

APPROVING AUTHORITY

APPROVED

The plans enclosed in blue
AS per the conditions mentioned in
the accompanying memorandum of
Certificate No:

C2 / 1145 / 6331

dtd - 01 / 03 / 2013

x x x x x x x

Executive Engineer

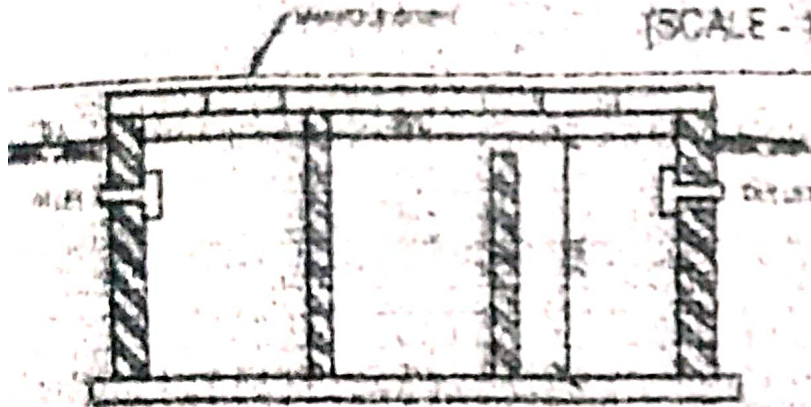
Town Planning

Muzh Municipal Corporation

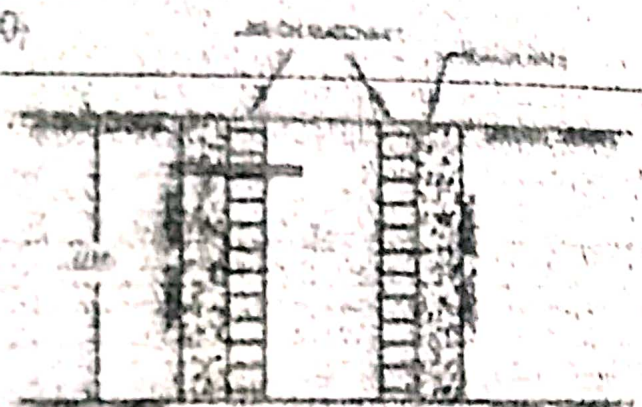
Muzh

SEPTIC TANK DETAILS

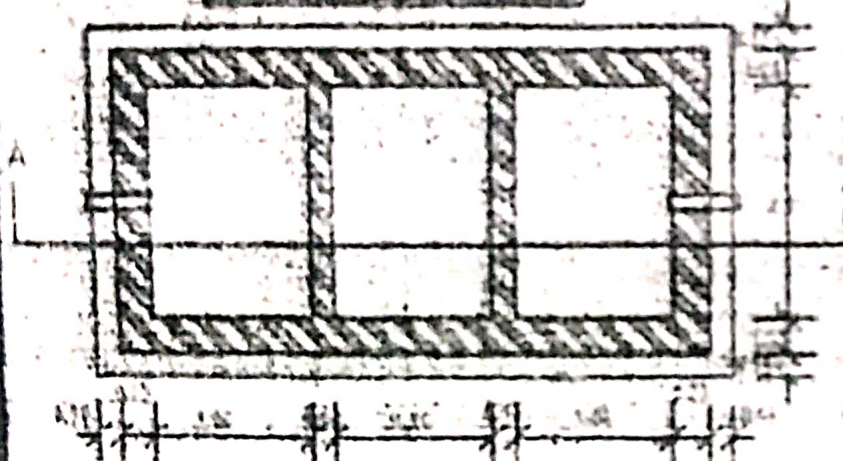
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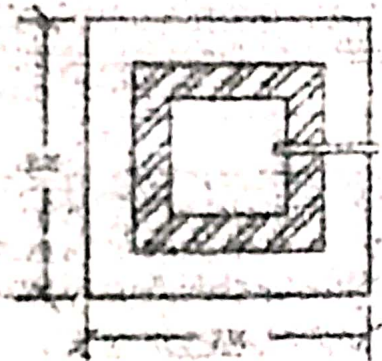
SECTION AT A-A



SECTION AT A-A

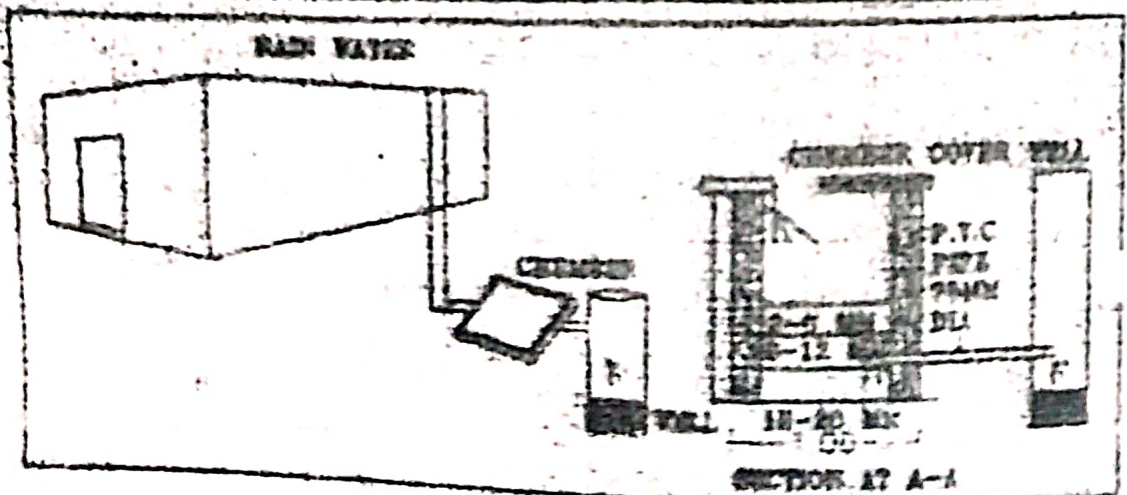


PLAN FOR SEPTIC TANK



SOAK PIT DETAIL

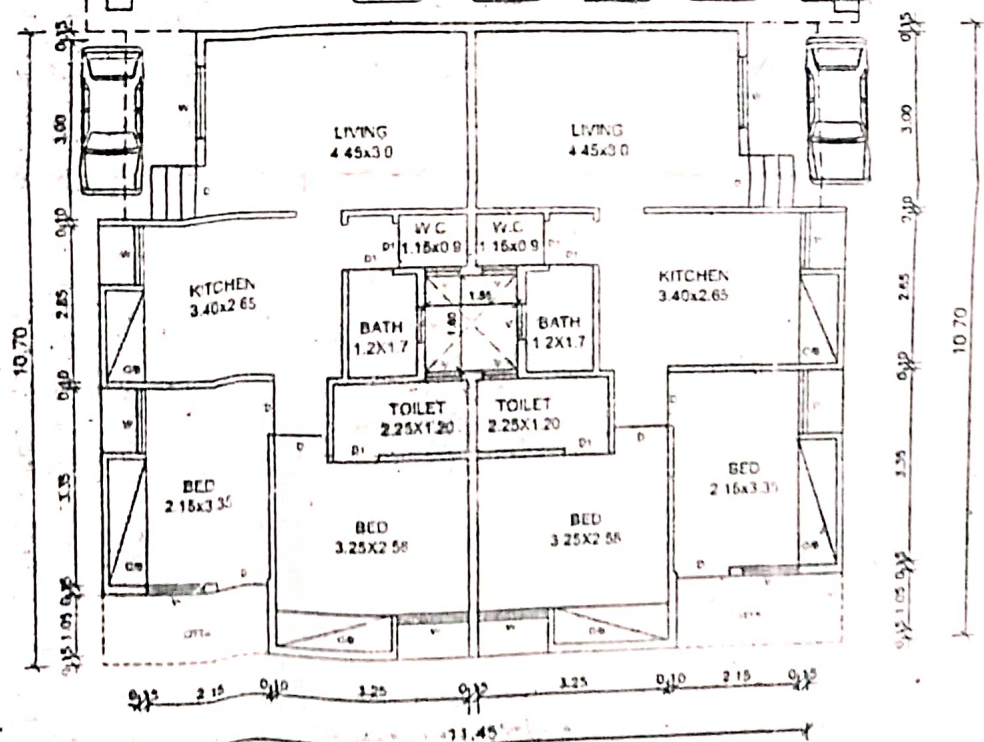
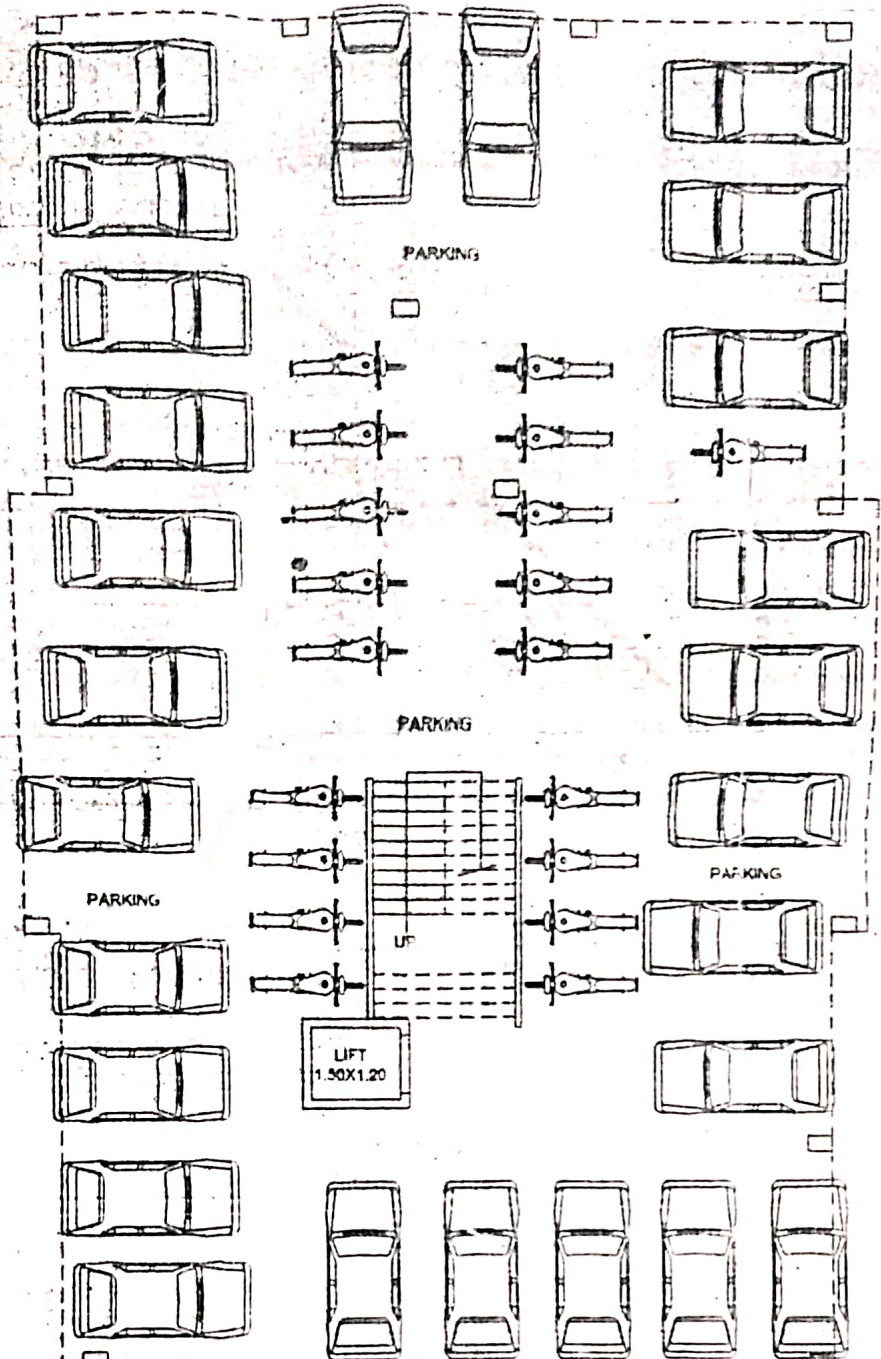
RAIN WATER HARVESTING



AREA STATEMENT

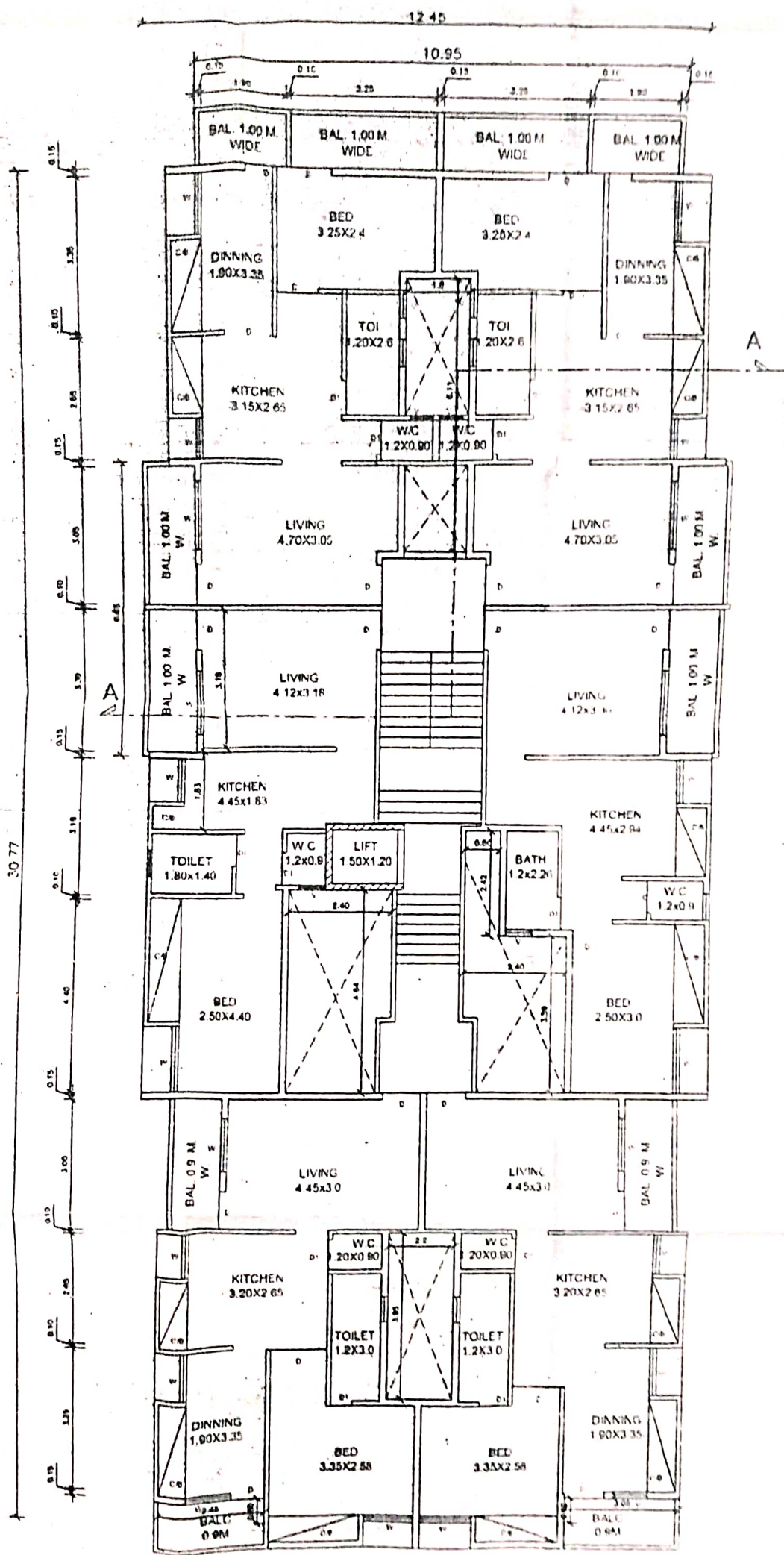
AREA STATEMENT

LIFT	1.80
GROUND FLOOR	101.01
FIRST FLOOR	275.13
SECOND FLOOR	275.13
THIRD FLOOR	275.13
FOURTH FLOOR	265.17
TOTAL AREA	1191.57
EXCESS BALCONY	24.42
TOTAL BUILT UP AREA	1215.99
A) AREA STATEMENT.	SQ.M
1) AREA OF THE PLOT AS PER 7/12	871.75
1A) AREA OF THE PLOT AS PER SITE	
2) DEDUCTION FOR	
a) ROAD ACQUISITION AREA	100.13
b) PROPOSED ROAD	
c) ANY RESERVATIONS	
TOTAL (A+B+C) =	
3) NET GROSS AREA OF PLOT (1-2)	871.88
4) DEDUCTIONS FOR	
a) RECREATION GROUND AS PER RULE	
b) INTERNAL ROADS (TOTAL A+B)	
5) NET AREA OF PLOT (3-4)	871.88
6) ADDITION FOR F.S.I. (TOTAL BUILT-UP AREA) 40% TDR	348.7
a) 100% OF SET BACK AREA PURCHASE TDR	348.7
7) TOTAL AREA (5+6)	1320.58
8) TOTAL F.S.I PERMISSIBLE	1.00
9) PERMISSIBLE TOTAL FLOOR AREA (7X8)	1320.58
10) EXISTING FLOOR AREA	
11) PROPOSED AREA	1314.60
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA	
CALCULATIONS AS PER B (C) BELOW	
13) TOTAL BUILT-UP AREA PROPOSED (10+11-12)	1314.60
14) TOTAL BUILT-UP AREA CONSUMED (13/7)	0.88%
B) BALCONY AREA STATEMENT.	
a) PERMISSIBLE BALCONY AREA PER FLOOR	A5
b) PROPOSED BALCONY AREA PER FLOOR	PER
c) EXCESS BALCONY AREA PER FLOOR	STATEMENT
C) TENEMENT STATEMENT.	
a) NET AREA OF THE PLOT ITEM (7) ABOVE	1320.58
b) LESS DEDUCTION OF NON-RESIDENTIAL AREA SHOP ETC	
c) AREA OF TENEMENTS PROPOSED	
d) TENEMENTS PERMISSIBLE 220/HCC	
e) TENEMENTS PROPOSED	
D) AREA STATEMENT	
* Allowed Net Area As per 75(1) D	1320.58
* F.S.I	1.00
* GROUND FLOOR	101.01
* FIRST FLOOR	270.46
* SECOND FLOOR	270.46
THIRD FLOOR	270.46
FOURTH FLOOR	240.89
FIFTH FLOOR	159.430
MIN LIFT AREA	1.8M
* TOTAL	1314.60

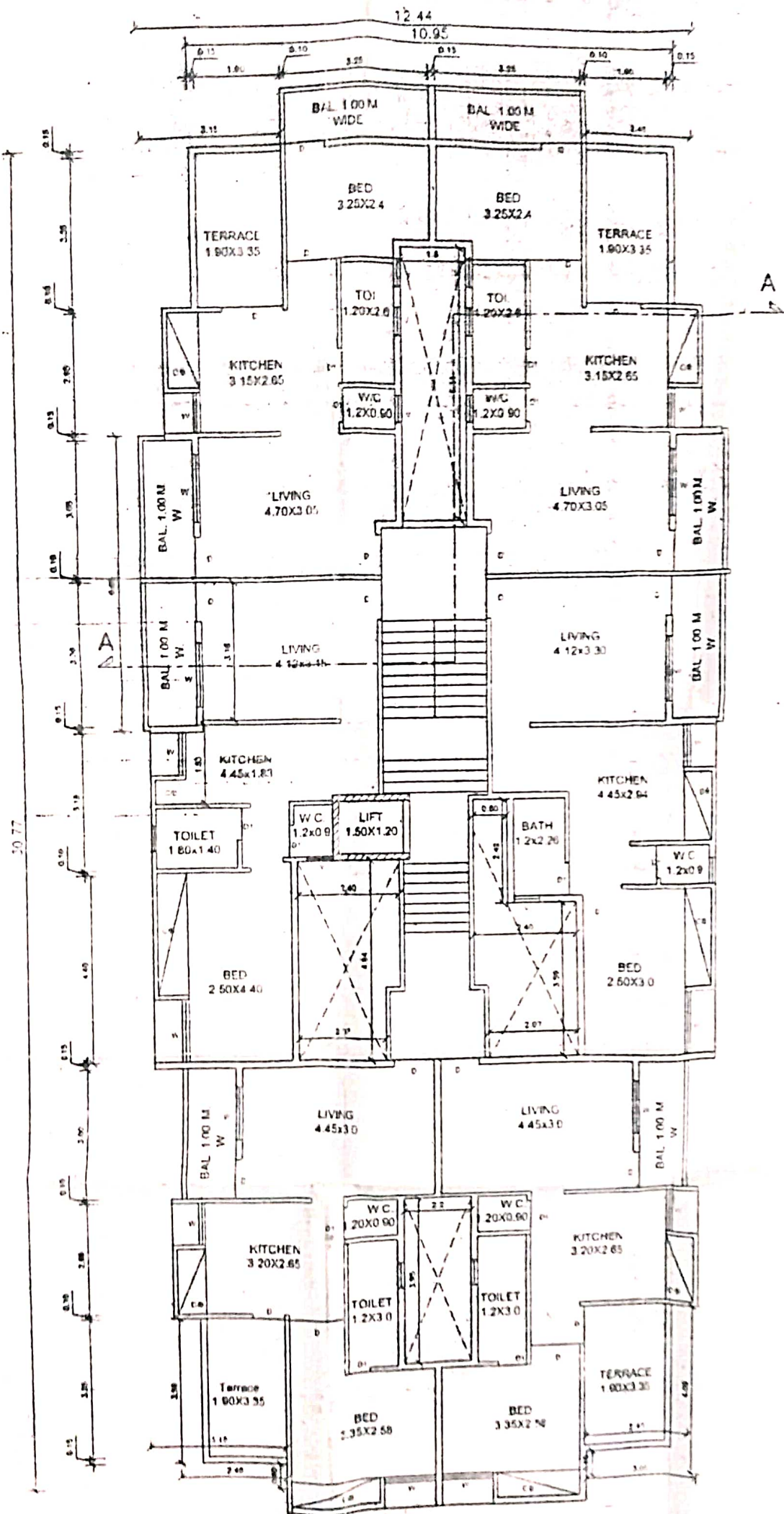


GROUND FLOOR PLAN
SCALE - 1/100

30.77



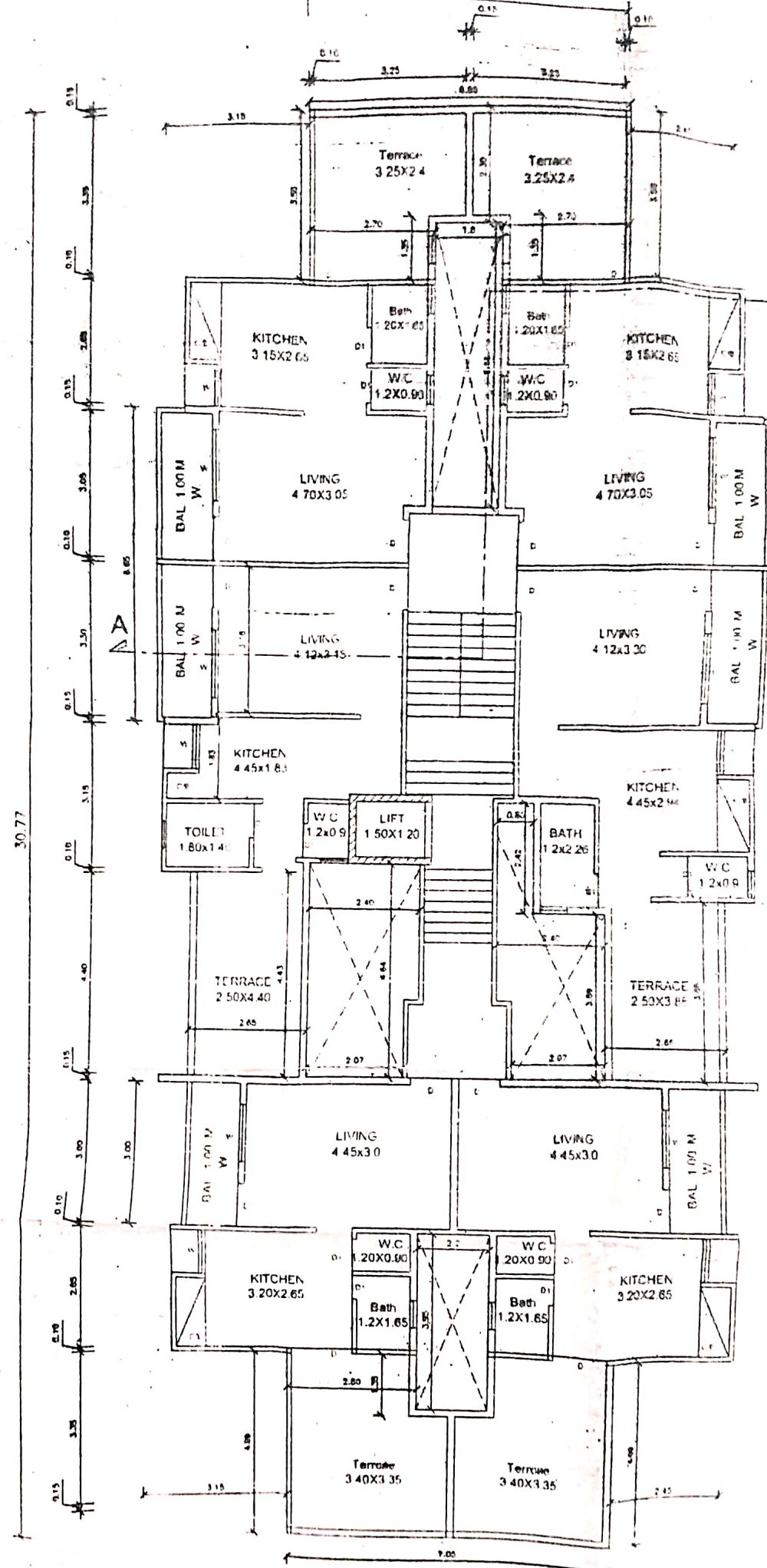
TYP. FIRST, SECOND, THIRD FLOOR PLAN
SCALE = 1:100



FOURTH FLOOR PLAN
SCALE 1:100

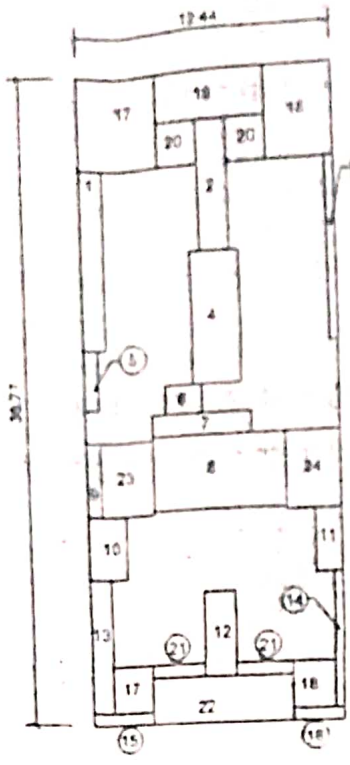
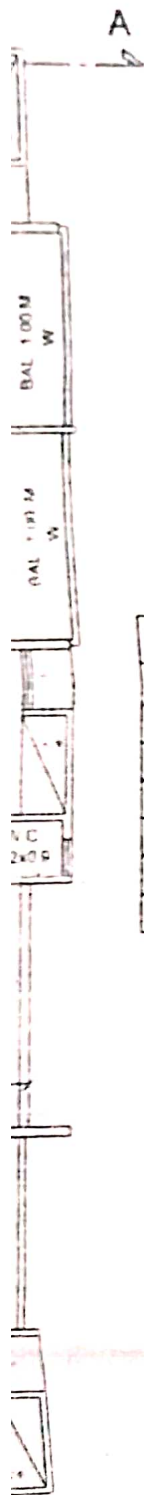
A

A



FLOOR
FIRST
SECOND
THIRD
FOUR
FIFTH
TOTAL

FIFTH FLOOR PLAN
SCALE 1:100



FOR - FIFTH FLOOR

AREA OF BLOCK
12.44 X 30.77 = 382.78 SQM

DEDUCTION

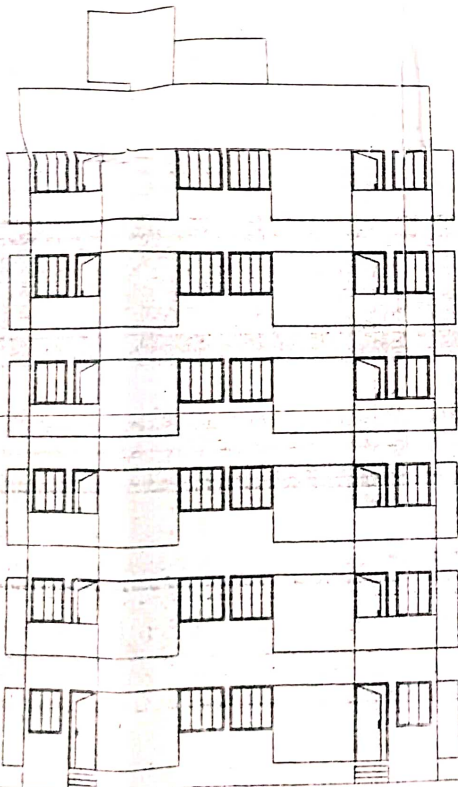
1)	1.05 X 9.15 X 1	9.60
2)	1.8 X 6.11 X 1	10.998
3)	0.40 X 9.35 X 1	3.74
4)	2.40 X 2.2 X 1	15.02
5)	0.25 X 2.84 X 1	1.85
6)	1.50 X 1.20 X 1	1.80
7)	4.90 X 1.05 X 1	5.145
8)	6.50 X 3.59 X 1	23.04
9)	0.65 X 3.55 X 1	2.31
10)	1.85 X 3.00 X 1	5.55
11)	1.25 X 3.00 X 1	3.75
12)	2.2 X 3.90 X 1	8.58
13)	1.00 X 6.35 X 1	6.35
14)	0.40 X 6.35 X 1	2.54
15)	3.05 X 0.60 X 1	1.83
16)	2.45 X 0.60 X 1	1.47
17)	3.15 X 3.50 X 2	22.05
18)	2.45 X 3.50 X 2	17.15
19)	6.85 X 2.70	18.525
20)	2.70 X 1.356 X 2	7.29
21)	2.8 X 1.15 X 2	7.56
22)	7.05 X 4.09	28.83
23)	2.65 X 4.41	11.78
24)	2.65 X 1.88	10.28
TOTAL		221.43 SQM

4TH FLOOR BAL AREA = 382.78 - 221.43 = 159.43 SQM
 NET BAL AREA OF FIFTH FLOOR = 159.43 SQM

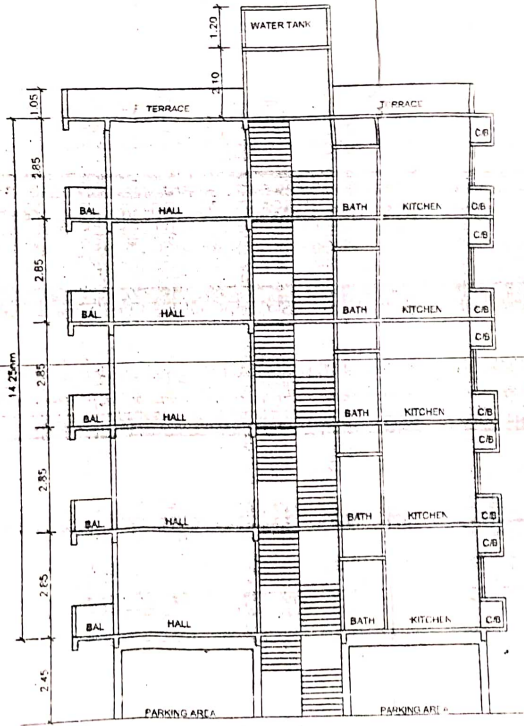
FLOOR	BALCONY STATEMENT			
	AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY	EXC. BAL
FIRST FLOOR	270.46	27.04	27.0 X 1.0 = 27.0	nil
SECOND FLOOR	270.46	27.04	27.0 X 1.0 = 27.0	nil
THIRD FLOOR	270.46	27.04	27.0 X 1.0 = 27.0	nil
FOURTH FLOOR	240.89	24.08	23.9 X 1.0 = 23.9	nil
FIFTH FLOOR	159.43	15.94	14.8 X 1.0 = 14.8	NIL
TOTAL EXCESS BALCONY				NIL

T.D.R. STATEMENT	
TOTAL PLOT AREA	- 871.75 SQ.M.
ALLOWABLE T.D.R. 40%	- 348.7 SQ.M..
ROAD AQUISITION AREA	- 100.13
PERMISSIBLE B/UP AREA	- 1320.58 SQ.M.
TOTAL B/UP AREA PROPOSED	- 1314.60 SQ.M.
D.R.C. No.	LND/WS/ DT.
T.D.R. ZONE- 'D'	
T.D.R. PURCHASE	= 349.0 SOMT.
TDR USED	= 348.7 SQM

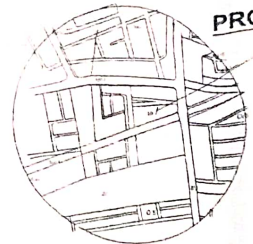
OCCUPANCY	REQUIRED		PROVIDED	
	4 WHEEL	2 WHEEL	4 WHEEL	2 WHEEL
PLOT	10	16	10	16
RESIDENTIAL	16	20	16	20
TOTAL	26	36	26	36



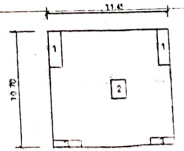
FRONT ELEVATION



SECTION AT - A-A



LOCATION PLAN
SCALE 1:10000



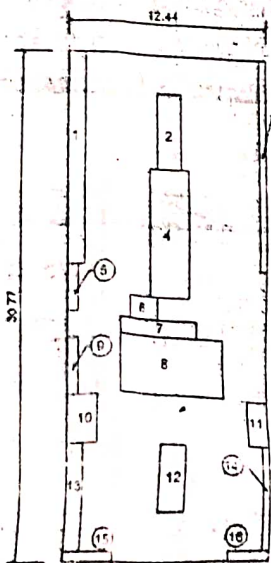
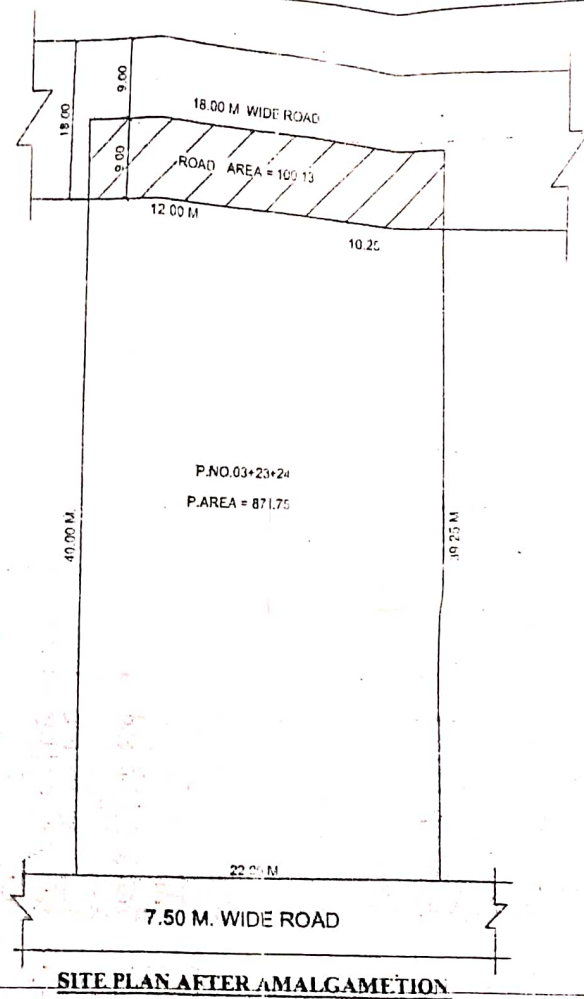
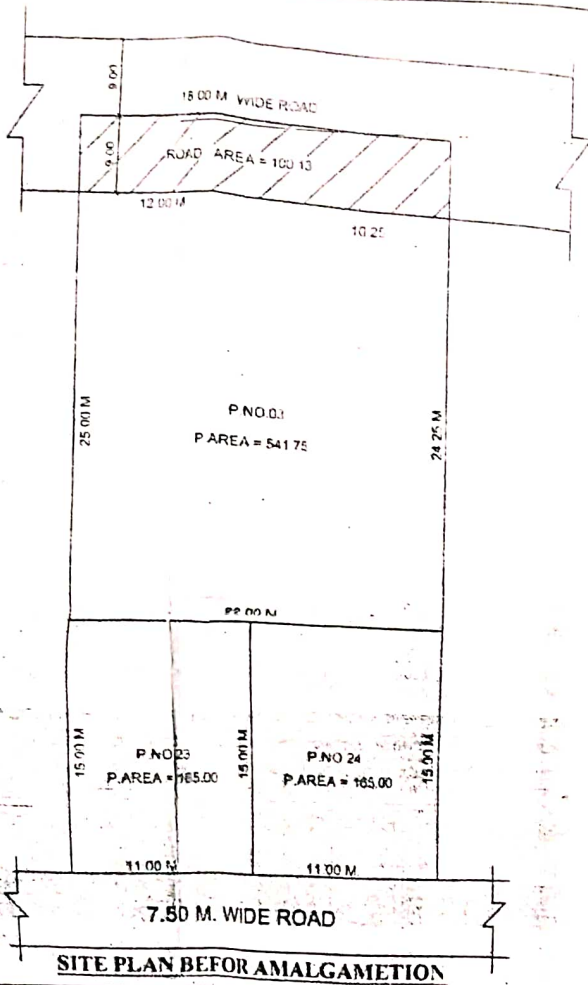
FOR GROUND FLOOR

AREA OF BLOCK
13.45 X 10.70 = 143.9250
DEDUCTIONS
1. 1.45 X 3.15 X 2 = 9.13
2. 1.55 X 1.60 X 2 = 2.48
3. 2.25 X 0.60 X 2 = 1.35

TOTAL DEDUCTIONS = 12.96

NET AREA AT GROUND FLOOR = 131.9650

1.07 (10.70) X AREA = 143.9250



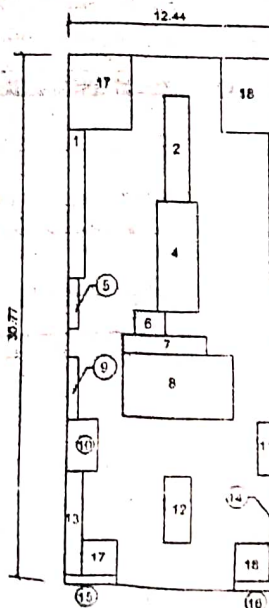
FOR - FIRST + SEC. & THIRD FLOOR

AREA OF BLOCK
 $12.44 \times 30.77 = 382.78 \text{ SQM}$

DEDUCTION

1)	1.05 X 12.85 X 1	=	13.49
2)	1.8 X 6.11 X 1	=	10.998
3)	0.40 X 12.85 X 1	=	5.14
4)	2.40 X 8.17 X 1	=	19.60
5)	0.65 X 2.84 X 1	=	1.85
6)	1.50 X 1.20 X 1	=	1.80
7)	4.90 X 1.05 X 1	=	5.145
8)	6.50 X 3.59 X 1	=	23.24
9)	0.65 X 3.55 X 1	=	2.31
10)	1.85 X 3.00 X 1	=	5.55
11)	1.25 X 3.64 X 1	=	4.55
12)	2.2 X 3.90 X 1	=	8.58
13)	1.00 X 6.35 X 1	=	6.35
14)	0.40 X 6.35 X 1	=	2.54
15)	2.45 X 0.60 X 1	=	1.47
16)	3.05 X 0.60 X 1	=	1.83
TOTAL		=	117.33

NET B.U.P. AREA OF FIRST F = 270.46 SQM
NET B.U.P. AREA OF SEC. F = 270.46 SQM
NET B.U.P. AREA OF THIRD F = 270.46 SQM



FOR - FOURTH FLOOR

AREA OF BLOCK
 $12.44 \times 30.77 = 382.78 \text{ SQM}$

DEDUCTION

1)	1.05 X 9.35 X 1	=	9.82
2)	1.8 X 6.11 X 1	=	10.998
3)	0.40 X 6.35 X 1	=	2.54
4)	2.40 X 2.6 X 1	=	6.24
5)	0.65 X 2.84 X 1	=	1.85
6)	1.50 X 1.20 X 1	=	1.80
7)	4.90 X 1.05 X 1	=	5.145
8)	6.50 X 3.59 X 1	=	23.24
9)	0.65 X 3.55 X 1	=	2.31
10)	1.85 X 3.00 X 1	=	5.55
11)	1.25 X 3.60 X 1	=	4.50
12)	2.2 X 3.90 X 1	=	8.58
13)	1.00 X 6.35 X 1	=	6.35
14)	0.40 X 6.35 X 1	=	2.54
15)	2.45 X 0.60 X 1	=	1.47
16)	3.05 X 0.60 X 1	=	1.83
17)	3.15 X 1.50 X 1	=	4.725
18)	2.45 X 1.50 X 1	=	3.675
TOTAL		=	141.88 SQM

4TH FLOOR NET AREA = 240.90 SQM
NET B.U.P. AREA OF FOURTH F = 240.90 SQM

18.00 M. WIDE ROAD

ROAD AREA = 100.13

40.00

4.92

4.40

4.40

39.25

5.25

5.25

PROPOSED SITE
ON PLOT NO.

4.50

22.00

7.50 M. WIDE ROAD

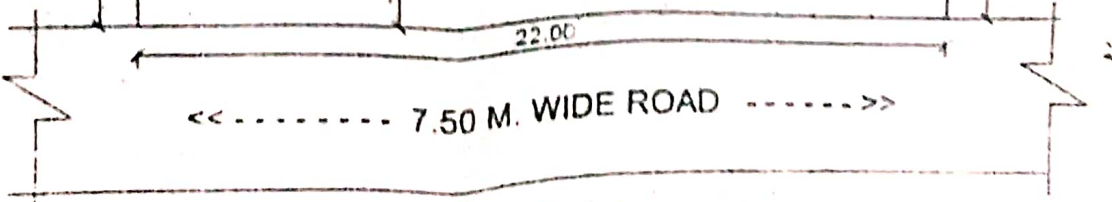
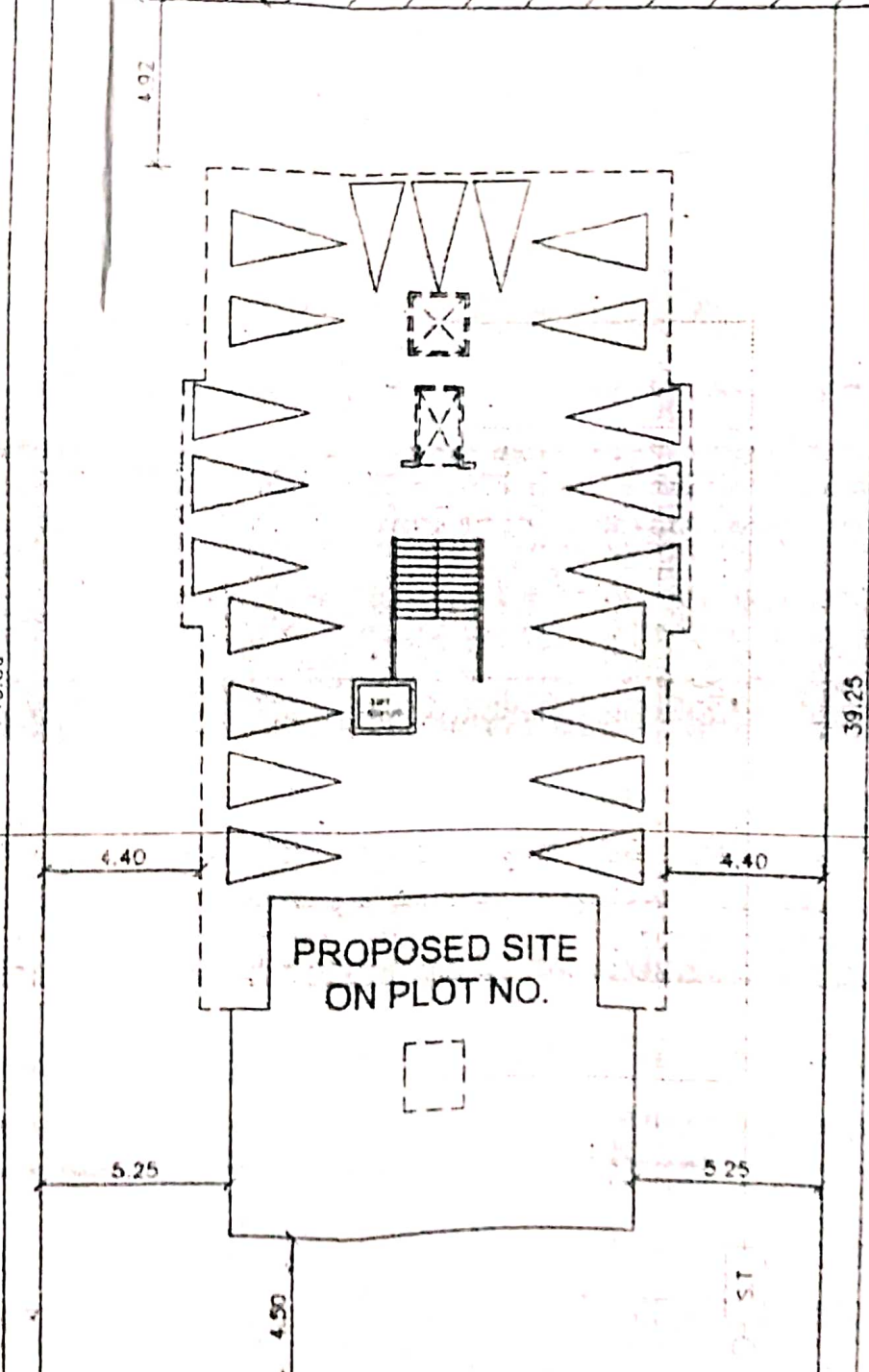
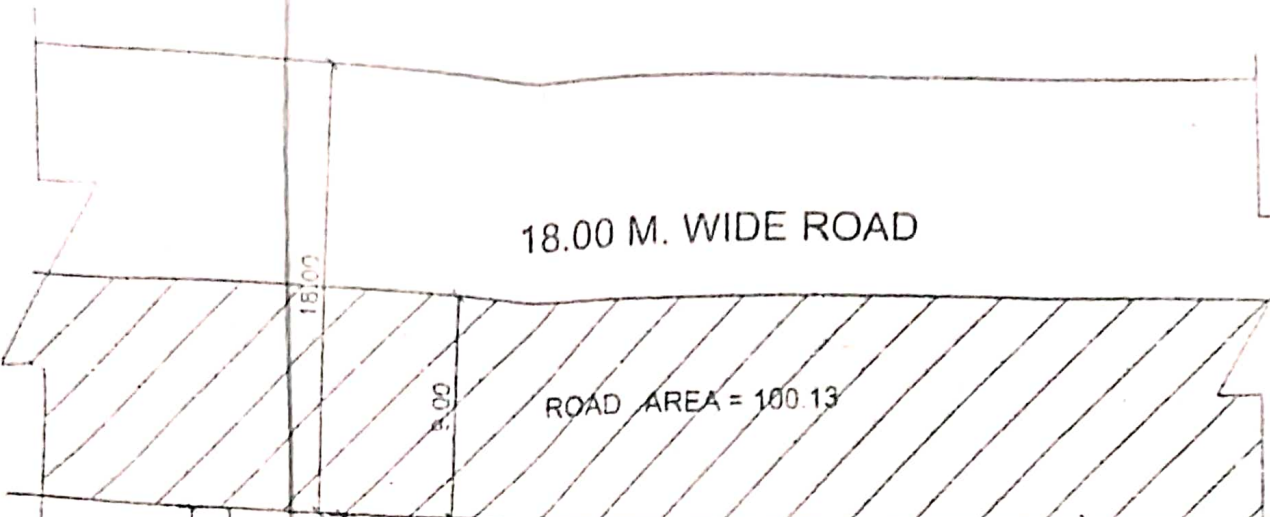
SITE PLAN

SCALE - 1:500

ASSOMT

11/28/10

1/1



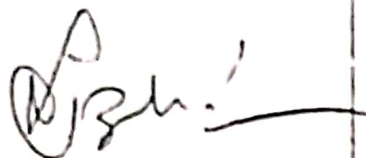
EXC. BAL.
nil
nil
nil
nil
NIL
NIL

* GROUND FLOOR	101.01
* FIRST FLOOR	270.46
* SECOND FLOOR	270.46
THIRD FLOOR	270.46
FOURTH FLOOR	240.89
FIFTH FLOOR	159.436
MIN LIFT AREA	1.8M
* TOTAL	1314.60

F. DOOR AND WINDOWS SCHEDULE

D 1 00X2 10	T W DOOR	W 1.50X1 20	M S WINDOW
D1 0 90X2 10	T.W DOOR	W1 1.50 X0 90	M S WINDOW
D2 0 75X2 00	T W DOOR	W2 1 80 X1 20	M S WINDOW
V 0 60X0 90	M S VENT	W3 0 45 X1 50	M S WINDOW

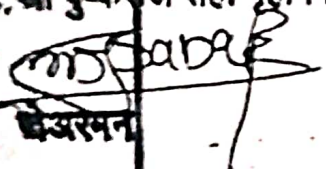
CERTIFICATE OF THE AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 5/3/2010 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P ACT

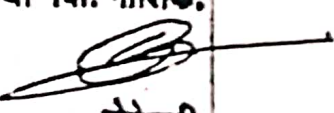

Vilas M. Katkade
 Reg. Architect & Engineer

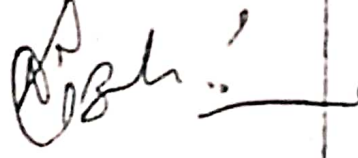
TRUE COPY
 ARCHITECT SIGN

PROPOSED RESIDENTIAL BUILDING IN
 P.No.3+23+24,S.NO.19/2B/1
 AT- Makhmalabad shiwar,NASHIK.
 FOR.SHRI - PUSHKRAJ CO.OP.H.SOC. LTD

- NOTES**
- a) BOUNDARY OF THE LAND SHOWN IN THICK BLACK
 - b) PROPOSED WORK SHOWN IN RED
 - c) DRAINAGE LINE SHOWN IN RED DOT

श्री पुष्कराज सह. गृहनिर्माण संस्था मर्वा. नाशिक.

 संचालक


 सचिव


Vilas M. Katkade
 Reg. Architect & Engineer
 ARCHITECT SIGN

VILAS M. KATKADE
 CONSULTING ENGINEER.
 SHARDHA SANKUL-3.
 OFFICE NO.F, OLD GANGAPUR NAKA.
 NASHIK. PH. (0253) - 2580377.

CAD BY	SCALE	DATE
Kajale.v	AS SHOWN	6-03-12

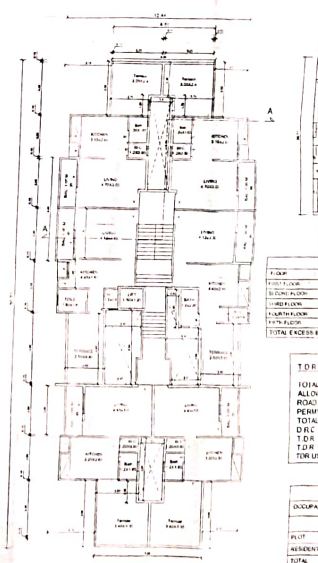
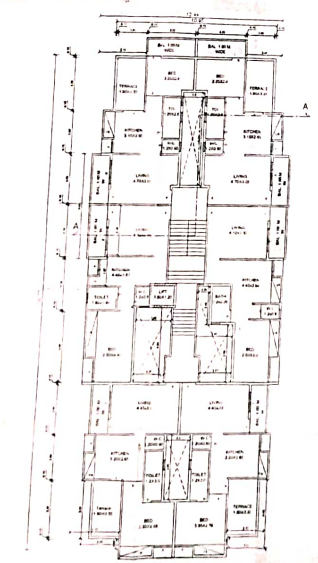
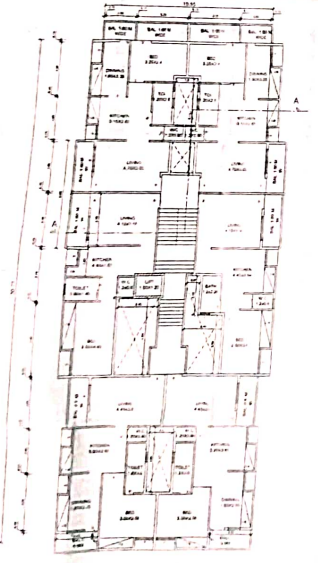
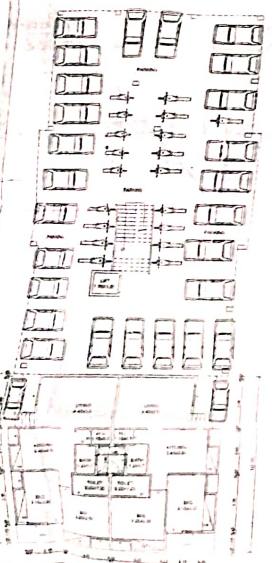
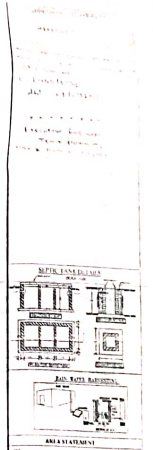
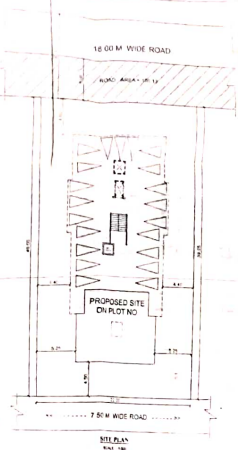
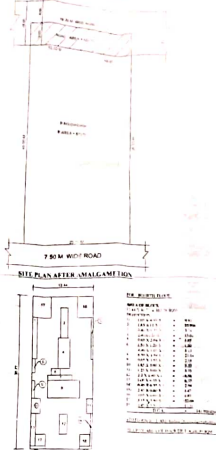
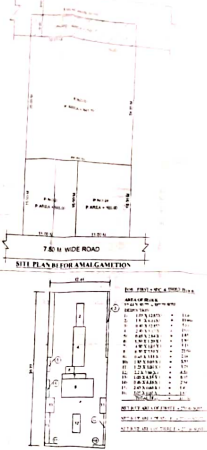
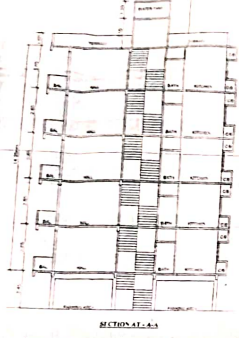


TABLE 1: AREA STATEMENT

ITEM	AREA (SQ. M)
1. TOTAL AREA	10000.00
2. ROAD AREA	1000.00
3. OPEN AREA	1000.00
4. COVERED AREA	1000.00
5. BALCONY AREA	1000.00
6. STAIRS	1000.00
7. LIFT	1000.00
8. SERVICE AREAS	1000.00
9. OTHER AREAS	1000.00
10. TOTAL	10000.00

TABLE 2: BALCONY STATEMENT

FLOOR	AREA	PERMITTED	PROPOSED	EXCESS
1ST FLOOR	200.00	200.00	200.00	0.00
2ND FLOOR	200.00	200.00	200.00	0.00
3RD FLOOR	200.00	200.00	200.00	0.00
4TH FLOOR	200.00	200.00	200.00	0.00
5TH FLOOR	200.00	200.00	200.00	0.00
TOTAL EXCESS BALCONY				0.00

TABLE 3: T.O.R. STATEMENT

TOTAL FLOOR AREA	811.75 SQ. M
ALLOWABLE T.O.R. AREA	347.75 SQ. M
ROAD ACQUISITION AREA	100.00 SQ. M
PERMISSIBLE B.S.P. AREA	133.00 SQ. M
TOTAL B.S.P. AREA PROPOSED	133.00 SQ. M
D.R.C. N.	LAND USE 01
T.O.R. ZONE	D
T.O.R. PURCHASE	4,348.98 SQ. FT
TENURE	40 YEARS

TABLE 4: PARKING STATEMENT

OCCUPANCY	REQUIRED		PROVIDED	
	4 WHEELS	2 WHEELS	4 WHEELS	2 WHEELS
RESIDENTIAL	10	20	10	20
TOTAL	10	20	10	20

AREA STATEMENT

TOTAL FLOOR AREA: 811.75 SQ. M

ALLOWABLE T.O.R. AREA: 347.75 SQ. M

ROAD ACQUISITION AREA: 100.00 SQ. M

PERMISSIBLE B.S.P. AREA: 133.00 SQ. M

TOTAL B.S.P. AREA PROPOSED: 133.00 SQ. M

D.R.C. N.: LAND USE 01

T.O.R. ZONE: D

T.O.R. PURCHASE: 4,348.98 SQ. FT

TENURE: 40 YEARS

DATE: 10/10/2010

DESIGNED BY: VILAS M. KATKAD

CHECKED BY: VILAS M. KATKAD

SCALE: AS SHOWN

PROJECT: VILAS M. KATKAD

DATE: 10/10/2010

4 pages in total out of 10

VILAS M. KATKAD
Architect & Engineer

VILAS M. KATKAD
CONSULTANT ARCHITECT
OFFICE: 101, ANAND NAGAR
MUMBAI - 400 007