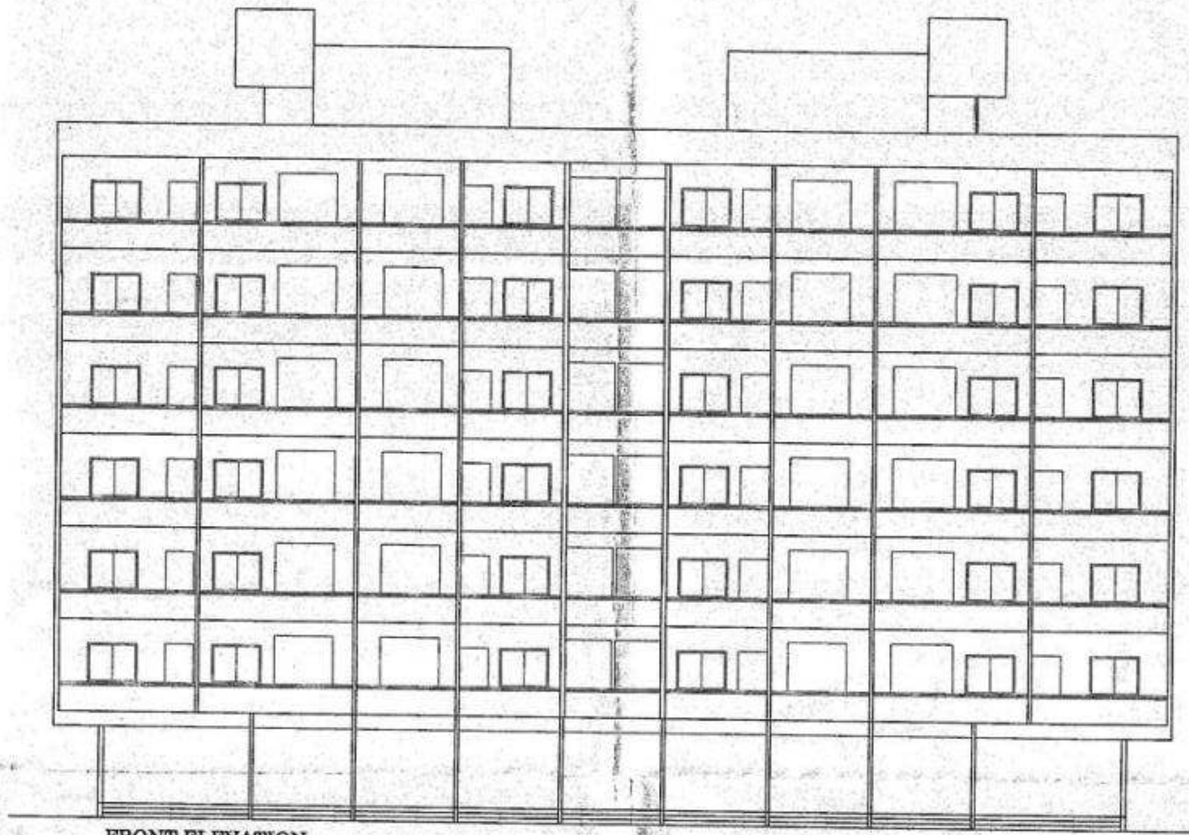
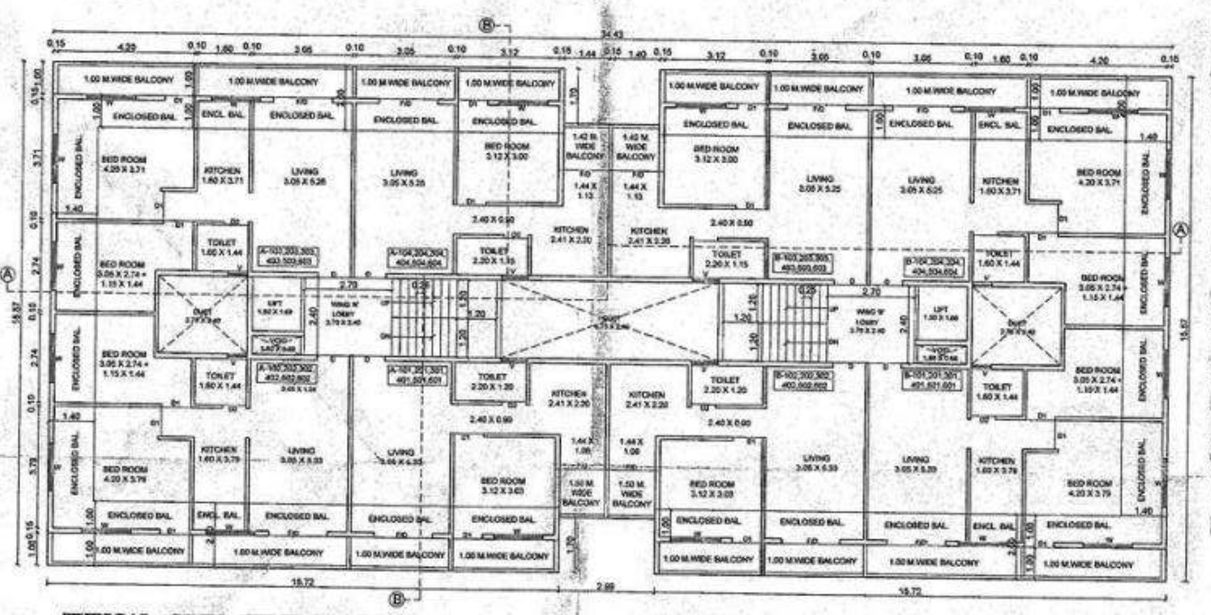
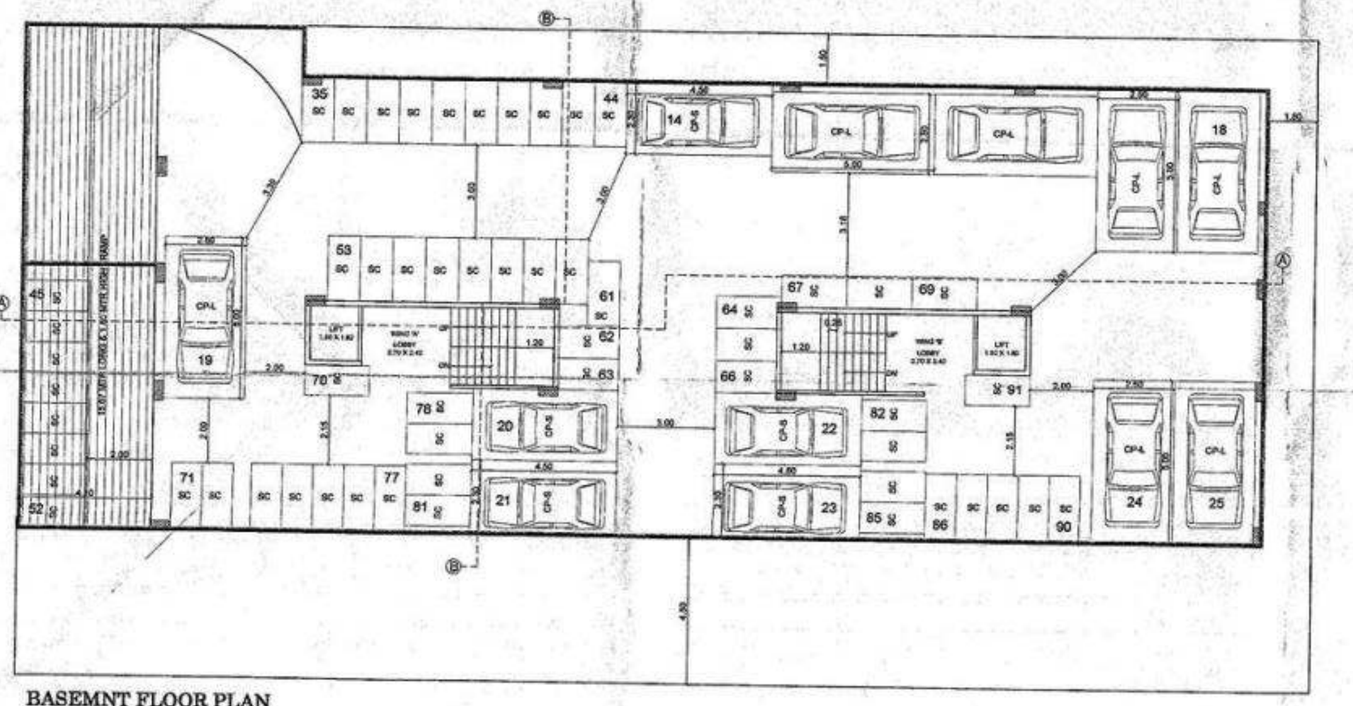


FRONT ELEVATION
(SCALE : 1:100)



TYPICAL 1ST TO 6TH FLOOR PLAN
(SCALE : 1:100)



BASEMNT FLOOR PLAN
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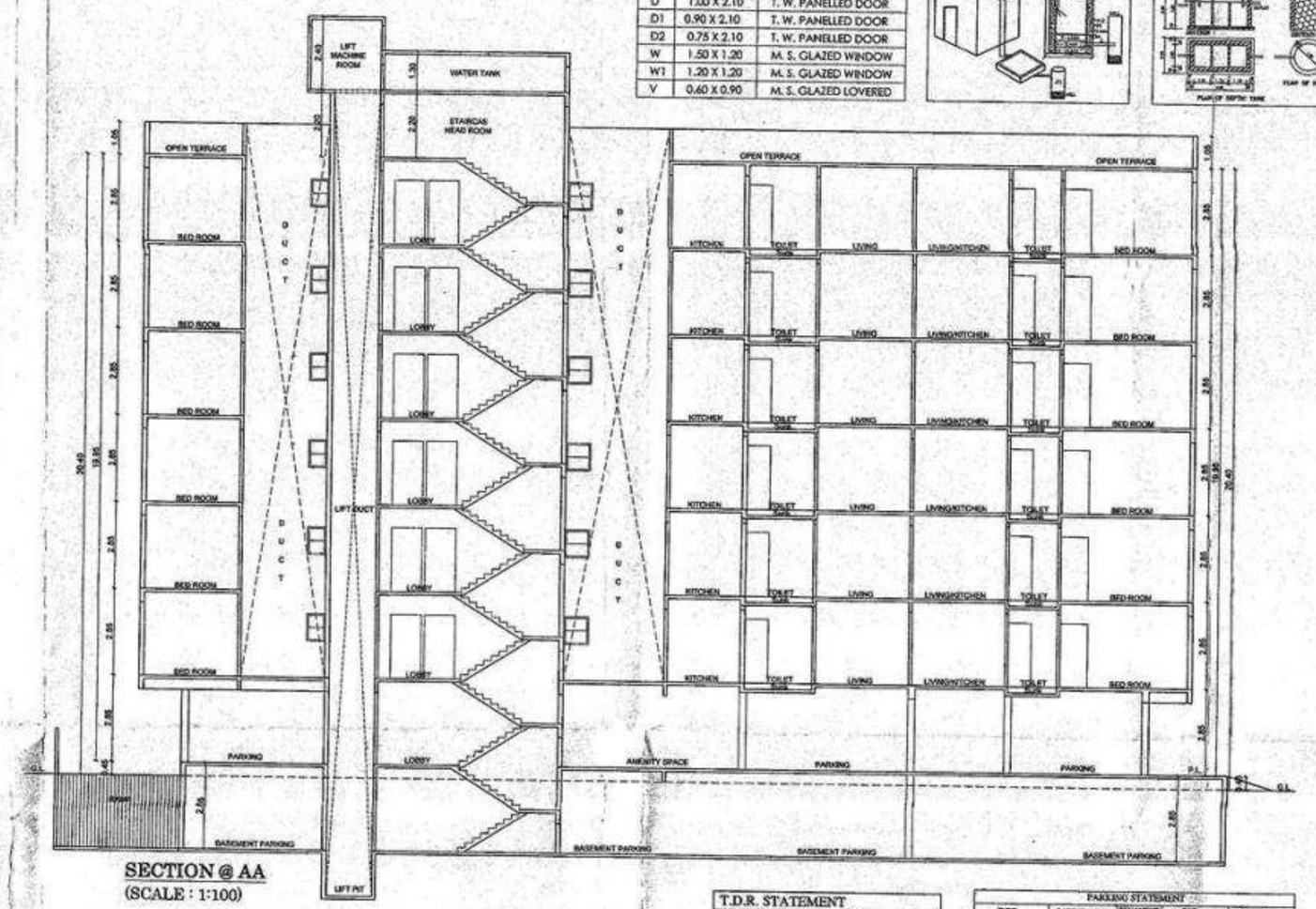
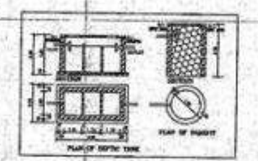
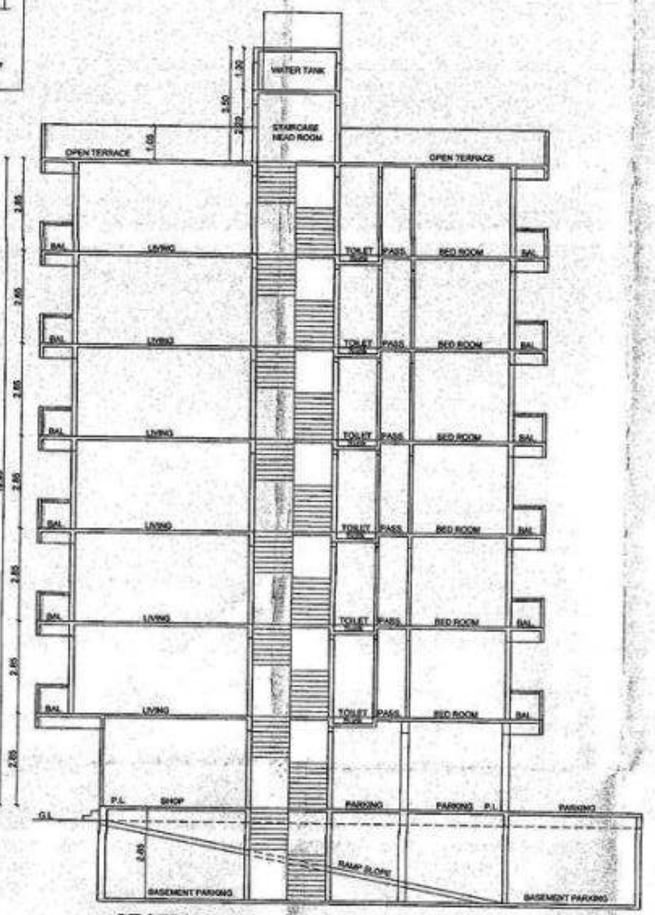


SECTION @ AA
(SCALE : 1:100)

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.90	M. S. GLAZED LOVERED

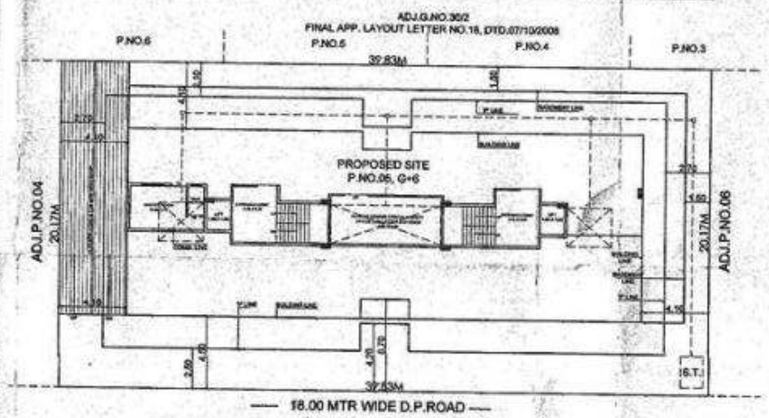




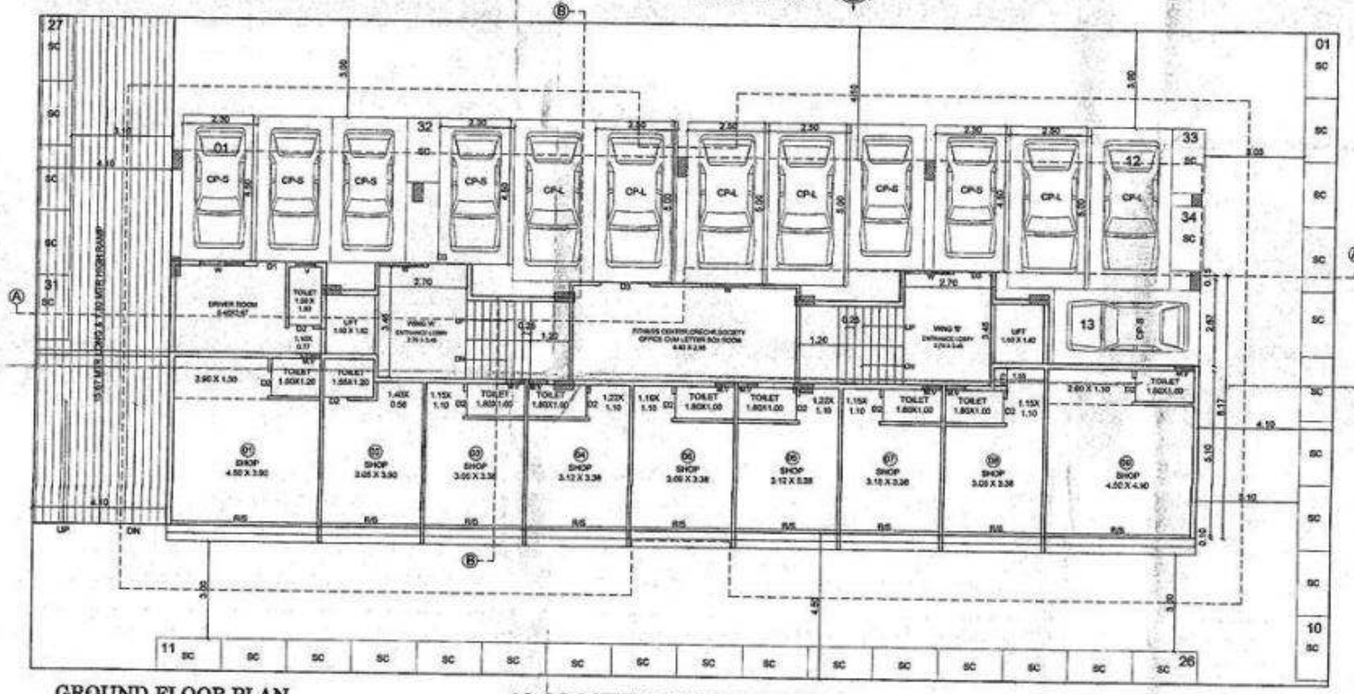
SECTION @ BB
(SCALE : 1:100)

T.D.R. STATEMENT
PLOT AREA AS PER 7/12 = 803.37 SQMT.
PLOT AREA AS PER SITE = 803.37 SQMT.
PERMISSIBLE T.D.R. 90 % = 723.03 SQM.
:- T.D.R. PURCHASE
X = Eg / R X Y
690.00 X 8200 / 66300 = 91.79 SQM.
T.D.R. UTILISED AS PER FORMULA = 91.79 SQM.
D.R.C. NO. 1036, DTD. 17/03/2022
REGI. AGR. NO. 9383/2022, DTD. 28/09/2022

PARKING STATEMENT					
TYPE	CARPET AREA	TENEMENT	CAR		SCOOTER
		UNIT	REQ.	PROV.	REQ. PROV.
RESIDENTIAL	>130 m²	00	00	00	00 00
RESIDENTIAL	90 - 130 m²	24	12	12	24 24
RESIDENTIAL	40 - 90 m²	00	00	00	00 00
RESIDENTIAL	80 - 150 m²	00	00	00	00 00
RESIDENTIAL	> 150 m²	00	00	00	00 00
VISITOR 5 %		00	1.2	1.2	4.8 4.8
COMMERCIAL	145.39	00	12	12	12 12
TOTAL REQUIRED			25.2	25.2	100.8 100.8
AS PER MULTIPLE FACTOR RULE NO.9.2.2 -2.5			25.2	25.2	90.72 90.72
TOTAL PROPOSED			25	25	90 90



SITE PLAN
SCALE - 1 : 200



GROUND FLOOR PLAN
(SCALE : 1:100)

---18.00 METER WIDE ROAD---

FORM OF STATEMENT 3 AREA DETAILS OF BUILDING							
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat	No.of Units	Total Area
(1)	(2)	(3)	(4)	(5)	(6)		
	GROUND FLOOR	SHOP NO.01	23.40	----	----	01	23.40
		SHOP NO.02	14.77	----	----	01	14.77
		SHOP NO.03	13.65	----	----	01	13.65
		SHOP NO.04	13.95	----	----	01	13.95
		SHOP NO.05	13.85	----	----	01	13.85
		SHOP NO.06	13.95	----	----	01	13.95
		SHOP NO.07	13.65	----	----	01	13.65
		SHOP NO.08	14.77	----	----	01	14.77
		SHOP NO.09	23.40	----	----	01	23.40
							TOTAL AREA - 145.39 SQM.
'A' WING	FIRST TO SIXTH FLOOR	F.NO.A-101,201,301,401,501,601	39.15	8.48	----	06	47.63 X 6 = 285.78
		F.NO.A-102,202,302,402,502,602	32.71	9.30	----	06	61.01 X 6 = 370.06
		F.NO.A-103,203,303,403,503,603	51.99	9.10	----	06	61.09 X 6 = 366.54
		F.NO.A-104,204,304,404,504,604	38.65	8.37	----	06	47.02 X 6 = 282.12
							TOTAL AREA = 1305.30 SQM.
'B' WING	FIRST TO SIXTH FLOOR	F.NO.B-101,201,301,401,501,601	39.15	8.48	----	06	47.63 X 6 = 285.78
		F.NO.B-102,202,302,402,502,602	32.63	8.37	----	06	47.02 X 6 = 282.12
		F.NO.B-103,203,303,403,503,603	51.09	9.10	----	06	61.09 X 6 = 366.54
		F.NO.B-104,204,304,404,504,604	52.71	9.10	----	06	61.81 X 6 = 370.86
							TOTAL AREA = 1305.30 SQM.

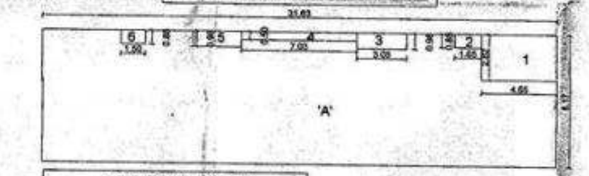
TABLE NO - 9E

OCCUPANCY LOAD CALCULATION						
S.NO.	GROUP OF OCCUPANCY	OCCUPANT LOAD GROSS AREA (area in sq.mt./ persons)	FLOOR	TYPE OF OCCUPANCY	RMP AREA (in sq.mt.)	NO OF PERSONS
1)	COMMERCIAL					
	(a) street floor	3.00	GROUND FL.	COMM.	155.57	51.86
	(b) above floor	4.65	------	------	------	------
	TOTAL NO. OF PERSON = 52 PERSONS					

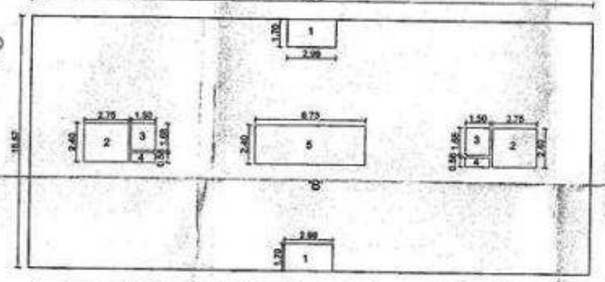
TABLE NO - 12

SANITARY BLOCK CALCULATION										
			WATER CLOSET				URINAL			
S.NO.	OCCUPANCY	NO. OF PERSON	REQUIRED		PROVIDED		REQUIRED		PROVIDED	
			MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
G.F.	COMMERCIAL Proposed area = 155.57 sqm.	MALE 34 / FEMALE 18	1per50 (Minimum2)	1per50 (Minimum2)			1per50 (Minimum2)	1per50 (Minimum2)		
		TOTAL = 52	total no of urinals + 0.66 no.	total no of water closet + 0.33 no.	total no of water closet + 0.36 no.	total no of water closet + 2.04 no.	total no of urinals + 1no.	total no of urinals + 1no.	total no of urinals + 1no.	total no of urinals + 1no.
	REQUIRED		0.66 no.	0.33 no.	0.66 no.	0.36 no.	0.66 no.	0.36 no.	0.66 no.	0.36 no.
	PROPOSED		00		00		00		00	

AREA DIAGRAM & CALCULATION



AREA CALCULATION FOR GROUND FLOOR								
BLOCK 'A'	31.63	X	6.17	X	1.00	X	1	= 255.42
1	4.66	X	7.62	X	1.00	X	1	= 13.91
2	1.65	X	0.85	X	1.00	X	1	= 1.40
3	3.05	X	0.98	X	1.00	X	1	= 2.99
4	7.59	X	0.82	X	1.00	X	1	= 3.52
5	3.05	X	0.98	X	1.00	X	1	= 2.99
6	1.00	X	0.85	X	1.00	X	1	= 1.26
TOTAL	0.00		0.00		0		0	26.29
NET BUILT-UP AREA	0.00		255.42 - 26.29					255.13



AREA CALCULATION FOR TYPICAL 1ST TO 6TH FLOOR								
BLOCK 'B'	34.43	X	15.97	X	1.00	X	1	= 549.98
1	2.99	X	1.70	X	1.00	X	2	= 10.17
2	2.75	X	2.40	X	1.00	X	2	= 13.20
3	1.50	X	1.60	X	1.00	X	2	= 8.04
4	1.50	X	0.58	X	1.00	X	2	= 1.74
5	6.73	X	2.40	X	1.00	X	1	= 16.15
TOTAL	0.00		0.00		0		0	46.30
NET BUILT-UP AREA	0.00		549.98 - 46.30					503.76
			503.76 X 06 FLOORS					3005.69

FORM OF STATEMENT 2 PROPOSED BUILDING		
Building No.	Floor No.	Total Built - Up Area of floor as per outer Construction Line. (Sq.mt.)
(1)	(2)	(3)
1	GROUND	233.13
	FIRST	489.78
	SECOND	489.78
	THIRD	489.78
	FOURTH	489.78
	FIFTH	489.78
	SIXTH	489.78
	TOTAL	3177.81

TITLE

PROPOSED COMMERCIAL + RESIDENTIAL BUILDING PLAN ON P.NO. 05, S.NO. 30/3 @ CHUNCHALE SHIWAR, IN NASHIK. FOR: SHRI. MUKESHBHAI SHAMBHUBHAI DALSANIYA.

APPROVAL STAMP

APPROVED

The Plans amended in .....
As per the conditions Mentioned in the accompanying commencement Certificate No. dated
B2/BP/213/2022 08/10/2022

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation Nashik

LOCATION PLAN
SCALE - (NTS)

REF.
FINAL LAYOUT NO. LND/WS/SAT./82/19, DTD. 25/10/2011.

AREA STATEMENT		SQM.
1.	AREA OF PLOT (Minimum area of a.k.c. to be considered)	803.37
	a) As per ownership document (7/12, CTS extract)	803.37
	b) As per measurement sheet	803.37
	c) As per site	803.37
2.	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P. Road Widening Area/Service Road/ Highway widening	----
	(b) Any D.P. Reservation Area (T.D.R. 91 %)	----
3.	Balance area of plot (1-2)	803.37
4.	Gross Space (if applicable)	----
	(a) Reserved	----
	(b) Adjustment of 20% if any :-	----
	(c) Balance Proposed	----
5.	Net Plot Area (3+4 (c))	803.37
6.	Recreational Open space (if applicable)	----
	(a) Required	----
	(b) Provided	----
7.	Internal Road Area	----
8.	Portable area (if applicable)	----
9.	Built up area with reference to Basic F.S.I. as per front road width. (Sr. No. Notice/ FSI)	883.70
10.	Addition of FSI on payment of premiums	
	(a) Maximum permissible premium FSI based on road width(TOD zone	401.68
	(b) Proposed FSI on payment of premium	401.68
11.	In-situ FSI (TDR loading)	----
	(a) In-situ area against D.P. road (2.0 x Sr.no. (a), if any	----
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x (b no. + (b) and / or (c)	----
	(c) TDR area (2.50% + 20%)	220.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	220.00
12.	Additional FSI area under Chapter No. 7	591.00
13.	Total entitlement of FSI in the proposal	
	(a) (9+10(c)+11(d) or 12 whichever is applicable)	1976.38
	(b) Ancillary Area FSI upto 60% with payment of charges. 1131.89	1200.23
	(c) Ancillary Area FSI upto 80% with payment of charges. 68.14	
	(d) Total entitlement (a+b)	3176.61
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)	3.28
15.	Total Built-up Area in proposal, (excluding area at sr.No. 17h)	
	(a) Existing Built-up Area	----
	(b) Proposed Built-up Area (as per 'R' plan)	3171.81
	(c) Total (a+b) (COMMERCIAL - 155.57 + RESI. - 3016.24)	3171.81
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	0.99%
17.	Area for Inclusive Housing, if any	----
	(a) Required (20% of Sr.No. 8)	----
	(b) Proposed	----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 14 / 09 / 2022 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIEST WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. SATISH D. GAIKWAD

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION, I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

SHRI.MUKESHBHAI S. DALSANIYA

AR. SATISH D. GAIKWAD
ARCHITECT SING.

ER. JAYESH MAVANANA
STRUCTURAL ENGG. SING.

AR. YOGESH GAIKWAD
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AR. SATISH GAIKWAD
Regn. Architect(CA)
Architectural Consultant
+91-9270769613

GAIKWAD ARCHITECTS

EMAIL: gaikwadsatish1@gmail.com, PH. : 0253 - 6644227
ADDRESS: A-302, Third Floor, Prabhavati Plaza, Above Sony Prabhat Resto Colony, Behind Kulkarni Garden, Nashik -422005

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No of Architect Expiree no of Licenced Engineer
		1:100	POOJA VEHER	S.D.G.	CA/2015/50838

Web-14-cd-drg\architects\SHAM OFFICE DATA-2018-23\2022 PROJECTS\GAONSHI SORSANIYA PATEL\F NO. 5 BUILDING\MUNICIPAL