Proposed Building (Phase 2)

12.00 M WIDE ROAD

22.07M

133.08M

ADJ.G.NO.2659

(AS PER APP LAYOUT)

89.95M

26.73M

ADJ.G.NO.2656

39.44M

OPEN SPACE
956.30 SQ.MTR

36.40M

PROP.SITE BUILDING NO.01

PROP.SITE BUILDING NO.02

PHASE - 1

7.50 MTR WIDE ROAD

AMENITY
955.00 SQ.MTR.

PHASE - 2

ADJ.OPEN SPACE

26.07M

133.07M

7.5 MTR WIDE ROAD

36.50M

12.00 MTR WIDE ROAD

(AS PER APP LAYOUT)

85.25M

26.04M

12 MTR WIDE ROAD

ADJ.G.NO.2658

ADJ.G.NO.2657

9.00 M WIDE ROAD

SITE PLAN
SCALE - 1:500

FORM OF STATEMENT 2		
PROPOSED ROW HOUSE ('B' WING)		
Row House No.	Floor No.	Total Built - Up Area of Floor as per outer Construction Line. (Sq.mtr)
(1)	(2)	(3)
Row House 'B' WING	GROUND	204.23
	FIRST	227.42
	TOTAL	431.65

FORM OF STATEMENT 3					
AREA DETAILS OF PROPOSED ROW HOUSE ('B' WING)					
Row House No.	Floor No.	Row House No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
Row House 'B' WING	GROUND	01,02,03,04	32.50 X 04 = 130.00	------	------
	FIRST		32.48 X 04 = 129.92	4.34X4 = 17.36	------
	TOTAL		64.98 X 04 = 259.92	17.36	------
	GROUND	05,06	23.79 X 02 = 50.49	------	------
	FIRST		29.70 X 02 = 59.40	4.17X4 = 16.68	------
	TOTAL		59.40 X 02 = 118.80	16.68	------

NOTES :-
- PLOT BOUNDRY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAIN LINE SHOWN IN DOTTED RED DOTTED.
- EXTERNAL WALL 0.15 MT. THICK.
- INTERNAL WALL 0.10 MT. THICK.
- REF: FINAL APPR.LYT.LT.NO.164, DTD.21/1/2002
- REF: APPR. AMALGAMATION LT.NO. ..... DTD. .....

PARKING STATEMENT (WING 'A')						
TYPE	CARPET AREA	TENAMENT. UNIT	CAR		SCOOTER	
			REQ.	PRO.	REQ.	PRO.
RESIDENTIAL	>30 m²		00	00	00	00
RESIDENTIAL	30 - 40 m²	00	00	00	00	00
RESIDENTIAL	40 - 80 m²	04	02	10	10	10
RESIDENTIAL	80 -150 m²	00	00	00	00	00
RESIDENTIAL	>150 m²	00	00	00	00	00
VISITOR 5 %		00	0.1	0.1	0.5	0.5
COMMERCIAL		00	00	00	00	00
TOTAL REQUIRED			2.1	2.1	10.5	10.5
AS PER MULTIPLE FACTOR RULE NO 8.2.2 -0.4			0.84	0.84	4.2	4.2
TOTAL PROPOSED			01	01	04	04

PARKING STATEMENT (WING 'B')						
TYPE	CARPET AREA	TENAMENT. UNIT	CAR		SCOOTER	
			REQ.	PRO.	REQ.	PRO.
RESIDENTIAL	>30 m²		00	00	00	00
RESIDENTIAL	30 - 40 m²	00	00	00	00	00
RESIDENTIAL	40 - 80 m²	08	03	15	15	15
RESIDENTIAL	80 -150 m²	00	00	00	00	00
RESIDENTIAL	>150 m²	00	00	00	00	00
VISITOR 5 %		00	0.1	0.1	0.7	0.7
COMMERCIAL		00	00	00	00	00
TOTAL REQUIRED			3.1	3.1	15.7	15.7
AS PER MULTIPLE FACTOR RULE NO 8.2.2 -0.4			1.24	1.24	6.28	6.28
TOTAL PROPOSED			01	01	00	00

AREA DIAGRAMME & CALCULATION

FOR GROUND FLOOR (WING A)
AREA OF BLOCK A =
20.11 X 6.98 = 140.36 SQMT.

NET TOTAL B/UP AREA OF GROUNDFL
= 140.36 SQMT.

FOR FIRST FLOOR (WING A)
AREA OF BLOCK B =
20.11 X 8.48 = 170.53 SQMT.
DEDUCTION
1) 3.75 X 1.50 X 2 = 11.25

NET TOTAL B/UP AREA OF FIRST FL. =
170.53 - 11.25 = 159.28 SQMT.

FORM OF STATEMENT 2		
PROPOSED ROW HOUSE ('A' WING)		
Row House No.	Floor No.	Total Built - Up Area of Floor as per outer Construction Line. (Sq.mtr)
(1)	(2)	(3)
Row House 'A' WING	GROUND	140.36
	FIRST	159.23
	TOTAL	299.64

FORM OF STATEMENT 3					
AREA DETAILS OF ROW HOUSE ('A' WING)					
Row House No.	Floor No.	Row House No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
Row House 'A' WING	GROUND	01,02,03,04	32.50 X 04 = 130.00	------	------
	FIRST		32.48 X 04 = 129.92	4.34X04=17.36	------
	TOTAL		64.98 X 04 = 259.92	17.36	------

SECTION @ AA (WING B)
SCALE - 1:100

SECTION @ BB (WING B)
SCALE - 1:100

AREA DIAGRAM & CALCULATION

FOR GROUND FLOOR (WING B)
AREA OF BLOCK 'A' =
29.26 X 6.98 = 204.23 SQMT.

NET TOTAL B/UP AREA OF GROUND FL.
= 204.23 SQ.MTR

FOR FIRST FLOOR (WING B)
AREA OF BLOCK 'B' =
29.26 X 8.48 = 248.12 SQMT.
DEDUCTION -
1) 3.75 X 1.50 X 2 = 11.25
2) 3.16 X 1.50 X 2 = 9.48
TOTAL DEDUCTION - 20.70
NET TOTAL B/UP AREA OF FIRST FL.

= 248.12 - 20.70 = 227.42 SQMT.
TOTAL AREA = 227.42 SQ.MTR

SECTION @ AA (WING A)
SCALE - 1:100

SECTION @ BB (WING A)
SCALE - 1:100

FRONT ELEVATION (WING B)
SCALE - 1:100

FIRST FLOOR PLAN(WING B)
SCALE - 1:100

FRONT ELEVATION (WING A)
SCALE - 1:100

FIRST FLOOR PLAN(WING A)
SCALE - 1:100

DOORS AND WINDOWS			
TYPE	SIZE	W.T.	SPECIFICATION
D	1.00 X 2.10		T.W. PANELLED DOOR
DH	0.90 X 2.10		T.W. PANELLED DOOR
DJ2	0.70 X 2.10		T.W. PANELLED DOOR
W	1.50 X 1.20		M.S. GRAILED WINDOW
W1	1.20 X 1.20		M.S. GRAILED WINDOW
V	0.60 X 0.60		M.S. GRAILED COVERED

RAIN WATER HARVESTING

STORAGE TREATMENT UNIT

EFFLUENT DISPOSAL UNIT

GROUND FLOOR PLAN(WING B)
SCALE - 1:100

PHASE 02

GROUND FLOOR PLAN(WING A)
SCALE - 1:100

PHASE 02

TITLE	SHEET NO. - 1/4

REVISED GROUP HOUSING SCHEME PLAN
ON S.NO. 2658/1
~~AT- OZAR, DIST.NASHIK.~~
FOR - SHRI.ANIL RAMKRUSHNA BHAMBERE & SAU.VIDYA ANIL BHAMBERE.

APPROVAL STAMP

Approved as amended in .....
subject to conditions mentioned in Annuxure 'A'
of letter No. ~~a/mh/DP-Sch/0-1071/11 dt. 31/12/21~~
~~dt. 10/01/2022~~ dt. 25/5/2022
Dated 27 / 4 /20 22

DEPUTY METROPOLITAN PLANNER
Nashik Metropolitan Region Development Authority,Nashik

NMRDA

PROPOSED B/UP AREA STATEMENT	
BUILDING NAME	B/UP AREA
BUILDING NO.01	3286.40
BUILDING NO.02	5333.22
TOTAL	8619.62
PHASE - 1 ROW HOUSE WING 'C'	734.65
ROW HOUSE WING 'D'	490.90
TOTAL	1225.55
PHASE - 2 ROW HOUSE WING 'A'	299.64
ROW HOUSE WING 'B'	431.65
TOTAL	731.29
TOTAL	10576.46

PROPOSED SITE

LOCATION PLAN
SCALE - 10,000

REF- FINAL APPROVAL LAYOUT NO.LND/WS/CR/11, DT.10/04/1992

AREA STATEMENT

1.	AREA OF PLOT (Minimum area of p.l.u. to be considered)	
	a) As per ownership document (7/12, CTS extract)	10,300.00
	b) As per measurement sheet	10,300.00
	c) As per site	10,300.00
2.	DEDUCTIONS FOR:	
	(a) Proposed D.P./D.P. Road Widening Area/Service Road/ Highway widening	437.00
	(b) Any O.P. Reservation Area (Total a+ b)	437.00
3.	Balance area of plot (1-2)	9863.00
4.	Amenity Space (if applicable)	------
	(a) Required	------
	(b) Adjustment of 10% if any -	------
	(c) Balance Proposed -	------
5.	Net Plot Area (3-4 (c))	9863.00
6.	Recreational Open space (if applicable)	986.30
	(a) Required -	------
	(a) Proposed -	955.00
7.	Internal Road Area	------
8.	Potential area (if applicable)	------
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI)	10619.30
10.	Addition of FSI on payment of premium	------
	(a) Maximum permissible premium FSI based on road width/TDR zone.	------
	(b) Proposed FSI on payment of premium.	------
11.	In-situ FSI / TDR loading	------
	(a) In-situ area against D.P. road (2.5 x Sr.No. (a)), if any	------
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.66 x Sr.No. 4 (b) and / or (c))	------
	(c) TDR area	------
	(d) Total (In-situ / TDR loading proposed (11 (a)+ (b)+(c))	------
12.	Additional FSI area under Chapter No. 7	------
13.	Total entitlement of FSI in the proposal	
	(a) Pre-fix(9+11(d) or 12 whichever is applicable)	10619.30
	(b) Ancillary Area FSI upto 60% of 60% with payment of charges	57.16
	(c) Total entitlement (a+b)	10676.46
14.	Maximum saleable/net limit of F.S.I. Building potential) Permissible as per Road width (tos per Regulation No 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8)	------
15.	Total Built-up Area in proposal (excluding area of at no. 6(b))	------
	(a) Existing Built -up Area	------
	(b) Proposed Built-up Area (as per 'P'-line)	10525.46
	(c) Total (a+b)	10525.46
16.	F.S.I. Consumed (15/13) (should not be more than result No. 14 above)	1.00
17.	Area for Inclusive Housing, if any	------
	(a) Required (25% of Sr No. 9)	------
	(b) Proposed	------

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26 / 02 / 2022 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLEST WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/ DEPARTMENTI CITY SURVEY RECORDS.

AR. YOGESH T. GAIKWAD

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS 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.

SAU.VIDYA ANIL BHAMBERE.

SHRI.ANIL RAMKRUSHNA BHAMBERE.

AR. YOGESH T. GAIKWAD
ARCHITECT SIGN.

Shri. MILIND S. RATHI
Reg. Structural Engineer
NMC Reg. No. SELR128
STRUCTURAL ENGG. SIGN.

GAIKWAD ASSOCIATES

AR. YOGESH GAIKWAD
B.E. (Civil) M.E. (Construction Management), STAAI, R. Arch.
+91-9890441077
+91-9423015599

AR. SATISH GAIKWAD
Regd. Architect(A&A)
Architectural Consultant
+91-9373198813

EMAIL : gaikwadassociates@gmail.com, PH : 0253 - 2310813
ADDRESS : A-001, Third Floor, Pratibandha Plaza, Above Suraj Pathrod Bhuvan Colony, Behind Kalikund Garden, Nashik 422005

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect / License no. of Licensed Engineer/Supervisor
		1:100	POOJA USHIR	S.D.G.	CA/2018/73634

Wed, 14 Jun 2023 4:56:pm Revised NMRDA OFFICE DATA 23-9-2022 2022 PROJECT\SHRAM BHAMBERE\SHRAM BHAMARE FINAL MUNICIPAL DD CANDD