ONE	2	61.35 SQM.	13.98 SQM.	0.00	75.33 SQM.	
	FLOOR ONE	3	79.17 SQM.	15.93 SQM.	0.00	95.10 SQM.	
	FLOOR TWO	4	55.96 SQM.	9.20 SQM.	0.00	65.160 SQM.	
	FLOOR TWO	5	61.35 SQM.	13.98 SQM.	0.00	75.33 SQM.	
	FLOOR TWO	6	79.17 SQM.	15.93 SQM.	0.00	95.10 SQM.	
	FLOOR THREE	7	55.96 SQM.	9.20 SQM.	0.00	65.160 SQM.	
	FLOOR THREE	8	61.35 SQM.	13.98 SQM.	0.00	75.33 SQM.	
	FLOOR THREE	9	79.17 SQM.	15.93 SQM.	0.00	95.10 SQM.	
	FLOOR FOUR	10	55.96 SQM.	9.20 SQM.	0.00	65.160 SQM.	
	FLOOR FOUR	11	61.35 SQM.	13.98 SQM.	0.00	75.33 SQM.	
	FLOOR FOUR	12	79.17 SQM.	15.93 SQM.	0.00	95.10 SQM.	
	FLOOR FIVE	13	55.96 SQM.	9.20 SQM.	0.00	65.160 SQM.	
	FLOOR FIVE	14	61.35 SQM.	13.98 SQM.	0.00	75.33 SQM.	
	FLOOR FIVE	15	79.17 SQM.	15.93 SQM.	0.00	95.10 SQM.	
	FLOOR SIX	16	55.96 SQM.	9.20 SQM.	0.00	65.160 SQM.	
	FLOOR SIX	17	61.35 SQM.	13.98 SQM.	0.00	75.33 SQM.	
	FLOOR SIX	18	79.17 SQM.	15.93 SQM.	82.95	178.06 SQM.	

Building No.	Floor No.	Plinth Area Of Floor	Total Floor Area of Existing Building In Sq.m.	Use / Occupancy of Floor
1	(1)	0.00	0.00	1.5
		0.00	0.00	
		TOTAL FLOOR AREA	0.00	

Building No.	Floor No./Name	Total Built Up Area of floor, as per outer construction line	Total
1	GROUND FLOOR	17.91 SQM.	17.91 SQM.
	STILT FLOOR ONE	272.135 SQM.	267.935 SQM.
	STILT FLOOR TWO	272.135 SQM.	267.935 SQM.
	STILT FLOOR THREE	272.135 SQM.	267.935 SQM.
	STILT FLOOR FOUR	272.135 SQM.	267.935 SQM.
	STILT FLOOR FIVE	272.135 SQM.	267.935 SQM.
	STILT FLOOR SIX	269.50 SQM.	269.50 SQM.
		TOTAL AREA	1627.085 SQM.

Residential	Req	Pro	Req	Pro
Car	09	09	45	45
5% Visitor parking	01	01	03	03
TOTAL	10	10	48	48
90% PARKING	09	09	43	43



PROPOSED RESIDENTIAL BUILDING PLAN ON P.NO- 73, S.NO- 892 /1/ 6 TO 8/ 892 / 2 /3 TO 5 / 5B / 2

SHIWAR NASHIK. FOR
 SHRIRAM BUILDERS AND DEVELOPERS
 PARTNERSHIP FIRM

APPROVED

The Plans amended in
 As per the conditions Mentioned in
 the accompanying commencement
 Certificate No. dated
 14/01/2022

Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

AREA STATEMENT	SQM.
1. Area of plot (Minimum area of a.b.c.tobe considered)	503.25 SQM.
a) As per ownership document (7712.CTS extract)	503.25 SQM.
b) as per measurement sheet	503.25 SQM.
c) as per site	503.25 SQM.
2. Deductions for: (a) Proposed 9.00 M.W. Road widening Area/Service Road/ Highway widening (b) Any D.P. Reservation area.	---
(TOTAL a+b)	---
3. Balance area of plot (1-2)	503.25 SQM.
4. Amenity Space (If applicable)	---
(a) Required	---
(b) Adjustment of 2(b) if any	---
(c) Balance Proposed	---
5. Net Plot Area (3-4 (C))	503.25 SQM.
6. Recreational Open space (If applicable)	---
(a) Required	---
(b) Proposed	---
7. Internal Road area	---
8. Plotable area (If applicable)	503.25 SQM.
9. Built up area with reference to Basic F.S.I. as per front road width (sr. No. 5k basic FSI)	553.575 SQM.
10. Addition of F.S.I. on payment of premium. (a) Maximum permissible premium FSI-based on road width /TOD Zone (b) Proposed FSI on payment of premium Permissible-251.62 sqm. pro-	251.00 SQM.
11. In - situ FSI / TDR loading (a) In-situ area against 9.0 M. W. road (2.0 x Sr.No. 2 (a)) if any (b) In-situ area against Amenity space if handed over (2.00, or 1.85 x Sr.No. 4 (b) and / or (c)) (c) T.D.R. Area permissible-452.92 (d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	pro - 213.00
12. Additional FSI area under Chapter No.7	---
13. Total entitlement of FSI in the proposal (a) (9+10(b)+11(d) or 12 whichever is applicable (b) Ancillary area FSI up to 60% or 80% with payment of charges (c) Total entitlement (a+b)	1017.57 SQM. 810.00 SQM. 1627.57 SQM.
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) x 1.5 or 1.8)	2013.00
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) (c) Total (a+b)	1627.085 SQM. 1627.085 SQM. 1627.085 SQM.
16. F.S.I. Consumed (15/13) (should not be more than serial no-14 above)	---
17. Area for inclusive Housing if any (a) Required (20% of sr.no. 5) (b) Proposed	---

Certificate of Area
 Certified that the plot under reference was surveyed by me on 16 / 03 / 2021 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 / T.P. Scheme Records and Records Department / City Survey records

Er - Ashok N. Jamdar.
 R.No.194199

Signature.
 Structural Engineer

Owners 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 provided plans Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.

SHRIRAM BUILDERS & DEVELOPERS
 Owner Name & Signature.
 SHRIRAM BUILDERS AND DEVELOPERS
 PARTNER

Er Ashok Jamdar.
Vijaya Consultants
 BUILDING PLANNERS & DESIGNERS
 10, Siddhi Park, Corporation Road
 New pandit colony,
 Nashik -2.
 ph : 2574602.

JOB NO.	DATE	SCALE	DRAWN BY-	CHECKED BY-
	11 / 11 / 2021	1:100	VIKAS.	A.N.J.