

SHEET NO.
1/2

PROPOSED REVISED RESIDENTIAL BUILDING PLAN ON
DETHACHED PLOT NO. 05, BEARING G.NO.154,
AT. PIMPRISADRODDIN TAL. IGATPURI, DIST. NASHIK.
FOR- M/s. VENKATESHNAGAR DEVELOPERS PVT. LTD.
DIRECTOR SHRI. AVINASH MULCHAND GOTHI.

STAMP OF APPROVAL

Recommended For Approval For... Residential
Purpose Only, As Amended in
Subject To the Conditions Mentioned in this Office
Letter No 2896 Dated 20/09/2029

li
Asstt. Director of
Town Planning

NASHIK

This Plan supercedes the plan previously
approved by this office vide letter

No 2000

Di 20/09/2029

(b) Proposed built-up Area (as per 'P-line')	---
(c) Total (a+b)	1716.91
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1716.91
17. Area for Inclusive Housing, if any	1.00
(a) Required (20% of Sr.No.5)	---
(b) Proposed	---

CERTIFICATE OF AREA

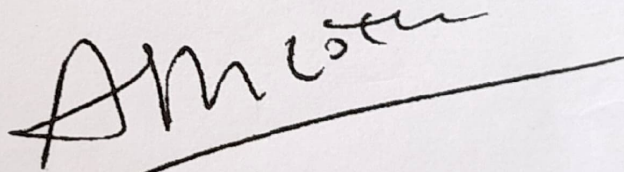
Certified that the plot under reference was surveyed by me on 2/07/2019 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.



Signature
(Ar. Umesh Bagul)

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 ensure the quality and safety at the work site.



SHRI. AVINASH MULCHAND GOTHI.

owner's name and signature



AR. UMESH P BAGUL
reg.no. CA/93/15997

ARCHITECT SIGN

ER. YOGIN KULKARNI

STRUCTURAL SIGN

Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Architect
R5	As shown	Paresh	Ar. Bagul	reg.no. CA/93/15997

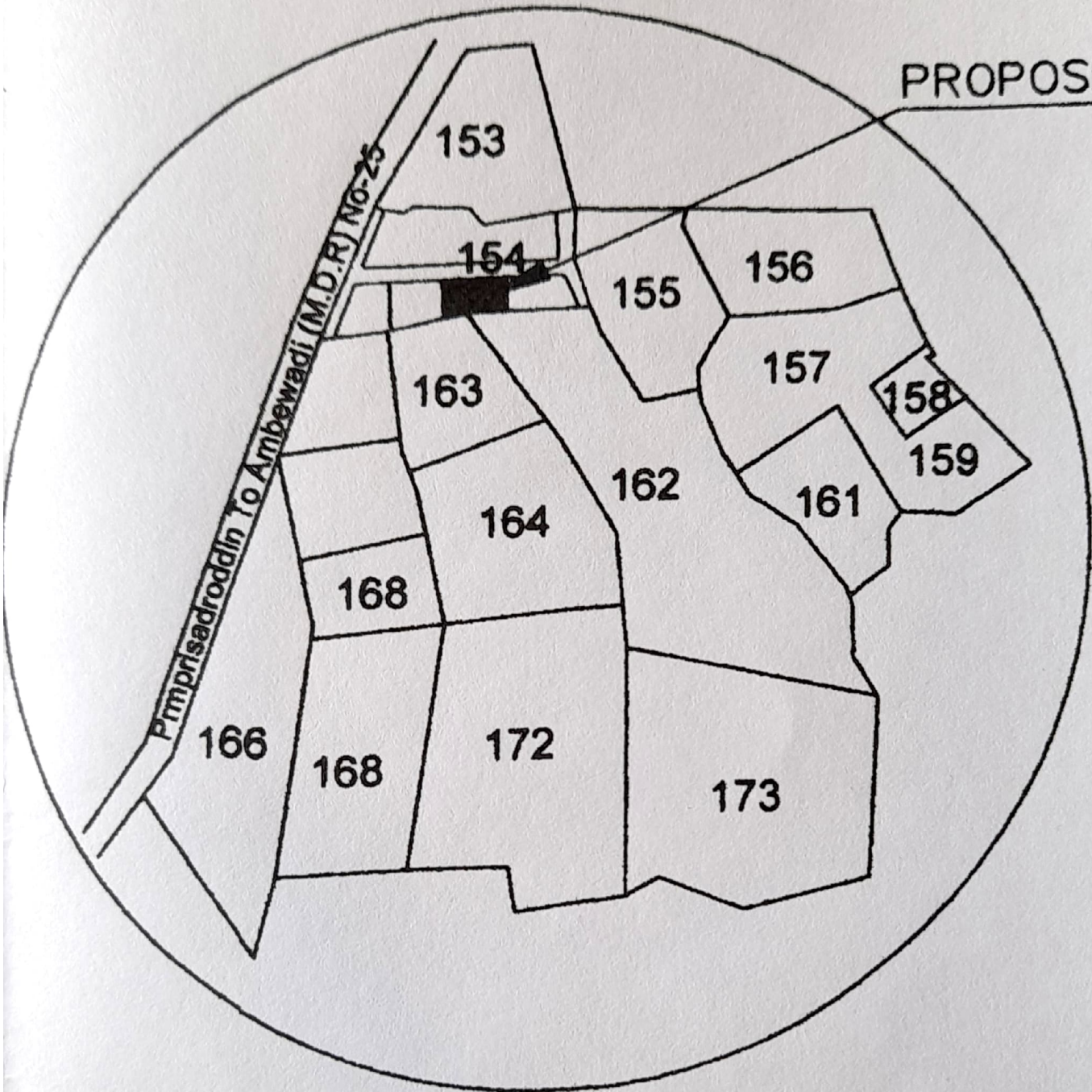
Ar. UMESH BAGUL
105+106, Padma-vishwa centre,
Old Pandit Colony,
Nashik.
PH- (0253) 2579667

AREA STATEMENT		SQ.M.
1. AREA OF THE PLOT (Minimum area of a,b,c, to be considered)		769.00
(a) As per ownership document (7/12, CTS extract)		769.00
(b) as per measurement sheet		-----
(c) as per site		769.00
2. DEDUCTION 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)		769.00
4. Amenity Space		
(a) Required		---
b) Adjustment of 2(b), if any -		---
(c) Balance Proposed -		---
5. Net Plot Area (3-4 (c))		769.00
6. Recreational Open space (if applicable)		
(a) Required		---
(b) Proposed		---
7. Internal Road area		---
8. Plottable area (if applicable)		769.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 9xbasic FSI 1.10)		845.90
10. Addition of FSI on payment of premium		
(a)Maximum permissible premium FSI - based on road width / TOD Zone. (769.00 x 0.30 = 230.70 sq.m)		230.70
(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 Amenity Space if handed over [2.00 or 1.85 x 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.		1076.60
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.		645.96
(c) Total entitlement (a+b)		1722.56
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}		1722.56
769.00 x 1.10 =845.90		
769.00 x 0.30 = 230.70		
1076.20 x 0.60 = 645.96		
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)		
(a) Existing Built-up Area.		---
(b) Proposed Built-up Area (as per 'P-line')		1716.91
(c) Total (a+b)		1716.91
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		1.00
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		---
(b) Proposed		---

CERTIFICATE OF AREA

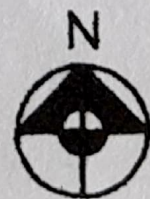
Certified that the plot under reference was surveyed by me on 2/07/2019 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so

PROPOSED SIT



LOCATION PLAN

SCALE = 10,000

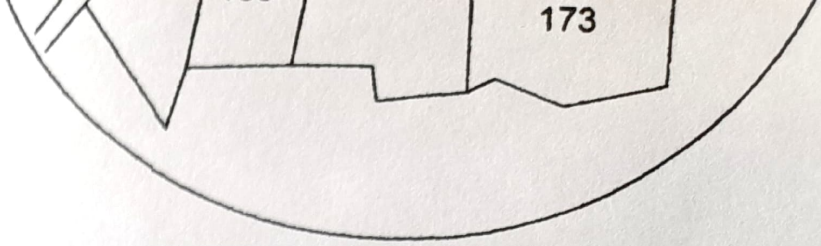


BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER 'P-LINE')
(1)	(2)	(3)
	GROUND FLOOR	182.31 SQ.M.
	1ST FLOOR	306.92 SQ.M.
	2ND FLOOR	306.92 SQ.M.
	3RD FLOOR	306.92 SQ.M.
	4TH FLOOR	306.92 SQ.M.
	5TH FLOOR	306.92 SQ.M.
	TOTAL	1716.91 SQ.M.
P-LINE AREA		= 1716.91 SQ.M.
F.S.I		= $1716.91 / 1.60$ = 1073.06 SQ.M.
ANCILLARY F.S.I		= 643.85 SQ.M.

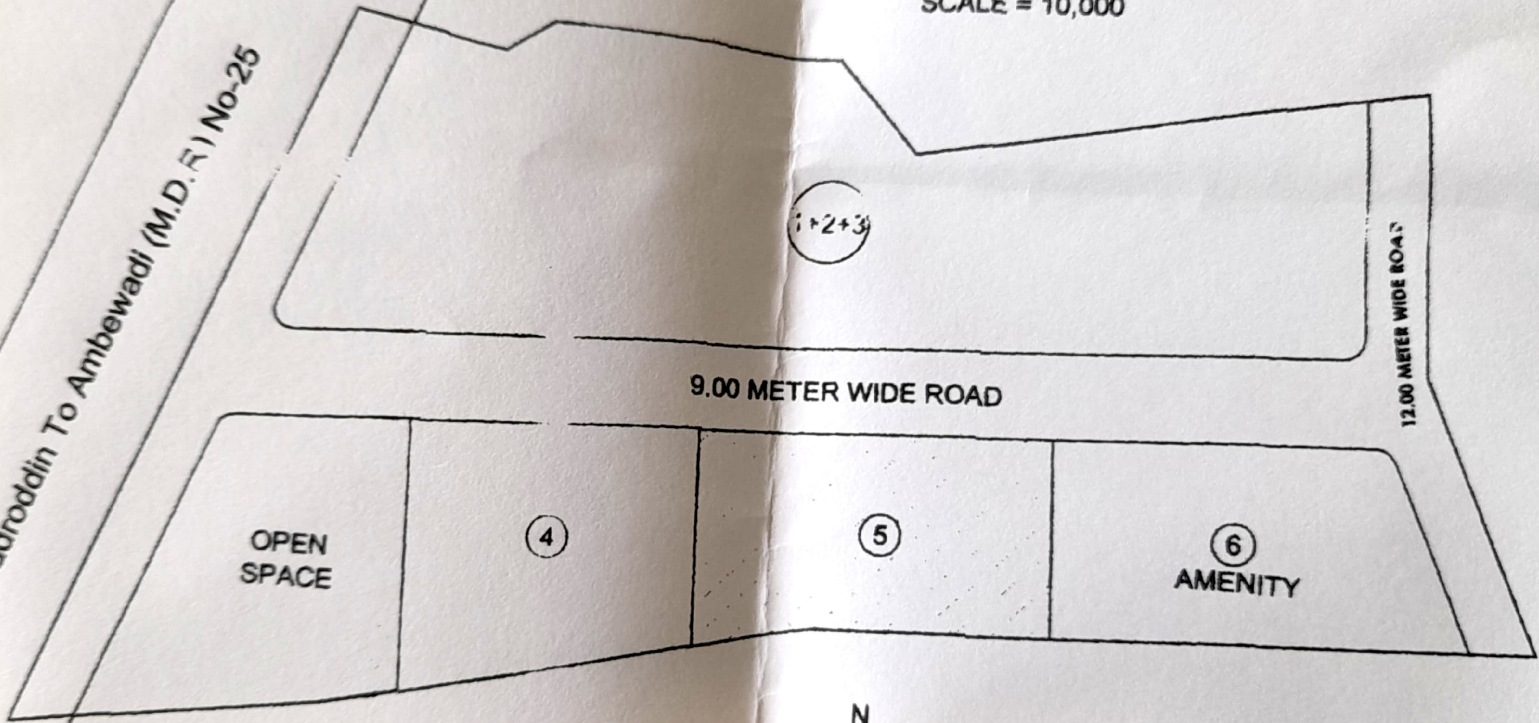
Adj. plot no. 4

LOCATION PLAN

SCALE = 10,000



Pmprisadroddin To Ambewadi (M.D.R) No-25



KEY PLAN

SCALE : 1:1000



9.00 m Wide Road

9.00 m Wide Road

36.95 M

R.W.H.

Adj. plot no. 4

22.60 M.

20.45 M.

Adj. plot no. 6

12.60 M.

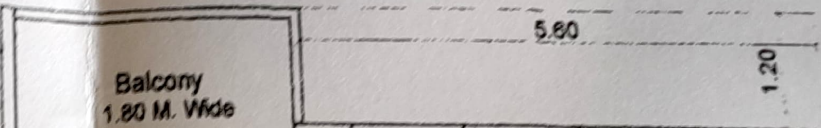
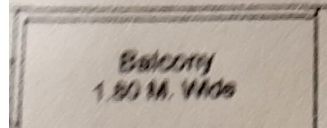
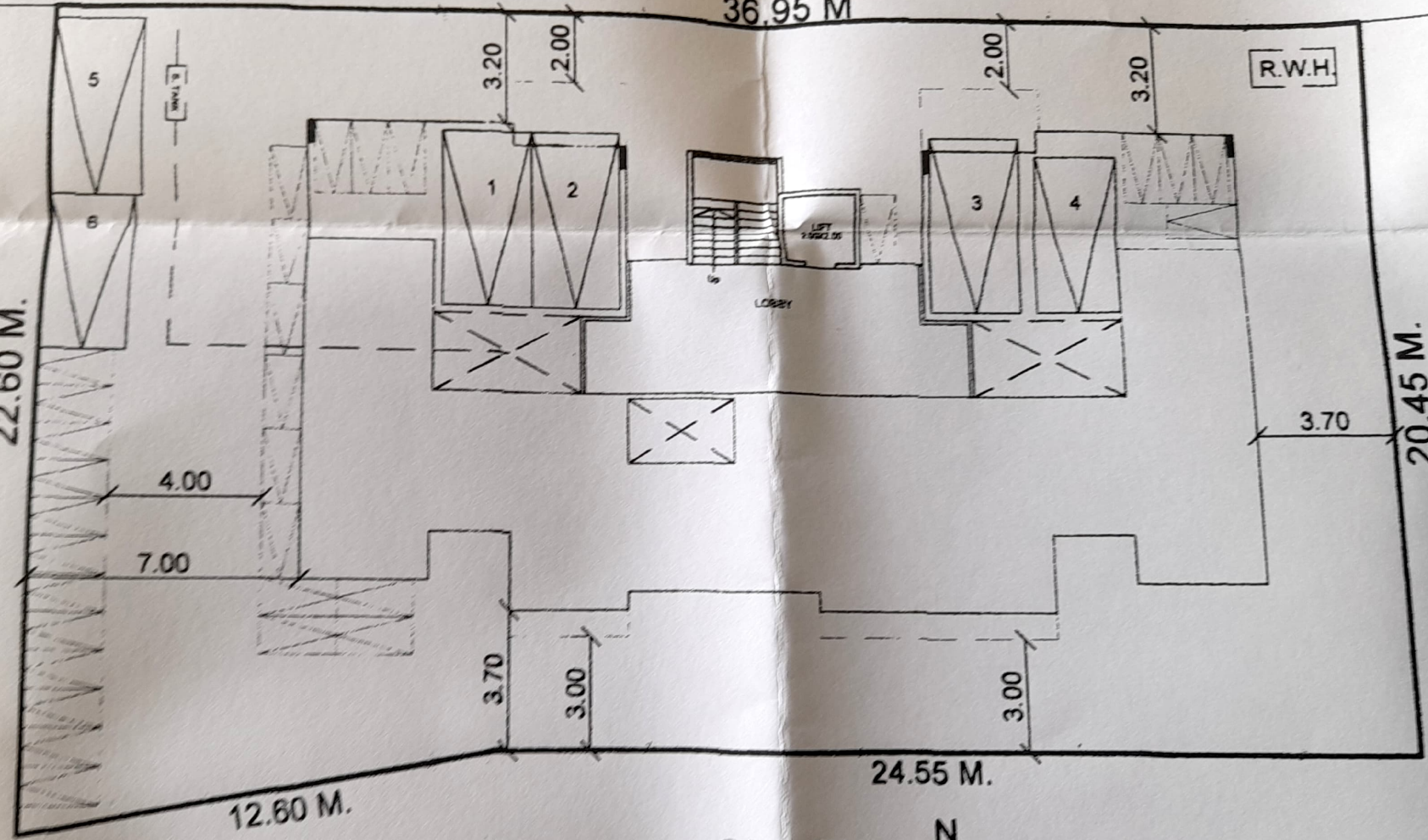
24.55 M.

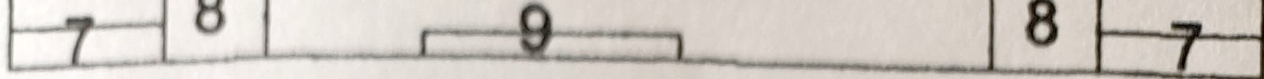
Site Plan

SCALE - 1: 200



LT-UP
LOOR
(LINE)
2.M.
2.M.
2.M.
1.M.
1.M.
1.M.
1.M.
1.M.
1.M.
1.M.





GROUND FLOOR

Block area - $26.25 \times 12.90 = 338.62 \text{ sq.m}$

Deduction - 1) $3.45 \times 2.70 \times 2 = 18.63$

2) $7.20 \times 6.95 \times 2 = 100.04$

3) $2.15 \times 1.05 \times 1 = 2.25$

4) $2.00 \times 2.00 \times 1 = 4.00$

5) $4.95 \times 1.75 \times 1 = 8.66$

6) $3.00 \times 1.80 \times 1 = 5.40$

7) $3.40 \times 0.80 \times 2 = 5.44$

8) $2.20 \times 2.10 \times 2 = 9.24$

9) $5.30 \times 0.50 \times 1 = 2.65$

Total Deduction - 156.31 sq.m.

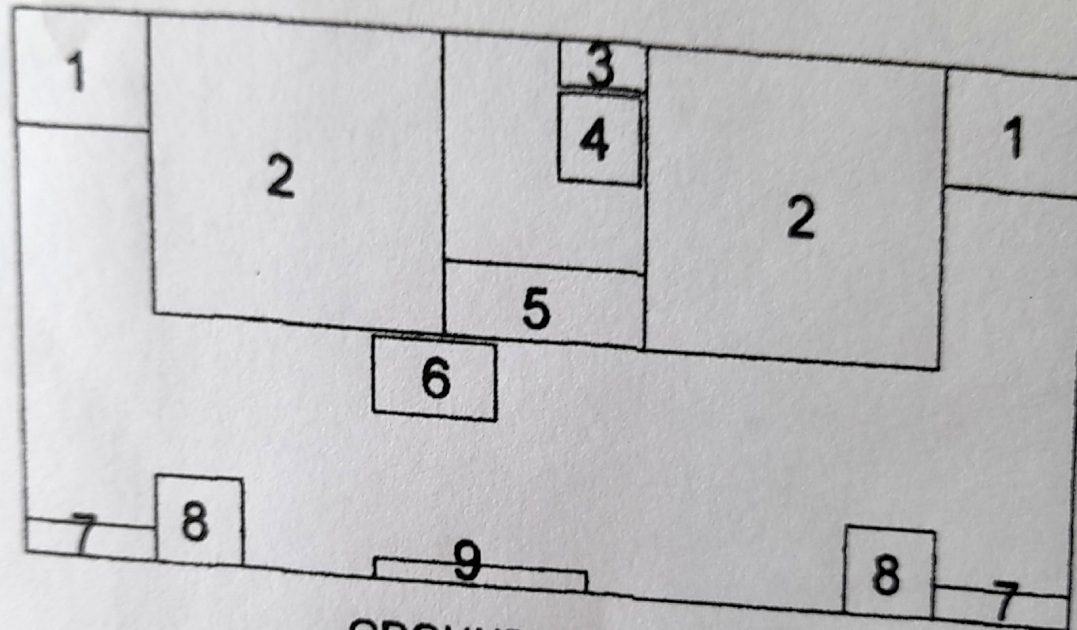
Net B/up Area = 182.31 sq.m.

Total B/up Area Ground Floor = 182.31 sq.m

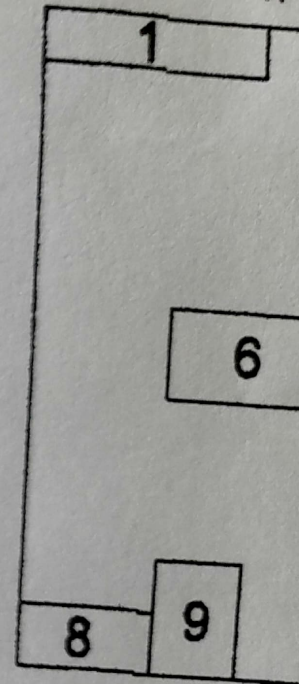
SCHEDULE OF DOOR/WINDOW		
D/W	1.00x2.40	DOOR \ WINDOW
D	1.00x2.40	T.W. PANELLED
D1	0.90x2.40	T.W. PANELLED
D2	0.75x2.40	T.W. PANELLED
W	1.80x1.50	T.W. GLAZED WINDOW
W1	1.50x1.50	T.W. GLAZED WINDOW
W2	1.20x1.50	T.W. GLAZED WINDOW
V	0.60x0.90	LOUVERD VENT

Area Calculation & Diagram

SCALE - 1:



GROUND FLOOR



Block area - $26.25 \times 12.90 = 338.62 \text{ sq.m}$

Deduction - 1) $3.45 \times 2.70 \times 2 = 18.63$

2) $7.20 \times 6.95 \times 2 = 100.04$

3) $2.15 \times 1.05 \times 1 = 2.25$

4) $2.00 \times 2.00 \times 1 = 4.00$

5) $4.95 \times 1.75 \times 1 = 8.66$

6) $3.00 \times 1.80 \times 1 = 5.40$

7) $3.40 \times 0.80 \times 2 = 5.44$

8) $2.30 \times 2.30 \times 2 = 10.58$

Block area
Deduction

CARPET AREA & USEABLE AREA STATEMENT

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA	Useable area Balconies/utility/C/B./ Alternate Terraces/cov.area (Excluding area under walls)	TOTAL Carpet+Useable area
	Ground Floor	1	51.66 SQ.M	3.04 SQ.M	54.70 SQ.M
		2	36.15 SQ.M	3.04 SQ.M	39.19 SQ.M
		3	51.66 SQ.M	3.04 SQ.M	54.70 SQ.M
Total Carpet +Useable area on Ground Floor			139.47 SQ.M	9.12 SQ.M	148.59 SQ.M
	1st, 2nd, 3rd 4th & 5th Floor.	101 TO 501	36.72 SQ.M	5.18 SQ.M	41.90 SQ.M
		102 TO 502	51.66 SQ.M	5.18 SQ.M	56.84 SQ.M
		103 TO 503	36.15 SQ.M	5.18 SQ.M	41.33 SQ.M
		104 TO 504	51.66 SQ.M	5.18 SQ.M	56.84 SQ.M
		105 TO 505	36.72 SQ.M	5.18 SQ.M	41.90 SQ.M
Total Carpet +Useable area on 1st,2nd,3rd,4th Floor			212.92 SQ.M	25.90 SQ.M	238.81 SQ.M
Total Carpet +Useable area Ground Floor					148.59 SQ.M
Total Carpet +Useable area First Floor					238.81 SQ.M
Total Carpet +Useable area Second Floor					238.81 SQ.M
Total Carpet +Useable area Third Floor					238.81 SQ.M
Total Carpet +Useable area Fourth Floor					238.81 SQ.M
Total Carpet +Useable area Fifth Floor					238.81 SQ.M
Total Carpet +Useable area of Building					1342.64 SQ.M
Total no. of Flat					28 nos
Total no. of Floor					Ground + 5 Floor

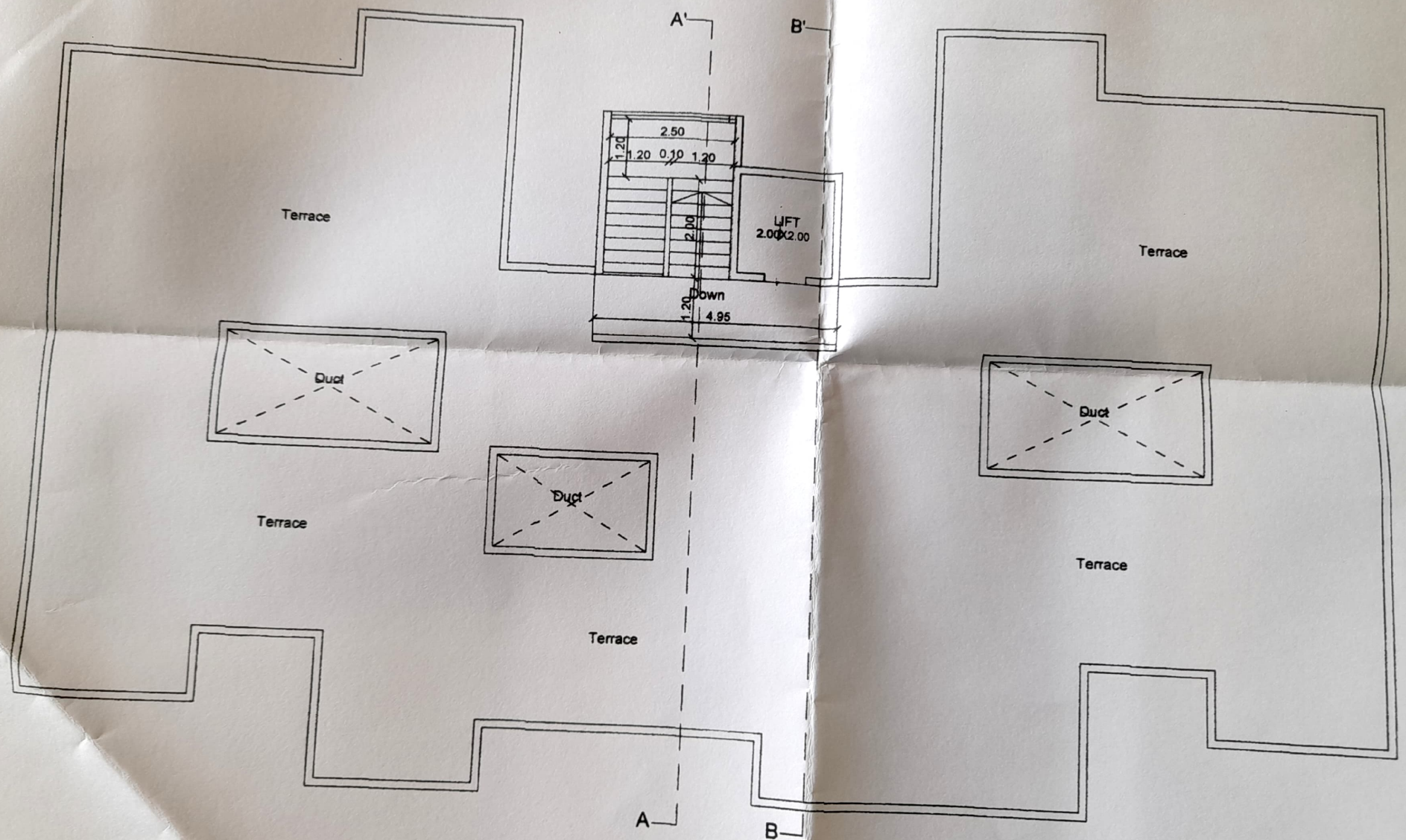
PARKING STATEMENT

Size of tenement	REQUIRED PARKING		PROVIDED PARKING	
	CAR	SCOOTER	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. 27 / 2 = 13 nos. SAY - 14 NOS.	(1)	(5)	(1)	(5)
	14 NOS.	70 NOS.	14 NOS.	70 NOS.
For every two tenements with each tenement having carpet area less than 40 sq.m. but more than 30 sq.m. 1 nos.	(1)	(2)	(1)	(2)
	01 NOS.	02 NOS.	01 NOS.	02 NOS.
5 % visitors parking	01 NOS.	04 NOS.	01 NOS.	04 NOS.
TOTAL	16 NOS.	76 NOS.	16 NOS.	76 NOS.
Multipling Factor 0.40	06 NOS.	30 NOS.	06 NOS.	30 NOS.

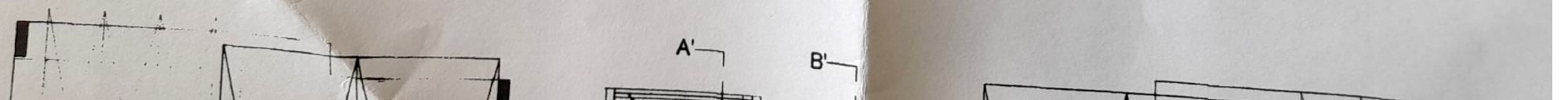
TAL
eable area

W2	1.20x1.50	T.W. GLAZED WINDOW
V	0.60x0.90	LOUVERD VENT

Total Carpet +Useable area Fourth Floor
Total Carpet +Useable area Fifth Floor
Total Carpet +Useable area of Building
Total no. of Flat
Total no. of Floor

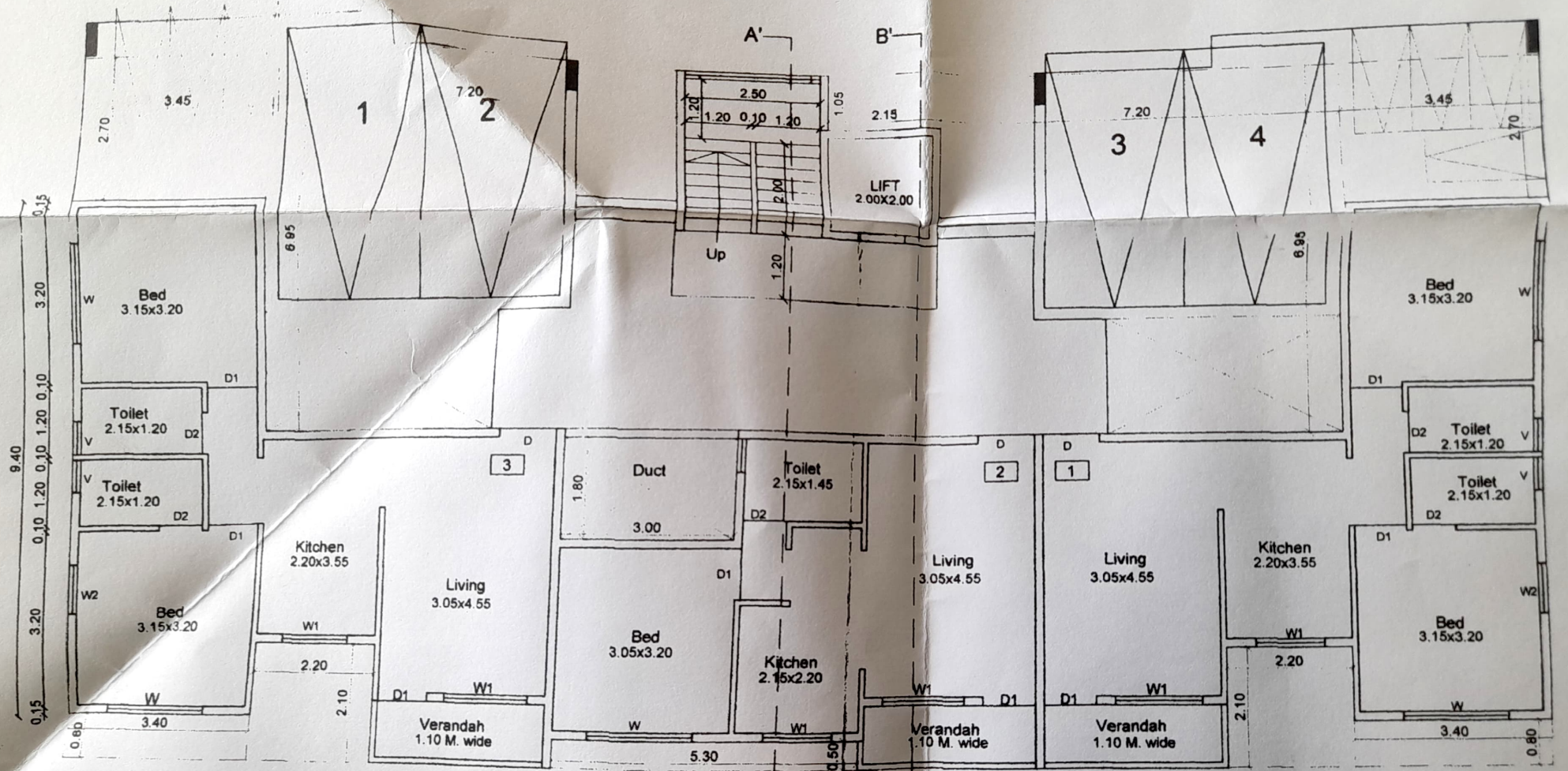


Terrace Floor Plan
Scale 1:100



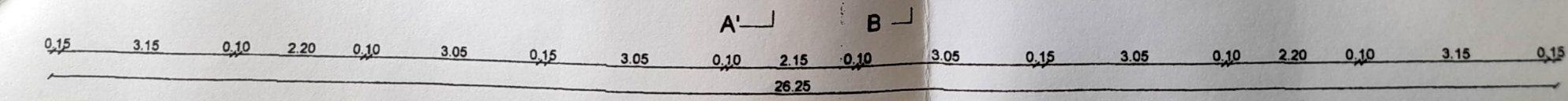
Terrace Floor Plan

Scale 1:100



Ground Floor Plan

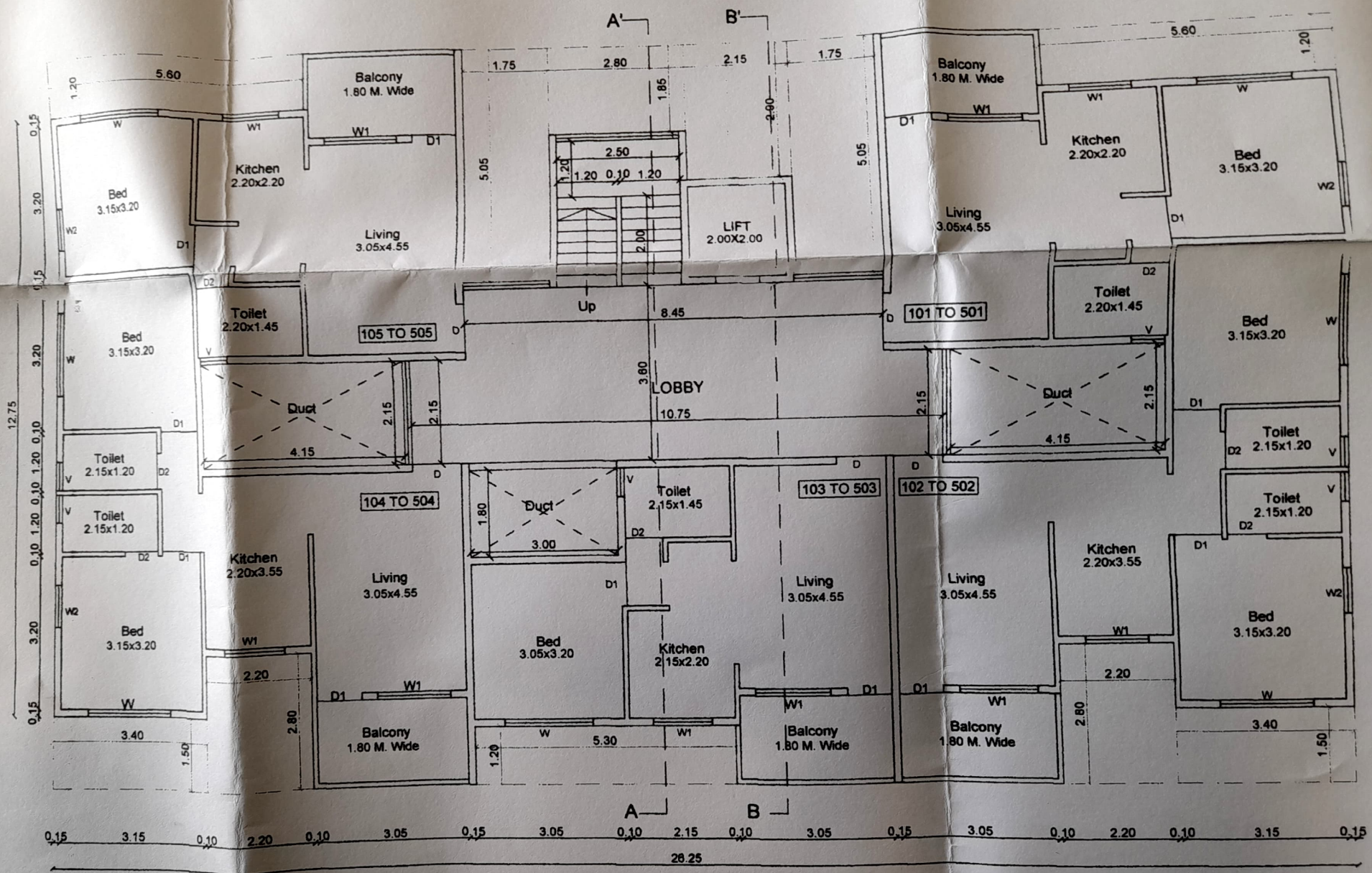
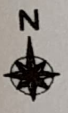
Scale 1:100



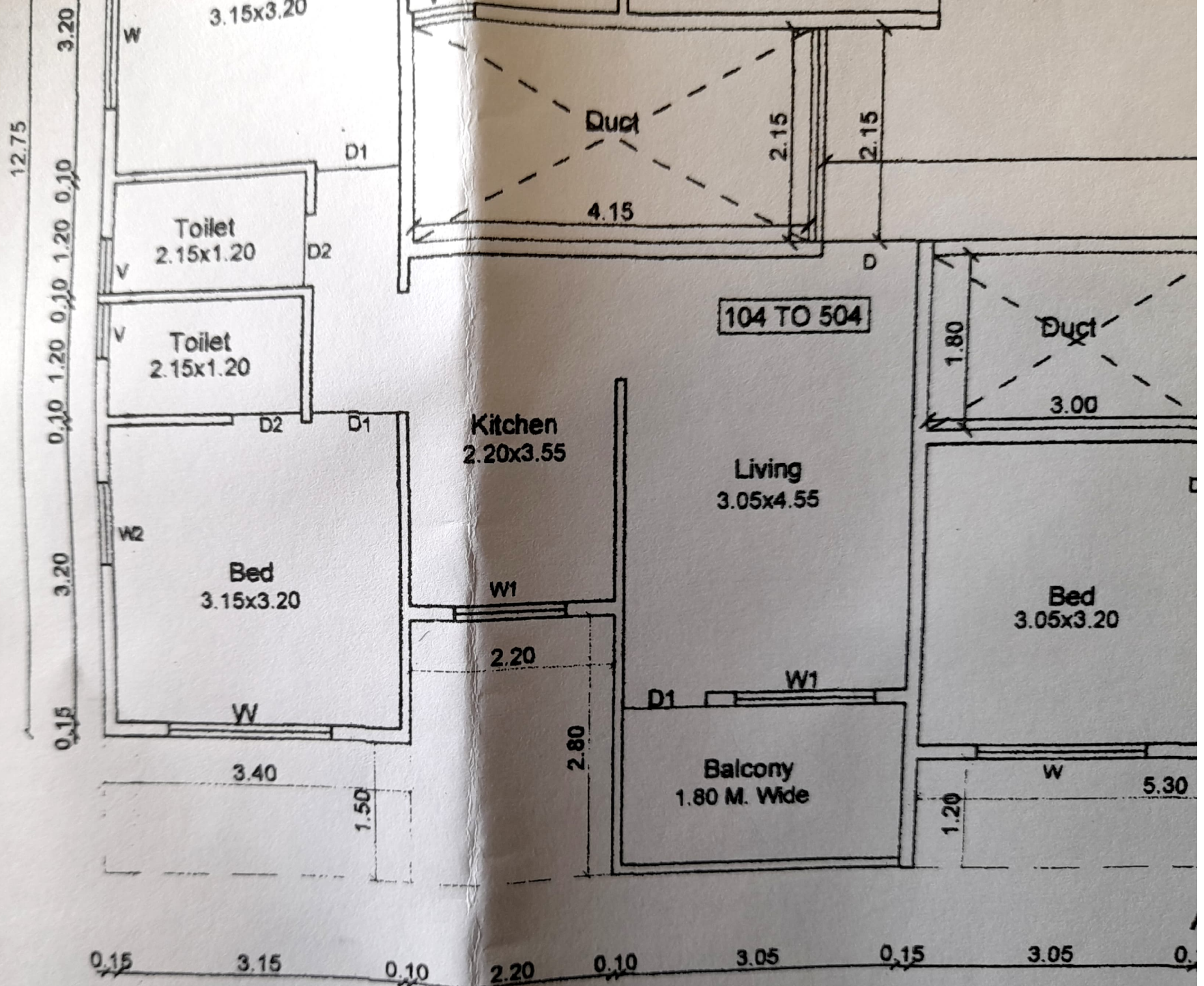
P-LINE AREA = 1716.91 SQ.M.
 F.S.I = 1716.91 / 1.60 = 1073.06 SQ.M.
 ANCILLARY F.S.I = 643.85 SQ.M.

12.60 M. 24.55 M.

Site Plan
 SCALE - 1: 200



TYPICAL FLOOR PLAN
 First To Fifth Floor Plan Scale 1:100



TYPICAL

