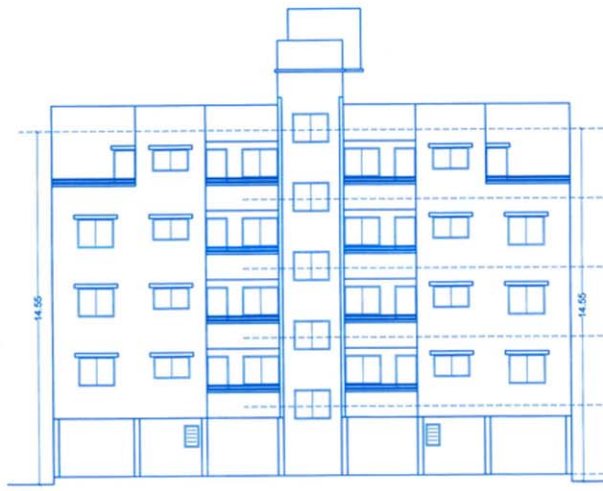
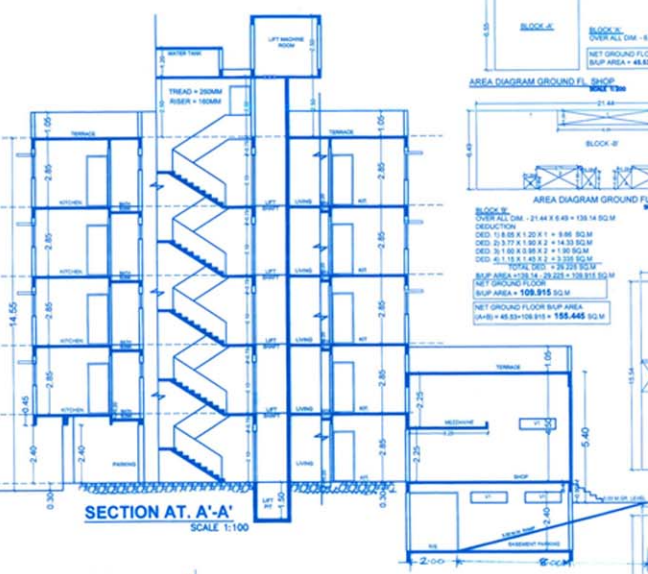


FRONT ELEVATION
SCALE 1:100



SECTION AT. A'-A'
SCALE 1:100

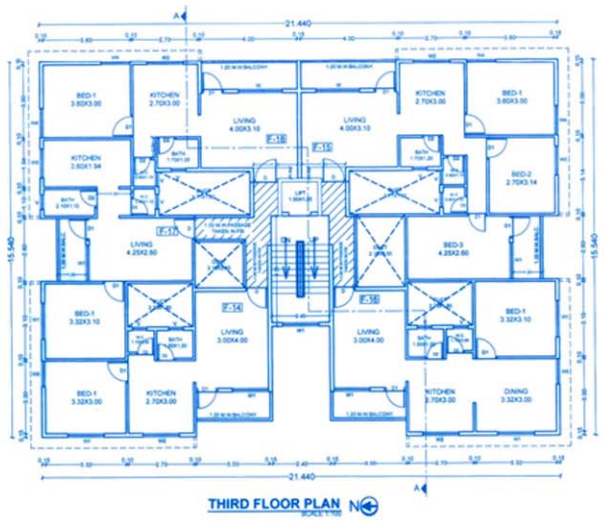
AREA DIAGRAM GROUND FL. SHOP
SCALE 1:300

AREA DIAGRAM GROUND FLOOR
SCALE 1:300

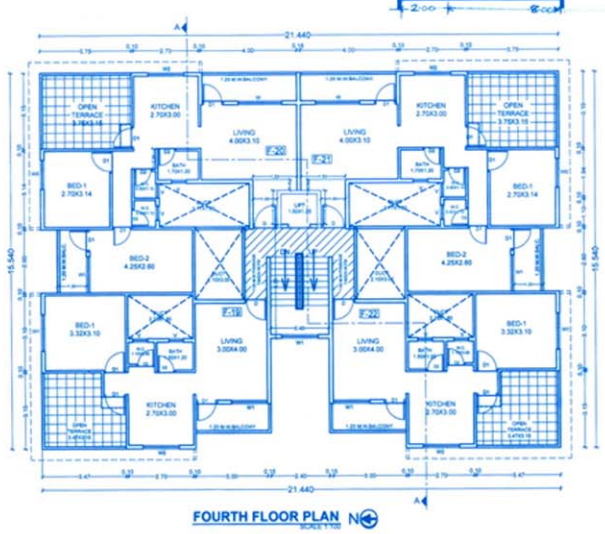
AREA DIAGRAM TYP. 1st & 2nd FLOOR
SCALE 1:300

AREA DIAGRAM THIRD FLOOR
SCALE 1:300

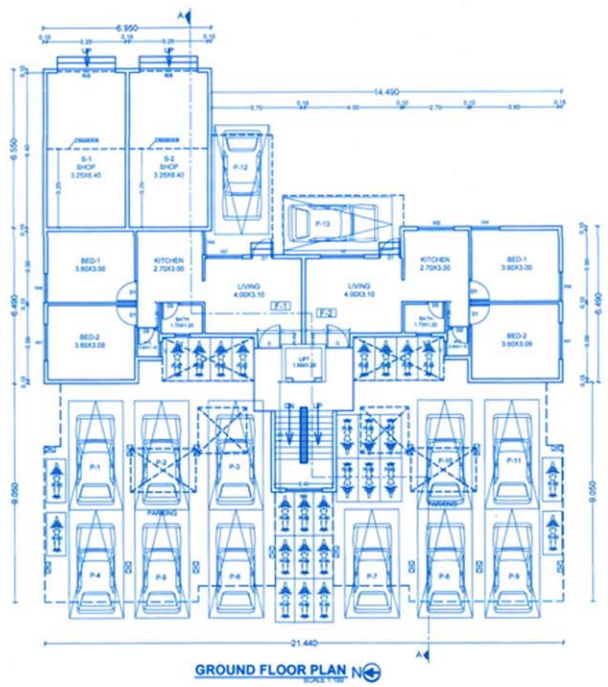
AREA DIAGRAM FOURTH FLOOR
SCALE 1:300



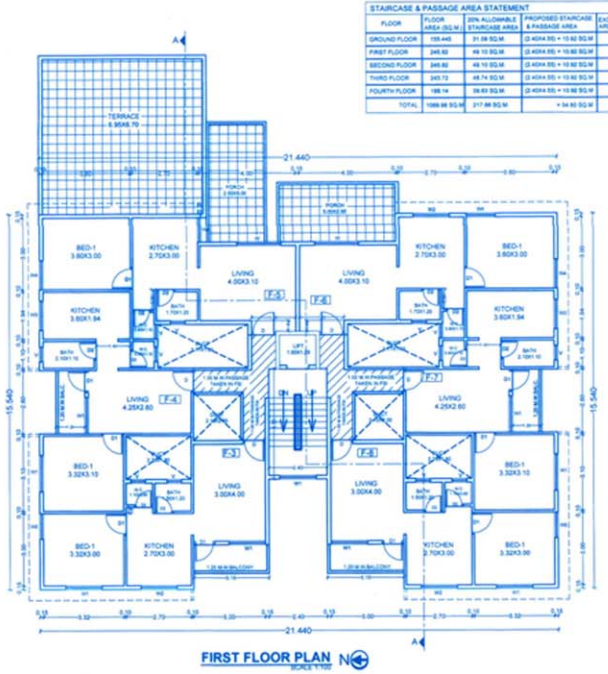
THIRD FLOOR PLAN
SCALE 1:100



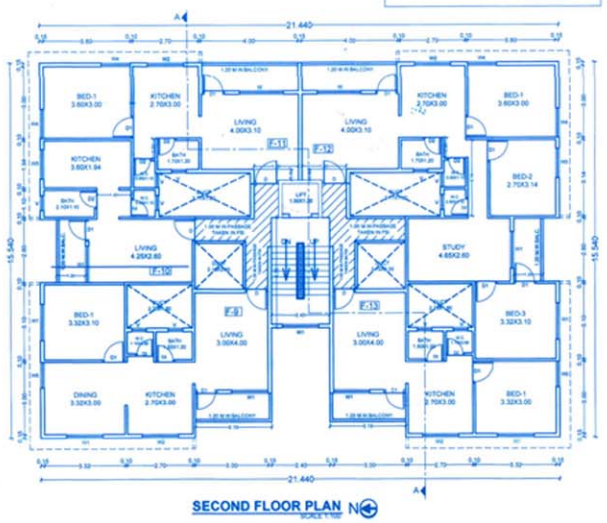
FOURTH FLOOR PLAN
SCALE 1:100



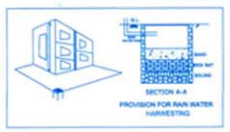
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

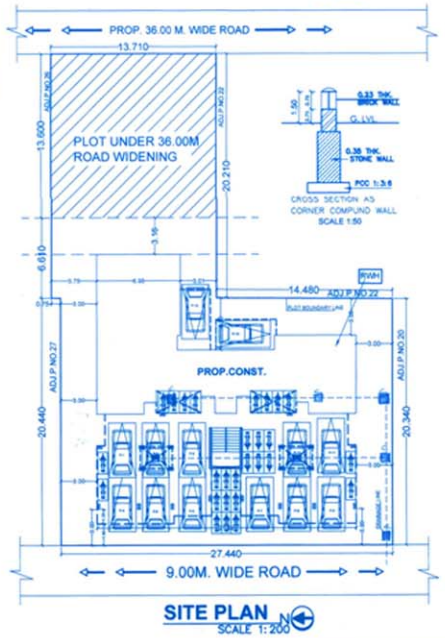


SECOND FLOOR PLAN
SCALE 1:100



SECTION A-A

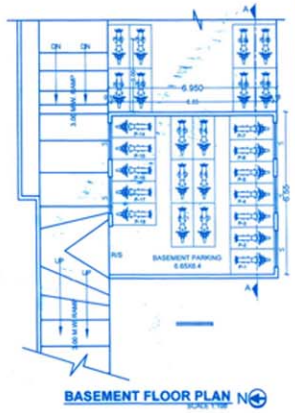
PROVISION FOR RAIN WATER HARVESTING



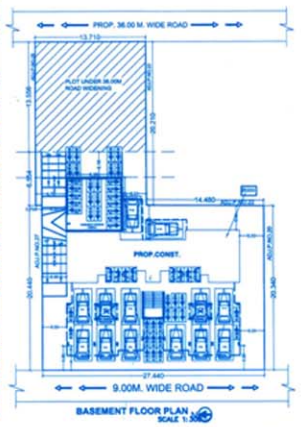
SITE PLAN
SCALE 1:200



LOCATION PLAN
SCALE 1:10000



BASEMENT FLOOR PLAN
SCALE 1:100



BASEMENT FLOOR PLAN
SCALE 1:100

CARPET AREA STATEMENT

BUILDING FLOOR NO.	FLAT/ SHOP NO.	FLOOR AREA OF ALL ROOMS (EXCLUDING AREA UNDER WALLS)	FLOOR AREA OF BATHROOM WC/LOBBY/SHAFT (EXCLUDING AREA UNDER WALLS)		FLOOR AREA OF BALCONIES / VERANDA (EXCLUDING AREA UNDER WALLS)	
GROUND FLOOR	S-1	SHOP-1	3.25 X 6 = 20.0 SQ.M.			
	S-2	SHOP-2	3.25 X 6 = 20.0 SQ.M.			
		TOTAL	20.0 X 2 = 40.0 SQ.M.	TOTAL		TOTAL
GROUND FLOOR	F-1	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
	F-2	KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.70 SQ.M.	
		BED-2	3.60 X 3.09 = 11.12 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	42.42 X 2 = 84.84 SQ.M.	TOTAL	4.63 X 2 = 9.26 SQ.M.	TOTAL
FIRST FLOOR	F-3	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
	F-4	KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.32 X 3.00 = 9.96 SQ.M.	PASS	1.10 X 1.00 = 1.10 SQ.M.	
		TOTAL	40.32 X 2 = 80.64 SQ.M.	TOTAL	4.62 X 2 = 9.24 SQ.M.	TOTAL
FIRST THIRD FLOOR	F-5	LIVING	4.25 X 2.60 = 11.05 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
	F-6	KITCHEN	3.00 X 1.94 = 5.82 SQ.M.	BATH	1.70 X 1.10 = 1.87 SQ.M.	BALCONY
		BED-1	3.32 X 3.10 = 10.29 SQ.M.	PASS	1.10 X 1.00 = 1.10 SQ.M.	
		TOTAL	28.32 X 2 = 56.64 SQ.M.	TOTAL	4.64 X 2 = 9.28 SQ.M.	TOTAL
FIRST FLOOR	F-8	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
					1.10 X 1.00 = 1.10 SQ.M.	
		TOTAL	31.30 X 2 = 62.60 SQ.M.	TOTAL	4.74 X 2 = 9.48 SQ.M.	TOTAL
FIRST FLOOR	F-7	LIVING	4.25 X 2.60 = 11.05 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
		KITCHEN	3.00 X 1.94 = 5.82 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.32 X 3.10 = 10.29 SQ.M.	PASS	1.40 X 1.00 = 1.40 SQ.M.	
		TOTAL	28.32 X 2 = 56.64 SQ.M.	TOTAL	4.64 X 2 = 9.28 SQ.M.	TOTAL
SECOND FLOOR	F-8	LIVING	4.00 X 4.00 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	3.32 X 3.10 = 10.29 SQ.M.			
		TOTAL	42.32 X 2 = 84.64 SQ.M.	TOTAL	4.62 X 2 = 9.24 SQ.M.	TOTAL
SECOND FLOOR	F-9	LIVING	4.25 X 2.60 = 11.05 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
		KITCHEN	3.00 X 1.94 = 5.82 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.40 X 1.00 = 1.40 SQ.M.	
		TOTAL	33.62 X 2 = 67.24 SQ.M.	TOTAL	4.64 X 2 = 9.28 SQ.M.	TOTAL
SECOND THIRD FLOOR	F-10	LIVING	4.25 X 2.60 = 11.05 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
		KITCHEN	3.00 X 1.94 = 5.82 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
					1.40 X 1.00 = 1.40 SQ.M.	
		TOTAL	16.82 X 2 = 33.64 SQ.M.	TOTAL	4.64 X 2 = 9.28 SQ.M.	TOTAL
SECOND FLOOR	F-11	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	3.70 X 3.14 = 9.49 SQ.M.			
		TOTAL	41.01 X 2 = 82.02 SQ.M.	TOTAL	4.64 X 2 = 9.28 SQ.M.	TOTAL
SECOND & THIRD FLOOR	F-12	LIVING	4.25 X 2.60 = 11.05 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
		KITCHEN	3.00 X 1.94 = 5.82 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
					1.40 X 1.00 = 1.40 SQ.M.	
		TOTAL	16.82 X 2 = 33.64 SQ.M.	TOTAL	4.64 X 2 = 9.28 SQ.M.	TOTAL
SECOND FLOOR	F-13	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	0.85 X 1.10 = 0.94 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	3.70 X 3.14 = 9.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-3	4.29 X 3.61 = 15.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	56.63 X 2 = 113.26 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL
THIRD FLOOR	F-14	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	3.70 X 3.14 = 9.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	41.01 X 2 = 82.02 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL
THIRD FLOOR	F-15	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	3.70 X 3.14 = 9.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-3	4.29 X 3.61 = 15.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	56.63 X 2 = 113.26 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL
THIRD FLOOR	F-16	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	4.29 X 3.61 = 15.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	56.63 X 2 = 113.26 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL
FOURTH FLOOR	F-17	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	4.29 X 3.61 = 15.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	56.63 X 2 = 113.26 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL
FOURTH FLOOR	F-18	LIVING	4.00 X 3.10 = 12.40 SQ.M.	W.C.	1.20 X 1.10 = 1.32 SQ.M.	
		KITCHEN	2.70 X 3.00 = 8.10 SQ.M.	BATH	1.70 X 1.20 = 2.04 SQ.M.	BALCONY
		BED-1	3.60 X 3.00 = 10.80 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		BED-2	4.29 X 3.61 = 15.49 SQ.M.	PASS	1.30 X 1.00 = 1.30 SQ.M.	
		TOTAL	56.63 X 2 = 113.26 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL
		TOTAL	41.01 X 2 = 82.02 SQ.M.	TOTAL	6.93 X 2 = 13.86 SQ.M.	TOTAL

PARKING AREA STATEMENT

FOR TENEMENT	NO. OF TENEMENTS	REQUIRED 4 WHEELER CAR	REQUIRED 2 WHEELER SCOOTER	REQUIRED CYCLE	PROPOSED 4 WHEELER CAR	PROPOSED 2 WHEELER SCOOTER	PROPOSED CYCLE
FOR CARPET AREA IN ONE TENEMENT 120 SQ.M. & ABOVE	9	3	2	2	0	0	0
FOR CARPET AREA IN ONE TENEMENT 80 TO 120 SQ.M.	9	2	2	2	0	0	0
FOR CARPET AREA IN ONE TENEMENT 40 TO 80 SQ.M.	10	1	4	3	10	40	20
FOR CARPET AREA IN FOUR TENEMENT UP TO 40 SQ.M.	12	1	4	4	3	12	12
100 SQ.M. CARPET AREA OF FRACTION THEREOF (FOR COMM. SHOP)	3	2	4	4	0	2	2
TOTAL					13	54	34

STAIRCASE & PASSAGE AREA STATEMENT

FLOOR	FLOOR AREA (SQ.M.)	20% ALLOWABLE STAIRCASE AREA	PROPOSED STAIRCASE & PASSAGE AREA	EXCESS AREA (IN Sq.Mts.)
GROUND FLOOR	155.445	31.09 SQ.M.	(2.40X4.55) + 10.92 SQ.M.	NILL
FIRST FLOOR	245.82	49.10 SQ.M.	(2.40X4.55) + 10.92 SQ.M.	NILL
SECOND FLOOR	245.82	49.10 SQ.M.	(2.40X4.55) + 10.92 SQ.M.	NILL
THIRD FLOOR	243.72	48.74 SQ.M.	(2.40X4.55) + 10.92 SQ.M.	NILL
FOURTH FLOOR	198.14	39.63 SQ.M.	(2.40X4.55) + 10.92 SQ.M.	NILL
TOTAL	1088.98 SQ.M.	217.66 SQ.M.	= 54.90 SQ.M.	NILL

BALCONY AREA STATEMENT

FLOOR	FLOOR AREA (SQ.M.)	PERMISSIBLE AREA (10%)	PROPOSED AREA (IN Sq.Mts.)	EXCESS BALCONY AREA (IN Sq.Mts.)
GROUND FLOOR	155.445	----	----	----
FIRST FLOOR	245.82	36.87	3.15+2.60X2 = 11.50 + 11.50X1.20 = 13.80 SQ.M.	NILL
SECOND FLOOR	245.82	36.87	3.15+2.60+4.00X2 = 19.10 + 19.50X1.20 = 23.40 SQ.M.	NILL
THIRD FLOOR	243.72	36.56	3.15+2.60+4.00X2 = 19.10 + 19.50X1.20 = 23.40 SQ.M.	NILL
FOURTH FLOOR	198.14	29.72	3.15+2.60+4.00X2 = 19.10 + 19.50X1.20 = 23.40 SQ.M.	NILL
TOTAL		140.02	84.90 SQ.M.	NILL

FORM OF STATEMENT - 2
(Sr. No. 11 (e))
Area details of Flat / Unit

Building No.	Floor No.	Flat No. / Unit No.	Built-up area of flat / unit along with share of common areas like staircase / passages	Area of balcony appended to flat / unit	Area of double height terrace attached to flat / unit	Total area of flat / Unit. (4 + 5 + 6)
(1)	(2)		(3)	(4)	(5)	(7)
	Ground Floor	S-1, S-2	23.54	0.00	0.00	23.54
	Ground Floor	F-1, F-2	42.32+4.62 = 62.26	0.00	0.00	62.260
		F-3,F-8	37.50+4.09 = 42.01	3.79		45.790
	First Floor	F-4,	37.54+4.09 = 41.62	3.12		44.740
		F-5,F-6,	40.77+4.09 = 44.81	0.00		44.810
		F-7	37.54+4.09 = 41.62	3.12		44.740
	Second Floor	F-8,	49.40+4.69 = 54.09	3.79		58.130
		F-10,	28.17+4.89 = 31.06	3.12		34.180
		F-9,	40.77+4.89 = 45.62	4.85		50.470
		F-11,	70.69+4.89 = 84.42	7.95		92.375
		F-13,	37.54+4.89 = 42.83	3.79		46.610
	Third Floor	F-14,	37.54+4.89 = 42.83	3.79		46.610
		F-17,	37.54+4.89 = 42.43	3.12		45.550
		F-16,	40.77+4.89 = 45.62	4.85		50.470
		F-15,	49.37+4.89 = 54.26	3.79		58.050
		F-18,	70.69+4.89 = 84.42	7.95		92.375
	Fourth Floor	F-16,F-22	39.48+5.11 = 44.57	3.79		48.350
		F-20,F-21	39.48+5.11 = 91.59	7.95		99.540

FORM OF STATEMENT - 2
(Sr. No. 11 (e))
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor as per No.	Balcony area within 15%	Excess balcony area counted in F.S.I.	Double height terrace area within 20%	Excess double height ter.area counted in F.S.I.	Total F.S.I. (3 + 5 + 7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Ground Floor	155.445	-----	-----	-----	-----	155.45
	First Floor	245.82	36.87	-----	-----	-----	245.82
	Second Floor	245.82	36.87	-----	-----	-----	245.82
	Third Floor	243.72	36.56	-----	-----	-----	243.72
	Fourth Floor	198.14	29.72	-----	-----	-----	198.14
						TOTAL	1088.98

PROFORMA - I

Drawing Sheet No.1/2

STAMP OF APPROVAL

APPROVED

The Plans amended in ---

As per the conditions Mentioned in the accompaning commencement Certificate No. P/1126/1808 dated 23/06/2017

Executive Engineer
(Town Planning Dept.)
Nashik Municipal Corporation

A	AREA STATEMENTS	SQ.MT.
1)	Area of plot	= 940.030
	Minimum area of a, b, c, to be considered)	
	a) As per ownership document (7/12, CTS extract)	* ------
	b) As per measurement sheet	* ------
	c) As per site	= 837.020
2)	Deductions for	
	a) Proposed D.P.R 36m Road widening area	= 187.22
	b) Any D.P. Reservation area	* ------
	Total (a+b)	= 187.22
3)	Gross Area of Plot (1 - 2)	= 649.80
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 (b))	= 649.80
9)	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8 & 11)	= 714.780
10)	Addition of area for F.S.I.	* ------
	a) In-situ area against D.P. road [2.00x187.22], if any	= 374.44
	b) In-situ area against Amenity Space [2.5 or 1.5 as per no. 5 (b)]	* ------
	c) Premium FSI area (subject to maximum of 0.3 of sr. no. 9)	* ------
	d) TDR area	* ------
	e) Additional FSI area under chapter VIII	* ------
	(Total of a+b+c+d+e)	= 374.44
11)	Total area available (9+10)	= 1089.22
12)	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	* ------
13)	Total Built-up Area in proposal (excluding area at Sr.No.15 b)	= 1088.95
	a) Existing Built-up Area	* ------
	b) Proposed Built-up Area	= 1088.95
	c) Excess Balcony area counted in F.S.I.	= 0.00
	d) Excess Double Height terraces area counted in F.S.I.	* ------
	(Total of a+b+c+d)	= 1088.95
14)	F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	= 0.99%
15)	Area for Inclusive Housing, if any	* ------
	a) Required (20% of sr.no.3)	* ------
	b) Proposed	* ------

Certificate of Area

Certified that the plot under reference was surveyed by me on ---------- and the dimensions of setbacks 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 / T.P. Scheme Record / Land Records Department / City Survey records.

Signature
(Name of Architect / Licensed Engineer / Surveyor)

Owners Declaration

I/We Undersigned Hereby Confirm That I/We Would Abide By Plans Sanctioned By Nashik Municipal Corporation. I/We Would Execute The Structure As Per Sanctioned Plans. Also I/We Would Execute The Work Under Supervision Of Proper Technical Person So As To Ensure The Quality And Safety At The Work Site.

(Owner (s) Name & signature)

B/UP AREA STATEMENTS	IN SQ.MT.
COMMERCIAL B/UP AREA	
GROUND FLOOR (SHOP)	= 45.530
RESIDENTIAL B/UP AREA	
GROUND FLOOR	= 109.915
FIRST FLOOR	= 245.820
SECOND FLOOR	= 245.820
THIRD FLOOR	= 243.720
FOURTH FLOOR	= 198.140
TOTAL FLOOR B/UP AREA	= 1043.415
TOTAL EXCESS BALCONY AREA	= 0.00
TOTAL B/UP AREA (45.530+ 1043.415)	= 1088.95

SCHEDULES OF OPENING

R/S	2.40X2.40	ROLLING SHUTTER	W2	1.50X1.05	M. S. WINDOWS
D1	0.90X2.10	T.W. FLUSH DOOR	W3	1.20X1.20	M. S. WINDOWS
D2	0.75X2.10	T.W. FLUSH DOOR	W4	0.90X1.20	M. S. WINDOWS
D	0.90X2.10	T.W. FLUSH DOOR	W5	1.20X1.05	M. S. WINDOWS
W	1.80X1.20	M. S. WINDOWS	V1	1.50X0.45	M. S. VENTILATOR
W1	1.50X1.20	M. S. WINDOWS	V	0.60X0.75	M. S. VENTILATOR

NOTES

1) PLOT BOUNDARY SHOWN IN - THICK BLACK
2) PROPOSED CONST. SHOWN IN - THICK RED
3) DRAINAGE LINE SHOWN IN - DOTTED RED
4) EXISTING CONST. SHOWN IN - THICK GREEN

TITLE

PREVIOUSLY PLAN FOR COMM + RESIDENTIAL APARTMENT BUILDING, IN PLOT NO. 23+24+25, IN S.NO. 127, AT. VILLAGE- GANGAPUR SHIWAR, TAL & DIST. NASHIK.

FOR.- 1) Mr. UMESH T. THORAT
2) Mrs. SUSHILA D. KALAMKAR.
3) Mr. RAJESH G. GURUDINASINGHANI.

RAMESH B. WAGH
STR/157/8 Dec.2019

ARCHITECT SIGN. | STRU.ENGG. SIGN. | OWNER SIGN.

ideologue architects

AR. YOGESH B. PACHORKAR

OFFICE ADDRESS
93, RAVIKIRAN APPT. FIRST FLOOR, NEAR SAGAR SWEET, BEHIND NIRAMAY NURSING HOME, ADWAT COLONY, CANADA CORNER,NASHIK-422002.

Mob.:+91-9850042004 email:-yogeshpachorkar@yahoo.com

Job No.	Drg No.	Scale	Drawn by	Chkd by	Date	Registration no.
1	1/2	as shown	kalika	yogesh	07/06/2017	CA/2009/56674