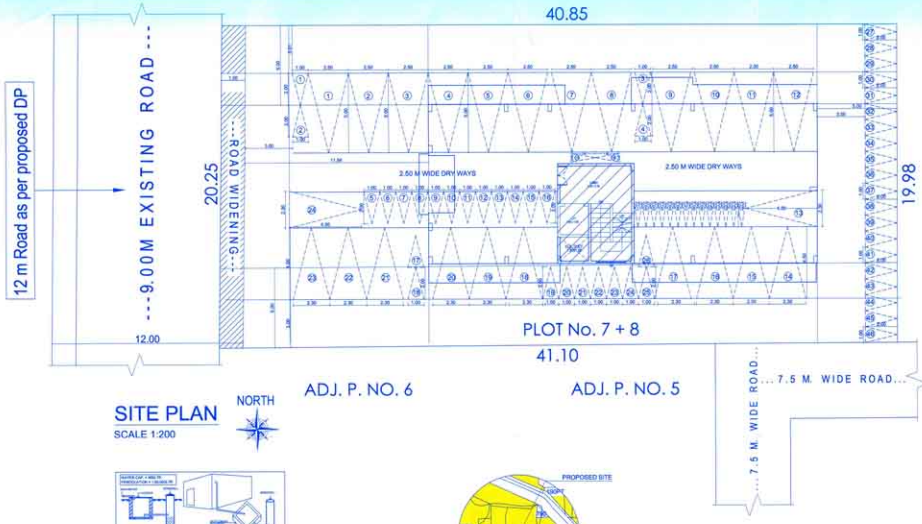
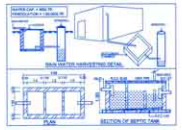
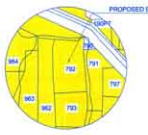


SITE PLAN
SCALE 1:200

NORTH

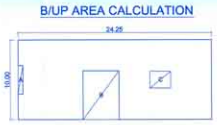




LOCATION PLAN
SCALE 1:10000

NORTH

B/UP AREA CALCULATION



Typ. 1st, 2nd, 3rd, 4th, 5th, 6th & 7th FLOOR PLAN
SCALE 1:200
BLOCK AREA 24.25 x 10.00 = 242.50 sqmt.
DEDUCTION A) 0.80 x 3.60 = 2.16 sqmt.
B) 6.50 x 6.11 = 27.49 sqmt.
C) 2.80 x 2.10 = 5.46 sqmt.
TOTAL = 35.11 sqmt.
NET B/UP AREA 242.50 - 35.11 = 207.39 sqmt.

3.75 / 1 — TYP. 1st, 3rd, 5th & 7th TERRACE PLAN
SCALE 1:200
BLOCK AREA 1) 3.75 x 1.65 x 2 = 12.38 sqmt.
TOTAL = 12.38 sqmt.
TOTAL AREA- 12.38 x 4 FL = 49.52 sqmt.

2.10 / 2.50 / 2 — Typ. 2nd, 4th & 6th TERRACE PLAN
SCALE 1:200
BLOCK AREA 1) 2.10 x 2.50 x 2 = 10.84 sqmt.
TOTAL = 10.84 sqmt.
TOTAL AREA- 10.84 x 3 FL = 32.52 sqmt.

ARCHITECTURE PROJECTION CALCULATION

FLOWER BED
Typ. 4th, 5th, 6th & 7th TERRACE PLAN
SCALE 1:100
BLOCK AREA 1) 2.40 x 0.60 x 3 = 4.32 sqmt.
TOTAL AREA- 4.32 x 4 Floors = 17.28 sqmt.

STAIRCASE & PASSAGE PLAN
SCALE 1:200
BLOCK AREA 4.80 x 5.11 = 29.32 sqmt.
DEDUCTION A) 1.95 x 3.75 = 7.32 sqmt.
NET B/UP AREA 29.32 - 7.32 = 22.00 sqmt.

AREA CALCULATION IN SQMT.

	EXISTING	PROPOSED	TOTAL
AREA OF FIRST FLOOR	175.55	31.84	207.39
AREA OF SECOND FLOOR	175.55	31.84	207.39
AREA OF THIRD FLOOR	175.55	31.84	207.39
AREA OF FOURTH FLOOR	065.84	141.55	207.39
AREA OF FIFTH FLOOR	065.84	141.55	207.39
AREA OF SIXTH FLOOR	065.84	141.55	207.39
AREA OF SEVENTH FLOOR	064.09	143.30	207.39
EXCESS BALCONY AREA	059.93	72.40	132.33
EXCESS STAIRCASE AREA	000.50	---	000.50
ARCHITECTURE PROJECTION	---	17.28	017.28
AREA OF LIFT	003.24	---	003.24
TOTAL	851.93	753.15	1605.08

TDR Loaded 510.00 sqmt. DRC No. 746 Date: 04/03/2017 vide formula 510x10200/11550 = 450.38 sqmt.

SANCTION F.S.I. & T.D.R. STATEMENT IN SQMT

	TOTAL
1) PLOT AREA	854.18
2) PERMISSIBLE F.S.I. @1.1	939.60
3) PERMISSIBLE PREMIUM F.S.I. @ 50%	285.18
4) PERMISSIBLE T.D.R. 65%	510.00
5) TOTAL F.S.I. (2+3+4)	1734.76

F.S.I. & T.D.R. STATEMENT IN SQMT

	PERMISSIBLE	EXISTING	PROPOSED	TOTAL
1) PLOT AREA	854.18	---	---	---
2) PERMISSIBLE F.S.I. @1.1	939.60	851.93	87.67	939.60
3) PERMISSIBLE PREMIUM F.S.I. @ 50%	427.09	---	155.48	155.48
4) PERMISSIBLE T.D.R. 65%	555.22	---	510.00	510.00
5) TOTAL F.S.I. (2+3+4)	1921.91	851.93	753.15	1605.08

PROPOSED BALCONY AREA IN sqmt.

FLOOR	FLOOR AREA	PERMI'LE 15% OF FL. AREA	PROPOSED AREA	EXC'S AREA
4th.	141.55	21.23	35.72	14.40
5th.	141.55	21.23	37.79	16.56
6th.	141.55	21.23	35.72	14.40
7th.	143.30	21.49	37.79	16.30

PROPOSED EXCESS BALCONY AREA 61.66

PREVIOUSLY APPROVED BALCONY AREA

FLOOR	EXISTING	PERMI'LE 10% OF FL. AREA	EXCESS
1st.	31.04 x 1.20 = 37.24	20.73	16.51
2nd.	31.04 x 1.20 = 37.24	20.73	16.51
3rd.	31.04 x 1.20 = 37.24	20.73	16.51
4th.	9.85 x 1.20 = 11.82	6.58	5.24
5th.	9.85 x 1.20 = 11.82	6.58	5.24
6th.	9.85 x 1.20 = 11.82	6.58	5.24
7th.	9.85 x 1.20 = 11.82	6.40	5.42

EXISTING EXCESS BALCONY AREA 70.67

PROPOSED STAIRCASE/PASSAGE AREA

FLOOR No.	Bldg. AREA	ALLOWED 20%	PROPOSED AREA	EXCESS AREA
1st.	224.52	45.10	22.59	Nil
2nd.	224.52	44.90	22.59	Nil
3rd.	224.52	44.90	22.59	Nil
4th.	224.52	44.90	22.59	Nil
5th.	224.52	44.90	22.59	Nil
6th.	224.52	44.90	22.59	Nil
7th.	224.52	44.90	22.59	Nil
TOTAL	1571.64	314.30	158.13	Nil

PREVIOUSLY APPROVED STAIRCASE/PASSAGE AREA

FLOOR	Bldg. AREA	ALLOWED 20%	PROPOSED AREA	EXCESS AREA
1st.	175.55 sqmt.	35.10 sqmt.	22.59 sqmt.	-----
2nd.	175.55 sqmt.	35.10 sqmt.	22.59 sqmt.	-----
3rd.	175.55 sqmt.	35.10 sqmt.	22.59 sqmt.	-----
4th.	65.85 sqmt.	13.17 sqmt.	22.59 sqmt.	-----
5th.	65.85 sqmt.	13.17 sqmt.	22.59 sqmt.	-----
6th.	65.85 sqmt.	13.17 sqmt.	22.59 sqmt.	-----
7th.	64.09 sqmt.	12.82 sqmt.	22.59 sqmt.	-----
TOTAL	768.77 sqmt.	157.63 sqmt.	158.13 sqmt.	00.50 sqmt.

PREVIOUSLY APPROVED ALT. TERRACE AREA

FLOOR	EXISTING AREA	No.	TOTAL
1st. Floor			
TERRACE-1	2.10 x 3.60 = 7.56 sqmt.	1	7.56 sqmt.
TERRACE-2	3.00 x 2.10 = 6.30 sqmt.	2	12.60 sqmt.
2nd. Floor			
TERRACE-1	2.10 x 2.40 = 5.04 sqmt.	2	10.09 sqmt.
3rd. Floor			
TERRACE-1	2.10 x 3.60 = 7.56 sqmt.	1	7.56 sqmt.
TERRACE-2	3.00 x 2.10 = 6.30 sqmt.	2	12.60 sqmt.
5th. Floor			
TERRACE-1	2.10 x 3.60 = 7.56 sqmt.	1	7.56 sqmt.
7th. Floor			
TERRACE-1	2.10 x 3.60 = 7.56 sqmt.	1	7.56 sqmt.
TOTAL TERRACE AREA			65.52 sqmt.

PREMIUM FOR FSI

Reddy Reckner Rate Rs. 11,220/- sqmt.
Premium @ 40% = 4,488/- sqmt.
(Page No. 28 - 1.3.13 (Page 2 of 16)
Amount for PREMIUM PAID FSI
186.75 sqmt. x 4,488 = 8,38,134/-
PREVIOUSLY PAID PREMIUM FOR STAIRCASE & ALTERNATE TERRACE
Reddy Reckner Rate Rs. 10,200/- sqmt.
Premium @ 15% = 1,530/- sqmt.
Previously Paid Amount for Staircase
158.13 sqmt. x 1530 = 2,41,938.90/-
Previously Paid Amount for Terrace
65.52 sqmt. x 1530 = 1,00,245.60/-

TYPE	SIZE	DISCRIPTION
MD	1.05X2.10	MAIN DOOR
D	0.90X2.10	PANELLED DOOR
D1	0.75X2.10	PANELLED DOOR
W	1.20X1.20	GLAZED WINDOW
V	0.60X0.60	M.S. VANTILATOR

PARKING AREA STATEMENT FOR NEW PROPOSED AREA

PARKING REQUIRED AS PER NEW DCR

Area of Flats	No. of Flats	REQUIRED 4-Wheeler	2-Wheeler	Bicycle	PROVIDED 4-Wheeler	2-Wheeler	Bicycle
40-80 sqmt.	08	08 Nos.	32 Nos.	16 Nos.	08 Nos.	32 Nos.	16 Nos.
Total	08	08 Nos.	32 Nos.	16 Nos.	08 Nos.	32 Nos.	16 Nos.

PREVIOUSLY APPROVED PARKING

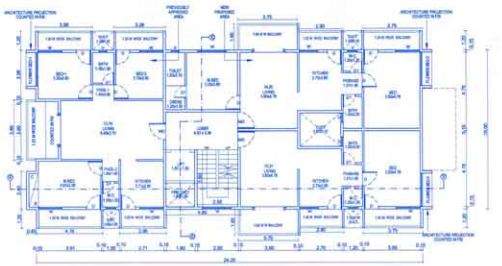
Plot	----	03 Nos.	03 Nos.	-----	03 Nos.	03 Nos.	-----
Residential	13	13 Nos.	06 Nos.	-----	13 Nos.	06 Nos.	-----
Total	13	16 Nos.	08 Nos.	-----	16 Nos.	08 Nos.	-----
Grand Total	21	24 Nos.	46 Nos.	-----	24 Nos.	40 Nos.	16 Nos.

NEW PROPOSED CARPET AREA STATEMENT in sqmt.

FLOOR No.	FLAT No.	No. OF FLATS	CARPET AREA OF ALL ROOMS (INCLUDING INTERNAL WALLS)
4th to 7th	11,14, 17 & 20	04	68.16
4th to 7th	12,15,18 & 21	04	51.40

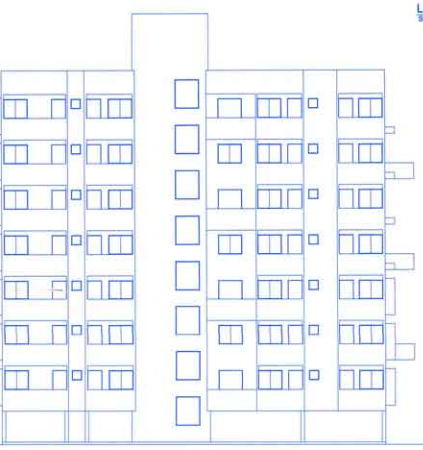
EXISTING CARPET AREA STATEMENT in sqmt.

1st to 7th	1,4,7,10,13,16 & 19	07	72.75
1st to 3rd	2,5 & 8	03	68.16
1st to 3rd	3,6 & 9	03	51.40

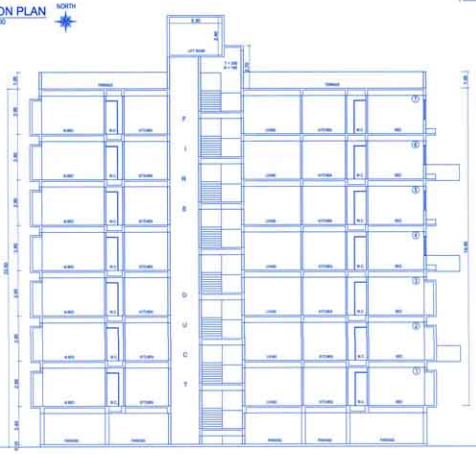


5th & 7th FLOOR PLAN
SCALE 1:100

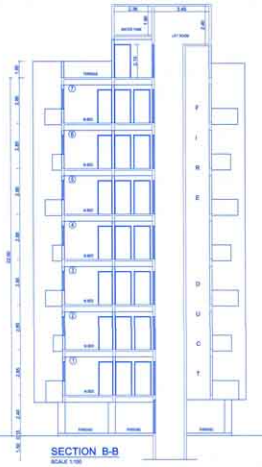
BALCONY 1) 3.56+3.26+2.90+3.75+3.80+4.16+2.96+2.90+3.75 = 31.04 x 1.20 = 37.24
AREA 2) 3.75 x 1.65 x 2 = 12.37 TOTAL AREA 37.24 + 12.37 = 49.61
Total Balcony Area 49.61 - 11.82 (previously approved) = 37.79



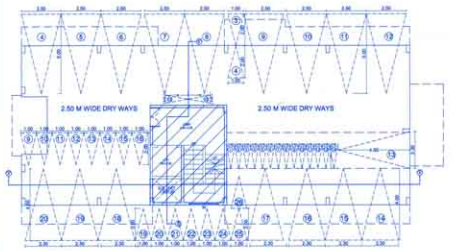
ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

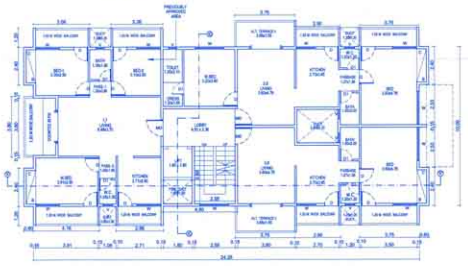


SECTION B-B
SCALE 1:100



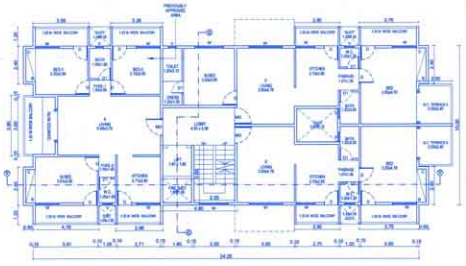
GROUND FLOOR PLAN
SCALE 1:100

PREVIOUS APPROVAL No. LND /BP /A3 /BP /564 /19 Date: 23/05/2016



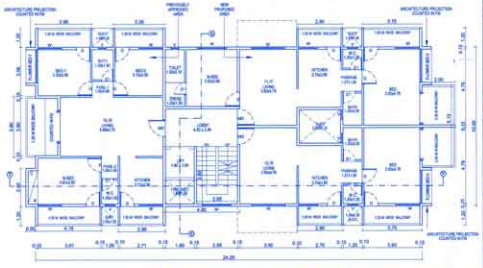
Typ. 1st & 3rd FLOOR PLAN
SCALE 1:100

BALCONY 1) 3.56+3.26+2.90+3.75+3.80+4.16+2.96+2.90+3.75 = 31.04 x 1.20 = 37.24
AREA Total Balcony Area 37.24 - 30.48 (previously approved) = 6.76



2nd FLOOR PLAN
SCALE 1:100

BALCONY 1) 3.56+3.26+2.90+3.75+3.80+4.16+2.96+2.90+3.75 = 31.04 x 1.20 = 37.24
AREA Total Balcony Area 37.24 - 30.48 (previously approved) = 6.76



Typ. 4th & 6th FLOOR PLAN
SCALE 1:100

BALCONY 1) 3.56+3.26+2.90+3.75+3.80+4.16+2.96+2.90+3.75 = 31.04 x 1.20 = 37.24
AREA 2) 5.15 x 2.00 = 10.30 TOTAL AREA 37.24 + 10.30 = 47.54
Total Balcony Area 47.54 - 11.82 (previously approved) = 35.72

APPROVING AUTHORITY

SHEET NO. 1/1

APPROVED
Plans amended in...
As per the conditions Mentioned in the accompaning communication
Rectifiate No. dated....
BB/10E/7444 03/08/2018

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation, Nashik

AREA STATEMENT

	SQ.MT
1. Area of plot (Minimum area of A(a) to be considered)	
As/Per ownership document / 7/12 / 7/8 Extract	854.18
As/Per measurement sheet	854.18
Less deductions	854.18
2. Deduction for	
a) Proposed D.P./ D.P. Road widening area	----
b) Any D.P. Reservation area	----
(Total of a+b)	----
3. Gross area of plot (1-2)	854.18
4. Recreational open space	
a) Required	----
b) Proposed	----
5. Amenity Space	
a) Required	----
b) Proposed	----
6. Service road and Highway widening	----
7. Internal Road area	----
8. Net Area of Plot (3-5-6-7)	854.18
9. Built up area with reference to basic F.S.I as per front road width (as -no. 8 & 11)	939.60
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road (1.00/1 as no.3(a)), if any	----
(b) In-situ area against Amenity Space (2.00 or 1.00 y as no.5(a))	0.00
(c) Premium FSI area (subject to maximum of 0.5 of as no.9)	155.48
(d) TDR area	510.00
(e) Additional FSI area under chapter VIII	
(Total of a+b+c+d+e)	665.48
11. Total area available (9+10)	1605.08
12. Maximum allowance of F.S.I Permissible as per Road width (As per regulation no. 15.1(a))	1921.91
13. Total Built-up Area in proposal (excluding area in Sr.no.10(a))	
(a) Proposed Built-up Area (Not Approved B.P.)	851.93
(b) Proposed Built-up Area	100.82
(c) Excess Balcony area counted in F.S.I.	132.33
(d) Excess Double Height terrace area counted in F.S.I.	
(Total of a+b+c+d)	1605.08
14. F.S.I. Consumed (7 DR) (should not be more than same no. 13 above.)	
15. Area for exclusive Housing, if any	----
(a) Required(30% of Sr.no.9)	----
(b) Proposed	----

CERTIFICATE OF AREA

Certified that the said under reference area surveyed by me on 23/06/2013 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with area stated in document of ownership / P. Scheme Records(Land Record Department)/City Survey records

ARCHITECT SIGN.

Owner's Declaration
We undersigned hereby confirm that thhe would abide by plan sanctioned by Nashik Municipal Corporation. We would execute the structure as per approved plan. Also We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.

OWNER SIGN.

REVISED APPROVAL & EXTENSION PLAN FOR RESIDENTIAL BULD. ON S.No. 792/1A/1+2+3, PLOT No. 7+8 AT GOVIND NAGAR, NASHIK TALUKA & DISTRICT NASHIK.
For M/s. SHREYA PROPERTIES PVT. LTD.
THROUGH PARTNER
BHARAT RAMJILAL SINGHAL & OTHER 2

Ar.AJIT GHODKE	Er.Yogin Kulkarni	Bharat Ramjilal Singhal (Partner)
ARCHITECT SIGN.	STRUCTURAL ENG. SIGN.	OWNERS SIGN.

Ar.AJIT GHODKE
SHRI RAGHAVENDRA CIVIL
5, SMITA APT.-A, OPP. MAGNUM HOSPITAL,
PATIL LANE-1, COLLEGE ROAD, NASHIK -422005
TEL. NO. (0253)2574857

DATE	SCALE	CAD BY	CHK.BY	DRG. NO.	SHEET NO.
01/03/18	AS SHOWN	rbsingh	AJIT	M.D.-I	1/1