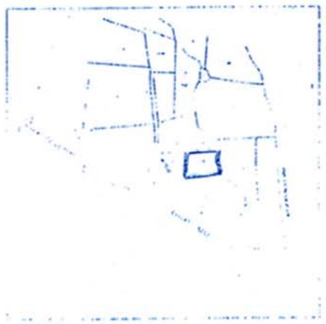
RENEWED
Upto date 30/7/14
As Per Conditions mentioned in the Accompanying letter No 203/2202 dt 31/7/12

DEPUTY ENGINEER
TOWN PLANNING
Nashik Municipal Corporation, Nashik

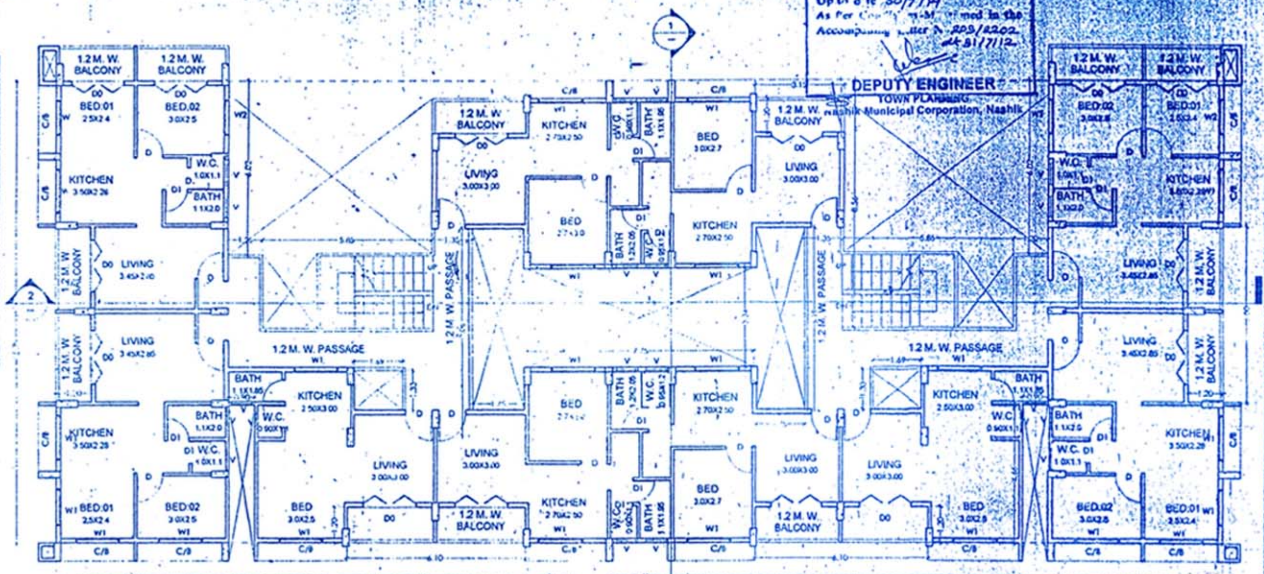
APPROVED
The Plans amended in Red
As STAMP OF APPROVAL Conditions mentioned in the accompaning commencement
Certificate No. B2/203/2202/12 dated 31/7/12

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



LOCATION PLAN
SCALE - 1:10000

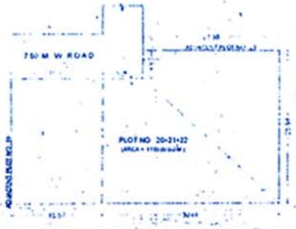
LAYOUT PLAN
SCALE - 1:1000



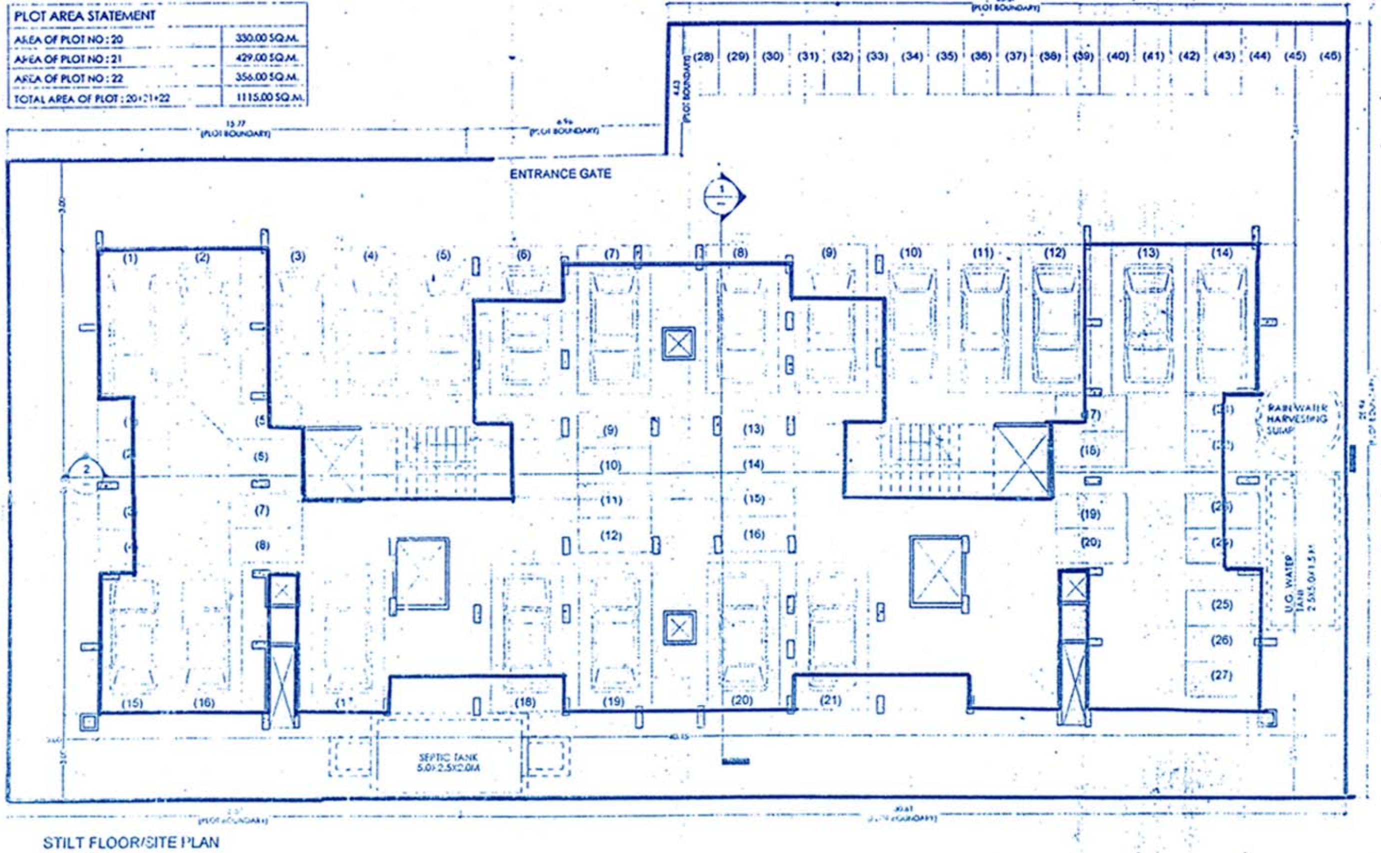
TYPICAL 1,2,3 FLOOR PLAN
SCALE - 1:100

PLOT BEFORE AMALGAMATION
SCALE - 1:500

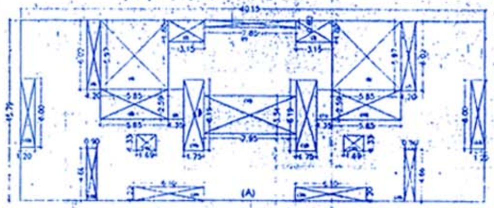
PLOT AREA STATEMENT	
AREA OF PLOT NO : 20	330.00 SQ.M.
AREA OF PLOT NO : 21	429.00 SQ.M.
AREA OF PLOT NO : 22	356.00 SQ.M.
TOTAL AREA OF PLOT : 20+21+22	1115.00 SQ.M.



PLOT AFTER AMALGAMATION
SCALE - 1:500



STILT FLOOR/SITE PLAN
SCALE - 1:100



AREA DIAGRAM FOR TYPICAL FLOOR
SCALE - 1:250

AREA STATEMENT FOR TYPICAL FLOOR		
AREA OF BLOCK (A)	40.15X15.79	633.96 SMT.
DEDUCTIONS		
AREA OF BLOCK (1)	07.85X00.60	004.71 SMT.
AREA OF BLOCK (2)	03.15X01.80	005.67 SMT.
AREA OF BLOCK (3)	03.15X01.80	005.67 SMT.
AREA OF BLOCK (4)	05.85X05.97	034.92 SMT.
AREA OF BLOCK (5)	05.85X05.97	034.92 SMT.
AREA OF BLOCK (6)	06.02X01.20	007.22 SMT.
AREA OF BLOCK (7)	06.02X01.20	007.22 SMT.
AREA OF BLOCK (8)	05.85X02.59	015.15 SMT.
AREA OF BLOCK (9)	01.35X02.59	003.49 SMT.
AREA OF BLOCK (10)	07.95X03.34	026.55 SMT.
AREA OF BLOCK (11)	01.35X02.59	003.49 SMT.
AREA OF BLOCK (12)	05.85X02.59	015.15 SMT.
AREA OF BLOCK (13)	01.20X06.00	007.20 SMT.
AREA OF BLOCK (15)	01.69X01.33	003.71 SMT.
AREA OF BLOCK (16)	01.75X06.11	014.10 SMT.
AREA OF BLOCK (19)	01.75X06.19	010.83 SMT.
AREA OF BLOCK (20)	01.69X01.33	002.24 SMT.
AREA OF BLOCK (22)	01.20X06.00	007.20 SMT.
AREA OF BLOCK (23)	00.90X04.65	004.19 SMT.
AREA OF BLOCK (24)	06.10X01.20	007.32 SMT.
AREA OF BLOCK (25)	06.10X01.20	007.32 SMT.
AREA OF BLOCK (26)	00.90X04.65	004.19 SMT.
TOTAL DEDUCTIONS		232.46 SMT.
TOTAL B/UP AREA FOR TYP. FLOOR = 633.96 - 232.46 = 401.50 SMT.		
NET TOTAL B/UP AREA FOR 2 FLOORS = 401.50 X2 = [illegible] SMT.		803.00 Smt

BALCONY AREA STATEMENT	(IN SQ.M.)
B/UP AREA FOR TYPICAL FLOOR	401.50
ALLOWABLE BALCONY AREA = 10% OF B/UP AREA	040.15
PROPOSED BALCONY AREA ON TYPICAL FLOOR	050.88
EXCESS BALCONY AREA ON TYPICAL FLOOR	010.73

PARKING AREA STATEMENT	
PARKING REQUIRED BY RULE ONE 4 WHEELER FOR EVERY 75 SQ.M.	PROPOSED 4 WHEELER PARKING = 20 NOS.
PARKING REQUIRED BY RULE TWO 2 WHEELER FOR EVERY 75 SQ.M.	PROPOSED 2 WHEELER PARKING = 40 NOS.

AREA STATEMENT

S.NO.	TITLE	SQ.M.
01	AREA OF PLOT (P.NO. 20,21,22)	1115.00
	TDR @ 40%	0446.00
	NET PLOT AREA	1561.00
02	DEDUCT FOR	
	a) ROAD ACQUISITION AREA	———
	b) PROPOSED AREA	———
	C) ANY RESERVATION	———
03	NET GROSS AREA OF PLOT (1-2)	1561.00
04	DEDUCTION FOR	
	a) RECREATIONAL GROUND AS PER RULE (11/1/1)	
	b) INTERNAL ROAD	
05	NET AREA OF PLOT (3-4)	1561.00
06	ADDITIONS FOR F.S.I. (TOTAL B/UP AREA)	———
	PURPOSE a) 100% SET BACK AREA	———
07	TOTAL AREA (5+6)	1561.00
08	TOTAL F.S.I. PERMISSIBLE	One
09	PERMISSIBLE TOTAL FLOOR AREA (7x8)	1561.00
10	EXISTING FLOOR AREA	———
11	PROPOSED AREA	
11A	PROPOSED STILT FLOOR	———
11B	PROPOSED TYPICAL FLOOR - 1,2 = 401.50 X 2 FLRS. =	803.00 Smt
11C	PROPOSED 3RD FLOOR	249.22 Smt
11D	TOTAL PROPOSED AREA FOR STILT + 3	1052.22 Smt
12	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE 8 (C) BELOW (ITEM-17)	32.19
13	TOTAL B/UP AREA PROPOSED (10+11+12)	1084.41 Smt
14	TOTAL B/UP AREA CONSUMED (13/7)	0.99 < 1
15	EXCESS BALCONY STATEMENT	

	FLOOR	PERMISSIBLE (IN SQ.M.)	PROPOSED (IN SQ.M.)	EXCESS (IN SQ.M.)
a	1ST FLR.	40.15	50.88	10.73
b	2ND FLR.	40.15	50.88	10.73
c	3RD FLR.	40.15	50.88	10.73
17	EXCESS BALCONY AREA TOTAL			32.19

	TENEMENT STATEMENT	
18	NET AREA OF PLOT (ITEM 7 above)	1561.00
19	LESS DEDUCTION FOR NON RESIDENTIAL AREA (SHOP) ETC.	———
20	AREA OF TENEMENT (18-19)	1561.00
21	TENEMENTS PERMISSIBLE AS 220 PER HECTOR.	37.00 Nos
	TENEMENTS PROPOSED	26.38 NOS.
	PARKING STATEMENT	
22	PARKING REQUIRED BY RULE ONE 4 WHEELER TWO 2 WHEELER FOR EVERY 75 SQ.M.	
23	TOTAL PARKING PROPOSED = 20 NO. 4 WHEELERS AND 40 NO. 2 WHEELERS	
24	LOADING / UNLOADING STATEMENT	
25	LOADING/UNLOADING REQUIRED	
26	TOTAL LOADING/UNLOADING PROVIDED	

CERTIFICATE OF AREA

Certified that plot under reference was surveyed by me on and dimensions of all sides etc of plot stated on plan are as measured on site and area worked out tallies with area stated in document of ownership T.P. scheme.

Signature of licensed architect/engineer structural engineer/supervisor

NOTES

29	PLOT BOUNDARY SHOWN IN THICK BLACK	
30	PROPOSED WORK SHOWN IN RED	
31	DRAINAGE LINE SHOWN IN DOTTED RED	
32	WORK TO BE DEMOLISHED IN DOTTED YELLOW	
33	EXTERNAL WALL	0.23 M. THICK
34	INTERNAL WALL	0.15 M. THICK

SCHEDULE OF OPENINGS

DD	01.80 X 02.10	T.W. GLAZED DOOR
D	00.90 X 02.10	T.W. PANELLED DOOR
D1	00.75 X 02.10	T.W. FLUSH DOOR
W1	01.80 X 01.20	AL. GLAZED WINDOW
W2	01.20 X 01.20	AL. GLAZED WINDOW
W3	00.70 X 01.20	AL. GLAZED WINDOW
V	01.35 X 00.75	AL. GLAZED VENTILATOR

SUBMISSION DRAWING

Project :-
PROPOSED RESIDENTIAL APPARTMENTS ON LAND BEARING PLOT NO: 20,21,22 S.NO:58/3B AT GANGAPUR, TAL & DIST. NASHIK

FOR M/S PUJA KUTIR NIRMAN PVT. LTD & M/S RAJENDRA M. DEVELOPERS & BUILDERS PVT. LTD.

Owner's Sign :-
Rajendra M. Developers & Builders Pvt. Ltd
Director / Constituted Attorney

Date :- 23/07/12
Structural engi. Sign :-
Architech Sign :-
KAUSHAL KARKHANIS & ASSOCIATES
Proprietor

Scale :- AS SHOWN

Architects :-
ARCHITECTS AND INTERIOR DESIGNERS
1, TARA APPARTMENTS, TILAK WADI, NASHIK (Ph:0253-2372803, 2319403)
Email: kpar@dataone.in, ar.karkhanis@gmail.com
KAUSHAL KARKHANIS & ASSOCIATES

Drg No :- Drawn by :- Mohit Checked by :- KPK