

# STAMP OF APPROVAL


## APPROVED

The Plans amended in .....  
As per the conditions Mentioned in  
the accompanying commencement  
Certificate No. **A 2/283/2963/16** dated **15/12/12**

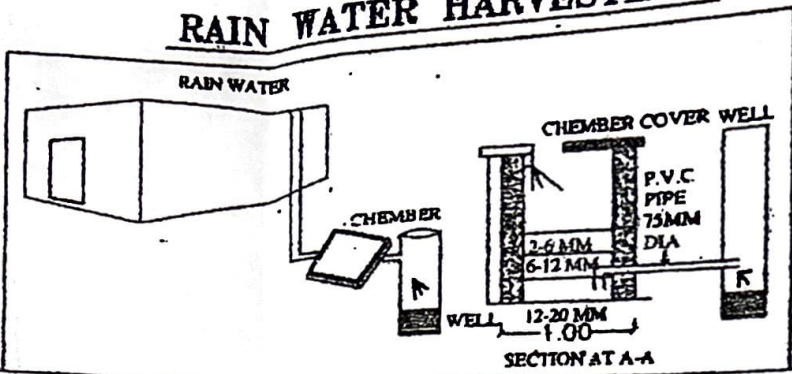
*[Signature]*  
**Executive Engineer**  
**TOWN PLANNING**  
Nashik Municipal Corporation  
Nashik

### RAIN WATER HARVESTING

RAIN WATER



# RAIN WATER HARVESTING

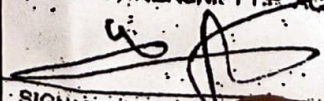


AREA STATEMENT	SQ. M
01 AREA OF THE PLOT	528.89
02 DEDUCTIONS FOR	
a) ROAD ACQUISITION AREA	
b) PROPOSED ROADS	
c) ANY RESERVATION	
TOTAL (a+b+c)	
03 NET GROSS AREA OF THE PLOT	528.89
04 DEDUCTIONS FOR	
a) RECREATIONAL GROUND PER (RULE 11/3/1)	
b) INTERNAL ROAD TOTAL (a+b)	
05 NET AREA OF THE PLOT	528.89
06 ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA)	
PROPOSE 1) 100 % SET BACK AREA (40% T.D.R.)	
07 TOTAL AREA (5+6)	211.566
08 TOTAL F.S.I. PERMISSIBLE	740.446
09 PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	1.00
10 EXISTING FLOOR AREA	740.446
11 PROPOSED AREA	
12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	893.474
13 TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	45.877
14 TOTAL BUILT UP AREA CONSUMED (13 / 11)	89%
<b>BALCONY AREA STATEMENT</b>	
a) PERMISSIBLE BALCONY AREA PER FLOOR	
b) PROPOSED BALCONY AREA PER FLOOR	
c) EXCESS BALCONY AREA TOTAL	AS SHOWN
<b>TENEMENT STATEMENT</b>	
a) NET AREA OF THE PLOT	
b) LESS DEDUCTION OF NON-RESIDENTIAL AREA SHOP ETC	740.446
c) AREA OF TENEMENT (A - B)	
d) TENEMENT PERMISSIBLE AS 220 PER HECTOR	739.355
e) TENEMENTS PROPOSED	16 Nos.
	15 Nos.
<b>PARKING STATEMENT</b>	
a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	
c) GARAGES PROVIDED	
d) TOTAL PARKING PROVIDED	AS SHOWN

**NOTE**  
 PLOT BOUNDARY SHOWN IN THICK BLACK  
 PROPOSED WORK SHOWN IN RED  
 DRAIN LINE SHOWN IN DOTTED RED  
 EXTERNAL WALL 0.15 MT. THICK  
 INTERNAL WALL 0.10 MT. THICK

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT REFERENCE WAS SURVEYED BY ME  
 ON 15/03/2008 & DIMENSIONS SIDES ETC OF THE PLOT  
 STATED ON PLAN ARE CORRECT. SITE AND AREA SO WORK OUT  
 TALLIES WITH AREA STATEMENT OF OWNERSHIP / T.P. ACT

  
 SIGNATURE OF LICENSED ENGINEERS

**TENEMENT STATEMENT**

a) NET AREA OF THE PLOT	
b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC	740.446
c) AREA OF TENEMENT (A-B)	739.366
d) TENEMENT PERMISSIBLE AS 220 PER HECTOR	18 Nos.
e) TENEMENTS PROPOSED	15 Nos.

**PARKING STATEMENT**

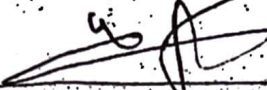
a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	AS SHOWN
c) GARAGES PROVIDED	
d) TOTAL PARKING PROVIDED	

**NOTE**

- PLOT BOUNDARY SHOWN IN THICK BLACK
- PROPOSED WORK SHOWN IN RED
- DRAIN LINE SHOWN IN DOTTED RED
- EXTERNAL WALL 0.15 MT. THICK
- INTERNAL WALL 0.10 MT. THICK

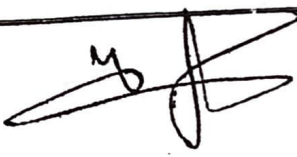
**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/03/2008 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.R. ACT

  
SIGNATURE OF LICENCED ENGINEERS

**PROPOSED REVISED RESIDENTIONAL BUILDING PLAN ON P. NO. 07, S. No. 22/2/2/1+22+1+3+1 AT WADALA SHIWAR, NASHIK.**  
**FOR : M/S PACIFIC BUILDERS THROUGH ITS PARTNER SHRI. PRASHANT H. PATIL.**





M/S PACIFIC BUILDERS THROUGH ITS PARTNER

SHRI. PRASHANT H. PATIL

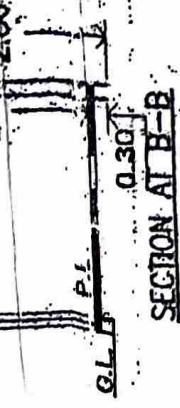
SIGN OF OWNERS

ENGINEERS SIGN



**PRASHANT PATIL & ASSOCIATES**  
**PLANNERS & DESIGNERS**  
1,2, AUDUMBAR APPT., BEHIND ARCHIS GALLERY,  
COLLEGE ROAD, NASHIK. HELLO (0253)-2315137.

DATE	SCALE	DRN. BY	CHKD. BY	JOB. NO.
07/10/10	AS SHOWN	HEMANT	P.H.P	



**THIRD FLOOR**  
 PERMISSIBLE BALCONY =  $140.192 \times 10\% = 14.019$  SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY =  $22.98 - 14.019 = 8.961$  SQMT.

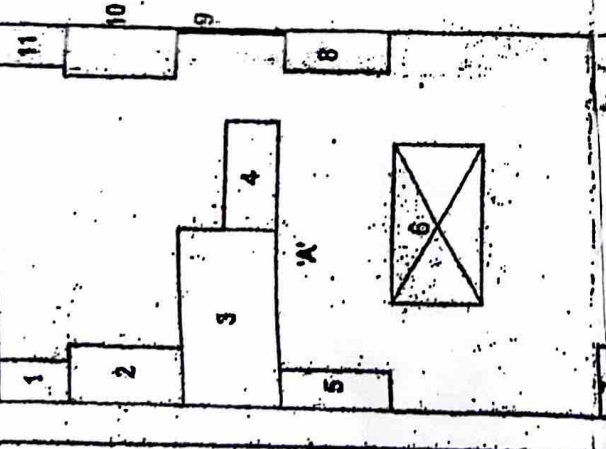
**FOURTH FLOOR**  
 PERMISSIBLE BALCONY =  $140.192 \times 10\% = 14.019$  SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY =  $22.98 - 14.019 = 8.961$  SQMT.

**FIFTH FLOOR**  
 PERMISSIBLE BALCONY =  $129.47 \times 10\% = 12.947$  SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY =  $22.98 - 12.947 = 10.033$  SQMT.  
 TOTAL EXES. BAL. AREA =  $8.961 \times 4 \text{ NOS.} + 10.033$   
 = 45.877 SQMT.

**AREA CALCULATION**  
 (SCALE - 1/250)

'A' BLOCK AREA =  $1.80 \times 1.80 = 3.24$  SQMT.  
 AREA OF LIFT = 3.24 SQMT.

**FIRST + SECOND + THIRD FLOOR**

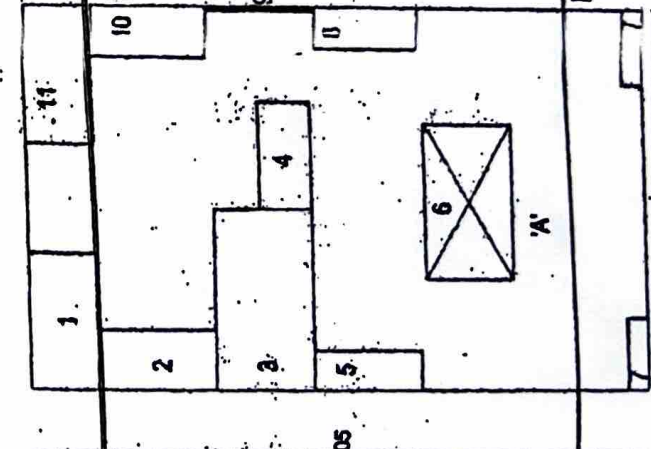


'A' BLOCK AREA =  $10.86 \times 18.05 = 196.023$  SQMT.  
 DEDUCTION

1) $1.23 \times 2.06$	=	2.5215	SQMT.
2) $3.30 \times 1.73$	=	5.709	SQMT.
3) $5.23 \times 2.85$	=	14.9055	SQMT.
4) $3.00 \times 1.50$	=	04.500	SQMT.
5) $3.15 \times 1.15$	=	03.6225	SQMT.
6) $4.40 \times 2.60$	=	11.4400	SQMT.
7) $2.08 \times 0.60 \times 2$	=	02.4960	SQMT.
8) $3.00 \times 1.15$	=	03.4500	SQMT.
9) $0.10 \times 3.15$	=	00.3150	SQMT.
10) $1.42 \times 3.15$	=	04.4730	SQMT.
11) $1.17 \times 2.05$	=	02.3985	SQMT.
<b>TOTAL</b>		<b>= 55.8910</b>	<b>SQMT.</b>
		<b>( 196.023 - 55.891 = 140.182 SQMT. )</b>	

NET B/UP AREA OF I ST FLOOR = 140.192 SQMT.  
 NET B/UP AREA OF II ND FLOOR = 140.192 SQMT.  
 NET B/UP AREA OF III RD FLOOR = 140.192 SQMT.  
 NET B/UP AREA OF IV TH FLOOR = 140.192 SQMT.

**FIFTH FLOOR**

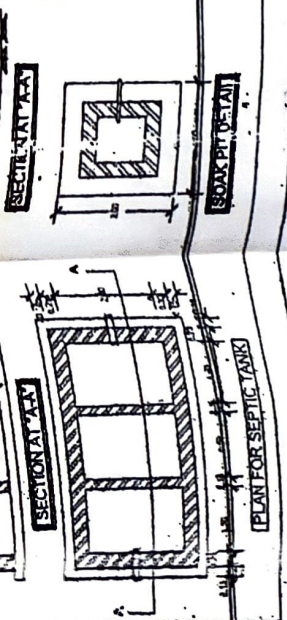


'A' BLOCK AREA =  $10.86 \times 18.05 = 196.023$  SQMT.  
 DEDUCTION

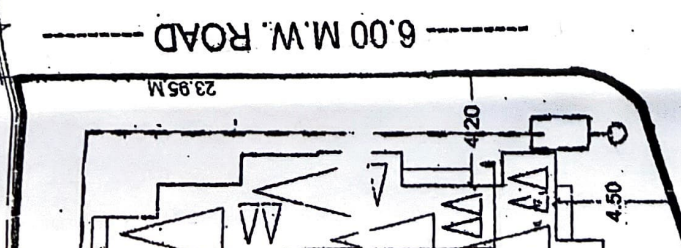
1) $3.96 \times 1.95$	=	07.720	SQMT.
2) $3.40 \times 1.73$	=	05.8820	SQMT.
3) $5.23 \times 2.85$	=	14.9055	SQMT.
4) $3.00 \times 1.50$	=	04.500	SQMT.
5) $3.15 \times 1.15$	=	03.6225	SQMT.
6) $4.40 \times 2.60$	=	11.4400	SQMT.
7) $2.08 \times 0.60 \times 2$	=	02.4960	SQMT.
8) $3.00 \times 1.15$	=	03.4500	SQMT.
9) $0.10 \times 3.15$	=	00.3150	SQMT.
10) $1.42 \times 3.25$	=	04.6150	SQMT.
11) $3.90 \times 1.95$	=	07.6050	SQMT.
<b>TOTAL</b>		<b>= 66.553</b>	<b>SQMT.</b>
		<b>( 196.023 - 66.553 = 129.470 SQMT. )</b>	

NET B/UP AREA OF V TH FLOOR = 129.470 SQMT.

The Plan  
As per  
the acco  
Certifica



**LOCATION PLAN**



PARKING STATEMENT	
OCCUPANCY	REQUIRED
PILOT	4 WHEEL 2 WHEEL 4 WHEEL 2 WHEEL
RESIDENTIAL	04 02 11 13
TOTAL	17 13 13 17

**SUMMARY**

- 1) PLOT AREA = 528.89 sqm.
- 2) 40% T.D.R.(Plot area) = 211.556 sqm.
- 3) T.D.R. USED = 211.556 sqm.
- 4) TOTAL FSI Permissible = 740.448 sqm.
- b) 1<sup>ST</sup> FLOOR = 140.192 sqm.
- c) SECOND FLOOR = 140.192 sqm.
- d) THIRD FLOOR = 140.192 sqm.
- e) FOURTH FLOOR = 140.192 sqm.
- f) FIFTH FLOOR = 129.470 sqm.
- TOTAL B-UP AREA = 693.474 sqm.
- TOTAL BALCONY EXC. = 45.877 sqm.
- TOTAL PROP. AREA = 739.355 sqm.

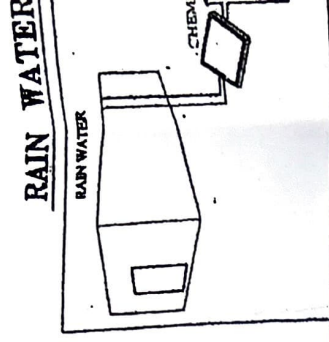
**BALCONY AREA STATEMENT**

- FIRST FLOOR**  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.
- SECOND FLOOR**  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.
- THIRD FLOOR**  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.
- FOURTH FLOOR**  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.
- FIFTH FLOOR**  
 PERMISSIBLE BALCONY = 129.47 X 10% = 12.947 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 12.947 = 10.033 SQMT.  
 TOTAL EXES. BAL AREA = 8.961 X 4Nos. + 10.033 = 45.877 SQMT.

**AREA CALCULATION**  
(SCALE - 1:250)

'A' BLOCK AREA = 1.80 X 1.80 = 3.24 SQMT.  
 AREA OF LIFT = 3.24 SQMT.

- +SECOND+THIRD FLOOR**
- 1) 1.23 X 2.05 = 2.5215 SQMT.
  - 2) 3.30 X 1.73 = 5.709 SQMT.
  - 3) 5.23 X 2.98 = 15.5854 SQMT.
  - 4) 3.00 X 1.50 = 0.4500 SQMT.
  - 5) 3.15 X 1.97 = 0.6205 SQMT.



**AREA STATEMENT**

- 01 AREA OF THE PLOT
- 02 DEDUCTIONS FOR
- 03 NET GROSS AREA OF THE PLOT
- 04 DEDUCTIONS FOR
- 05 NET AREA OF THE PLOT
- 06 ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA PROPOSE 1:100 % SET BACK AREA (40% T. I. AREA) TOTAL AREA (a+b+c)
- 07 TOTAL F.S.I. PERMISSIBLE
- 08 TOTAL F.S.I. PERMISSIBLE
- 09 PERMISSIBLE TOTAL FLOOR AREA (7 X 6)
- 10 EXISTING FLOOR AREA
- 11 PROPOSED FLOOR AREA
- 12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA (10 X 11 X 12)
- 13 TOTAL BUILT UP AREA PROPOSED (10 X 11 X 12)
- 14 TOTAL BUILT UP AREA CONSUMED (10 X 11 X 12)

**BALCONY AREA STATEMENT**

- a) PERMISSIBLE BALCONY AREA PER FLOOR
- b) PROPOSED BALCONY AREA PER FLOOR
- c) EXCESS BALCONY AREA TOTAL

**TENEMENT STATEMENT**

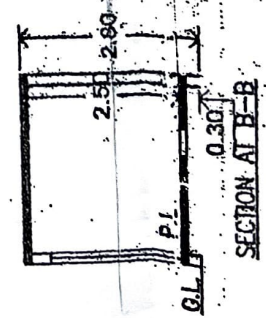
- a) NET AREA OF THE PLOT
- b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC.
- c) AREA OF TENEMENT (A-B)
- d) TENEMENT PERMISSIBLE AS 220 PER HECH
- e) TENEMENTS PROPOSED

**PARKING STATEMENT**

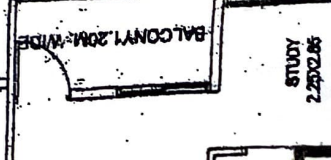
- a) PARKING REQUIRED BY RULE
- b) GARAGES PERMISSIBLE
- c) GARAGES PROVIDED
- d) TOTAL PARKING PROVIDED

**NOTE**

PLOT BOUNDARY SHOWN IN THICK BLACK  
 PROPOSED WORK SHOWN IN RED  
 DRAIN LINE SHOWN IN DOTTED RED  
 EXTERNAL WALL 0.15 MT. THICK  
 INTERNAL WALL 0.10 MT. THICK  
**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERRED  
 ON 19/05/17 & DIMENSION OF ALL SIDES



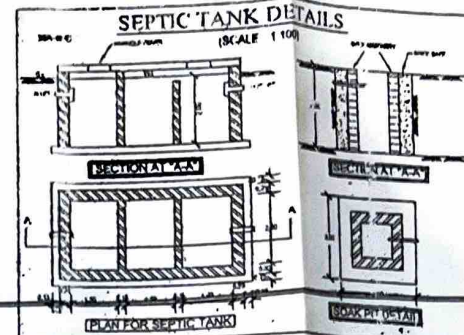
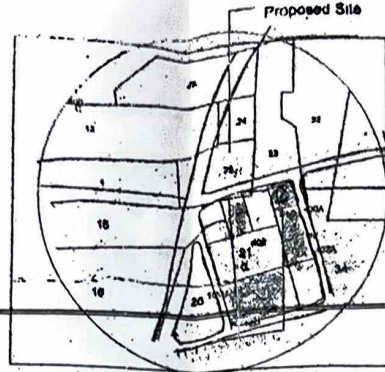
SITE PLAN  
(SCALE: 1:250)



STAMP OF

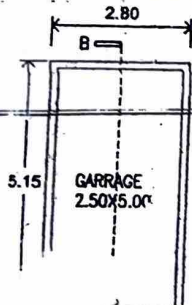
**T.D.R. STATEMENT**

TOTAL PLOT AREA = 528.89 SQ.M.  
 ALLOWABLE T.D.R. 40% = 211.556 SQ.M.  
 PERMISSIBLE B.U.P. AREA = 740.446 SQ.M.  
 TOTAL B.U.P. AREA PROPOSED = 739.356 SQ.M.  
 D.R.C. No. LNDWS/ DT.  
 T.D.R. ZONE 'D'  
 T.D.R. PURCHASE = 211.556 SQ.M.  
 T.D.R. USED ON:  
 FOURTH & FIFTH FLOOR = 210.465 SQ.M.  
 TOTAL = 210.465 SQ.M.

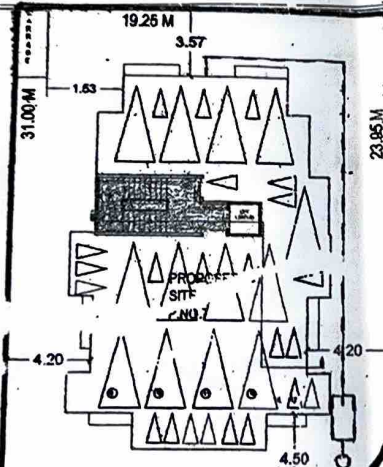


**LOCATION PLAN**

ADJ.P.NO.8



ELEVATION (SCALE - 1:100)



**PARKING STATEMENT**

OCCUPANCY	REQUIRED		PROVIDED	
	4 WHEEL	2 WHEEL	4 WHEEL	2 WHEEL
PLOT	02	04	02	04
RESIDENTIAL	11	13	11	13
TOTAL	13	17	13	17

**SUMMARY**

- 1) PLOT AREA = 528.89 sqm.
  - 2) 40% T.D.R. (Plot area) = 211.556 sqm.
  - 3) T.D.R. USED = 211.556 sqm.
  - 4) TOTAL FSI Permissible = 740.446 sqm.
- b) FIRST FLOOR = 140.192 sqm.
  - c) SECOND FLOOR = 140.192 sqm.
  - d) THIRD FLOOR = 140.192 sqm.
  - e) FORTH FLOOR = 140.192 sqm.
  - f) FIFTH FLOOR = 129.470 sqm.
- TOTAL B-UP AREA = 693.474 sqm.  
 TOTAL BALCONY EXC. = 45.877 sqm.

**TOTAL PROP. AREA = 739.356 sqm.**

**BALCONY AREA STATEMENT**

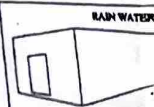
FIRST FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.

SECOND FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.

THIRD FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.

FOURTH FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQMT.  
 PROPOSED BALCONY = 22.98 SQMT.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQMT.

**RAIN WATER**



**AREA STATEMENT**

- 01 AREA OF THE PLOT
- 02 DEDUCTIONS FOR
  - a) ROAD ACQUISITION AREA
  - b) PROPOSED ROADS
  - c) ANY RESERVATION
 TOTAL (a+b+c)
- 03 NET GROSS AREA OF THE PLOT
- 04 DEDUCTIONS FOR
  - a) RECREATIONAL GROUND PER
  - b) INTERNAL ROAD TOTAL (a+b)
- 05 NET AREA OF THE PLOT
- 06 ADDITIONS FOR F.S.I. TOTAL PROPOSED 1) 100 % SET BACK PROPOSE 1) 100 % SET BACK
- 07 TOTAL AREA (a+b+c)
- 08 TOTAL F.S.I. PERMISSIBLE
- 09 PERMISSIBLE TOTAL FLOOR AREA
- 10 EXISTING FLOOR AREA
- 11 PROPOSED AREA
- 12 EXCESS BALCONY AREA TAKEN
- 13 TOTAL B.U.P. AREA PROPOSED
- 14 TOTAL B.U.P. AREA CONSIDERED

**BALCONY AREA STATEMENT**

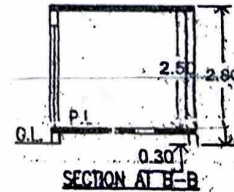
- a) PERMISSIBLE BALCONY AREA
- b) PROPOSED BALCONY AREA
- c) EXCESS BALCONY AREA TO

**TENEMENT STATEMENT**

- a) NET AREA OF THE PLOT
- b) LESS DEDUCTION OF

**SECTION AT A-A**

(SCALE - 1:100) (SCALE - 1:100)

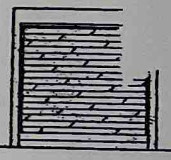
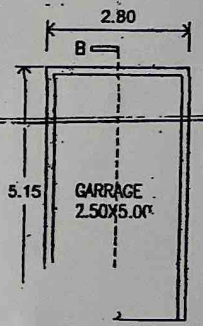
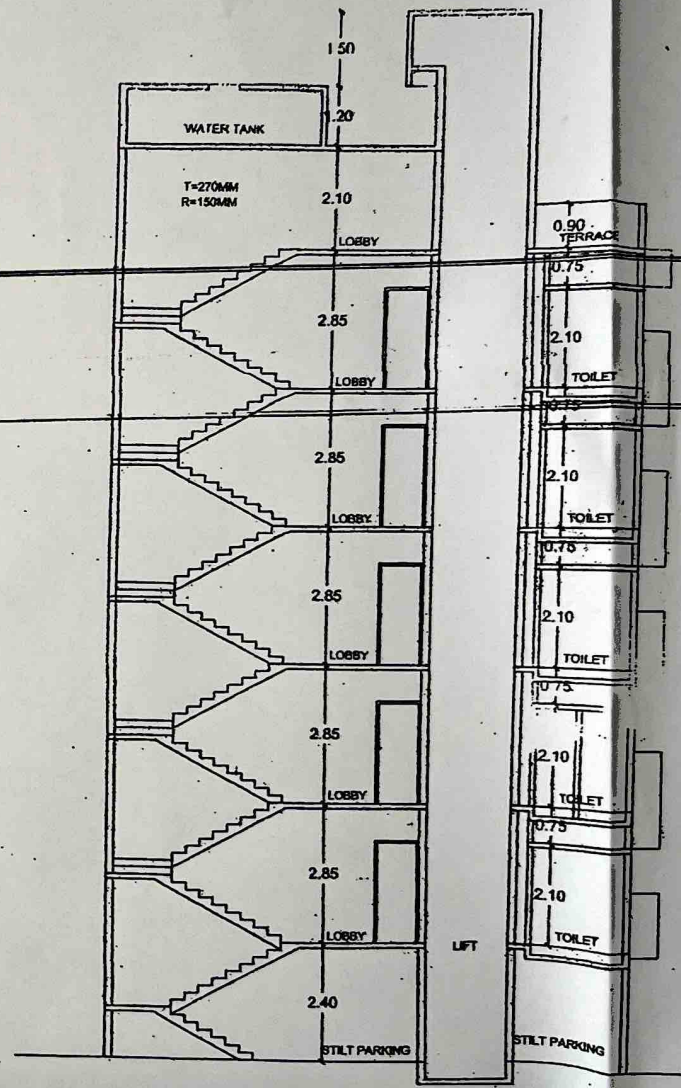
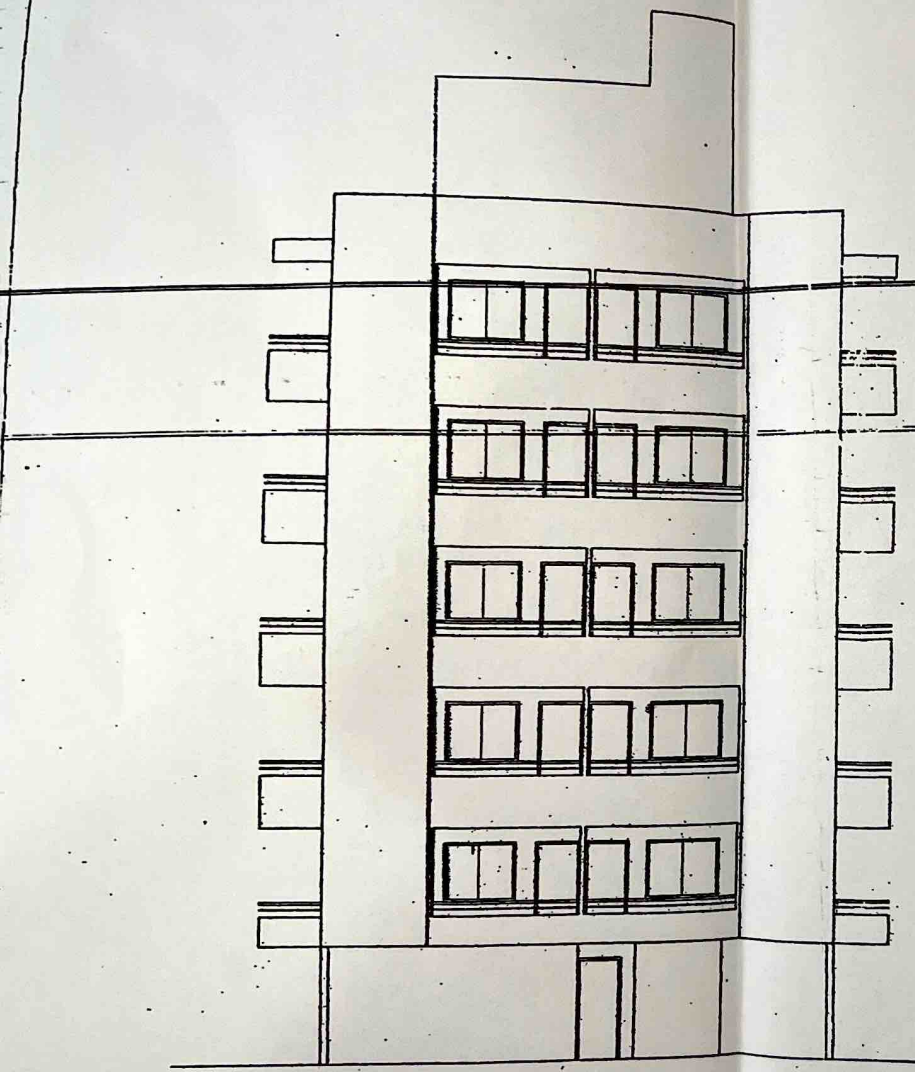


(SCALE - 1:100)

References:- 1) Demarcated final layout No. Lnd/W/10,  
 dated 2.11.1999  
 2) P. No. A2/58/473/10, dated 17.05.2010

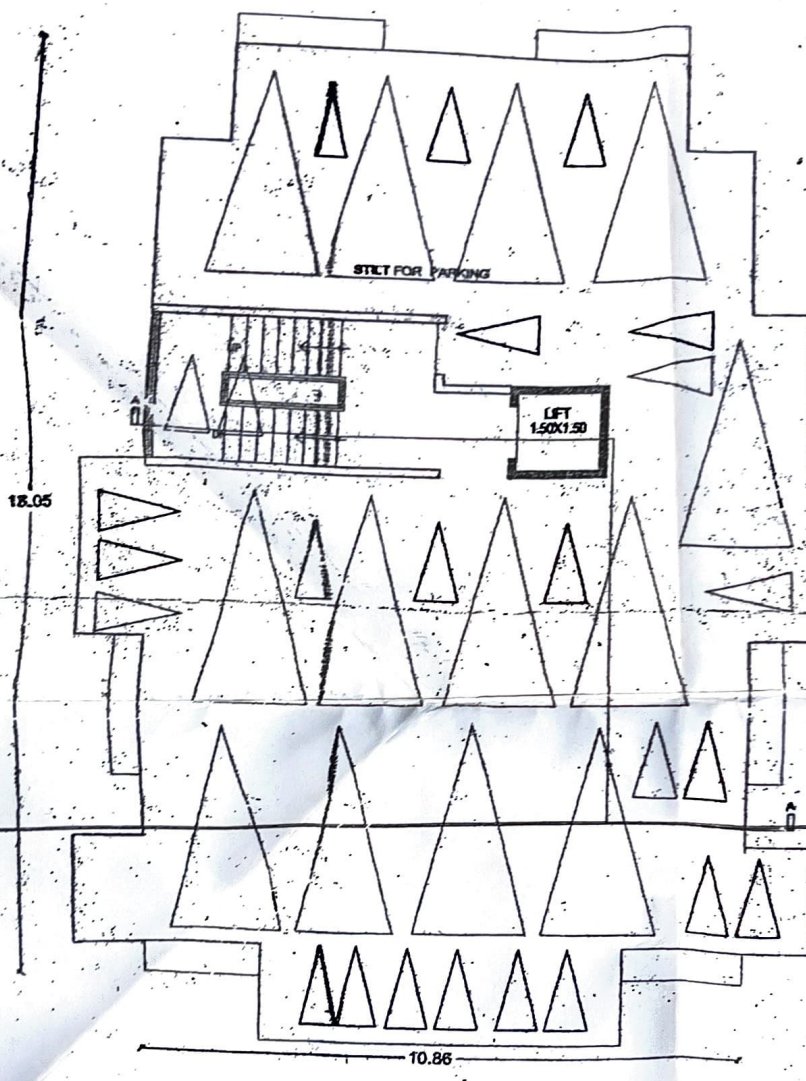
**T.D.R. STATEMENT**

TOTAL PLOT AREA	210.4
ALLOWABLE T.D.R. 40%	
PERMISSIBLE B.U.P. AREA	
TOTAL B.U.P. AREA PROPOSED	
D.R.C. No. LNDWS/	
T.D.R. ZONE 'D'	
T.D.R. PURCHASE	
T.D.R. USED ON	
FOURTH & FIFTH FLOOR	
TOTAL	210.4

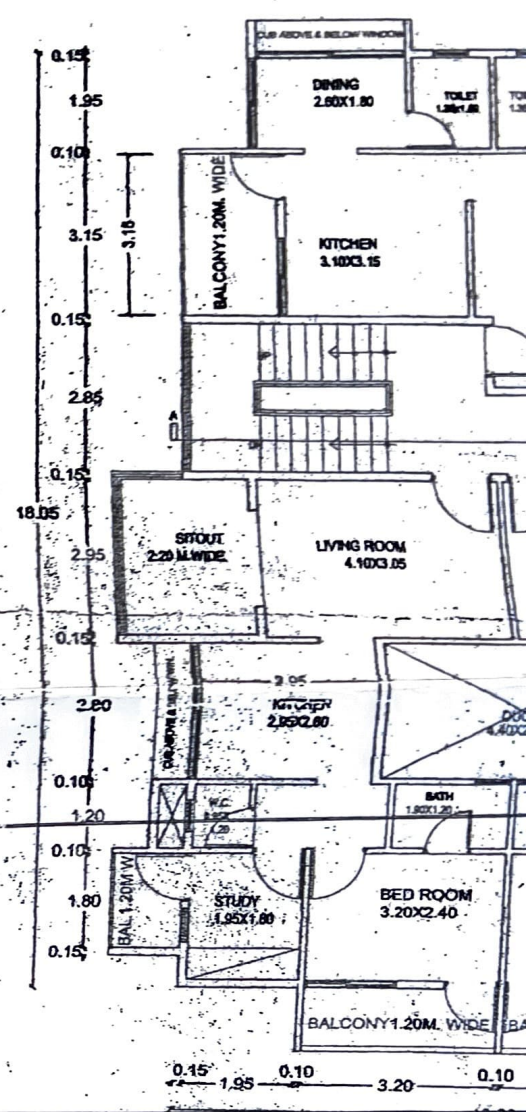


I

X

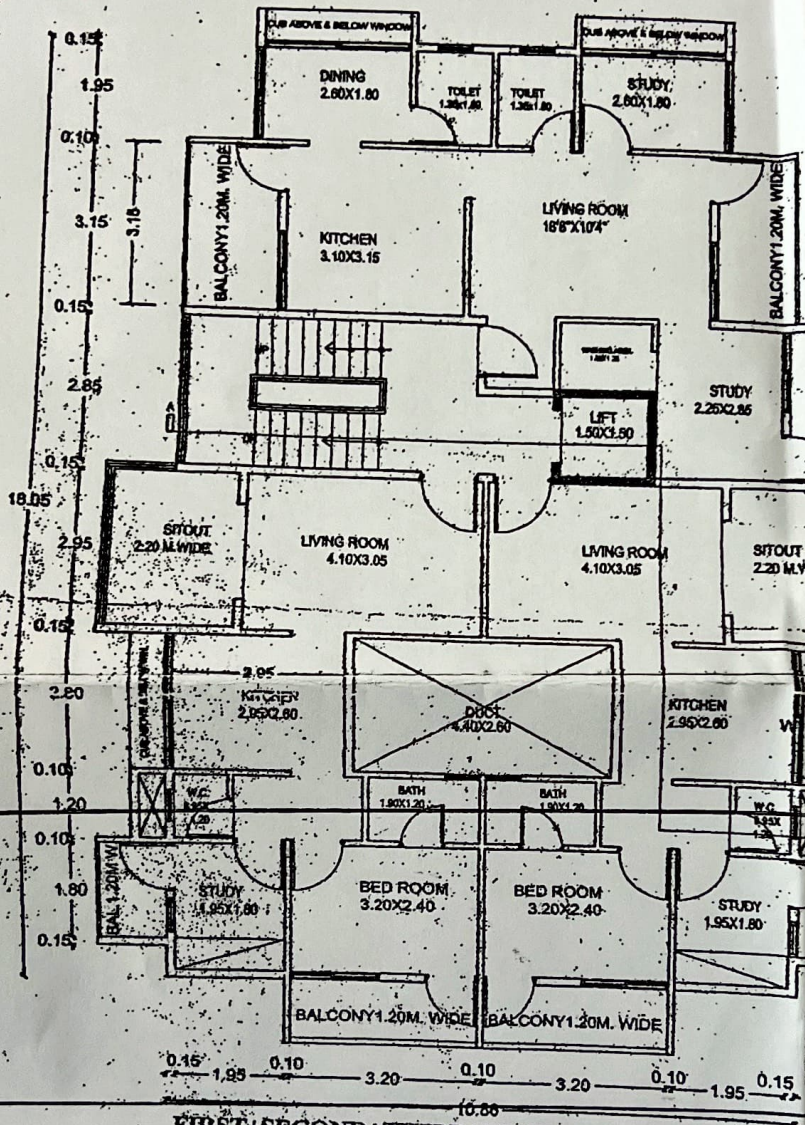


**PARKING FLOOR PLAN**  
(SCALE - 1:100)

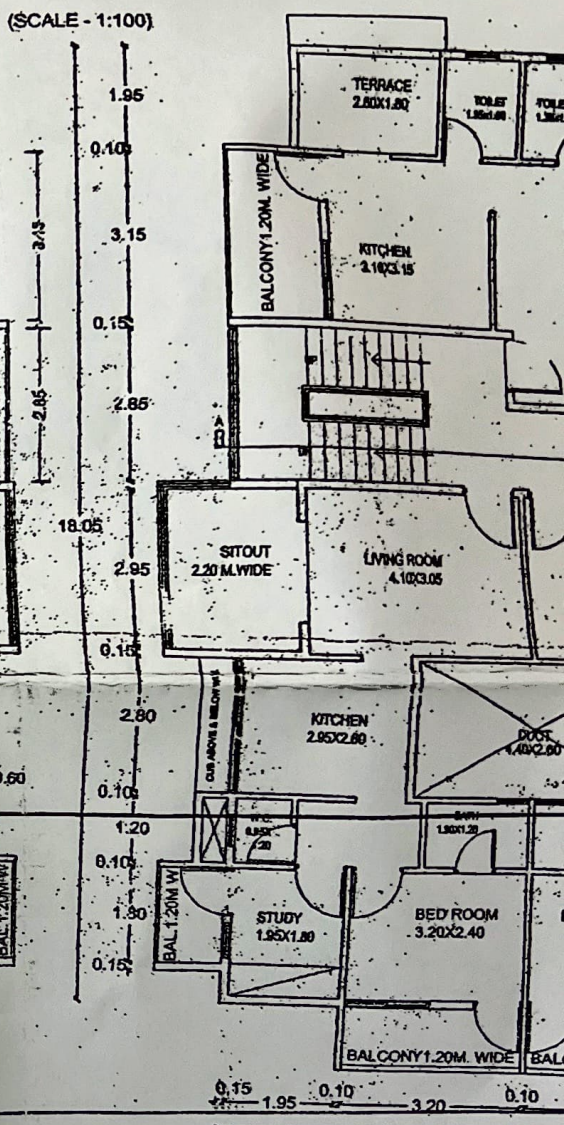


**FIRST+SECOND+THIRD+FOURTH FLOOR**  
(SCALE - 1:100)

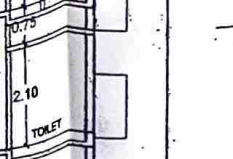




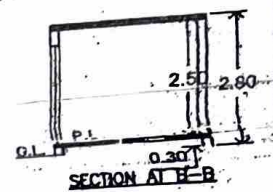
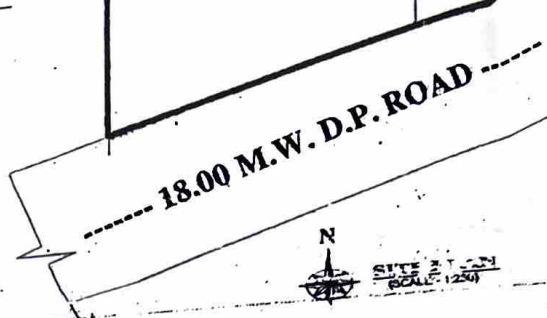
**FIRST+SECOND+THIRD+FOURTH FLOOR PLAN**  
 (SCALE - 1:100)



**FIFTH FLOOR**  
 (SCALE - 1:100)

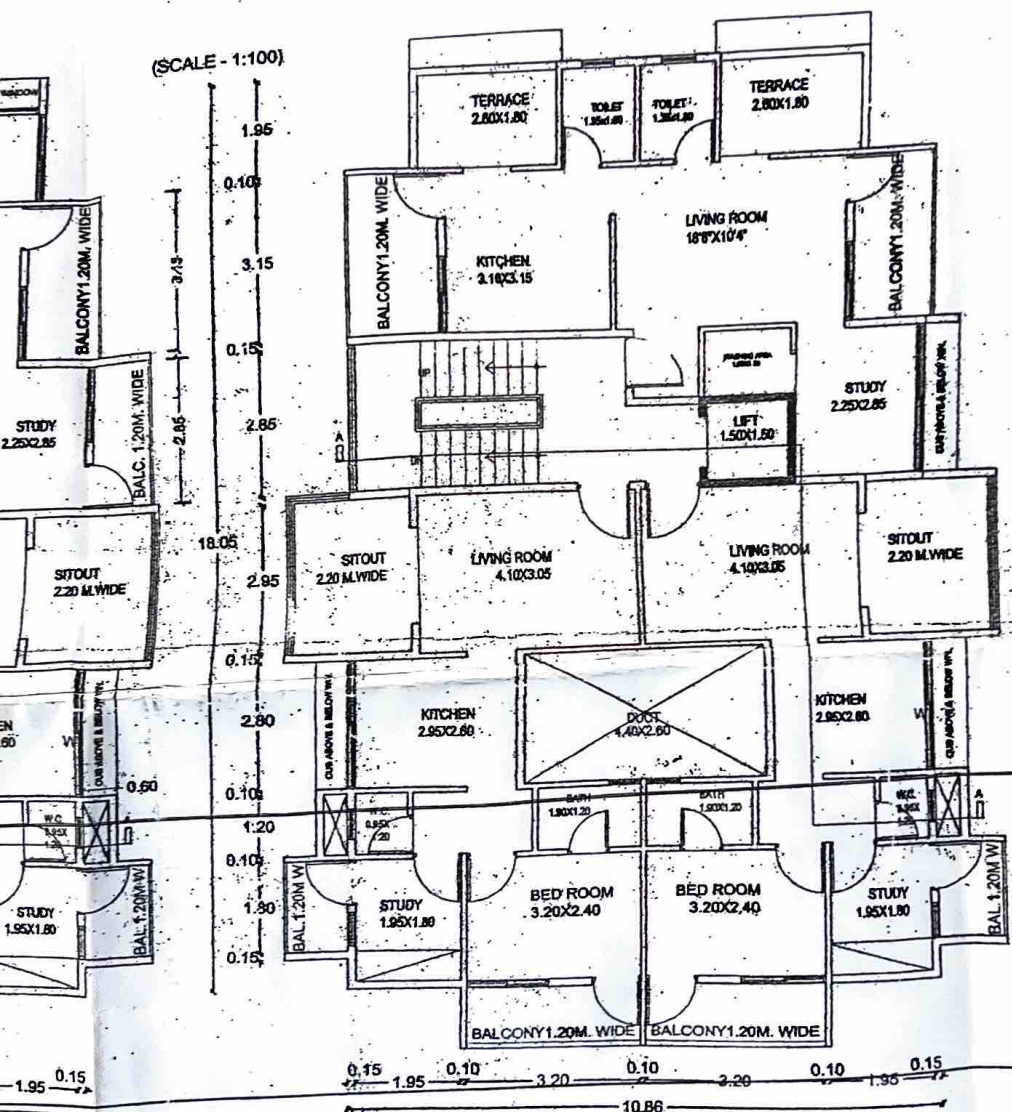


ELEVATION  
(SCALE - 1:100)



FIRST FLOOR	PERMISSIBLE BALCONY = 140.192 X 10% = 14.019
PROPOSED BALCONY = 22.98 SQMT.	EXCESS BALCONY = 22.98 - 14.019 = 8.961
SECOND FLOOR	PERMISSIBLE BALCONY = 140.192 X 10% = 14.019
PROPOSED BALCONY = 22.98 SQMT.	EXCESS BALCONY = 22.98 - 14.019 = 8.961
THIRD FLOOR	PERMISSIBLE BALCONY = 140.192 X 10% = 14.019
PROPOSED BALCONY = 22.98 SQMT.	EXCESS BALCONY = 22.98 - 14.019 = 8.961
FOURTH FLOOR	PERMISSIBLE BALCONY = 140.192 X 10% = 14.019
PROPOSED BALCONY = 22.98 SQMT.	EXCESS BALCONY = 22.98 - 14.019 = 8.961
FIFTH FLOOR	PERMISSIBLE BALCONY = 129.47 X 10% = 12.947
PROPOSED BALCONY = 22.98 SQMT.	EXCESS BALCONY = 22.98 - 12.947 = 10.033
TOTAL EXES. BAL. AREA = 8.961 X 4NO. = 35.844 SQMT.	

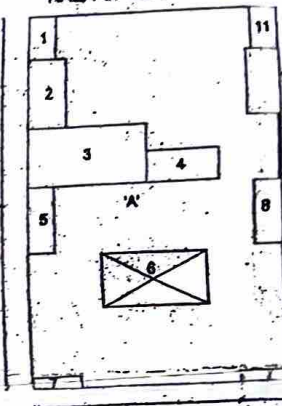
(SCALE - 1:100)



FIFTH FLOOR PLAN  
(SCALE - 1:100)

'A'

'A' BLOCK AREA = 1.80 X 1.80 = 3.24 SQMT.  
AREA OF LIFT = 3.24 SQMT.



AREA CALCULATION  
(SCALE - 1:250)

FIRST + SECOND + THIRD FLOOR

'A' BLOCK AREA = 10.86 X 18.05

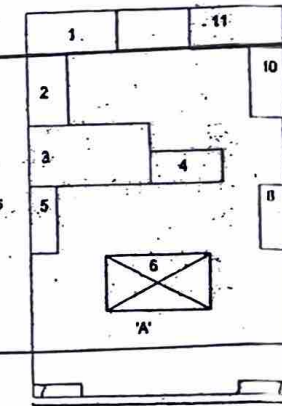
DEDUCTION

1) 1.23 X 2.05
2) 3.30 X 1.73
3) 5.23 X 2.85
4) 3.00 X 1.50
5) 3.15 X 1.15
6) 4.40 X 2.80
7) 2.08 X 0.80 X 2
8) 3.00 X 1.15
9) 0.10 X 3.15
10) 1.42 X 3.15
11) 1.17 X 2.05

TOTAL  
(196.023 - 55.844) = 140.179

NET B/UP AREA OF I ST FLOOR  
NET B/UP AREA OF II ND FLOOR  
NET B/UP AREA OF III RD FLOOR  
NET B/UP AREA OF IV TH FLOOR

FIFTH FLOOR



'A' BLOCK AREA = 10.86 X 18.05

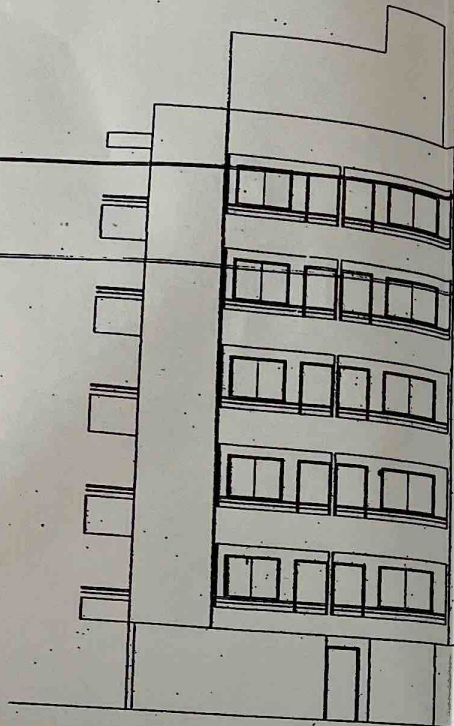
DEDUCTION

1) 3.96 X 1.95
2) 3.40 X 1.73
3) 5.23 X 2.85
4) 3.00 X 1.50
5) 3.15 X 1.15
6) 4.40 X 2.80
7) 2.08 X 0.80 X 2
8) 3.00 X 1.15
9) 0.10 X 3.15
10) 1.42 X 3.15
11) 3.90 X 1.15

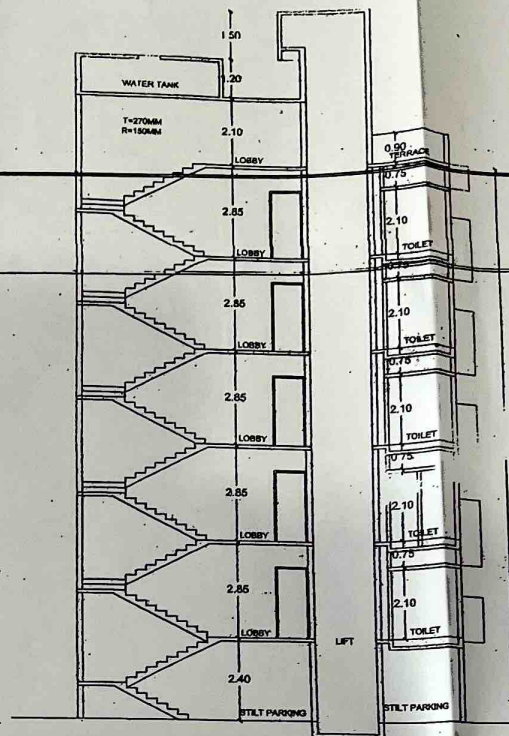
TOTAL  
(196.023 - 66.000) = 130.023

NET B/UP AREA OF V TH FLOOR

Reference: 1) Approved Plot layout No. Lnd/W/wh  
 dated 9.11.1999  
 2) P. No. A2/59 / 73 / 10, dated 17.05.2010



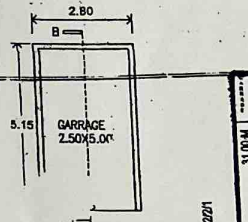
**FRONT ELEVATION**  
 (SCALE - 1:100)



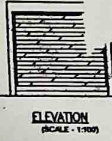
**SECTION A-A**  
 (SCALE - 1:100) (SCALE - 1:100)

**T.D.R. STATEMENT**

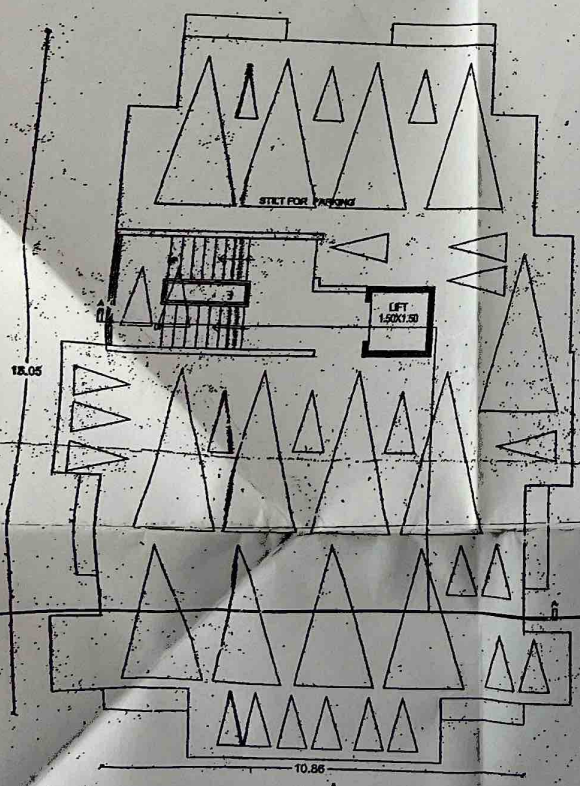
TOTAL PLOT AREA	= 528.89 SQ.M
ALLOWABLE T.D.R. AREA	= 711.558 SQ.M
PERMISSIBLE B.U.P. AREA	= 740.448 SQ.M
TOTAL B.U.P. AREA PROPOSED	= 739.358 SQ.M
D.R.C. No.	LNDWS/ DT.
T.D.R. ZONE	'D'
T.D.R. PURCHASE	= 211.558 SQ.M
T.D.R. USED ON 1 <sup>st</sup>	
FOURTH & FIFTH FLOOR	= 210.465 SQ.M
TOTAL	= 210.465 SQ.M



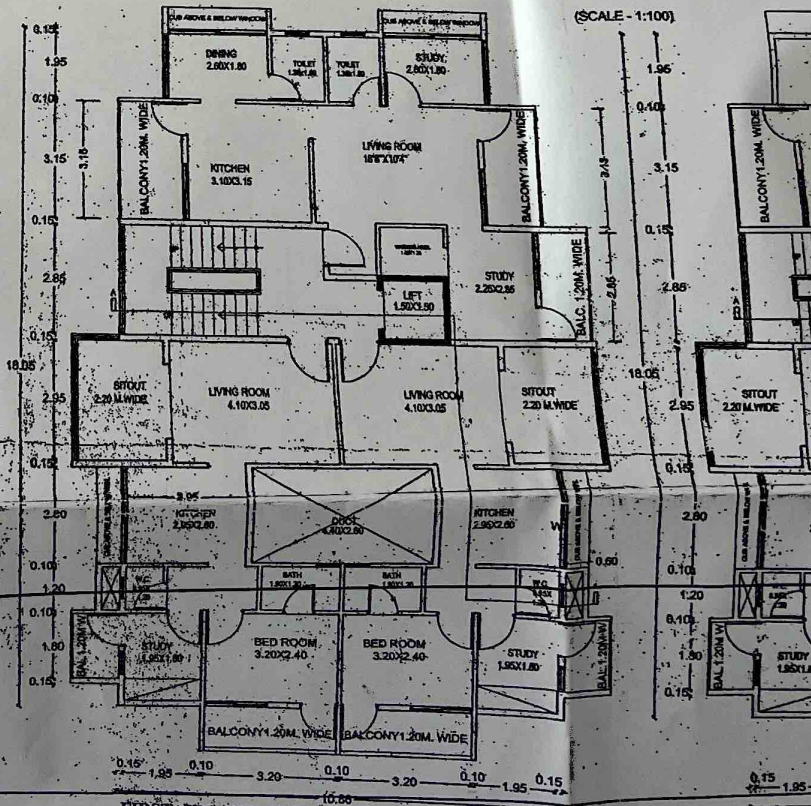
**PLAN**  
 (SCALE - 1:100)



**ELEVATION**  
 (SCALE - 1:100)



**PARKING FLOOR PLAN**  
 (SCALE - 1:100)

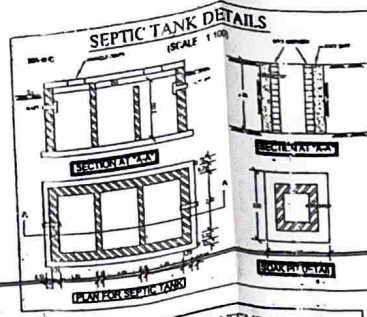
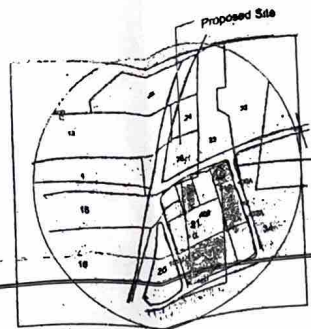


**FIRST+SECOND+THIRD+FOURTH FLOOR PLAN**  
 (SCALE - 1:100)

STAMP OF APPROVAL  
**APPROVED**  
 The Plans amended in .....  
 As per the conditions stated in  
 the accompanying Form No. 1  
 Certificate No. A/2897

Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik

**T.D.R. STATEMENT**  
 TOTAL PLOT AREA = 428.89 SQ.M.  
 ALLOWABLE T.D.R. 40% = 211.556 SQ.M.  
 PERMISSIBLE B.U.P AREA = 740.446 SQ.M.  
 TOTAL B.U.P AREA PROPOSED = 739.355 SQ.M.  
 D.R.C. No. LNDWS/J DT.  
 T.D.R. ZONE - 'D'  
 T.D.R. PURCHASE = 211.556 SQ.M.  
 T.D.R. USED ON :  
 FOURTH & FIFTH FLOOR = 210.465 SQ.M.  
 TOTAL = 210.465 SQ.M.

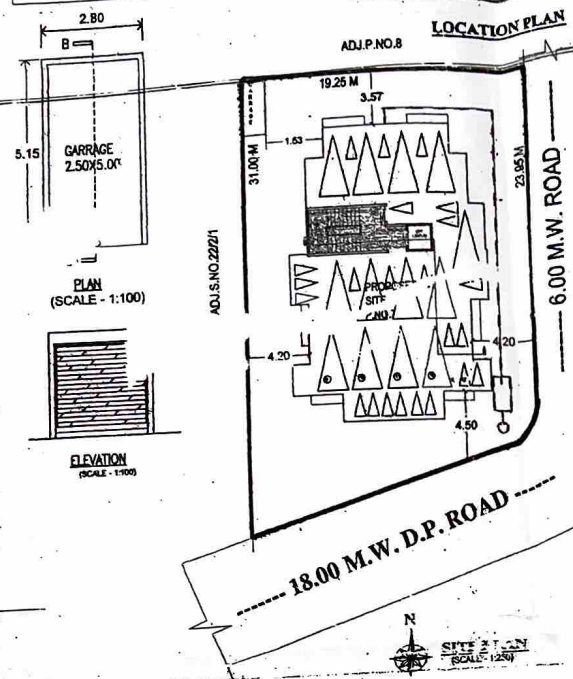
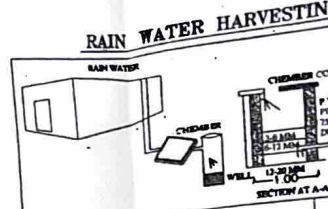


**PARKING STATEMENT**

OCCUPANCY	REQUIRED		PROVIDED	
	4 WHEEL	2 WHEEL	4 WHEEL	2 WHEEL
PLOT	02	04	02	04
RESIDENTIAL	11	13	11	13
TOTAL	13	17	13	17

**SUMMARY**

1) PLOT AREA	= 528.89 sqm.
2) 40% T.D.R. (Plot area)	= 211.556 sqm.
3) T.D.R. USED	= 740.446 sqm.
4) TOTAL FSI Permissible	
a) 1 <sup>ST</sup> FLOOR	= 140.192 sqm.
b) 2 <sup>ND</sup> FLOOR	= 140.192 sqm.
c) 3 <sup>RD</sup> FLOOR	= 140.192 sqm.
d) 4 <sup>TH</sup> FLOOR	= 128.479 sqm.
e) 5 <sup>TH</sup> FLOOR	= 693.474 sqm.
TOTAL B.U.P AREA	= 693.474 sqm.
TOTAL BALCONY EXC.	= 45.877 sqm.
TOTAL PROP. AREA	= 739.355 sqm.



**BALCONY AREA STATEMENT**  
 FIRST FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQ.M.  
 PROPOSED BALCONY = 22.98 SQ.M.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQ.M.  
 SECOND FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQ.M.  
 PROPOSED BALCONY = 22.98 SQ.M.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQ.M.  
 THIRD FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQ.M.  
 PROPOSED BALCONY = 22.98 SQ.M.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQ.M.  
 FOURTH FLOOR  
 PERMISSIBLE BALCONY = 140.192 X 10% = 14.019 SQ.M.  
 PROPOSED BALCONY = 22.98 SQ.M.  
 EXCESS BALCONY = 22.98 - 14.019 = 8.961 SQ.M.  
 FIFTH FLOOR  
 PERMISSIBLE BALCONY = 128.47 X 10% = 12.847 SQ.M.  
 PROPOSED BALCONY = 22.98 SQ.M.  
 EXCESS BALCONY = 22.98 - 12.847 = 10.033 SQ.M.  
 TOTAL EXES. BAL AREA = 8.961 X 4 FLOORS + 10.033  
 = 45.877 SQ.M.

**AREA STATEMENT**

01 AREA OF THE PLOT	
02 DEDUCTIONS FOR	
a) ROAD ACQUISITION AREA	
b) PROPOSED ROADS	
c) ANY RESERVATION	
TOTAL (a+b+c)	
03 NET GROSS AREA OF THE PLOT	
04 DEDUCTIONS FOR	
a) PROPOSED GROUND PER RULE 11(3)(1)	
b) INTERNAL ROAD TOTAL (a+b)	
05 NET AREA OF THE PLOT	
06 ADDITIONS FOR F.S.I. TOTAL B.U.P AREA	
PROPOSED 1) 100 % SET BACK AREA (40% T.D.R.)	
07 TOTAL AREA (a+b)	
08 TOTAL F.S.I. PERMISSIBLE	
09 PERMISSIBLE FLOOR AREA (P X B)	
10 EXISTING FLOOR AREA	
11 PROPOSED FLOOR AREA	
12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	
13 TOTAL BALCONY AREA PROPOSED (11+12)	
TOTAL BALCONY AREA CONSIDERED (11+12)	

**AREA CALCULATION**  
 (SCALE: 1:250)  
 'A' BLOCK AREA = 1.80 X 1.80 = 3.24 SQ.M.  
 AREA OF LIFT = 3.24 SQ.M.  
**FIRST + SECOND + THIRD FLOOR**  
 'A' BLOCK AREA = 10.86 X 18.05 = 196.023 SQ.M.  
 DEDUCTION  
 1) 1.23 X 2.05 = 2.5215 SQ.M.  
 2) 3.30 X 1.73 = 5.709 SQ.M.  
 3) 5.23 X 2.85 = 14.9055 SQ.M.  
 4) 3.00 X 1.50 = 0.4500 SQ.M.  
 5) 3.15 X 1.15 = 0.36225 SQ.M.  
 6) 4.40 X 2.60 = 11.4400 SQ.M.  
 7) 2.08 X 0.60 X 2 = 0.24960 SQ.M.  
 8) 3.00 X 1.15 = 0.34500 SQ.M.  
 9) 0.10 X 3.15 = 0.31500 SQ.M.  
 10) 1.42 X 3.15 = 0.44730 SQ.M.  
 11) 1.17 X 2.05 = 0.23985 SQ.M.  
 TOTAL = 55.8310 SQ.M.  
 (196.023 - 55.831 = 140.192 SQ.M.)

**TENEMENT STATEMENT**  
 a) NET AREA OF THE PLOT  
 b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC  
 c) AREA OF TENEMENT (A - B)  
 d) TENEMENT PERMISSIBLE AS 220 PER HECTOR  
 e) TENEMENTS PROPOSED  
**PARKING STATEMENT**  
 a) PARKING REQUIRED BY RULE  
 b) GARAGES PERMISSIBLE  
 c) GARAGES PROVIDED  
 d) TOTAL PARKING PROVIDED

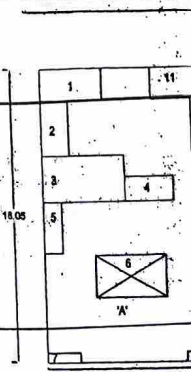
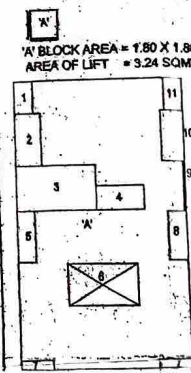
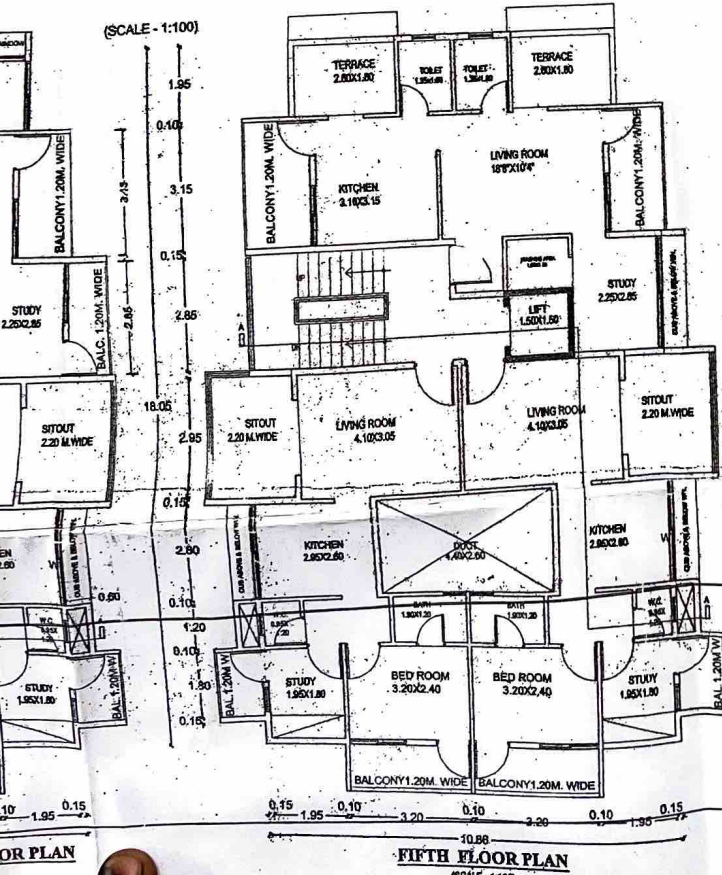
**NOTE**  
 PLOT BOUNDARY SHOWN IN THICK BLACK  
 PROPOSED WORK SHOWN IN RED  
 DRAIN LINE SHOWN IN DOTTED RED  
 INTERNAL WALL 0.15 M. THICK  
 INTERNAL WALL 0.10 M. THICK  
**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY  
 ON 15/07/2008. A DIMENSION OF ALL SIDES ETC OF THE PLOT  
 STATED ON PLAN ARE MEASURED ON SITE AND AREA 90 WORK ON  
 TALES WITH AREA STATED IN DOCUMENT OF OWNERSHIP 11.9

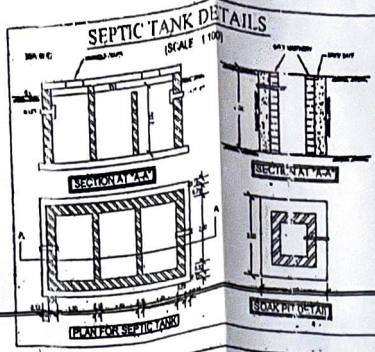
**PROPOSED REVISED RESIDENTIAL**  
**ON P. NO. 07, S. No. 22/22/1+22-1+3**  
**NASHIK.**  
**FOR : M/S PACIFIC BUILDERS THROUGH**  
**SHRI. PRASHANT H. PATIL.**

M/S PACIFIC BUILDERS THROUGH ITS  
 PARTNER  
 SIGN OF OWNERS  
 SHRI. PRASHANT H. PATIL  
 ENGINEER

**PRASHANT PATIL & ASSOCIATES**  
 PLANNERS & DESIGNERS  
 1.2 A DUMBAR APPT. BEHIND HILL  
 COLLEGE ROAD, NASHIK, HILL

DATE	SCALE	DRN. BY
07/10/10	AS SHOWN	HEMANT





STAMP OF APPROVAL

**APPROVED**  
 The Plans amended in .....  
 As per the conditions mentioned in  
 the accompanying **60000000**  
 Certificate No. **A/228/1/10** dated **15/10/12**

**PARKING STATEMENT**

OCCUPANCY	REQUIRED		PROVIDED	
	4 WHEEL	2 WHEEL	4 WHEEL	2 WHEEL
1 <sup>ST</sup> LOT	02	04	02	04
RESIDENTIAL	11	13	11	13
<b>TOTAL</b>	13	17	13	17

**SUMMARY**

1) PLOT AREA	= 528.89 sqm.
2) 40% T.D.R. (Plot area)	= 211.556 sqm.
3) T.D.R. USED	= 211.556 sqm.
4) TOTAL FSI Permissible	= 740.446 sqm.
<b>b) 1<sup>ST</sup> FLOOR</b>	<b>= 140.192 sqm.</b>
<b>c) SECOND FLOOR</b>	<b>= 140.192 sqm.</b>
<b>d) THIRD FLOOR</b>	<b>= 140.192 sqm.</b>
<b>e) FOURTH FLOOR</b>	<b>= 129.47 sqm.</b>
<b>f) FIFTH FLOOR</b>	<b>= 693.474 sqm.</b>
<b>TOTAL B-UP AREA</b>	<b>= 693.474 sqm.</b>
<b>TOTAL BALCONY EXC.</b>	<b>= 45.877 sqm.</b>
<b>TOTAL PROP. AREA</b>	<b>= 739.355 sqm.</b>

**BALCONY AREA STATEMENT**

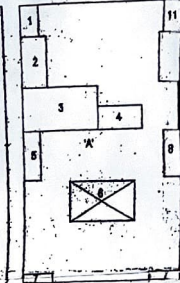
<b>FIRST FLOOR</b>	PERMISSIBLE BALCONY = $140.192 \times 10\% = 14.019$ SQMT. PROPOSED BALCONY = 22.98 SQMT. EXCESS BALCONY = $22.98 - 14.019 = 8.961$ SQMT.
<b>SECOND FLOOR</b>	PERMISSIBLE BALCONY = $140.192 \times 10\% = 14.019$ SQMT. PROPOSED BALCONY = 22.98 SQMT. EXCESS BALCONY = $22.98 - 14.019 = 8.961$ SQMT.
<b>THIRD FLOOR</b>	PERMISSIBLE BALCONY = $140.192 \times 10\% = 14.019$ SQMT. PROPOSED BALCONY = 22.98 SQMT. EXCESS BALCONY = $22.98 - 14.019 = 8.961$ SQMT.
<b>FOURTH FLOOR</b>	PERMISSIBLE BALCONY = $140.192 \times 10\% = 14.019$ SQMT. PROPOSED BALCONY = 22.98 SQMT. EXCESS BALCONY = $22.98 - 14.019 = 8.961$ SQMT.
<b>FIFTH FLOOR</b>	PERMISSIBLE BALCONY = $129.47 \times 10\% = 12.947$ SQMT. PROPOSED BALCONY = 22.98 SQMT. EXCESS BALCONY = $22.98 - 12.947 = 10.033$ SQMT.
<b>TOTAL EXES. BAL AREA</b>	<b>= 45.877 SQMT.</b>

**AREA CALCULATION**

(SCALE - 1:250)

'W' BLOCK AREA =  $1.80 \times 1.80 = 3.24$  SQMT.  
 AREA OF LIFT = 3.24 SQMT.

**FIRST + SECOND + THIRD FLOOR**



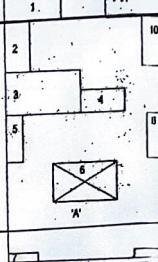
'W' BLOCK AREA =  $10.86 \times 18.05 = 196.023$  SQMT.

DEDUCTION

1) 1.23 X 2.05 = 2.5215 SQMT.	
2) 3.30 X 1.73 = 5.709 SQMT.	
3) 5.23 X 2.85 = 14.9055 SQMT.	
4) 3.00 X 1.50 = 04.506 SQMT.	
5) 3.15 X 1.15 = 03.6225 SQMT.	
6) 4.40 X 2.80 = 11.4400 SQMT.	
7) 2.08 X 0.80 X 2 = 02.4960 SQMT.	
8) 3.00 X 1.15 = 03.4500 SQMT.	
9) 0.10 X 3.15 = 00.3150 SQMT.	
10) 1.42 X 3.15 = 04.4730 SQMT.	
11) 1.17 X 2.05 = 02.3985 SQMT.	
<b>TOTAL</b>	<b>= 65.8910 SQMT.</b>
<b>(196.023 - 65.891 = 140.192 SQMT.)</b>	

NET B-UP AREA OF 1<sup>ST</sup> FLOOR = 140.192 SQMT.  
 NET B-UP AREA OF 2<sup>ND</sup> FLOOR = 140.192 SQMT.  
 NET B-UP AREA OF 3<sup>RD</sup> FLOOR = 140.192 SQMT.  
 NET B-UP AREA OF 4<sup>TH</sup> FLOOR = 140.192 SQMT.

**FIFTH FLOOR**



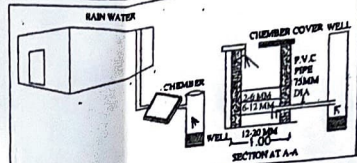
'W' BLOCK AREA =  $10.86 \times 18.05 = 196.023$  SQMT.

DEDUCTION

1) 3.96 X 1.95 = 07.7220 SQMT.	
2) 3.40 X 1.73 = 05.8820 SQMT.	
3) 5.23 X 2.85 = 14.9055 SQMT.	
4) 3.00 X 1.50 = 04.5060 SQMT.	
5) 3.15 X 1.15 = 03.6225 SQMT.	
6) 4.40 X 2.80 = 11.4400 SQMT.	
7) 2.08 X 0.80 X 2 = 02.4960 SQMT.	
8) 3.00 X 1.15 = 03.4500 SQMT.	
9) 0.10 X 3.15 = 00.3150 SQMT.	
10) 1.42 X 3.25 = 04.8150 SQMT.	
11) 3.90 X 1.95 = 07.6050 SQMT.	
<b>TOTAL</b>	<b>= 66.5530 SQMT.</b>
<b>(196.023 - 66.553 = 129.470 SQMT.)</b>	

NET B-UP AREA OF 5<sup>TH</sup> FLOOR = 129.470 SQMT.

**RAIN WATER HARVESTING**



**AREA STATEMENT**

	SQ. M
01 AREA OF THE PLOT	528.89
02 DEDUCTIONS FOR: a) ROAD ADJACENT AREA	
b) PROPOSED ROADS	
c) ANY RESERVATION	
<b>TOTAL (a+b+c)</b>	<b>528.89</b>
03 NET GROSS AREA OF THE PLOT	
04 DEDUCTIONS FOR: a) RECREATIONAL GROUND PER RULE 113(1)	
b) INTERNAL ROAD TOTAL (a+b)	528.89
05 NET AREA OF THE PLOT	
06 ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA) PROCESS 11/100 & SET BACK AREA (40% T.D.R.)	211.556
07 TOTAL AREA (a+b)	740.446
08 TOTAL F.S.I. PERMISSIBLE	130
09 PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	740.446
10 EXISTING FLOOR AREA	693.474
11 PROPOSED FLOOR AREA	45.877
12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	
13 TOTAL BUILT UP AREA PROPOSED (1+11+12)	739.355
14 GROSS SET BACK AREA CONSUMED (10% FLOOR AREA)	89%

**BALCONY AREA STATEMENT**

a) PERMISSIBLE BALCONY AREA PER FLOOR	60.05
b) PROPOSED BALCONY AREA PER FLOOR	30
c) EXCESS BALCONY AREA TOTAL	30

**TENEMENT STATEMENT**

a) NET AREA OF THE PLOT	740.446
b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC.	739.355
c) AREA OF TENEMENT (A-B)	16 Nos.
d) TENEMENTS PERMISSIBLE AS 220 PER RECTOR	15 Nos.
e) TENEMENTS PROPOSED	

**PARKING STATEMENT**

a) PARKING REQUIRED BY RULE	13
b) GARAGES PERMISSIBLE	17
c) GARAGES PROVIDED	13
d) TOTAL PARKING PROVIDED	13

**NOTE**  
 PLOT BOUNDARY SHOWN IN THICK BLACK  
 PROPOSED WORK SHOWN IN RED  
 DRAIN LINES SHOWN IN DOTTED RED  
 EXTERNAL WALL 0.15 MT. THICK  
 INTERNAL WALL 0.10 MT. THICK

**CERTIFICATE OF AREA**  
 I HEREBY CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/09/2008 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TAKEN WITH AREA STATED IN DOCUMENT OF OWNERSHIP 11.5 ACT

**PROPOSED REVISED RESIDENTIAL BUILDING PLAN ON F. NO. 07, S. No. 22/2/14-22-1+3-1 AT WADALA SHIVAJI NASHIK.**

**FOR : M/S PACIFIC BUILDERS THROUGH ITS PARTNER SHRI. PRASHANT H. PATIL.**

DATE: 07/10/10 SCALE: AS SHOWN DRN. BY: HEMANT GHKD. BY: P.H.P. JOB. NO.

**PACIFIC BUILDERS THROUGH ITS PARTNER**

**SHRI. PRASHANT H. PATIL**  
 ENGINEERS SIGN

**PRASHANT PATIL & ASSOCIATES**  
 PLANNERS & DESIGNERS  
 1.2 AUDUMBAR APPT., BEHIND ARCHIS GALLERY,  
 COLLEGE ROAD, NASHIK HELLO (0253) 2315137.

DATE	SCALE	DRN. BY	GHKD. BY	JOB. NO.
07/10/10	AS SHOWN	HEMANT	P.H.P.	