PROPOSED RESIDENTIAL BUILDING PLAN ON S.NO. 16/2/A/2/B PLOT NO. 08 MAKHMALABAD, AT NASHIK.
FOR M/S. AVINASH SHAMRAV PATIL.

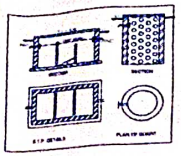
DRAWING SHEET NO 1/1

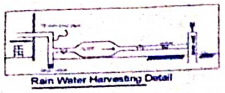
Stamps of Approval Plans :

APPROVED

The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No. C2/827/2021 dated 20/01/2022

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik





Rain Water Harvesting Detail

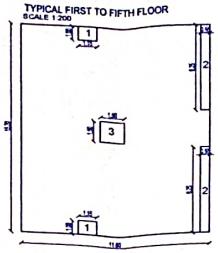
PARKING STATEMENT

SIZE OF TENEMENT	REQUIRED PARKING	
	CAR	SCOOTER
For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 50 sq.m 10 nos	(1) 05 NOS	(5) 25 NOS
5 % VISITORES PARKING	00 NOS	01 NOS
TOTAL	05 NOS	26 NOS
MULTIPLYING FACTOR 0.90	05 NOS	23 NOS
PROVIDED PARKING	05 NOS	11 NOS BIKE + 2 CARS (A1-A2) TO BE PROVIDED [AS PER RULE NO. 8.1.1 (V) AGAINST 12 BIKE]

LOCATION PLAN

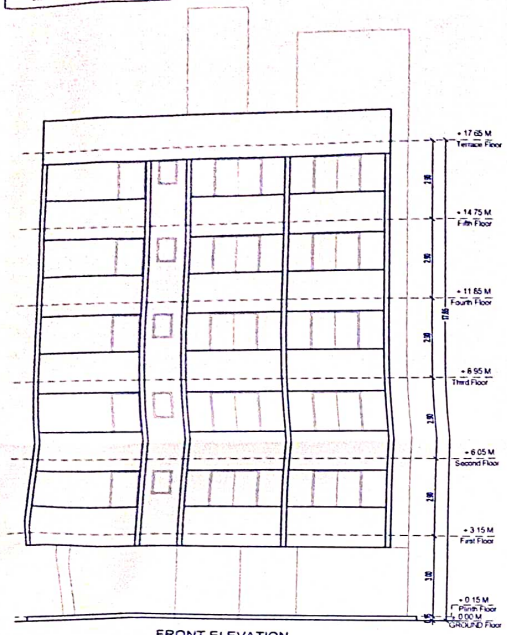
AREA DIAGRAM & CALCULATION
SCALE 1:200

TYPICAL FIRST TO FIFTH FLOOR
SCALE 1:200

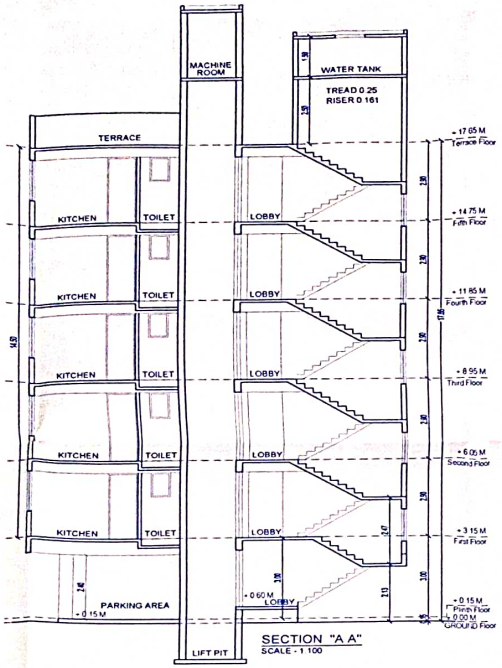


TYPICAL FIRST TO FIFTH FLOOR PLAN

BLOCK AREA	11.80	X	15.20	1	179.32	SQ.M.
DEDUCTION						
SR.NO	A	X	B	UNIT	TOTAL	SQ.M.
1	1.15	X	1.00	2	2.30	SQ.M.
2	0.55	X	6.35	2	6.98	SQ.M.
3	1.50	X	1.50	1	2.25	SQ.M.
TOTAL					11.43	SQ.M.
	179.32	X	-	11.43	164.90	SQ.M.
TOTAL B/UP AREA ON GROUND FLOOR					164.90	SQ.M.



FRONT ELEVATION
SCALE - 1:100



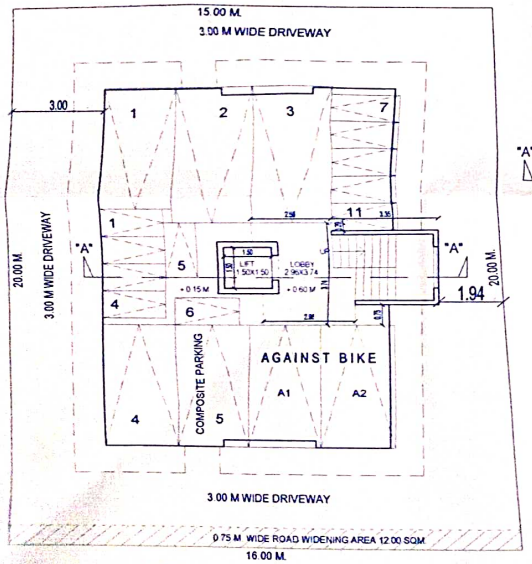
SECTION "A A"
SCALE - 1:100

CARPET + USABLE AREA STATEMENT

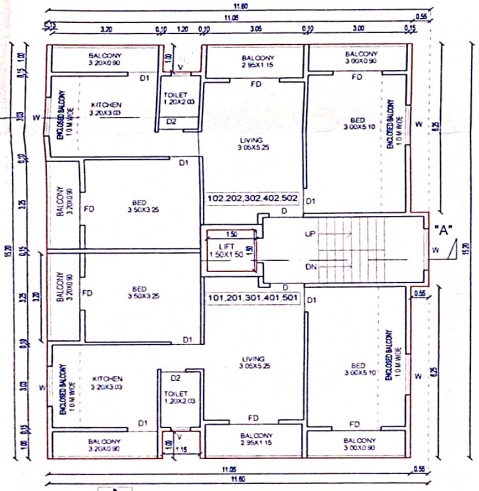
FLOOR NO.	FLAT NO.	CARPET AREA	ENCLOSED BALCONY	USABLE AREA OF BALCONIES / ALTERNATE TERRACE/MEZZ. (EXCLUDING AREA UNDER WALLS)	TOTAL AREA (CARPET+USABLE)
(1)	(2)	(3)	(4)	(5)	(6)
1ST TO 4TH FL.	101,201,301,401,501	51.99	7.16	12.02	71.17
	201,202,302,402,502	52.57	6.61	12.02	71.20
TOTAL CARPET+USABLE AREA OF 1ST TO 5TH FL.		104.56	13.77	24.04	142.37
TOTAL CARPET+USABLE AREA OF FIRST FL.		104.56	13.7700	24.04	142.37
TOTAL CARPET+USABLE AREA OF 2ND FL.		104.56	13.7700	24.04	142.37
TOTAL CARPET+USABLE AREA OF 3RD FL.		104.56	13.7700	24.04	142.37
TOTAL CARPET+USABLE AREA OF 4TH FL.		104.56	13.7700	24.04	142.37
TOTAL CARPET+USABLE AREA OF 5TH FL.		104.56	13.7700	24.04	142.37
TOTAL CARPET+USABLE AREA		522.80	68.8500	120.20	711.85
TOTAL NO. OF FLOOR OF BUILDING = GROUND + 05					
TOTAL NO. OF FLAT = 10 NOS					

F.S.I AREA STATEMENT

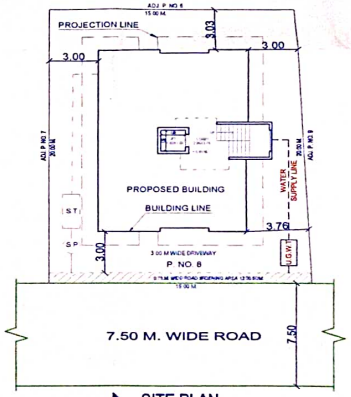
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER PLINE)	F.S.I. (1.85)	ANCILLARY F.S.I (0.4)	SQ.M.
(1)	(2)	(3)	(4)	(5)	
	1ST FLOOR	164.90	103.06	61.84	SQ.M.
	2ND FLOOR	164.90	103.06	61.84	SQ.M.
	3RD FLOOR	164.90	103.06	61.84	SQ.M.
	4TH FLOOR	164.90	103.06	61.84	SQ.M.
	5TH FLOOR	164.90	103.06	61.84	SQ.M.
TOTAL		824.50	515.31	309.18	SQ.M.
P-LINE AREA SQ.M		824.50			
F.S.I.		515.31			
ANCILLARY F.S.I		309.18			



GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL FIRST TO FIFTH FLOOR PLAN
SCALE - 1:100



SITE PLAN
SCALE - 1:200

AREA STATEMENT

	SQ.M.
1 AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	320.00
a) As per ownership document (7/12, CTS extract)	320.00
b) As per measurement sheet	320.00
c) As per site	320.00
2 DEDUCTIONS FOR	—
a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	12.00
b) Any D.P. Reservation Area	—
(Total a+b)	—
3 BALANCE AREA OF THE PLOT (1-2)	308.00
4 Amenity Space (if applicable)	—
a) Required	—
b) Adjustment of 2(b), if any -	—
c) Balance Proposed -	—
5 Net Plot Area [3 - 4(c)]	308.00
6 Recreational Open Space (if applicable)	
a) Required 10%	—
b) Proposed 10%	—
7 Internal Road area	—
8 Plotable area (if applicable)	308.00
9 Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5xbasic FSI)	338.80
10 Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	152.51
(b) Proposed FSI on payment of premium (50% = 160.00)	
11 In-situ FSI / TDR loading	—
a) In-situ area against D.P. road [2.0 X131.00], if any	24.00
b) In-situ area against Amenity space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and /or(c)].	—
c) T.D.R. area (0.40 % = 128.00)	00.00
d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	—
12 Additional F.S.I. area under Chapter No. 7	
13 Total entitlement of FSI in the proposal	
a) [9+10 (b)+11(d) or 12 whichever is applicable	515.31
b) Ancillary Area FSI upto 60% or 80% with payment of charges	309.18
c) Total entitlement (a+b)	824.50
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)	2.00
15 Total built up area in proposal (excluding area at Sr.No.17b)	
a) Existing Built-up Area	—
b) Proposed Built-up Area (as per 'P - line')	824.50
(Total a+b)	824.50
16 F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	1
17 Area for Inclusive Housing, if any	
a) Required (20% of Sr. No. 5)	—
b) Proposed	—

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 12-12-2020 & 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 Departments / City Survey records.

AR. PANKAJ J. JADHAV
REG.NO. CA/2014/64783

OWNER DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans approved by Authority collector. I/We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

FOR M/S. AVINASH SHAMRAV PATIL

OWNER SIGN

AR. PANKAJ J. JADHAV
REG.NO. CA/2014/64783

ARCHITECT SIGN | STRUCTURAL SIGN

Job No	Drawing No	Scale	Drawn by	Checked by	Registration / License no. of Arch / Lic. Engg / Supervisor
1	RD	As above	SSV		

AR. PANKAJ JADHAV
ARCHITECT & INTERIOR DESGNER
202, ROONGTA ARCADE, OPP. KULKARNI GARDEN, NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.
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