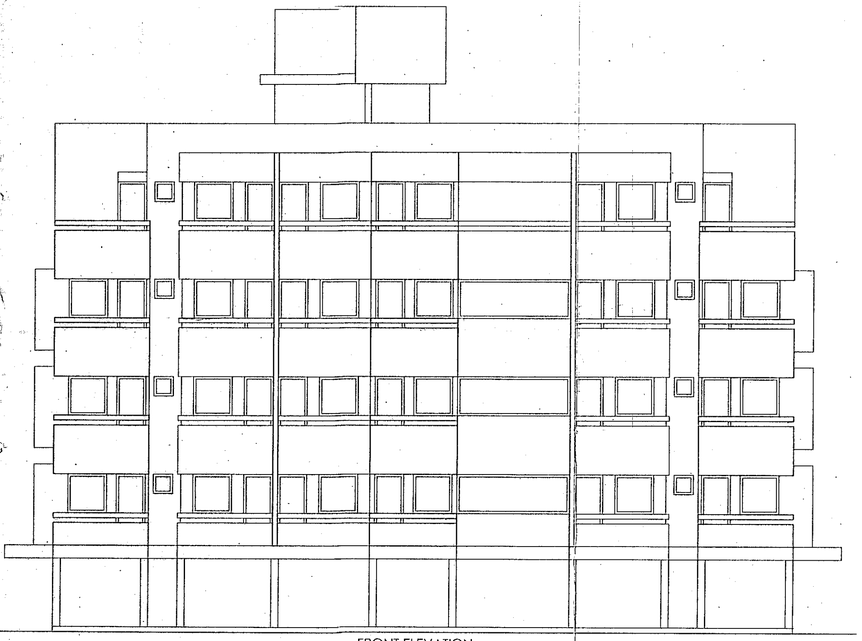
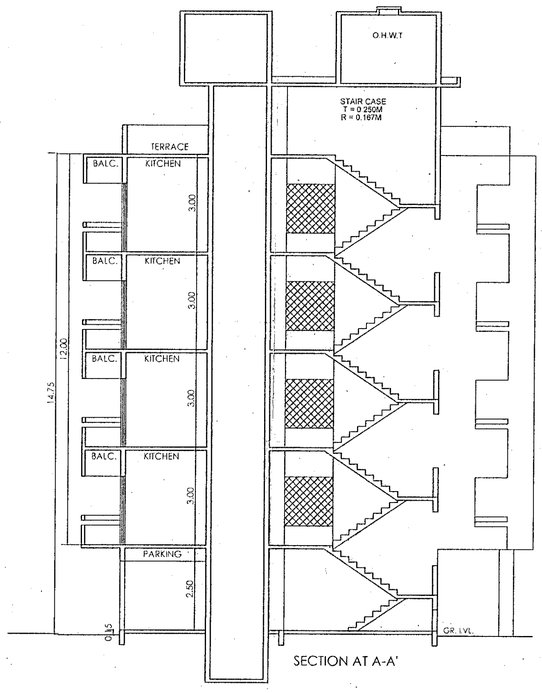
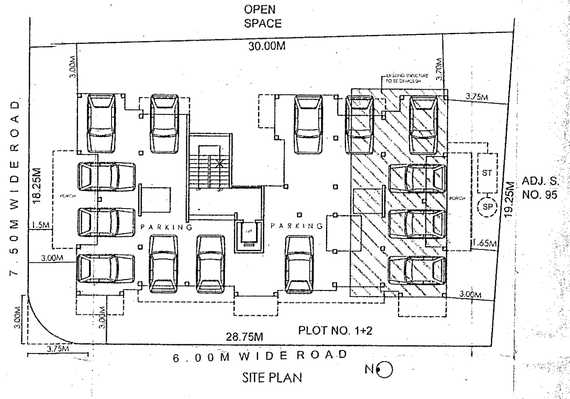


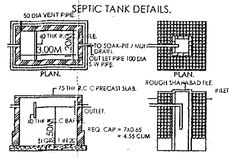
FRONT ELEVATION



SECTION AT A-A'

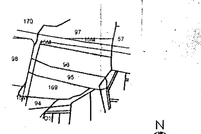


SITE PLAN

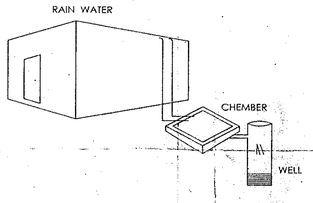


T. D. R. STATEMENT

TOTAL PLOT AREA	= 550.31	SQ.M
ALLOWABLE T.D.R.	= 220.12	SQ.M
PROPOSED T.D.R.	= 220	SQ.M
T.D.R. ZONE	= 'D'	
D.R.C. NO.	= 634 DT: 11/06/2013	
T.D.R. REG. NO.	= 4-9405-2013 DT: 17/08/2013	
ALLOWABLE B/UP	= 770.31	SQ.M
PROPOSED B/UP	= 765.25	SQ.M



LOCATION PLAN



STAMP OF APPROVAL

APPROVED

The Plans amended in... ... ...
As per the conditions Mentioned in the accompaning commencement Certificate No. BP/315/3642 dated 21/11/2013

Executive Engineer
TOWN PLANING
Municipal Corporation
Nashik

PROFORMA - I

A) AREA STATEMENT.		
1) AREA OF THE PLOT.	550.31	SQ.M.
2) DEDUCTION FOR		
a) ROAD AQUISITION AREA		SQ.M.
b) PROPOSED ROAD		SQ.M.
c) ANY RESERVATIONS		SQ.M.
TOTAL (A + B + C) =		SQ.M.
3) NET GROSS AREA OF PLOT (1 - 2)	550.31	SQ.M
4) DEDUCTIONS FOR		
a) RECREATION GROUND AS PER RULE		SQ.M.
b) INTERNAL ROADS (TOTAL A + B)		SQ.M.
5) NET AREA OF PLOT (3-4)	550.31	SQ.M.
6) ADDITION FOR T.D.R.	220.00	SQ.M.
a) 100 % OF SET BACK AREA		SQ.M.
7) TOTAL AREA (5 + 6)	770.31	SQ.M.
8) TOTAL F.S.I PERMISSIBLE .	1	SQ.M.
9) PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	770.31	SQ.M.
10) EXISTING FLOOR AREA	NIL	SQ.M.
11) PROPOSED AREA	750.25	SQ.M.
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA. CALCULATIONS AS PER B (C) BELOW	17.52	SQ.M.
13) TOTAL BUILT-UP AREA PROPOSED (10+11+12).	767.77	SQ.M.
14) TOTAL BUILT-UP AREA CONSUMED (13/7)	0.99	SQ.M.
B) BALCONY AREA STATEMENT.		
a) PERMISSIBLE BALCONY AREA PER FLOOR		SQ.M.
b) PROPOSED BALCONY AREA PER FLOOR.	AS PER,	SQ.M.
c) EXCESS BALCONY AREA PER FLOOR.	STATEMENT	SQ.M.
C) TENEMENT STATEMENT.		
a) NET AREA OF THE PLOT ITEM (7) ABOVE.	770.31	SQ.M.
b) LESS DEDUCTION OF NON-RESI. AREA SHOP ETC.	NIL	SQ.M.
c) AREA OF TENEMENTS PROPOSED.	770.31	SQ.M.
d) TENEMENTS PERMISSIBLE. 230 / HEC.	20	SQ.M.
e) TENEMENTS PROPOSED.	20	SQ.M.
D) PARKING STATEMENT.		
a) PARKING REQUIRED BY RULE.		SQ.M.
b) GARAGES PERMISSIBLE.		SQ.M.
c) GARAGES PROPOSED .	AS PER	SQ.M.
d) TOTAL PARKING PROVIDED.	STATEMENT	SQ.M.
E) LOADING / UNLOADING STATEMENT.		
a) LOADING / UNLOADING REQUIRED		
b) TOTAL LOADING / UNLOADING PROVIDED.		

NOTES :

a) BOUNDRY OF THE LAND SHOWN IN THICK BLACK.
b) PROPOSED WORK SHOWN IN RED.
c) DAINAGE LINE SHOWN IN RED DOT .

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT. 02/08/2013 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P ACT.

SIGN OF ARCHITECT

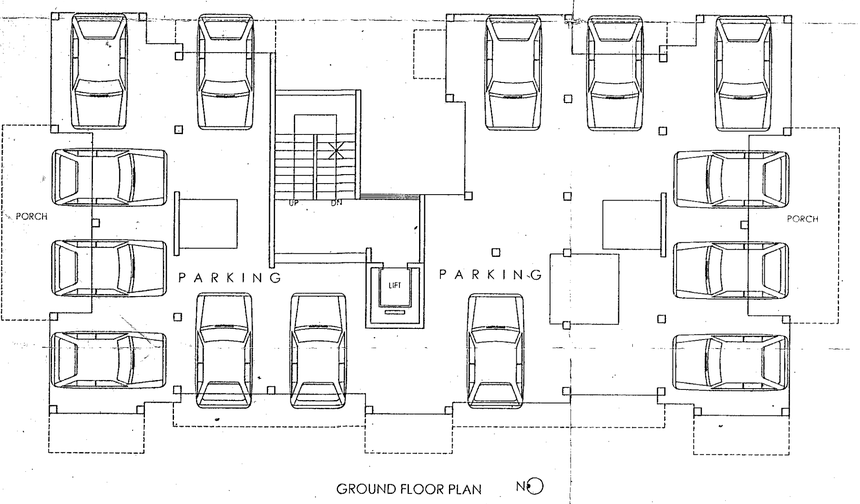
SIGN OF OWNER.	SIGN OF ARCHITECT.	SIGN OF STR.ENG.
(SHRI. SHIVAJI AHIRRAO & OTHER) P.A.H.	(AR.NANDKISHORE NIPHADE)	(SHRI. SUDARSHAN JANAWADE)

PROJECT :

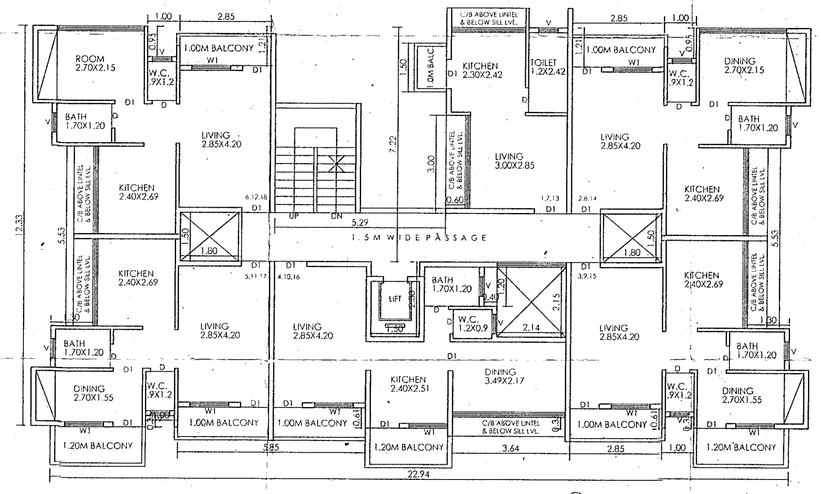
PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 1+2, OF S.NO. 96/3, AT GANGAPUR SHIWAR, NASHIK, FOR SHRI. R. H. SHEVGEKAR & ONE THROUGH G.P.A.H. FOR SHRI. AMOL AHIRRAO & OTHER ONE, DIRECTOR AHIRRAO BUILDCON PVT. LTD.

AR.NANDKISHORE NIPHADE
1, MUKTA APP,OPP BOY'S TOWN SCHOOL
VISE MALA,COLLEGE ROAD,
NASHIK
TEL : 2319273(O)

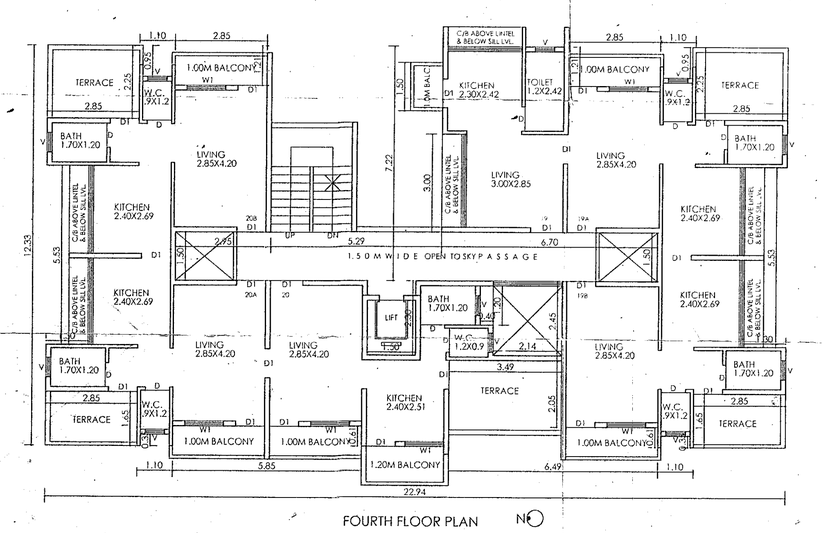
JOB.NO. :		DRAWN BY :	NN
DATE :	16/08/2013	CHKED BY :	N.S.N.



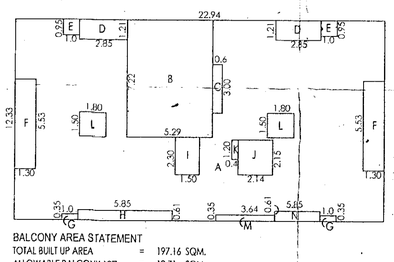
GROUND FLOOR PLAN N



TYPICAL STILT/FIRST TO THIRD FLOOR PLAN N



FOURTH FLOOR PLAN N

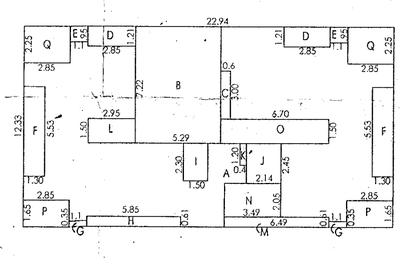


AREA CALCULATION FOR STILT / FIRST TO THIRD FLOOR

AREA OF BLOCK A	= 22.94X12.33 =	282.85 SQM.
DEDUCTION		
AREA OF BLOCK B	= 5.29X7.22 =	38.19 SQM.
AREA OF BLOCK C	= 0.60X3.00 =	1.80 SQM.
AREA OF BLOCK D	= 2(2.85X1.21) =	6.89 SQM.
AREA OF BLOCK E	= 2(1.00X0.95) =	1.90 SQM.
AREA OF BLOCK F	= 2(1.30X5.33) =	13.85 SQM.
AREA OF BLOCK G	= 2(1.00X0.35) =	0.70 SQM.
AREA OF BLOCK H	= 5.85X0.61 =	3.57 SQM.
AREA OF BLOCK I	= 1.50X2.30 =	3.45 SQM.
AREA OF BLOCK J	= 2.14X2.15 =	4.60 SQM.
AREA OF BLOCK K	= 0.40X1.20 =	0.48 SQM.
AREA OF BLOCK L	= 2(1.80X1.50) =	5.40 SQM.
AREA OF BLOCK M	= 3.64X0.35 =	1.27 SQM.
AREA OF BLOCK N	= 5.85X0.61 =	3.57 SQM.
TOTAL DEDUTION		= 85.67 SQM.
TOTAL B/UP AREA ON STILT / FIRST TO THIRD FLOOR		= 197.18 SQM.

BALCONY AREA STATEMENT

TOTAL BUILT UP AREA	=	197.16 SQM.
ALLOWABLE BALCONY 10%	=	19.71 SQM.
PROPOSED BALCONY AREA = 6.48+2.40+14.25+1.50	=	24.63 SQM.
EXCESS BALCONY AREA	=	4.92 SQM.



AREA CALCULATION FOR FORTH FLOOR

AREA OF BLOCK A	= 22.94X12.33 =	282.85 SQM.
DEDUCTION		
AREA OF BLOCK B	= 5.29X7.22 =	38.19 SQM.
AREA OF BLOCK C	= 0.60X3.00 =	1.80 SQM.
AREA OF BLOCK D	= 2(2.85X1.21) =	6.89 SQM.
AREA OF BLOCK E	= 2(1.10X0.95) =	2.09 SQM.
AREA OF BLOCK F	= 2(1.30X5.33) =	13.85 SQM.
AREA OF BLOCK G	= 2(1.10X0.35) =	0.77 SQM.
AREA OF BLOCK H	= 5.85X0.61 =	3.57 SQM.
AREA OF BLOCK I	= 1.50X2.30 =	3.45 SQM.
AREA OF BLOCK J	= 2.14X2.45 =	5.24 SQM.
AREA OF BLOCK K	= 0.40X1.20 =	0.48 SQM.
AREA OF BLOCK L	= 2.95X1.50 =	4.43 SQM.
AREA OF BLOCK M	= 6.49X0.61 =	3.96 SQM.
AREA OF BLOCK N	= 3.49X2.05 =	7.15 SQM.
AREA OF BLOCK O	= 6.70X1.50 =	10.05 SQM.
AREA OF BLOCK P	= 2(2.85X1.65) =	9.40 SQM.
AREA OF BLOCK Q	= 2(2.85X2.25) =	12.82 SQM.
TOTAL DEDUTION		= 124.14 SQM.
TOTAL B/UP AREA ON STILT / FIRST TO THIRD FLOOR		= 158.71 SQM.

BALCONY AREA STATEMENT

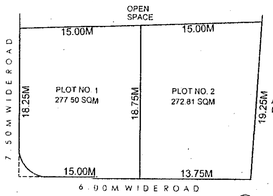
TOTAL BUILT UP AREA	=	158.71 SQM.
ALLOWABLE BALCONY 10%	=	15.87 SQM.
PROPOSED BALCONY AREA = 14.25+2.88+1.50	=	18.63 SQM.
EXCESS BALCONY AREA	=	2.76 SQM.

PARKING STATEMENT

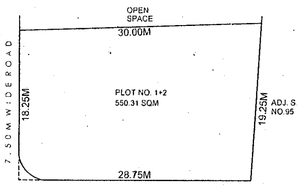
	REQUIRED		PROVIDED	
	4 W	2 W	4 W	2 W
PLOT	2 NO.	4NO.	2 NO.	4 NO.
RESIDENTIAL	8 NO.	16 NO.	12 NO.	16 NO.
TOTAL	10 NO.	20 NO.	14 NO.	20 NO.

AREA STATEMENT

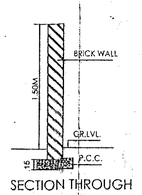
FLOOR NO.	B/UP AREA IN SQ.M	EXCESS BALC. AREA IN SQ.M	TOTAL B/UP AREA IN SQ.M
STILT/FIRST	197.18	4.92	202.10
SECOND	197.18	4.92	202.10
THIRD	197.18	4.92	202.10
FOURTH	158.71	2.76	161.47
TOTAL	750.25	17.52	767.77



PLAN BEFORE AMALGUMATION N



PLAN AFTER AMALGUMATION N



SECTION THROUGH COMPOUND WALL

AMALGUMATION STATEMENT

PLOT NO.	AREA IN SQM
PLOT NO. - 1	277.50 SQM
PLOT NO. - 2	272.81 SQM
PLOT NO. - 1+2	550.31 SQM

SCHEDULE OF OPENING

S.NO.	SIZES	DESCRIPTION
D	0.75X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
V	0.60X0.60	M.S.VENTILETER
W	0.90X1.20	M.S.WINDOW
W1	1.50X1.20	M.S.WINDOW