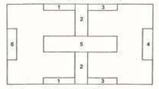
Area Calculation & Diagram

SCALE : 1:300

FIRST TO TENTH FLOOR



Block area - 28.45 x 15.00 = 452.35 sq.m.

Deduction - 1) 6.20 x 1.25 x 2 = 15.50
2) 2.50 x6.375x 2 = 31.87
3) 5.80 x 1.25 x 2 = 14.50
4) 2.00 x 6.20 x 1 = 12.40
5) 14.40x3.15 x 1 = 45.36
6) 1.85 x 6.20 x 1 = 11.47

Total Deduction - 131.10 sq.m.

Net Bup Area - 321.25 sq.m.

Total Bup Area 1st Floor - 321.25 sq.m.
Total Bup Area 2nd Floor - 321.25 sq.m.
Total Bup Area 3rd Floor - 321.25 sq.m.
Total Bup Area 4th Floor - 321.25 sq.m.
Total Bup Area 5th Floor - 321.25 sq.m.
Total Bup Area 6th Floor - 321.25 sq.m.
Total Bup Area 7th Floor - 321.25 sq.m.
Total Bup Area 8th Floor - 321.25 sq.m.
Total Bup Area 9th Floor - 321.25 sq.m.
Total Bup Area 10th Floor - 321.25 sq.m.

BALCONY STATEMENT

Floor	Area	Permissible Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First to 10th Floor	321.25 sq.m.	48.18 sq.m.	(3.45 x 2) = 6.90 x 2.00 = 13.80 (3.30 x 2) = 6.60 x 2.00 = 13.20 (3.55 x 2) = 7.10 x 1.50 = 10.65 (2.85 x 2) = 5.70 x 1.35 = 7.69 (2.50 x 2) = 5.00 x 1.25 = 6.25 Total = 51.59 sq.m	51.59-48.18 3.41x10 = 34.10
TOTAL EXCESS BALCONY AREA				34.10 sq.m

T.D.R STATEMENT

AREA OF THE PLOT = 1500.00 sq.m

PERMISSIBLE T.D.R AREA (0.65% OF THE PLOT AREA) = 975.00 sq.m.

T.D.R. PROPOSED = 975.00 sq.m.

(CERTIFICATE NO. - 459 DATE- 08/04/2011

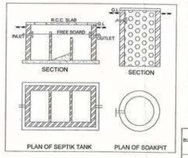
Calculation of TDR as per 28 Jan. & 2nd May 2016 Govt. Policy.

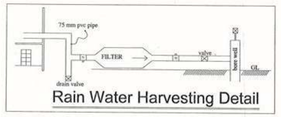
Rg. = 18500, Rr. = 2000, X 975

$Y = \frac{X \times Rr}{Rg} = \frac{975 \times 2000}{18500} = 105.40$ sq.m.

(Y = TDR Debited from DRC)

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I	TOTAL F.S.I. (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	1ST FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	2ND FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	3RD FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	4TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	5TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	6TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	7TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	8TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	9TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	10TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	LIFT	9.88 SQ.M.	---	---	---	---	9.88 SQ.M.
TOTAL AREA OF BUILDING		3222.38 SQ.M.	481.80 SQ.M.	34.10 SQ.M.	---	---	3256.48 SQ.M.





Rain Water Harvesting Detail

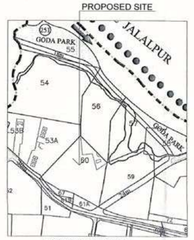
BUILDING NO.	FLOOR NO.	FLAT / UNIT NO	BUILT UP AREA OF FLAT / UNIT ALONG WITH SHARE OF COMMON AREAS LIKE STAIRCASE / PASSAGE	AREA OF BALCONY ATTACHED TO FLAT / UNIT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT / UNIT	TOTAL AREA OF FLAT / UNIT (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	First to 10th Floor	101 TO 1001	88.34 SQ.M. (82.16+6.18)	16.66	----	104.40 SQ.M.
		102 TO 1002	84.63 SQ.M. (76.45+8.18)	9.72	----	94.35 SQ.M.
		103 TO 1003	84.63 SQ.M. (76.45+8.18)	9.72	----	94.35 SQ.M.
		104 TO 1004	88.34 SQ.M. (82.16+6.18)	16.06	----	104.40 SQ.M.

NOTE :-
1) BUILT UP AREA OF ALL FLATS / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THE FLOOR.
2) ABOVE STATEMENT MAY VARY, WHENEVER REQUIRED.

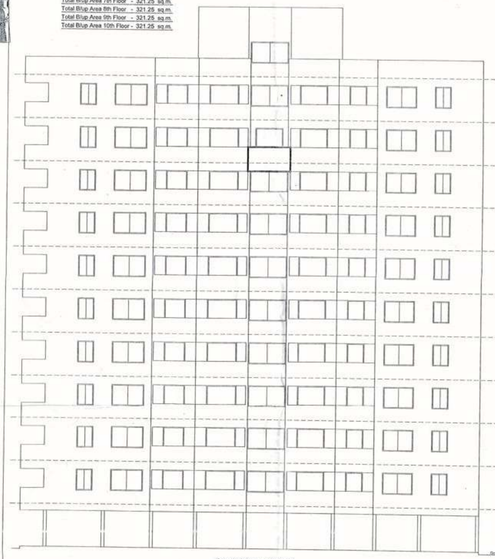
CARPET AREA & USEABLE AREA STATEMENT

FLOOR NO.	FLAT / SHOP NO.	CARPET AREA	Useable area Balcony/Cov.Terrace/ Open Terrace/cov area (Excluding area under walls)	TOTAL Carpet+Useable area
First Floor to Tenth Floor	101 TO 1001	76.10 SQ.M	14.33 SQ.M	92.43 SQ.M
	102 TO 1002	73.99 SQ.M	8.76 SQ.M	82.77 SQ.M
	103 TO 1003	73.99 SQ.M	8.78 SQ.M	82.77 SQ.M
	104 TO 1004	76.10 SQ.M	14.33 SQ.M	92.43 SQ.M
Total Carpet +Useable area		304.18 SQ.M	46.22 SQ.M	350.40 SQ.M
Total Carpet +Useable area First Floor				350.40 SQ.M
Total Carpet +Useable area Second Floor				350.40 SQ.M
Total Carpet +Useable area Third Floor				350.40 SQ.M
Total Carpet +Useable area Fourth Floor				350.40 SQ.M
Total Carpet +Useable area Fifth Floor				350.40 SQ.M
Total Carpet +Useable area Sixth Floor				350.40 SQ.M
Total Carpet +Useable area Seventh Floor				350.40 SQ.M
Total Carpet +Useable area Eighth Floor				350.40 SQ.M
Total Carpet +Useable area Ninth Floor				350.40 SQ.M
Total Carpet +Useable area Tenth Floor				350.40 SQ.M
Total Carpet +Useable area of Building				3504.00 SQ.M
Total no.of Flat				40 Nos.
Total no.of Floor				Ground + 10 Floors

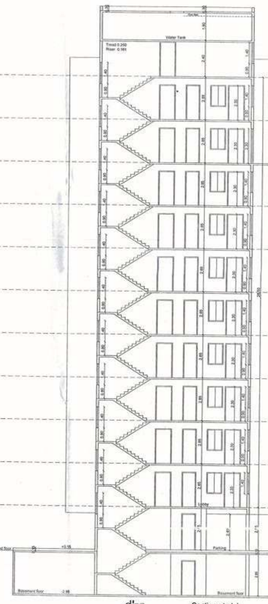
PROPOSED SITE



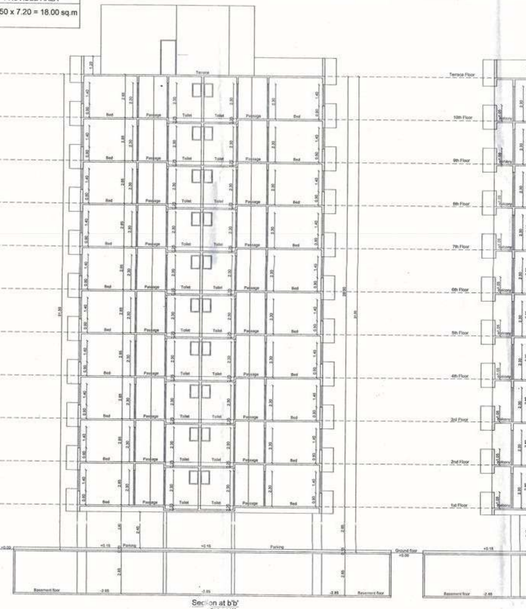
LOCATION PLAN



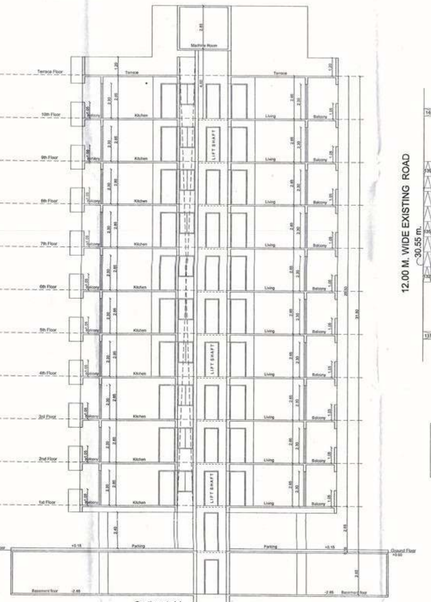
South Side Elevation



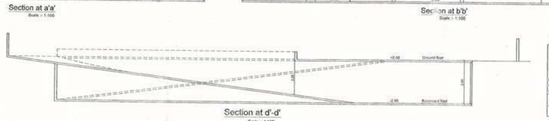
Section at a'a'



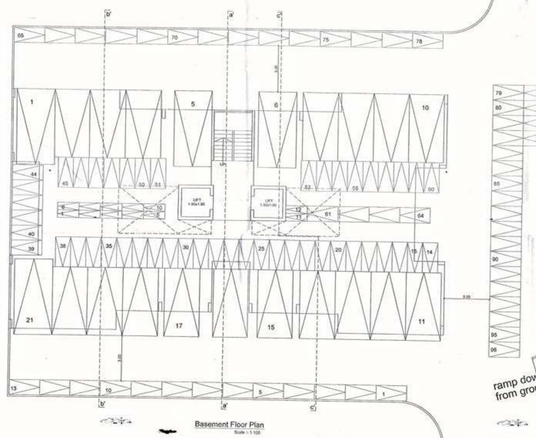
Section at b'b'



Section at c'c'

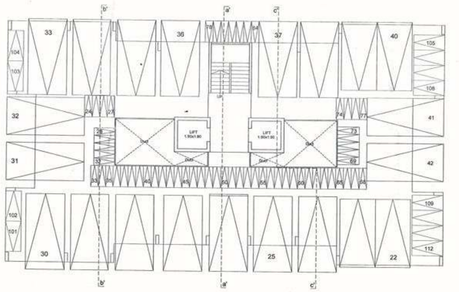


Section at d'-d'



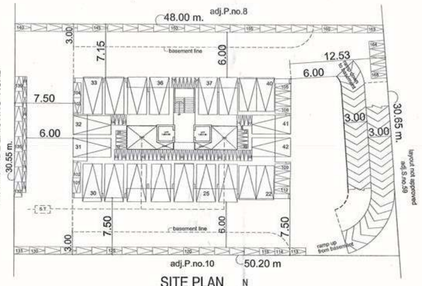
Basement Floor Plan

Scale - 1:100



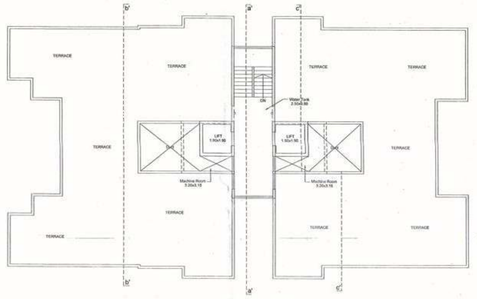
Ground Floor Plan

Scale - 1:100



SITE PLAN

SCALE - 1:200

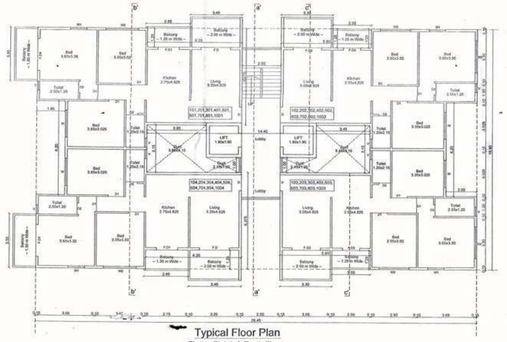


Terrace Floor Plan

Scale - 1:100

PARKING STATEMENT NO.	REQUIRED PARKING CAR (1)	SCOOTER (2)	CYCLE (3)	PROVIDED PARKING CAR (4)	SCOOTER (5)	CYCLE (6)
No. Of Tenament (No.tenament but big carpet area equal to or above 40.00 but less than 80.00 sq.m 40 NOS)	40 NOS.	160 NOS.	80 NOS.	40 NOS.	160 NOS.	80 NOS.
visitors parking 5%	02 NOS.	08 NOS.	04 NOS.	02 NOS.	08 NOS.	04 NOS.
TOTAL	42 NOS.	168 NOS.	84 NOS.	42 NOS.	168 NOS.	84 NOS.

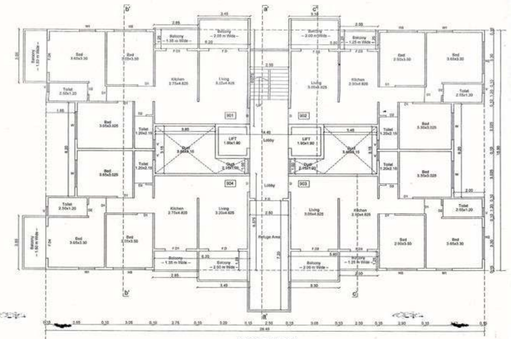
SCHEDULE OF DOOR/WINDOW		
D	1.05 X 2.30	T. W. PANELLED
D1	1.00 X 2.30	T. W. PANELLED
D2	0.75 X 2.30	T. W. PANELLED
F.D	1.90 X 2.30	T. W. PANELLED
F.D1	1.35 X 2.30	T. W. PANELLED
F.D2	1.60 X 2.30	T. W. PANELLED
F.D3	1.10 X 2.30	T. W. PANELLED
F.D4	2.10 X 2.30	T. W. PANELLED
W	1.80 X 1.40	T. W. GLAZED WINDOW
W1	1.05 X 1.40	T. W. GLAZED WINDOW
W2	2.10 X 1.40	T. W. GLAZED WINDOW
W3	1.95 X 1.40	T. W. GLAZED WINDOW
V	0.69 X 0.90	LOUVERED VENT



Typical Floor Plan

First to Eighth & Tenth Floor

Scale - 1:100



Ninth Floor Plan

Scale - 1:100

REFUGE AREA CALCULATION	
REQUIRED AREA	PROVIDED AREA
5 person x 0.30 per person=1.50 1.50 x 4 Flats x3 floor = 18.00 sq.m	2.50 x 7.20 = 18.00 sq.m

PROFORMA -1

DRAWING SHEET NO. 1/1

PROPOSED RESIDENTIAL BUILDING PLAN

on P.no.09,in S.no.60/2, At-Anandwalli.Nashik.

For- Shri.Narendra Hiraman Pawar

APPROVED

The Plans amended in _____
As per the conditions Mentioned in the accompanying commencement Certificate No. _____
dated 01/10/2020

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	1500.00
a) As per ownership document (7/12, CTS extract)	1500.00
b) As per measurement sheet	---
a) As per site	1500.00
2 DEDUCTION FOR	---
a) Proposed D.P./D.P. Road widening Area	---
b) Any D.P. Reservation area	---
(total a+b)	
3 GROSS AREA OF THE PLOT	1500.00
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)]	1500.00
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)	1650.00
10 Additional of area for F.S.I.	
a) In-situ area against D.P. road [1.85sqr.no.2(a)], if any	---
b) In-situ area against Amenity space [2.00 or 1.85 sqr.no.5(b)]	---
c) Premium F.S.I. area (subject to maximum of 0.5 or sr.no.8) (Permissible 1500 x 0.50 = 750.00)	632.00
d) T.D.R. area Permissible (Permissible 1500 x 0.65 = 975.00)	975.00
e) Additional F.S.I. area under chapter VIII	---
(total a+b+c+d+e)	1607.00
11 Total area available (9+10)	3257.00
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4) 1500x2.25 = 3375.00	3375.00
13 Total built up area in proposal (excluding area at Sr.No.15b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area	3222.38
c) Excess floiloor area counted in F.S.I.	34.10
d) Excess Double height terraces area counted in F.S.I.	---
(total a+b+c+d)	3256.48
14 F.S.I. Consumed (13/B) (should not be more than sr.no.12 above)	2.17
15 Area for Inclusive Housing, if any	
a) Required (20% of sr.no.9)	---
b) Proposed	---

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 20/06/2020 & the dimensions of sides etc. of plot ciated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Department/City Survey rocards.

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.Narendra Hiraman Pawar

owner's name and signature

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

ER. DHALESH DHUNNE
reg.no. 42

ARCHITECT SIGN				STRUCTURAL SIGN	
Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Architect	
R2	As shown	Mukta	Ar. Bagul	reg.no. CA/93/15997	

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