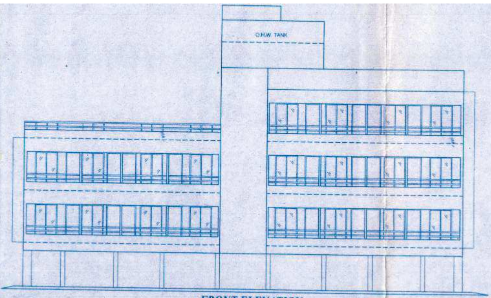
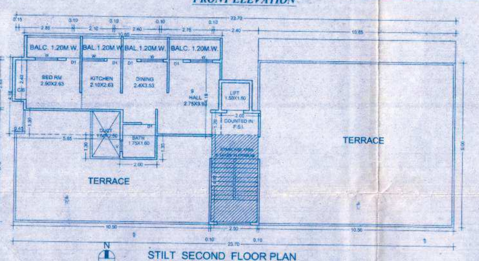
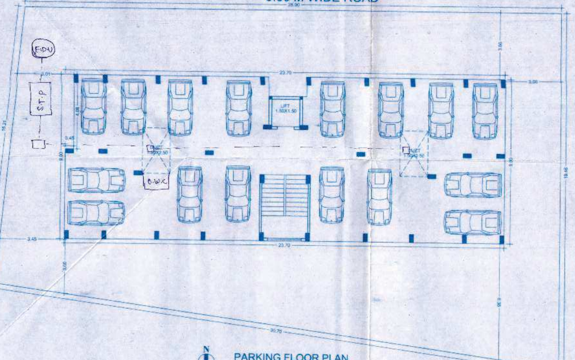


FRONT ELEVATION



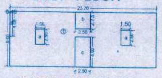
STILT SECOND FLOOR PLAN

9.00 M WIDE ROAD



PARKING FLOOR PLAN
SCALE 1:100

STILT FLOOR



1] = 23.70X 9.00 = 213.30 SQ.M
TOTAL = 213.30 SQ.M

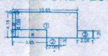
DEDUCTION
a) 2 (1.50 X 2.50) = 07.50 SQ.M
b) 2.50 X 2.73 = 6.82 SQ.M
c) 2.50 X 4.92 = 12.30 SQ.M
d) 0.45 X 4.08 = 01.83 SQ.M
TOTAL = 28.45 SQ.M

NET B/UP AREA
213.30 - 28.45 = 184.85 SQ.M

BALC. AREA CAL.ON STILT FLR.
1) Prop.Area On stilt Floor = 184.85 Sq.M
2) 10% allowed Balc .= 18.48 Sq.M.
3) Proposed Balc.= 21.30 X 1.20 = 25.56 Sq.M.
4) Excess Balc.= 25.56 - 18.48 = 07.08 Sq.m.

AREA ON STILT FIRST FLOOR IS SAME AS ON STILT FLOOR = 184.85 SQ.M.
EXCESS BALC. AREA IS SAME AS ON STILT FLOOR = 07.08 SQ.M.

STILT SECOND FLOOR



1] = 10.65X 4.18 = 44.51 SQ.M
2] = 2.00 X 1.30 = 02.60 SQ.M
3] = 2.00 X 1.20 = 02.40 SQ.M
TOTAL = 49.51 SQ.M

DEDUCTION
a) 5.65 X 1.30 = 07.34 SQ.M
b) 0.45 X 4.08 = 01.83 SQ.M
= 09.17 SQ.M

NET B/UP AREA
49.51 - 9.17 = 40.34 SQ.M
TOTAL = 40.34 SQ.M

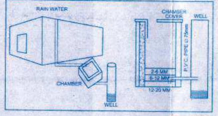
BALC. AREA CAL.ON STILT SECOND FLR.
1) Prop.Area On stilt second Floor = 40.34 Sq.M
2) 10% allowed Balc .= 4.03 Sq.M.
3) Proposed Balc.= 10.65 X 1.20 = 12.78 Sq.M.
4) Excess Balc.= 12.78 - 4.03 = 8.75 Sq.m.

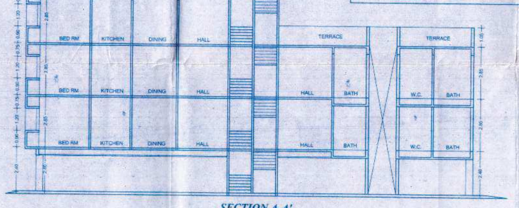
LIFT

1] = 1.80X1.80 = 3.24 SQ.M
TOTAL AREA OF BLDG.
= 184.85 +184.85 + 40.34 +3.24
= 413.28 Sq.M.
EXCESS BALC AREA.
= 7.08 + 7.08 + 8.75
= 22.91 Sq.M.
TOTAL B/UP AREA
= 413.28 + 22.91 = 436.19 Sq.m

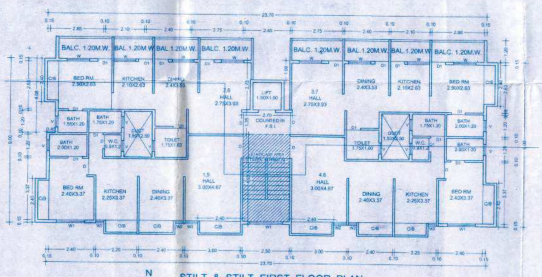
Schedule Of Openings.

Type	Size	Specification
D	0.90mx2.10m	D.W Flush Door
D1	0.75mx2.10m	"
W	1.80mx1.20m	All Sliding Window
W1	1.50mx1.20m	"
W2	0.90mx1.20m	"
W3	0.60mx1.20m	"
R/S	2.40mx2.10m	"
V	0.60mx0.90m	All Glass Ventilation





SECTION A-A'



STILT & STILT FIRST FLOOR PLAN
SCALE 1:100

Parking Area Statement

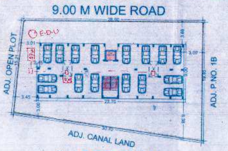
	Reqd		Provided	
	4w	2w	4w	2w
Flats	5	10	14	16
Plot	2	4	2	4
TOTAL	7	14	16	20

BAL AREA STATEMENT

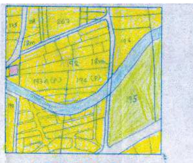
FLOOR	AREA	10 % BAL AREA	PRO BAL	EXCESS
First	184.85	18.48	25.56	7.08
Second	184.85	18.48	25.56	7.08
Third	40.34	4.03	12.78	8.75
				= 22.91 Sq.M

FLOORS	AREA	20% of AREA	STAIRCASE	ALT. TERRACE	TOTAL
First	184.85	36.97	12.30	------	12.30
Second	184.85	36.97	12.30	------	12.30
Third	40.34	8.26	12.30	------	12.30
					36.90

AREA OF STAIR CASE
= 36.90 Sq.m X 23600.0 Rs. (R.R.Rate) X 15%
= 1,30,626.00 Rs. Say 1,30,700.00 Rs.

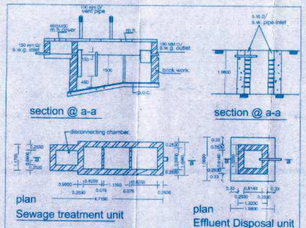


SITE PLAN
SCALE 1:300



LOCTION PLAN
SCALE 1:10,000

1.	Total Area of Common Passage	TAKEN IN F.S.I.	
2.	Total Area of staircase	3X (4.92 X 2.50) =36.90 Sq.M	
3.	Total No of Parking Provided	Four Wheeler	Two Wheeler
		16	20



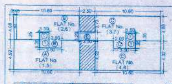
section @ a-a

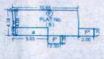
section @ a-a

plan
Sewage treatment unit

plan
Effluent Disposal unit

SEWAGE TREATMENT FACILITY





BLOCK AREA- A = 10.60X04.92= 52.15 SQ.M
DEDUCTION
1) 1.35X3.50 =04.72 SQ.M
TOTAL DED 04.72 SQ.M
NET B/UP AREA BLOCK A = 47.43 Sq.m
PROPOSED BALCONY =NIL

BLOCK AREA- B = 10.60X04.08= 43.24 SQ.M
BLOCK AREA- B' = 02.00X01.35= 02.70 SQ.M
DEDUCTION
1) 01.35X1.50 =02.02 SQ.M
2) 00.45X4.08 =01.83 SQ.M
TOTAL DED 03.85 SQ.M
NET B/UP AREA BLOCK B = 42.09 Sq.m.
PROPOSED BALCONY =10.65X1.20 = 12.78 Sq.M

BLOCK AREA- C = 10.60X04.08= 43.24 SQ.M
BLOCK AREA- C' = 02.00X01.35= 02.70 SQ.M
DEDUCTION
1) 01.35X1.50 =02.02 SQ.M
TOTAL DED 02.02 SQ.M
NET B/UP AREA BLOCK C = 43.82 Sq.m.
PROPOSED BALCONY =10.65X1.20 = 12.78 Sq.M.

BLOCK AREA- D = 10.60X04.92= 52.15 SQ.M
DEDUCTION
1) 1.35X3.50 =04.72 SQ.M
TOTAL DED 04.72 SQ.M
NET B/UP AREA BLOCK D = 47.43 Sq.m.
PROPOSED BALCONY =NIL

BLOCK AREA- F = 10.65X04.18= 44.51 SQ.M
BLOCK AREA- F' = 02.00X01.30= 02.60 SQ.M
BLOCK AREA- F'' = 02.00X01.20= 02.40 SQ.M
DEDUCTION
a) 05.65X1.30 =07.34 SQ.M
b) 00.45X4.08 =01.83 SQ.M
TOTAL DED 09.17 SQ.M
NET B/UP AREA BLOCK F = 40.34 Sq.m.
PROPOSED BALCONY =10.65X1.20 = 12.78 Sq.M.

BUILT UP AREA STATEMENT

S.NO	FLOOR	SHOP NO/ FLAT NO	B/UP AREA	EXCESS LIFT/ BALC AREA
1	FIRST FLOOR	1 to 4	184.85 Sq.M.	07.08 Sq.M.
2	SECOND FLR	5 to 8	184.85 Sq.M.	07.08 Sq.M.
3	THIRD FLR	9	40.34 Sq.M.	08.75 Sq.M.
				03.24 Sq.M.
			TOTAL = 410.04 Sq.M. + 26.15 Sq.M. = 436.19 Sq.M	

BLOCK AREA- E = 02.50X01.35= 03.37 SQ.M
NET B/UP AREA BLOCK E = 03.37 Sq.m
PROPOSED BALCONY = NIL

AREA CALCULATION STATEMENT IN SQ.M.

Floor No.	Flat No.	Floor area of all rooms including kitchen (Excluding area under walls)			Floor area of bathroom/w.c./toilet passage etc. (Excluding area under walls)			Floor area of balconies,Alternate, Terraces (Excluding area under walls)	Total Floor Area in Sq. M.
First Floor.	1.	HALL	(3.00 X 4.67) = 14.01	= 37.75	BATH	(2.00 X 1.20) = 02.40	= 06.55		44.30
		KITCHEN	(2.25 X 3.37) = 07.58		BATH	(1.75 X 1.20) = 02.10			
		DINING	(2.40 X 3.37) = 08.08		W.C	(0.90 X 1.20) = 01.08			
		BED RM	(2.40 X 3.37) = 08.08		PASSAGE	(0.75 X 1.30) = 00.97			
	2.	HALL	(2.75 X 3.93) = 10.80	= 32.41	BATH	(1.55 X 1.20) = 01.86	= 04.66	BALCONY (10.65 X 1.20) = 12.78	49.85
		KITCHEN	(2.10 X 2.63) = 05.52		TOILET	(1.75 X 1.60) = 02.80			
		DINING	(2.40 X 3.53) = 08.47						
		BED RM	(2.90 X 2.63) = 07.62						
	3.	HALL	(2.75 X 3.93) = 10.80	= 32.41	BATH	(1.75 X 1.20) = 02.10	= 04.90	BALCONY (10.65 X 1.20) = 12.78	50.09
		KITCHEN	(2.10 X 2.63) = 05.52		TOILET	(1.75 X 1.60) = 02.80			
		DINING	(2.40 X 3.53) = 08.47						
		BED RM	(2.90 X 2.63) = 07.62						
	4.	HALL	(3.00 X 4.67) = 14.01	= 37.75	BATH	(2.00 X 1.20) = 02.40	= 06.55		44.30
		KITCHEN	(2.25 X 3.37) = 07.58		BATH	(1.75 X 1.20) = 02.10			
		DINING	(2.40 X 3.37) = 08.08		W.C	(0.90 X 1.20) = 01.08			
		BED RM	(2.40 X 3.37) = 08.08		PASSAGE	(0.75 X 1.30) = 00.97			

AREA CALCULATION STATEMENT IN SQ.M.

Floor No.	Flat No.	Floor area of all rooms including kitchen (Excluding area under walls)			Floor area of bathroom/w.c./toilet passage etc. (Excluding area under walls)			Floor area of balconies,Alternate, Terraces (Excluding area under walls)	Total Floor Area in Sq. M.
Second Floor.	5.	HALL	(3.00 X 4.67) = 14.01	= 37.75	BATH	(2.00 X 1.20) = 02.40	= 06.55		44.30
		KITCHEN	(2.25 X 3.37) = 07.58		BATH	(1.75 X 1.20) = 02.10			
		DINING	(2.40 X 3.37) = 08.08		W.C	(0.90 X 1.20) = 01.08			
		BED RM	(2.40 X 3.37) = 08.08		PASSAGE	(0.75 X 1.30) = 00.97			
	6.	HALL	(2.75 X 3.93) = 10.80	= 32.41	BATH	(1.55 X 1.20) = 01.86	= 04.66	BALCONY (10.65 X 1.20) = 12.78	49.85
		KITCHEN	(2.10 X 2.63) = 05.52		TOILET	(1.75 X 1.60) = 02.80			
		DINING	(2.40 X 3.53) = 08.47						
		BED RM	(2.90 X 2.63) = 07.62						
	7.	HALL	(2.75 X 3.93) = 10.80	= 32.41	BATH	(1.75 X 1.20) = 02.10	= 04.90	BALCONY (10.65 X 1.20) = 12.78	50.09
		KITCHEN	(2.10 X 2.63) = 05.52		TOILET	(1.75 X 1.60) = 02.80			
		DINING	(2.40 X 3.53) = 08.47						
		BED RM	(2.90 X 2.63) = 07.62						
	8.	HALL	(3.00 X 4.67) = 14.01	= 37.75	BATH	(2.00 X 1.20) = 02.40	= 06.55		44.30
		KITCHEN	(2.25 X 3.37) = 07.58		BATH	(1.75 X 1.20) = 02.10			
		DINING	(2.40 X 3.37) = 08.08		W.C	(0.90 X 1.20) = 01.08			
		BED RM	(2.40 X 3.37) = 08.08		PASSAGE	(0.75 X 1.30) = 00.97			

AREA CALCULATION STATEMENT IN SQ.M.

Floor No.	Flat No.	Floor area of all rooms including kitchen (Excluding area under walls)			Floor area of bathroom/w.c./toilet passage etc. (Excluding area under walls)			Floor area of balconies,Alternate, Terraces (Excluding area under walls)	Total Floor Area in Sq. M.
Third Floor	9.	HALL	(2.75 X 3.93) = 10.80	= 32.41	BATH	(1.75 X 1.60) = 02.80	= 02.80	BALCONY (10.65 X 1.20) = 12.78	47.99
		KITCHEN	(2.10 X 2.63) = 05.52						
		DINING	(2.40 X 3.53) = 08.47						
		BED RM	(2.90 X 2.63) = 07.62						

Stamp Of Approval

APPROVED
The Plans amended in...
As per the conditions M-ntioned in the accompaning commencement Certificate No. C-1/301/3002 dated 30/8/2016

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

Area Statement	SQM.
[as per 7/12 layout]	458.50
1. area of the plot.	
2. deduction for.	
a) road acquisition area	nil
b) proposed road	nil
c) any reservation	nil
total (a+b+c)	nil
3. net gross area of the plot.	458.50
4. deduction for.	
a) recreational ground per (rule 11/3/1)	nil
5. net area of the plot.	458.50
6. additions for f.s.i. (total b/up area)	
propose a) 100% set back area	
7. total area (5+6)	458.50
8. total f.s.i. permissible.	one
9. permissible total floor area. (7x8)	458.50
10. existing floor area.	nil.
11. proposed area.	413.28
12. excess balcony area taken in total floor.	22.91
area calculations as per rule b (d) below.	
13. total b/up area proposed (10+11+12)	436.19
14. total b/up area consumed 13/7.	0.95
Balcony Area Statement.	
a. permissible balcony area per floor.	
b. proposed balcony area per floor.	As Shown
c. excess balcony area total.	
Tenament Statement.	
a. net area of the plot	458.50
b. less deduction of non residential	
area, shop etc.	NIL
c. area of tenament (a-b)	458.50
d. tenament permisaible as 250 per hector.	11.46
e. tenaments proposed.	09
Parking Statement.	
a. parking required by rule.	
b. garages permissible.	As Shown
c. garages provided.	
d. total parking provided.	

1. plot boundary shown in thick black.
2. proposed work shown in red.
3. drainage line shown in dotted red.
4. external wall 0.15m thick.
5. internal wall 0.10m thick.

Certificate Of Area.

certified that plot under reference was surveyed by me on 21 / 10/ 2015 & dimension of all sides etc. of plot stated on plan are as measured on site and area so worked out tallies with area stated in document of ownership/T.P.Act.

signature of licensed Architects

Propoed Resi.Bldg Plan on
P.No.1A,S.No. 194/4/2/9,
AT- Hirawadi, Nashik
For - Smt.Vithabai S.Jagtap &
other one through G.P.A. Samrudhai
Constructions Partnership Firm Par.
Shri Prashantbhai Rawal & Other One.

Architects Sign	Stru.Engineer	Owners Sign.

FINE ARCH
ARCHITECT

FINE ARCH
Ar. Sameer S. Madiyar
B. Arch. AIIA. C.A - 99/24800
1,PATEL ARCADE,
NEAR MAHALAXMI THEATRE,
DINDORI RD. PANCHAVATI, NASHIK-3
Phone : 2514753, M-9890061066

SCALE : as shown	DATE 21/10/2015
DRN BY: R.B	CHD BY: S.S.