

SBI HLC - Yogesh Jagtap

8626002050

CASE - MEENA B. PANDIT

9850784517 (SANTOSH)

THORITY

SHEET NO. 01/03

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2019

2019

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STAMP OF AUTHORITY

SHEET NO. 01/03

APPROVED

As per the accoupaning
occupancy Certificate

No. Nashik/ 23514 /2019

Date : 09 / 09 / 2019



Executive Engineer

TOWN PLANING

Nashik Municipal Corporation

Nashik



11.85



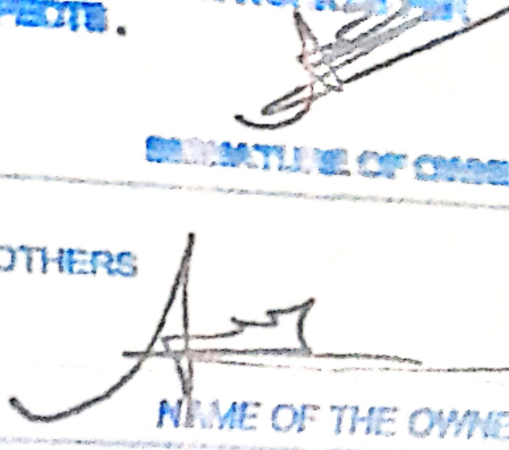
0.15

0.57
0.57
86.27
3.87
90.24

IN ALL RESPECTS.

SIGNATURE OF OWNER

SIGNATURE OF OWNER
MR. JANARDAN VANJARI AND OTHERS



NAME OF THE OWNER

ARCHITECT **KITBI KUTE**

Reg. No. **CA01/12018**

STRUCTURAL ENGINEER

Reg. No. **42**

TITLE :

MUNICIPAL DRAWING

FOR PART COMPLETION OF BUILDING 1 ON PLOT NO.3+4/B SR.NO.769/2 NEAR CITY CENTRE MALL, FOR, OWNER: JANARDAN VANJARI AND OTHERS

NOTE :

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN METERS WRITTEN DIMENSIONS TO BE FOLLOWED RATHER THAN SCALING THE DRAWING.

DRAWN BY	MAHARSHINEE	DWG.NO	01
CHKD. BY	A.R. KUTE	SHT.NO	01/01 A0
DATE	16-01-2018	SCALE	1:100

FILE PATH:-\\server\rd\drive\oa-civ\2018\oa-15-12-arjan patil,near city centre\04-submittal\or\dwg\oa_per old.dwg
27.08.17x14_municipal_26.08.2018_for part occupancy carpet as per req.dwg

ORIGIN ARCHITECTS
ARCHITECTS INTERIORS LANDSCAPE DESIGNERS

58, ADIMAJ, SECTOR B,
NEAR NAVASHYA GANAPATI,
OFF GANGAPUR RD., NASEIK,
PH.NO. 0205 2340828

PROFORMAT

A. AREA STATEMENTS	IN SQ.M.
1. Area of plot (Subtract area of a, b, c to be excluded)	2409.44 SQ.M
a) As per ownership document (7/12, CTB extract)	
b) as per measurement sheet	
c) as per site	
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area	
(b) Any D.P. Reservation area	
(Total a+b)	
3. Gross Area of Plot (1-2)	2409.44 SQ.M
4. Recreational Open space	
(a) Required	
(b) Proposed	
5. Amenity Space -	
(a) Required	
(b) Proposed	
6. Service road and Highway widening	
7. Internal Road area	
8. Net Area of Plot = [3 - 5(b)]	2409.44 SQ.M
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)	2850.38 SQ.M
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any	
(b) In-situ area against Amenity Space [2.00 or 1.05 x sr. no. 5 (b)],	
(c) Premium FSI area (subject to maximum of 0.5 of sr. no. 8)	1204.72 SQ.M
Premium FSI area (To be availed)	760.19 SQ.M
(d) TDR area	3373.22 SQ.M
TDR area (Previously availed)	3070.00 SQ.M
(e) Additional FSI area under chapter VIII (Total of a+b+c+d+e)	
11. Total area available (9+10)	7228.38 SQ.M
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	
13. Total Built-up Area in proposal, (excluding area at Sr.No.15.b)	
a) Completed Built-up Area.	5590.33 SQ.M
b) Proposed Built-up Area	576.28 SQ.M
c) Excess Balcony area counted in F.S.I.	311.96 SQ.M
d) Excess Double Height terraces area counted in F.S.I	-
Total (a+b+c+d)	6480.57 SQ.M
14. F.S.I. Consumed (13/B) (should not be more than serial no.12 above.)	2.69
15. Area for Inclusive Housing, if any	
a) Required (20% of sr.no.9)	
b) Proposed	

OWNER'S CONFIRMATION :

I CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECTS.



B/UP AREA CALCULATION

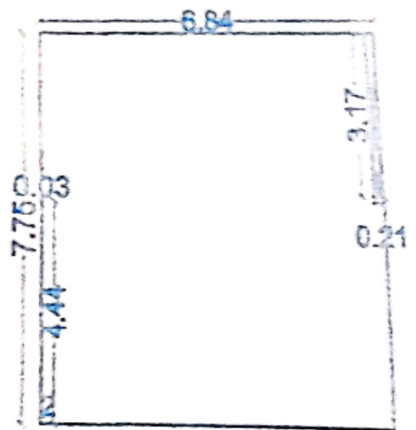
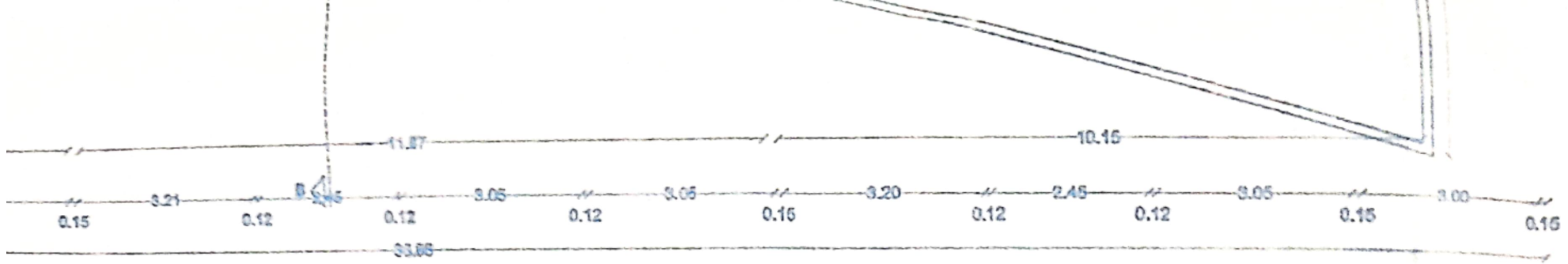
FOR GROUND FLOOR

Sr. No.	DIMENSION	Area (SQ.M.)	No. of Block	Total
BLOCK	32.86 X 23.08	758.18	1	758.18

DEDUCTION

1	1.15 X 3.45	3.97	1	3.97
2	5.28 X 3.37	17.81	1	17.81
3	7.29 X 4.00	29.14	1	29.14
4	4.88 X 2.05	10.00	1	10.00
5	6.65 X 3.45	22.94	1	22.94
6	3.17 X 1.13	3.58	1	3.58
7	0.41 X 3.45	1.41	1	1.41
8	2.25 X 0.94	2.10	1	2.10
9	1 X 9.27 X 32.86	152.26	1	152.26
				243.21

$$\text{NET AREA} = 758.18 - 243.21 = 514.97 \text{ SQ.MT}$$



TYPICAL 1ST TO 11TH FLOOR PLAN
BUILDING 2
SCALE - 1:200

BUP AREA CALCULATION

FOR TYPICAL FLOOR

Sr. No.	DIMENSION	Area (SQ.M.)	No. of Block	Total
BLOCK	6.84 X 7.75	53.01	1	53.01
DEDUCTION:				
1	0.21 X 3.17	0.67	1	0.67
2	0.03 X 4.44	0.13	1	0.13
				0.80
NET AREA = 53.01 - 0.80 = 52.21 SQ.MT				

NOTE: BUILDING 2 NOT FOR COMPLETION

AREA STATEMENT

FLOOR	AREA OF FLOOR	NET AREA
FOR BUILDING 1		
GROUND+MEZZANINE	763.31	763.31
FIRST	197.66	197.66
TYPICAL FLOOR AREA	448.11	4481.58
LIFT AREA	8.42	8.42
EXCESS BALCONY AREA	168.67	168.67
TOTAL AREA		5893.56
FOR BUILDING 2 (NOT FOR COMPLETION)		
TYPICAL 1ST TO 11TH FLOOR	52.21	574.91
EXCESS BALCONY AREA	311.08	311.08
LIFT AREA	2.97	2.97
TOTAL		846.97

FORM OF STATEMENT 2 - PROPOSED BUILDING 2

Sr No.	Built Up Area	Permissible Balcony within 15%	Total Proposed Balcony area	Excess Balcony area counted in FSI	Double height terrace area within 20%	Proposed Double height terrace area	Total FSI (5+6)
	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2)	52.21	7.83	(6.63X1.50)+(3.24+3.24+3.32+3.32)x 2.00 = 36.18	-	-	-	-
UND	52.21	7.83	(6.63X1.50)+(3.24+3.24+3.32+3.32)x 2.00 = 36.18	28.36	10.44	-	80.57
	52.21	7.83	(6.63X1.50)+(3.24+3.24+3.32+3.32)x 2.00 = 36.18	28.36	10.44	-	80.57
	52.21	7.83	(6.63X1.50)+(3.24+3.24+3.32+3.32)x 2.00 = 36.18	28.36	10.44	-	80.57



TYPICAL 1ST TO 11TH FLOOR PLAN
BUILDING 2
SCALE - 1:200

FOR TYPICAL FLOOR

Sr. No.	DIMENSION	Area (SQ.M.)	No. of Block	Total
BLOCK	8.94 X 7.75	63.01	1	63.01
DEDUCTION				
1	0.21 X 3.17	0.67	1	0.67
2	0.03 X 4.44	0.13	1	0.13
				0.80
NET AREA = 63.01 - 0.80 = 62.21 SQ.MT				

NOTE BUILDING 2 NOT FOR COMPLETION

TYPICAL FLOOR AREA

LIFT AREA	0.37	0.37
EXCESS BALCONY AREA	108.30	108.30
TOTAL AREA		108.67
FOR BUILDING 2 (NOT FOR COMPLETION)		
TYPICAL NET TO 11TH FLOOR	62.21	674.31
EXCESS BALCONY AREA	311.98	311.98
LIFT AREA	3.97	3.97
TOTAL		690.24

FORM OF STATEMENT 2 - PROPOSED BUILDING 2
Total Proposed Balcony area

Building No.	Floor No.	Built Up Area	Permissible Balcony within 15%	Excess Balcony area counted in FSI	Double height terrace area within 20%	Proposed Double height terrace area	Total FSI (5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
B	GROUND	-	-	-	-	-	80.57
	1	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	2	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	3	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	4	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	5	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	6	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	7	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	8	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	9	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
	10	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57
11	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	80.57	
		574.31		398.09	311.98	-	886.27
LIFT AREA							3.97
TOTAL AREA							890.24

NOTE BUILDING 2 NOT FOR COMPLETION

LATION

Sr. No.	No. of Block	Total
60	1	743.80
7	1	8.07
8	1	82.09
9	1	14.90

PARKING AREA STATEMENT

BUILDING	PARKING AREA STATEMENT IN SQ.M.	EXISTING			PROPOSED		
		WHEELER	WHEELER	CYCLE	WHEELER	WHEELER	CYCLE
BUILDING A	COMMERCIAL ADDITIONAL CARPET AREA - 0.84 SQ.M (1/30 SQ.M CARPET OR PROVISION) RESIDENTIAL CARPET AREA - 0.87 SQ.M	1	2	2	12.80	200-4	0.700-1.4
BUILDING B	(11 TERRACETS ABOVE 40 SQ.M BUT LESS THAN 60 SQ.M)	11	44	20	12.80	200-4	0.700-1.4

SIGNATURE
MR. JAYU

ARCHITECT
Reg. No. 04
TITLE: MUD

FOR PART COMPLETION
NO PART BALCONY SHALL BE
OVERSHADOWED BY

NOTE:
UNLESS OTHERWISE SPECIFIED
ALL WORK SHALL BE IN ACCORDANCE WITH
AS PER

4	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
5	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
6	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
7	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
8	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
9	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
10	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
11	52.21	7.83	$(6.63 \times 1.50) + (3.24 + 3.24 + 3.32 + 3.32) \times 2.00 = 36.19$	28.36	10.44	-
	574.31		398.09	311.96	-	-

NOTE: BUILDING 2 NOT FOR COMPLETE

PARKING AREA STATEMENT

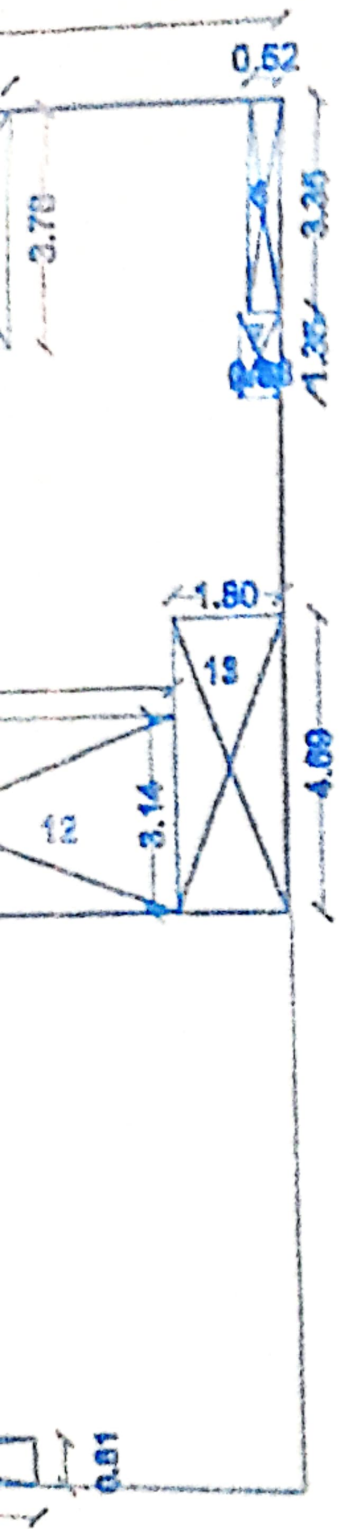
	PARKING AREA STATEMENT IN SQ.M.	EXISTING						PROPOSED					
		AREA IN SQ.M.			AREA IN SQ.M.			AREA IN SQ.M.			AREA IN SQ.M.		
		4 WHEELER	2 WHEELER	CYCLE	4 WHEELER	2 WHEELER	CYCLE	4 WHEELER	2 WHEELER	CYCLE	4 WHEELER	2 WHEELER	CYCLE
BUILDING A	COMMERCIAL ADDITIONAL CARPET AREA = 88.88 SQ.M (100 SQ.M CARPET OR FRACTION) RESIDENTIAL CARPET AREA = 688.57 SQ.M (11 TEMENTS ABOVE 40 SQ.M BUT LESS THAN 60 SQ.M)	1	2	2	12.5X11 = 12.80	2X2 = 4	0.7X2 = 1.4	1	2	2	12.5X11 = 12.80	2X2 = 4	0.7X2 = 1.4
BUILDING B		11	44	22	12.5X11 = 37.80	2X2 = 88	0.7X2 = 15.40	11	44	22	12.5X11 = 37.80	2X2 = 88	0.7X2 = 15.40

CARPET AREA STATEMENT

BR. NO.	FLOOR	FLAT/ SHOP NO.	TOTAL NO. OF FLAT/ SHOPS	CARPET AREA AS PER RERA (SQ.M.)	TOTAL FLOORWISE CARPET AREA	BALCONY AREA (SQ.M.)	TOTAL FLOORWISE BALCONY AREA	ALTERNATE TERRACE AREA (SQ.M.)	TOTAL FLOORWISE ALTERNATE TERRACE AREA	PORCH
1	TYPICAL 1ST TO 11TH FLOOR		11	60.87	668.57	31.87	348.37	-		
TOTAL CARPET AREA FOR RESIDENTIAL					668.57		348.37			

NOTE: BUILDING 2 NOT FOR COMPLETE

LIFT AREA
TOTAL AREA

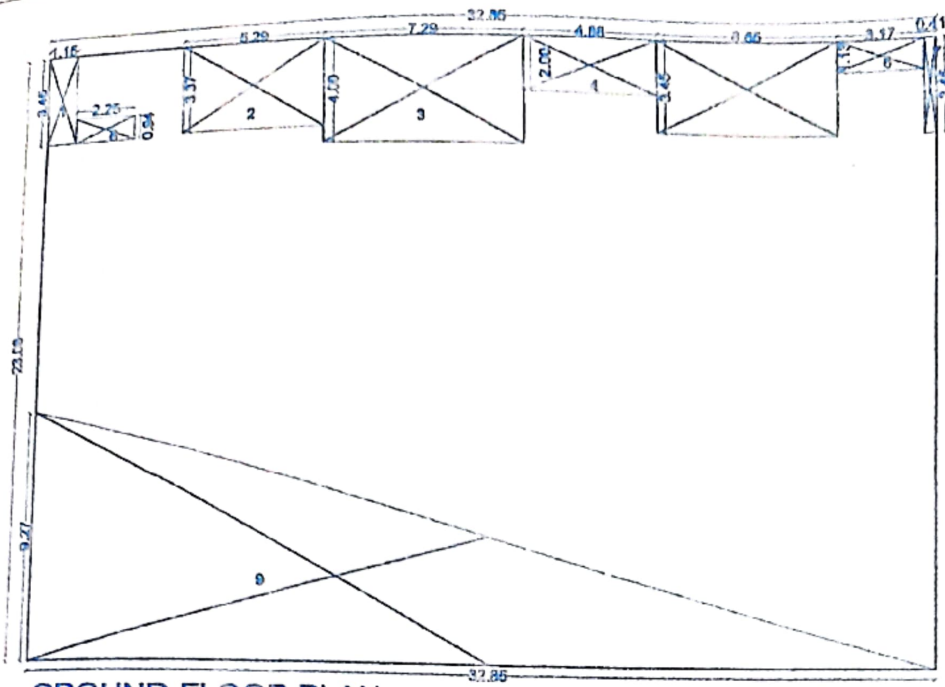


B/UP AREA CALCULATION

FOR 1ST FLOOR

Sr. No.	DIMENSION	Area (SQ.M.)	No. of Block	Total
BLOCK	33.58 X 22.15	743.80	1	743.80
DEDUCTION				
1	2.10 X 4.70	9.87	1	9.87
2	18.01 X 4.78	86.08	1	86.08
3	3.17 X 4.70	14.90	1	14.90
4	3.35 X 3.98	13.27	1	13.27
5	2.53 X 3.78	9.51	1	9.51
6	0.82 X 3.35	1.74	1	1.74
7	0.88 X 1.35	0.82	1	0.82
8	3.12 X 0.85	2.65	1	2.65
9	14.04 X 3.14	44.08	1	44.08
10	2.32 X 4.85	11.72	1	11.72
11	1.55 X 2.13	3.51	1	3.51
12	8.38 X 3.14	26.25	1	26.25
13	1.30 X 4.89	6.44	1	6.44
14	0.77 X 9.10	7.01	1	7.01
15	4.35 X 3.98	17.31	1	17.31
16	5.38 X 3.38	20.08	1	20.08
17	5.81 X 2.52	14.64	1	14.64
18	6.37 X 1.71	10.89	1	10.89
19	5.88 X 0.81	4.78	1	4.78
				307.80
NET AREA = 743.80 - 307.80 = 436.20 SQ.MT				

0.22 0.15 0.73 0.15 4.20 0.15

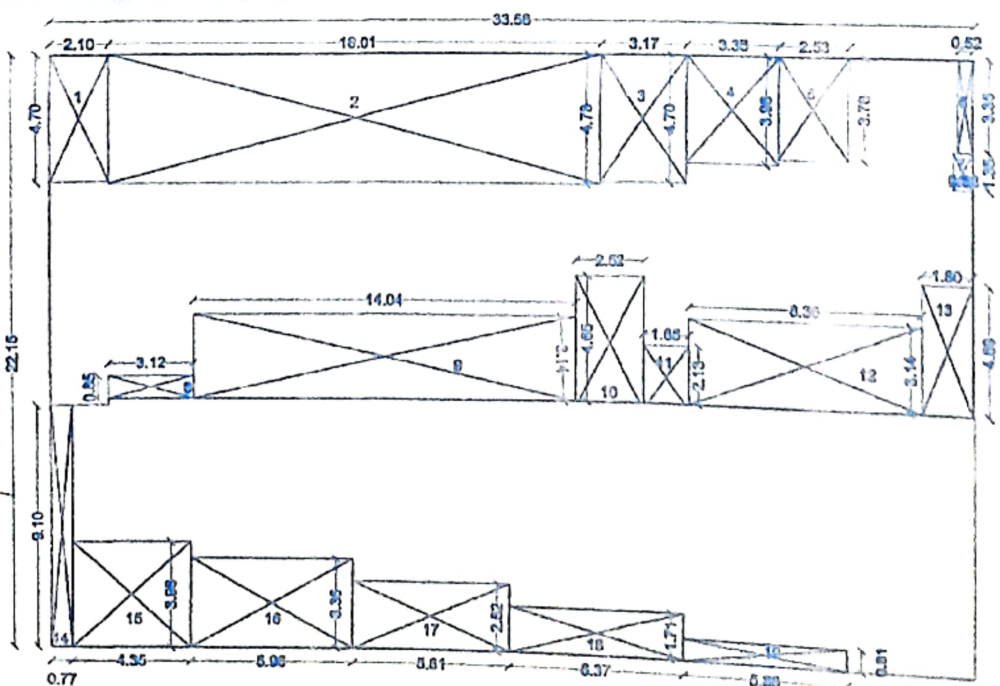


GROUND FLOOR PLAN
SCALE - 1:200

B/UP AREA CALCULATION

FOR GROUND FLOOR				
Sr. No.	DIMENSION	Area (SQ.M.)	No. of Block	Total
BLOCK	32.85 X 23.08	758.18	1	758.18
DEDUCTION				
1	1.15 X 3.48	3.97	1	3.97
2	5.29 X 3.37	17.81	1	17.81
3	7.29 X 4.00	29.14	1	29.14
4	4.89 X 2.06	10.00	1	10.00
5	6.65 X 3.45	22.84	1	22.84
6	3.17 X 1.13	3.58	1	3.58
7	0.41 X 3.45	1.41	1	1.41
8	2.25 X 0.84	2.10	1	2.10
9	32.85 X 2.27	152.28	1	152.28
				243.21
NET AREA = 758.18 - 243.21 =				514.97 SQ.MT

LINE AS PER FINAL LYT.
300.00 (AS PER FLOOD MAP)



FIRST FLOOR PLAN
SCALE - 1:200

LINE AS PER FINAL LYT.
195.50 (AS PER FLOOD MAP)

B/UP AREA CALCULATION

FOR 1ST FLOOR				
Sr. No.	DIMENSION	Area (SQ.M.)	No. of Block	Total
BLOCK	33.58 X 22.16	743.83	1	743.83
DEDUCTION				
1	2.10 X 4.70	9.87	1	9.87
2	10.01 X 4.70	47.05	1	47.05
3	3.17 X 4.70	14.90	1	14.90
4	3.35 X 3.95	13.23	1	13.23
5	2.53 X 3.75	9.51	1	9.51
6	0.52 X 3.35	1.73	1	1.73
7	0.25 X 1.25	0.31	1	0.31
8	3.12 X 0.85	2.65	1	2.65
9	14.04 X 3.14	44.08	1	44.08
10	2.52 X 4.85	11.72	1	11.72
11	1.80 X 2.15	3.87	1	3.87
12	0.35 X 3.14	1.10	1	1.10
13	1.30 X 4.80	6.24	1	6.24
14	0.77 X 0.10	0.08	1	0.08
15	4.35 X 3.95	17.18	1	17.18
16	5.98 X 3.95	23.62	1	23.62
17	6.91 X 2.22	15.34	1	15.34
18	0.37 X 1.77	0.65	1	0.65
19	5.88 X 0.51	2.99	1	2.99
NET AREA = 743.83 - 300.00 =				443.83 SQ.MT

0.16 4.20 0.18 0.01 0.10 0.00 0.10 0.22 0.15

9.00 M. WIDE COLONY ROAD

TO THE MAIN

23.10

0.75

PROPOSED WALKWAY

PROPOSED BUILDING 2

C-11

20.00

0.62

0.62

0.25

UPPER FLOOR PROJECTION

PROPOSED BUILDING 1

C-11

UPPER FLOOR PROJECTION

HFL RED LINE AS PER FINAL LYT.
LVL=486.00 (AS PER
INGN. FLOOD MAP)

HFL BLUE LINE AS PER FINAL LYT.
LVL=485.50 (AS PER
INGN. FLOOD MAP)

SITE PLAN
SCALE 1:200



30.00 M. WIDE DP ROAD

TO THE MAIN

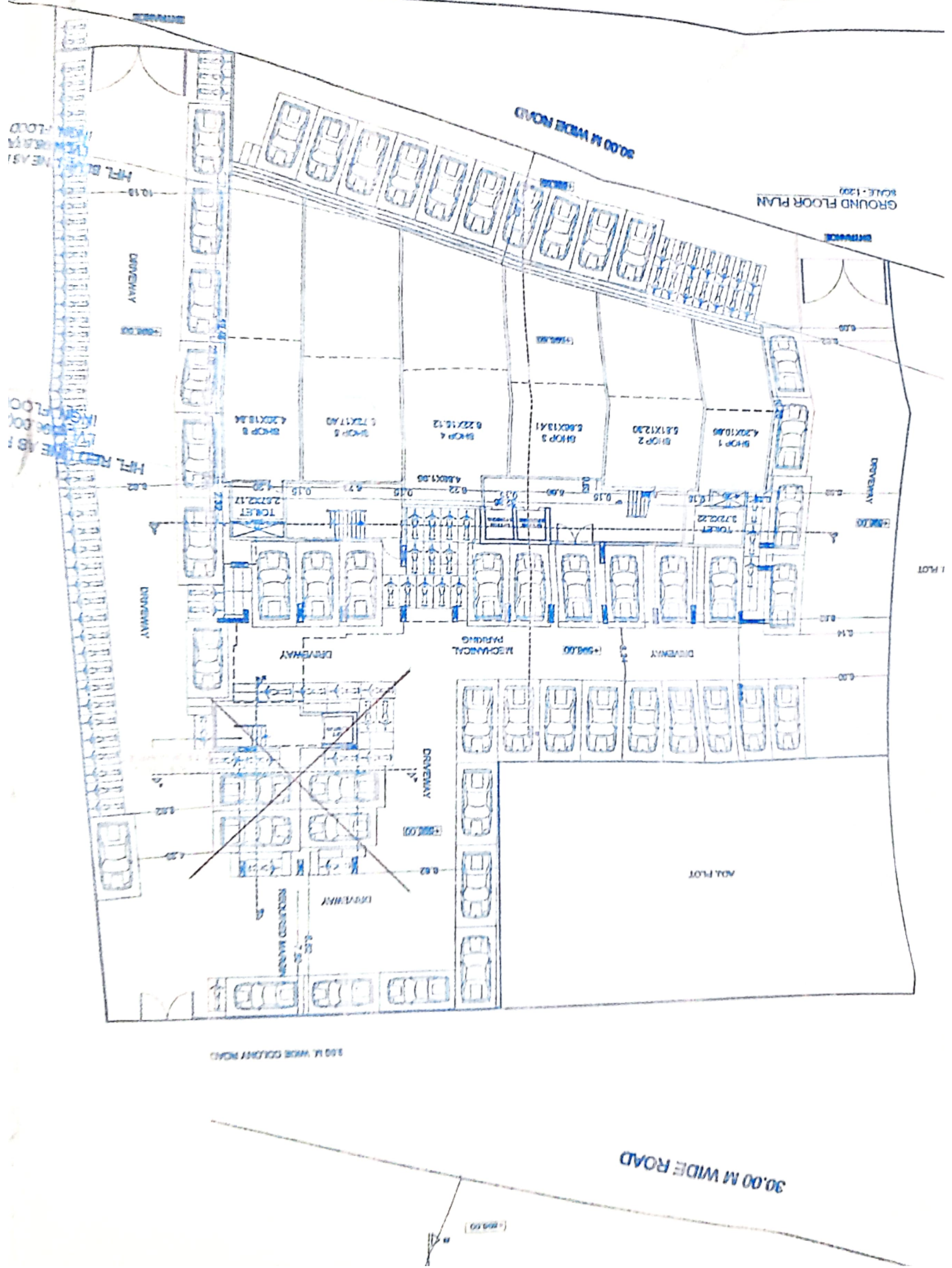
GROUND
SCALE - 1:200

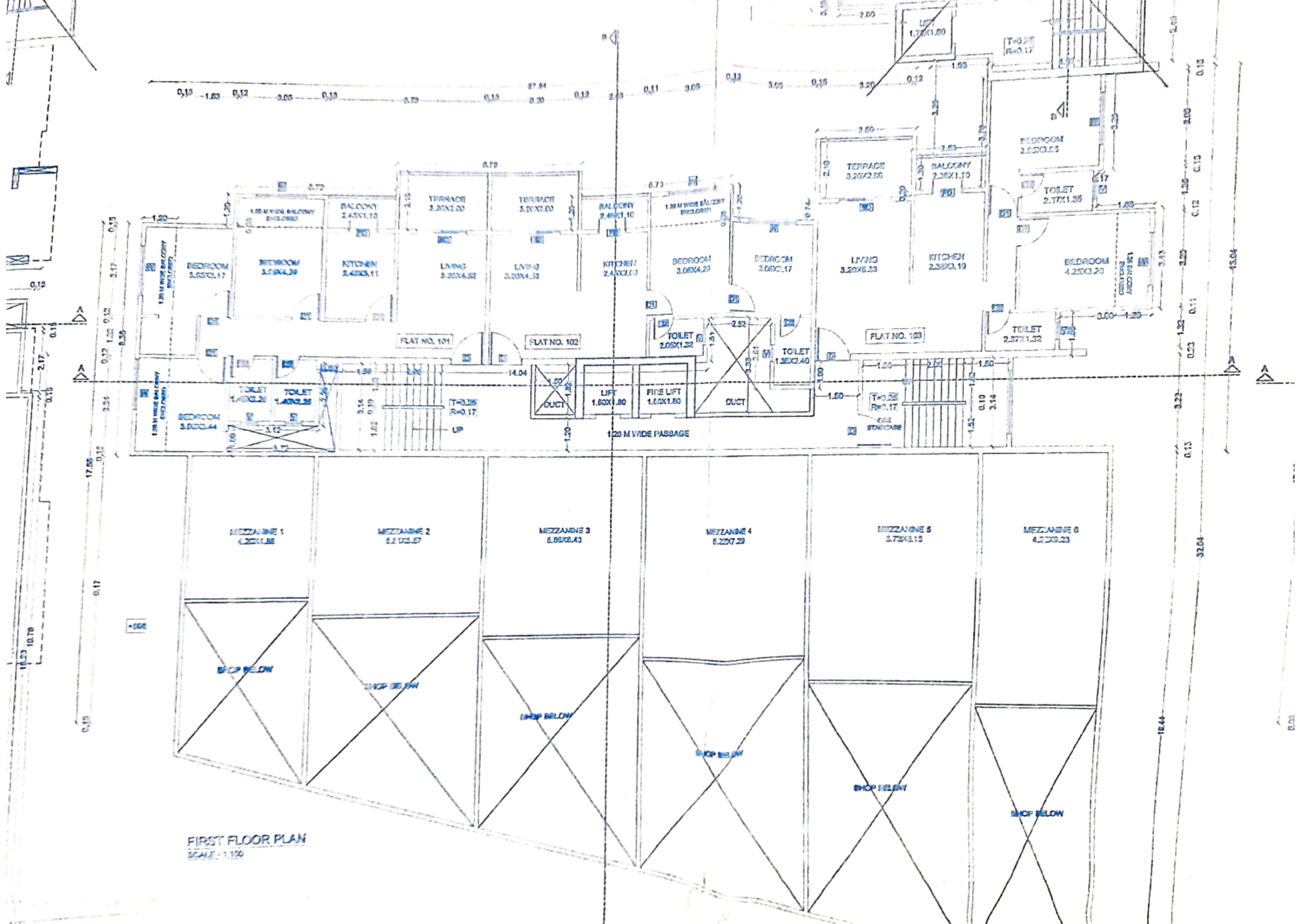
GROUND FLOOR PLAN
SCALE: 1:200

NEAST
FLOOR

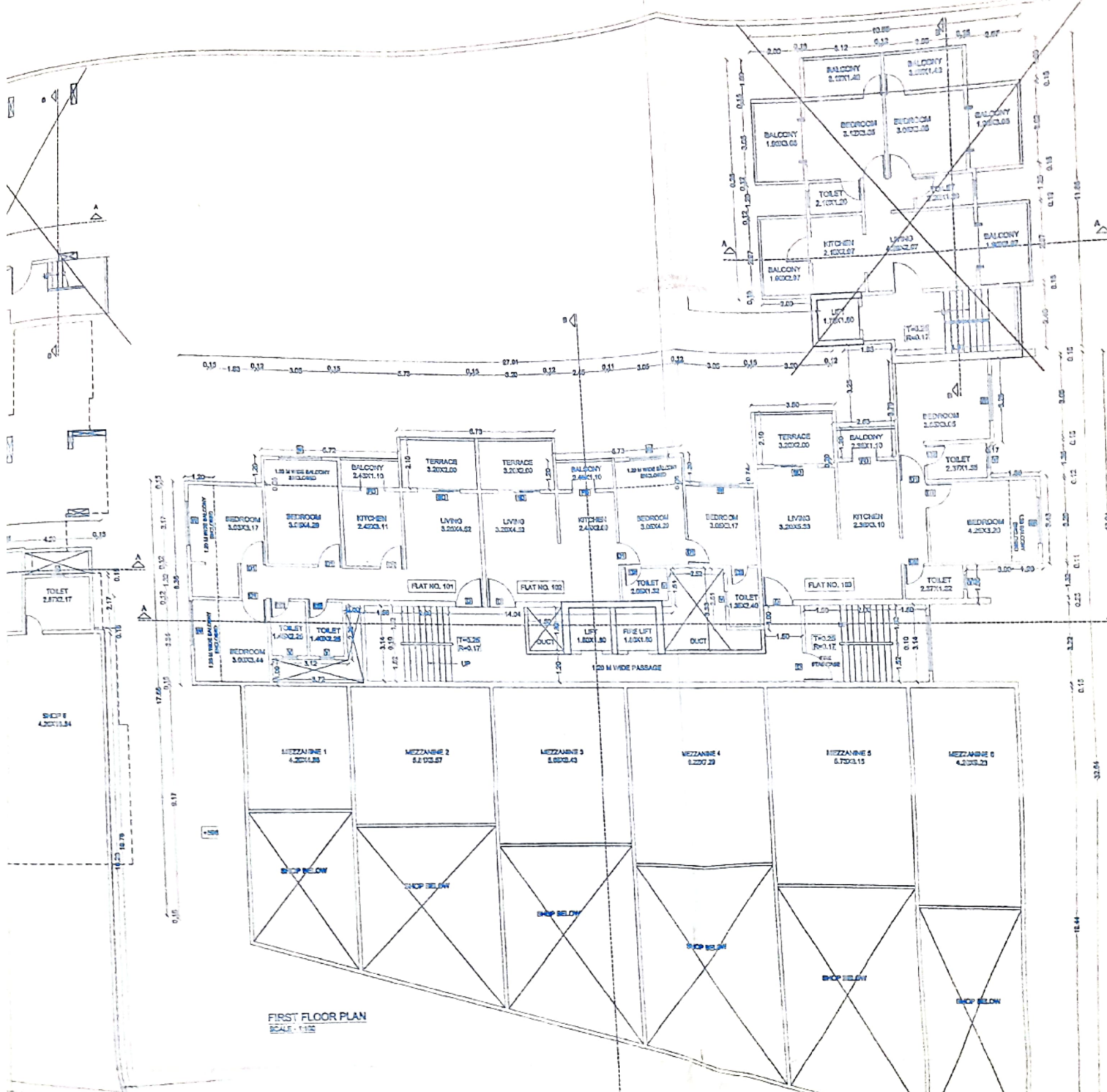
NEAST
FLOOR

1 FLOT





FIRST FLOOR PLAN
SCALE: 1:150



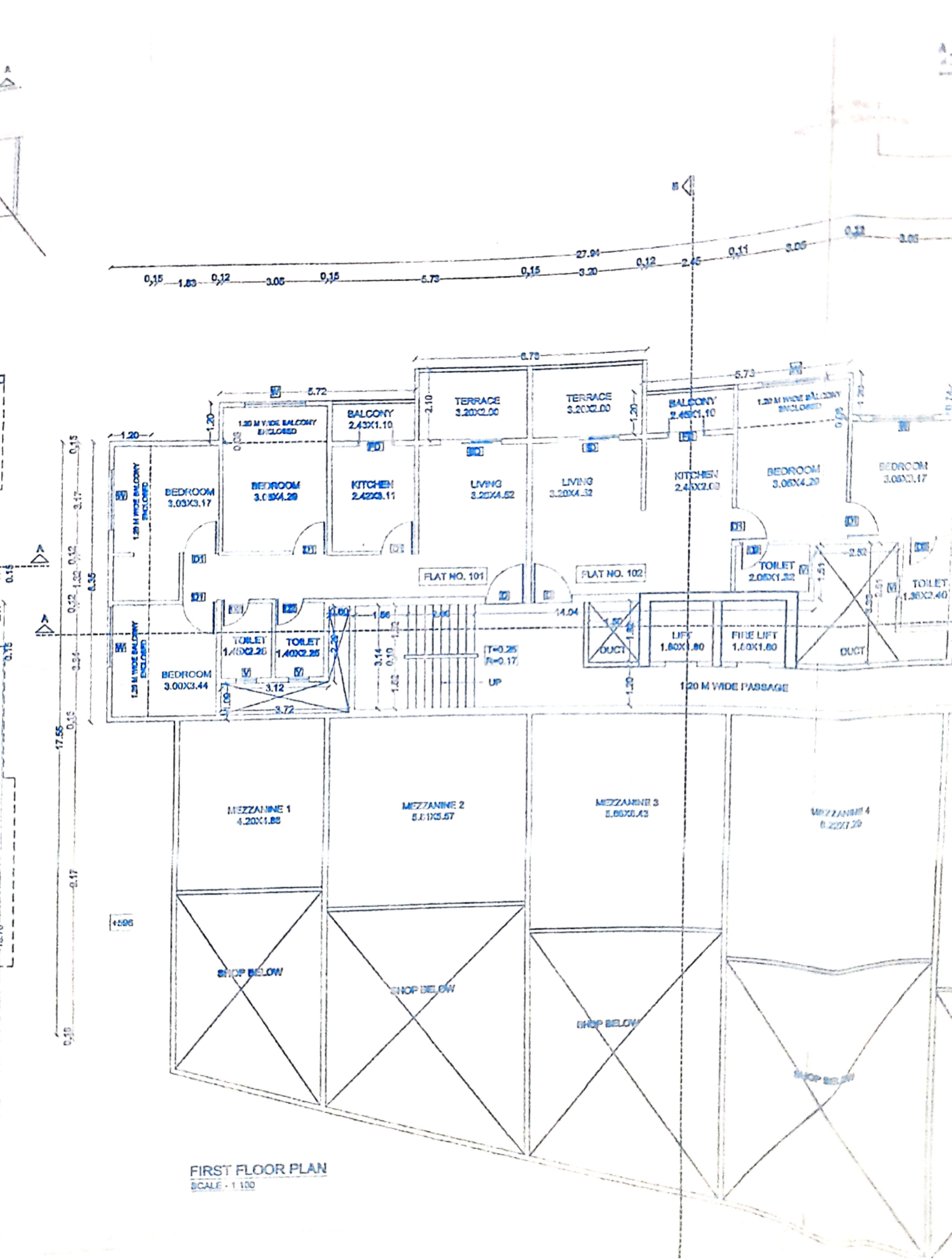
FIRST FLOOR PLAN
SCALE: 1:100



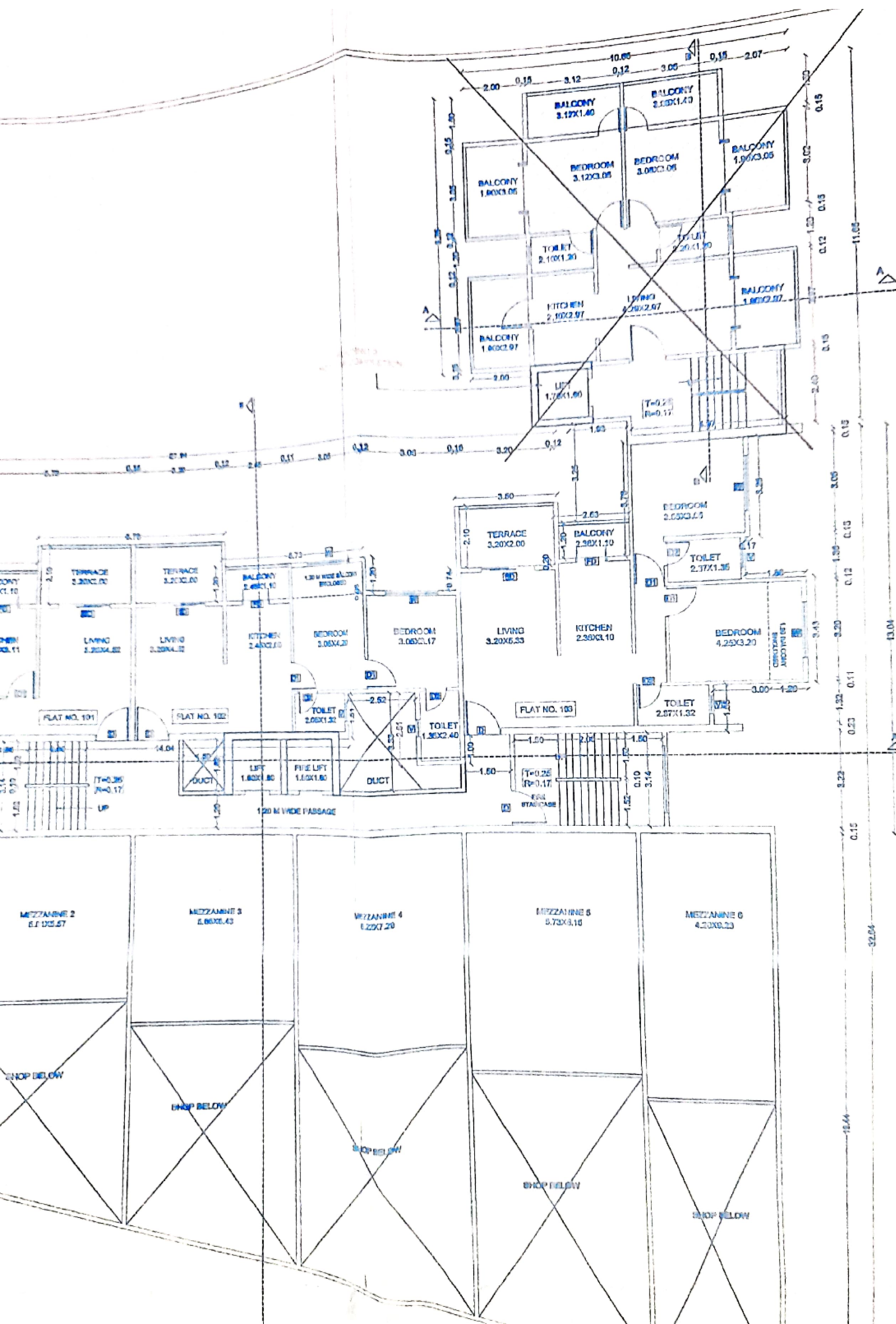
0.15 1.00 0.50 0.00



SECOND FLOOR PLAN
SCALE: 1:100



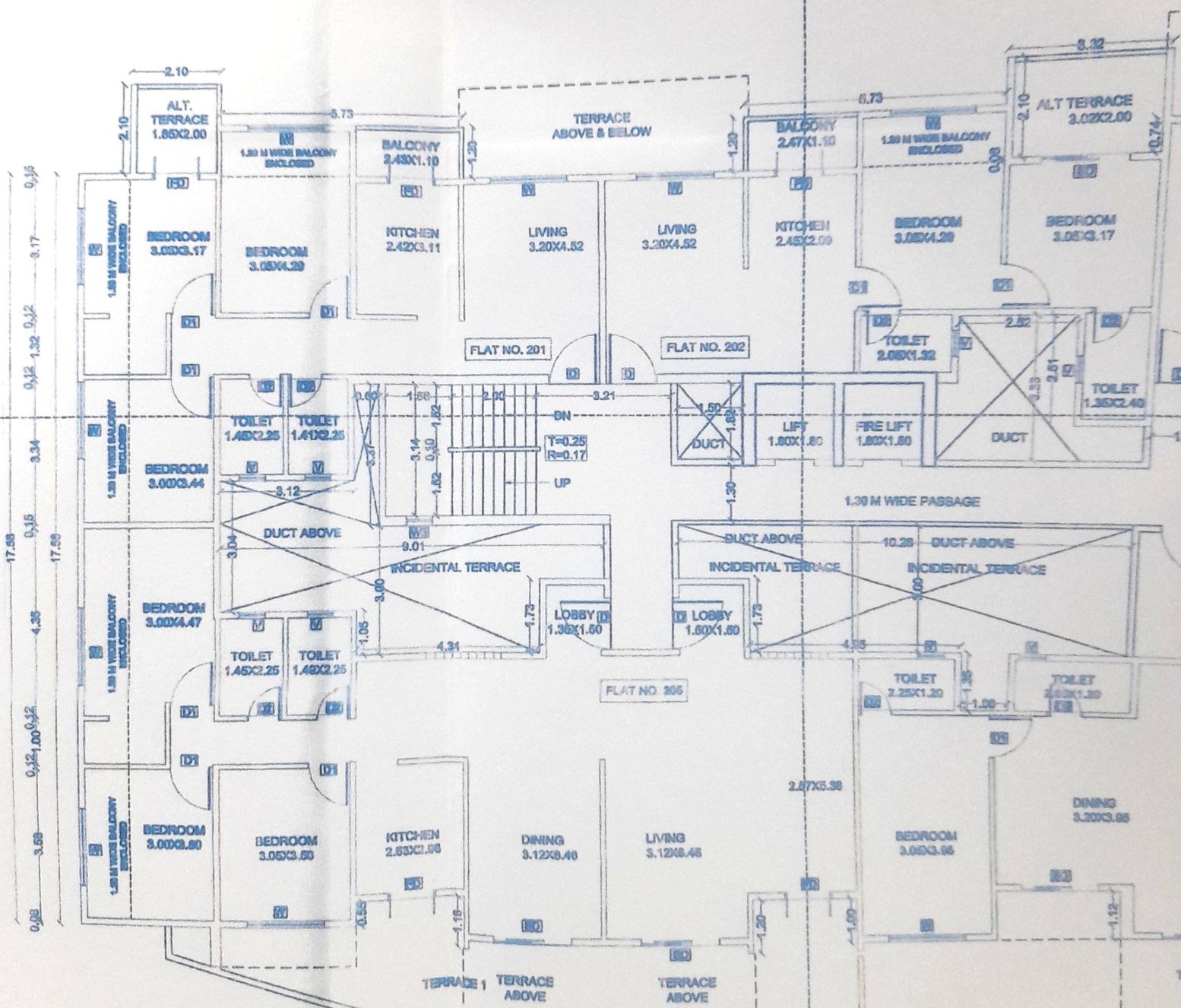
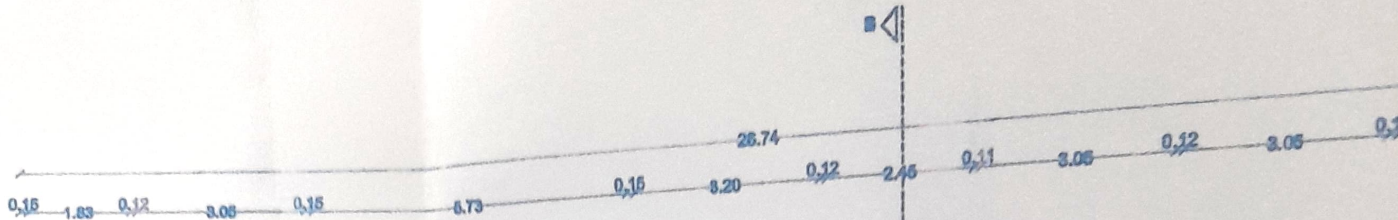
FIRST FLOOR PLAN
SCALE - 1:100



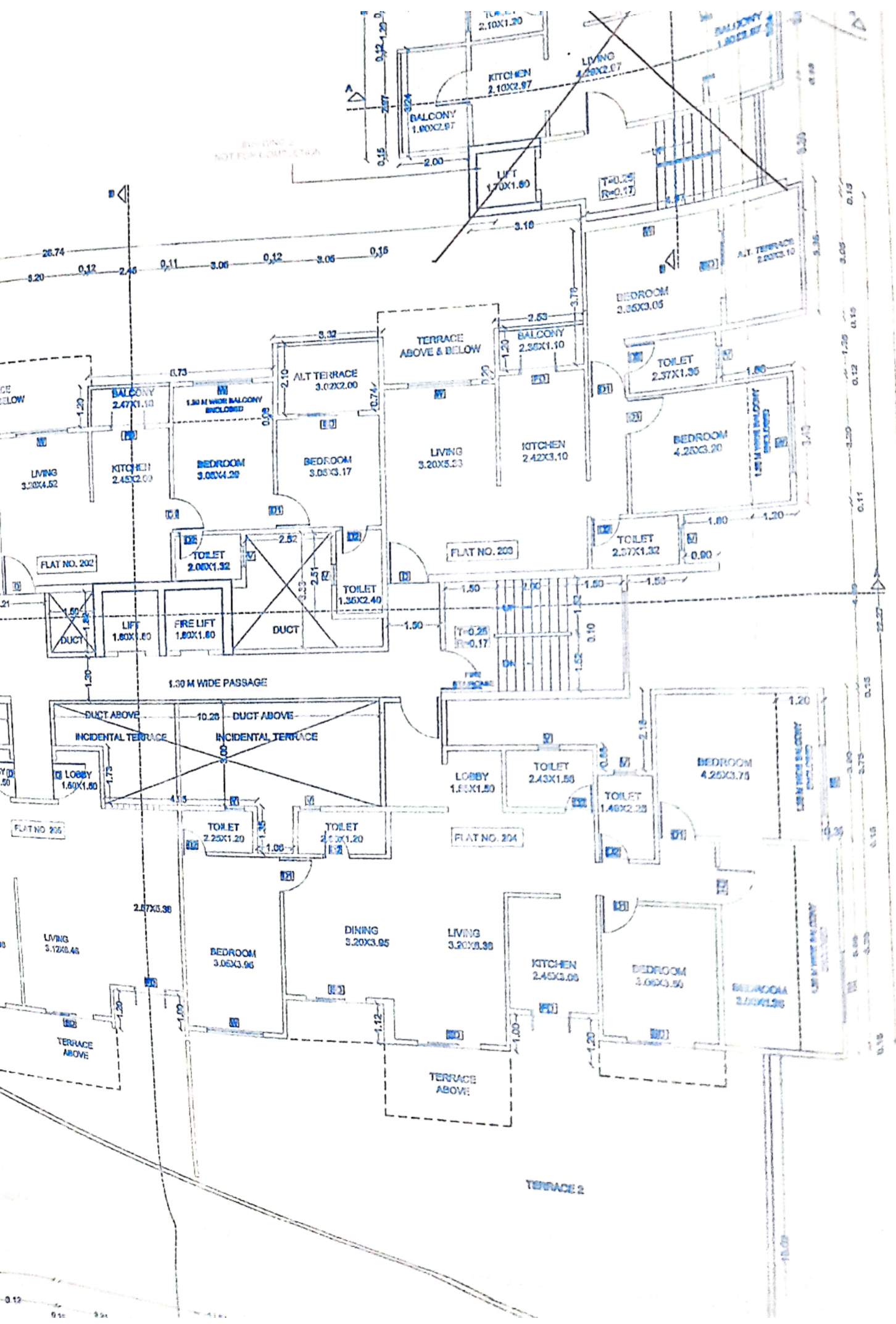


LOCATION MAP
SCALE 1:5000


BUILDING 1
NOT FOR COMPLETION




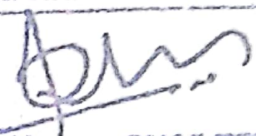
SECOND FLOOR PLAN
SCALE - 1:100



Executive
TOWN
Master Map


NAME OF THE OWNER

ARCHITECT 
Reg. No. **NITIN KUTE**
CA/81/19818

STRUCTURAL ENGINEER: 
Reg. No. **SHALESH DHUMANE**
42

TITLE :
MUNICIPAL DRAWING

FOR PART COMPLETION OF BUILDING 1 ON PLOT NO. 3+4/B SR. NO. 789/2 NEAR CITY CENTRE MALL, FOR OWNER: JANARDAN VANJARI AND OTHERS

NOTE :
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN METERS WRITTEN DIMENSIONS TO BE FOLLOWED RATHER THAN SCALING THE DRAWING.

DRAWN BY	SHALESH DHUMANE	DWG. NO.	
CHECKED BY	ARCHITECT NITIN KUTE	SHT. NO.	08/04
DATE		SCALE	1:100

PL. & P. (1) :- *[faded text]* 13-18 origin point near city center, *[faded text]* per old map
21.08.2018 *[faded text]* for part completion project as per old map.

ORIGIN ARCHITECTS
ARCHITECTS INTERIOR LANDSCAPE CONSULTING

66, ADMAI, SECTOR B,
NEAR NAVASHYA GANAPATI,
OFF GANDAPUR RD, NASHIK.
PH. NO. 0253 2340629

STAMP OF AUTHORITY

SHEET NO. 03/03

APPROVED

As per the accompanying
occupancy Certificate

No. Nashik/ 23514 /2019

Date : 09 /09 /2019

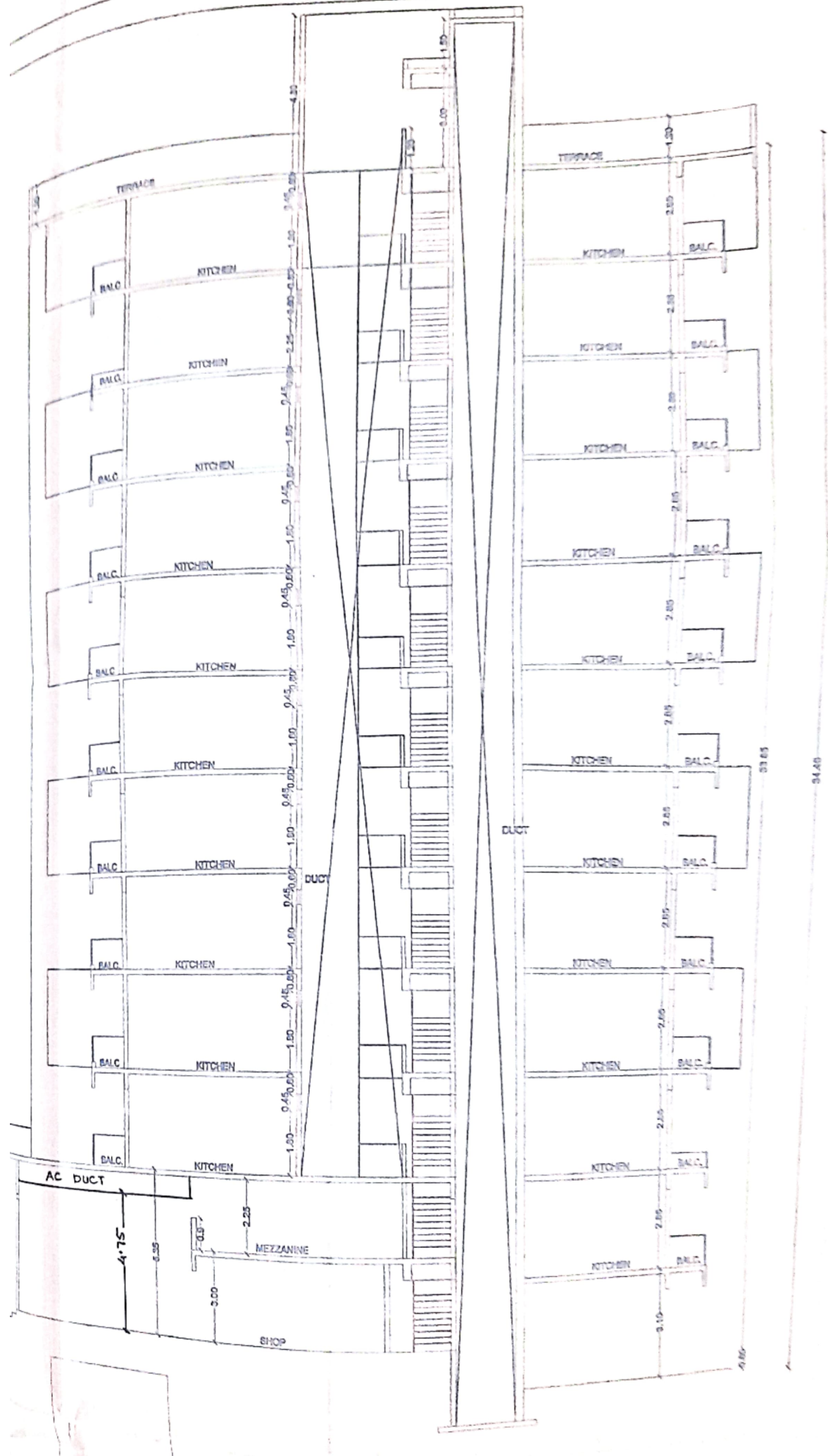


**Executive Engineer
TOWN PLANING**

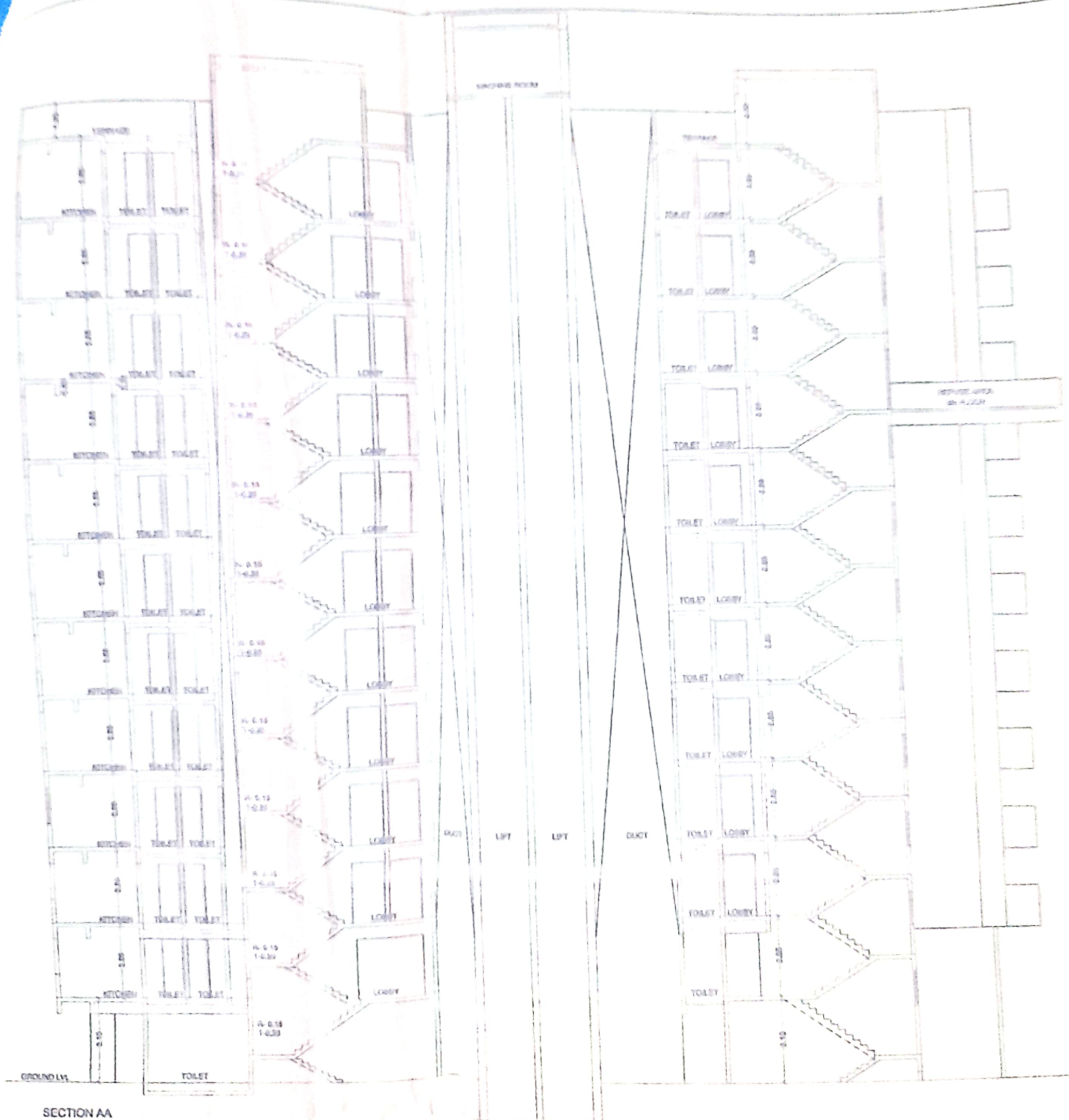
Nashik Municipal Corporation

Nashik

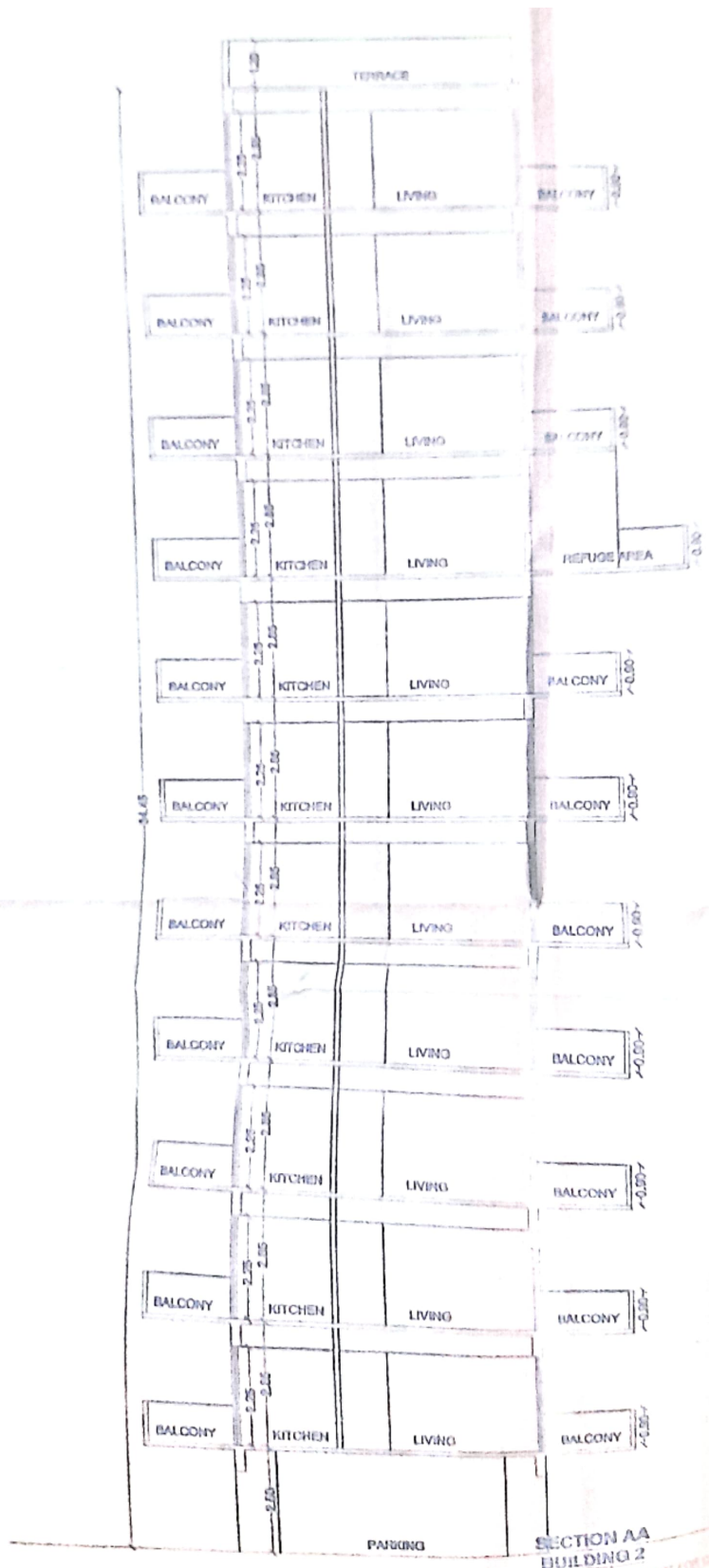








SECTION AA



SECTION AA
BUILDING 2

