

ADJ. NO. 886.

Development Plan
of Nasik.
(revised).
Proposals.

Scale: 1"=50'-0"



SCHEDULE OF PLOT AREAS:

P. NO.	AREA IN SQ. FT.
1	5031.00
2 TO 6	3680.00
9	2700.00
10	4625.00
11	3282.00
12 TO 17	3200.00
18	3648.00
19 TO 23	3000.00
24	3660.00
25 TO 28	3000.00
30	3630.00
31	3275.00
32 TO 36	2120.00
37	3085.00
38 TO 41	3000.00
42	4200.00
44	3685.00
45 TO 47	3080.00
48	3306.00
OPEN SPACE	25802.00

- AREA STATEMENT.
- AREA OF THE LAND : 6 A. 76 I. 2. 268983 SQ. FT.
- AREA UNDER D. P. PROPOSALS : 34946 SQ. FT.
- NET AREA AVAILABLE FOR DEVELOPMENT : 234037 SQ. FT.
- AREA UNDER PLOTS : 180177 SQ. FT.
- AREA UNDER OPEN SPACE : 23502 SQ. FT.
- AREA UNDER ROADS : 52388 SQ. FT.

APPROVED FOR ASSISTANT COMMISSIONER
SUBJECT TO THE PROVISIONS OF THE
ACTS AND REGULATIONS IN FORCE
AS AT THE DATE OF ISSUANCE OF THIS ORDER
ON 24/07/1975.

Asst. Director of Town Planning
Raynold Poonj, Nashik

M. K. Kulkarni

architects.
Mr. Jadhav and Kulkarni,
architects and engineers,
Yashwantrao Chavan Building,
Vijaynagar, Nashik.

Pravin S. Kulkarni

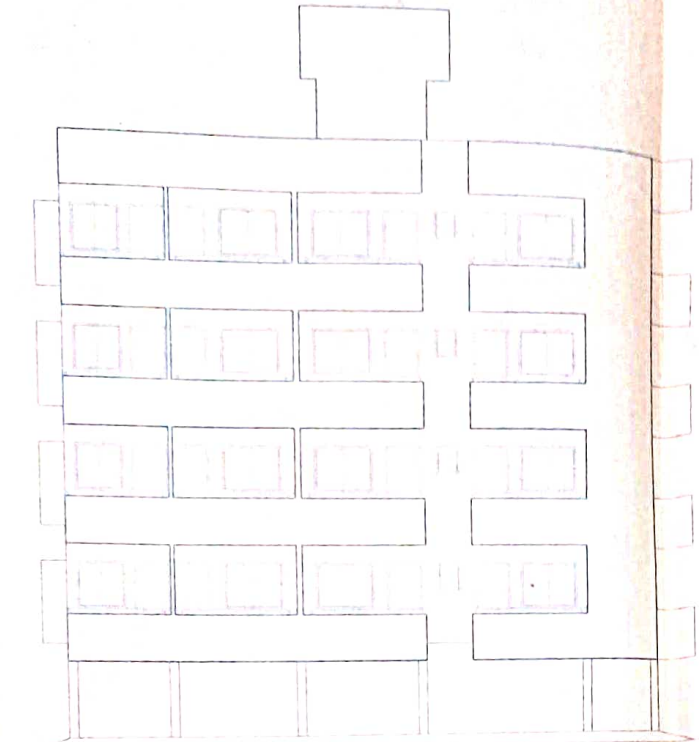
Daryajal Kulkarni Jadhav and Kulkarni
owners.

Proposed lay-out of
survey no. 885/2 of
Nasik.

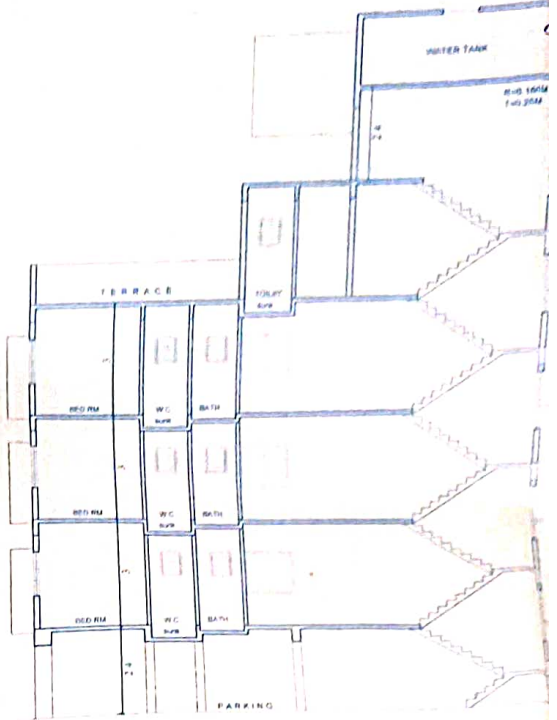
Drawing no. 2.
date: 10th July 75.
revision.

Lay out plan.

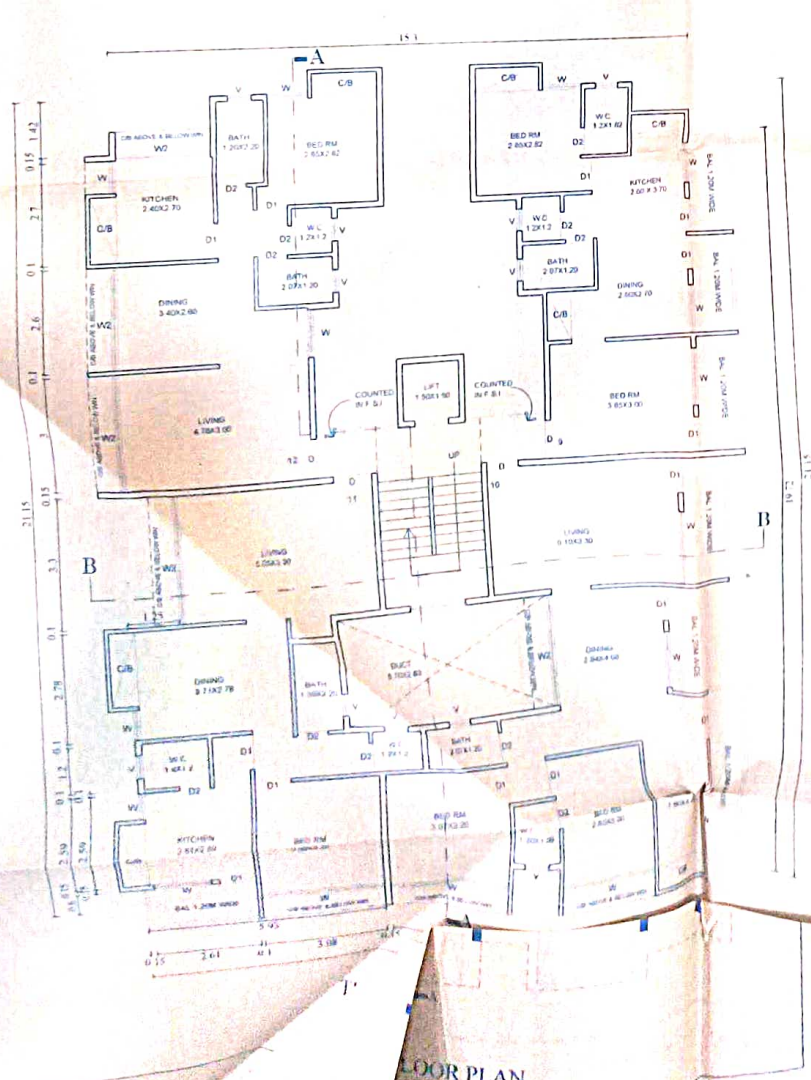
L-0



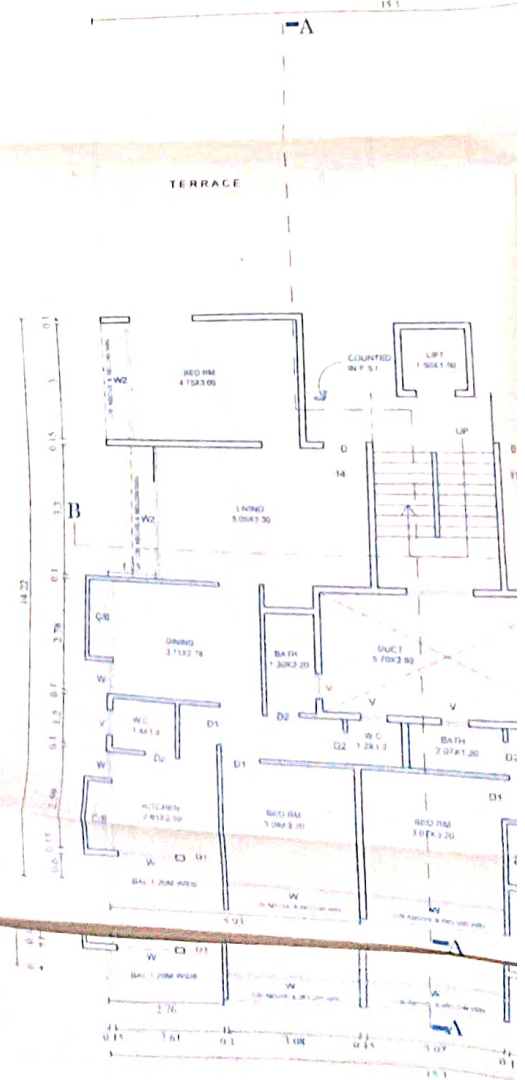
FRONT ELEVATION



SECTION AT A-A



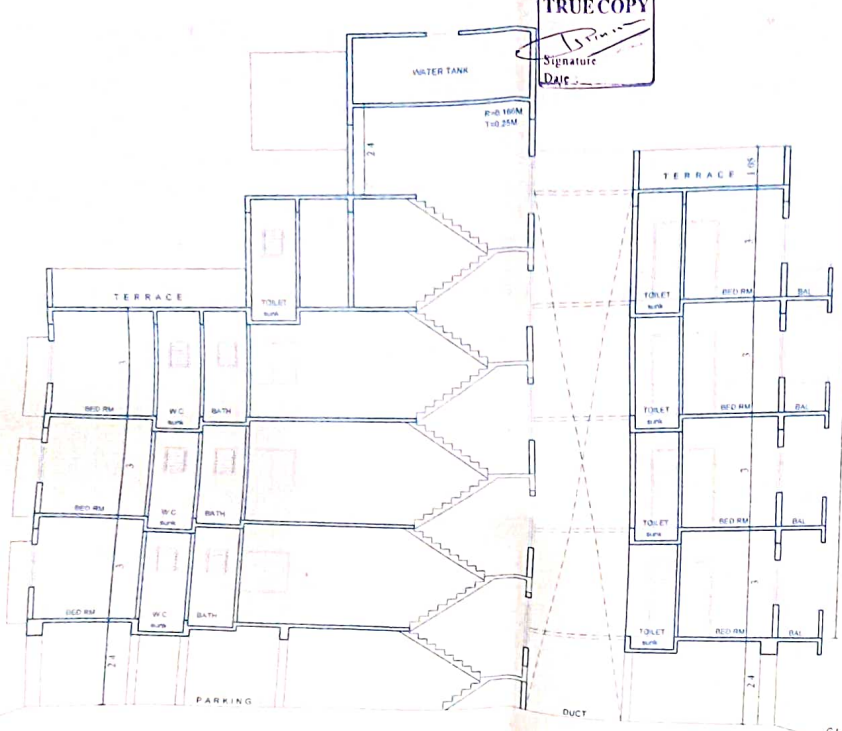
FLOOR PLAN



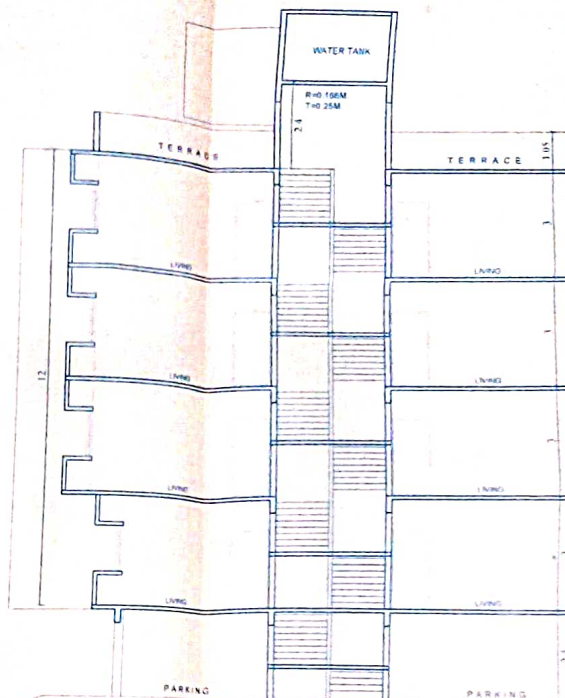
FIRST FLOOR PL

TRUE COPY

Signature
Date

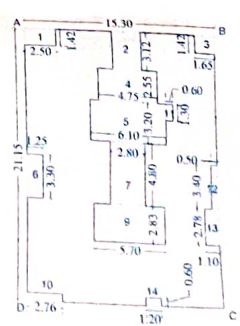


SECTION AT A-A

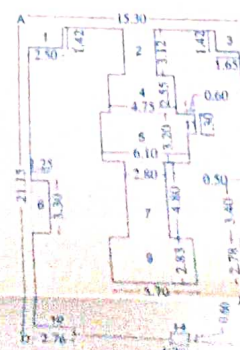


SECTION AT B-B

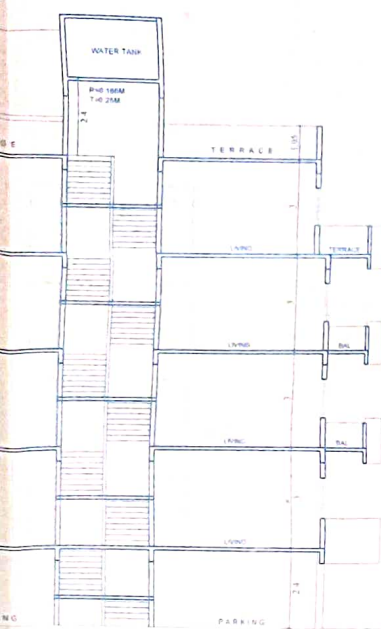
AREA CALCULATION & DAIGRAM



FIRST FLOOR
 BLOCK 'ABCD' = 15.30 X 21.15 = 323.59 SQM
 DEDUCTION
 1) 2.50 X 1.42 = 3.55
 2) 2.30 X 3.12 = 7.18
 3) 1.65 X 1.42 = 2.34
 4) 4.75 X 2.55 = 12.11
 5) 6.10 X 3.20 = 19.52
 6) 1.25 X 3.30 = 4.12
 7) 2.80 X 4.80 = 13.44
 8) 5.70 X 2.83 = 16.13
 9) 2.78 X 0.60 = 1.65
 10) 2.78 X 3.40 = 9.45
 11) 60 X 1.30 = 0.78
 12) 50 X 3.40 = 1.70
 13) 10 X 2.78 = 3.06
 14) 1.20 X 0.60 = 0.72
 TOTAL = 86.30
 TOTAL BUP AREA = 323.59 - 86.30 = 237.29 SQ M
 ADD LIFT AREA = 2.25 SQ M
 TOTAL BUP AREA FIRST FLOOR = 239.54



SECOND+THIRD FLOOR
 BLOCK 'ABCD' = 15.30 X 21.15 = 323.59 SQM
 DEDUCTION
 1) 2.50 X 1.42 = 3.55
 2) 2.30 X 3.12 = 7.18
 3) 1.65 X 1.42 = 2.34
 4) 4.75 X 2.55 = 12.11
 5) 6.10 X 3.20 = 19.52
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 10) 2.78 X 3.40 = 9.45
 11) 60 X 1.30 = 0.78
 12) 50 X 3.40 = 1.70
 13) 10 X 2.78 = 3.06
 14) 1.20 X 0.60 = 0.72



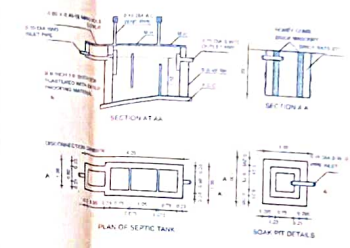
SECTION AT B-B

BALCONY AREA STATEMENT

FLOOR	FLOOR AREA (S.M)	PERMISSIBLE AREA (10%)	PROPOSED AREA (IN Sq Mts)	EXCESS BALCONY AREA (IN Sq Mts)
FIRST FLOOR	239.54	23.95	$2.76 \times 4.74 + 3.25 + 5.55 + 2.78 \times 1.20 = 22.90$	-
SECOND FLOOR	237.29	23.72	$2.76 + 19.72 \times 1.20 = 26.98$	3.26
THIRD FLOOR	237.29	23.72	$2.76 + 19.72 \times 1.20 = 26.98$	3.26
FOURTH FLOOR	146.38	14.63	$2.76 + 7.52 \times 1.20 = 12.33$	-
TOTAL				6.52

PARKING AREA STATEMENT

FOR PLOT AREA (619.52 SQ M)	REQUIRED		PROPOSED	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
FOR FLATS (14 Nos)	14	14	14	14
TOTAL	14	14	14	14

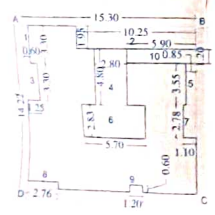


STAMP OF APPROVAL

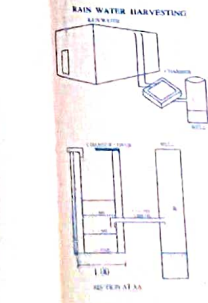
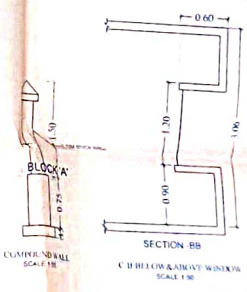
The plans amended in - - - -
 As per the conditions mentioned in
 the accompanying commencement certificate
 No. AA/86/1238 Dated-15/6/2011
 Sign: XXXX
 Executive Engineer
 Town Planning
 Nashik Municipal Corporation, Nashik

DIAGRAM

ST FLOOR
 BLOCK ABCD = 15.30 X 21.15 = 323.59 SQM
 DEDUCTION
 1) 1.42 X 3.55 = 5.04
 2) 3.12 X 7.18 = 22.40
 3) 1.42 X 2.34 = 3.32
 4) 2.55 X 12.11 = 30.88
 5) 3.20 X 19.52 = 62.46
 6) 4.93 X 13.44 = 66.26
 7) 2.83 X 16.13 = 45.56
 8) 1.65 X 3.00 = 4.95
 9) 1.70 X 3.40 = 5.78
 10) 2.78 X 3.06 = 8.50
 11) 0.60 X 6.72 = 4.03
 TOTAL = 86.30
 NET AREA = 323.59 - 86.30 = 237.29 SQM
 PERMISSIBLE AREA = 23.72 SQM
 NET AREA FIRST FLOOR = 239.54

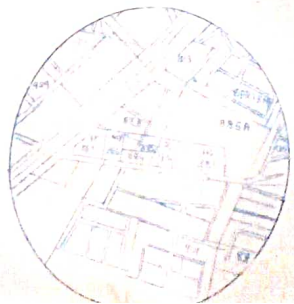


FOURTH FLOOR
 BLOCK ABCD = 15.30 X 15.57 = 217.57 SQM
 DEDUCTION
 1) 0.60 X 3.30 = 1.98
 2) 10.25 X 1.95 = 19.99
 3) 1.25 X 3.30 = 4.13
 4) 2.80 X 4.80 = 13.44
 5) 0.85 X 3.55 = 3.02
 6) 5.70 X 2.83 = 16.13
 7) 1.10 X 2.78 = 3.06
 8) 2.76 X 0.60 = 1.65
 9) 1.20 X 0.60 = 0.72
 10) 5.90 X 1.20 = 7.08
 TOTAL = 71.19 SQM
 TOTAL B/U.P AREA = 217.57 - 71.19 = 146.38 SQM



AREA STATEMENT

1 AREA OF THE PLOT	619.52
2 DEDUCTION FOR	
A) ROAD ACQUISITION AREA	0.00
B) PROPOSED ROAD	0.00
C) ANY RESERVATION	0.00
TOTAL (a+b+c)	0.00
3 NET GROSS AREA OF THE PLOT	619.52
4 DEDUCTION FOR	
A) RECREATIONAL GROUND PER (RULE 113/1)	0.00
B) INTERNAL ROAD TOTAL (A+B)	0.00
5 NET AREA OF THE PLOT	619.52
6 ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA) TDR AS 40%	247.81
7 TOTAL AREA (5+6)	867.33
8 TOTAL F.S.I PERMISSIBLE	1.00
9 PERMISSIBLE TOTAL FLOOR AREA (7X8)	867.33
10 EXISTING FLOOR AREA	0.00
11 PROPOSED AREA	867.50
12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B (C) BELOW	6.52
13 TOTAL BUILT UP AREA PROPOSED (10+11-12)	867.02
14 TOTAL BUILT UP AREA CONSUMED 13/7 BALCONY AREA STATEMENT	
A) PERMISSIBLE BALCONY AREA PER FLOOR	
B) PROPOSED BALCONY AREA PER FLOOR	
C) EXCESS BALCONY AREA TOTAL	
TENEMENT STATEMENT	
A) NET AREA OF THE PLOT	
B) LESS DEDUCTION OF NON RESIDENTIAL	



D FLOOR
 15.30 X 21.15 = 323.59 SQM

SEPARATE STATEMENT
 619.52

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN AS

PLOT BEFORE AMALGAM

7.50 M WIDE ROAD

P NO 1
280 93

ADJ NO 1008
25 60

ADJ P NO 3
22 35

TOTAL BUILD UP AREA

SCHEDULE OF COST ITEMS -

TYPE	SIZE	SPECIFICATION
D1	0.00M X 2.10M	TEAK VENEER FRAMED PANELLED
D2	0.75M X 2.10M	FLUSH DOOR AS PER DETAIL DRAWINGS
W1	1.50M X 2.00M	TEAK VENEER FRAME & SHUTTERS ON M.S.
W2	0.60M X 2.00M	GLAZED WINDOWS AS PER DETAIL DRAWINGS
W3	0.90M X 2.00M	
V	0.60M X 0.60M	TRAP WORK ON M.S. GALVANIZED
		OR DIMENSIONS AS PER DETAIL DRAWINGS

CERTIFICATE OF AREA -
 GENERATED FROM THE PLAN UNDER PRESENTED & WAS SUPERSEDED BY THE
 CORRECTED PLAN OF THE PROJECT ON 04.03.2014. THE AREA OF THE PROJECT
 ON 04.03.2014 & 04.03.2014 IS 0.00M X 2.10M. THE AREA OF THE PROJECT
 ON 04.03.2014 & 04.03.2014 IS 0.75M X 2.10M. THE AREA OF THE PROJECT
 ON 04.03.2014 & 04.03.2014 IS 1.50M X 2.00M. THE AREA OF THE PROJECT
 ON 04.03.2014 & 04.03.2014 IS 0.60M X 2.00M. THE AREA OF THE PROJECT
 ON 04.03.2014 & 04.03.2014 IS 0.90M X 2.00M.

SIGNATURE OF LICENCE ARCHITECTS

NOTE -
 1. PROPOSED WORK SHOWN IN THICK BLACK
 2. PROPOSED WORK SHOWN IN THIN BLACK
 3. EXISTING WORK SHOWN IN DOTTED LINE
 4. EXTERNAL WALL THICKNESS 230MM
 5. INTERNAL WALL THICKNESS 150MM

REVISED RESIDENTIAL BUILDING PLAN ON
P.NO. 1+2, S.NO. 885/A/2/1+2 AT - NASHIK.

FOR:
SHRI THIRUMALA BUILDERS BHAGDARI SANSTHA

SIGNATURE OF ARCHITECTS SIGN OF R.C.C. DESIG. SIGNATURE OF OWNERS

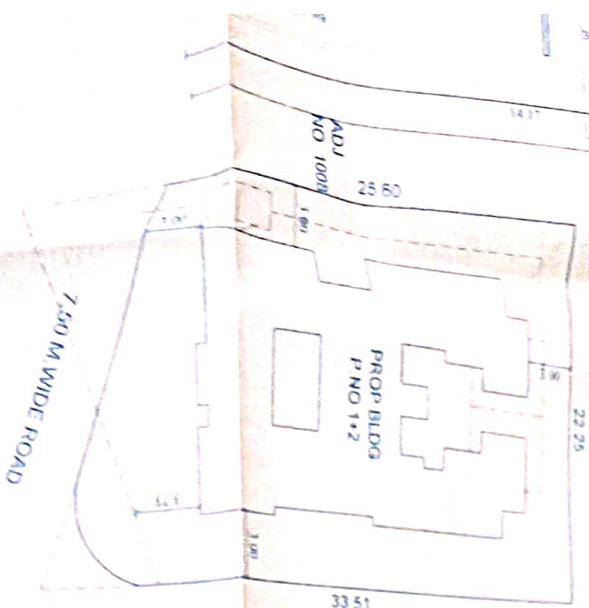
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THIRUMALA BUIL DEN'S
PARTNER

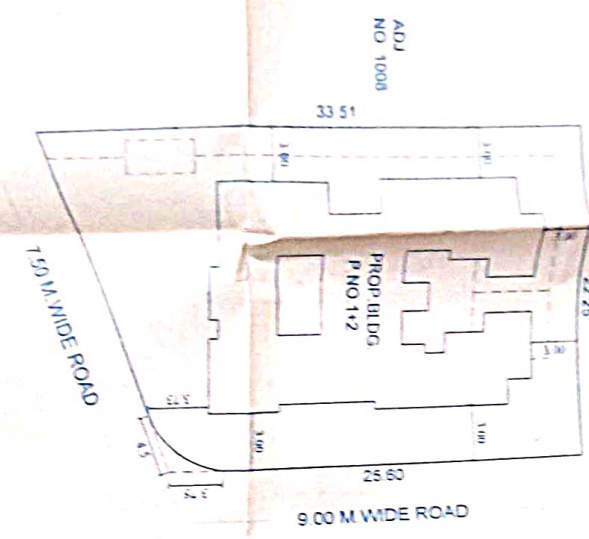
Rupali & Vivek
Jaykhedkar
Architects

45/B, Shivprasad, Old Pandit Colony Nashik, TEL. 2575130

NO.	DATE	BY	FOR
1	04/03/14	DR. V. S. K. SHARMA	OWNER
2	04/03/14	DR. V. S. K. SHARMA	OWNER
3	04/03/14	DR. V. S. K. SHARMA	OWNER
4	04/03/14	DR. V. S. K. SHARMA	OWNER
5	04/03/14	DR. V. S. K. SHARMA	OWNER



SITE PLAN AS PER LAYOUT



SITE PLAN AS PER SITE