

APPROVAL AUTHORITY

APPROVED

The Plans amended in

As per the conditions Mentioned in
the accompanying commencement

Certificate No.

EP/684

dated

06/12/2021


Deputy Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

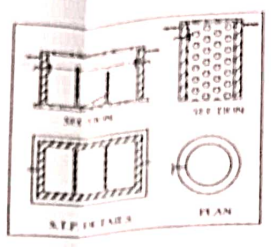
	SQ.M.
AREA STATEMENT	
1 AREA OF THE PLOT	251.25
(Minimum area of a,b,c, to be considered)	251.25
a) As per ownership document (7/12, CTS extract)	251.25
b) As per measurement sheet	251.25
c) As per site	---
2 DEDUCTIONS FOR	
a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	33.94
b) Any D.P. Reservation Area	33.94
(Total a+b)	
3 BALANCE AREA OF THE PLOT (1-2)	217.31
4 Amenity Space (if applicable)	---
a) Required	---
b) Adjustment of 2(b), if any -	---
c) Balance Proposed -	---
5 Net Plot Area [3 - 4(c)]	217.31
6 Recreational Open Space (if applicable)	---
a) Required 10%	---
b) Proposed 10%	---
7 Internal Road area	---
8 Plotable area (if applicable)	217.31
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 5xbasic FSI) 1.10	239.04
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone (50%-125.63 SQ.M. ALLOWED)	59.86
(b) Proposed FSI on payment of premium	59.86
11 In-situ FSI / TDR loading	---
a) In-situ area against colony road	33.94
b) In-situ area against Amenity space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and /or(c)],	---
c) T.D.R. area (40%-100.50 SQ.M. ALLOWED)	---
d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	93.80
12 Additional F.S.I. area under Chapter No. 7	---
13 Total entitlement of FSI in the proposal	
a) [9+10 (b)+11(d) or 12 whichever is applicable.	332.84
b) Ancillary Area FSI upto 60% with payment of charges.	199.72
c) Total entitlement (a+b)	532.56
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 } (217.31 X 2 X1.60)	695.39
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') (Total a+b)	532.56
16 F.S.I. Consumed (15/13)	01
(should not be more than sr.no.14 above.)	
17 Area for Inclusive Housing, if any	
a) Required (20% of Sr. No. 5)	---
b) Proposed	---

CERTIFICATE OF AREA

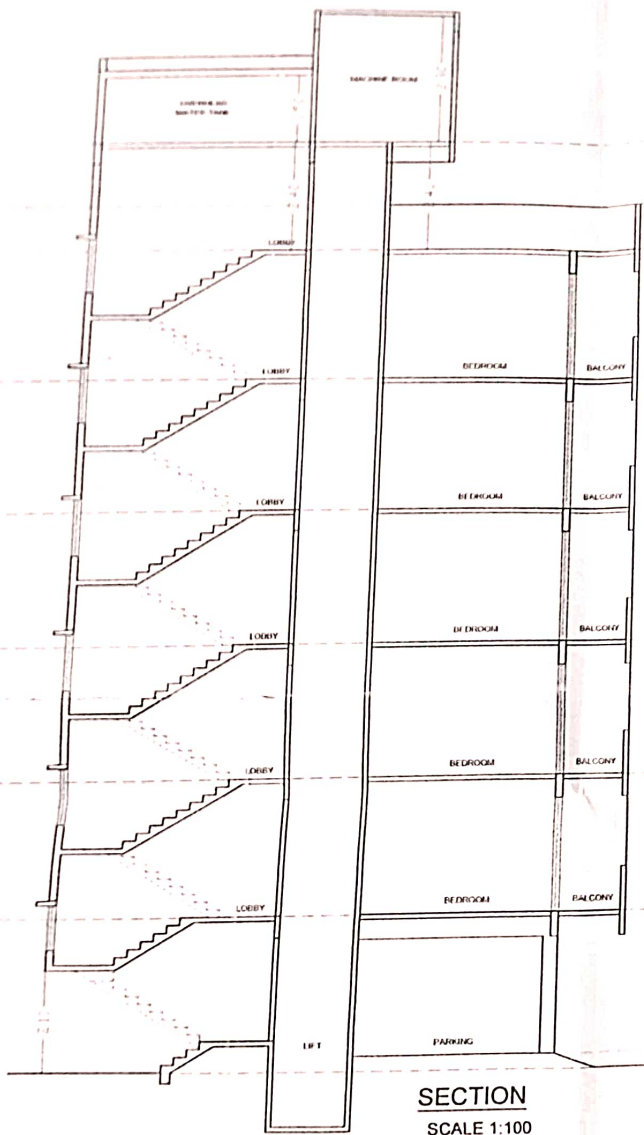
Certified that the plot under reference was surveyed by me on _____ & the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Departments / City Survey records.



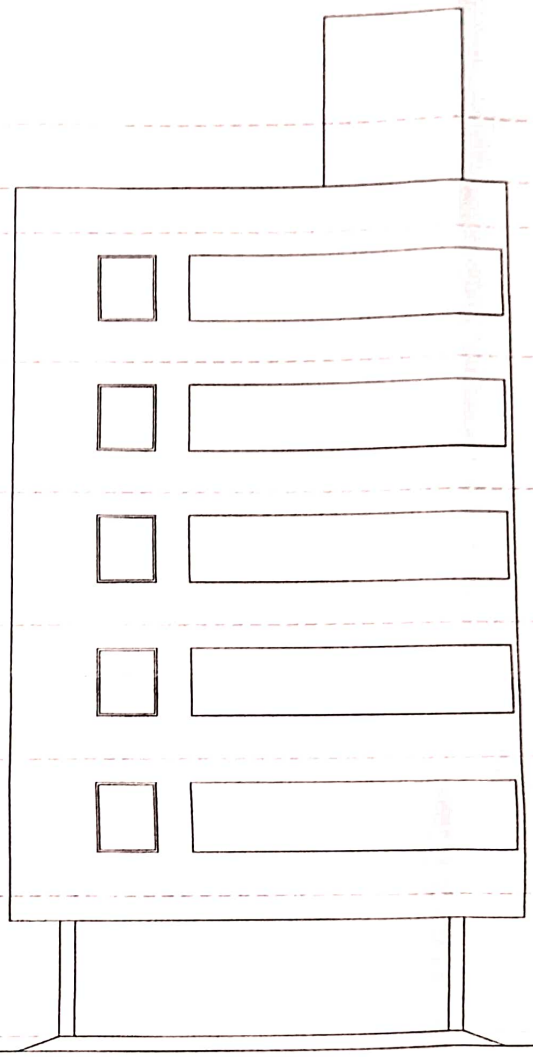
Rain Water Harvesting Detail



NOTE
 PLOT BOUNDARY SHOWN IN THICK BLACK
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN DOTTED RED
 WATER SUPPLY LINE SHOWN IN BLACK DOTTED THIN
 EXTERNAL WALL 0.15 THICK
 INTERNAL WALL 0.10 THICK
 ALL DIMENSIONS ARE IN METRIC SCALE



SECTION
SCALE 1:100



ELEVATION
SCALE 1:100

PARKING STATEMENT

SIZE OF TENEMENT	REQUIRED PARKING	
	CAR	SCOOTER
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. 05 nos	(1)	(5)
	02 NOS.	10 NOS.
5 % VISITORES PARKING	00 NOS.	01 NOS.
TOTAL	02 NOS.	11 NOS.
MULTIPLYING FACTOR 0.90	02 NOS.	10 NOS.
TOTAL	02 NOS.	10 NOS.

Total B/up Area First floor -	104.58sq.m.
Total B/up Area First floor -	104.58sq.m.
Total B/up Area First floor -	104.58sq.m.
Total B/up Area First floor -	104.58sq.m.
Total B/up Area First floor -	104.58sq.m.
Total B/up Area form First to Fifth floor -	522.90 sq.m.

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I	ANCILLARY F.S.I
(1)	(2)	(3)	(4)	(5)
1	GROUND FLOOR	9.65 SQ.M.	$9.65/1.60=6.03$ SQ.M	$9.80-6.13 = 3.62$ SQ.M
	FIRST FLOOR	104.58 SQ.M.	$104.58/1.60=65.36$ SQ.M	$104.58-65.36 = 39.22$ SQ.M
	SECOND FLOOR	104.58 SQ.M.	$104.58/1.60=65.36$ SQ.M	$104.58-65.36 = 39.22$ SQ.M
	THIRD FLOOR	104.58 SQ.M.	$104.58/1.60=65.36$ SQ.M	$104.58-65.36 = 39.22$ SQ.M
	FOURTH FLOOR	104.58 SQ.M.	$104.58/1.60=65.36$ SQ.M	$104.58-65.36 = 39.22$ SQ.M
	FIFTH FLOOR	104.58 SQ.M.	$104.58/1.60=65.36$ SQ.M	$104.58-65.36 = 39.22$ SQ.M
	TOTAL	532.55 SQ.M.	332.83 SQ.M.	199.72 SQ.M.
P-LINE AREA = 532.55 SQ.M.				
F.S.I = 332.83 SQ.M.				
ANCILLARY F.S.I = 199.72 SQ.M.				

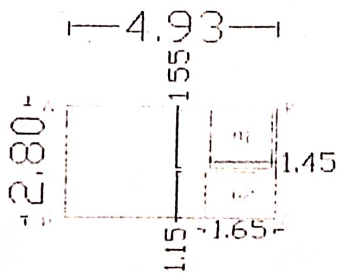
CARPET + USABLE AREA STATEMENT

FLOOR 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)
GROUND FLOOR	00.00 SQ.M.	---	00.00 SQ.M.
Total Carpet+Usable Area Of Ground Floor.	00.00 SQ.M.	---	00.00 SQ.M.
FIRST FLOOR	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
Total Carpet+Usable Area Of First Floor.	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
SECOND FLOOR	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
Total Carpet+Usable Area Of Second Floor.	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
THIRD FLOOR	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
Total Carpet+Usable Area Of Third Floor.	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
FOURTH FLOOR	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
Total Carpet+Usable Area Of Fourth Floor.	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
FIFTH FLOOR	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
Total Carpet+Usable Area Of Fifth Floor.	67.12 SQ.M.	19.27 SQ.M.	86.39 SQ.M.
Total Carpet+Usable Area Of Building	335.60 SQ.M.	96.35 SQ.M.	431.95 SQ.M.

Schedule of Doors & Window

T. W. PANELLED	1.80X2.10	FD
T. W. PANELLED	0.90X2.10	D
T. W. PANELLED	0.75X2.10	D1
T. W. GLAZED WINDOW	1.80X1.20	W
T. W. GLAZED WINDOW	1.20X1.20	W1
T. W. GLAZED WINDOW	0.90 X1.20	W2
T. W. GLAZED WINDOW	0.60 X1.20	W3
LOUVERD VENT.	0.60X0.60	V

BLOCK AREA DIAGRAM AND CALCULATION



Ground Floor Plan

Block area - $4.93 \times 2.80 = 13.80$ sq.m.

Deduction -

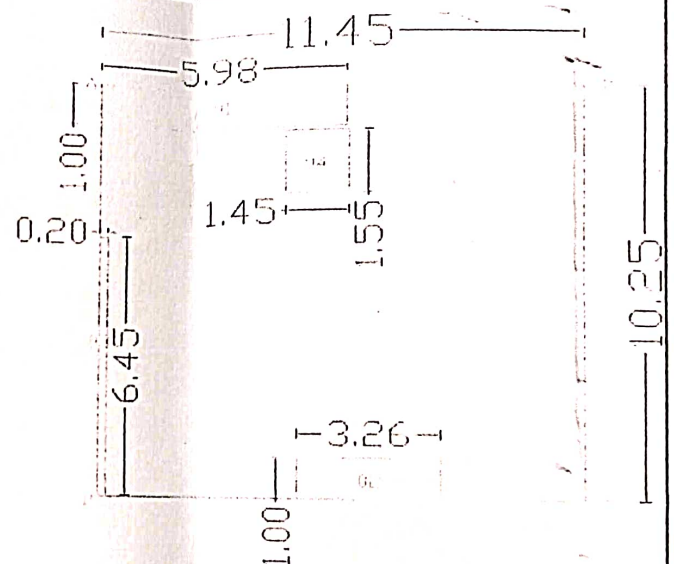
1) $1.45 \times 1.55 = 2.25$

2) $1.65 \times 1.15 = 1.90$

Total Deduction - 4.15 sq.m.

Net B/up Area Ground floor - 9.65 sq.m.

Total B/up Area Ground floor - 9.65 sq.m.



First Floor Plan

Deduction -

Block area - $11.45 \times 10.25 = 117.36$ sq.m.

1) $5.98 \times 1.00 = 5.98$

2) $3.26 \times 1.00 = 3.26$

3) $0.20 \times 6.45 = 1.29$

4) $1.45 \times 1.55 = 2.25$

Total Deduction - 12.78 sq.m.


Net B/up Area First floor - 104.58 sq.m.

Total B/up Area First floor - 104.58 sq.m.

- (should not be more than sr.no. 14 above.)
- 17 Area for Inclusive Housing, if any
- a) Required (20% of Sr. No. 5)
 - b) Proposed

CERTIFICATE OF AREA


Certified that the plot under reference was surveyed by me on _____ & the dimensions of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Departments / City Survey records.


PIYUSH DUGAD
ARCHITECTS,

AMIT SHRIRAM KHANDRE


RUSHIKESH D. PALWE


STRUCTURAL ENGINEER


SONALI C. BRAMHANKAR


ARCHITECT


NAKSHATRA PUSHPA DEVELOPERS

OWNER PARTNER

**PROPOSED RESIDENTIAL BUILDING FOR
 "NAKSHATRA PUSHPA DEVELOPERS" ON PLOT NO:14
 SERVEY NO.798/3/4/1B AT GOVIND NAGAR, NASIK**



**P D Architects & Associates
 Ar.PIYUSH DUGAD**

199, Girija Apartment Near Rajebahadur Hospital, M.G.Road
 NASHIK, MAHARASHTRA. PIN-422001 M-9922441210

FILE NAME
 DRAWING NO.
 JOB NO.
 FILE NO.

01	CHKD BY:	
04	DRWN BY:	
01	SCALE:	

DATE:	
REVISION	

