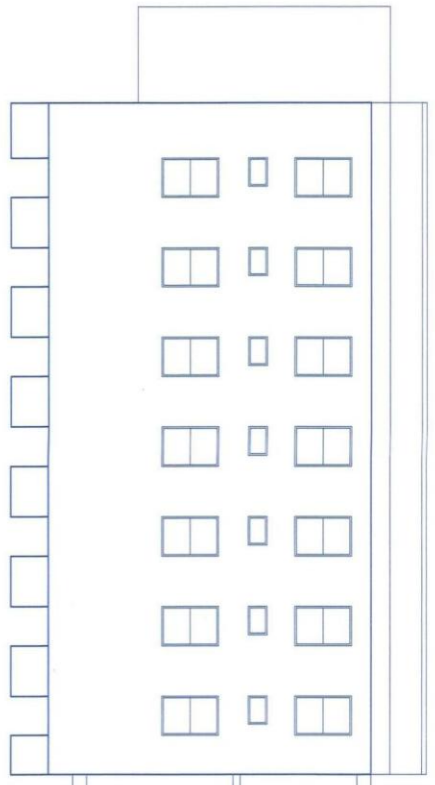
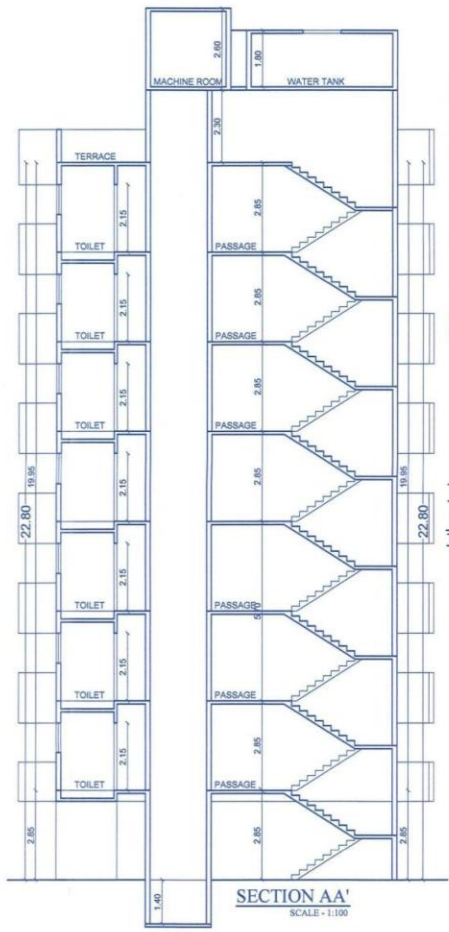
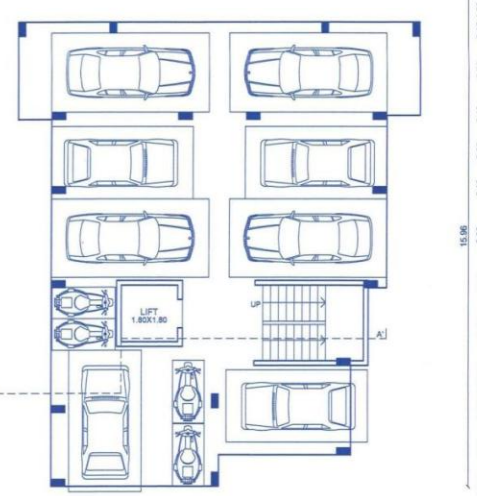


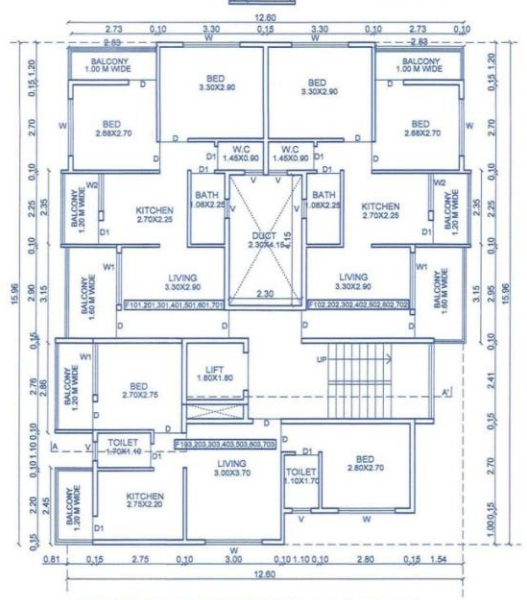
ELEVATION



SECTION AA'
SCALE - 1:100



GROUND FLOOR PLAN
WING 'F'
SCALE - 1:100

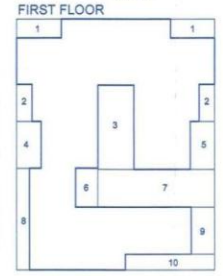


FIRST TO SEVENTH FLOOR PLAN
WING 'F'
SCALE - 1:100

AREA CALCULATION & DIAGRAM

WING F SCALE 1:200

FIRST FLOOR



BLOCK AREA = 12.60X15.96 = 201.09 SQ.M.

DEDUCTIONS -

1) 2.83 x 1.20 x2 = 6.79 SQ.M
2) 0.98 x 2.35 x2 = 4.60 SQ.M
3) 2.30 x 5.35 x1 = 12.30 SQ.M
4) 1.55 x 2.98 x1 = 4.61 SQ.M
5) 1.55 x 3.05 x1 = 4.72 SQ.M
6) 1.42 x 2.48 x1 = 3.52 SQ.M
7) 7.45 x 2.41 x1 = 17.95 SQ.M
8) 0.81 x 6.48 x1 = 5.24 SQ.M
9) 1.49 x 3.00 x1 = 4.47 SQ.M
10) 5.69 x 1.00 x1 = 5.69 SQ.M

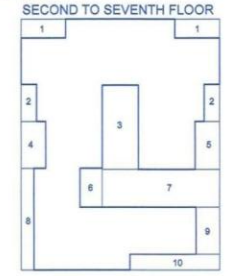
TOTAL DEDUCTION = 69.89 SQ.M

Net b/up area of First floor = 131.20 SQ.M

Addition of Lift - 2.10x2.10 = 4.41 SQ.M.

Total b/up area First floor = 135.61 SQ.M

SECOND TO SEVENTH FLOOR



BLOCK AREA = 12.60X15.96 = 201.09 SQ.M.

DEDUCTIONS -

1) 2.83 x 1.20 x2 = 6.79 SQ.M
2) 0.98 x 2.35 x2 = 4.60 SQ.M
3) 2.30 x 5.35 x1 = 12.30 SQ.M
4) 1.55 x 2.98 x1 = 4.61 SQ.M
5) 1.55 x 3.05 x1 = 4.72 SQ.M
6) 1.42 x 2.48 x1 = 3.52 SQ.M
7) 7.45 x 2.41 x1 = 17.95 SQ.M
8) 0.81 x 6.48 x1 = 5.24 SQ.M
9) 1.49 x 3.00 x1 = 4.47 SQ.M
10) 5.69 x 1.00 x1 = 5.69 SQ.M

TOTAL DEDUCTION = 69.89 SQ.M

Net b/up area of floor = 131.20 SQ.M.

Total b/up area Second floor = 131.20 SQ.M

Total b/up area Third floor = 131.20 SQ.M

Total b/up area Fourth floor = 131.20 SQ.M

Total b/up area Fifth floor = 131.20 SQ.M

Total b/up area Sixth floor = 131.20 SQ.M

Total b/up area Seventh floor = 131.20 SQ.M

BALCONY STATEMENT (WING E+F+G) (EXISTING+PROPOSED)

Floor	Area	Allowed Balcony 15% of floor area	Balcony Area	Excess Balcony
First Floor (Wing E+F+G)	504.95 sq.m.	75.74 sq.m.	3.20+3.20= 6.40 X 2.00= 12.80 2.95+2.95+2.70+2.70+2.45+2.45= 16.20 X 1.20= 19.44 12.80+19.44= 32.24 (wing E) 3.15+3.15= 6.30 X 1.60= 10.08 2.35+2.35+2.85+2.45 = 10.00 X 1.20 = 12.00 2.83+2.83= 5.66 X 1.00= 5.66 10.08+12.00+5.66= 27.74 (wing F) 3.20+3.20+3.20+2.95 = 12.55 12.55 X 1.20 = 15.06 2.85+2.85 = 5.70 5.70 X 1.42 = 8.09 15.06+8.09 = 23.15 (wing G) 32.24+27.74+23.15 = 83.13	83.13 - 75.74 = 7.39
Second To Fourth Floor (Wing E+F+G)	494.33 sq.m.	74.15 sq.m.	3.20+3.20= 6.40 X 2.00= 12.80 2.95+2.95+2.70+2.70+2.45+2.45= 16.20 X 1.20= 19.44 12.80+19.44= 32.24 (wing E) 3.15+3.15= 6.30 X 1.60= 10.08 2.35+2.35+2.85+2.45 = 10.00 X 1.20 = 12.00 2.83+2.83= 5.66 X 1.00= 5.66 10.08+12.00+5.66= 27.74 (wing F) 3.20+3.20+3.20+2.95+3.20 = 15.75 X 1.20 = 18.90 2.85+2.85 = 5.70 5.70 X 1.42 = 8.09 18.90+8.09 = 26.99 (wing G) 32.24+27.74+26.99 = 86.97	86.97 - 74.15= 12.82 12.82 x 3 = 38.46
Fifth to Seventh Floor (Wing E+F+G)	339.54 sq.m.	50.93 sq.m.	3.20+3.20= 6.40 X 2.00= 12.80 2.95+2.95+2.70+2.70+2.45+2.45= 16.20 X 1.20= 19.44 12.80+19.44= 32.24 (wing E) 3.15+3.15= 6.30 X 1.60= 10.08 2.35+2.35+2.85+2.45 = 10.00 X 1.20 = 12.00 2.83+2.83= 5.66 X 1.00= 5.66 10.08+12.00+5.66= 27.74 (wing F) 32.24+27.74 = 59.98	59.98 - 50.93= 9.05 9.05 x 3 = 27.15
Total excess balcony area (Wing E+F+G)				73.00 SQ.M.
Completed = 5.40 Sq.m.+Proposed 67.60 Sq.m. Excess Balcony (67.60+5.40)				73.00 SQ.M.

PARKING STATEMENT (PROPOSED WING E+F)

NO.	REQUIRED PARKING			PROPOSED PARKING		
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
No. of Tenament having carpet area up to 40.0 SQ.M. 35 nos	9 NOS.	35 NOS.	35 NOS.	9 NOS.	35 NOS.	35 NOS.
No. of Tenament having carpet area from 40.00 to 80.00 SQ.M. 14 nos	14 NOS.	56 NOS.	28 NOS.	14 NOS.	56 NOS.	28 NOS.
Visitors parking 5%	02 NOS.	05 NOS.	04 NOS.	02 NOS.	05 NOS.	04 NOS.
TOTAL	25 NOS.	96 NOS.	67 NOS.	25 NOS.	96 NOS.	67 NOS.

B/UP AREA STATEMENT (WING E)

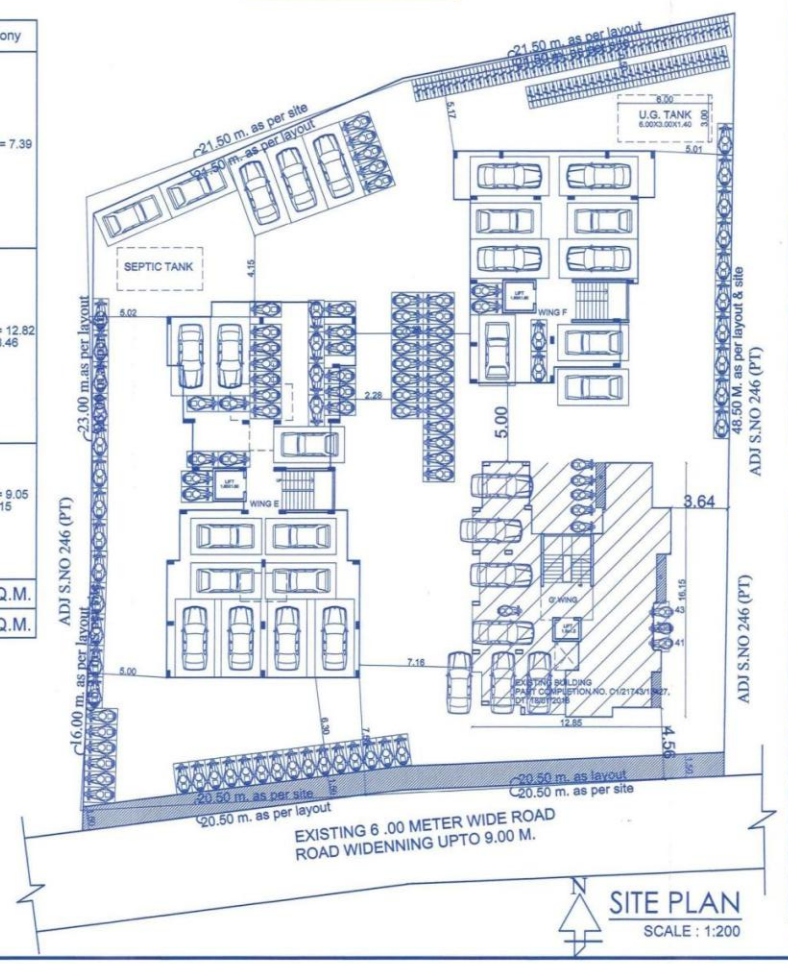
BUILDING NO/ WING	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
WING 'E'	FIRST FLOOR	212.75 SQ.M.	31.91 SQ.M.	0.33 SQ.M.	—	—	213.08 SQ.M.
	SECOND FLOOR	208.34 SQ.M.	31.25 SQ.M.	0.99 SQ.M.	—	—	209.33 SQ.M.
	THIRD FLOOR	208.34 SQ.M.	31.25 SQ.M.	0.99 SQ.M.	—	—	209.33 SQ.M.
	FOURTH FLOOR	208.34 SQ.M.	31.25 SQ.M.	0.99 SQ.M.	—	—	209.33 SQ.M.
	FIFTH FLOOR	208.34 SQ.M.	31.25 SQ.M.	0.99 SQ.M.	—	—	209.33 SQ.M.
	SIXTH FLOOR	208.34 SQ.M.	31.25 SQ.M.	0.99 SQ.M.	—	—	209.33 SQ.M.
	SEVENTH FLOOR	208.34 SQ.M.	31.25 SQ.M.	0.99 SQ.M.	—	—	209.33 SQ.M.
	TOTAL AREA	1462.79 SQ.M.	219.41 SQ.M.	6.27 SQ.M.	—	—	1469.06 SQ.M.

B/UP AREA STATEMENT (WING F)

BUILDING NO/ WING	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
WING 'B'	GROUND FLOOR	—	—	—	—	—	—
	FIRST FLOOR	135.61 SQ.M.	20.34 SQ.M.	7.40 SQ.M.	—	—	143.01 SQ.M.
	SECOND FLOOR	131.20 SQ.M.	19.68 SQ.M.	8.06 SQ.M.	—	—	139.26 SQ.M.
	THIRD FLOOR	131.20 SQ.M.	19.68 SQ.M.	8.06 SQ.M.	—	—	139.26 SQ.M.
	FOURTH FLOOR	131.20 SQ.M.	19.68 SQ.M.	8.06 SQ.M.	—	—	139.26 SQ.M.
	FIFTH FLOOR	131.20 SQ.M.	19.68 SQ.M.	8.06 SQ.M.	—	—	139.26 SQ.M.
	SIXTH FLOOR	131.20 SQ.M.	19.68 SQ.M.	8.06 SQ.M.	—	—	139.26 SQ.M.
	SEVENTH FLOOR	131.20 SQ.M.	19.68 SQ.M.	8.06 SQ.M.	—	—	139.26 SQ.M.
	TOTAL AREA	922.81 SQ.M.	138.42 SQ.M.	55.76 SQ.M.	—	—	978.57 SQ.M.

SCHEDULE OF DOOR/WINDOW

RS	2.10X2.15	ROLLING SHUTTER
D	1.05X2.15	T. W. PANELLED
D1	0.90X2.15	T. W. PANELLED
D2	0.75X2.15	
W	1.80X2.15	T. W. GLAZED WINDOW
W1	1.50X1.25	
V	0.60X0.90	LOUVERD VENT.



SITE PLAN
SCALE : 1:200

T.D.R AREA STATEMENT

CERTIFICATE NO. 831, DT.08/05/2019.

* AREA OF THE PLOT (AS PER 7/12 EXTRACT)	=	1822.47 sq.m.
* Road widening Area = as per order no.515, Dt.27/07/2016		61.50 sq.m
* NET AREA OF PLOT	=	1760.97 sq.m
* 0.40 % ALLOWED T.D.R AREA	=	704.39 sq.m
* TOTAL ALLOWED B/UP AREA	=	2465.36 sq.m
* PURCHESED T.D.R AREA	=	635.00 sq.m
* B/UP AREA WITH TDR (as per proposed T.D.R.)	=	2395.97 sq.m.
* BASIC F.S.I. 10%	=	176.10 sq.m.
* PREMIUM F.S.I. 30%(528.29 sq.m.)	=	528.29 sq.m.
* Road widening Area = as per order no.515, Dt.27/07/2016		61.50 sq.m
* TOTAL ALLOWED B/UP AREA	=	3161.86 sq.m
* TOTAL PROPOSED B/UP AREA	=	3157.89 sq.m

CALCULATION OF T.D.R. AS PER 29th JANUARY & 2 MAY 2016 GOVERMENT POLICY

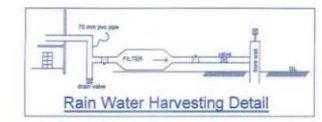
Y = X X R.R. / R.Y.

Y = 836.00 X 10470.00 / 15000.00

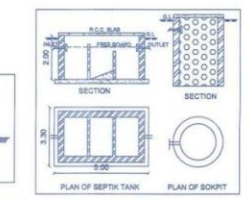
Y = 443.91 SQ.M.

X = T.D.R. AREA.
R.R. = REDIREKNAR RATE
R.Y. = T.D.R. RATE (PURCHES)
Y = DEDUCTION

LOCATION PLAN



Rain Water Harvesting Detail



CARPET AREA STATEMENT (WING E)

FLOOR NO.	FLAT / UNIT NO.	CARPET AREA EXCLUDING EXTERNAL WALL, INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY/VERANDAH OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)
FIRST FLOOR	101	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	102	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	103	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	104	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of First Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
SECOND FLOOR	201	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	202	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	203	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	204	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of Second Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
THIRD FLOOR	301	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	302	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	303	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	304	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of Third Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
FOURTH FLOOR	401	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	402	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	403	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	404	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of Fourth Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
FIFTH FLOOR	501	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	502	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	503	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	504	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of Fifth Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
SIXTH FLOOR	601	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	602	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	603	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	604	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of Sixth Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
SEVENTH FLOOR	701	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	702	55.74 SQ.M.	2.62 SQ.M.	58.36 SQ.M.
	703	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
	704	39.88 SQ.M.	10.88 SQ.M.	50.56 SQ.M.
Total Carpet+Usable Area Of Seventh Floor.		190.84 SQ.M.	27.00 SQ.M.	217.84 SQ.M.
Total Carpet+Usable Area Of Building.		1335.88 SQ.M.	189.00 SQ.M.	1524.88 SQ.M.

TOTAL NO. OF FLOOR OF BUILDING = GROUND+7
TOTAL NO. OF TENEMENTS = 28

CARPET AREA STATEMENT WING F

FLOOR NO.	FLAT / UNIT NO.	CARPET AREA EXCLUDING EXTERNAL WALL, INCLUDING INTERNAL WALL	USABLE AREA OF BALCONY/VERANDAH OR DOUBLE HEIGHT TERRACE ATTACHED TO FLAT	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)=3+4
FIRST FLOOR	101	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	102	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	103	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of First Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
SECOND FLOOR	201	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	202	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	203	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of Second Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
THIRD FLOOR	301	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	302	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	303	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of First Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
FOURTH FLOOR	401	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	402	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	403	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of First Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
FIFTH FLOOR	501	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	502	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	503	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of First Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
SIXTH FLOOR	601	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	602	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	603	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of First Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
SEVENTH FLOOR	701	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	702	39.90 SQ.M.	9.32 SQ.M.	49.22 SQ.M.
	703	39.98 SQ.M.	8.75 SQ.M.	48.73 SQ.M.
Total Carpet+Usable Area Of First Floor.		119.78 SQ.M.	27.39 SQ.M.	147.17 SQ.M.
Total Carpet+Usable Area Of Building.		838.46 SQ.M.	191.73 SQ.M.	1030.19 SQ.M.

TOTAL NO. OF FLOOR OF BUILDING = GROUND+7
TOTAL NO. OF TENEMENTS = 21

PROFORMA -1

REVISED RESIDENTIAL BUILDING PLAN ON P.NO.35+36, IN S.NO.246/10, OF NASHIK SHIWAR. FOR - SAU SUMAN P.GOSAVI & OTHERS THROUGH G.P.A.H. SHRI. SAGAR MAHADEV BONDE.

DRAWING SHEET NO. 3/3

APPROVED
The plans amended in...
As per the conditions Mentioned in the accompaning commencement Certificate No. C1/370/2019 dated 20/08/2019
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

*REFERANCE :
PREVIOUSLY APPROVED PART COMPLETIOM NO. C1/21743/13427, DATED : 18/01/2018.

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	1822.47
a) As per ownership document (7/12, CTS extract)	1822.47
b) As per measurement sheet	1822.47
c) As per site	1822.47
2 DEDUCTION FOR	
a) Proposed Road widening Area	61.50
b) Any Reservation area (total a+b)	61.50
3 GROSS AREA OF THE PLOT	1760.97
4 ANY RESERVATION OPEN SPACE EARMARK	—
5 OPEN SPACE	
a) Required	—
b) Proposed	—
6 Amenity Space	
a) Required	—
b) Proposed	—
7 Service road and highway widening	
7A Internal Road area	
8 Net Area of Plot = [3 - 5(b)]	1760.97
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)	1937.07
10 Additional of area for F.S.I.	
a) In-situ area against road	61.50
b) In-situ area against Amenity space (2.00 or 1.85 xsr.no.5(b))	—
c) Premium F.S.I. area (Allowed 0.30= 528.29 sq.m.)	528.29
d) T.D.R. area (Allowed 0.40= 704.39 sq.m.)	635.00
e) Additional F.S.I. area under chapter VIII	—
(total a+b+c+d+e)	1224.79
11 Total area available (9+10)	3161.86
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4)	1.80 F.S.I. 3169.75
13 Total built up area in proposed.(excluding area at Sr.No.15b)	
b) Existing Built-up Area ('G' Wing.) Completed b/up area+excess balcony (699.29+5.40)	704.69
a) Proposed Built-up Area.(Wing E & F)	2385.60
c) Excess Balcony area counted in F.S.I. (Wing G, E & F)	67.60
d) Excess Double height terraces area counted in F.S.I. (total a+b+c+d)	3157.89
14 F.S.I. Consumed (13/8) (should not be more than sr.no.12 above)	0.99 %
15 Area for Inclusive Housing, if any	
a) Required (20% of sr.no.9)	
b) Proposed	
16 Total Residential area(Existing+Proposed) 704.69+2453.20	3157.89
17 No. Of Tenements (proposed = 49+Existing=18)	67.00 NOS.
18 No. Of Shop	—
19 No. Of Floor Ground+7 Floor	7 floor

OWNER DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the work under supervision of proper technical person so as to enstire the quality and safety at the work site.

SOR - SAU SUMAN P.GOSAVI & OTHERS THROUGH G.P.A.H. SHRI. SAGAR MAHADEV BONDE.

OWNER SIGN

ENGI. M.B. MORE.
REG.NO. 274
ENGINEER SIGN

ENGI. S.A. ANAWADE
REG.NO. 65
STRUCTURAL SIGN

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / Licence no. of Arch./ Lic. Engg./ Supervisor.
	1	As above	Nikhil s.k.	Pankaj Jadhav	REG.NO. 274

JADHAV - MORE ASSOCIATES
CONSULTING ENGINEER & BUILDING PLANNER
L-16, SUYOJIT SANKUL
NEAR RAJIV GANDHI BHAVAN
SHARANPUR ROAD NASHIK