PROPOSED REVISED RESIDENTIAL BUILDING PLAN ON P. NO. 1 + 2. IN S.NO. 46 / 1 / 2. AT KAMATWADE SHIWAR NASHIK.

SHRI - MR. VILAS DATTATRAY MATALE.

APPROVED

The Plans annexed to ..... As per the conditions Mentioned in the sanctioning commencement Certificate No. ..... dated .....

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

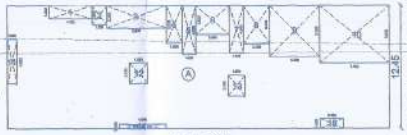
GROUND FLOOR P. LINE BUP AREA

(SCALE - 1:100)

A) 3.00 X 3.00 = 9.00 SQM. (LOBBY P. LINE BUP AREA)
B) 1.00 X 3.10 X 2 = 6.19 SQM. (LIFT P. LINE BUP AREA)
TOTAL = 17.19 SQM. BUP AREA

GROUND FLOOR P. LINE BUP AREA = 17.19 SQM.

1ST TO 7TH FLOOR P. LINE BUP AREA

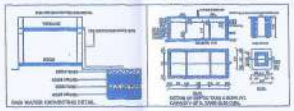


(SCALE - 1:200)

BLOCK AREA - 'A'
39.90 X 12.40 = 494.76 SQM.

DEDUCTION :-
1) 4.48 X 1.30 = 5.768 SQM.
2) 1.50 X 1.50 = 2.25 SQM.
3) 5.30 X 2.25 = 11.173 SQM.
4) 1.00 X 3.60 = 3.60 SQM.
5) 1.40 X 4.90 = 6.86 SQM.
6) 0.40 X 1.00 = 10.008 SQM.
7) 1.50 X 4.60 = 7.20 SQM.
8) 2.70 X 5.05 = 15.388 SQM.
9) 8.20 X 5.10 = 26.78 SQM.
10) 7.15 X 5.80 = 41.47 SQM.
11) 1.35 X 4.00 = 6.073 SQM.
12) 1.95 X 2.10 = 4.095 SQM.
13) 1.80 X 2.10 = 3.78 SQM.
14) 4.90 X 0.45 = 2.205 SQM.
15) 0.40 X 1.00 = 0.40 SQM.
TOTAL DEDUCTION = 150.16 SQM.
494.76 - 150.16 = 344.60 SQM.

1ST TO 7TH P. LINE BUP AREA = 344.60 SQM.



PARKING STATEMENT	CAR		SCOOTER	
	Req.	Pro.	Req.	Pro.
Residential, (14 flat) above 45 sqm. less than 90 sqm.	07	07	14	14
Residential, (07 flat) above 90 sqm. less than 150 sqm.	07	07	07	07
5% Visitor parking	0.70	0.70	1.05	1.05
TOTAL	14.70	14.70	22.05	22.05
90% PARKING	13	13	20	20

Form of Statement 5 (to be printed on plan) [Sr. No. 8 (a)]

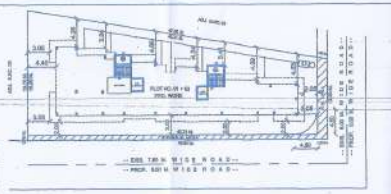
Building No.	Floor No./Name	Apartment no. Flat no.	Carpet Area of Apartment in Sq.m.	Area of Balcony attached to Apartment Area in Sq.m.	Area of Double-height terrace attached to flat in Sq.m.	Total Area in Sq.m.
[1]	[2]	[3]	[4]	[5]	[6]	[7]
A	FIRST FLOOR	101	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		102	67.21 SQM.	7.08 SQM.	0.00	74.29 SQM.
	SECOND FLOOR	201	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		202	67.21 SQM.	7.08 SQM.	0.00	74.29 SQM.
	THIRD FLOOR	301	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		302	67.21 SQM.	7.08 SQM.	0.00	74.29 SQM.
	FOURTH FLOOR	401	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		402	67.21 SQM.	7.80 SQM.	0.00	74.29 SQM.
	FIFTH FLOOR	501	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		502	67.21 SQM.	7.08 SQM.	0.00	74.29 SQM.
	SIX FLOOR	601	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		602	67.21 SQM.	7.08 SQM.	0.00	74.29 SQM.
	SEVEN FLOOR	701	78.00 SQM.	28.00 SQM.	0.00	99.03 SQM.
		702	67.21 SQM.	7.08 SQM.	0.00	74.29 SQM.

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (a)]

Building No.	Floor No./Name	Apartment no. Flat no.	Carpet Area of Apartment in Sq.m.	Area of Balcony attached to Apartment Area in Sq.m.	Area of Double-height terrace attached to flat in Sq.m.	Total Area in Sq.m.
[1]	[2]	[3]	[4]	[5]	[6]	[7]
A	FIRST FLOOR TO SEVEN FLOOR	101, 201, 301, 401, 501, 601, 701	615.13 SQM.	70.08 SQM.	0.00	115.86 SQM.

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building

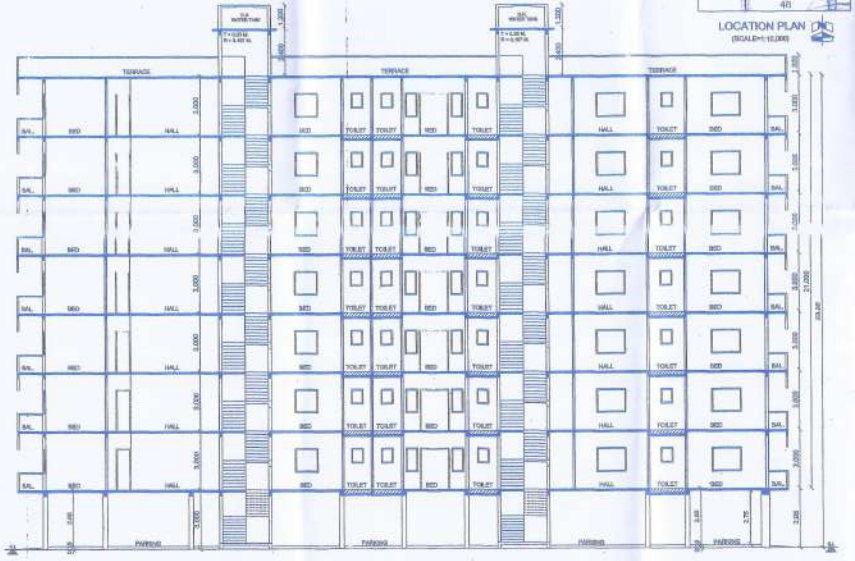
Building No.	Floor No./Name	Total Built Up Area of floor, as per solar construction Sqm.	Total
[1]	[2]	[3]	
1	GROUND FLOOR	16.80 SQM.	17.19 SQM.
	FLOOR ONE	349.05 SQM.	349.05 SQM.
	FLOOR TWO	349.05 SQM.	349.05 SQM.
	FLOOR THREE	349.05 SQM.	349.05 SQM.
	FLOOR FOUR	349.05 SQM.	349.05 SQM.
	FLOOR FIVE	349.05 SQM.	349.05 SQM.
	FLOOR SIX	349.05 SQM.	349.05 SQM.
	FLOOR SIX	349.05 SQM.	349.05 SQM.
	Total		2443.39 SQM.



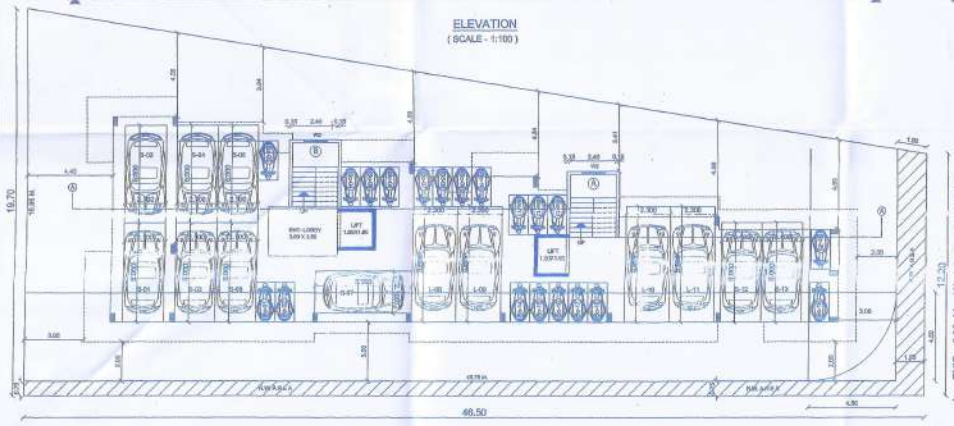
SITE PLAN
(SCALE - 1:300)

LOCATION PLAN
(SCALE=1:10,000)

ELEVATION
(SCALE - 1:100)

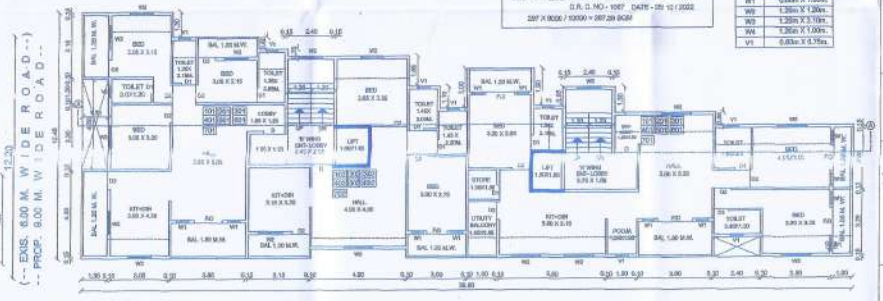


SECTION - A - A
(SCALE - 1:100)



(-- EXIS. 7.50 M. WIDE ROAD --)
-- PROP. 9.00 M. WIDE ROAD --

GROUND FLOOR PLAN
(SCALE - 1:100)



FIRST FLOOR PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN
FOURTH FLOOR PLAN
FIFTH FLOOR PLAN
SIXTH FLOOR PLAN
SEVENTH FLOOR PLAN
(SCALE - 1:100)

T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
741.00	208.43	208.43

RSG AGGREMENT NO. - 5 - 1480-2022 DATE - 24/02/2022
D. R. C. NO - 1067 DATE - 25/ 10 / 2022
297 X 9000 / 10000 = 267.29 SQM

SCHEDULE OF OPENING

TYPE	SIZE
FW	1.50m X 2.10m.
D	1.00m X 2.10m.
D1	0.75m X 2.10m.
D2	0.90m X 2.10m.
W1	0.90m X 1.20m.
W2	1.35m X 1.20m.
W3	1.20m X 1.10m.
W4	1.20m X 1.00m.
V1	0.60m X 0.75m.

REF. :- 1) SANCTIONED FINAL LAYOUT- DND / WH / 656, DATE - 16 / 10 / 2012.
2) LND / CPP / CC / 497 / 1776, DATE- 20/12/2004.
3) C.C / CC / 1 / 2/2/75, DATE- 19 / 06 / 2017.

AREA STATEMENT

		SQM.
1.	Area of plot (Minimum area of A.P.L.site considered)	
	a) As per ownership document (7/12,CTS extract)	741.00 SQM.
	b) as per measurement sheet	741.00 SQM.
	c) on site	741.00 SQM.
2.	Deductions for,	
	(a) Proposed 9.00 M. Wi. Road widening /Amalgamation Road / Highway widening	52.00 SQM.
	(b) Any D.P. Reservation area,	
	(TOTAL a+b)	
3.	Balance area of plot (1-2)	689.04 SQM.
4.	Amenity Space (if applicable)	-
	(a) Required	-
	(b) Adjustment of 25% if any	
	(c) Balance Proposed	
5.	Net Plot Area (3-4 (c))	689.04 SQM.
6.	Recreational Open space (if applicable)	-
	(a) Required	-
	(b) Proposed	-
7.	Internal Road area	
8.	Permitte area (if applicable)	
9.	Built up area with reference to Basic P.S.I. as per their road width (viz. No. 6x basic FSI) 689.04 X 1.10 =	757.83 SQM.
10.	Additions of P.S.I. on payment of premium	
	(a) Maximum permissible premium FSI based on road width 7000 Zone	
	(b) Proposed FSI on payment of premium PREM - 370.80 SQM.	370.80 SQM.
11.	In - situ FSI / TDR loading	
	(a) In-situ area approved 9.0 M. Wi. road (3.0 x Sr.No. 3 (a)) if any	104.12 SQM.
	(b) In-situ area approved Amenity space if handed over (3.00, or 1.66 x Sr.No. 4 (c) and / or (a))	-
	(c) T.D.R. Area PREM - 208.43 SQM.	208.43 SQM.
	(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 proposed	-
	(a) (9+10(c)+11(d) or 12 whichever is applicable	1026.85 SQM.
	(b) Ancillary area FSI up to 60% or 80% with payment of charges	917.32SQM.
	(c) Total entitlement (a+b)	2448.15 SQM.
14.	Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width (as per Regulation No.8.3 or 8.2 or 8.3 or 8.4 - as applicable) x 1.8 or 1.5) 689.04 X 3.60 X 1.80 = 2230.83 SQM.	-
15.	Total Built - up Area in proposed (excluding area at Sr.No.17.b)	-
	(a) Existing Built -up Area	
	(b) Proposed Built -up Area (as per 9+4.1+a)	3443.39 SQM.
	(c) Total (a+b)	3443.39 SQM.
16.	F.S.I. Consumed (15/13) (should not be more than result no.14 above)	-
17.	Area for Inclusive Housing if any	
	(a) Required (30% of Sr.no. 6)	-
	(b) Proposed	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 02 / 07 /2021 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 allotted in document of Ownership / T.P. Scheme Records And Records Department / City Survey records

Signature,
Er - Ashok R. Jamdar.
R.no.1301/89

Signature,
Structural Engineer

Owners Declaration

I/We undersigned hereby confirm that I/We am/will abide by rules applicable by Architect/Author I/we would execute the structure as per approved plans And I/We would execute the work under supervision of proper qualified persons as to ensure the stability and safety of the work site.

Owner Name & Signature,
SHRI - MR. VILAS DATTATRAY MATALE.

Er Ashok Jamdar.
Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
5th Floor, Siddhi Pooja Business Square
Behind Lela Hospital, Kulkarni Colony,
Sharanpur Road Nashik - 422002
ph : 0253 -2574602.

JOB NO.	DATE	SCALE	DRAWN BY	CHECKED BY
	24 / 02 / 2022	1:100	V. PAWAR	A.N.J.