

**Proposed Plan for Residential Building  
in S.No.553/1/1 Plot No.49,  
At-Pimpalgoan(B). Tal-:Niphad,  
Dist-:Nashik.  
FOR-: Mr. PUSHPA SITARAM POTINDE.**

**REFERENCE :-**

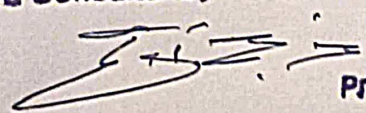

N.A. order no.NASR /91/2001 DT.10/9/2001

layout approval no.2023 DT.17/8/2001

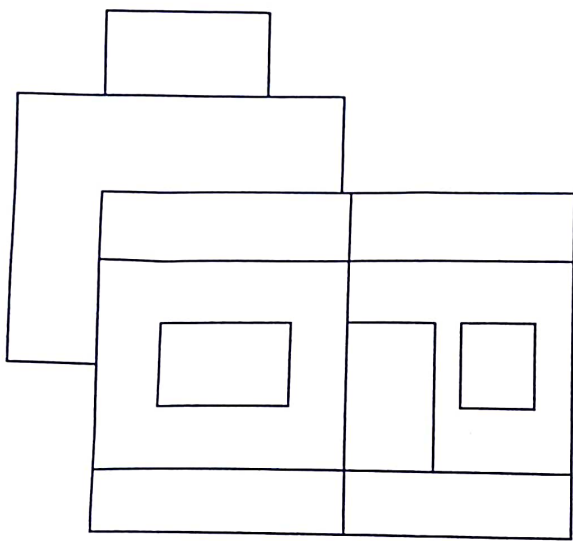
**A).AREA STATEMENT**

1) Area of plot (Plot No.1) (Minimum area of a,b,c to be considered)	220.00
(a) As per ownership (7/12,CTS extract )	220.00
(b) As per measurement sheet	220.00
(c) as per site	220.00
2) Deductions for :	
a)Proposed D.P./D.P.ROAD widening Area/Service Road/ Highway widening	
(b) Any D.P. Reservation area (Total a+b)	
3). Balance area of plot (1-2)	220.00
4). Amenity Space (if applicable )	
(a)Required	
(b)Adjustment of 2(b),if any	
(c)Balance Proposed- Plot Area (3.4(c))	220.00

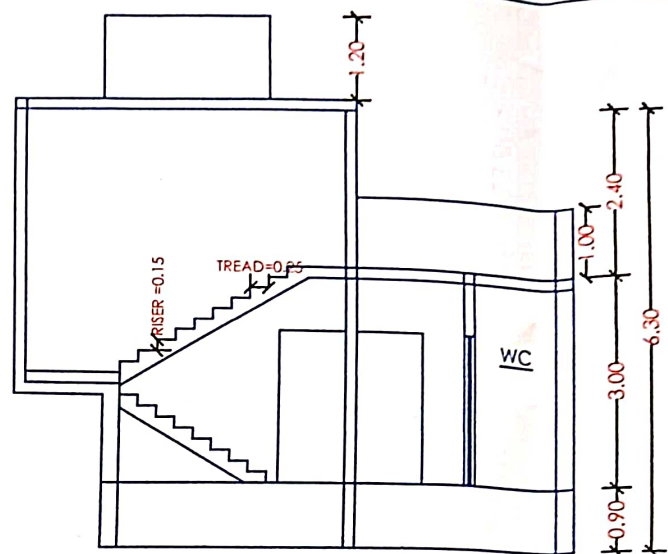
(a) As per ownership (7/12,CTS extract )	220 00
(b) As per measurement sheet	220 00
(c) as per site	220 00
2) Deductions for :	
a) Proposed D.P./D.P. ROAD widening Area/Service Road/ Highway widening	
(b) Any D.P. Reservation area (Total a+b)	
3) Balance area of plot (1-2)	220 00
4) Amenity Space (if applicable )	
(a) Required	
(b) Adjustment of 2(b), if any	
(c) Balance Proposed-	
5) Net Plot Area (3-4(c))	220 00
6) Recreational Open space (if applicable)	
(a) Required-	
(b) Proposed-	
7) Internal Road area	
8) Platable area (if Applicable )	220 00
9) Built up area with reference to Basic F.S.I. as per Front road width (Sr.No.5xbasic FSI )	242.00
10) Addition of FSI on payment of premium	--
(a) Maximum permissible premium FSI-based on roadwidth/TOD Zone.	
(b) Proposed FSI on payment of premium.	--
11) In-situ FSI/TDR loading	
(a) In-situ area against D.P.road (2.0 x Sr.No.2(a) ) . if any	
(b) In-situ area against Amentiy Space if handed over (2.0 or 1.85 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) (9+10(b)+11(d)) or 12 whichever is applicable.	--
b) Ancillary Area FSI upto 60% / 80% with payment of charges	--
c) Total entitlement (a+b)	242.00
14) Maximum utilization limit of FSI (building potential Permissible as per road width {(as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as per applicable) x1.6 or 1.8 }	
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 )	103.27
c) Total (a+b)	
16) FSI Consumed (15/13) (Should not be more than serial no. 14 above.)	0.47
17) Area for Inclusive Housing , if any	
a) Required (20% of Sr.No. 5)	
c) Proposed.	

Sign of Owner	Engg./ ARCHITECT
<b>Arya Consultancy Consulting Engg.</b>  <b>Proprietor</b>	
Engg./ ARCHITECT	
<b>ARYA CONSULTANTS</b> <b>Shivam Mogal &amp; Hemant Jadhav</b> ( Certi. No.-: STATE/R/2022/APL/04432) Civil Engineers, Building Planner, Designer & Contractor Shop No.1, Sangam app. Shivaji Nagar , Pimpalgaon (B).422209	
Job No- 01	
Drawn by: H. D. J.	Drawing no: *

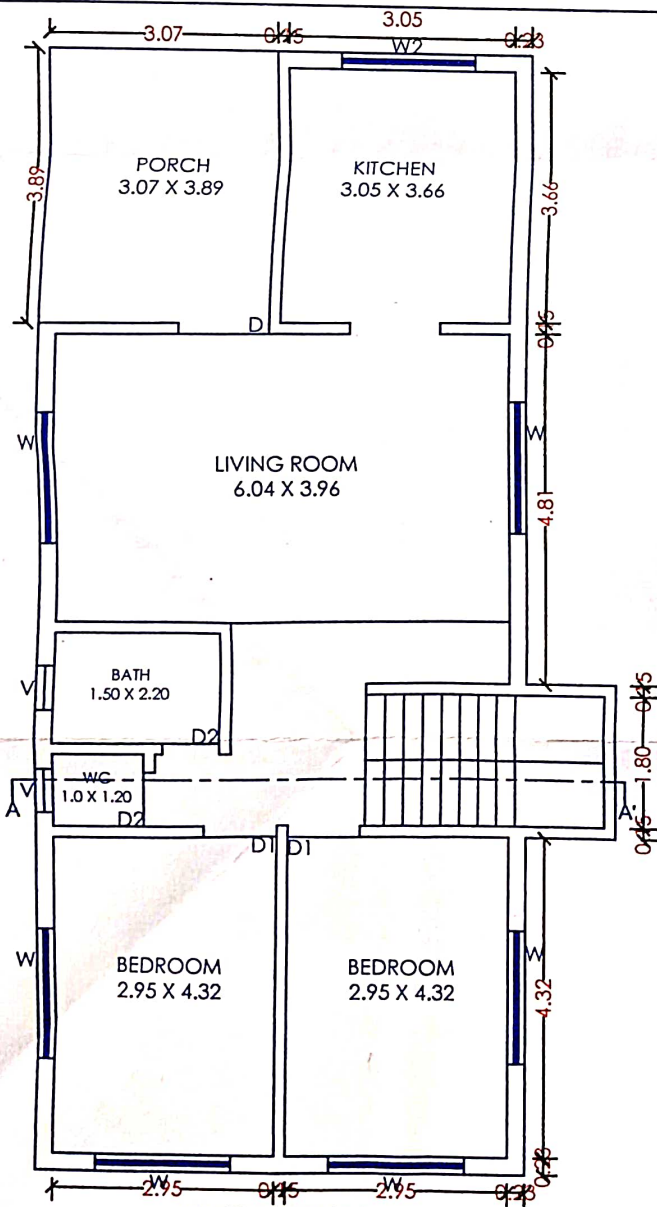




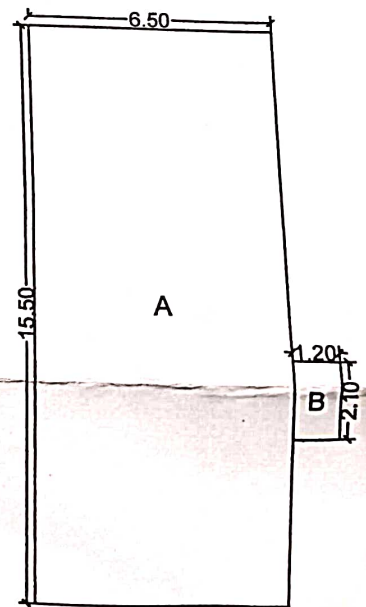
ELEVATION



SECTION A-A'

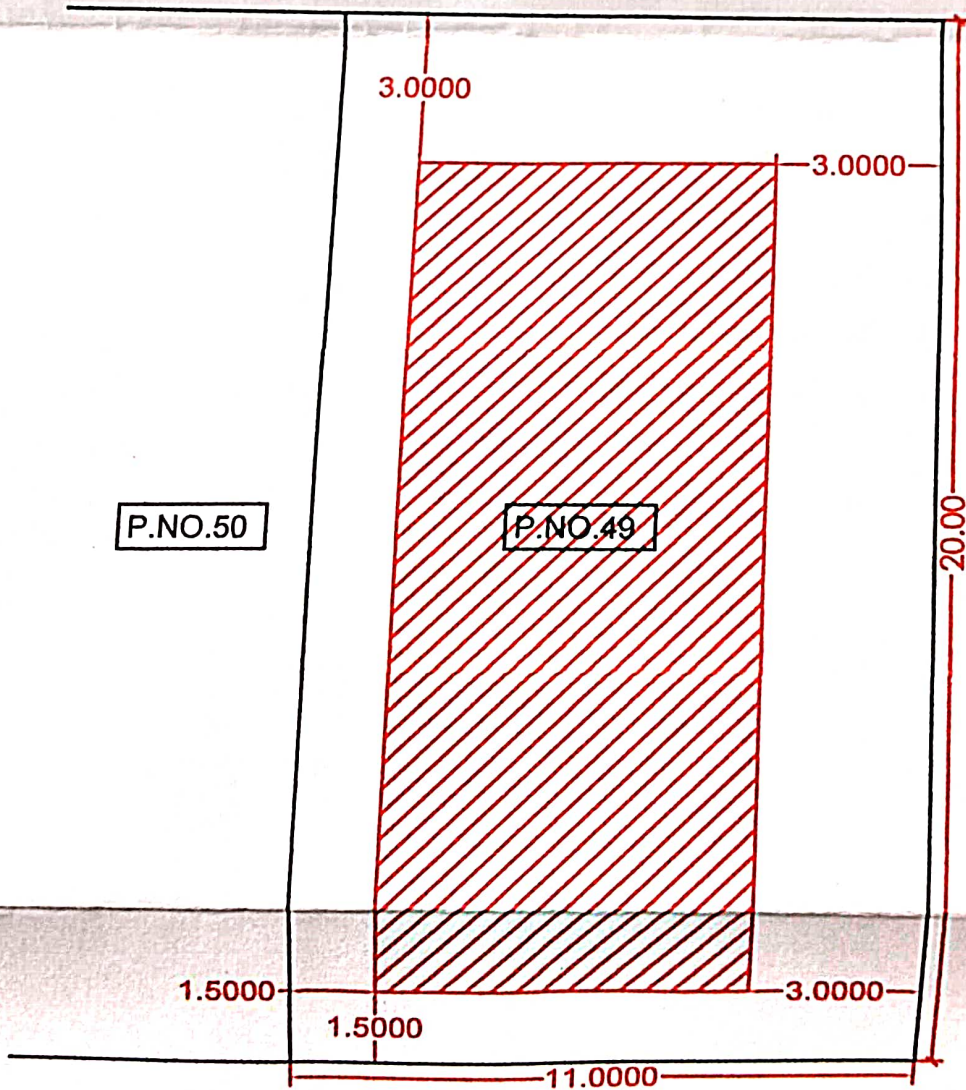


GROUND FLOOR PLAN



GROUND FLOOR AREA						
	A	X	B	UNIT	=	
A	6.50	X	15.50	1	=	100.75
B	1.20	X	2.10	1	=	2.52
TOTAL						103.27

12.0 M WIDE ROAD

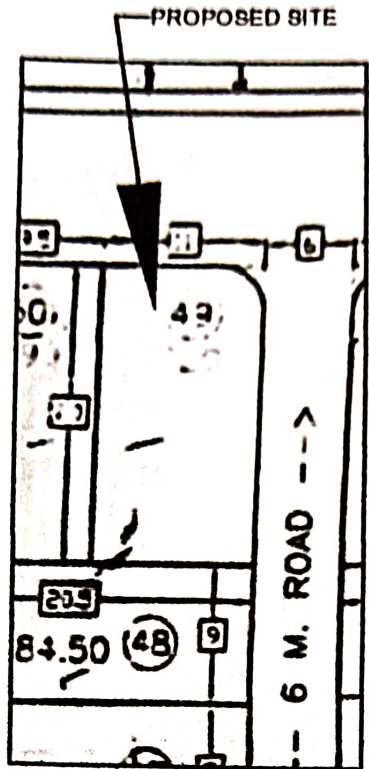


P.NO.50

P.NO.49

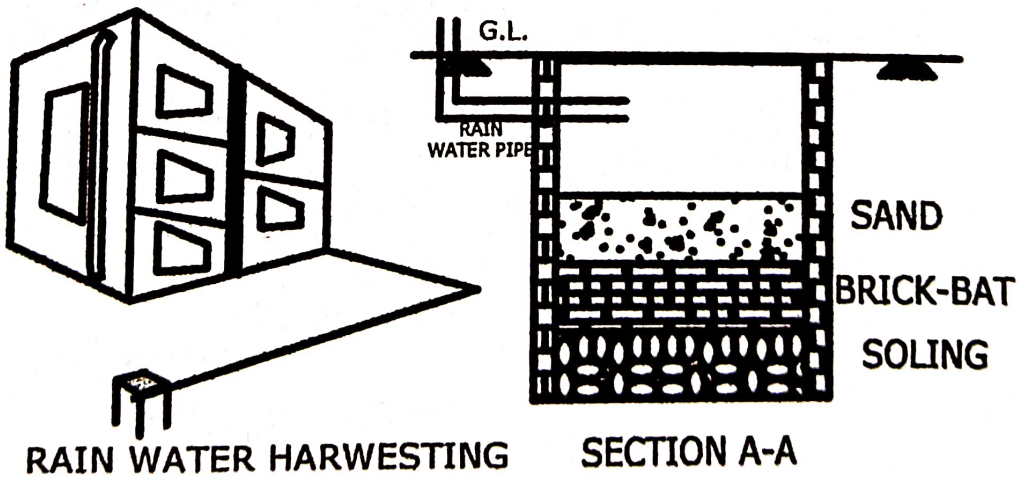
6.0 M WIDE ROAD

**SITE PLAN**  
SCALE:- 1: 200



**KEY PLAN**

SCALE:- 1:10000



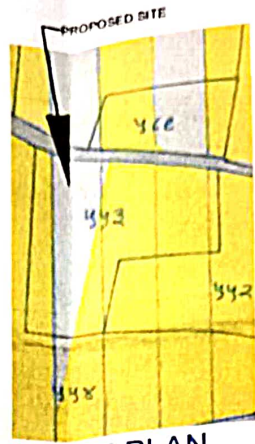
RAIN WATER HARVESTING

SECTION A-A

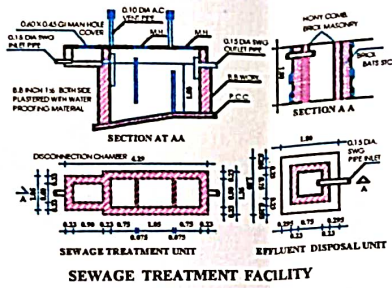
BUILT-UP AREA		
BLDG NO.	FLOOR NO.	TOTAL AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	GROUND FLOOR	103.27 sqm
	TOTAL	103.27 sqm

CARPET- AREA		
BLDG NO.	FLOOR NO.	TOTAL AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	GROUND FLOOR	75.71 sqm.
	TOTAL	75.71 sqm.





**SITE PLAN**  
SCALE: 1:10000

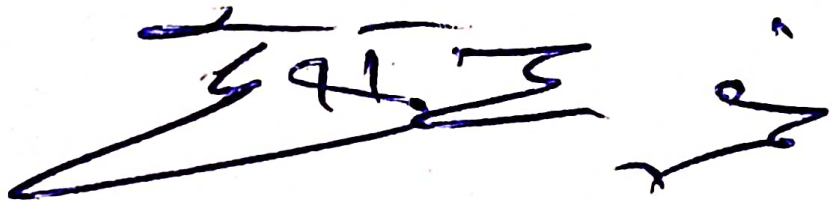


SCHEDULE OF OPENING		
D	1.22 X 2.1	CCTW PANELED DOOR
D1	0.9 X 2.1	MCTW FLUSH DOOR
D2	0.75 X 2.1	MCTW FLUSH DOOR
W	1.80 X 1.2	MS GLAZED WINDOW
W1	1.20 X 1.2	MS GLAZED WINDOW
W2	1.80 X 0.9	MS GLAZED WINDOW
V	0.60 X 0.9	MS GLAZED VENTILATORS

Table No. 8B - Parking Requirement						
SR. NO	ONE PARKING SPACE FOR EVERY	UNIT	REQUIRED PARKING		PROPOSED PARKING	
			CAR	SC	CAR	SC
	For every Two tenements with each tenement having Carpet area equal to or above 40 sq.m. but less than 80 sq.mt.	1	1	1	1	1
	In addition 5% visitor parking ( residential )		1	0		
	<b>Total</b>	1	1	1	1	1
	<b>Total Required parking (Factor 0.4)</b>		0	0	0	0
	<b>Total proposed parking</b>				1	1

## EXISTING ROAD WIDTH CERTIFICATE

THIS IS TO CERTIFY THAT THE S.NO. 553/1/1 P.NO. 49, AT PIMPALGAON (B.)TAL: NIPHAD, DIST: NASHIK, FRONTING ROAD IS 12.0 M SOUTH SIDE ROAD IS 6.0 M. , IS MEASURED ON SITE ANS IT IS FOUND CORRECT.



Sign of Engineer

I/We undersigned hereby confirmed that I/we would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

Owner name and signature