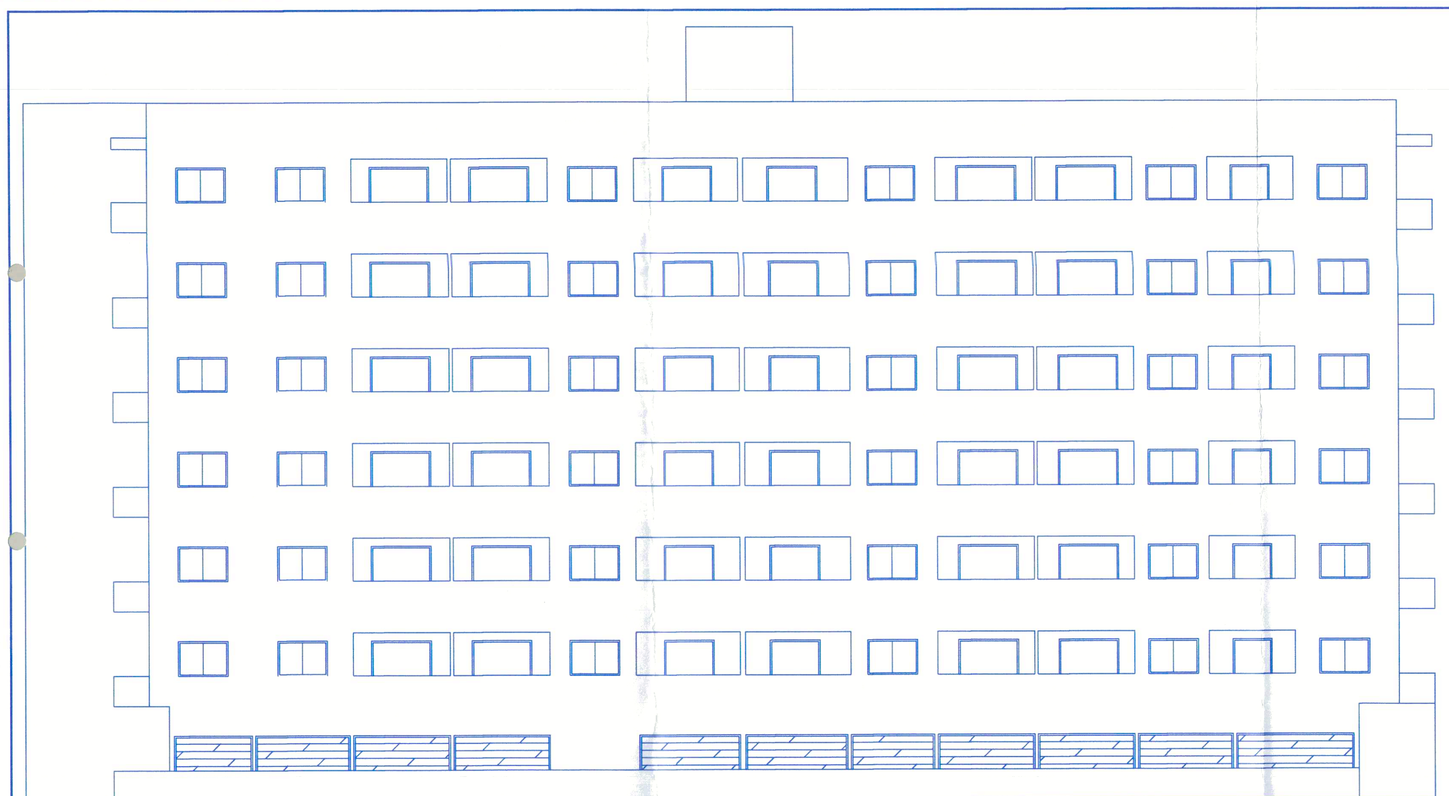
PRODUCED BY AN AUTODESK STUDENT VERSION



## FRONT ELEVATION
SCALE : - 1 : 100

## SECTION @ A-A
SCALE : - 1 : 100

**PROFORMA - I**

Rivesed Commercial Cum Residential Building Plan On G.No. 103/1/A/1
Of:- Village Chinchale Of Nashik.
For :- Mr. Valu Kashinath Hagavane Through GPA Apurva Builders & Developers Partnership Firm Through Partner Mr.Apurva R. Tondulkar.

Sheet No. 2

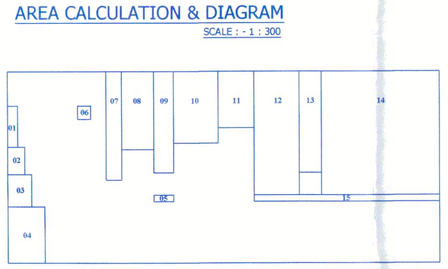
**APPROVED**
The Plans amended in...
As per the conditions Mentioned in the accompaning commencement
Certificate No B2/34/2025 dated 30/11/2025

Executive Engineer
Town Planning Department
Nashik Muncipal Corperation
Nashik

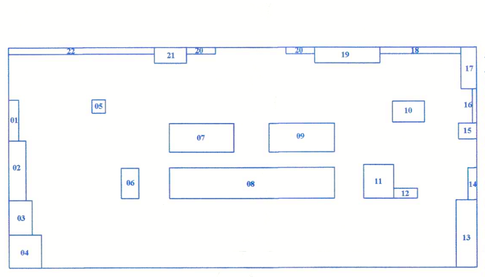
## Proposed Buliding

| Building No. | Floor No. | Total Built-up Area of floor, as per outer construction line. |
|---|---|---|
| (1) | (2) | (3) |
| 1 | GROUND FL. | 355.84 Sqmt |
| 1 | FIRST FL. | 667.50 Sqmt |
| 1 | SECOND FL. | 655.97 Sqmt |
| 1 | THIRD FL. | 655.97 Sqmt |
| 1 | FOURTH FL. | 655.97 Sqmt |
| 1 | FIFTH FL. | 655.97 Sqmt |
| 1 | SIXTH FL. | 655.97 Sqmt |
| 1 | SEVENTH FL. | 655.97 Sqmt |
| | Total | 4959.16 Sqmt |

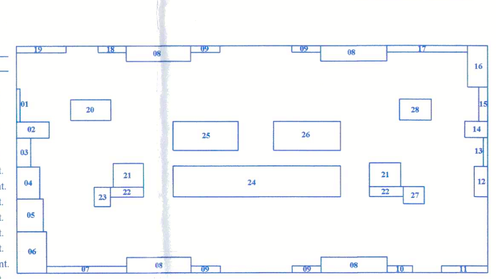
## AREA CALCULATION & DIAGRAM
SCALE : - 1 : 300



AREA CALCULATION ON GROUND FLOOR.
BLOCK AREA = 39.08 X 17.30 = 676.09 Sqmt.
DEDUCTION = 1) 0.89X3.70X1 = 3.30 Sqmt.
DEDUCTION = 2) 1.55X2.50X1 = 3.88 Sqmt.
DEDUCTION = 3) 2.15X2.90X1 = 6.23 Sqmt.
DEDUCTION = 4) 3.34X5.10X1 = 17.03 Sqmt.
DEDUCTION = 5) 1.80X0.60X1 = 1.08 Sqmt.
DEDUCTION = 6) 1.20X1.20X1 = 1.44 Sqmt.
DEDUCTION = 7) 1.40X9.80X1 = 13.72 Sqmt.
DEDUCTION = 8) 2.90X7.04X1 = 20.41 Sqmt.
DEDUCTION = 9) 1.80X9.15X1 = 16.47 Sqmt.
DEDUCTION = 10) 4.03X6.40X1 = 26.15 Sqmt.
DEDUCTION = 11) 3.20X5.10X1 = 16.32 Sqmt.
DEDUCTION = 12) 4.08X11.15X1 = 45.49 Sqmt.
DEDUCTION = 13) 2.00X9.15X1 = 18.30 Sqmt.
DEDUCTION = 14) 10.79X11.15X1 = 120.31 Sqmt.
DEDUCTION = 15) 16.87X0.60X1 = 10.12 Sqmt.
TOTAL DEDUCTION = 320.25 Sqmt.
NET B/ UP AREA = 676.09 - 320.25 = 355.84 Sqmt.



AREA CALCULATION ON FIRST FLOOR.
BLOCK AREA = 42.14 X 19.90 = 838.59 Sqmt.
DEDUCTION = 1) 0.89X3.70X1 = 3.30 Sqmt.
DEDUCTION = 2) 1.55X5.40X1 = 8.37 Sqmt.
DEDUCTION = 3) 2.09X3.10X1 = 6.48 Sqmt.
DEDUCTION = 4) 2.89X3.00X1 = 8.67 Sqmt.
DEDUCTION = 5) 1.20X1.20X1 = 1.44 Sqmt.
DEDUCTION = 6) 1.55X2.75X1 = 4.26 Sqmt.
DEDUCTION = 7) 5.83X2.60X1 = 15.16 Sqmt.
DEDUCTION = 8) 15.00X2.80X1 = 42.00 Sqmt.
DEDUCTION = 9) 5.98X2.60X1 = 15.54 Sqmt.
DEDUCTION = 10) 2.85X1.90X1 = 5.41 Sqmt.
DEDUCTION = 11) 2.75X3.05X1 = 8.39 Sqmt.
DEDUCTION = 12) 2.10X0.90X1 = 1.89 Sqmt.
DEDUCTION = 13) 1.86X6.10X1 = 11.34 Sqmt.
DEDUCTION = 14) 0.81X2.90X1 = 2.34 Sqmt.
DEDUCTION = 15) 1.65X1.45X1 = 2.39 Sqmt.
DEDUCTION = 16) 0.40X3.10X1 = 1.24 Sqmt.
DEDUCTION = 17) 1.40X3.75X1 = 5.25 Sqmt.
DEDUCTION = 18) 7.20X0.60X1 = 4.32 Sqmt.
DEDUCTION = 19) 5.90X1.40X1 = 8.26 Sqmt.
DEDUCTION = 20) 2.60X0.60X2 = 3.12 Sqmt.
DEDUCTION = 21) 2.90X1.40X1 = 4.06 Sqmt.
DEDUCTION = 22) 13.09X0.60X1 = 7.86 Sqmt.
TOTAL DEDUCTION = 171.09 Sqmt.
NET B/ UP AREA = 838.59 - 171.09 = 667.50 Sqmt.



AREA CALCULATION ON TYPICAL 2ND TO 7TH FLOOR.
BLOCK AREA = 42.30 X 20.50 = 867.15 Sqmt.
DEDUCTION = 1) 0.30X3.00X1 = 0.90 Sqmt.
DEDUCTION = 2) 2.90X1.45X1 = 4.20 Sqmt.
DEDUCTION = 3) 1.25X2.60X1 = 3.25 Sqmt.
DEDUCTION = 4) 2.06X2.90X1 = 5.98 Sqmt.
DEDUCTION = 5) 2.35X2.95X1 = 6.93 Sqmt.
DEDUCTION = 6) 2.65X3.75X1 = 9.94 Sqmt.
DEDUCTION = 7) 7.20X0.60X1 = 4.32 Sqmt.
DEDUCTION = 8) 5.90X1.40X4 = 33.04 Sqmt.
DEDUCTION = 9) 2.60X0.60X4 = 6.24 Sqmt.
DEDUCTION = 10) 2.25X0.60X1 = 1.35 Sqmt.
DEDUCTION = 11) 4.25X0.60X1 = 2.55 Sqmt.
DEDUCTION = 12) 1.21X2.75X1 = 3.33 Sqmt.
DEDUCTION = 13) 0.40X2.60X1 = 1.04 Sqmt.
DEDUCTION = 14) 2.05X1.45X1 = 2.97 Sqmt.
DEDUCTION = 15) 0.80X3.10X1 = 2.48 Sqmt.
DEDUCTION = 16) 1.80X3.75X1 = 6.75 Sqmt.
DEDUCTION = 17) 7.20X0.60X1 = 4.32 Sqmt.
DEDUCTION = 18) 2.54X0.60X1 = 1.52 Sqmt.
DEDUCTION = 19) 4.45X0.60X1 = 2.67 Sqmt.
DEDUCTION = 20) 3.66X1.85X1 = 6.66 Sqmt.
DEDUCTION = 21) 2.75X2.15X2 = 11.82 Sqmt.
DEDUCTION = 22) 3.00X0.90X2 = 5.40 Sqmt.
DEDUCTION = 23) 1.45X1.75X1 = 2.54 Sqmt.
DEDUCTION = 24) 15.00X2.80X1 = 42.00 Sqmt.
DEDUCTION = 25) 5.83X2.60X1 = 15.16 Sqmt.
DEDUCTION = 26) 5.98X2.60X1 = 15.54 Sqmt.
DEDUCTION = 27) 1.85X1.55X1 = 2.87 Sqmt.
DEDUCTION = 28) 2.85X1.90X1 = 5.41 Sqmt.
TOTAL DEDUCTION = 211.18 Sqmt.
NET B/ UP AREA = 867.15 - 211.18 = 655.97 Sqmt.

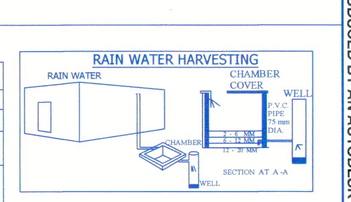
TOTAL B/UP AREA ON GROUND - 1ST & 2ND TO 7TH FLOOR = 355.84 + 667.50 + ( 655.97 X 6 ) = 4959.16 SQMT.

## PARKING AREA STATEMENT

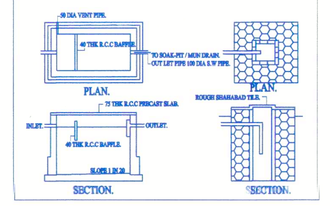
| | REQUIRED | | PROPOSED | |
|---|---|---|---|---|
| | CAR | SCOOTER | CAR | SCOOTER |
| COMMERCIAL Carpet Area = 549.69 sqmt | 06 | 30 | 06 | 30 |
| For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (No Of Flat No = 64) | 32 | 160 | 32 | 160 |
| Visitor Parking | 1.60 | 08 | 1.60 | 08 |
| Total No Of Parking | 39.60 | 198 | 39.60 | 198 |
| As per multiplying factor 0.90 | 36 | 178 | 36 | 178 |

NOTE : 1 CAR AGAINST 6 SCOOTER BY CALCULATION
CAR NO. L-37+L-38+L-39+L-40+L-41+L-42+L-43 = 07X06 = 42.00 SCOOTER

## RAIN WATER HARVESTING




SEPTIC TANK DETAILS.
LIQUID CAPACITY OF SEPTIC TANK. 1800LTRS.
NO OF USERS PERMITTED. USERS 50
NO USERS PROPOSED. USERS 50




## SCHEDULE OF DOORS & WINDOWS

| | | |
|---|---|---|
| D | 1.00 X 2.10 | FLUSH DOOR |
| D1 | 0.90 X 2.10 | FLUSH DOOR |
| D2 | 0.75 X 2.10 | FLUSH DOOR |
| W | 1.80 X 1.20 | M. S. WINDOW |
| W1 | 1.50 X 0.90 | M. S. WINDOW |
| W2 | 1.50 X 1.20 | M. S. WINDOW |
| V | 0.60 X 0.75 | M. S. VENTILATER |

## Area details of Appartment

| Building No. | Floor No. | Appartment No. | Carpet Area of Appartment | Area of Balcony attached to Appartment | Area of Double height terraces attached to Flat |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | GROUND FL. | S-1 | 24.91 Sqmt | -------- | -------- |
| | | S-2 | 26.44 Sqmt | -------- | -------- |
| | | S-3 | 17.25 Sqmt | -------- | -------- |
| | | S-4 | 20.75 Sqmt | -------- | -------- |
| | | S-5 | 11.98 Sqmt | -------- | -------- |
| | | S-6 | 14.53 Sqmt | -------- | -------- |
| | | S-7 | 15.66 Sqmt | -------- | -------- |
| | | S-8 | 18.32 Sqmt | -------- | -------- |
| | | S-9 | 19.31 Sqmt | -------- | -------- |
| | | S-10 | 16.47 Sqmt | -------- | -------- |
| | | S-11 | 13.50 Sqmt | -------- | -------- |
| | | S-12 | 15.66 Sqmt | -------- | -------- |
| | | S-13 | 15.66 Sqmt | -------- | -------- |
| | | S-14 | 15.39 Sqmt | -------- | -------- |
| | | S-15 | 19.11 Sqmt | -------- | -------- |
| 1 | FIRST FL. | S-16 | 18.05 Sqmt | -------- | -------- |
| | | S-17 | 14.53 Sqmt | -------- | -------- |
| | | S-18 | 18.27 Sqmt | -------- | -------- |
| | | S-19 | 17.83 Sqmt | -------- | -------- |
| | | S-20 | 12.75 Sqmt | -------- | -------- |
| | | S-21 | 15.55 Sqmt | -------- | -------- |
| | | S-22 | 17.83 Sqmt | -------- | -------- |
| | | S-23 | 20.54 Sqmt | -------- | -------- |
| | | S-24 | 18.27 Sqmt | -------- | -------- |
| | | S-25 | 14.53 Sqmt | -------- | -------- |
| | | S-26 | 11.98 Sqmt | -------- | -------- |
| | | S-27 | 18.12 Sqmt | -------- | -------- |
| | | S-28 | 13.95 Sqmt | -------- | -------- |
| | | S-29 | 19.70 Sqmt | -------- | -------- |
| | | S-30 | 20.97 Sqmt | -------- | -------- |
| | | J.TOLET | 3.36 Sqmt | -------- | -------- |
| | | L.TOLET | 3.36 Sqmt | -------- | -------- |

Note : Above statements may vary, wherever required.

## Area details of Appartment

| Building No. | Floor No. | Appartment No. | Carpet Area of Appartment | Area of Balcony attached to Appartment | Area of Double height terraces attached to Flat |
|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | FIRST FL. | 101 | 77.31 Sqmt | 6.53 Sqmt | -------- |
| | | 102 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 103 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 104 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| 1 | SECOND FL. | 201 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 202 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 203 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 204 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| | | 205 | 59.22 Sqmt | 8.37 Sqmt | -------- |
| | | 206 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 207 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 208 | 49.28 Sqmt | 6.81 Sqmt | -------- |
| | | 209 | 46.75 Sqmt | 5.13 Sqmt | -------- |
| | | 210 | 57.02 Sqmt | 8.97 Sqmt | -------- |
| 1 | THIRD FL. | 301 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 302 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 303 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 304 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| | | 305 | 59.22 Sqmt | 8.37 Sqmt | -------- |
| | | 306 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 307 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 308 | 49.28 Sqmt | 6.81 Sqmt | -------- |
| | | 309 | 46.75 Sqmt | 5.13 Sqmt | -------- |
| | | 310 | 57.02 Sqmt | 8.97 Sqmt | -------- |
| 1 | FOURTH FL. | 401 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 402 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 403 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 404 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| | | 405 | 59.22 Sqmt | 8.37 Sqmt | -------- |
| | | 406 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 407 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 408 | 49.28 Sqmt | 6.81 Sqmt | -------- |
| | | 409 | 46.75 Sqmt | 5.13 Sqmt | -------- |
| | | 410 | 57.02 Sqmt | 8.97 Sqmt | -------- |
| 1 | FIFTH FL. | 501 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 502 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 503 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 504 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| | | 505 | 59.22 Sqmt | 8.37 Sqmt | -------- |
| | | 506 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 507 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 508 | 49.28 Sqmt | 6.81 Sqmt | -------- |
| | | 509 | 46.75 Sqmt | 5.13 Sqmt | -------- |
| | | 510 | 57.02 Sqmt | 8.97 Sqmt | -------- |
| 1 | SIXTH FL. | 601 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 602 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 603 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 604 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| | | 605 | 59.22 Sqmt | 8.37 Sqmt | -------- |
| | | 606 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 607 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 608 | 49.28 Sqmt | 6.81 Sqmt | -------- |
| | | 609 | 46.75 Sqmt | 5.13 Sqmt | -------- |
| | | 610 | 57.02 Sqmt | 8.97 Sqmt | -------- |
| 1 | SEVENTH FL. | 701 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 702 | 44.20 Sqmt | 6.53 Sqmt | -------- |
| | | 703 | 46.81 Sqmt | 6.81 Sqmt | -------- |
| | | 704 | 46.33 Sqmt | 5.13 Sqmt | -------- |
| | | 705 | 59.22 Sqmt | 8.37 Sqmt | -------- |
| | | 706 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 707 | 45.46 Sqmt | 5.37 Sqmt | -------- |
| | | 708 | 49.28 Sqmt | 6.81 Sqmt | -------- |
| | | 709 | 46.75 Sqmt | 5.13 Sqmt | -------- |
| | | 710 | 57.02 Sqmt | 8.97 Sqmt | -------- |

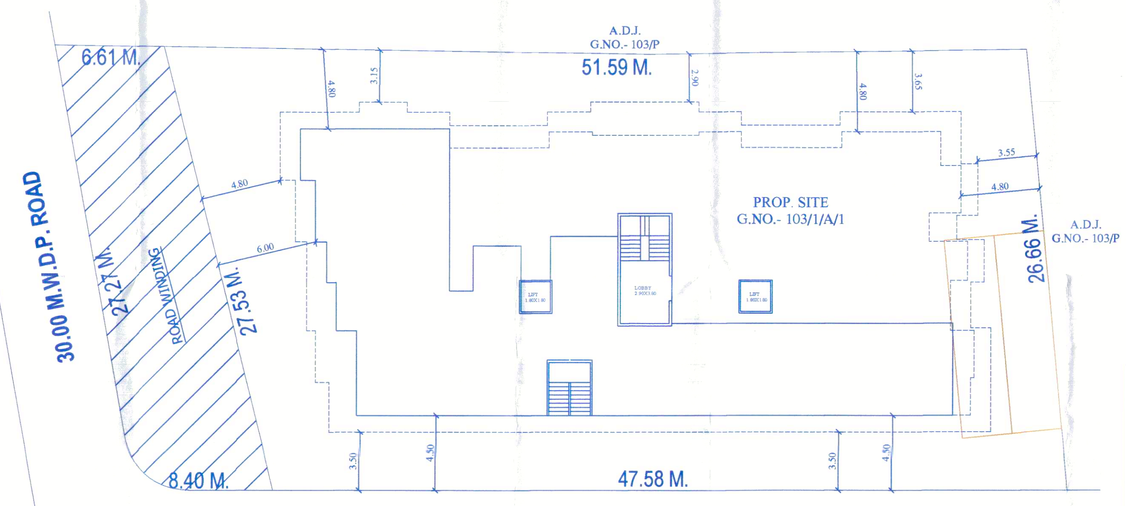
Note : Above statements may vary, wherever required.

## Existing Building to be retained

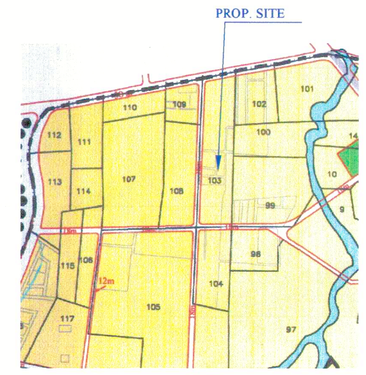
| Existing Building No. | Floor No. | Plinth Area | Total Floor Area of Existing Building | Use / Occupancy of Floors. |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| -------- | -------- | -------- | -------- | -------- |

## T.D.R STATEMENT

| | |
|---|---|
| PLOT AREA | 1300.00 Sqmt |
| PERMISSIBLE T.D.R 1.40 | 1820.00 Sqmt |
| PROP. T.D.R | 620.00 Sqmt |
| DRC NO. | 1239 DT- 25/10/2024 |
| AGREEMENT NO. | 7-12450-2024 DT-14/11/2024 |
| T.D.R. FORMULA = 620 X 9350 / 6800 = 852.50Sqmt. | |




## SITE PLAN
SCALE : - 1 : 200




## LOCATION PLAN
SCALE : - 1 : 1000

( Mr. A. R. Tondulkar )
Owner Name and Sign

SIGN OF STRUTURAL ENGG. LIC NO. 49,VALID. DEC. 2024.

SIGN OF ARCHITECT LIC. NO.5112,VALID. DEC.2032.

SHARDUL SINGH DESIGN'S

CONSULTING ENGINEERS
BUILDING PLANNERS
STRUCTURAL DESIGNERS
REGD. VALUERS & ARBITRATORS
PROJECT MANAGEMENT CONSULTANTS
5+6,PUSHPAK APTT., OPP. GOPAL PARK,
OLD PANDIT COLONY, NASHIK 1
PH:-OFF. 2315146 MO.9422255752 / 9422747144

ER. R.K. SINGH.
CHARTERED ENGINEER
M.E.(CIVIL), M.I.E.(INDIA), M.I.V.V.
DR.TYLLE.(U.K.), DR.E.(U.K.)

AR.SHARDUL V.B.
ARCHITECT (I.I.A.)

| JOB NO : | F - 44 | DRAWN BY : | YASHVANT |
|---|---|---|---|
| DATE : | 14/10/2024 | CHKED BY : | SHARDUL/ SINGH |

PRODUCED BY AN AUTODESK STUDENT VERSION