

RENEWED

Up to date 31/12/2017
As Per Conditions Mentioned in the
Accompanying Letter No. G/328/3468
dated 01/01/2015.

Deputy Engineer
Town Planning Deptt.
Nashik Municipal Corporation

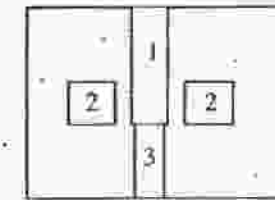
LOCATION PLAN
SCALE - 1 : 10000



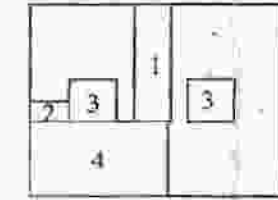
PARKING STATEMENT					
AREA/NO.	REQUIRED PARKING	2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
PLOT	500.00 SQMT.	4 Nos.	2 Nos.	4 Nos.	2 Nos.
TENEMENT	15 Nos.	14 Nos.	7 Nos.	14 Nos.	7 Nos.
COMM.	43.65	2 Nos.	1 Nos.	2 Nos.	1 Nos.
TOTAL PROVIDED PARKING	20 Nos.	10 Nos.	20 Nos.	10 Nos.	

BALCONY AREA STATEMENT					
FLOOR	FLOOR AREA PERM. 10 %	PROPOSED	EXCESS AREA		
FIRST	165.73	16.57	4.85+2.22+12.60 X 1.00 = 21.67	5.10	
SECOND	165.73	16.57	7.34+2.13+12.60 X 1.00 = 27.48	10.89	
THIRD	165.73	16.57	27.46 X 1.00 = 27.46	10.89	
FOURTH	127.21	12.72	7.73 X 1.00 = 7.73	1.36	
TOTAL EXCESS BALCONY AREA				24.24 SQMT.	

T.D.R. STATEMENT	
PLOT AREA = 500.00 SQMT.	
40 % T.D.R. PERMISSIBLE = 200.00 SQMT.	
T.D.R. TAKEN = 200.00 SQMT.	
PER. BUILT UP AREA = 700.00 SQMT.	
PROP. BUILT UP AREA = 699.46 SQMT.	
T.D.R. ZONE.	
DRC NO. DATE -	
AGREEMENT NO. -	
DATE :	



FOR FIRST TO THIRD FLOOR
AREA OF BLOCK
16.85 X 12.80 = 216.88 SQMT.
DEDUCTION
1. 2.40 X 7.70 X 1 = 18.48
2. 3.20 X 2.80 X 2 = 17.92
3. 1.95 X 4.90 X 1 = 9.55
TOTAL DEDUCTION = 45.95
216.88 - 45.95 = 165.73 SQMT.
FIRST TO THIRD FLOOR B.U.P. AREA
= 165.73 X 3 = 497.19 SQMT.



FOR FOURTH FLOOR
AREA OF BLOCK
16.85 X 12.80 = 216.88 SQMT.
DEDUCTION
1. 2.40 X 7.70 X 1 = 18.48
2. 2.65 X 1.35 X 1 = 3.58
3. 3.20 X 2.80 X 2 = 17.92
4. 9.08 X 4.90 X 1 = 44.48
TOTAL DEDUCTION = 84.47
216.88 - 84.47 = 127.77 SQMT.
FOURTH FLOOR B.U.P. AREA
= 127.21 SQMT.

NOTE

PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAIN LINE SHOWN IN DOTTED RED
EXTERNAL WALL 0.15 MT. THICK
INTERNAL WALL 0.10 MT. THICK
CUPBOARD ABOVE & BELOW MAX. 0.60 M.

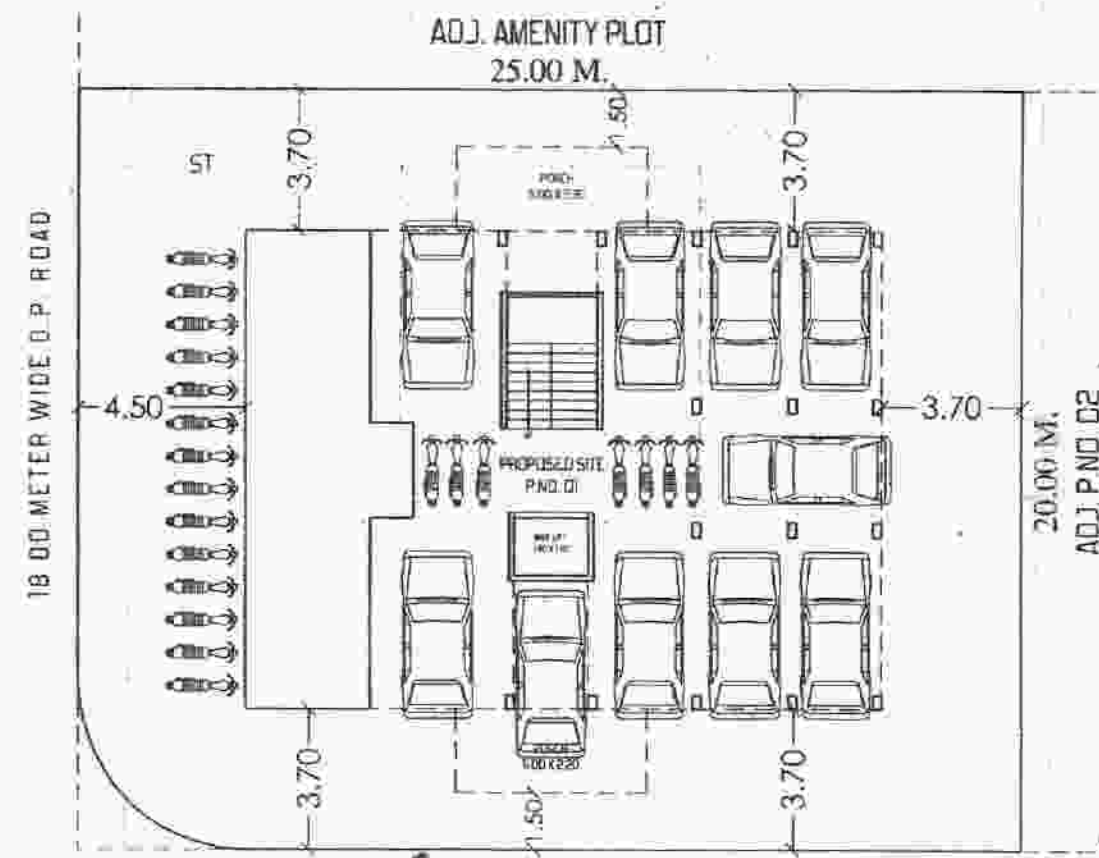
TDR STATEMENT		SQ. M
AREA OF PLOT		500.00
40% T.D.R. PERMISSIBLE		200.00
PERMISSIBLE BUILT UP AREA		700.00
PROPOSED BUILT UP AREA		
AT GROUND FLOOR		44.57
AT FIRST FLOOR		165.73
AT SECOND FLOOR		165.73
AT THIRD FLOOR		127.21
AT FOURTH FLOOR		127.21
EXCESS BALCONY AREA		28.24
LIFT AREA		2.25
TOTAL BUILT UP AREA		699.46

DOORS AND WINDOWS

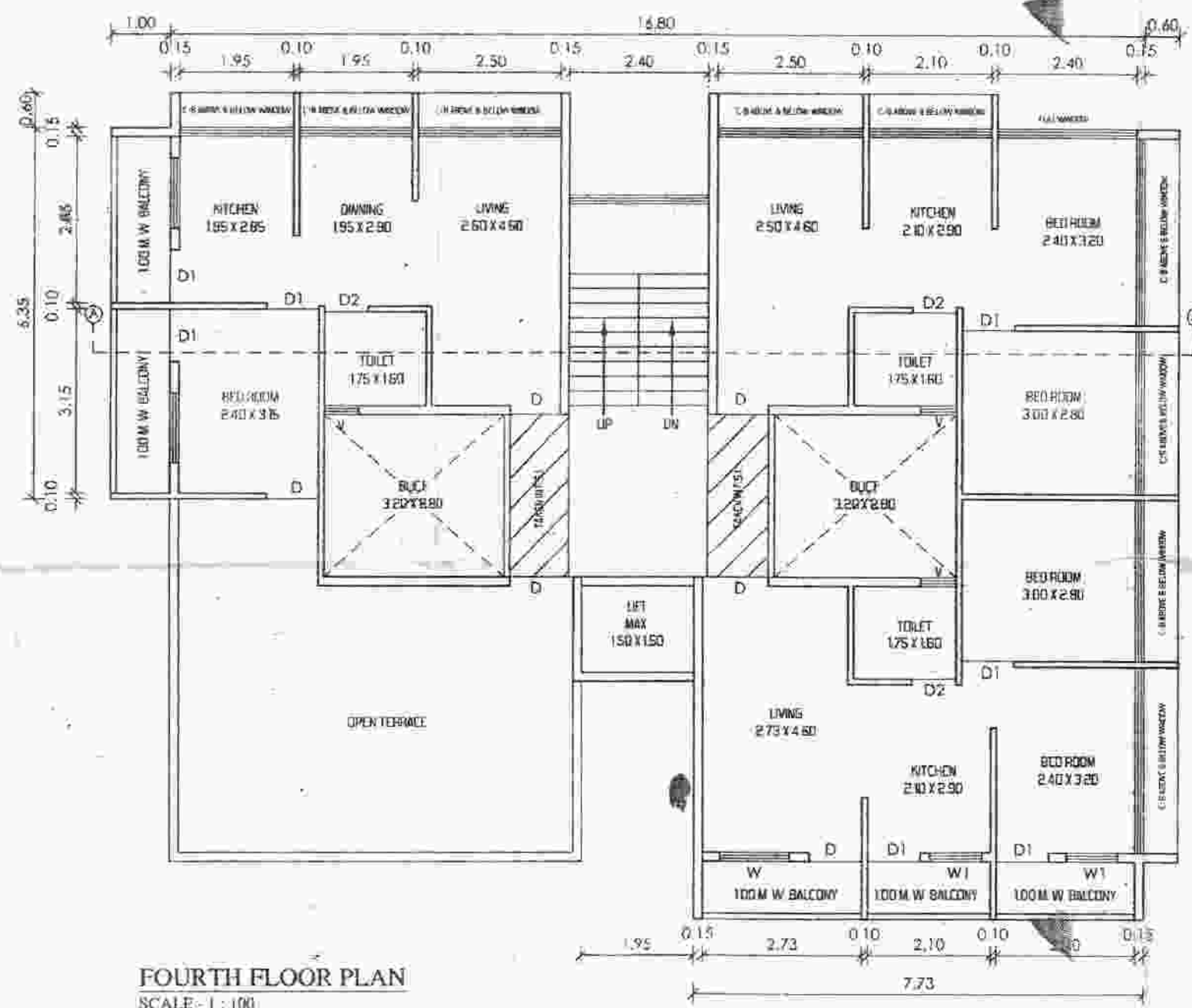
TYPE	SIZE	SPECIFICATION
D1	1.00 X 2.10	T. W. PANELLED DOOR
D2	0.90 X 2.10	T. W. PANELLED DOOR
D3	0.75 X 2.10	T. W. PANELLED DOOR
W	1.00 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED COVERED

FOR GROUND FLOOR

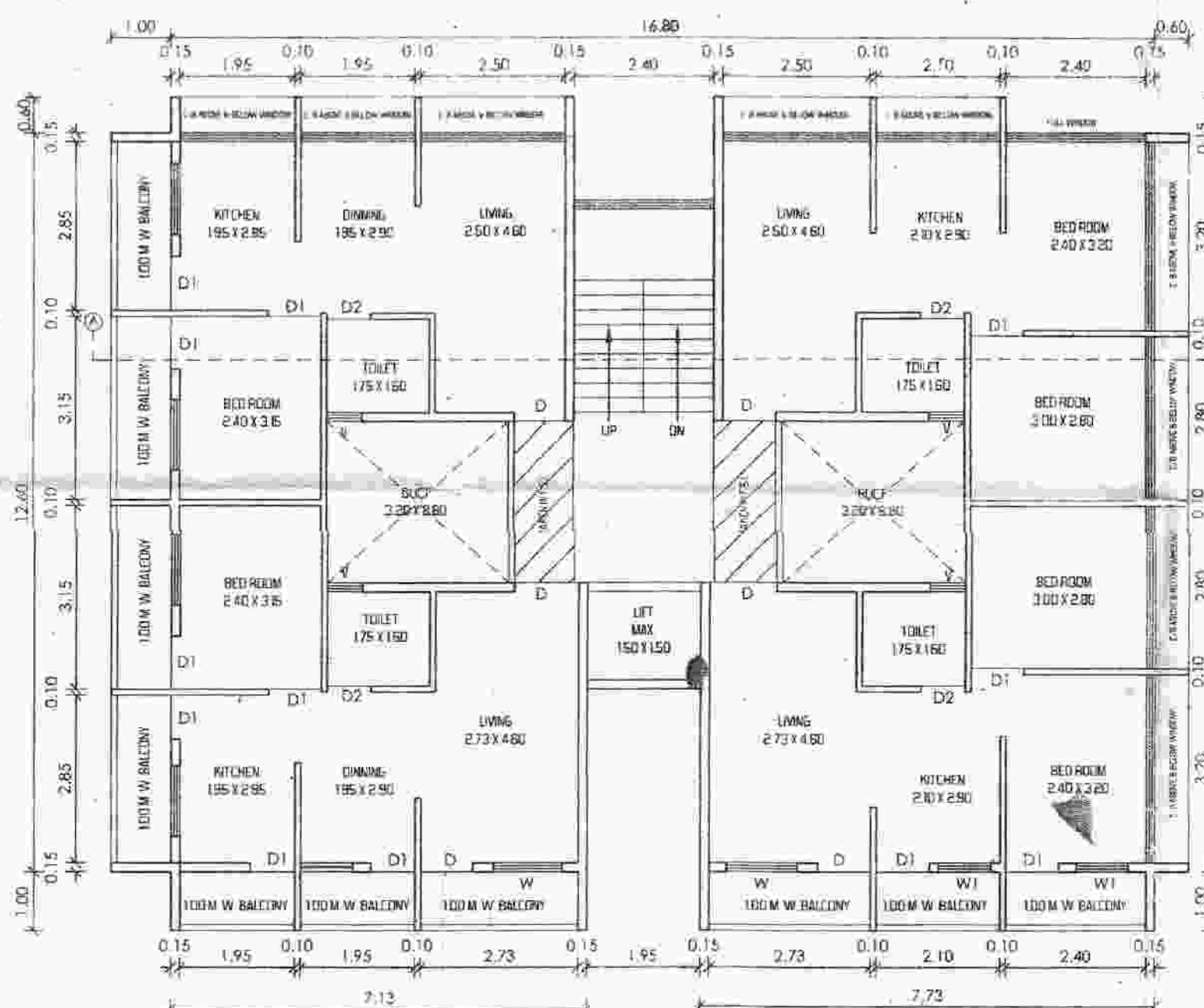
AREA OF BLOCK
4.80 X 12.80 = 61.44 SQMT.
DEDUCTION
1. 1.30 X 5.45 X 2 = 13.39
TOTAL DEDUCTION = 13.39
61.44 - 13.39 = 48.05 SQMT.
GROUND FLOOR B.U.P. AREA
= 44.57 SQMT.



SITE PLAN
SCALE - 1 : 200



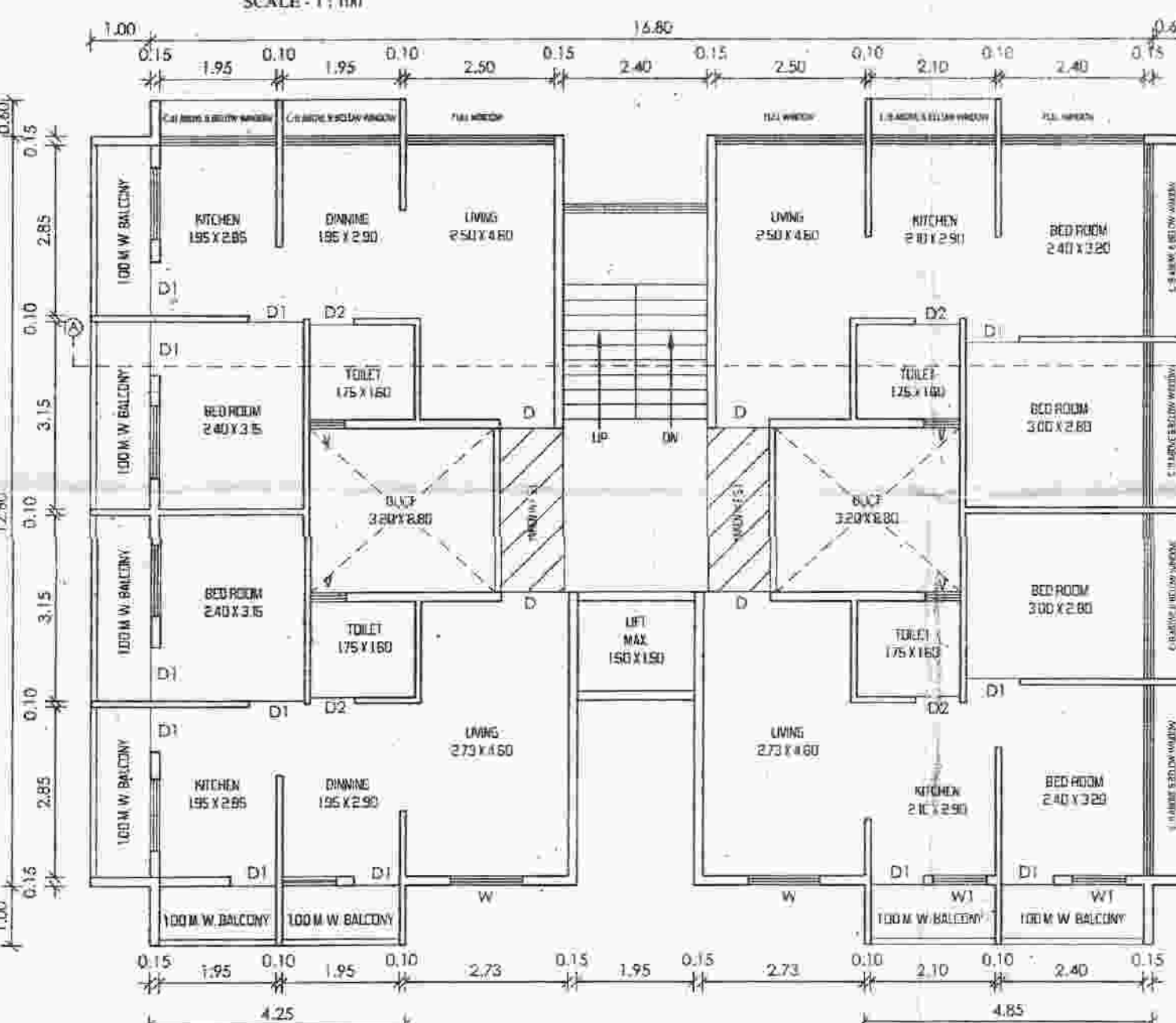
FOURTH FLOOR PLAN
SCALE - 1 : 100



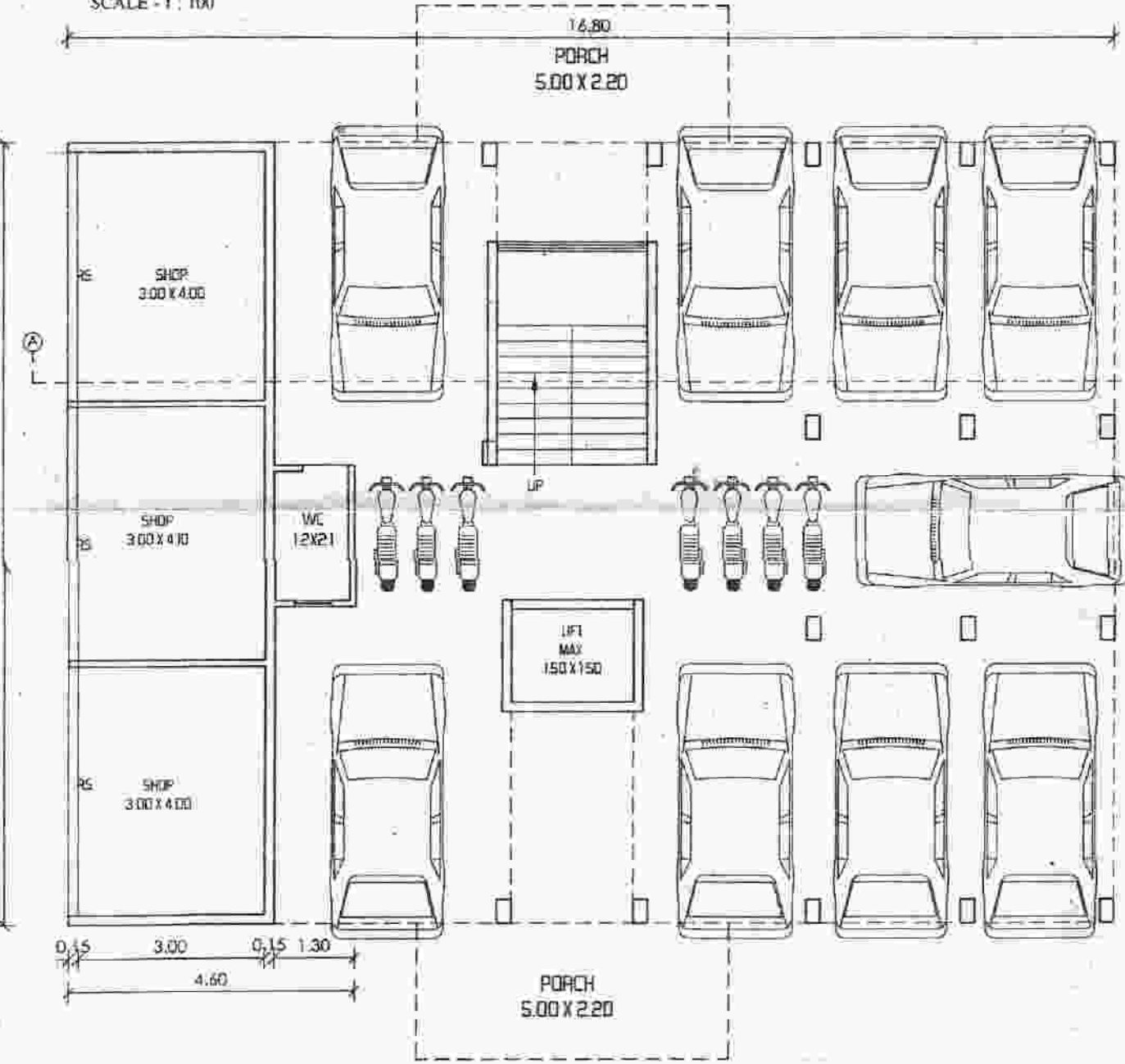
SECOND & THIRD FLOOR PLAN
SCALE - 1 : 100



SECTION @ AA
SCALE - 1 : 100



FIRST FLOOR PLAN
SCALE - 1 : 100



GROUND FLOOR PLAN
SCALE - 1 : 100

APPROVAL STAMP

APPROVED

The Plans amended in
As per the conditions mentioned in the
accompanying commencement
Certificate No. dated 1/1/2015
MSK/B1/328/3468

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

AREA STATEMENT		SQ. M
1	AREA OF THE PLOT	500.00
2	DEDUCTIONS FOR	
a)	ROAD ACQUISITION AREA	
b)	PROPOSED ROADS	
c)	ANY RESERVATION	
3	TOTAL (1+2+3)	
4	NET GROSS AREA OF THE PLOT	500.00
5	DEDUCTIONS FOR	
a)	RECREATIONAL GROUND PER (RULE 11/3/1)	
b)	INTERNAL ROAD TOTAL (a+b)	
6	NET AREA OF THE PLOT	500.00
7	ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA)	
8	PROPOSE 1) 40 % T.D.R. AREA	200.00
9	TOTAL AREA (6+8)	700.00
10	TOTAL F.S.I. PERMISSIBLE	1.00
11	PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	700.00
12	EXISTING FLOOR AREA	671.22
13	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	28.24
14	TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	699.46
15	TOTAL BUILT UP AREA CONSUMED (13/7)	0.98%
BALCONY AREA STATEMENT		
a)	PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT
b)	PROPOSED BALCONY AREA PER FLOOR	
c)	EXCESS BALCONY AREA TOTAL	NIL
PARKING STATEMENT		
a)	PARKING REQUIRED BY RULE	AS PER STATEMENT
b)	GARAGES PERMISSIBLE	
c)	GARAGES PROVIDED	
d)	TOTAL PARKING PROVIDED	
TENEMENT STATEMENT		
a)	NET AREA OF THE PLOT	700.00
b)	LESS DEDUCTION OF NON RESIDENTIAL	43.65
c)	AREA SHOWN ETC.	656.35
d)	TENEMENT PERMISSIBLE AS 250 PER HECTOR	16 Nos.
e)	TENEMENTS PROPOSED	15 Nos.
CERTIFICATE OF AREA		

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON 01/12/2014 & DIMENSION OF ALL SIDES ETC OF THE PLOT
STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT
TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP I.T.P. ACT

SIGNATURE OF LICENCED ARCHITECTS

SHRI SATISH D. GAIKWAD

PROPOSED BUILDING PLAN ON P. NO. 01,
S.NO.32/1A-32/1B OF ANANDWALI SHIWAR,
NASHIK
FOR LAXMI NARAYAN DEVELOPERS
THROUGH SHRI ARUN NARAYAN KALE
SHRI ASHOK NARAYAN KALE

OWNER SIGN.

SANJIV D. GAIKWAD
ARCHITECT SIGN

B.P. BHAVASAR
STRUCTURAL ENGINEER

AR. YOGESH GAIKWAD
MS in Construction Management (USA), H. Arch.
-91-9689444777
-91-9689355660
SATISH GAIKWAD
D. Arch.
Architectural Consultant
-91-9737900813
-91-9858828813

EMAIL: gkaidwasesociates@gmail.com, PH: 0253-2318644
ADDRESS: A-302, Third Floor, Prathmesh Plaza, Above Sony Pavilion
Racca Colony, Behind Kulkarni Garden, Nashik, 422005

CAD BY: Tushar SCALE - 1 : 100 DATE - 27/12/2014

WCOM/2014 PROJECT/Arun Kale/MUNICIPAL