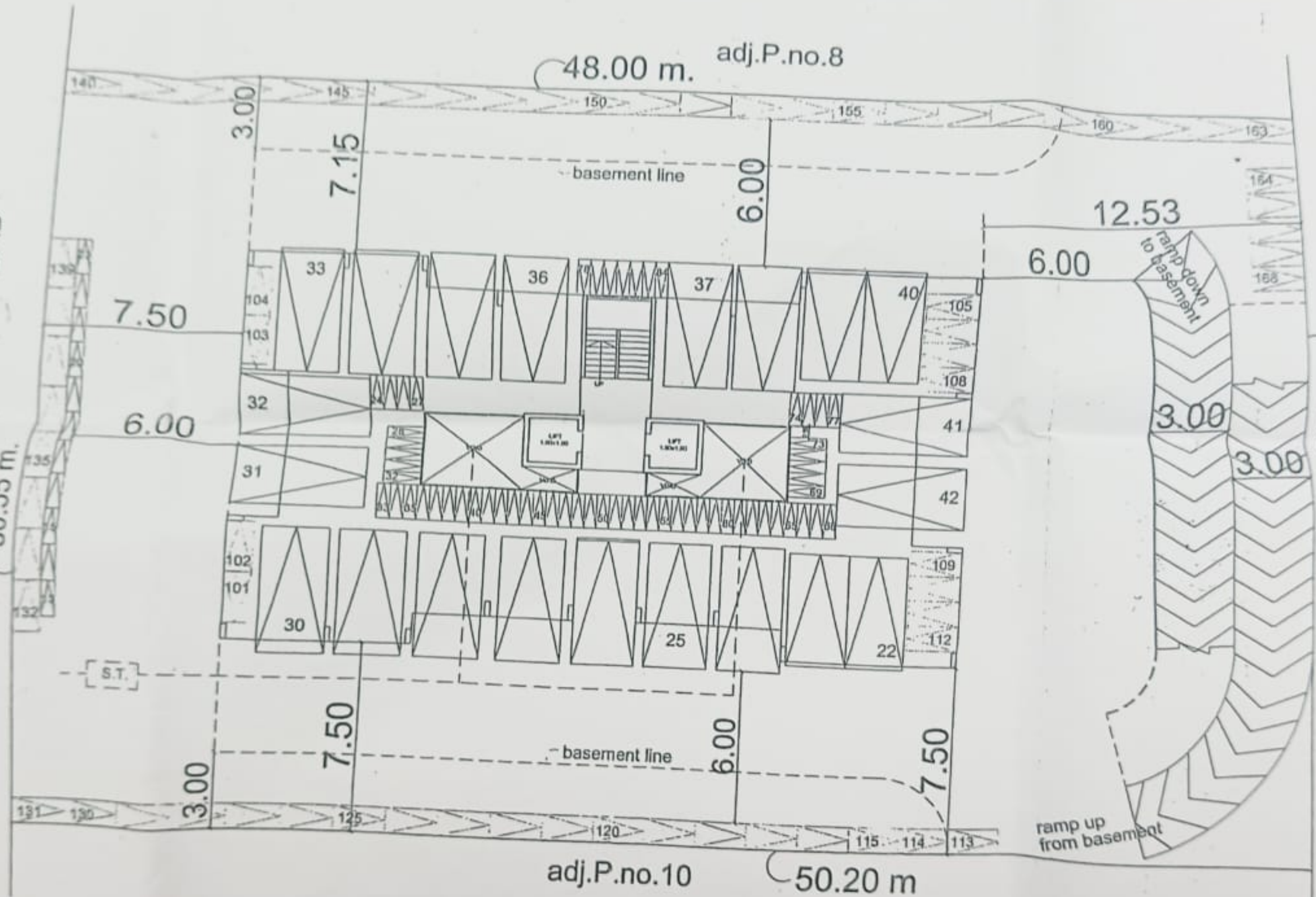


12.00 M. WIDE EXISTING ROAD

30.55 m.



48.00 m. adj.P.no.8

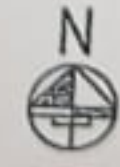
adj.P.no.10 50.20 m

30.65 m.

layout not approved  
adj.S.no.59

# SITE PLAN

SCALE - 1:200



2 DEDUCTION FOR		
a) Proposed D.P./D.P. Road widening Area		1500.00
b) Any D.P. Reservation area		---
3 GROSS AREA OF THE PLOT	(total a+b)	---
4 Recreational Open Space		---
a) Required		1500.00
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) ]		---
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)		1500.00
10 Additional of area for F.S.I.		1650.00
a) In-situ area against D.P. road [1.85xsr.no.2(a)], if any		---
b) In-situ area against Amenity space [2.00 or 1.85 xsr.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 Balcony 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 (13/8) (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		---

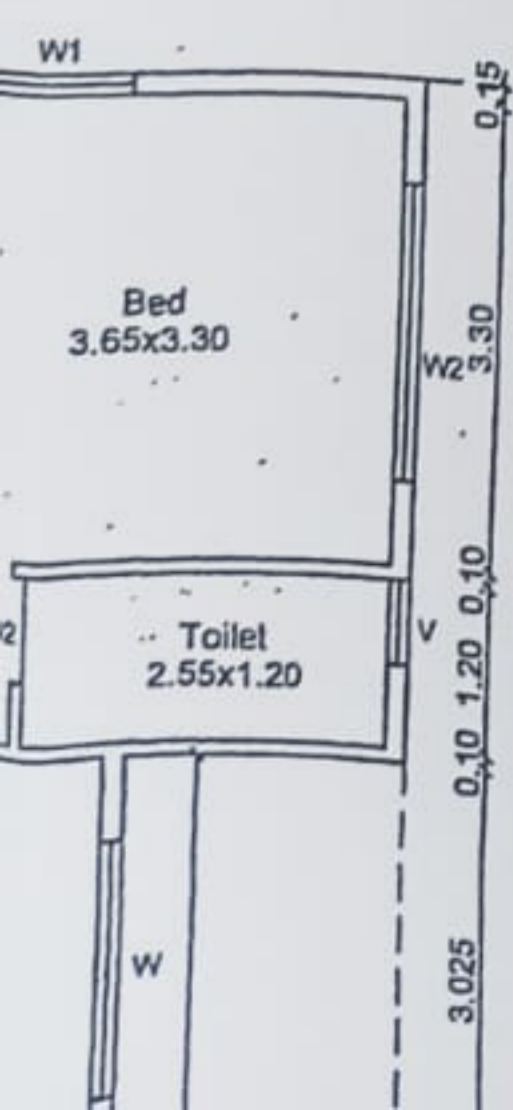
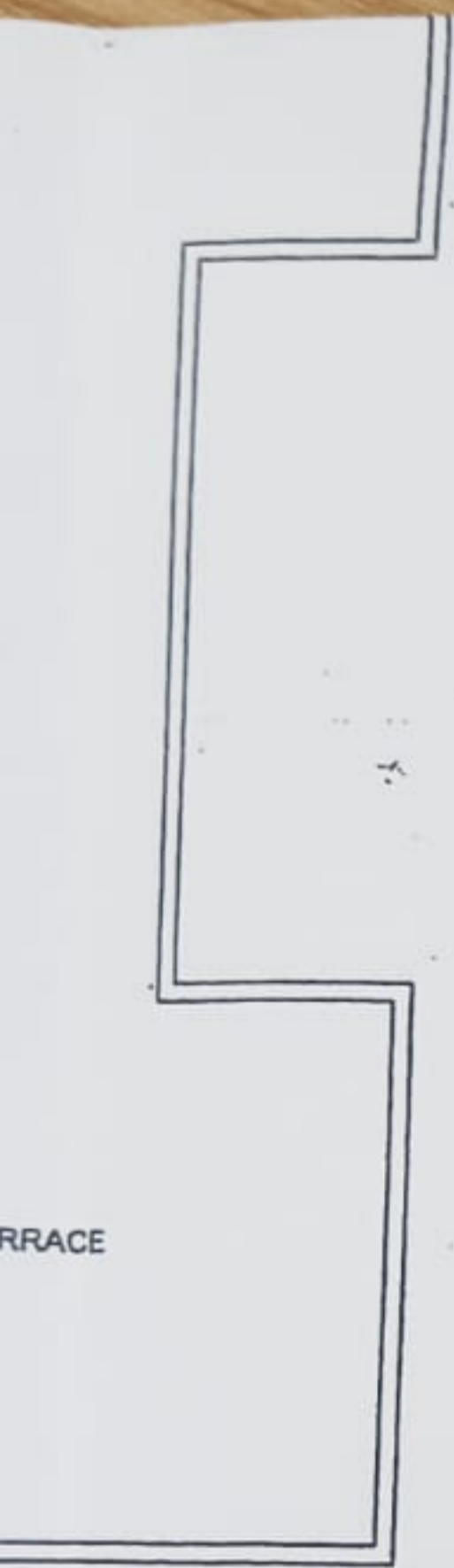
### CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25/06/2020 & the dimensions of sides etc. of plot stated 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 records.

  
Signature  
(Ar. Umesh Bagul)

### OWNER DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Municipal Corporation. I / We would execute the work under supervision of technical person so as to ensure the quality and safety at the work site.



d) D.R. area Permissible (Permissible 1500 x 0.50 = 750.00)	632.00
e) Additional F.S.I. area under chapter VIII	975.00
11 Total area available (9+10) (total a+b+c+d+e)	1807.00
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4) 1500x2.25 = 3375.00	3257.00
13 Total built up area in proposal.(excluding area at Sr.No.15b)	3375.00
a) Existing Built-up Area.	
b) Proposed Built-up Area.	
c) Excess Balcony area counted in F.S.I.	3222.38
d) Excess Double height terraces area counted in F.S.I.	34.10
14 F.S.I. Consumed (13/8) (should not be more than sr.no.12 above) (total a+b+c+d)	3256.48
15 Area for Inclusive Housing, if any	2.17
a) Required (20% of sr.no.9)	
b) Proposed	

### CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25/06/2020 & the dimensions of sides etc. of plot stated 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 records.

*(Signature)*

Signature  
(Ar.Umesh Bagul)

### OWNER DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Municipal Corporation. I / We would execute the work under supervision of technical person so as to ensure the quality and safety at the work site.

*(Signature)*  
Shri.Narendra Hiranman Pawar

owner's name and signature

*(Signature)*  
AR. UMESH P BAGUL  
reg.no. CA/93/15997

ARCHITECT SIGN

*(Signature)*  
ER. SHAILESH DHUMNE  
reg.no. 42

STRUCTURAL SIGN

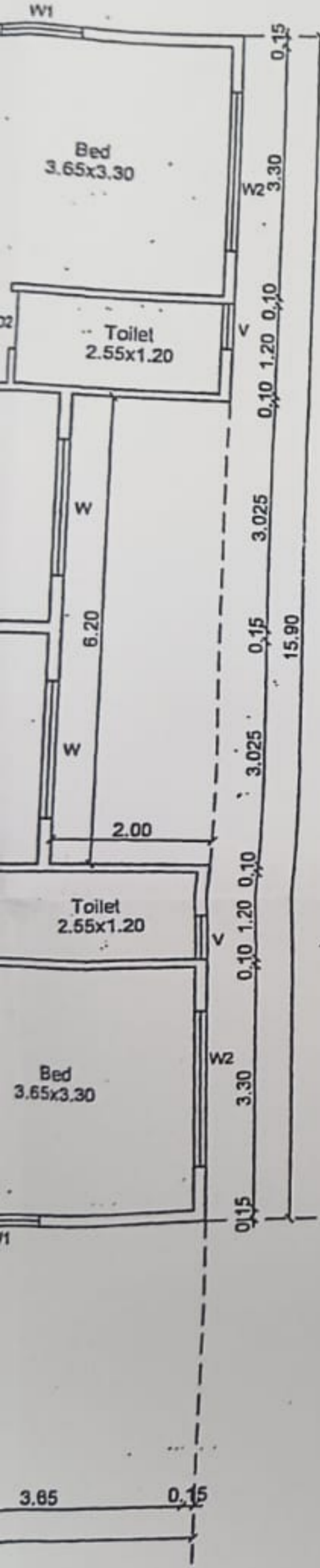
Drawing No.	Scale	Drawn by	Checked by	Registration / License no. of Architect
R2	As shown	Mukta	Ar. Bagul	reg.no. CA/93/15997

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

*original seen & verified.*

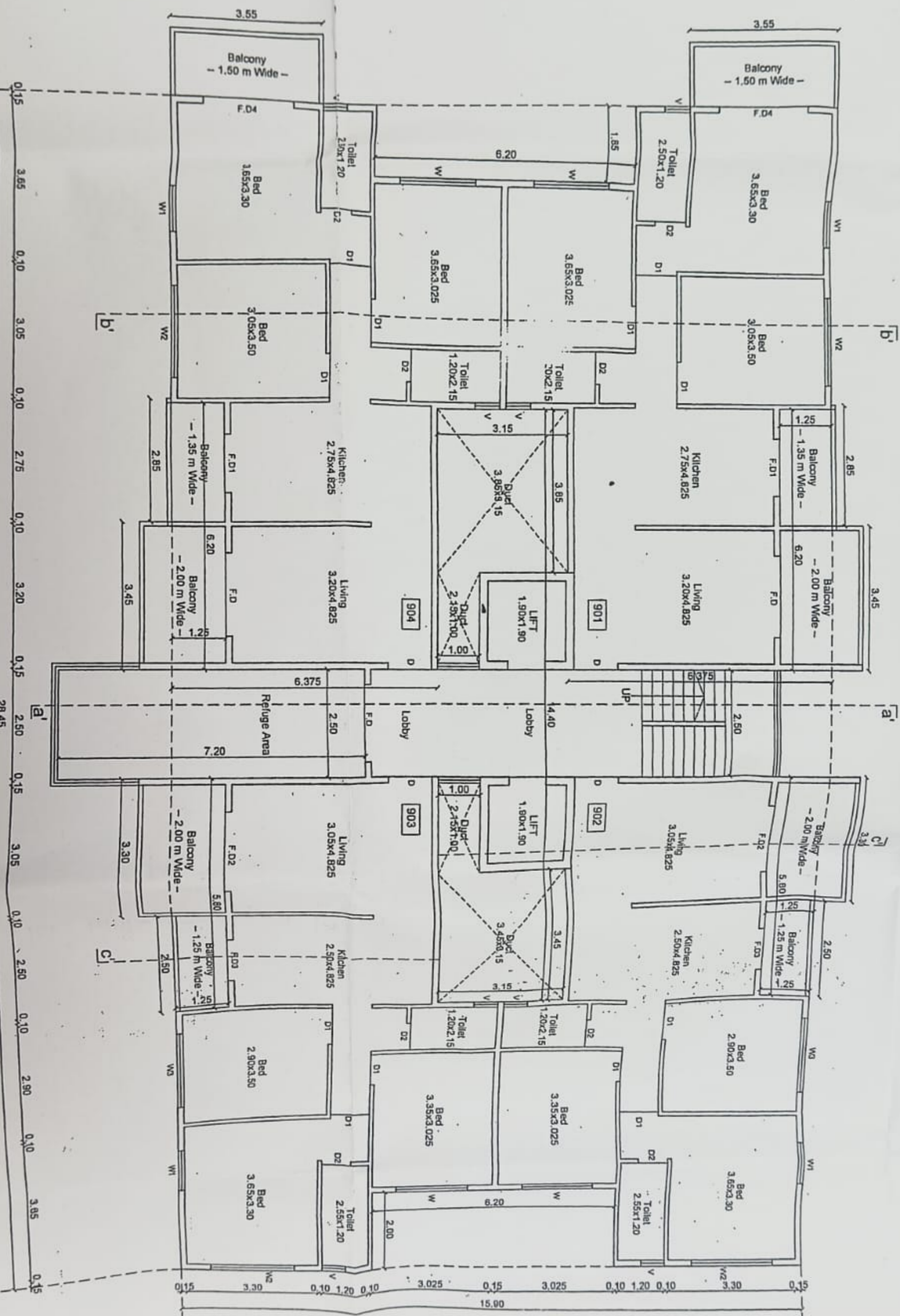
*101 to 104*

*1001 to 1004*



DOW  
DOW  
DOW  
DOW

**Terrace Floor Plan**  
Scale :- 1:100



**Nineth Floor Plan**  
Scale :- 1:100

11 Total area available  
12 Maximum utilization (as per Regulation)  
13 Total built up area in  
a) Existing Built-up Area  
b) Proposed Built-up Area  
c) Excess Balcony area  
d) Excess Double height

14 F.S.I. Consumed (should not be more than 150%)  
15 Area for Inclusive  
a) Required (20% of F.S.I.)  
b) Proposed

**CERTIFICATE**  
Certified that the plot under dimensions of sides etc worked out tallies with the Records Department/CC

**OWNER DETAILS**  
Undersigned here  
Municipal Corp.  
Circ. technical person

**Shri. Narendra H...**

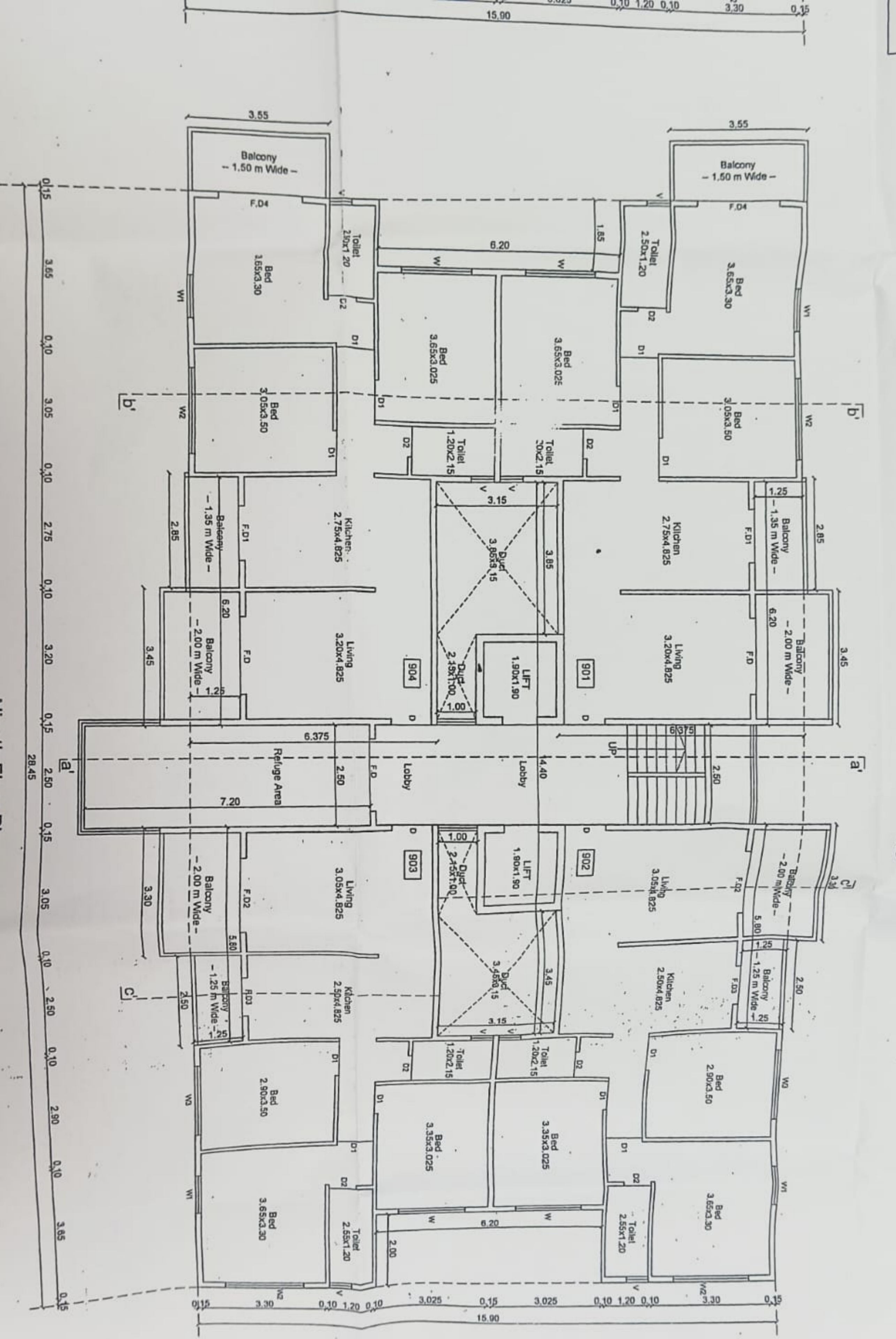
**AR. UMESH ARCHITECT**  
reg. no. CA/...

**AR. UMESH ARCHITECT**  
Drawing No. R2  
Assisted by

**AR. UMESH ARCHITECT**  
105+106, Pandit Ch...  
Old Pandit Ch...  
Nashik...  
PH- (0253)

DOW  
DOW  
DOW  
DOW

**Terrace Floor Plan**  
Scale :- 1:100



**Nineth Floor Plan**  
Scale :- 1:100

12 Maximum utilization (as per Regulation n  
13 Total built up area in  
a) Existing Built-up Ar  
b) Proposed Built-up Ar  
c) Excess Balcony ar  
d) Excess Double he

14 F.S.I Consumed ( should not be mo  
15 Area for Inclusive  
a) Required (20% c  
b) Proposed

**CERTIFICATE**  
Certified that the plot un  
dimensions of sides etc.  
worked out lilies with th  
Records Department/C

**OWNER DEC**  
I undersigned her  
Municipal Corp  
technical perso

Shri. Narendra Hi

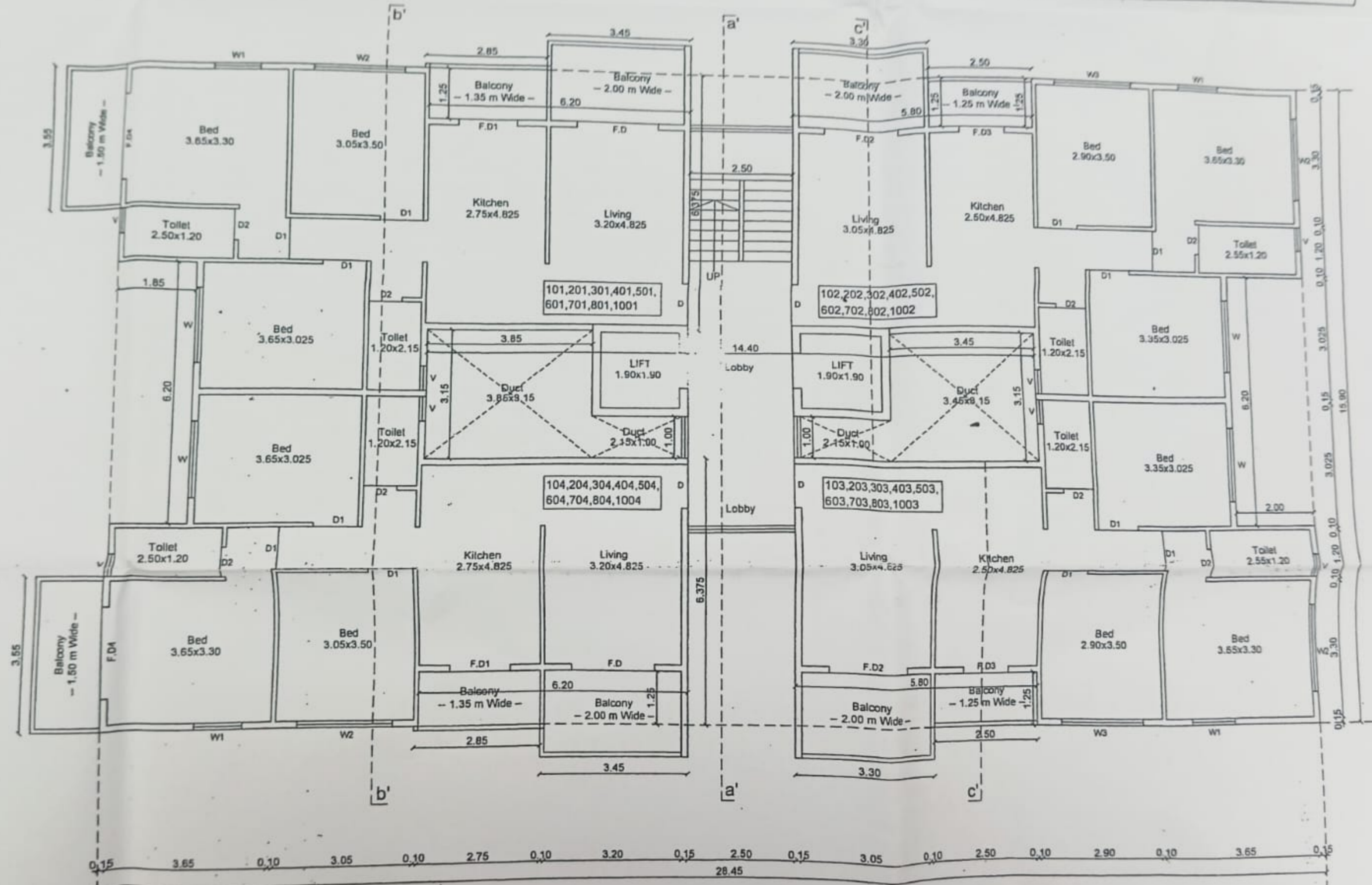
AR. UMESH  
reg.no. CA  
ARCHIT

Drawing No. R2 Ass

AR. UME  
105+106, Pa  
Old Pandit C  
Nashik  
PH- (0253)

No. Of Tenement	40 NOS.	160 NOS.	80 NOS.	40 NOS.	160 NOS.	80 NOS.
One tenement having carpet area equal to or above 40.00 but less than 80.00 sq.m						
40 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.

F.D2	1.80 X 2.30	T. W. PANELLLED
F.D3	1.10 X 2.30	T. W. PANELLLED
F.D4	2.10 X 2.30	T. W. PANELLLED
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	0.60 X 0.90	LOUVERED VENT



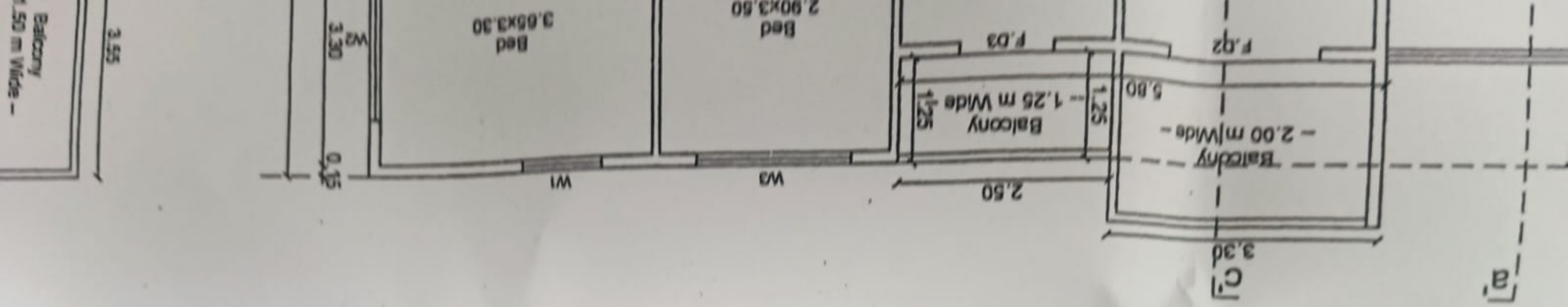
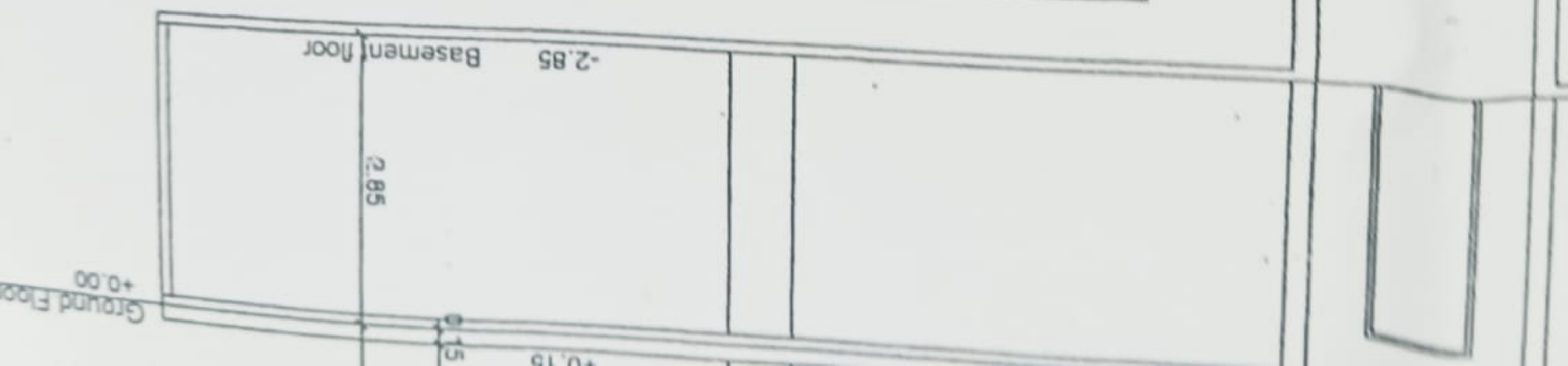
**Typical Floor Plan**  
 First to Eighth & Tenth Floor  
 Scale :- 1:100

Section at c'c'  
Scale: 1:100

ED PARKING	COOLER	CYCLE	(2)	(4)	0 NOS.	80 NOS.	8 NOS.	04 NOS.	8 NOS.	84 NOS.
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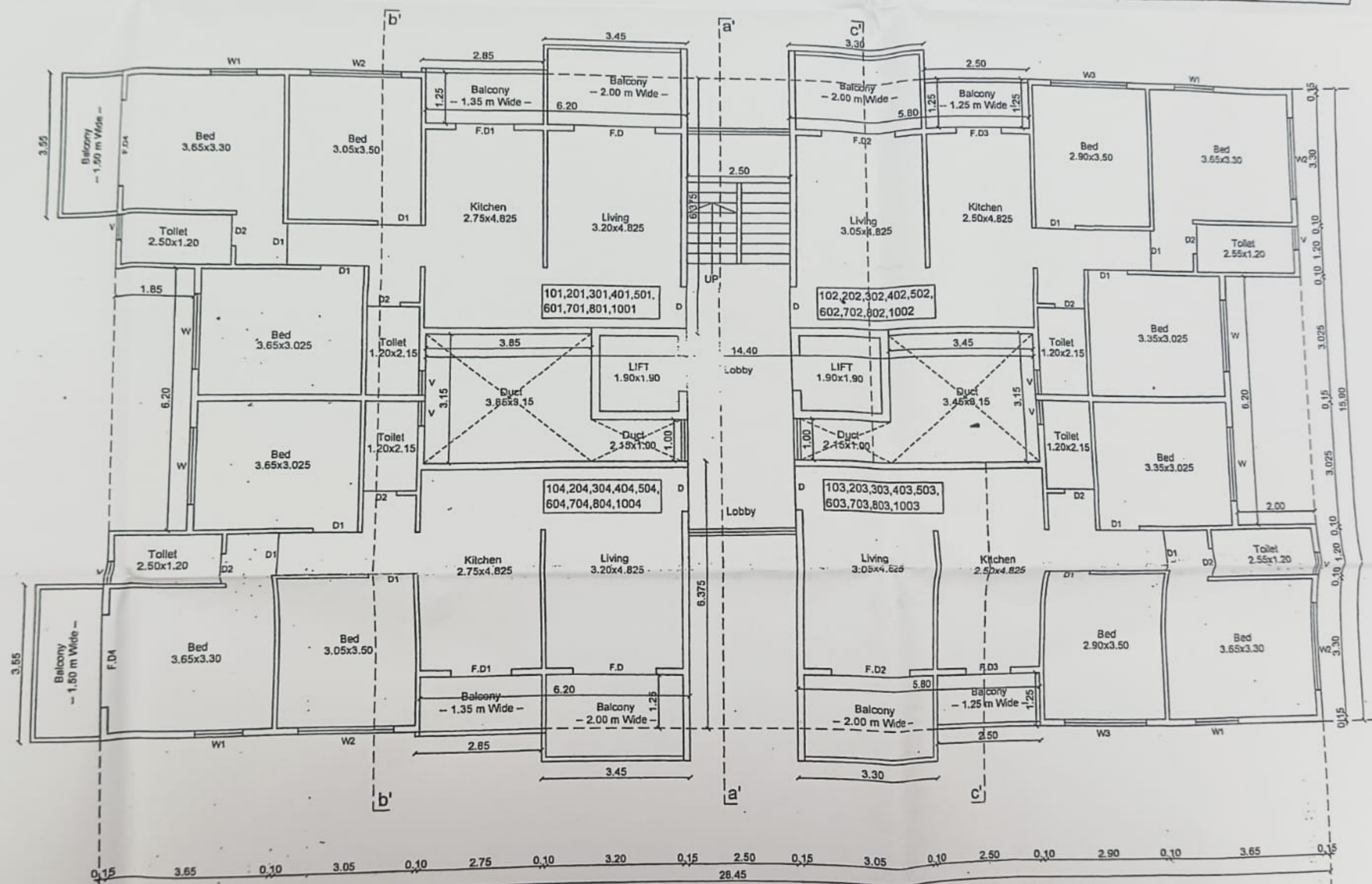
**SCHEDULE OF DOOR/WINDOW**

D	1.05 X 2.30	T. W. PANELLLED
D1	1.00 X 2.30	T. W. PANELLLED
D2	0.75 X 2.30	T. W. PANELLLED
F.D	1.90 X 2.30	T. W. PANELLLED
F.D1	1.35 X 2.30	T. W. PANELLLED
F.D2	1.80 X 2.30	T. W. PANELLLED
F.D3	1.10 X 2.30	T. W. PANELLLED
F.D4	2.10 X 2.30	T. W. PANELLLED
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	0.60 X 0.90	LOVERED VENT



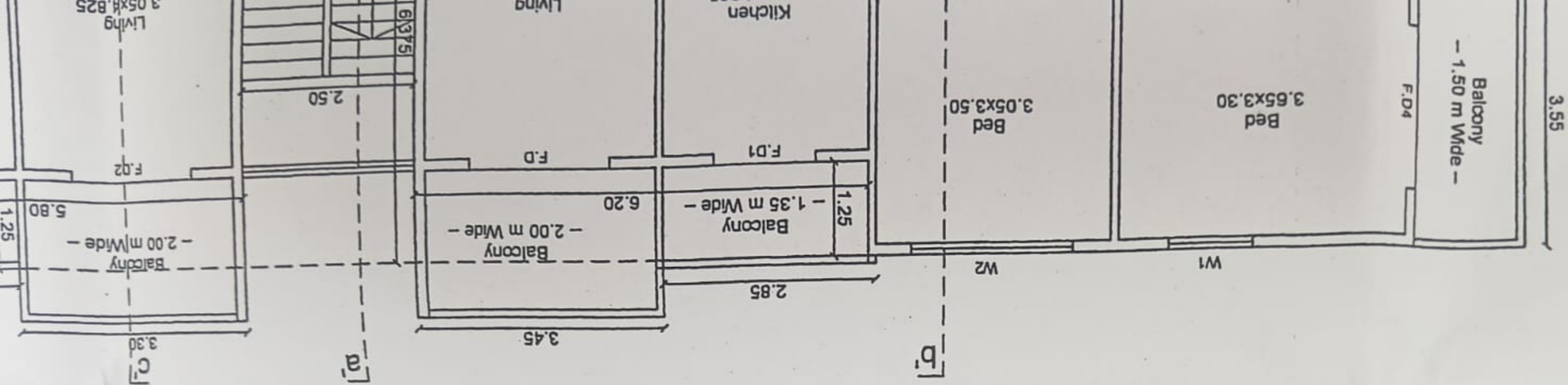
No. of Tenement One tenement having carpet area equal to or above 40.00 but less than 80.00 sq.m 40 NOS	(1)	(2)	(1)	(2)	(2)
visitors parking 5%	02 NOS.	08 NOS.	04 NOS.	02 NOS.	08 NOS. 04 NOS.
<b>TOTAL</b>	<b>42 NOS.</b>	<b>168 NOS.</b>	<b>84 NOS.</b>	<b>42 NOS.</b>	<b>168 NOS. 84 NOS.</b>

F.D2	1.80 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	0.60 X 0.90	LOUVERED VENT



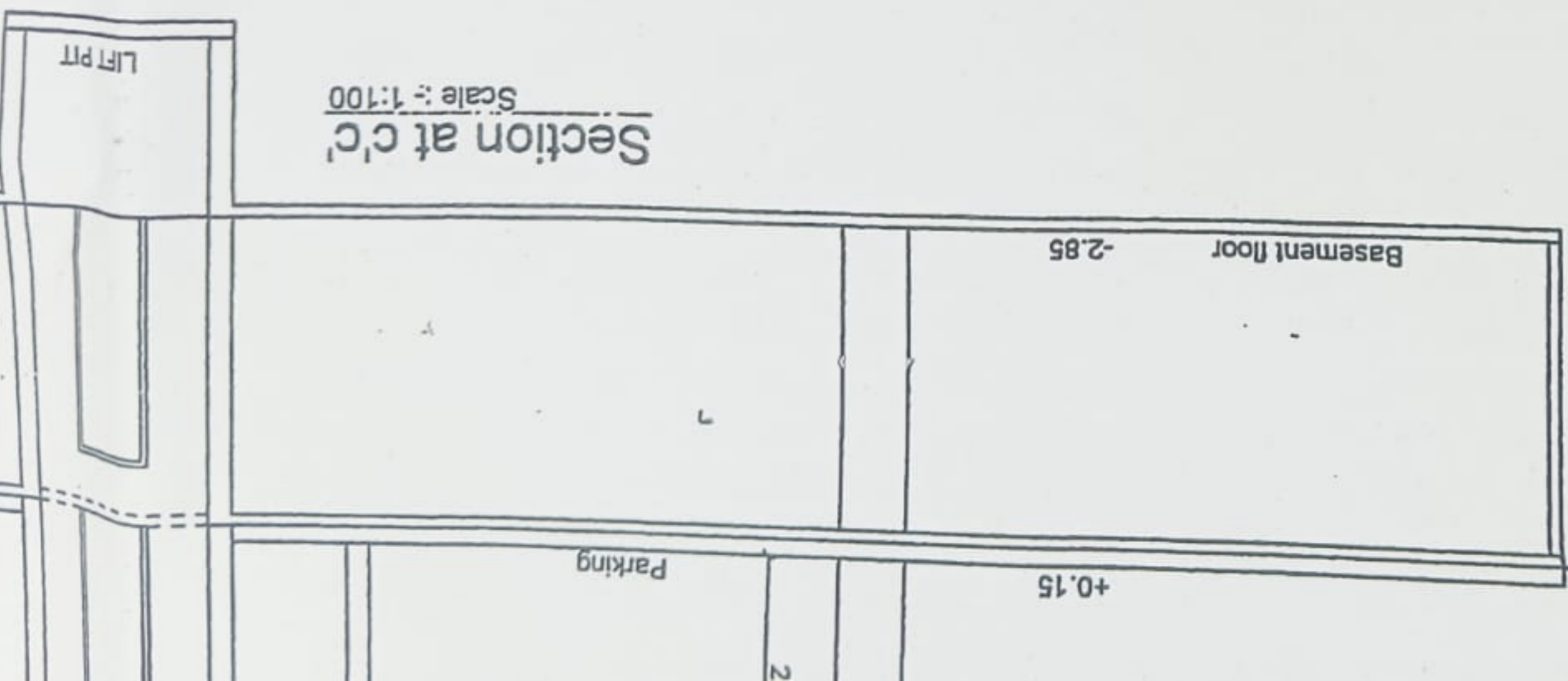
**Typical Floor Plan**  
 First to Eighth & Tenth Floor  
 Scale :- 1:100



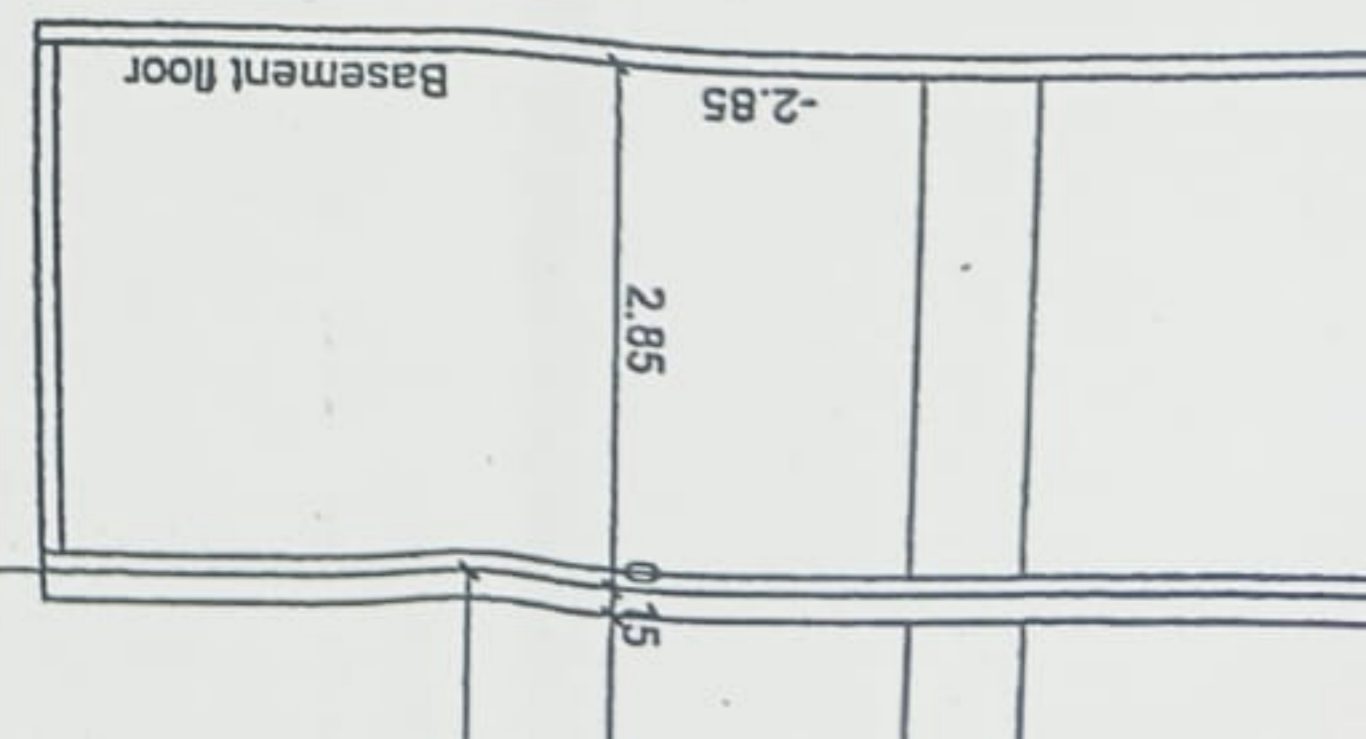


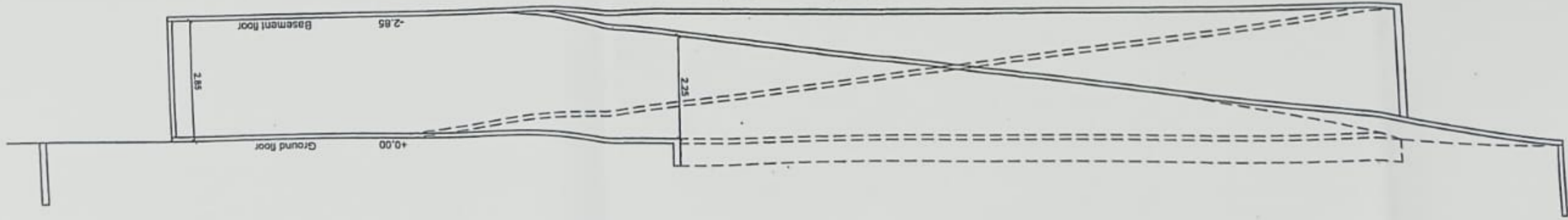
NO.	REQUIRED PARKING		PROVIDED PARKING		No. of Tenament	One tenement having carpet area equal to or above 40.00 but less than 80.00 sq.m 40 NOS	visitors parking 5%	TOTAL
	CAR	SCOOTER	CYCLE	CAR				
(1)	40 NOS.	160 NOS.	80 NOS.	40 NOS.	160 NOS.	80 NOS.	02 NOS.	42 NOS.
(4)	80 NOS.	320 NOS.	160 NOS.	80 NOS.	320 NOS.	160 NOS.	08 NOS.	168 NOS.
(2)	40 NOS.	160 NOS.	80 NOS.	40 NOS.	160 NOS.	80 NOS.	04 NOS.	84 NOS.
TOTAL	160 NOS.	640 NOS.	320 NOS.	160 NOS.	640 NOS.	320 NOS.	16 NOS.	656 NOS.

**PARKING STATEMENT**

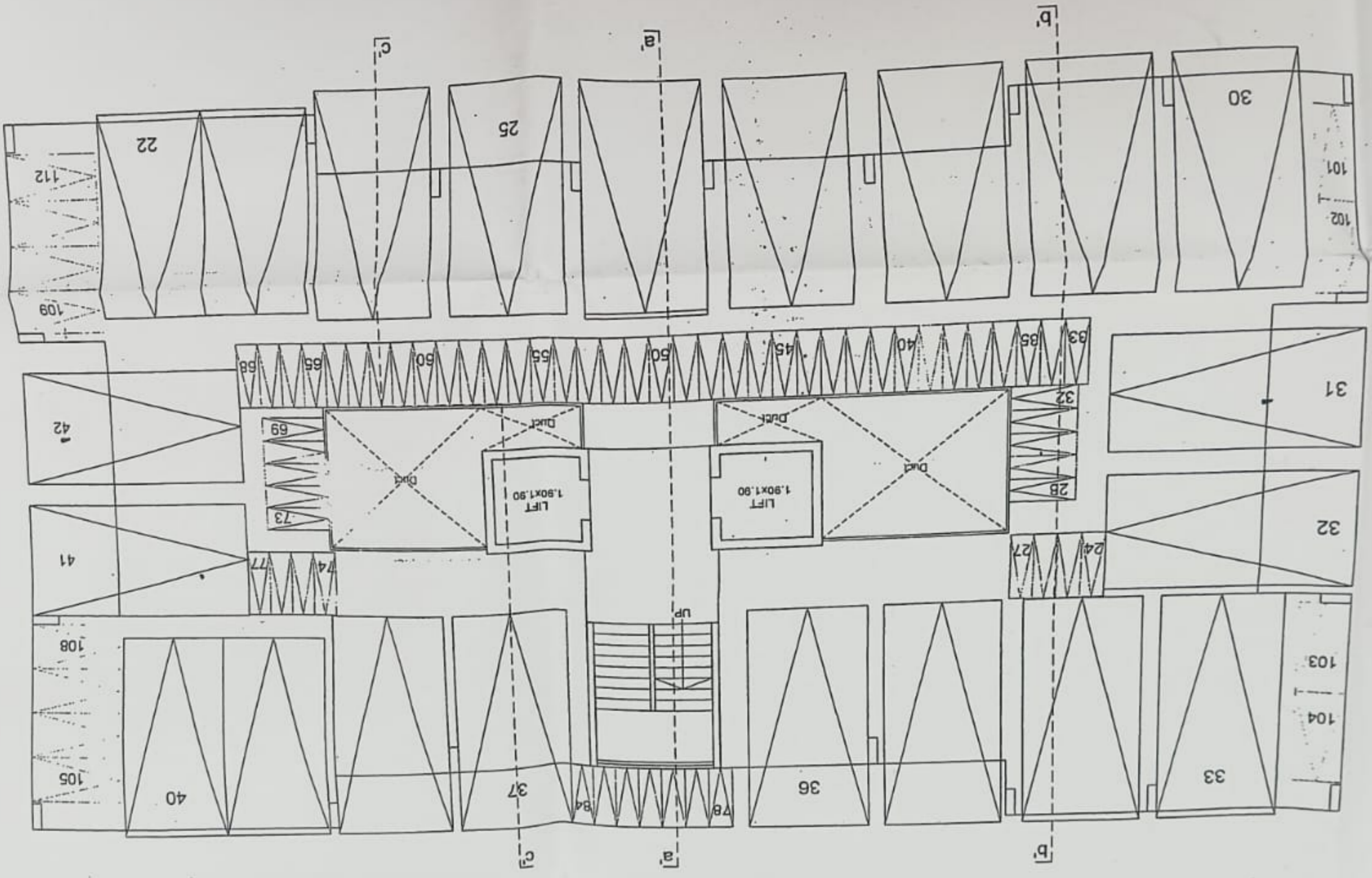


Section at c-c  
Scale :- 1:100





Section at 'd-d'  
Scale :- 1:100



Ground Floor Plan  
Scale :- 1:100



**PARKING STATEMENT**

NO.	REQUIRE	CAR	(1)
No. of Treatment	40 NOS.		
One treatment having carpet area equal to or above 40.00 but less than 80.00 sq.m	02 NOS.		
Visitors parking 5%	02 NOS.		
<b>TOTAL</b>	<b>42 NOS.</b>		

Total Byp Area 6th Floor - 321.25 sq.m  
 Total Byp Area 7th Floor - 321.25 sq.m  
 Total Byp Area 8th Floor - 321.25 sq.m  
 Total Byp Area 9th Floor - 321.25 sq.m  
 Total Byp Area 10th Floor - 321.25 sq.m

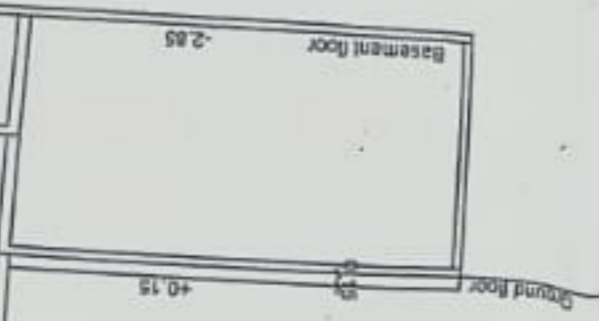
(V = TDR Deleted from DRC)

TOTAL AREA OF BUI

South Side Elevation



South Side Elevation

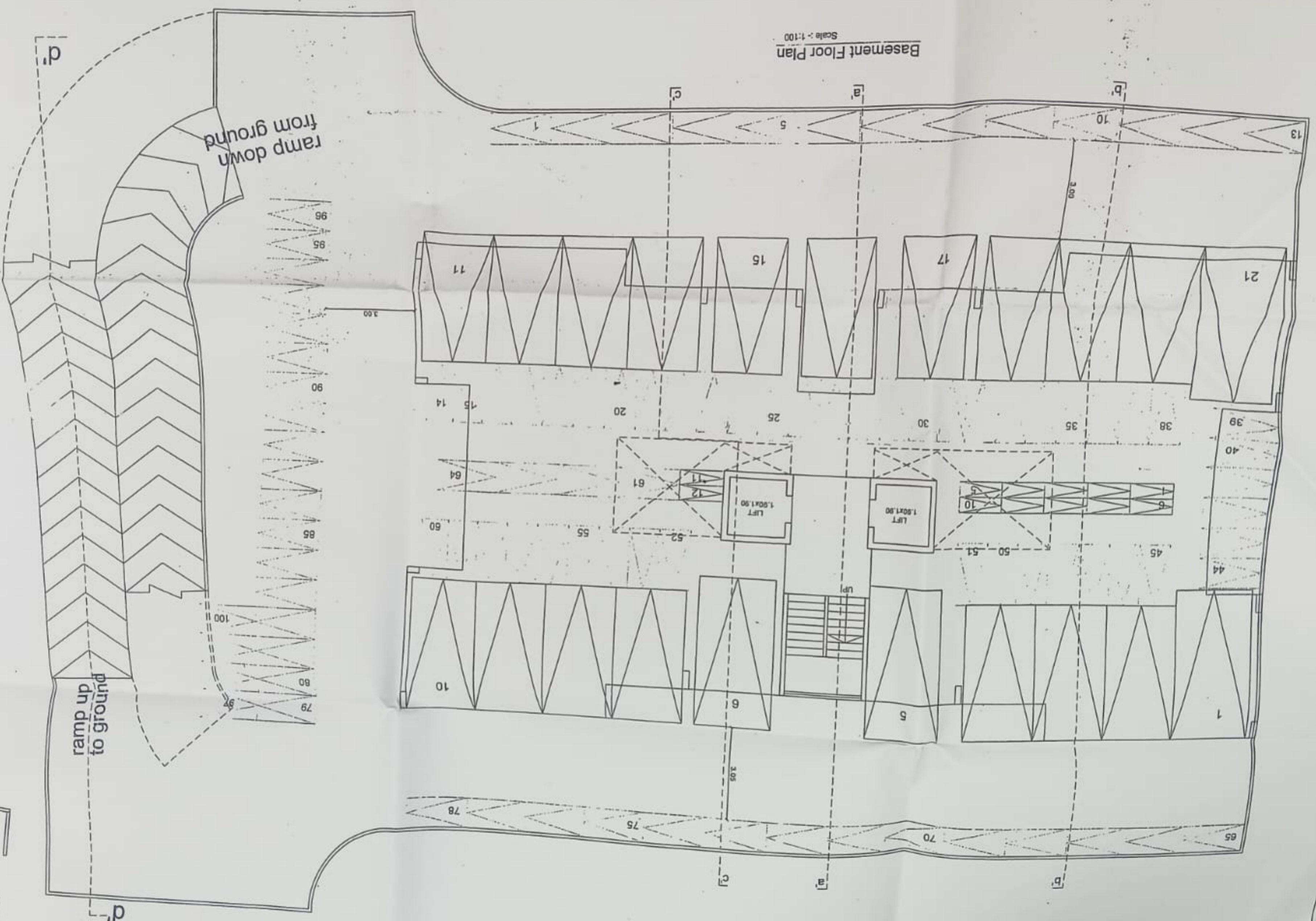


Section at 'a'

Scale: 1:100

Basement Floor Plan

Scale: 1:100



TOTAL AREA OF BUILDING

3222.38 SQ.M

481.80 SQ.M

24.10 SQ.M

—

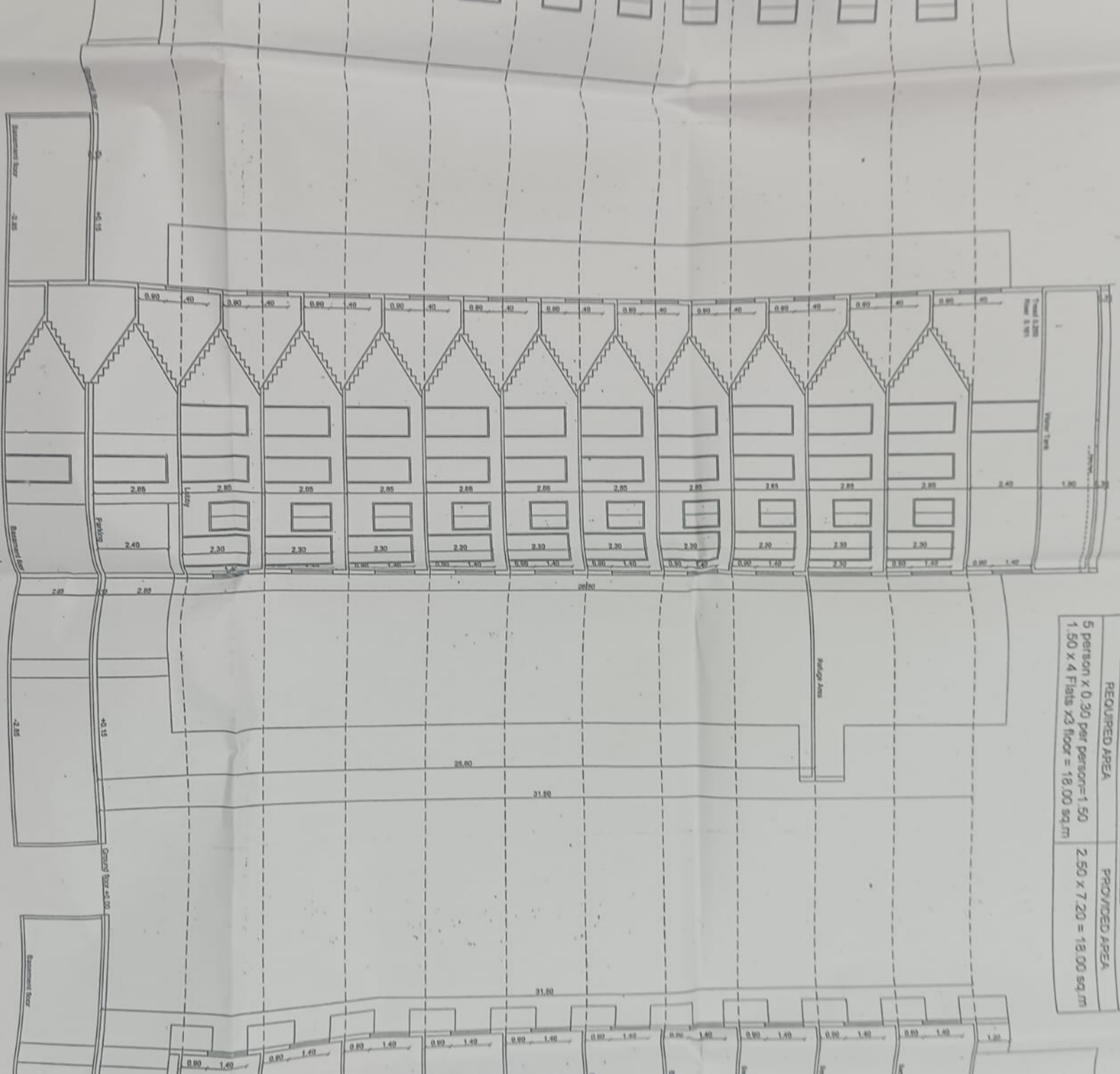
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—

3259.43 SQ.M

3259.43 SQ.M

REFUGE AREA CALCULATION	
REQUIRED AREA	PROVIDED AREA
5 person x 0.30 per person = 1.50	2.50 x 7.20 = 18.00 sq.m
1.50 x 4 Flats x 3 floor = 18.00 sq.m	



Section at a'-a'  
Scale: 1:100

Section at d'-d'  
Scale: 1:100

ramp up to ground

AREA CALCULATION	PROVIDED AREA
son=1.50 = 18.00 sq.m	2.50 x 7.20 = 18.00 sq.m



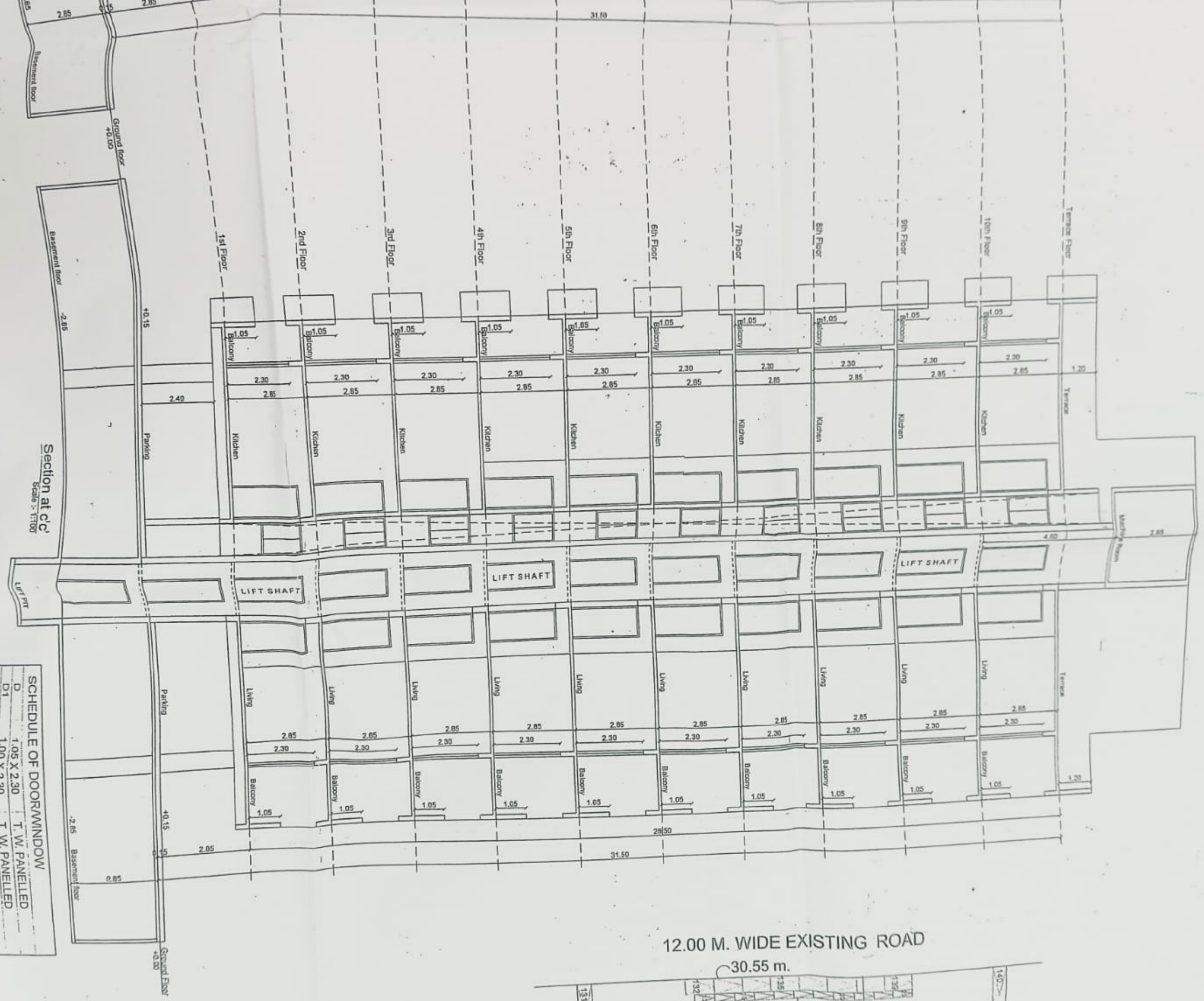
Section at b'b'  
Scale: 1:1100

PARKING STATEMENT

NO.	TYPE	AREA (sq.m)	REQUIREMENT	PROVIDED
1	Garage	40.00	40.00	40.00
2	Visitor	2.85	2.85	2.85
<b>TOTAL</b>		<b>42.85</b>	<b>42.85</b>	<b>42.85</b>

NOTE:  
1) BUILD UP AREA OF ALL FLOOR / LEVELS ON THE RESPECTIVE FLOOR SHALL MATCH WITH THE TOTAL BUILT UP AREA.  
2) ABOVE STATEMENT MAY VARY WHEREVER REQUIRED.

THE RESPECTIVE FLOOR SHALL TALLY THE TOTAL BUILT UP OF THE FLOOR AS REQUIRED.



Section at c/c  
Scale: 1:1100

NO.	REQUIRED PARKING		PROVIDED PARKING	
	CAR	SCOOTER	CAR	SCOOTER
40 NOS.	160 NOS.	80 NOS.	40 NOS.	160 NOS.
02 NOS.	08 NOS.	04 NOS.	02 NOS.	08 NOS.
42 NOS.	168 NOS.	84 NOS.	42 NOS.	168 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.D1	1.90 X 2.30 T. W. PANELLED
F.D2	1.35 X 2.30 T. W. PANELLED
F.D3	1.80 X 2.30 T. W. PANELLED
F.D4	1.10 X 2.30 T. W. PANELLED
W1	2.10 X 2.30 T. W. PANELLED
W2	1.80 X 1.40 T. W. GLAZED WINDOW
W3	2.10 X 1.40 T. W. GLAZED WINDOW

12.00 M. WIDE EXISTING ROAD  
30.55 m.

6.00  
7.50

12.00 M. WIDE EXISTING ROAD

30.55 m.

# SITE PLAN

SCALE - 1:200



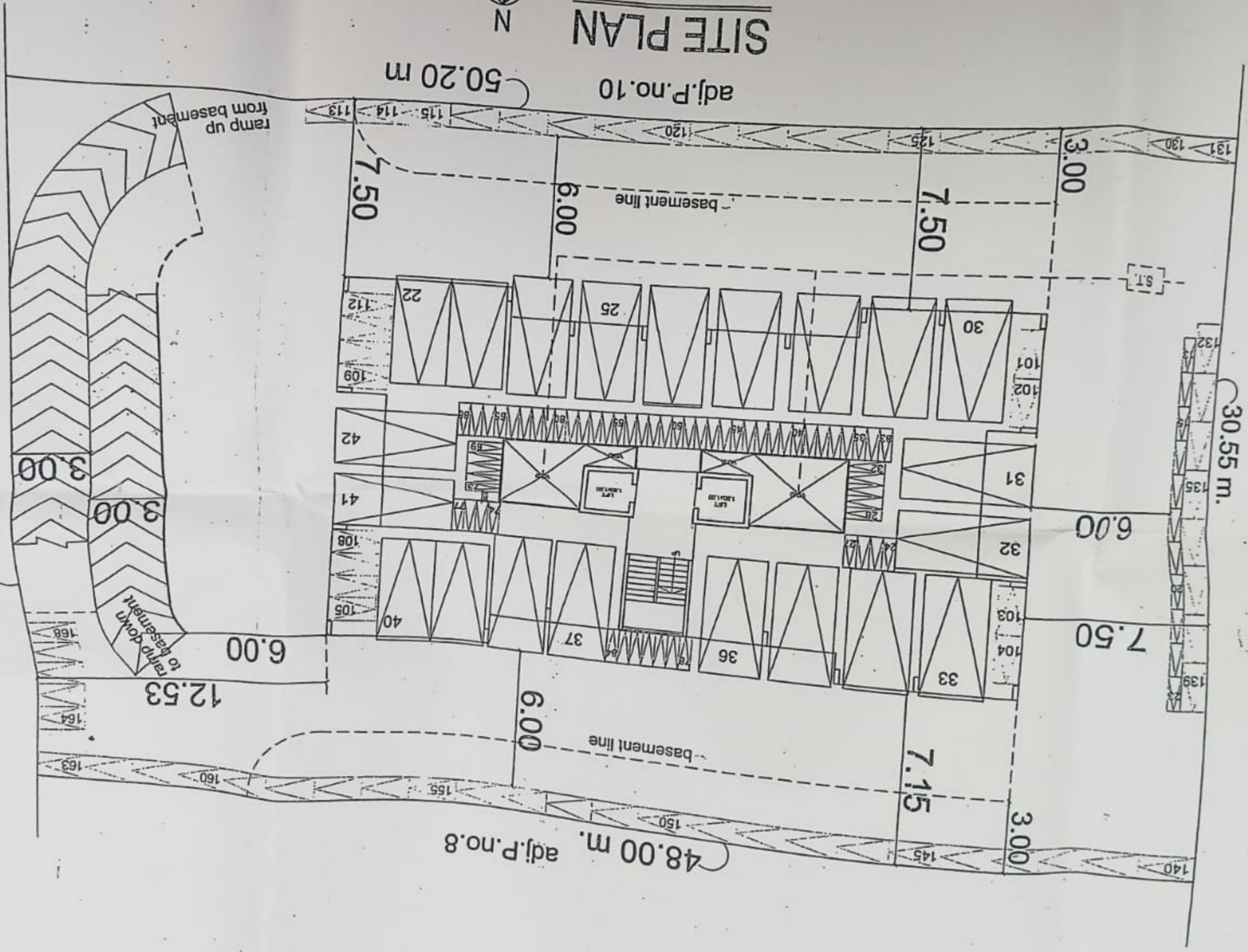
adj.P.no.10

50.20 m

layout not approved  
adj.S.no.59

30.65 m.

48.00 m. adj.P.no.8



LOCATION PLAN

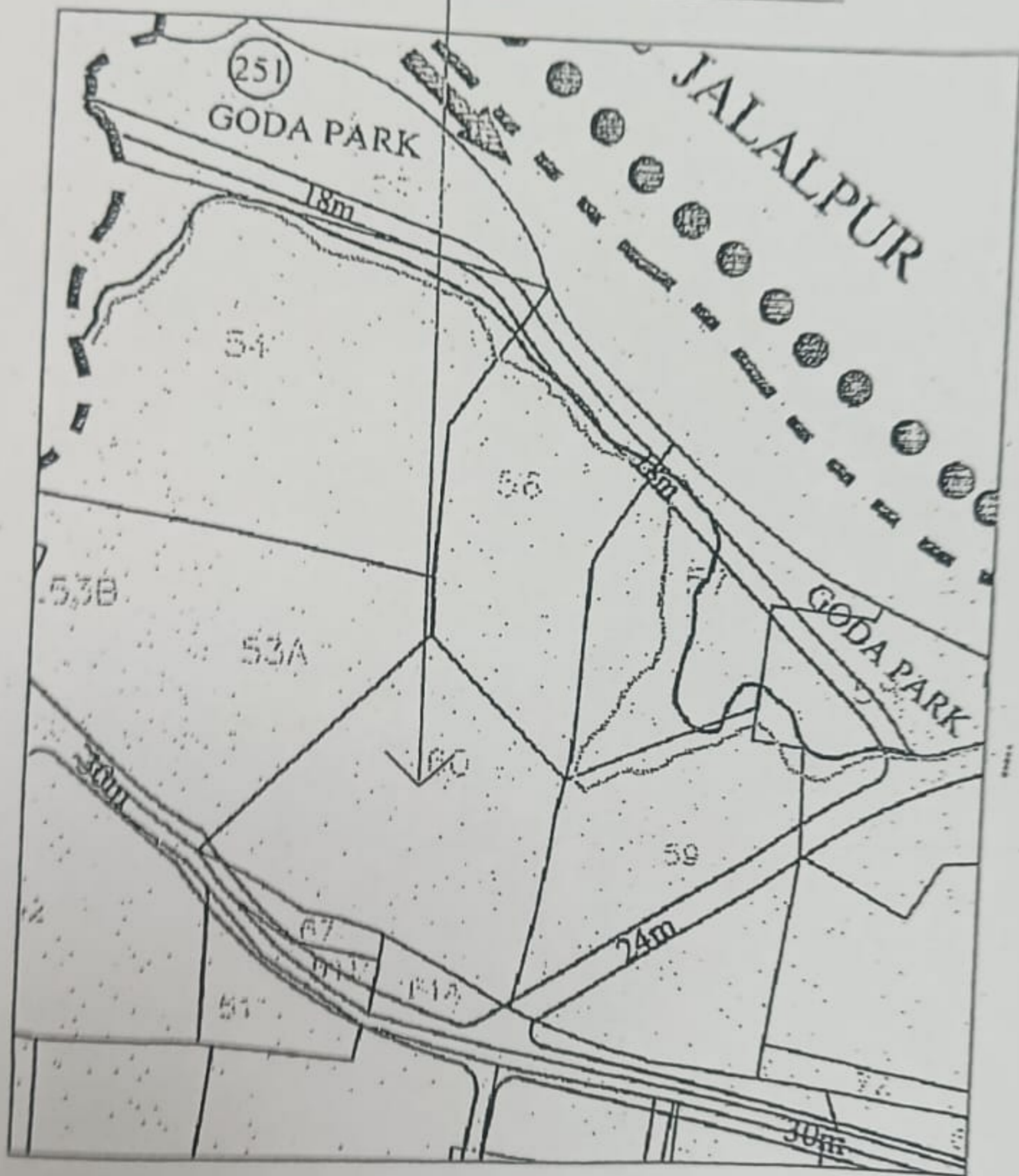
AREA







PROPOSED SITE



LOCATION PLAN

adj.P.no.8

48.00 m.

3.00

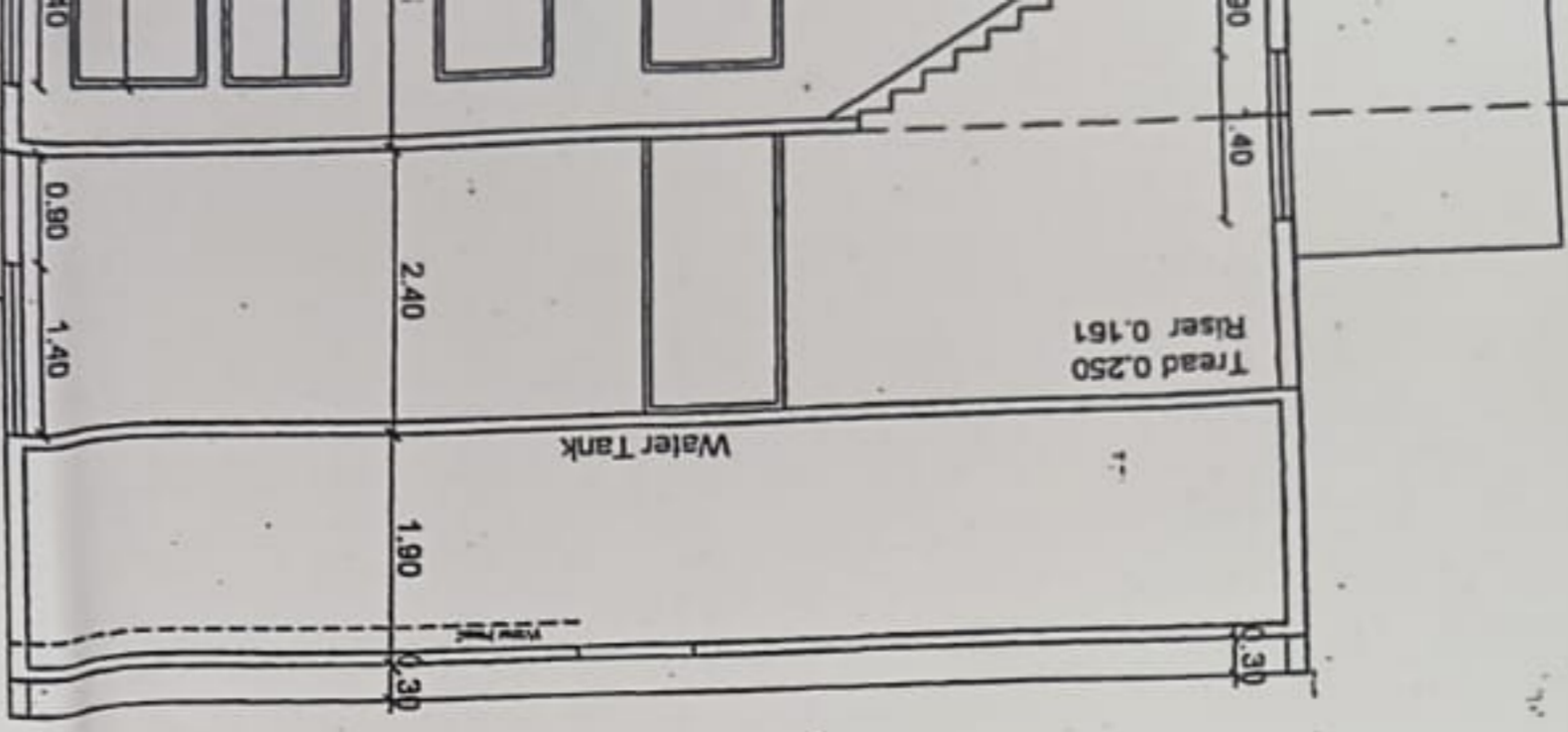
7.15

basement line

6.00

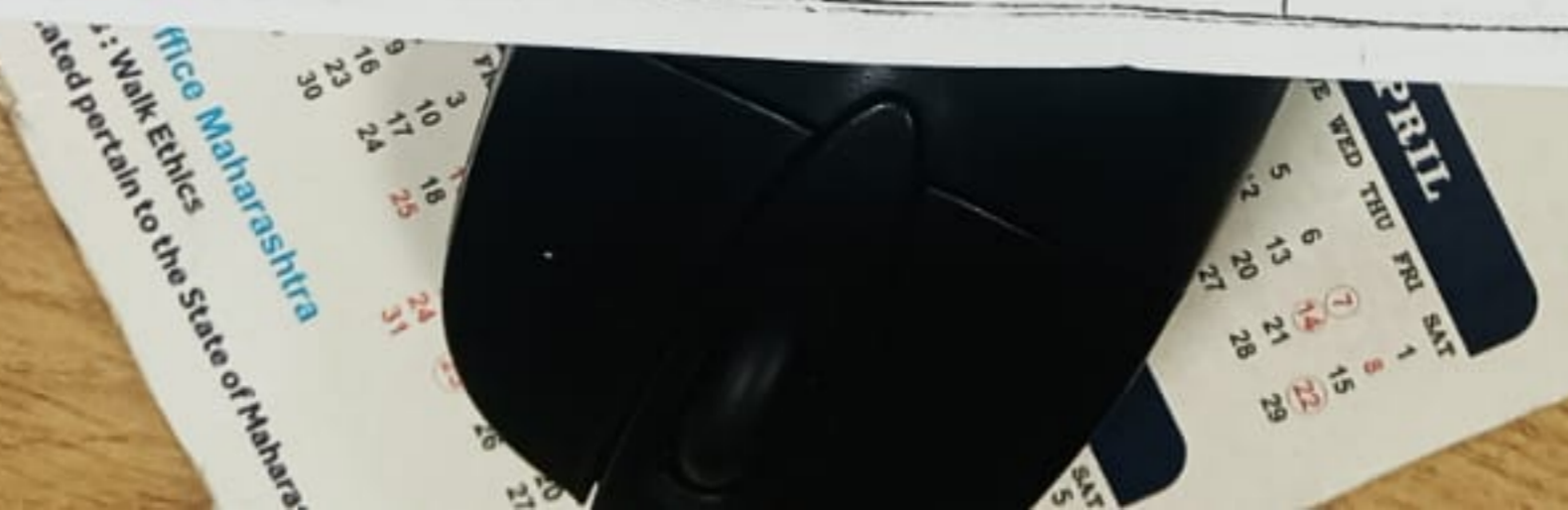
12.53

16



REFUGEE AREA CALCULATION	
REQUIRED AREA	5 person x 0.30 per person = 1.50 1.50 x 4 Flats x 3 floor = 18.00 sq.m
PROVIDED AREA	2.50 x 7.20 = 18.00 sq.m

TOTAL AREA OF BUILDING								
(1)	(2)	1ST FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	(3)	2ND FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	(4)	3RD FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	(5)	4TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	(6)	5TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	(7)	6TH FLOOR	321.25 SQ.M.	48.18 SQ.M.	3.41 SQ.M.	---	---	324.66 SQ.M.
	(8)	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.
			3222.38 SQ.M.	481.80 SQ.M.	34.10 SQ.M.	---	---	3256.48 SQ.M.



CARPET AREA & USEABLE AREA STATEMENT

FLOOR NO.	FLAT / SHOP NO.	CARPET AREA	Balconies/utility/Cov. Terrace (Excluding area under walls) Alternate Terraces/cov.area	TOTAL Carpet+Useable area
First Floor to Tenth Floor	101 TO 1001	78.10 SQ.M	14.33 SQ.M	92.43 SQ.M
	102 TO 1002	73.99 SQ.M	8.78 SQ.M	82.77 SQ.M
	103 TO 1003	73.99 SQ.M	8.78 SQ.M	82.77 SQ.M
	104 TO 1004	78.10 SQ.M	14.33 SQ.M	92.43 SQ.M
	Total Carpet + Useable area		304.18 SQ.M	46.22 SQ.M
Total Carpet + Useable area First Floor				
Total Carpet + Useable area Second Floor				
Total Carpet + Useable area Third Floor				
Total Carpet + Useable area Fourth Floor				
Total Carpet + Useable area Fifth Floor				
Total Carpet + Useable area Sixth Floor				
Total Carpet + Useable area Seventh Floor				
Total Carpet + Useable area Eighth Floor				
Total Carpet + Useable area Ninth Floor				
Total Carpet + Useable area Tenth Floor				
Total Carpet + Useable area of Building				
Total no. of Flat				
40 Nos				
Total no. of Floor				
Ground + 10 Floors				

