PROPOSED PLAN OF COMM. CUM RESIDENTIAL BLDG ON P.NO. 17, S.NO. 86/4, AT MAKHAMALABAD SHIWAR,NASHIK.

FOR - RAJENDRA DATTATRAY KAKAD & OTHER ONE GPA HOLDER SHREE SAI BUILDERS & DEVELOPERS PARTNERSHIP FIRM, THROUGH PARTNER, Mr. RAJESH J. TONDULKAR & OTHER THREE.

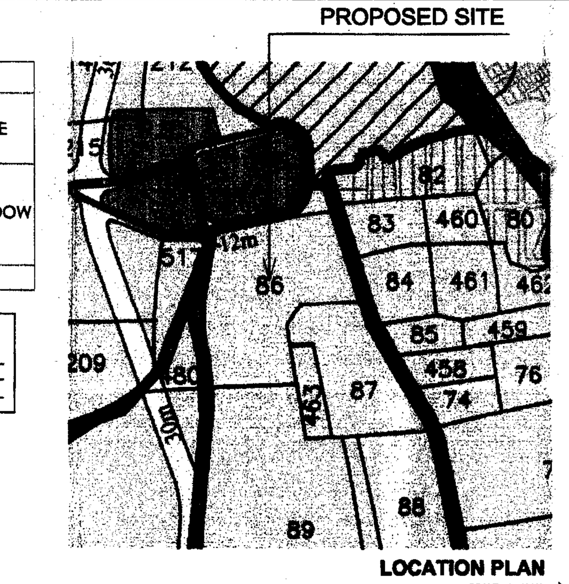
APPROVAL

APPROVED

The Plans amended in .... As per the conditions mentioned in the accompanying commencement Certificate No. C21739 dated 18/01/2022

Executive Engineer TOWN PLANING Nashik Municipal Corporation Nashik

PROPOSED SITE



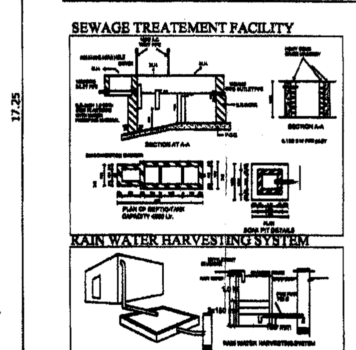
LOCATION PLAN SCALE : 1 : 10000

TYPE	SIZE	SPECIFICATION
D2	0.75m X 2.10m.	TEAK WOOD FRAME
D1	0.90m X 2.10m.	TEAK WOOD FRAME
D	1.05m X 2.10m.	TEAK WOOD FRAME
W	1.50 X 1.50 M	STEEL GLAZED WINDOW
W1	1.50m X 0.90m.	STEEL GLAZED WINDOW
W2	1.50m X 1.50m.	STEEL GLAZED WINDOW
W3	1.20m X 1.50m.	STEEL GLAZED WINDOW
V	0.60m X 0.75m.	VENTILATOR

NOTES
PLOT LINES
PERMISSIBLE BUILDING LINES
PROPOSED WORK
DRAINGE & SEWERAGE WORK

SEWAGE TREATEMENT FACILITY

RAIN WATER HARVESTING SYSTEM



'C' - WING PARKING STATEMENT

SR.NO.	TENAMENTS PROPOSED	REQUIRED PARKING (for Two Tenament above 40 but less 80 m²) FOUR Wheeler	REQUIRED TWO Wheeler	PARKING PROVIDED (for Two Tenament above 40 but less 80 m²) FOUR Wheeler	PROVIDED TWO Wheeler
1	COMMERCIAL 100 SQM.	4	24	4	24
2	80 - 150 SQM. = 1 NOS	2	6	2	6
5	VISITORS PARKING 5 %	1	2	1	2
6	TOTAL	07	32	07	32
7	FACTOR 0.90	6	29	6	29
	GRAND TOTAL	6	29	6	29

B- WING PARKING STATEMENT

SR.NO.	TENAMENTS PROPOSED	REQUIRED FOUR Wheeler	REQUIRED TWO Wheeler	PROVIDED FOUR Wheeler	PROVIDED TWO Wheeler
1	30 - 40 SQM. = 20 NOS	10	20	10	20
2	40 - 80 SQM. = 10 NOS	5	25	5	25
5	VISITORS PARKING 5 %	1	02	1	02
6	TOTAL	16	47	16	47
7	FACTOR 0.90	14	42	14	42
	GRAND TOTAL	14	42	14	42

'A'- WING PARKING STATEMENT

SR.NO.	TENAMENTS PROPOSED	REQUIRED FOUR Wheeler	REQUIRED TWO Wheeler	PROVIDED FOUR Wheeler	PROVIDED TWO Wheeler
1	30 - 40 SQM. = 20 NOS	10	20	10	20
2	40 - 80 SQM. = 10 NOS	5	25	5	25
5	VISITORS PARKING 5 %	1	02	1	02
6	TOTAL	16	47	16	47
7	FACTOR 0.90	14	42	14	42
	GRAND TOTAL	14	42	14	42

TOTAL PARKING

1	'C' WING	08	16	08	16
2	'B' - WING	14	42	14	42
5	'C'- WING	14	42	14	42
6	TOTAL	36	100	36	100

SANITATION STATEMENT FOR COMMERCIAL USE

	REQUIRED LADIES	REQUIRED GENTS	PROVIDED LADIES	PROVIDED GENTS
W.C	2	2	2	2
W.B	1	1	1	1
URINALS	2	2	2	2

FROM OF STATEMENT-4 [SR.NO.08 (a) (iii)] EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

FORM OF STATEMENT- 2 [Sr.No. 9 (a)]

BUILDING NO	FLOOR NO.	TOTAL B/UP AREA OF FLOOR PER OUTER POLY LINE
	C' WING	
1	GROUND+LIFT	63.24
	FIRST	199.1
	SECOND	199.1
	THIRD	227.2
	TOTAL	688.64
	B WING	
1	GROUND+LIFT	66.58
	FIRST	322.51
	SECOND	322.51
	THIRD	322.51
	FOURTH	322.51
	FIFTH	322.51
	TOTAL	1679.13
	A' WING	
1	GROUND+LIFT	29.17
	FIRST	322.51
	SECOND	322.51
	THIRD	322.51
	FOURTH	322.51
	FIFTH	322.51
	TOTAL	1641.72
	GRAND TOTAL	4009.49

FORM OF STATEMENT 03 [SR.NO.09 (g)] AREA DETAILS OF APARTMENT — B-WING

SR.NO.	FLOOR NO.	APARTMENT No	CARPET AREA OF APARMENT (IN SQM)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	FIRST FLOOR	1	31.42	5.19	0.00
		2	41.15	7.89	0.00
		3	39.14	8.38	0.00
		4	33.48	4.62	0.00
		5	40.15	5.07	0.00
		6	39.45	4.96	0.00
2	SECOND FLOOR	7	31.42	5.19	0.00
		8	41.15	7.89	0.00
		9	39.14	8.38	0.00
		10	33.48	4.62	0.00
		11	40.15	5.07	0.00
		12	39.45	4.96	0.00
3	THIRD FLOOR	13	31.42	5.19	0.00
		14	41.15	7.89	0.00
		15	39.14	8.38	0.00
		16	33.48	4.62	0.00
		17	40.15	5.07	0.00
		18	39.45	4.96	0.00
4	FOURTH FLOOR	19	31.42	5.19	0.00
		20	41.15	7.89	0.00
		21	39.14	8.38	0.00
		22	33.48	4.62	0.00
		23	40.15	5.07	0.00
		24	39.45	4.96	0.00
5	FIFTH FLOOR	25	31.42	5.19	0.00
		26	41.15	7.89	0.00
		27	39.14	8.38	0.00
		28	33.48	4.62	0.00
		29	40.15	5.07	0.00
		30	39.45	4.96	0.00

FORM OF STATEMENT 03 [SR.NO.09 (g)] AREA DETAILS OF APARTMENT — A'-WING

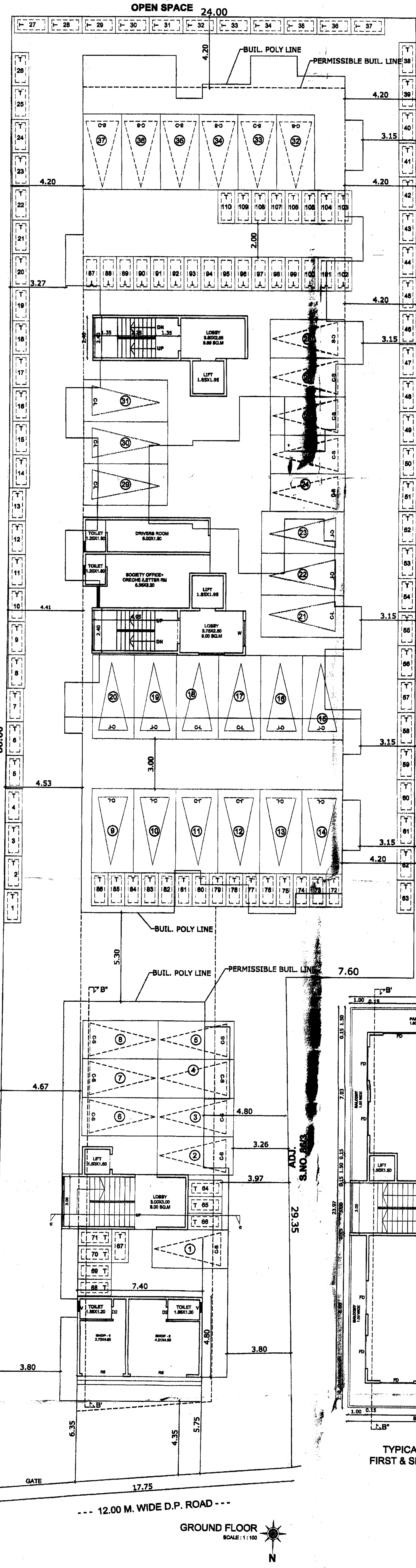
SR.NO.	FLOOR NO.	APARTMENT No	CARPET AREA OF APARMENT (IN SQM)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	FIRST FLOOR	1	31.42	5.19	0.00
		2	41.15	7.89	0.00
		3	39.14	8.38	0.00
		4	33.48	4.62	0.00
		5	40.15	5.07	0.00
		6	39.45	4.96	0.00
2	SECOND FLOOR	7	31.42	5.19	0.00
		8	41.15	7.89	0.00
		9	39.14	8.38	0.00
		10	33.48	4.62	0.00
		11	40.15	5.07	0.00
		12	39.45	4.96	0.00
3	THIRD FLOOR	13	31.42	5.19	0.00
		14	41.15	7.89	0.00
		15	39.14	8.38	0.00
		16	33.48	4.62	0.00
		17	40.15	5.07	0.00
		18	39.45	4.96	0.00
4	FOURTH FLOOR	19	31.42	5.19	0.00
		20	41.15	7.89	0.00
		21	39.14	8.38	0.00
		22	33.48	4.62	0.00
		23	40.15	5.07	0.00
		24	39.45	4.96	0.00
5	FIFTH FLOOR	25	31.42	5.19	0.00
		26	41.15	7.89	0.00
		27	39.14	8.38	0.00
		28	33.48	4.62	0.00
		29	40.15	5.07	0.00
		30	39.45	4.96	0.00

FORM OF STATEMENT 03 [SR.NO.09 (g)] AREA DETAILS OF APARTMENT — C'-WING

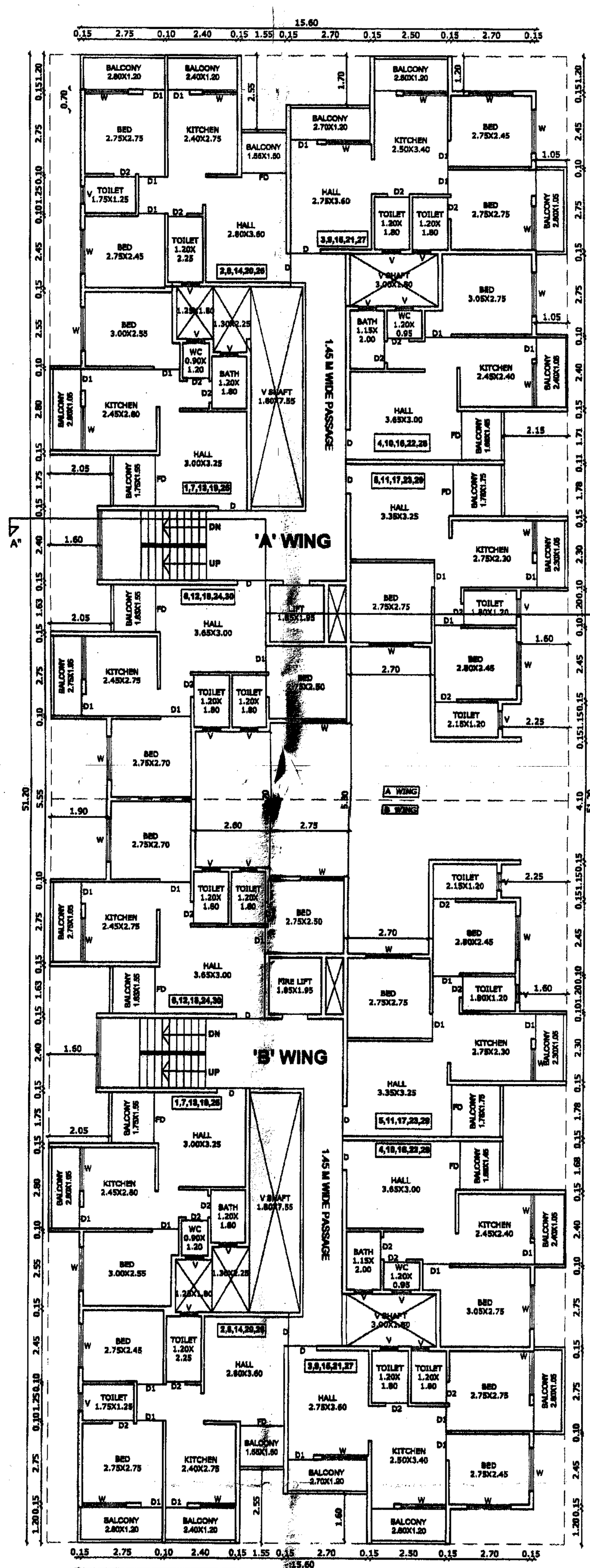
SR.NO.	FLOOR NO.	APARTMENT No	CARPET AREA OF APARMENT (IN SQM)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	GROUND FLOOR	SHOP 1	12.71	0.00	0.00
		SHOP 2	19.59	0.00	0.00
2	FIRST FLOOR	1	65.58	19.48	0.00
		2	65.78	19.43	0.00
3	SECOND FLOOR	3	65.58	19.48	0.00
		4	65.78	19.43	0.00
4	THIRD	5	164.43	52.05	0.00

F.S.I. AREA STATEMENT

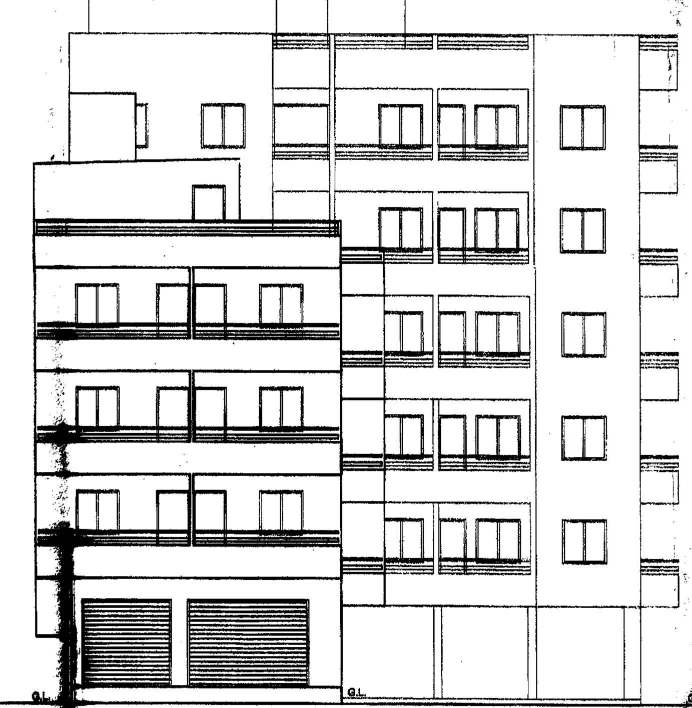
1	PLOT AREA	1877.90 M²
2	BASIC F.S.I (10%)	187.79 M²
3	ANCILLARY AREA PROPOSED	1239.41M²
5	PREMIUM FSI PROPOSED	704.40 M²
	TOTAL AREA	4009.50 M²



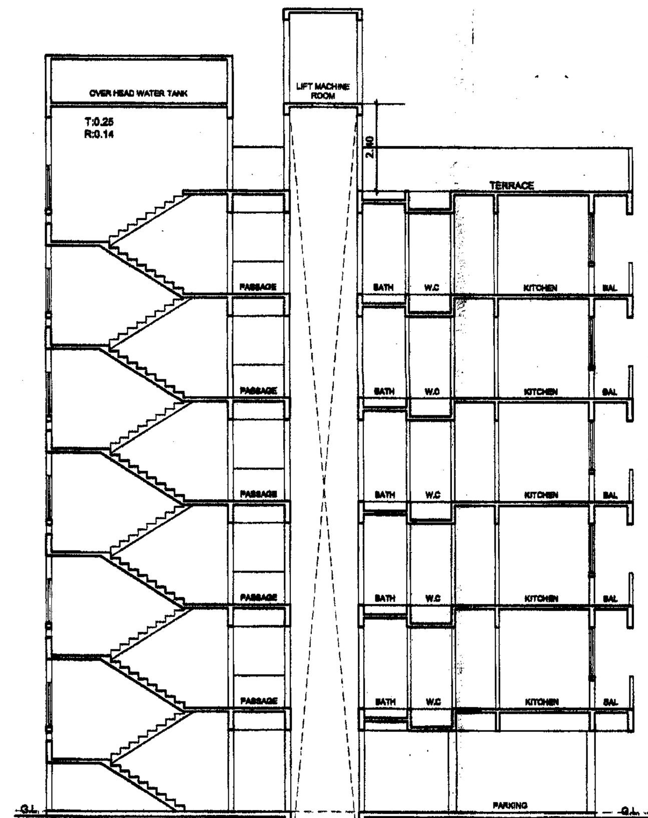
GROUND FLOOR SCALE : 1 : 100



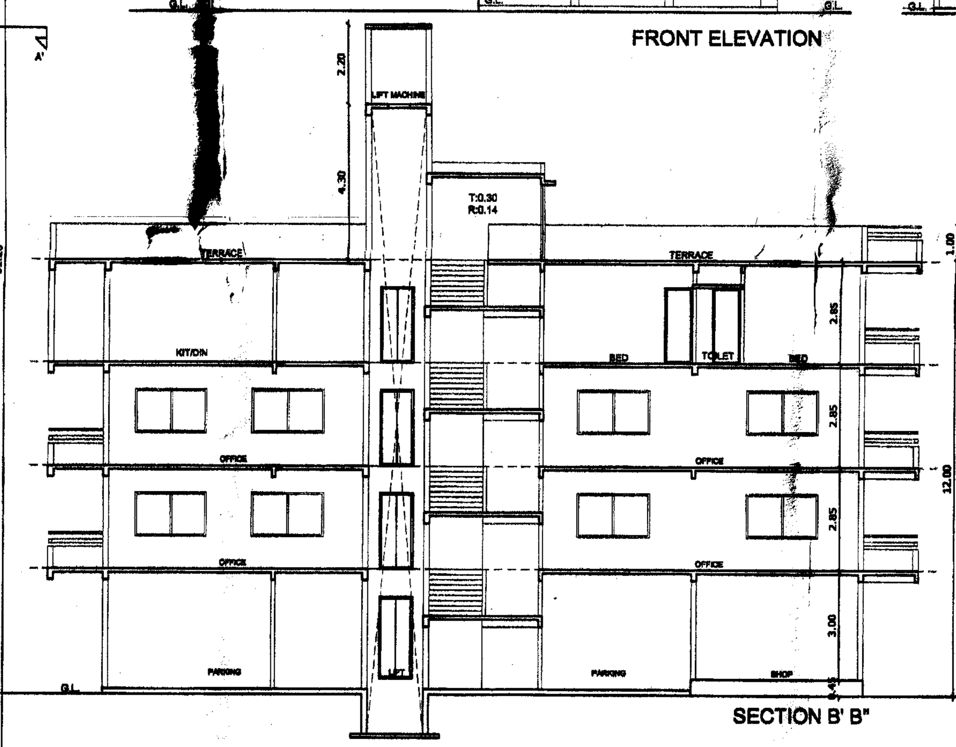
'A' & 'B' WING FIRST, SECOND, THIRO, FOURTH & FIFTH FLOOR



FRONT ELEVATION



SECTION A' A"



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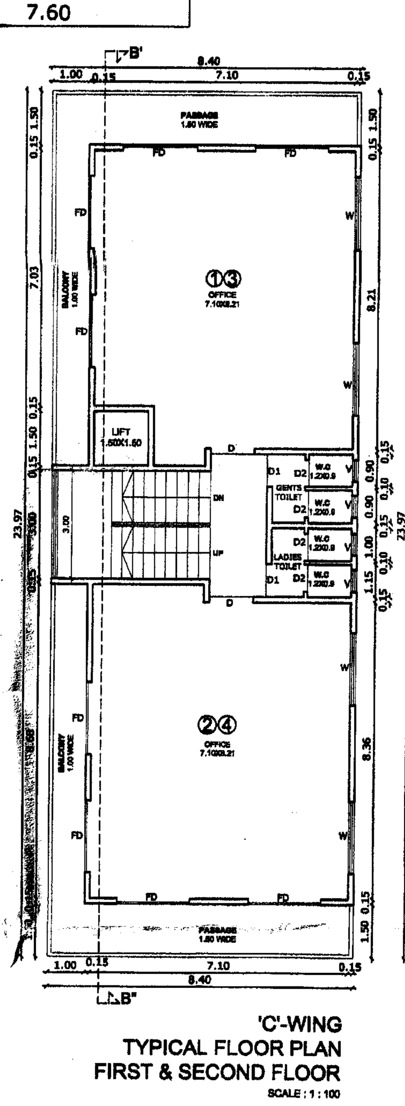
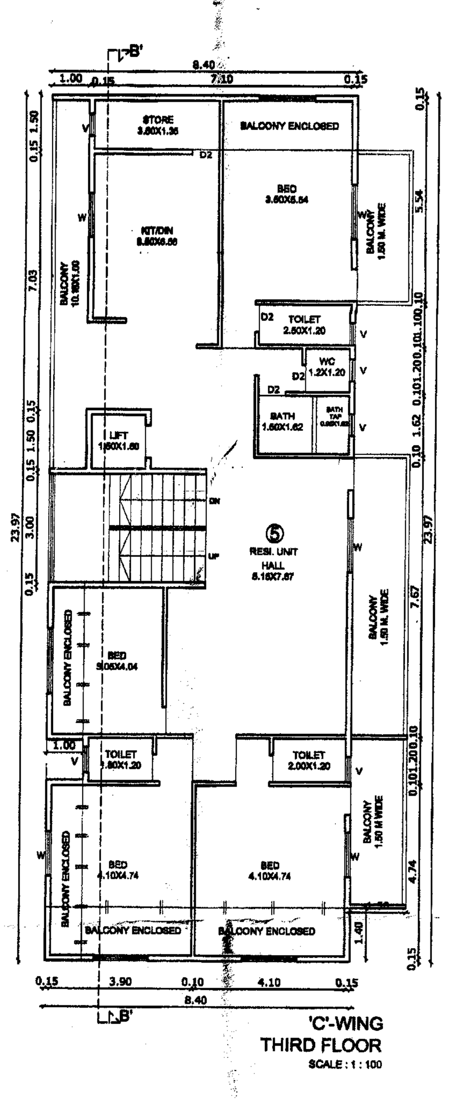
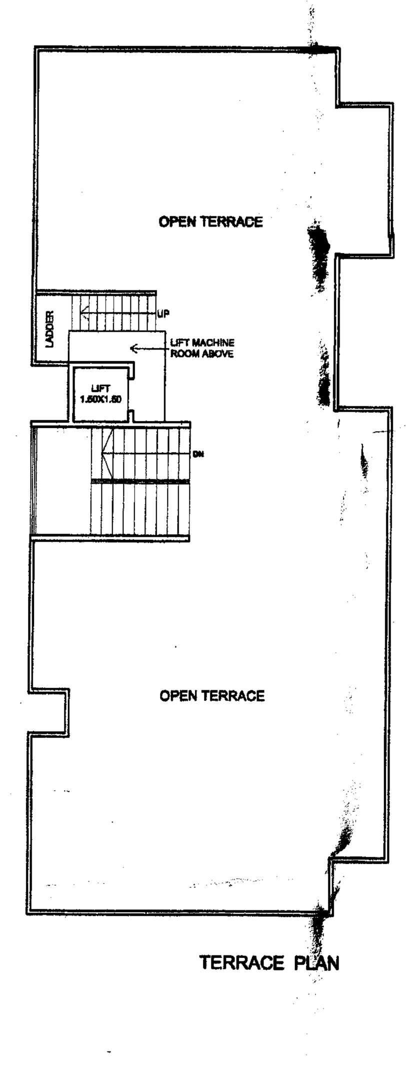


'C'-WING TYPICAL FLOOR PLAN FIRST & SECOND FLOOR SCALE : 1 : 100

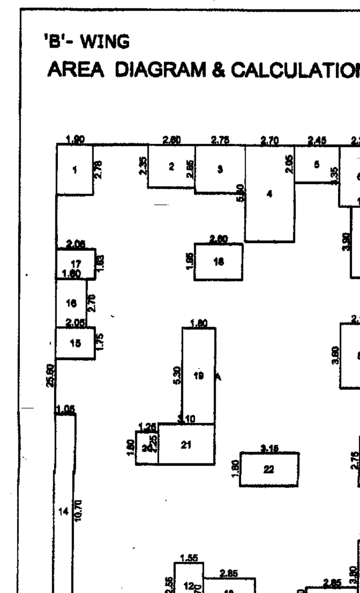


'C'-WING THIRD FLOOR SCALE : 1 : 100



TERRACE PLAN

'B'- WING AREA DIAGRAM & CALCULATION

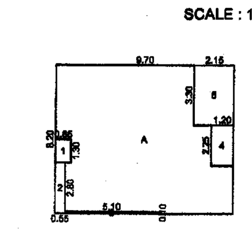


FIRST TO FIFTH FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

FIRST TO FIFTH FLOOR		SQ.MT.
A	17.70 X 25.60 X 1 NO	453.12
DEDUCTIONS		
1	1.90 X 2.78 X 1 NO	5.28
2	2.60 X 2.35 X 1 NO	6.11
3	2.75 X 2.65 X 1 NO	7.29
4	2.70 X 5.30 X 1 NO	14.31
5	2.45 X 2.05 X 1 NO	5.02
6	2.25 X 3.35 X 1 NO	7.54
7	1.60 X 3.90 X 1 NO	6.24
8	2.15 X 3.60 X 1 NO	7.74
9	1.05 X 2.75 X 1 NO	2.89
10	1.05 X 3.80 X 1 NO	3.99
11	2.85 X 1.20 X 1 NO	3.42
12	1.55 X 2.55 X 1 NO	3.95
13	2.85 X 1.70 X 1 NO	4.84
14	1.05 X 10.70 X 1 NO	11.23
15	2.05 X 1.75 X 1 NO	3.59
16	1.60 X 2.70 X 1 NO	4.32
17	2.05 X 1.63 X 1 NO	3.34
18	2.60 X 1.95 X 1 NO	5.07
19	1.80 X 5.30 X 1 NO	9.54
20	1.25 X 1.80 X 1 NO	2.25
21	3.10 X 2.25 X 1 NO	6.98
22	3.15 X 1.80 X 1 NO	5.67
TOTAL		130.61
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		130.61
NET BUILT UP AREA		322.51

TOTAL B UP AREA = 5X322.51 = 1612.55 SQ.M

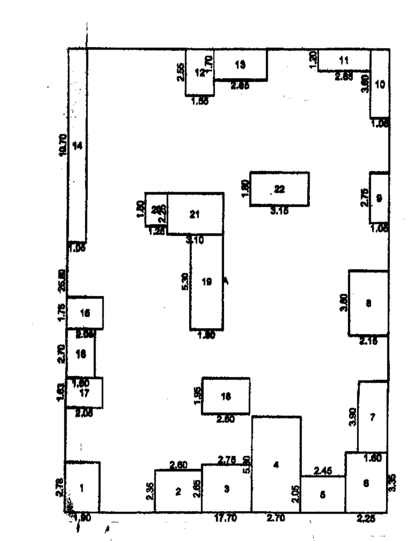


GROUND FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

GROUND FLOOR		SQ.MT.
A	9.70 X 8.20 X 1 NO	79.54
DEDUCTIONS		
1	0.85 X 1.30 X 1 NO	1.11
2	0.55 X 2.80 X 1 NO	1.54
3	5.10 X 0.10 X 1 NO	0.51
4	1.20 X 2.25 X 1 NO	2.70
5	2.15 X 3.30 X 1 NO	7.10
TOTAL		12.96
TOTAL DEDUCTIONS		12.96
NET BUILT UP AREA		66.58

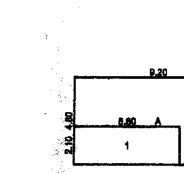
'A' - WING AREA DIAGRAM & CALCULATION



FIRST TO FIFTH FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

FIRST TO FIFTH FLOOR		SQ.MT.
A	17.70 X 25.60 X 1 NO	453.12
DEDUCTIONS		
1	1.90 X 2.78 X 1 NO	5.28
2	2.60 X 2.35 X 1 NO	6.11
3	2.75 X 2.65 X 1 NO	7.29
4	2.70 X 5.30 X 1 NO	14.31
5	2.45 X 2.05 X 1 NO	5.02
6	2.25 X 3.35 X 1 NO	7.54
7	1.60 X 3.90 X 1 NO	6.24
8	2.15 X 3.60 X 1 NO	7.74
9	1.05 X 2.75 X 1 NO	2.89
10	1.05 X 3.80 X 1 NO	3.99
11	2.85 X 1.20 X 1 NO	3.42
12	1.55 X 2.55 X 1 NO	3.95
13	2.85 X 1.70 X 1 NO	4.84
14	1.05 X 10.70 X 1 NO	11.23
15	2.05 X 1.75 X 1 NO	3.59
16	1.60 X 2.70 X 1 NO	4.32
17	2.05 X 1.63 X 1 NO	3.34
18	2.60 X 1.95 X 1 NO	5.07
19	1.80 X 5.30 X 1 NO	9.54
20	1.25 X 1.80 X 1 NO	2.25
21	3.10 X 2.25 X 1 NO	6.98
22	3.15 X 1.80 X 1 NO	5.67
TOTAL		130.61
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		130.61
NET BUILT UP AREA		322.51

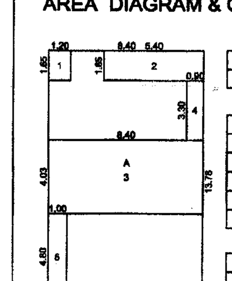


GROUND FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

GROUND FLOOR		SQ.MT.
A	9.20 X 4.80 X 1 NO	44.16
DEDUCTIONS		
1	5.80 X 2.10 X 1 NO	12.18
2	1.25 X 2.25 X 1 NO	2.81
TOTAL		14.99
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		14.99
NET BUILT UP AREA		29.17

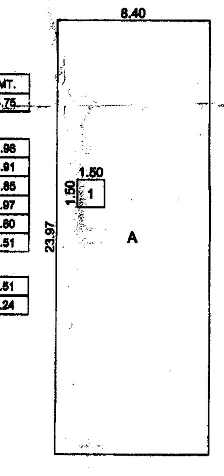
'C'- WING AREA DIAGRAM & CALCULATION



GROUND FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

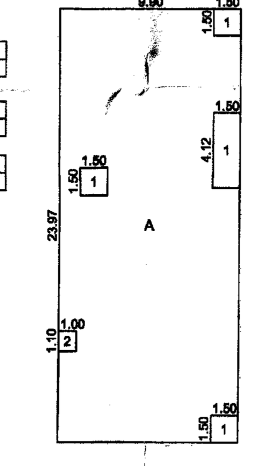
GROUND FLOOR		SQ.MT.
A	8.40 X 13.78 X 1 NO	115.75
DEDUCTIONS		
1	1.20 X 1.65 X 1 NO	1.98
2	5.40 X 1.65 X 1 NO	8.91
3	8.40 X 4.03 X 1 NO	33.85
4	0.90 X 3.30 X 1 NO	2.97
5	1.00 X 4.80 X 1 NO	4.80
TOTAL		52.51
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		52.51
NET BUILT UP AREA		63.24



FIRST & SECOND FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

FIRST & SECOND FLOOR		SQ.MT.
A	8.40 X 23.97 X 1 NO	201.35
DEDUCTIONS		
1	1.50 X 1.50 X 1 NO	2.25
TOTAL		2.25
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		2.25
NET BUILT UP AREA		199.10

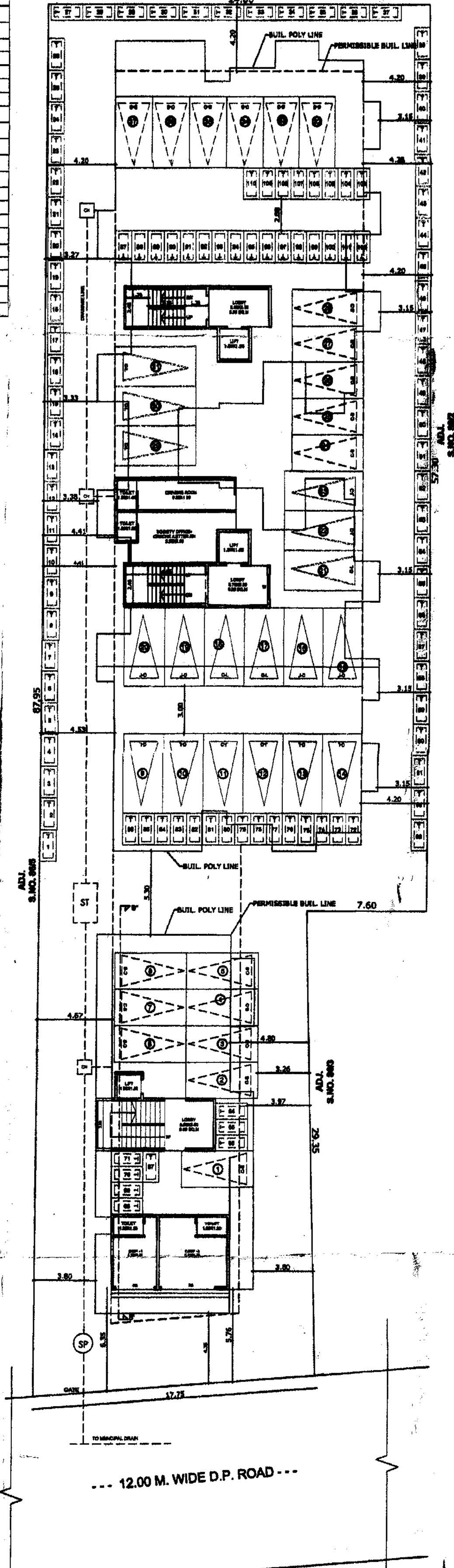


THIRD FLOOR SCALE : 1 : 200

BULT-UP AREA CALCULATION

THIRD FLOOR		SQ.MT.
A	9.90 X 23.97 X 1 NO	237.30
DEDUCTIONS		
1	1.50 X 1.50 X 4 NOS	9.00
2	1.00 X 1.10 X 1 NO	1.10
TOTAL		10.10
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		10.10
NET BUILT UP AREA		227.20

SHOW TOTAL BUILT UP AREA STATEMENT
1. WING A = 63.24 +398.2 +227.20 = 688.64 SQ.MT.
2. WING B = 66.58 +1612.55 = 1679.13 SQ.MT.
3. WING C = 63.24 +398.2 +227.20 = 688.64 SQ.MT.
PROPOSED B'UP AREA = 4009.49 SQ.MT.



SITE PLAN SCALE : 1:200

REFERENCE

01. FINAL LAYOUT APPROVED NO. LND/WS/C-266, DATED - 24 / 01 /2017
02. N.A NO. 112/2013, DATED - 22 / 08 /2014

Proforma – I: Area Statement	SQ.MT
1. Area of plot	1877.90
(Minimum area of a, b, c to be considered)	
(a) As per ownership document (7/12, CTS extract)	1877.90
(b) as per measurement sheet	1877.90
(c) as per site	1877.90
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	---
(b) Any D.P. Reservation area	
(Total a+b)	
3. Balance area of plot (1-2)	1877.90
4. Amenity Space (if applicable)	---
a) Required -	---
(b) Adjustment of 2(b), if any -	---
(c) Balance Proposed -	---
5. Net Plot Area (3-4 (c)	1877.90
6. Recreational Open space (if applicable)	---
(a) Required -	---
(b) Proposed -	---
7. Internal Road area	---
8. Plotable area (if applicable)	---
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10)	2065.69
10. Addition of FSI on payment of premium	---
(a) Maximum permissible premium FSI - based on road width/TOD Zone. (subject to maximum of 0.5 of Sr.No. 5)	938.95
(b) Proposed FSI on payment of premium.	704.40
11. In-situ FSI / TDR loading	---
a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any UDCPR-2020	---
b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or(c)].	---
c) TDR area (subject to maximum of 0.65 of Sr.No. 5)	1220.64
d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	NIL
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
(a) [5 + 10(b)+11(d)] or 12 whichever is applicable.	2770.09
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1239.40
(c) Total entitlement (a+b)	4009.49
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	2.25
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	---
(a) Existing Built-up Area.	---
(b) Proposed Built-up Area (as per 'P-line')	4009.49
(c) Total (a+b)	4009.49
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	---
17. Area for Inclusive Housing, if any	---
(a) Required (20% of Sr.No.5)	---
(b) Proposed	---

Certified that the plot under reference was surveyed by me on 09/ 11/ 2020 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of ownership/ T.P. Schame Records / Lands Records Dept. / City Survey Records.

Signature of Regd. Architect. Ar. GANESH SONAWANE. A.I.I.A. CA / 2008 / 43539

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

MR. RAJESH J. TONDULKAR PARTNER SHREE SAI BUILDERS & DEVELOPERS Owner(s) name and Signature

MR. NILESH D. MORE PARTNER SHREE SAI BUILDERS & DEVELOPERS Owner(s) name and Signature

MR. GANESH D. KAKAD PARTNER SHREE SAI BUILDERS & DEVELOPERS Owner(s) name and Signature

MR.AMOL R. KAKAD PARTNER SHREE SAI BUILDERS & DEVELOPERS Owner(s) name and Signature

Name: Ar. Ganesh Sonawane Regd. No.CA / 2008 / 43539

SHARDUL DESIGNS R. K. Singh Structural Engineer LIC No. 49

Structural Engineer Name: R.K.Singh Regd. No. 49

G S ASSOCIATES®

Regd. MR. GANESH SONAWANE Architects, A.I.I.A. Regd. No.CA / 2008 / 43539 24,PITRUSMRUTI, OPP. YOGVIDHYA DHAM, THATTE NAGAR, NEAR KOTAK MAHINDRA BANK, COLLEGE ROAD, NASHIK - 422 005 +91 253 2317480 +91 9422 945408 e-mail: gsassociates2011@gmail.com

SCALE : as shown | CHECK BY : G S | CAD BY : amol

DATE : 27/02/2021

DATE = 09 / 12 / 2019