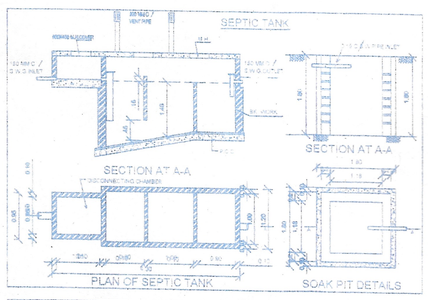
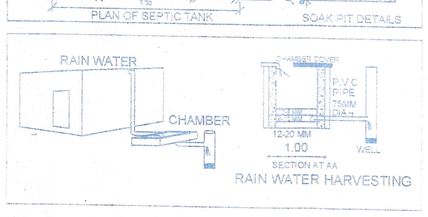




NOTE
PLOT BOUNDARY SHOWN IN THK. BLACK
PROPOSED CONST. SHOWN IN THK. RED
WATER LINE SHOWN IN DOTTED BLACK
DRAINAGE LINE SHOWN IN DOTTED RED

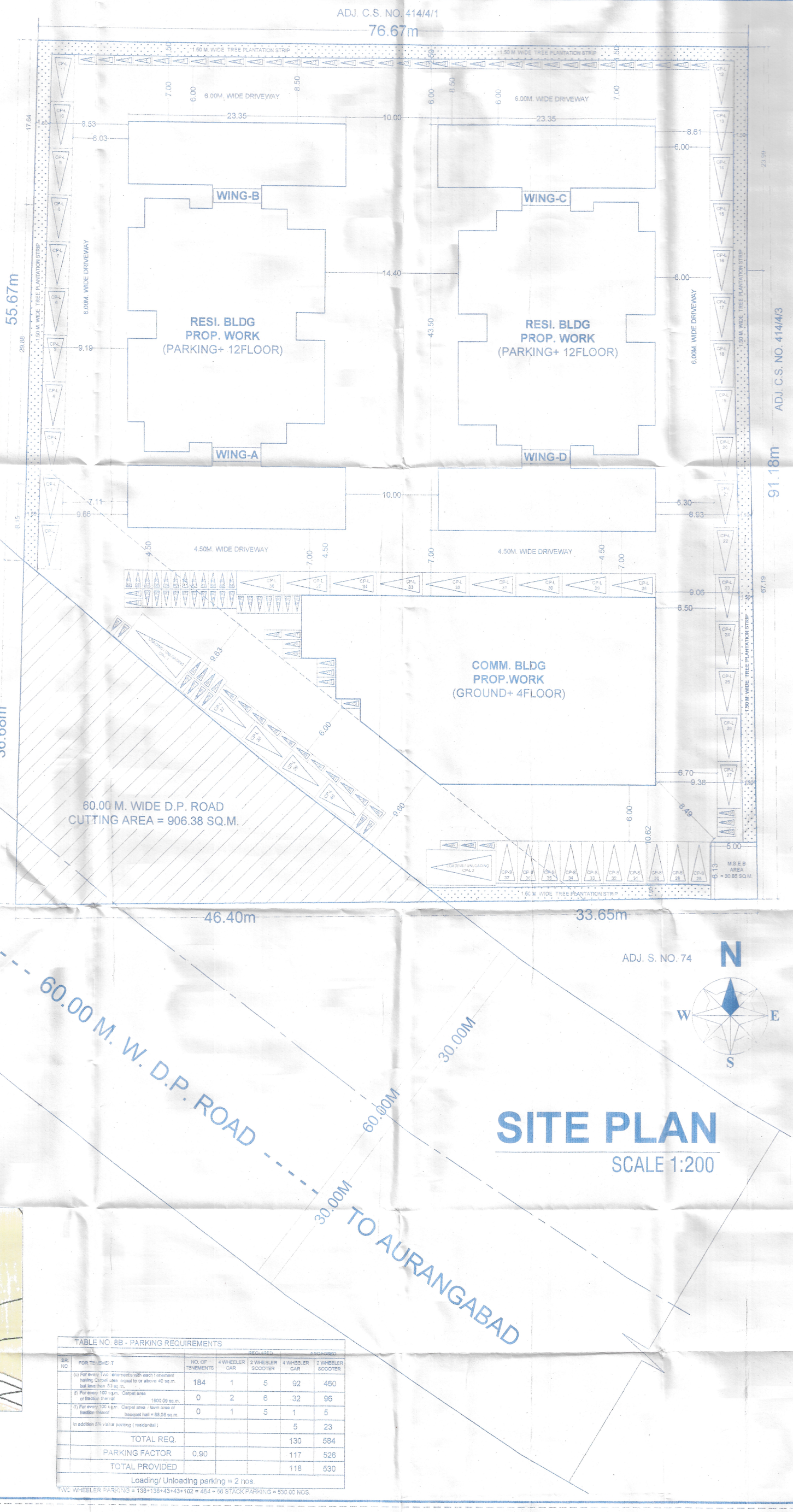
SCHEDULES OF OPENING

SR. NO.	SIZES	DESCRIPTION
R/S	3.00 X 2.40	M.S. ROLLING SHUTTER
S/F/D	3.00 X 2.40	T.W. FLUSH DOOR
D1	1.20 X 2.40	T.W. FLUSH DOOR
D2	0.75 X 2.10	T.W. FLUSH DOOR
W4	1.50 X 1.50	M.S. WINDOWS
V1	0.60 X 0.75	M.S VENTILATOR

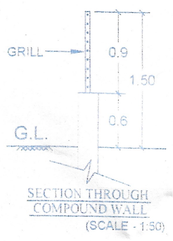
AREA CALCULATION FOR MHADA
AREA FOR INCL. SIVIL HOUSING
S.NO. 73/2/1+ 73/2/2/A AT.
NANDURDASAK SHIWAR
PLOT AREA - 7125.24
DP.ROAD WIDENING - 906.380
NET TOTAL - 6218.86
BASIC FSI - 6840.75

40% OF BASIC F.S.I AREA (MHADA)
= 6840.75 X 40% = 2736.30 SQ.MT
PROPOSED MHADA
BUILT UP AREA - 2902.38 SQ.MT

PROPOSED MHADA AREA ON
S.NO. 73/2/2/C + AT.NANDUR DASAK



SITE PLAN
SCALE 1:200



PROPOSED SITE

LOCATION PLAN
SCALE- 1:10000

TABLE NO. 8B - PARKING REQUIREMENTS

SR. NO.	FOR TENEMENT	NO. OF TENEMENTS	REQUIRED 4 WHEELER CAR	REQUIRED 2 WHEELER SCOOTER	PROPOSED 4 WHEELER CAR	PROPOSED 2 WHEELER SCOOTER
	(c) For every Two tenements with each tenement having Carpet area equal to or above 40 sq.m. but less than 60 sq.m.	184	1	5	92	460
	(f) For every 100 sq.m. Carpet area or fraction thereof 1600.09 sq.m.	0	2	6	32	96
	(f) For every 100 sq.m. Carpet area / lawn area of fraction thereof banquet hall = 88.06 sq.m.	0	1	5	1	5
	In addition 5% visitor parking (residential)				5	23
	TOTAL REQ.				130	584
	PARKING FACTOR	0.90			117	526
	TOTAL PROVIDED				118	530
	Loading/ Unloading parking = 2 nos.					

T.W. WHEELER PARKING = 138+138+43+43+102 = 464 + 66 STACK PARKING = 530.00 NOS.

PROFORMA - I
STAMP OF APPROVAL

DRG.SHEET NO. 1/4

APPROVED
The Plans amended in .....
As per the conditions Mentioned in
the accompaining commencement
Certificate No. C2/1011/2022 dated 04/03/2022

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENTS (Unified)		SQ.MT.
1]	Area of plot (Minimum area of a, b, c, to be considered)	
	a) As per ownership document (7/12, CTS extract)	= 7125.24
	b) As per measurement sheet	= 0
	c) As per site	= 0.00
2]	Deductions for	
	a) Proposed D.P. 60.00 D.P. Road CUTTING area	= 906.380
	b) Proposed D.P. 18.00 D.P. Road CUTTING area	= 0
	c) Proposed D.P. D.P. Road widening area	= 0
	Total (a+b+c)	= 906.380
3]	Balance area of plot (1 - 2)	= 6218.86
4]	Amenity Space (if applicable)	
	a) Required -	= 0
	b) Adjustment of 2(b), if any -	= 0
	c) Balance Proposed	= 0
5]	Net plot area (3 - 4 (c))	= 6218.86
6]	Recreational Open space (if applicable)	
	a) Required - 10%	= 621.88
	b) Proposed -	= 622.10
7]	Internal road area	= 0
8]	Plotable area	= 0
9]	Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5X basic FSI)	= 6840.75
10]	Addition of FSI on payment of premium	= 0
	a) Maximum permissible premium FSI-based on road width / TOD Zone . (6218.86x50%)	= 3109.43
	b) Proposed FSI on payment of premium	= 3109.40
11]	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road { 2.0xSr.No.2 (c) }, if any (906.38 X 2)	= 1812.76
	b) In-situ area against Amenity Space if handed over { 2.00 or 1.85xSr.No.4 (b) and/or (c).	= 0
	c) TDR area (6218.86x1.40%) = 8706.40	= 510.00
	d) Total in-situ /TDR loading proposed {11(a)+(b)+(c) }	= 2322.76
12]	Additional FSI area under Chapter No.7 Allowed	= 0
13]	Total entitlement of FSI in the proposal	
	a) {9+10(b)+11(a)} or 12 whichever is applicable	= 12272.91
	b) Ancillary Area FSI upto 60% or 80% with payment of charges. Commercial Area = (2826.75/1.8X0.8) = 1256.33 sq.m. Residential Area = (17118.00/1.60X0.8) = 8419.25 sq.m. TOTAL = 7675.58	= 7675.50
	c) Total entitlement (a+b)	= 19948.410
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 1.6 or 1.8 }	= 3.00
15]	Total Built-up Area in proposal. (excluding area at sr.no. 17b)	
	a) Existing Built-up area.	= 0
	b) Proposed Built-up Area (As per 'P-line')	= 19944.75
	c) Total (a+b)	= 19944.75
16]	F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	= 1.62
17]	Area for inclusive Housing, if any .	
	a) Required (20% of sr no. 5) MHADA AREA (basic fsi 40%)	= 2736.30
	b) Proposed MHADA AREA PROPOSED	= 2902.38

Certificate of Area

Certified that the plot under reference was surveyed by me on ---------- and 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 title / T.P. Scheme Record / Land Records Department / City Survey records.

Ar. Thakkar
Signature
(Name of Architect / Licensed Engineer / Supervisor)
CA/2001/43565

B/UP AREA STATEMENTS		IN SQ.MT.
COMMERCIAL	GROUND FLOOR	= 664.540
	FIRST FLOOR	= 653.870
	SECOND FLOOR	= 694.180
	THIRD FLOOR	= 694.180
	FOURTH FLOOR	= 119.980
A) TOTAL COMMERCIAL B/UP AREA		= 2826.750
RESIDENTIAL	GROUND FLOOR	= 256.840
	FIRST FLOOR	= 790.920
	SECOND FLOOR	= 1449.50
	THIRD FLOOR	= 1449.50
	FOURTH FLOOR	= 1449.50
	FIFTH FLOOR	= 1449.50
	SIXTH FLOOR	= 1449.50
	SEVENTH FLOOR	= 1449.50
	EIGHTH FLOOR	= 1555.24
	NINENTH FLOOR	= 1449.50
	TENTH FLOOR	= 1449.50
	ELEVENTH FLOOR	= 1449.50
	TWELVETH FLOOR	= 1449.50
B) TOTAL RESIDENTIAL B/UP AREA		= 17118.00
TOTAL RESI. + COMM. B/UP AREA (A+B)		= 19944.750

TITLE

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING, ON S.NO.73/2/1+ 73/2/2/A, AT. NANDUR-DASAK SHIWAR, TAL. & DIST. NASHIK.
FOR- PEBBLE INFRACON LLP.

Ar. Kapil Thakkar Proprietor CA/2017/53565		
SIGN. OF ARCHITECT ar. kapil thakkar	SIGN. OF STRU. ENGG. Er.	SIGN. OF OWNER

KAPIL THAKKAR & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNER
CONTACT
1ST FLOOR ,BUILDING NO 3,STADIUM COMPLEX ,M.G ROAD, NASHIK-422003
Ph. +91 7588563705
Email: aakarstudionsk@gmail.com
Ar. Kapil L.Thakkar B.Arch.,M.Sc construction

Job No.	Drg.No.	Scale	Drawn by	Chkd by	Date	Registration no.
	01	as shown	Kailas		11/12/2021	