

Shankararam

REVISED RESIDENTIAL BUILDING PLAN
ON P.NO. 18+19+27+28, S.NO.3/A/1/2/4/1
AT DASAK SHIWAR, IN NASHIK.
FOR, M/S SAI DEVELOPERS PARTNERSHIP FIRM
THRO. PARTNER SHRI. JAIDEEP DHIRAJ VELANI.

DRAWING
SHEET NO.

1

RECOMMENDATION

APPROVED

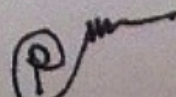
The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. ~~24/194~~ dated 18/10/2024
2024


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

A	AREA STATEMENT	P.NO. 18+19+27+28
1.	Area of Plot (Minimum area of a.b.c. to be considered)	742.82
	(a) As per ownership document (7/12, C.T.S, extract)	742.82
	(b) As per measurement sheet	742.82
	(c) As per site	742.82
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Colony Road Area Widening / Service Road / Highway Widening	18.29
	(b) Any D.P. Reservation Area	-
	(c) Total (a+b)	18.29
3.	Balance Area of Plot (1 - 2)	724.33
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjesment of 2 (b), if any -	
	(c) Balance proposed -	
5.	Net Area of Plot = [3 - 4(c)]	724.33
6.	Recreational Open Space (if applicable)	
	(a) Required -	-
	(b) Proposed -	-
7.	Internal Road area	-
8.	Plotable area (if applicable)	724.33
9.	Built up Area with referance to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I.)	796.76
10.	Addotion of F.S.I. on payment of premium	-
	(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	
	(b) Proposed F.S.I. on payment of premium	362.17
11.	In-situ F.S.I. / T.D.R. loading	-
	(a) In-situ area agianst int. road [1x2(a), if any]	18.29
	(b) In-situ area agianst Amenity Space f handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)]	-
	(c) TDR area Permissible	651.89
	(c) TDR area Proposed	210.00
	(d) Total in - situ / T.D.R. loading proposed [11(a)+(b)+(c)]	226.29
12.	Additional of F.S.I. area under Chapter No. 7	-
13.	Total entitlement of F.S.I. in the proposal	1387.22
	(a) [9+10(b)+11(d)] or 12 whichever applicable	1387.22
	(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges Permissible	694.00
	(c) Total entitlement (a+b)	2081.22
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)	2
15.	Total Built-up Area in proposal.(excluding area at sr.no.17b)	-
	(a) Existing Built-up Area	-
	(b) Proposed Built-up Area (as per 'P - Line')	2080.83
	(c) Total (a+b)	2080.83
16.	F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	1.00 %
17.	Area for Inclusive Housing if any	-
	(a) Required (20% of sr. no. 5)	-
	(b) Proposed	35 Nos.

CERTIFICATE OF AREA

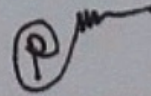
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-09-21 AND AND DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.



(a) As per ownership document (7/12, C.T.S. extract)	742.62
(b) As per measurement sheet	742.62
(c) As per site	742.62
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Colony Road Area Widening / Service Road / Hightway Widening	18.29
(b) Any D.P. Reservation Area	-
(c) Total (a+b)	18.29
3. Balance Area of Plot (1-2)	724.33
4. Amenity Space (if applicable)	
(a) Required -	-
(b) Adjesment of 2 (b), if any -	-
(c) Balance proposed -	-
5. Net Area of Plot = [3 - 4(c)]	724.33
6. Recreational Open Space (if applicable)	
(a) Required -	-
(b) Proposed -	-
7. Internal Road area	-
8. Platable area (if applicable)	724.33
9. Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I.)	796.76
10. Addotion of F.S.I. on payment of premium	
(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	-
(b) Proposed F.S.I. on payment of premium	362.17
11. In-situ F.S.I. / T.D.R. loading	
(a) In-situ area against int. road [1x2(a), if any]]	18.29
(b) In-situ area against Amenity Space handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)]	-
(c) TDR area Permissible	651.89
(c) TDR area Proposed	210.00
(d) Total in - situ / T.D.R. loading proposed [11(a)+(b)+(c)]	228.29
12. Additional of F.S.I. area under Chapter No. 7	-
13. Total entitlement of F.S.I. in the proposal	1387.22
(a) [9+10(b)+11(d)] or 12 whichever applicable	1387.22
(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges Permissible	694.00
(c) Total entitlement (a+b)	2081.22
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)	2
15. Total Built-up Area in proposal.(excluding area at sr.no.17b)	-
(a) Existing Built-up Area	-
(b) Proposed Built-up Area (as per 'P - Line')	2080.83
(c) Total (a+b)	2080.83
16. F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	1.00 %
17. Area for Inclusive Housing if any	-
(a) Required (20% of sr. no. 5)	-
(b) Proposed	35 Nos.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-09-21 AND AND DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

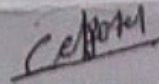


ER. ROHAN GUMRE
SIGNATURE

Licensed Engineer Name and Signature

CERTIFICATE

I UNDERSIGNED DECLARE THAT I AM READY TO WORK AS STRUCTURAL ENGINEER AND SUPERVISE THIS PROJECT.



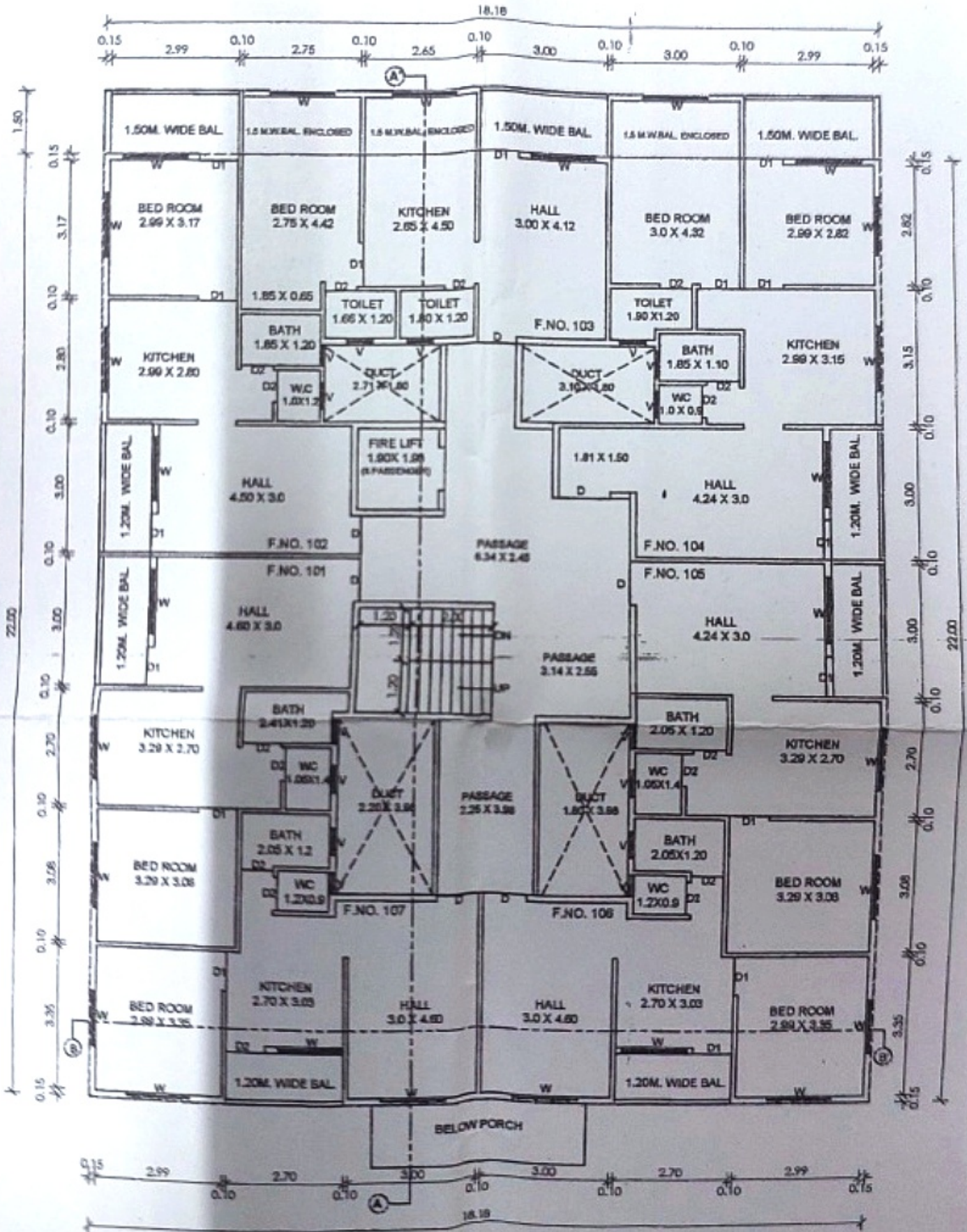
ER. C.D.ATEL
STRUCTURAL ENGINEER

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD AVIDE 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.

SECTION AT A-A'

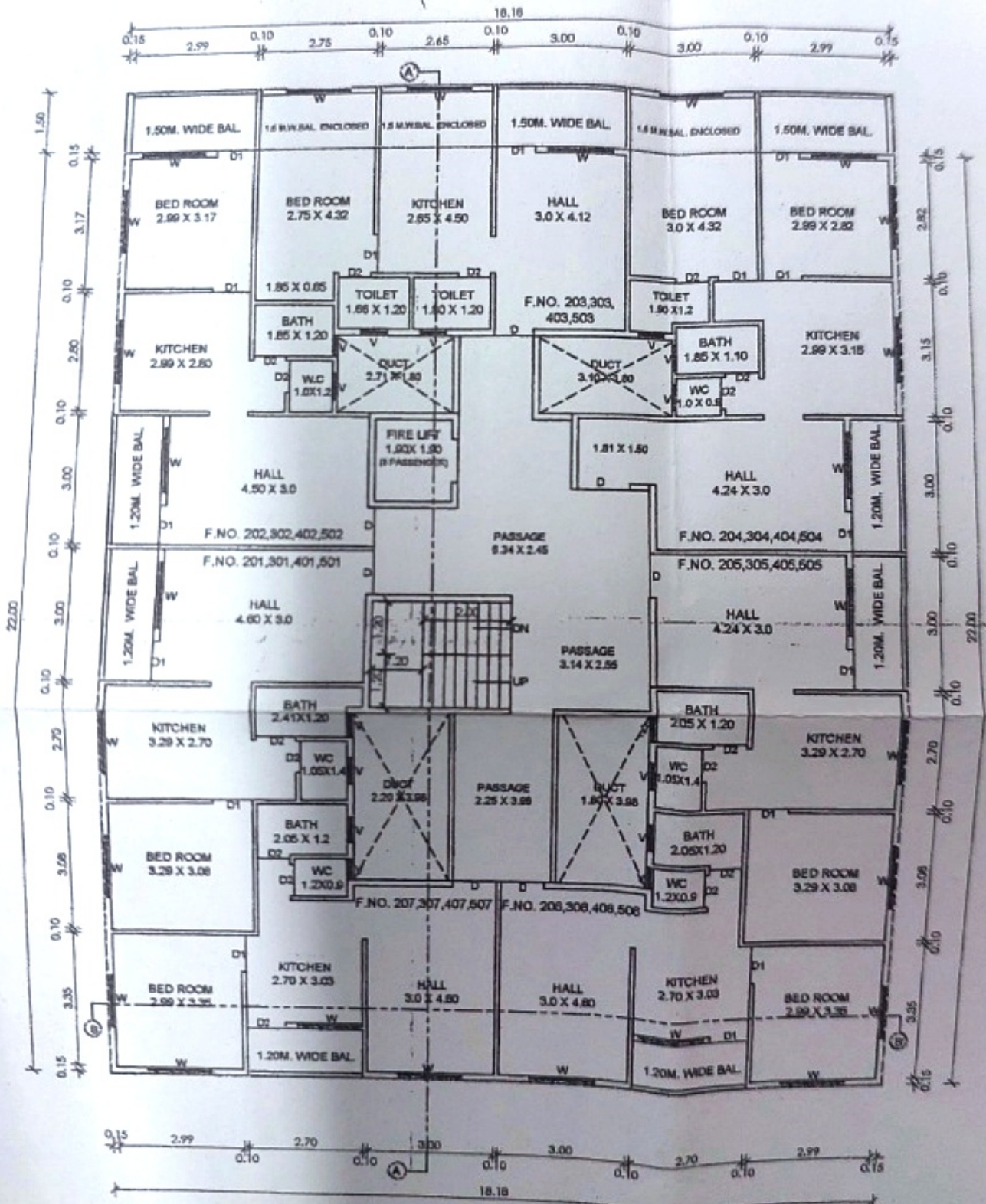
(SCALE-1:100)



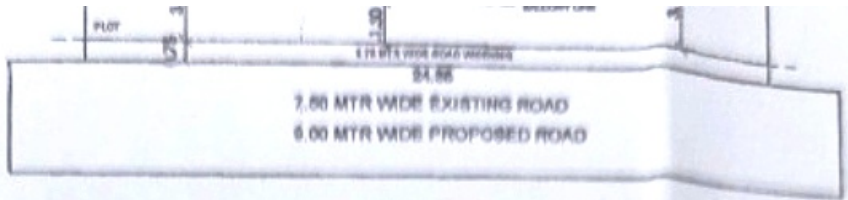
FIRST FLOOR PLAN

(SCALE-1:100)

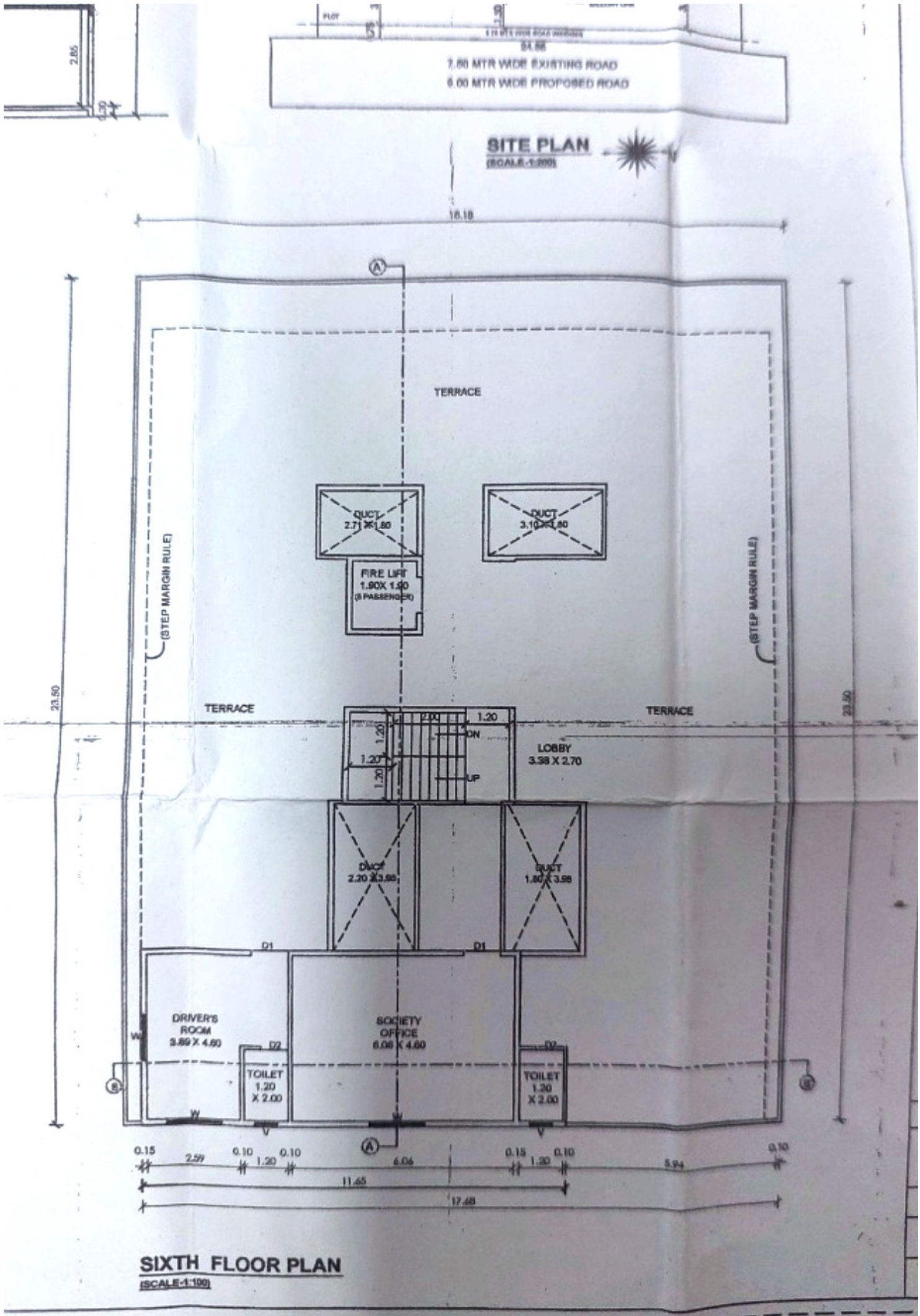
SECTION AT B - B'
(SCALE: 1:100)



SECOND TO FIFTH FLOOR PLAN
(SCALE: 1:100)

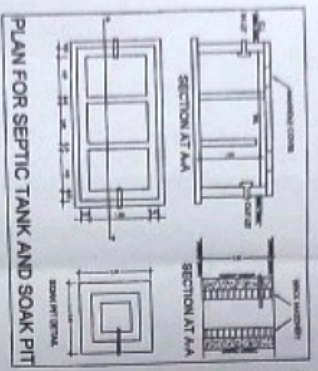
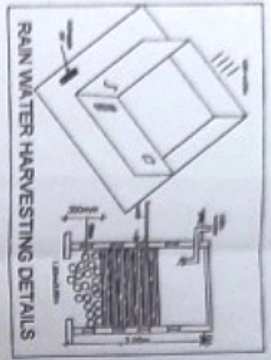


SITE PLAN
(SCALE-1:200)



SIXTH FLOOR PLAN
(SCALE-1:100)

FLOOR AREA OF ALL DOUBLE H. TERRACE EXCLUDING AREA UNDER WALLS



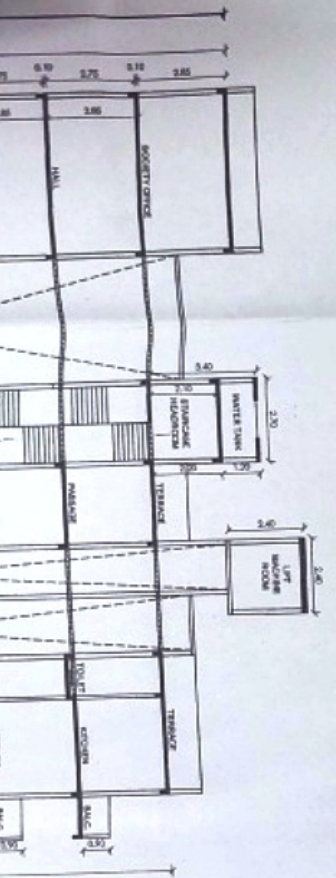
- NOTES**
1. PLOT LINES
 2. EXISTING STREET (ROAD)
 3. FUTURE STREET (IF ANY)
 4. PERMISSIBLE BLDG. LINES
 5. EXISTING WORK
 6. WORK PROP. TO BE DEMOLISHED
 7. PROPOSED WORK
 8. DRAINAGE & SEWAGE WORK
 9. WATER SUPPLY WORK
 10. DEVIATIONS
- THICK BLACK
GREEN DOTTED
THICK DOTTED
BLACK (OUTLINE)
YELLOW/HATCHED
RED FILLED IN
RED DOTTED
BLACK DOTTED
THIN RED HATCHED

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.80 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

PARKING STATEMENT.

PARKING STATEMENT	CARRET AREA	NO. OF TERNMENTS	REQUIRED PARKING	PROVIDED PARKING
30 TO 49 Sqm. (21)		25	13 Nos. CAR	26 Nos. SCOOTER
40 TO 80 Sqm. (27)		10	5 Nos. CAR	20 Nos. SCOOTER
80 TO 100 Sqm. (11)				
100 & ABOVE (11)				
5th, VIJAY'S PARK			01 Nos. CAR	03 Nos. SCOOTER
COMMERCIAL (FOR EVERY 100 Sqm.)			19 Nos. CAR	54 Nos. SCOOTER
MULTIPLYING FACTOR (0.75)			47 Nos. CAR	17 Nos. SCOOTER
Total				



TEN AREA STATEMENT

1	PLAZA AREA	742.53 SQM
2	NET FLOOR AREA	77.34 SQM
3	PERMISSIBLE CAR ZONE	47.87 SQM
4	PERMISSIBLE BUS ZONE	21.08 SQM
5	DRIVE IN	5.86
6	DRIVE DRIVE	15.71 SQM
7	SEA CHANNEL	21.08 SQM
8	ADDITIONAL NO.	1.00 SQM
9	ADDITIONAL DRIVE	11.00 SQM

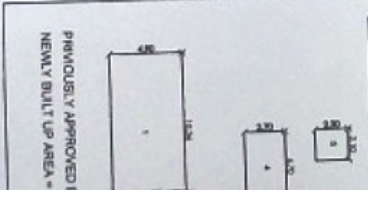
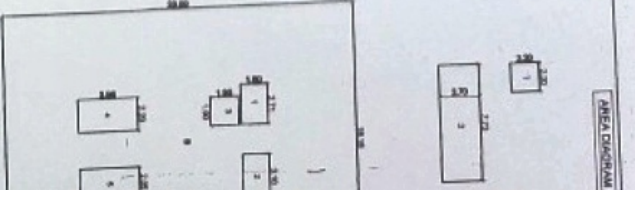
PARKING AREA STATEMENT

1	PLAZA PARK	774.23 SQM
2	NET FLOOR AREA	77.34 SQM
3	PERMISSIBLE CAR ZONE	52.17 SQM
4	PERMISSIBLE BUS ZONE	21.08 SQM

Types of Development - 2

By No. 51/8

Building No.	Plot No.	Total Building Area/Carpet Area/Carpetable Area
01	02	85
02	03	25.71
03	04	25.71
04	05	25.71
05	06	25.71
06	07	25.71
07	08	25.71
08	09	25.71
09	10	25.71
10	11	25.71
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98	99	25.71
99	100	25.71



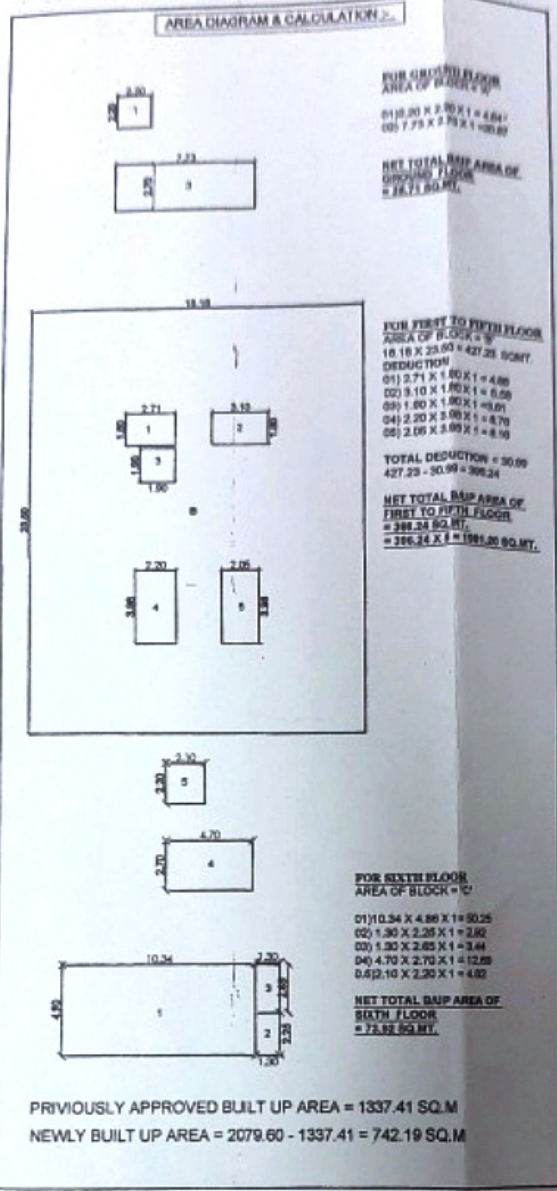
Shree

REVISED RESIDENTIAL BUILDING PLAN
ON P.NO. 18+19+27+28, S.NO.3/A/1/24/1
AT DASAK SHIWAR, IN NASHIK.
FOR, M/S SAI DEVELOPERS PARTNERSHIP P
THRO. PARTNER SHRI. JAIDEEP DHIRAJ VEL

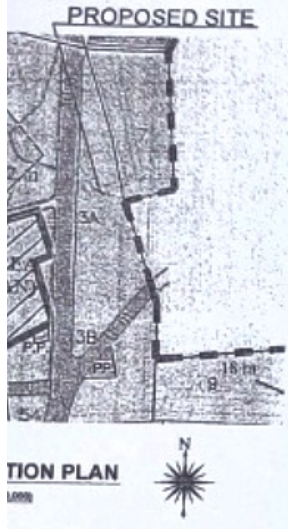
RECOMMENDATION
APPROVED

The Plans attended in ...
As per the conditions mentioned in
the accompanying commencement
Certificate No. 27/154 dated 15/11/2015

[Signature]
Executive Engineer
TOWN PLANNING
Mumbai Municipal Corporation
Mumbai



PREVIOUSLY APPROVED BUILT UP AREA = 1337.41 SQ.M
NEWLY BUILT UP AREA = 2079.60 - 1337.41 = 742.19 SQ.M

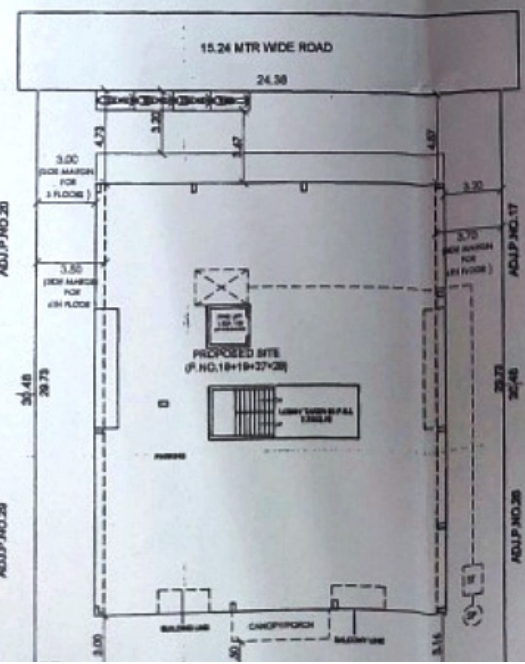
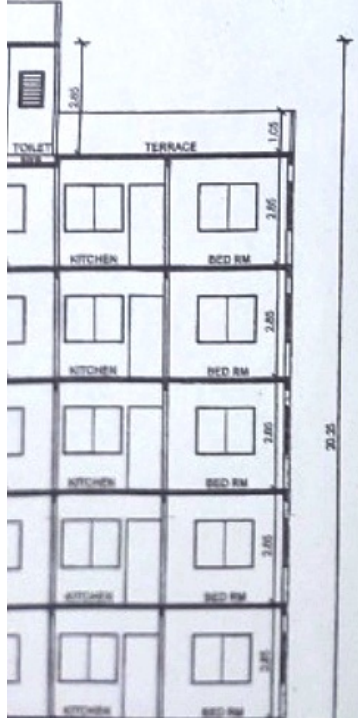


Form of Statement - 2
Sr. No. 9 (a)

PROPOSED BUILDING (P.NO. 18+19)

Building No.	Floor No.	Total Built-Up Area of Floor as per Outer Construction line
(1)	(2)	(3)
	GROUND	25.71
	FIRST	396.24
	SECOND	396.24
	THIRD	396.24
	FOURTH	396.24
	FIFTH	396.24
	SIXTH	73.92
	TOTAL	2080.83

PREVIOUSLY APPROVAL BUA AREA = 1337.41 SQMT
PROPOSED BUA AREA = 743.42 SQMT



A AREA STATEMENT

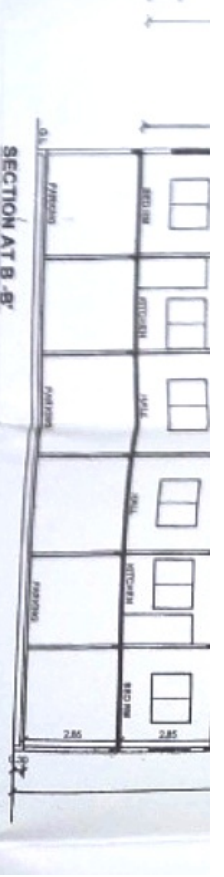
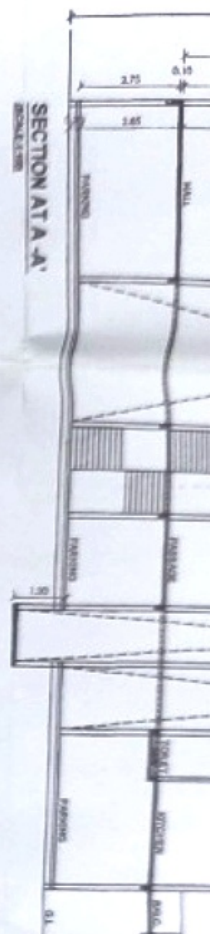
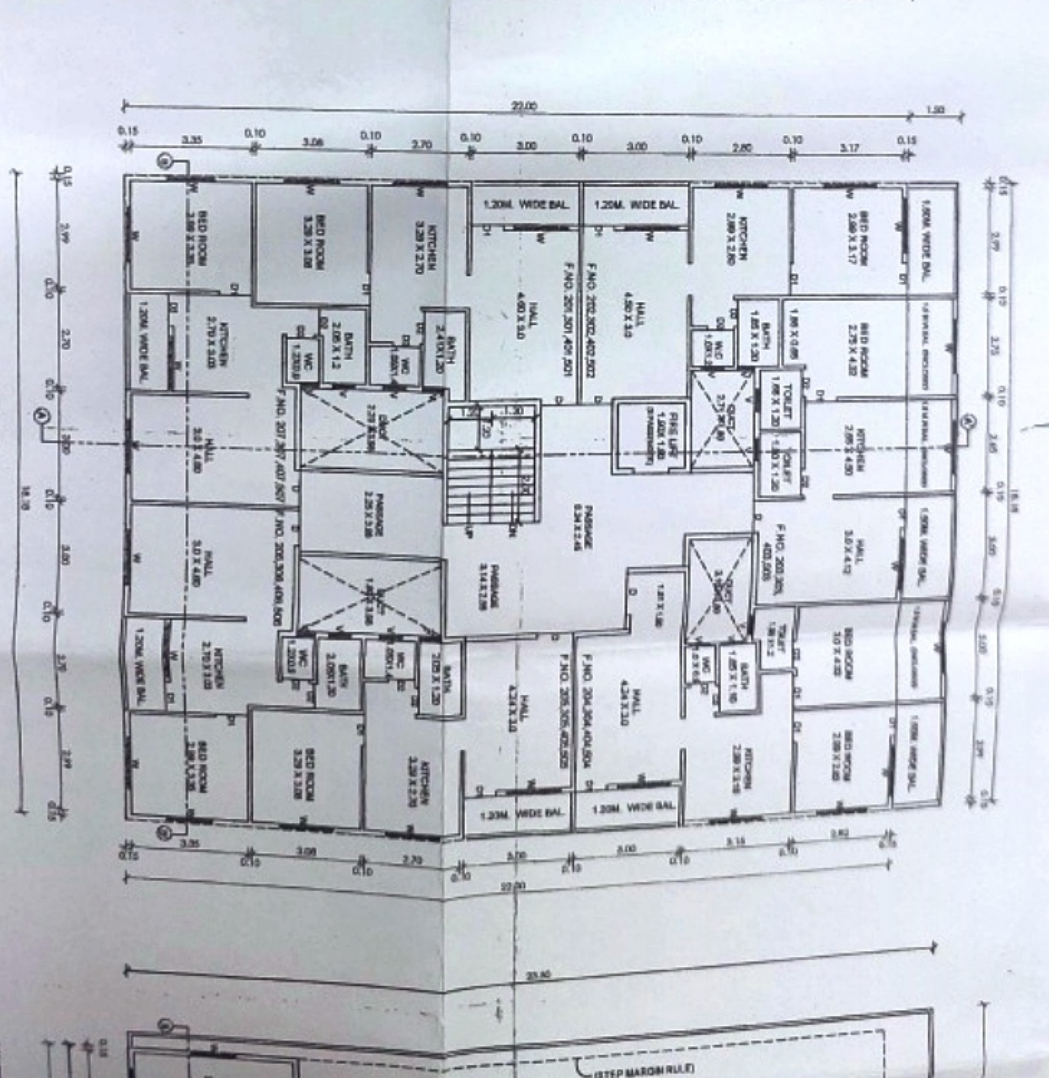
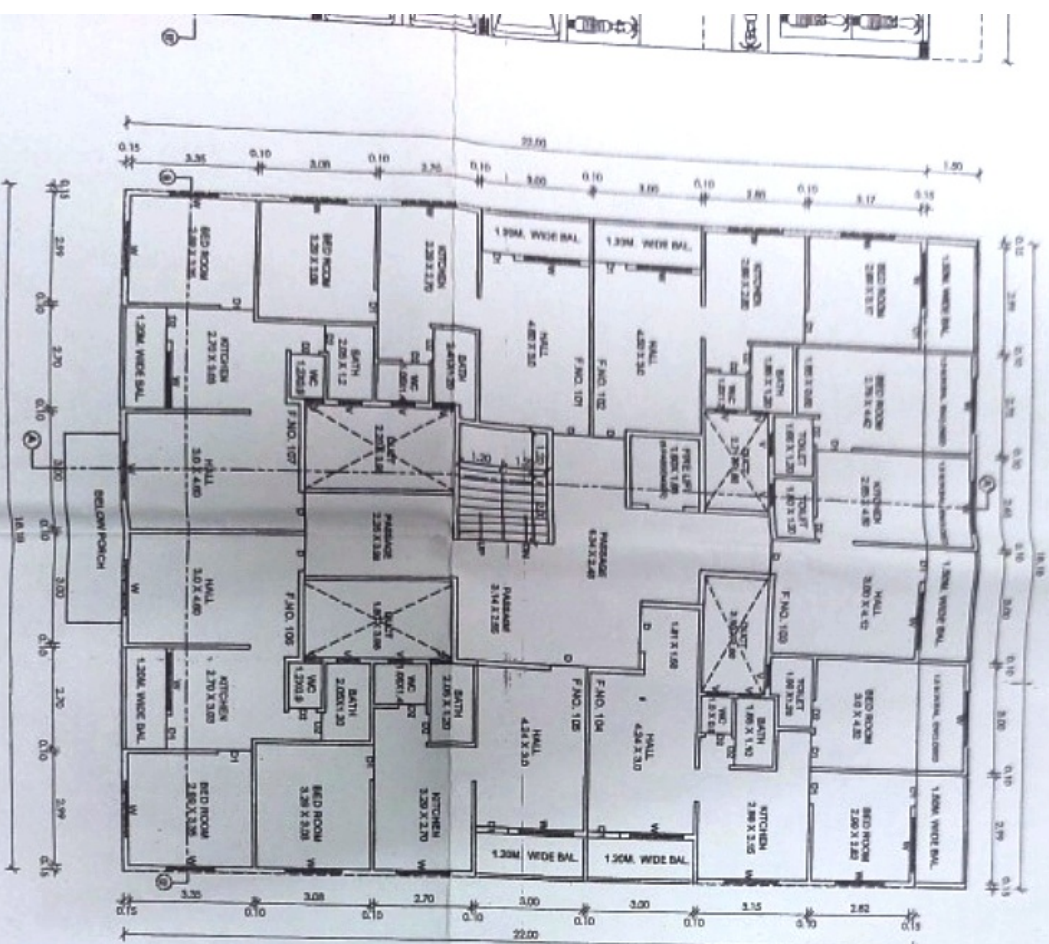
- Area of Plot (Minimum area of a.b.c. to be considered)
 - As per ownership document (7/12, C)
 - As per measurement sheet
 - As per site
- Deductions for
 - Proposed D.P./D.P. Road widening / Widening / Service Road / Highway V
 - Any D.P. Reservation Area
 - Total (a+b)
- Balance Area of Plot (1 - 2)
 - Required -
 - Adjustment of 2 (b), if any -
 - Balance proposed -
- Net Area of Plot = 3 - 4(c)
- Recreational Open Space (if applicable)
 - Required -
 - Proposed -
- Internal Road area

SECTION AT A-A'

SECTION AT B-B'

FIRST FLOOR PLAN

SECOND TO FIFTH FLOOR PLAN



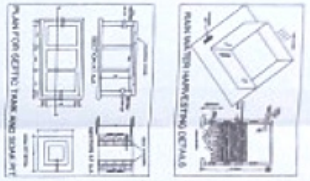
CARPET AREA STATEMENT (FIRST TO FIFTH FLOOR)

BUILDING/ FLOOR NO.	FLAT NO.	FLOOR AREA OF ALL ROOM INCLUDING KITCHEN (INCLUDING AREA UNDER WALLS)	FLOOR AREA OF BALCONIES/ALTERNATE TERRACE (EXCLUDING AREA UNDER WALLS)	FLOOR AREA OF ALL DOUBLE HI. TERRACE (EXCLUDING AREA UNDER WALLS)
FIRST TO FIFTH FLOOR	101,201, 301,401,501	HALL - 4.60 X 3.00 = 13.80 KITCHEN - 3.29 X 2.70 = 8.88 BED ROOM - 3.29 X 3.08 = 10.13 BATH - 2.41 X 1.20 = 2.89 W.C - 1.05 X 1.40 = 1.47 - 1.00 X 1.40 = 1.40 TOTAL = 38.57	BALCONY - 3.00 X 1.20 = 3.60 TOTAL = 3.60	
	102,202,302, 402,502	HALL - 4.50 X 3.00 = 13.50 KITCHEN - 2.99 X 2.80 = 8.37 BED ROOM - 2.99 X 3.17 = 9.47 BATH - 1.85 X 1.20 = 2.22 W.C - 1.00 X 1.20 = 1.20 - 0.85 X 1.20 = 1.02 TOTAL = 35.76	BALCONY - 2.99 X 1.50 = 4.48 BALCONY - 3.00 X 1.20 = 3.60 TOTAL = 8.08	
	103,203,303, 403,503	HALL - 3.00 X 4.12 = 12.36 KITCHEN - 2.65 X 4.50 = 11.92 BED ROOM - 2.75 X 4.42 = 12.15 TOILET - 1.66 X 1.20 = 1.99 - 1.85 X 0.65 = 1.20 TOILET - 1.80 X 1.20 = 2.16 TOTAL = 41.78	BALCONY - 3.00 X 1.50 = 4.50 TOTAL = 4.50	
	104,204, 304,404,504	HALL - 4.24 X 3.00 = 12.72 - 1.81 X 1.50 = 2.71 KITCHEN - 2.99 X 3.15 = 9.41 BED ROOM - 2.99 X 2.82 = 8.43 BED ROOM - 3.00 X 4.32 = 12.96 BATH - 1.85 X 1.10 = 2.03 W.C - 1.00 X 0.90 = 0.90 - 0.85 X 0.90 = 0.76 TOILET - 1.90 X 1.20 = 2.28 - 1.10 X 0.95 = 1.04 TOTAL = 53.24	BALCONY - 1.20 X 3.00 = 3.60 BALCONY - 2.99 X 1.50 = 4.48 TOTAL = 8.08	
	105,205, 305,405,505	HALL - 4.24 X 3.00 = 12.72 KITCHEN - 3.29 X 2.70 = 8.88 BED ROOM - 3.29 X 3.08 = 10.13 BATH - 2.05 X 1.20 = 2.46 W.C - 1.05 X 1.40 = 1.47 - 1.00 X 1.40 = 1.40 TOTAL = 37.06	BALCONY - 3.00 X 1.20 = 3.60 TOTAL = 3.60	
	106,206, 306,406,506	HALL - 3.00 X 4.60 = 13.80 KITCHEN - 2.70 X 3.03 = 8.18 BED ROOM - 2.99 X 3.35 = 10.01 BATH - 2.05 X 1.20 = 2.46 W.C - 1.20 X 0.90 = 1.08 - 0.75 X 1.00 = 0.75 TOTAL = 36.28	BALCONY - 2.70 X 1.20 = 3.24 TOTAL = 3.24	
	107,207, 307,407,507	HALL - 3.00 X 4.60 = 13.80 KITCHEN - 2.70 X 3.03 = 8.18 BED ROOM - 2.99 X 3.35 = 10.01 BATH - 2.05 X 1.20 = 2.46 W.C - 1.20 X 0.90 = 1.08 - 0.75 X 1.00 = 0.75 TOTAL = 36.28	BALCONY - 2.70 X 1.20 = 3.24 TOTAL = 3.24	
SIXTH FLOOR	DRIVER'S ROOM - 3.89 X 4.60 = 17.89 SOCIETY OFFICE - 6.06 X 4.60 = 27.87 TOILET - 1.20 X 2.00 = 2.40 TOILET - 1.20 X 2.00 = 2.40 TOTAL = 50.56 TOTAL = 329.55			
		TOTAL = 329.55	TOTAL = 34.34	

P.NO. 18+19+27+28, FIRST TO FIFTH FLOOR TOTAL CARPET AREA = 343.89 SQ.M.

CLIENTS DATA SHEET (FORM TO BE FILLED BY ARCHT.)

Project No.	1000	Client Name	ABC COMPANY
Project Name	ABC BUILDING	Project Location	XYZ STREET, ABC CITY
Project Type	Commercial	Project Status	Design
Project Start	2023-01-01	Project End	2023-12-31
Project Manager	John Doe	Client Representative	Jane Smith
Project Budget	\$1,000,000	Project Risk	Low
Project Description	A 10-story commercial building with 100,000 sq. ft. of office space, including a parking garage and a retail area on the ground floor.		



- NOTES**
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. FINISHES ARE AS SHOWN IN THE FINISH SCHEDULE.
 3. MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INDIAN STANDARDS.
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK.
 7. THE CLIENT SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE CONTRACT PRICE.
 8. THE PROJECT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING DURING CONSTRUCTION.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS.

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D1	1.00 X 2.00	1. M. FRAME GLAZED DOOR
D2	0.75 X 2.00	1. M. FRAME GLAZED DOOR
D3	0.75 X 1.50	1. M. FRAME GLAZED DOOR
D4	1.50 X 1.50	1. M. FRAME GLAZED DOOR
D5	1.50 X 1.50	1. M. FRAME GLAZED DOOR
D6	1.50 X 1.50	1. M. FRAME GLAZED DOOR
D7	1.50 X 1.50	1. M. FRAME GLAZED DOOR
D8	1.50 X 1.50	1. M. FRAME GLAZED DOOR
D9	1.50 X 1.50	1. M. FRAME GLAZED DOOR
D10	1.50 X 1.50	1. M. FRAME GLAZED DOOR

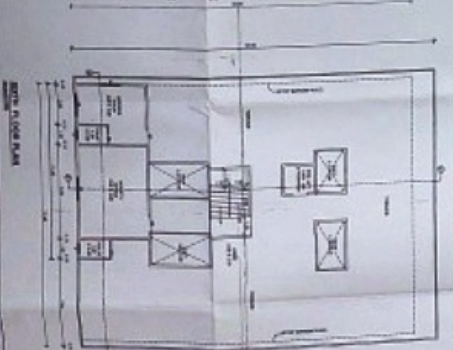
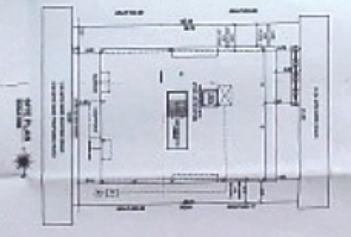
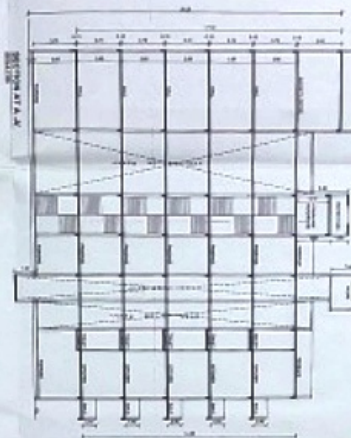
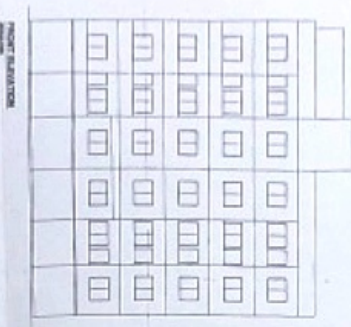
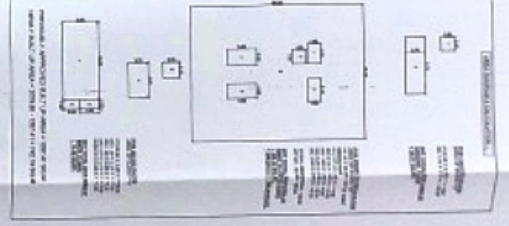


PARKING STATISTICS

Category	Number of Vehicles	Area (sq. m)
Total	100	1000
Car	80	800
Motorcycle	20	200

MECHANICAL SCHEDULE

Item No.	Description	Quantity	Unit
1	1. M. FRAME GLAZED DOOR	100	nos
2	1. M. FRAME GLAZED DOOR	100	nos
3	1. M. FRAME GLAZED DOOR	100	nos
4	1. M. FRAME GLAZED DOOR	100	nos
5	1. M. FRAME GLAZED DOOR	100	nos
6	1. M. FRAME GLAZED DOOR	100	nos
7	1. M. FRAME GLAZED DOOR	100	nos
8	1. M. FRAME GLAZED DOOR	100	nos
9	1. M. FRAME GLAZED DOOR	100	nos
10	1. M. FRAME GLAZED DOOR	100	nos



APPROVED

PROJECT MANAGER: [Signature]

CLIENT REPRESENTATIVE: [Signature]

DATE: 2023-10-27

PROJECT NO: 1000

PROJECT NAME: ABC BUILDING

PROJECT LOCATION: XYZ STREET, ABC CITY

PROJECT STATUS: DESIGN

PROJECT BUDGET: \$1,000,000

PROJECT RISK: LOW

PROJECT DESCRIPTION: A 10-story commercial building with 100,000 sq. ft. of office space, including a parking garage and a retail area on the ground floor.