Drawing Sheet No. 1 / 1

REWISED COMM. CUM RESI. BUILDING PERMISSION ON S.NO.21 /1A AT WADALA SHIWAR, NASHIK.
FOR : M/S PACIFIC BUILDERS THROUGH PARTNER MR. PRASHANT H. PATIL.

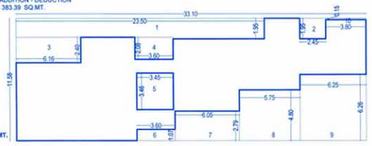
Stamps of Approval of Plans:
APPROVED
The plans amended in --
As per the conditions Mentioned in the accompaning commencement
Certificate No. ANI/937/13642 dated 20/01/2018
EXECUTIVE Engineer TOWN PLANING Nashik Municipal Corporation Nashik

AREA CALCULATION & DIAGRAM
FIRST FLOOR COMMERCIAL

B UP AREA = BLOCK AREA + ADDITION - DEDUCTION
BLOCK AREA = 33.1 X 11.58 = 383.39 SQ.MT.
ADDITIONS-

DEDUCTIONS-
1) 23.5 X 1.95 = 45.83
2) 2.45 X 1.95 = 4.78
3) 6.16 X 2.4 = 14.78
4) 3.6 X 2.05 = 7.49
5) 3.45 X 3.46 = 11.94
6) 3.6 X 1.07 = 3.85
7)6.05 X 2.79 = 16.88
8) 5.75 X 4.8 = 27.6
9) 6.25 X6.26 = 39.12
10) 3.8 X 0.15 = 0.57

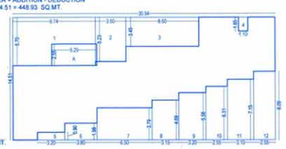
TOTAL = 172.84 SQ.MT.
B UP AREA
383.29 - 172.84 = 210.45 SQ.MT.

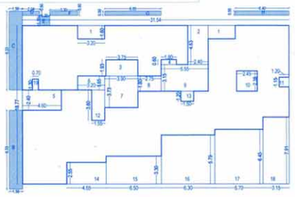


TOTAL COMMERCIAL = 230.09(GROUND) + 210.45(FIRST) = 440.54 SQ.MT.

AREA CALCULATION & DIAGRAM
GROUND FLOOR

B UP AREA = BLOCK AREA + ADDITION - DEDUCTION
BLOCK AREA = 30.94 X 14.51 = 448.93 SQ.MT.
ADDITIONS-
A) 5.29 X 2.55 = 13.49
B) 2.1 X 2.1 (LIFT) = 4.41
TOTAL = 17.90
DEDUCTIONS-
1) 9.74 X 5.7 = 55.51
2) 3.6 X 5.23 = 18.82
3) 8.6 X 3.45 = 29.67
4) 1.1 X 1.55 = 1.81
5) 3.2 X 0.9 = 2.88
6) 3.8 X 1.98 = 7.52
7) 6.5 X 3.79 = 24.63
8) 3.15 X 4.69 = 14.77
9) 3.2 X 5.58 = 17.85
10) 2.55 X 6.31 = 16.09
11) 3.1 X 7.15 = 22.16
12) 2.55 X 8.09 = 20.62
TOTAL = 232.33 SQ.MT.
B UP AREA
448.93 + 17.9 - 232.33 = 234.50 SQ.MT. (COMMERCIAL AREA OF GROUND FLOOR 230.09 SQ.MT. (234.5 - 4.41(LIFT))

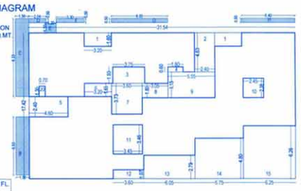




AREA CALCULATION & DIAGRAM
FIRST FLOOR

B UP AREA = BLOCK AREA - DEDUCTION
BLOCK AREA = 31.54 X 18.77 = 592 SQ.MT.
DEDUCTIONS-
1) 3.20 X 1.60 x 2 = 10.24
2) 2.4 X 4.63 = 11.11
3) 3.75 X 1.93 = 7.23
4) 1.80X 0.60 = 1.08
5) 4.6 X 2.4 = 11.04
6) 3 Y X 1.65 = 4.95
7) 3.6X 3.58 = 12.88
8) 3.05 X 1.80 = 5.49
9) 5.55 X 3.15 = 17.48
10) 2.45 X 2.38 = 5.83
11) 3.45 X 3.45 = 11.93
12) 3.6 X 1.07 = 3.85
13) 6.05 X 2.79 = 16.87
14) 5.75 X 4.8 = 27.60
15) 6.25 X 6.26 = 39.13
20) 0.7 X 1.3 = 0.91
TOTAL = 186.05 SQ.MT.

ADDITION HARDSHIP OF FIRST FL.
B) 1.56 X 6.93 = 10.81
C) 1.56 X 9.33 = 14.55
D) 2.04 X 0.5 = 1.02
E) 1.2 X 1.1 = 1.32
F) 3.3 X 0.5 = 1.65
G) 6.65 X 0.5 = 3.32
H) 6.4 X 0.5 = 3.2
TOTAL = 35.87
B UP AREA
592 - 186.05 + 35.87 = 439.82 SQ.MT.
BALCONY AREA STATEMENT
PERMISSIBLE BAL. = 439.82 X 15% = 65.97 SQ.MT.
PROPOSED BAL. =
(21.55+2.04+13.15+9.6)0 X 1.20=55.73+(13.15X1.35=4.25)
=(11.45X1.62=17.51) = 77.49 SQ.MT.
EXCESS BAL. = 77.49 - 65.97= 11.52 sq.mt.
NET B UP OF FIRST FLOOR AREA =
439.82 + 111.52 = 451.34 sq.mt.



AREA STATEMENT

GROSS AREA OF PLOT	=	1060.00 SQ.MT.
PERMISSIBLE F.S.I	=	1.1
PERMISSIBLE AREA	=	1166.00 SQ.MT.
PREMIUM FSI SOS ALLOWED	=	540.00
PREMIUM FSI TAKEN	=	175.00
PERMI. 90% T.D.R. AREA	=	972.00
PROPOSED TDR. AREA	=	972.00
TOTAL PERMISSIBLE B UP AREA	=	2335.00 SQ.M.
TOTAL PROPOSED B UP AREA	=	2334.66 SQ.MT.

TDR AREA STATEMENT

DRC. NO. 727 PURCHASE DATE - 16-02-2017
REG. NO. 842-2017
AREA FOR T.D.R. CALCULATION = 1060.0 SQ.MT.
PERMI. 90% T.D.R. = 972.00
TAKEN T.D.R. AREA = 972.00

FORM OF STATEMENT 2
[Sr. No. 11(e)]
PROPOSED BUILDING

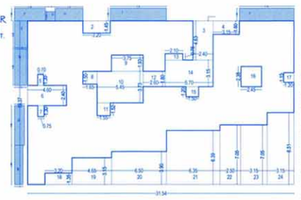
Building No.	Floor	Previously approved Total Built Up Area	Additional area	Total Built Up Area of floor.	Balcony area within 15%	Proposed Balcony area	Excess Balcony area counted in area FSI	Double height terrace area within 20%	Proposed Double height terrace area	Excess Double height terrace area counted in FSI	Total FSI
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	GR.	235.91	-1.41	234.500			-	47.16	-	-	234.50
	FIRST	441.15	1.33	439.820	65.97	77.49	11.5170	67.96	-	-	451.34
	SEC	401.86	4.06	405.96	60.89	47.14	NIL	61.19	-	-	405.96
	THIRD	0.00	414.36	414.36	62.15	24.66	0	62.8720	-	-	414.36
	FOURTH	0.00	414.36	414.36	62.15	24.66	0	62.8720	-	-	414.36
	FIFTH	0.00	414.36	414.36	62.15	24.66	0	62.8720	-	-	414.36
	Total	1078.94	1246.92	2323.360	251.16	173.95	11.5170	382.06	-	-	2334.66
Total Area											2334.66

TOTAL HARDSHIP AREA
FIRST FLOOR = 35.87
SECOND FLOOR = 39.61
THIRD FLOOR = 52.79
FOURTH FLOOR = 52.79
FIFTH FLOOR = 52.79
TOTAL = 233.85 SQ.MT.

AREA CALCULATION & DIAGRAM
SECOND FLOOR

B UP AREA = BLOCK AREA - DEDUCTION
BLOCK AREA = 31.54 X 18.77 = 592 SQ.MT.
DEDUCTIONS-
1) 3.20 X 1.60 x 2 = 10.24
2) 2.4 X 4.63 = 11.11
3) 3.75 X 1.93 = 7.23
4) 1.80X 0.60 = 1.08
5) 4.6 X 2.4 = 11.04
6) 3 Y X 1.65 = 4.95
7) 3.6X 3.58 = 12.88
8) 3.05 X 1.80 = 5.49
9) 5.55 X 3.15 = 17.48
10) 2.45 X 2.38 = 5.83
11) 1.20 X 1.15 = 1.38
12) 1.55 X 3.60 = 5.58
13) 1.50 X 1.20 = 1.80
14) 4.65 X 2.55 = 11.85
15) 6.5 X 3.20 = 21.45
16) 6.3 X 5.79 = 36.47
17) 5.7 X 6.45 = 36.77
18) 3.15 X 7.91 = 24.92
19) 0.7 X 1.3 = 0.91
TOTAL = 228.79 SQ.MT.
ADDITION IN FSI OF SECOND FL.
A) 5.24 X 0.68 = 3.14

ADDITION HARDSHIP OF SECOND FL.
B) 1.56 X 9.33 = 14.55
C) 1.56 X 9.33 = 14.55
D) 2.04 X 0.5 = 1.02
E) 1.2 X 1.1 = 1.32
F) 3.3 X 0.5 = 1.65
G) 6.65 X 0.5 = 3.32
H) 6.4 X 0.5 = 3.2
TOTAL = 39.61
B UP AREA
592 - 228.79 + 39.61+3.14 = 405.96 SQ.MT.
BALCONY AREA STATEMENT
PERMISSIBLE BAL. = 405.96 X 15% = 60.89 SQ.MT.
PROPOSED BAL. =
(4.65+6.3+6.80+13.15+2.04 X 1.20=42.89)+(3.15X1.35=4.25)
= 47.14 SQ.MT.
EXCESS BAL. = NIL
NET B UP OF SECOND FLOOR AREA =
405.96 sq.mt.



AREA CALCULATION & DIAGRAM
THIRD TO FIFTH FLOOR

B UP AREA = BLOCK AREA - DEDUCTION
BLOCK AREA = 31.54 X 19.4 = 610.93 SQ.MT.
DEDUCTIONS-
1)
2) 3.2 X 1.45 = 4.64
3) 4.63 X 2.4 = 11.11
4) 3.15 X 1.6 = 5.04
5) 0.7 X 1.3 = 0.91
6) 4.6 X 2.4 = 11.04
7) 0.75 X 1.3 = 0.98
8) 1.65 X 1.35 = 2.48
9) 3.75 X 1.93 = 7.24
10) 5.45 X 3.73 = 20.33
11) 1.55 X 1.52 = 2.36
12) 2.6 X 1.8 = 4.68
13) 2.1 X 0.75 = 1.58
14) 5.7 X 3.15 = 17.96
15) 1.5 X 1.2 = 1.8
16) 2.45 X 2.38 = 5.83
17) 1.2 X 1.15 = 1.38
18) 3.2 X 1.35 = 4.32
19) 4.65 X 3.15 = 14.65
20) 6.5 X 3.9 = 25.35
21) 8.35 X 6.39 = 40.58
22) 2.5 X 7.05 = 17.63
23) 3.15 X 7.05 = 22.21
24) 3.15 X 8.51 = 26.81
TOTAL = 250.87 SQ.MT.

B UP AREA
610.93 - 250.87 = 52.79+1.51 = 414.36 SQ.MT.
BALCONY AREA STATEMENT
PERMISSIBLE BAL. = 414.36 X 15% = 62.15 SQ.MT.
PROPOSED BAL. =
(3.20 X 1.2 =3.15 +6.35 +4.65 X1.2 = 24.66)= 24.66 SQ.MT.
EXCESS BAL. = NIL.

NET B UP OF THIRD FLOOR AREA = 414.36 sq.mt.

NET B UP OF FOURTH FLOOR AREA = 414.36 sq.mt.

NET B UP OF FIFTH FLOOR AREA = 414.36 sq.mt.

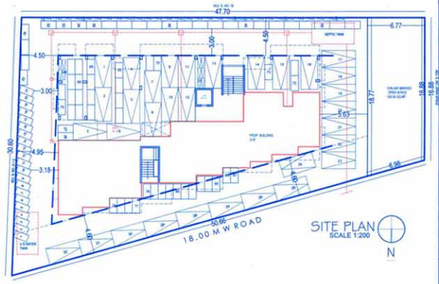
HARDSHIP AREA OF 3rd TO 5th FL.
B) 1.5 X 4.65 = 4.65
C) 1.17 X 4.68 = 5.48
D) 1.42 X 4.3 = 6.11
E) 1.56 X 3.33 = 5.19
F) 3.65 X 1.5 = 5.48
G) 1.15 X 1.1 = 1.27
H) 3.3 X 1.5 = 4.95
I) 6.65 X 1.5 = 9.98
J) 6.45 X 1.5 = 9.68
TOTAL = 52.79 SQ.MT.
TYP. 3 NOS. FLOOR = 52.79 X 3 = 158.37 SQ.MT.

FORM OF STATEMENT 2 [Sr. No. 11 (h)
Area details of Flat / unit

Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with share of common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat	Flat / unit	Total area of flat (4+5+6)
1	2	3	4	5	6	7	8
	Ground	1	24.58			1	24.58
		2	23.69			1	23.69
		3	42.00			1	42.00
		4	28.79			1	28.79
		5	24.18			1	24.18
		6	17.55			1	17.55
		7	23.66			1	23.66
		8	19.92			1	19.92
		9	17.33			1	17.33
	First	10	15.98+9.49= 25.47	6.93*1.2=8.32		1	33.79
		11	20.80+9.49= 30.29			1	30.29
		12	41.94+9.49= 51.43			1	51.43
		13	19.95+9.49= 29.44			1	29.44
		14	14.28+9.49= 23.77			1	23.77
		15	14.51+9.49= 24.00			1	24.00
		16	14.27+9.49= 23.86			1	23.86
		17	9.53+9.49= 19.02			1	19.02
		18	16.24+9.49= 25.73			1	25.73
	First	1	62.44+13.53 = 75.98	3.2*1.45=4.64 (2)*1.7=2.89 (3)*1.2=3.60		4	106.10
	First	2	45.07+13.53= 60.6	7.8*1.7=16.66		1	77.26
	First	3	51.29+13.53= 64.82	6.35*1.2=10.98		1	79.39
	2,3,4,5	4,10,16,22	62.44+7.66 = 70.12	3.2*1.45=4.64 (2)*1.7=2.89 (3)*1.2=3.60		4	100.29*4= 400.92
	2,3,4,5	5,11,17,23	45.07+7.66 = 52.73	7.8*1.7=16.66		4	69.39*4=277.56
	2,3,4,5	6,12,18,24	51.29+7.66 = 58.95	6.35*1.2=10.98		4	73.52*4=294.08
	2,3,4,5	7,13,19,25	58.79+7.66 = 66.45	3.2to3.15*1.2=7.71		4	74.16*4=296.64
	2,3,4,5	8,14,20,26	58.61+7.66 = 66.27	3.05*1.2=3.66		4	69.93*4=279.8
	2,3,4,5	9,15,21,27	80.90 +7.66 = 88.56	7.85+9.33to1.2=20.62		4	109.18*4=436.72

Carpet Area details of Flat / unit

Building No.	Floor No.	Flat / unit No.	Floor area of flat / including Internal wall & Excluding External wall	Type of flat / unit	Total area of flat (4+5)
1	2	3	4	5	6
1	Ground	1	25.08	1	25.08
		2	21.95	1	21.95
		3	39.35	1	39.35
		4	25.87	1	25.87
		5	22.13	1	22.13
		6	16.27	1	16.27
		7	21.46	1	21.46
		8	18.38	1	18.38
		9	19.42	1	19.42
	First	10	22.71	1	22.71
		11	18.79	1	18.79
		12	39.44	1	39.44
		13	17.57	1	17.57
		14	13.15	1	13.15
		15	13.37	1	13.37
		16	12.87	1	12.87
		17	8.63	1	8.63
		18	15.00	1	15.00
1	First	1	82.46	1	82.46
	First	2	53.12	1	53.12
	First	3	57.20	1	57.20
	2,3,4,5	4,10,16,22	82.46	4	329.84
	2,3,4,5	5,11,17,23	53.12	4	212.48
	2,3,4,5	6,12,18,24	57.20	4	228.8
	2,3,4,5	7,13,19,25	57.36	4	229.44
	2,3,4,5	8,14,20,26	54.06	4	216.24
	2,3,4,5	9,15,21,27	91.03	4	364.12



SITE PLAN
SCALE 1:200
N



LOCATION PLAN
SCALE 1:10,000
N

FIRST FLOOR (RESI.)
STAIR & LOBBY AREA DIAGRAM



FIRST FLOOR (COMM.)
STAIR & LOBBY AREA DIAGRAM



2nd TO 5th FLOOR STAIR & LOBBY AREA DIAGRAM



PASSAGE & STAIRCASE AREA CALCULATION & DIAGRAM
FIRST FLOOR (RESI.)
1) 2.4 X 3.63 = 8.71
2) 3.6 X 1.95 = 7.02
3) 13.81 X 1.8 = 24.86
TOTAL = 40.59 SQ.MT. / 3 FLATS = 13.53 MT²

PASSAGE & STAIRCASE AREA CALCULATION & DIAGRAM
FIRST FLOOR (COMM.)
1)10.18 X 1.95 = 20.16
2) 4.65 X 1.07 = 4.98
3) 3.45 X 6.53 = 22.53
4) 3.05 X 1.5 = 4.58
5) 3.2 X 3.57 = 11.42
6) 5.75 X 1.56 = 8.97
7) 8.8 X 1.46 = 12.85
TOTAL = 85.49 SQ.MT. / 9 OFFICE = 9.49 MT²

PASSAGE & STAIRCASE AREA CALCULATION & DIAGRAM
TYP 2nd TO 5th FLOOR (RESI.)
1) 2.4 X 3.63 = 8.71
2) 3.6 X 1.95 = 7.02
3) 13.81 X 1.8 = 24.86
4) 1.55 X 3.45 = 5.35
TOTAL = 45.94 SQ.MT. / 6 FLATS = 7.66 MT²

PARKING AREA STATEMENT as per TABLE NO. 14

	REQUIRED				PROVIDED			
	NO. OF FLATS	CARS	SCOOTERS	CYCLE	CARS	SCOOTERS	CYCLE	
BELOW C.A. 40 M² 1 CAR / 4 FLATS	3	1	4	4	1	4	4	
BELOW C.A. 80 M² 1 CAR / 1 FLATS	15	15	60	30	15	60	30	
PRE. APPROVED		15	20		15	20		
TOTAL		31	84	34	32	87	36	

PRE. APPROVED PARKING AREA STATEMENT

FOR	4 WHEELER	2 WHEELER
PLOT AREA 1080/2250	4	7
RESI. TENEMENTS 9/2	5	7
COMM. 407.67/75	5	7
TOTAL REQU. PARKING	15	20
TOTAL PROV. PARKING	15	20

A AREA STATEMENTS

		SQ.MT.
1	Area of plot (Minimum area of a, b, c to be considered)	1200.00
	a) As per ownership document (7/12, CTS extract)	
	b) As per measurement sheet	
	c) as per site	
2	Deductions for	
	a) Proposed D.P./ D.P. Road widening Area	
	b) Any D.P.Reservation area	
	c) Nallurial Water course area (Total a+b+c)	
3	Gross Area of Plot (1-2)	1200.00
4	Recreational Open space	
	a) Required	120.00
	b) Proposed	120.00
5	Amenity Space -	
	(a) Required -	--
	(b) Proposed -	--
6	Service road and Highway widening	
7	Internal Road area	1080.00
8	Net Area of Plot = (3 - 5(b)) [For Basic F.S.I. = 1.00]	1080.00
9	Built up area with reference to Basic F.S.I. as per front road-width (sr. no. 8 X 1.1)	1188.00
10	Addition of area for F.S.I.	
	(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any	
	(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)],	
	(c) Premium FSI area (subject to maximum of 0.5 of sr. no. 8)	540.00
	(d) Premium FSI area Taken	175.00
	(e) TDR area	972.00
	(f) Additional FSI area under chapter VIII (Total of a+b+c+d+e+f)	1147.00
11	Total area available (9+10)	2335.00
12	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 13.4)	2700.00
13	Total Built-up Area in proposal (excluding area at Sr.No.15.b)	
	a) Existing Built-up Area, (PREVIOUSLY APPROVED)	1030.59
	b) Proposed Built-up Area	292.77
	c) Excess Balcony area counted in F.S.I.	11.52
	d) Excess Double Height terraces area counted in F.S.I. Total (a+b+c+d)	2334.88
14	F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	2.16
15	Area for Inclusive Housing, if any -	
	a) Required (20% of sr. no. 9)	
	b) Proposed	

SCHEDULES OF OPENING

NO	SIZE	SPECIFICATION
D	0.80 X 2.10	FLUSH DOOR
D1	1.00 X 2.10	FLUSH DOOR
S.F.D.	1.61 X 2.10	SLIDING FOLDING DOOR
W	1.07 X 1.80	M. S. WINDOWS
W1	1.50 X 1.50	M. S. WINDOWS
W2	0.62 X 1.80	M. S. WINDOWS
W3	2.45 X 1.50	M. S. WINDOWS
W4	3.20 X 1.20	M. S. WINDOWS
W5	2.75 X 1.20	M. S. WINDOWS
W6	2.80 X 1.20	M. S. WINDOWS
V	0.46 X 0.46	M. S. VENTILATOR

NOTES
1 - PLOT BOUNDARY SHOWN IN THICK BLACK.
2 - PROPOSED WORK SHOWN IN RED.
3 - DRAINAGE LINE SHOWN IN DOTTED RED.
4 - EXTERNAL WALL = 0.15
5 - INTERNAL WALL = 0.10

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP /T.P SCHEME RECORDS/ LAND DEPARTMENT/ CITY SURVEY RECORDS.

Signature
ER. PRASHANT H. PATIL
(Name Of Architect/Licensed Engineer/Supervisor.)

OWNERS DECLARATION
I/WE UNDER SIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATIONS I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS . ALSO I/WE EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE

(Signature Owners)

Bhavsar Bhanuvilas P.
Structural Consultant
B.E.(C) Engg. Stru. -41.
STR. ENGINEER SIGN

ER. PRASHANT H. PATIL | M/S PACIFIC BUILDERS THROUGH PARTNER MR. PRASHANT H. PATIL
ENGINEER SIGN | OWNERS SIGN

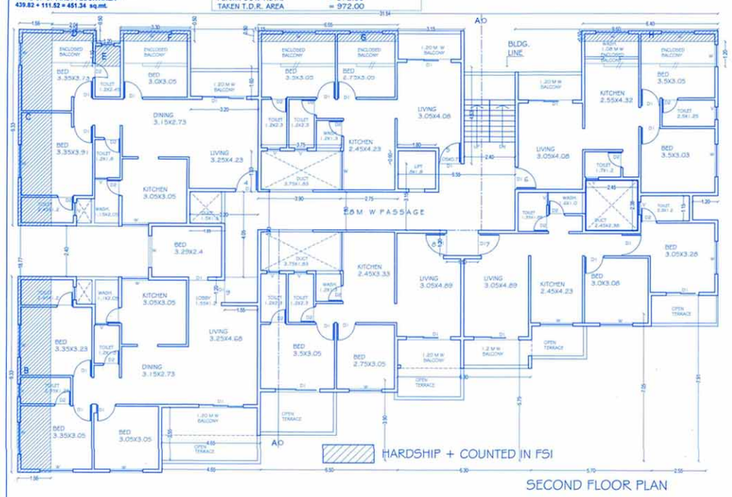
PRASHANT PATIL & ASSOCIATES
PLANNERS & DESIGNERS
1,2 AUDUMBAR APPT., PATIL LANE NO.4,
COLLEGE ROAD, NASHIK- 05,PHONE (0253) 2315137.

SCALE= A.S.A | DRG NO.= | CHK. BY= | DATE= | CAD BY=

FIRST FLOOR PLAN

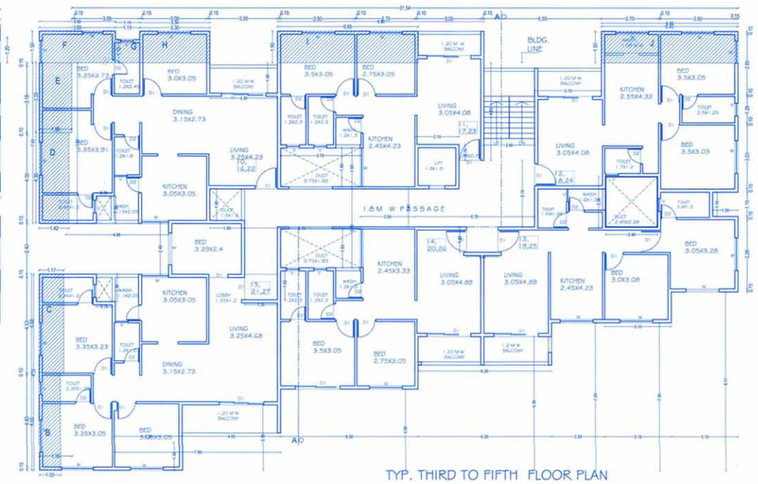
HARDSHIP + COUNTED IN FSI

SECOND FLOOR PLAN

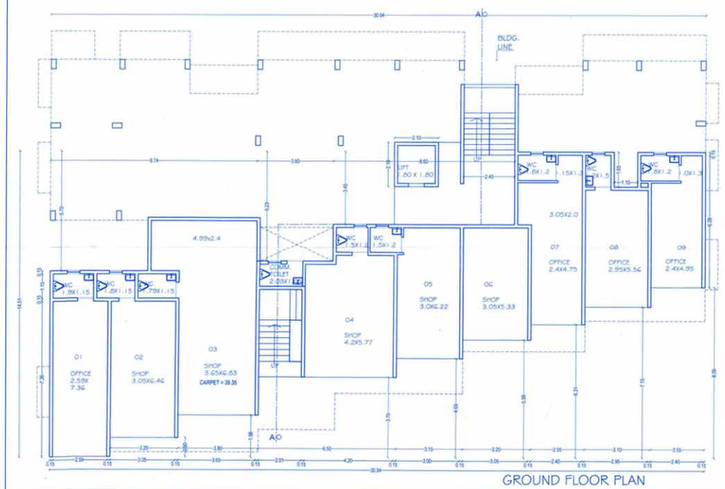


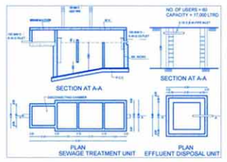
HARDSHIP + COUNTED IN FSI

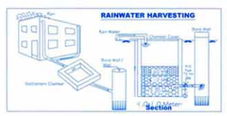
TYP. THIRD TO FIFTH FLOOR PLAN

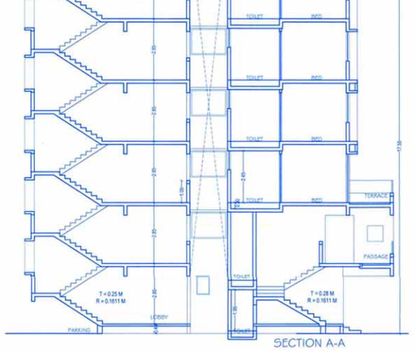


GROUND FLOOR PLAN





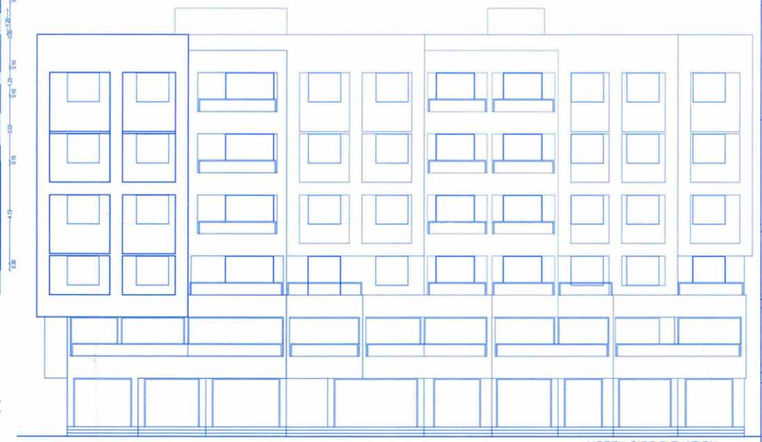




SECTION A-A

FIRST FLOOR PLAN

HARDSHIP + COUNTED IN FSI



NORTH SIDE ELEVATION