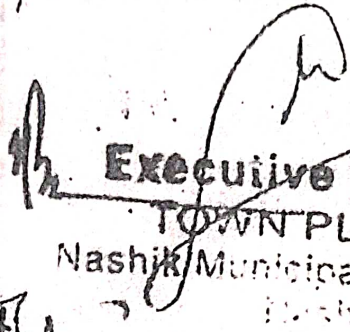


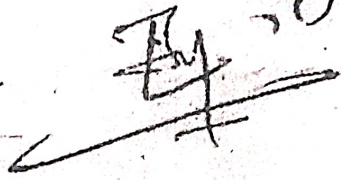
# APPROVED

The Plans amended in .....  
As per the conditions Mentioned in  
the accompanying commencement  
Certificate No

CO/34/588/5482

Date 16/01/2013

  
**Executive Engineer**  
TOWN PLANING  
Nashik Municipal Corporation  
Nashik



5 Cq.Mt.  
X 1.50

**PROPOSED RESIDENTIAL + COMMERCIAL  
BUILDING PLAN WITH TDR IN  
G.NO.181 TO 188, P. NO.-2 + 3,  
AT- AMBAD, NASHIK,  
TAL AND DIST.NASHIK. FOR -  
M/S. SHUBH-VASTU CONSTRUCTIONS.  
PRTRN SHRI. SANJEEV N.SONAR  
AND ONE  
& M/S. KALYANI CONSTRUCTIONS.  
PRTRN. SHRI. MANODAY N. KOTHAWADE**

SQ. MT.  
560.00

AREA STATEMENT

SQ. MT.

**& M/S. KALYANI CONSTRUCTIONS.**  
**PRTNR. SHRI. MANODAY N. KOTHAWADE**

SQ. MT.	AREA STATEMENT	SQ. MT.
560.00	1. AREA OF PLOT	560.00
224.00	2. DEDUCTION FOR	
784.00	a) ROAD ACQUISITION AREA	
783.74	b) PROPOSED ROAD	00.00
224.00	c) ANY RESERVATION	
	TOTAL (a+b+c)	560.00
Q.MT.	3. NET CROSS AREA OF THE PLOT	560.00
	4. DEDUCTION FOR	
	a) RECREATION GROUND PER (RULE 11/3/1)	
Q.MT.	b) INTERNAL ROAD TOTAL (a+b)	
	5. NET AREA OF THE PLOT	560.00
	6. ADDITIONS FOR F.S.I. (TOTAL B. U AREA)	
	PROPOSE a) 100% SET BACK AREA	
	a) T.D.R. 40%	224.00
	7. TOTAL AREA (5+6)	784.00
WHEELER	8. TOTAL F.S.I. PERMISSIBLE	ONE
OS	9. PERMISSIBLE TOTAL FLOOR AREA (7X8)	
OS	10. EXISTING FLOOR AREA	
OS	11. PROPOSED AREA	783.74
OS	12. EX. BAL. AREA TAKEN IN TOTAL FLAREA	
	CALULATIONS AS PER RULE B (C) BELOW	NIL
	13. TOTAL B. U. AREA PROPOSED (10+11+12)	783.74
	14. TOTAL BUILT UP AREA CONSUMED 13/7	0.99
	<b>BALCONY AREA STATEMENT</b>	
	a. PERMISSIBLE BALCONY AREA PER FLOOR	
	b. PROPOSED BALCONY AREA OF FIRST FLOOR	AS PER STATEMENT
	c. EXCESS BALCONY AREA	
	NOTE	
	PLOT BOUNDRY SHOWN IN THICK BLACK PROPOSED WORK SHOWN IN RED DRAINAGE LINE SHOWN IN DOTTED RED EXTERNAL WALL 0.10 THICK INTERNAL WALL 0.15 THICK	
	TENEMENT STATEMENT	SQ. MT.
	a. NET AREA OF THE PLOT (560.00 + 224.00)	784.00
USED	b. LESS DEDUCTION OF NON RESIDENTIAL	

COMMERCIAL	01 NOS	09 NOS	09 NOS	09 NOS
RESIDENTIAL	09 NOS	15 NOS	12 NOS	15 NOS
TOTAL	12 NOS			

**LOADING / UNLOADING STATEMENT**

LOADING / UNLOADING REQUIRED  
TOTAL LOADING / UNLOADING PROVIDED

**SCHEDULE OF OPENINGS**

TYPE	SIZE	SPECIFICATION
S	0.75 m. X 2.10 m.	MAKING WOOD FRAMED FLUSH DOOR AS PER DETAIL DRAWINGS GIVEN BY ARCHITECT
W	1.5 m. X 1.20 m.	TEAK WOOD OR MILD STEEL GLAZED WINDOW AS PER DETAIL DRAWINGS
W1	1.2m. X 1.20 m.	
W2	1.20 m. X 0.9 m.	

**BALCONY AREA STATEMENT**

FLOOR	ALLOWABLE		PROPOSED	
	BUILT UP AREA	ALLOWED 10%	PROPOSED BALCONY	EXCESS BAL
FIRST	229.20 SQ.MT.	22.92 SQ.MT.	22.9 SQ.MT.	NIL
SECOND	229.20 SQ.MT.	22.92 SQ.MT.	22.9 SQ.MT.	NIL
THIRD	229.20 SQ.MT.	22.92 SQ.MT.	22.9 SQ.MT.	NIL

TOTAL EXCESS BALCONY = NIL SQ.MT

**AREA STATEMENT**

	SQ. MT.
AREA OF THE PLOT	784.00
ALLOWED F.S.I.	ONE
PROPOSED BUILT UP AREA	783.74
AT GROUND FLOOR	96.14
AT FIRST FLOOR	229.20
AT SECOND FLOOR	229.20
AT THIRD FLOOR	229.20
AT EXCESS BALCONY AREA	NIL

TOTAL BUILT UP AREA

783.74

1. PROPOSED AREA	783.74
2. EX. BAL. AREA TAKEN IN TOTAL FL AREA CALCULATIONS AS PER RULE B (C) BELOW	NIL
3. TOTAL B. U. AREA PROPOSED (10+11+12)	783.74
4. TOTAL BUILT UP AREA CONSUMED 13/7	0.99

**BALCONY AREA STATEMENT**

a. PERMISSIBLE BALCONY AREA PER FLOOR	
b. PROPOSED BALCONY AREA OF FIRST FLOOR	AS PER STATEMENT
c. EXCESS BALCONY AREA	
NOTE	

PLOT BOUNDRY SHOWN IN THICK BLACK  
PROPOSED WORK SHOWN IN RED  
DRAINAGE LINE SHOWN IN DOTTED RED  
EXTERNAL WALL 0.10 THICK  
INTERNAL WALL 0.15 THICK

**TENEMENT STATEMENT**

	SQ. MT.
a. NET AREA OF THE PLOT (560.00 + 224.00)	784.00
b. LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC.	96.14
c. AREA OF TENEMENT (a + b)	687.86
d. TENEMENT PERMI. AS 250/300 PER HEC.	24 NOS
e. TENEMENT PROPOSED	24 NOS

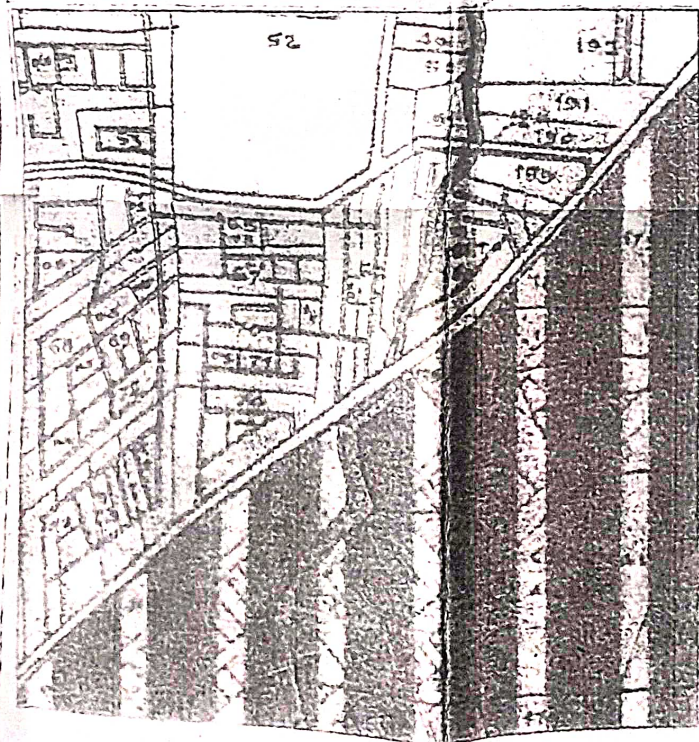
**PARKING STATEMENT**

a. PARKING REQUIRED BY RULE	
b. GARAGES PERMISSIBLE	AS PER STATEMENT
c. GARAGES PROVIDED	
d. TOTAL PARKING PROVIDED	

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10 / 08 / 2012 & DIMENSION OF ALL SIDES OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND ARE SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P.A.C.T

SIGNATURE OF LICENCE ARCHITECTS/ENGINEERS



LOCATION PLAN  
SCALE 1:1000



<p><i>(Shubh)</i> Kalyani Construction</p> <p><i>(PARTNER)</i> KALYANI CONSTRUCTION</p>	<p><i>(Signature)</i></p>	<p><i>(Signature)</i></p>
OWNER'S SIGNATURE	STRUCTURAL ENGI SIGNATURE	CONSULTING ENGI SIGNATURE

**Ravi Anand & Associates**

B-1, COMPLEX, 15, 16 V  
CONSULTING ENGINEERS  
ARCHITECTURAL CONSULTANTS & VALUERS  
5/10, 7/25, P. NO. 24  
NEAR SETHIADIA PETROL PUMP, COLLEGE ROAD  
TRICHY 621 015 (T.N) 9840295

SCALE = 1:1000	DATE = 26/8/2012
ORDER BY = ROTHAWADE	FILE NO. = ROTHAWADE & SONAR
CHECK BY = S.S. MATHUR	DRN NO. = M/3062 W.P.

NO. 6

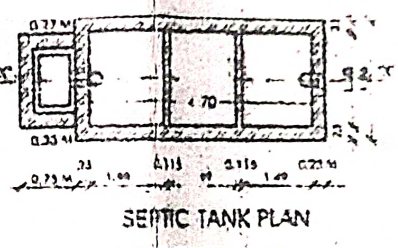
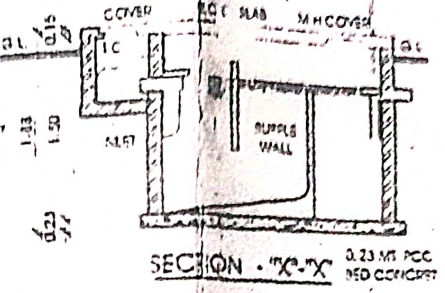
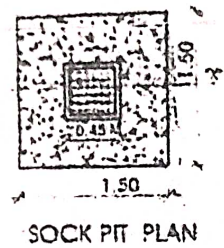
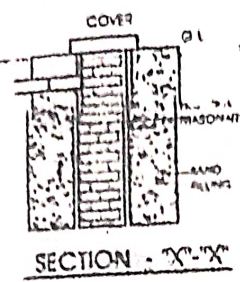
S.T.

3.00

ADJ.P.NO. 1

ROAD  
SHIV ROAD

REQUIRED CAPACITY =  $13 \times 0.65 = 8.45 \text{ Cq.Mt.}$   
 PROPOSED CAPACITY =  $4.10 \times 1.50 \times 1.50 = 9.23 \text{ Cq.Mt.}$



PROPOSED  
BUILDING PI  
G.NO.181 T  
AT- AMBA  
TAL AND DI  
M/S. SHUB  
PRINR SH  
AND ONE  
& M/S. KAI  
PRINR. SB

T.D.R. STATEMENT T D R ZONE 'D'	SQ. MT.
a. PLOT AREA	560.00
b. ALLOWABLE T.D.R 40%	224.00
c. TOTAL PLOT AREA	784.00
d. PROPOSED BUILT UP AREA	783.74
e. T.D.R. PURCHASED	224.00

AREA STATEMEN  
1. AREA OF PLO  
2. DEDUCTION F  
a) ROAD ACC  
b) PROPOSED  
c) ANY RESER  
TOTAL (a+b+  
3. NET CROSS A  
4. DEDUCTION  
a) RECREATIO  
b) INTERNAL  
5. NET AERA OF  
6. ADDITIONS F  
PROPOSE a)  
a) T.D.R. 40%

DRC NO. = 574 DT:- 03-09-2012 AREA = 112.00 SQ.MT.  
 SALE DEED. NO. = 09556 DT:- 20-09-2012

DRC NO. = 574 DT:- 03-09-2012 AREA = 112.00 SQ.MT.  
 SALE DEED. NO. = 09557 DT:- 20-09-2012

PARKING STATEMENT

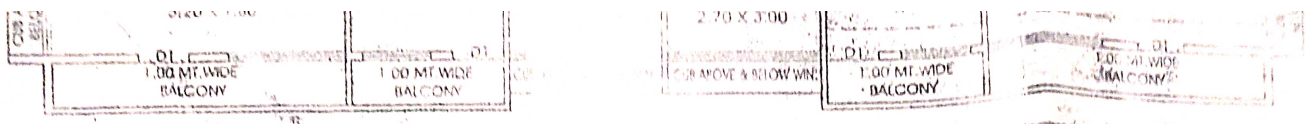
TYPE	ALLOWABLE		PROPOSED	
	FOUR WHEELER	TWO WHEELER	FOUR WHEELER	TWO WHEELER
PLOT PARKING				
COMMERCIAL	02 NOS	04 NOS	02 NOS	04 NOS
RESIDENTIAL	01 NOS	02 NOS	01 NOS	02 NOS
TOTAL	09 NOS	09 NOS	09 NOS	09 NOS
	12 NOS	15 NOS	12 NOS	15 NOS

7. TOTAL AREA  
8. TOTAL F.S.I.  
9. PERMISSIBLE  
10. EXISTING FU  
11. PROPOSED  
12. EX. BAL. AR  
CALCULATION  
13. TOTAL B. U  
14. TOTAL BUI  
BALCONY A  
a. PERMISSIBLE

LOADING / UNLOADING STATEMENT

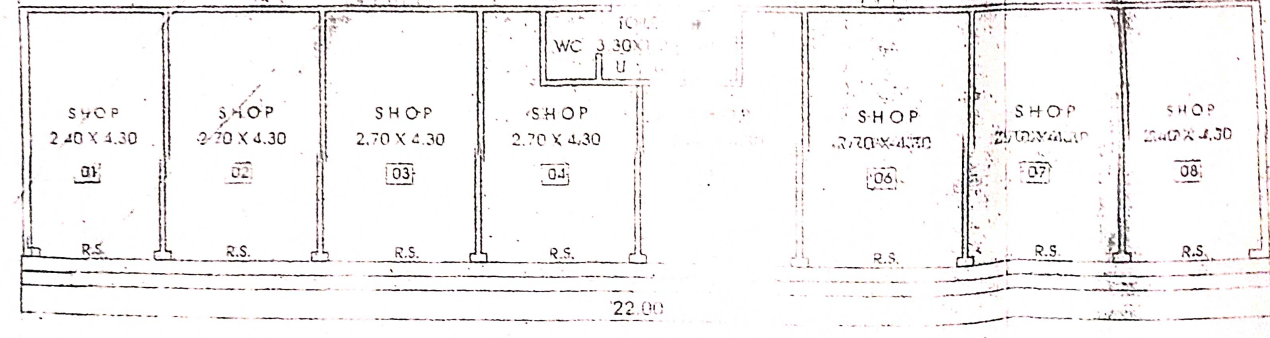
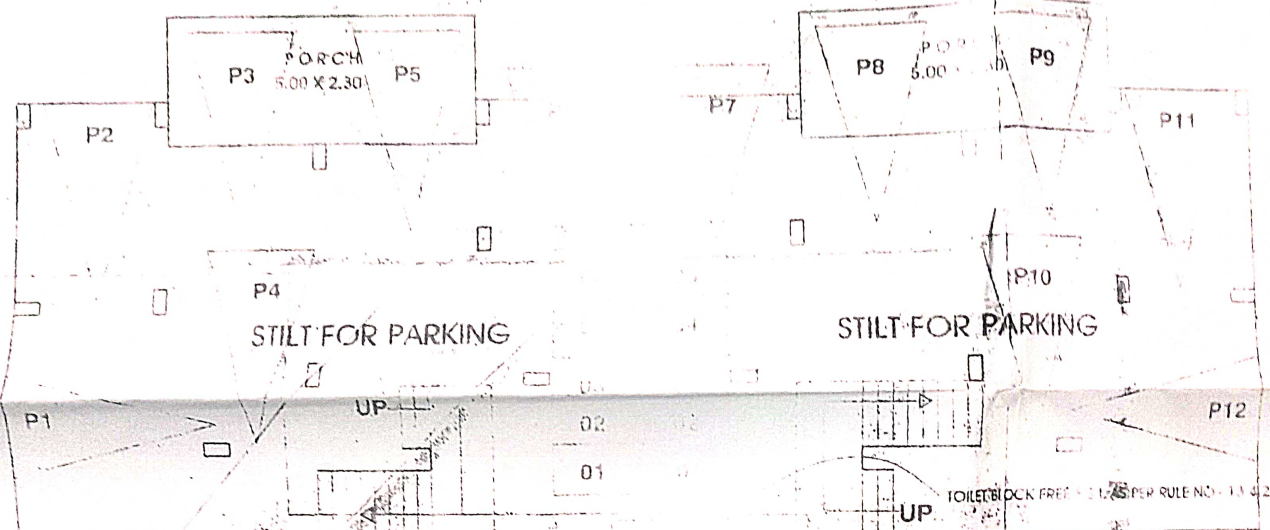
LOADING / UNLOADING REQUIRED  
 TOTAL LOADING / UNLOADING PROVIDED

SCHEDULE OF OPENINGS



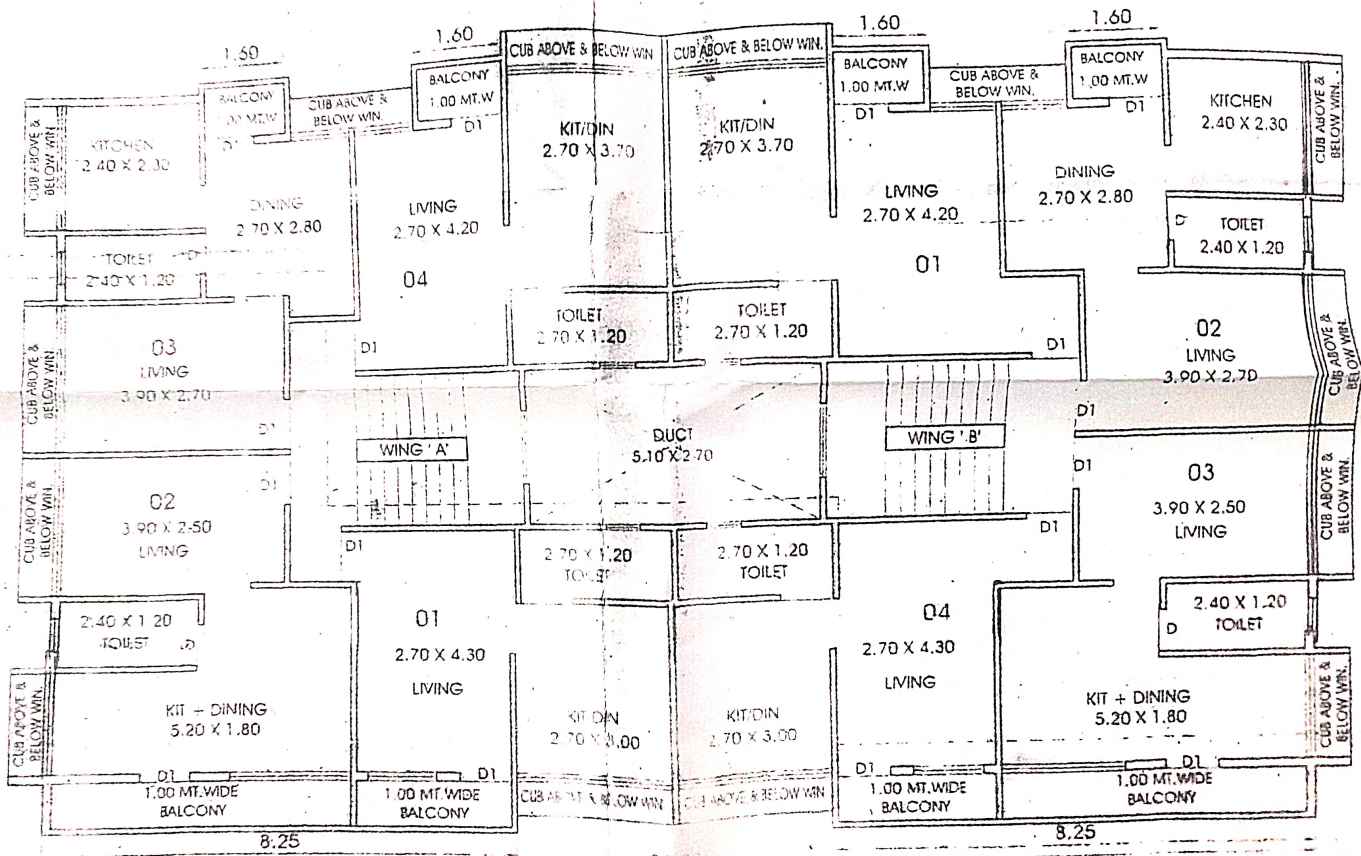
P51 310 PA  
NET TOTAL

### THIRD FLOOR PLAN



### GROUND FLOOR PLAN

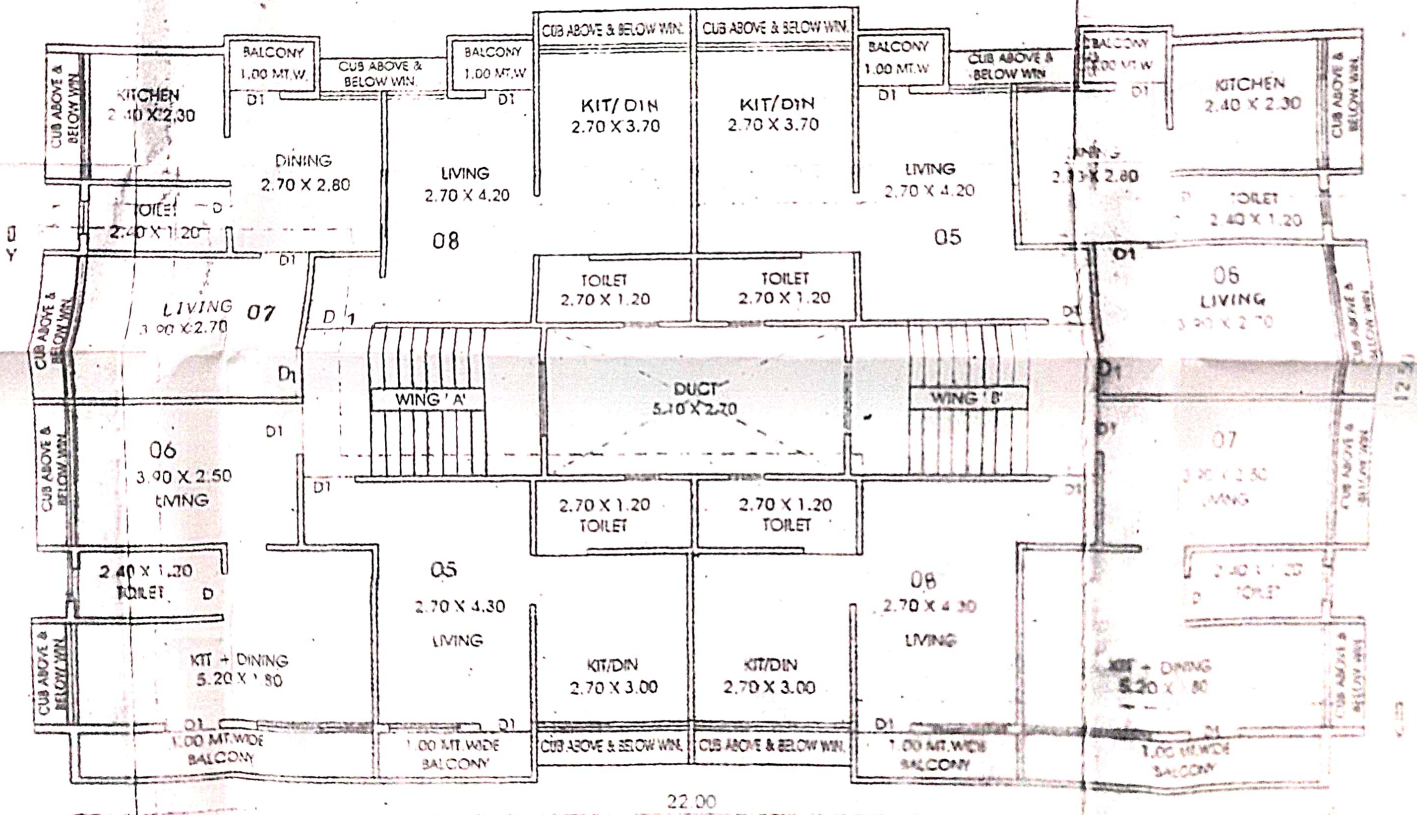
NET TOTAL FLOOR AREA



FIRST FLOOR PLAN

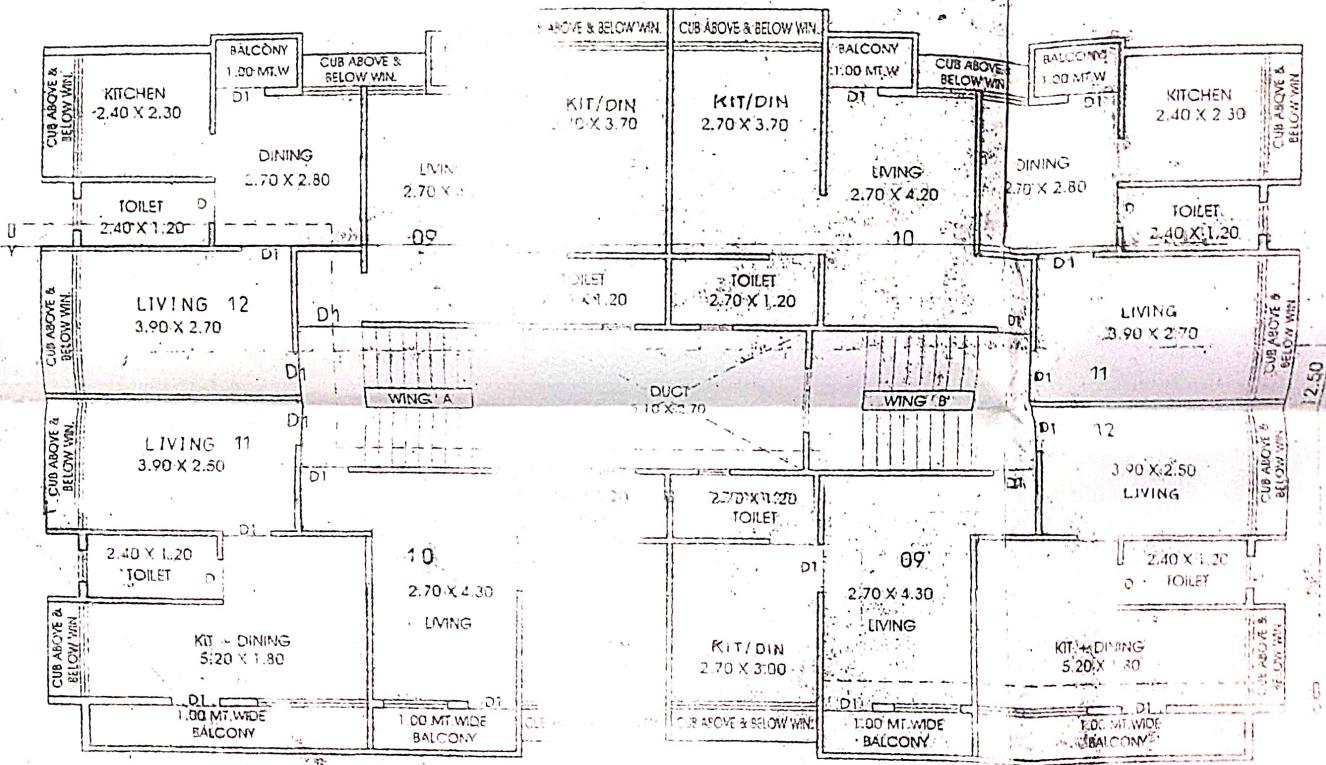
# AFTER AMALGAMATION

SCALE - 1:300

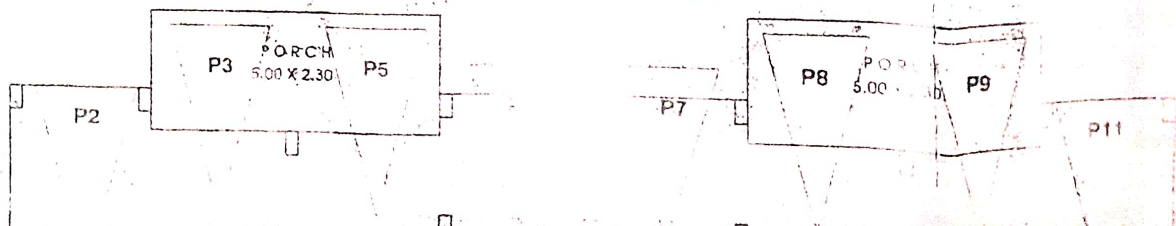


## SECOND FLOOR PLAN

# ELEVATION

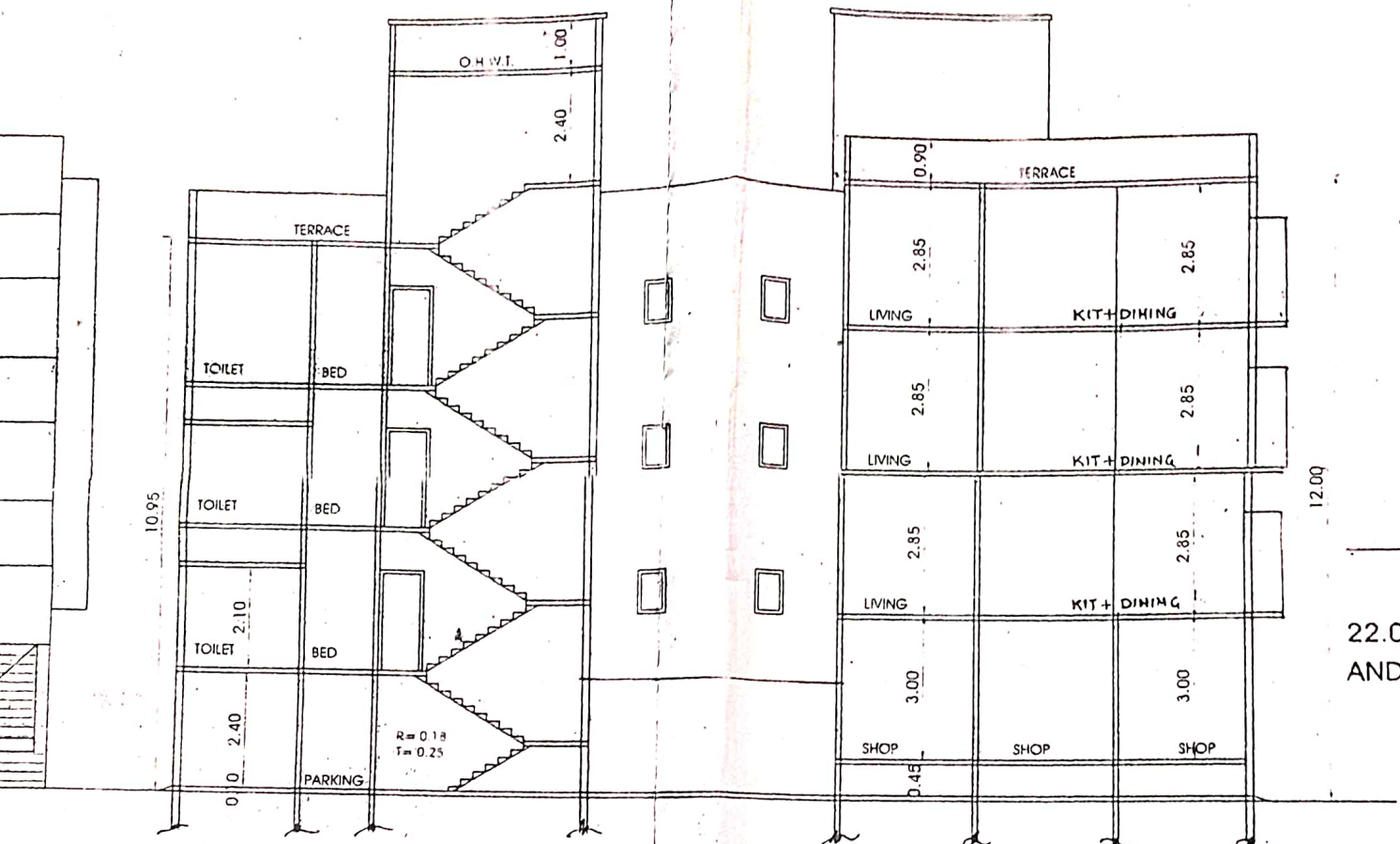


# THIRD FLOOR PLAN



AREA	22.00
NET GROUND	3.30
NET FIRST FLOOR	96.10
NET 2nd FLOOR	
NET 3rd FLOOR	
NET TOTAL FLOOR	

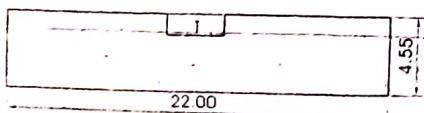




SECTION AT Y, Y

AREA DIAGRAM & CALCULATION

GROUND FLOOR

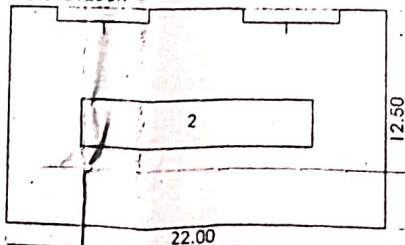


AREA OF BLOCK =  
 $22.00 \times 4.55 = 100.10 \text{ SQ.M.}$   
 DEDUCTION  
 $3.30 \times 1.20 = 3.96 \text{ SQ.M.}$   
**NET GROUND FLOOR AREA**  
 $96.14 \text{ SQ.MT}$

FLOOR WISE B/UP AREA

NET GROUND FLR B/UP AREA = 96.14 SQ.MT.  
 NET FIRST FLOOR B/UP AREA = 229.20 SQ.MT.  
 NET 2nd FLOOR B/UP AREA = 229.20 SQ.MT.  
 NET 3rd FLOOR B/UP AREA = 229.20 SQ.MT.  
**NET TOTAL FLR B/UP AREA = 783.74 SQ.MT**

TYPICAL FLOOR



AREA OF BLOCK =  
 $22.00 \times 12.50 = 275.00 \text{ SQ.M.}$   
 DEDUCTION

1)  $5.50 \times 0.80 \times 2 = 8.80 \text{ SQ.MT.}$   
 2)  $13.70 \times 2.70 \times 1 = 37.00 \text{ SQ.MT.}$

**TOTAL DEDUN = 45.80 SQ.MT.**

**= 275.00 - 45.80 = 229.20 SQ.MT.**

**NET FIRST FLOOR B/UP AREA = 229.20**

**NET 2nd FLOOR B/UP AREA = 229.20**

**NET 3rd FLOOR B/UP AREA = 229.20**

BALCONY DETAIL

FIRST FLOOR

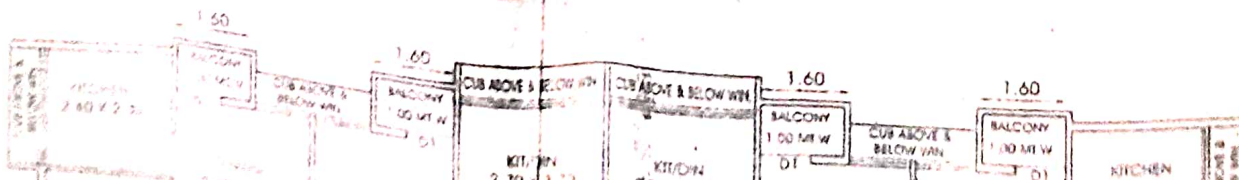
$2 \times (8.25 + 1.60 + 1.60) \times 1.00 = 22.90$

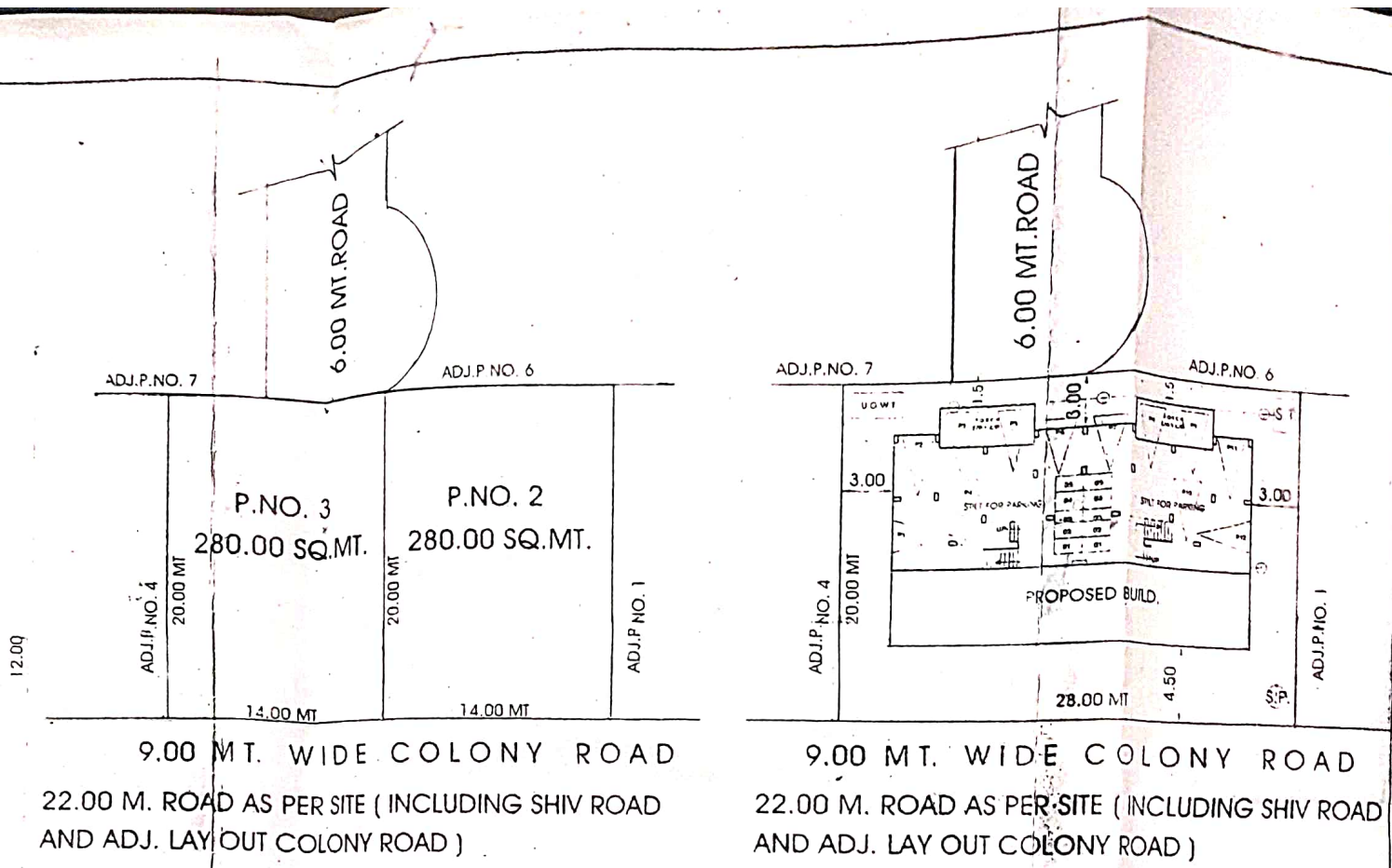
SECOND FLOOR

$2 \times (8.25 + 1.60 + 1.60) \times 1.00 = 22.90$

THIRD FLOOR

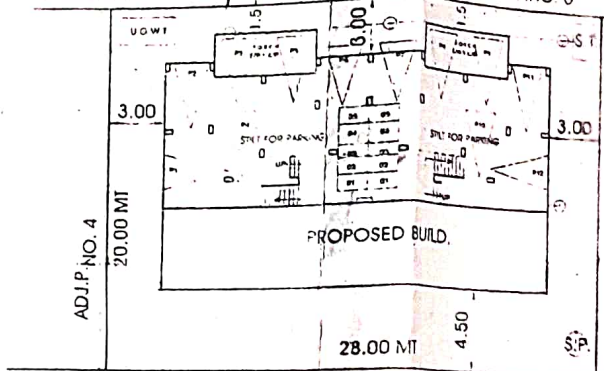
$2 \times (8.25 + 1.60 + 1.60) \times 1.00 = 22.90$





**BEFORE AMALGAMATION**

SCALE - 1:300

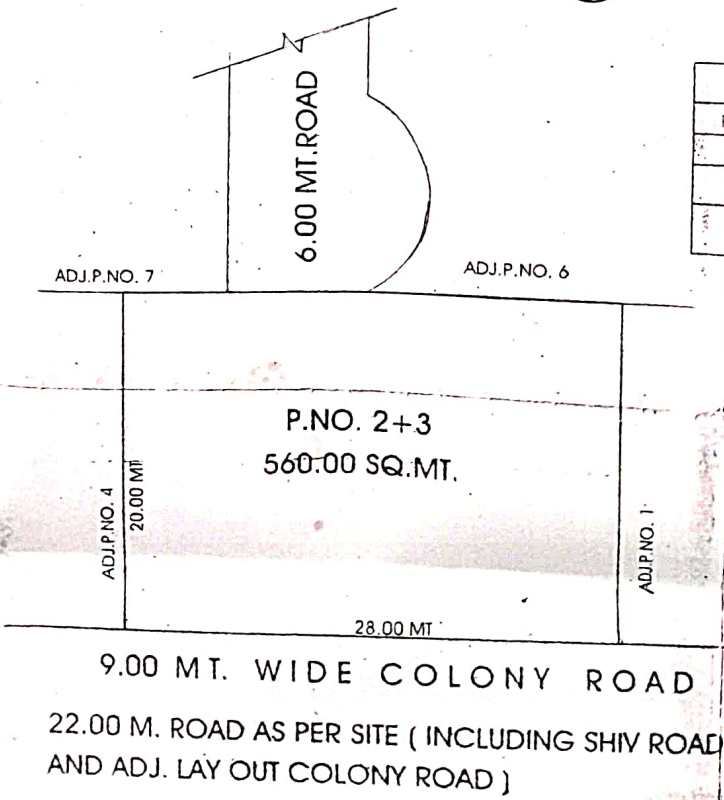


**SITE PLAN**

SCALE - 1:300



PLOT AREA STATEMENT	
PLOT NO.	AREA
2	280.00 SQ.MT.
3	280.00 SQ.MT.
<b>TOTAL</b>	<b>560.00 SQ.MT.</b>



**AFTER AMALGAMATION**

SCALE - 1:300



0 = 22.90  
0 = 22.90  
0 = 22.90





ELEVATION

