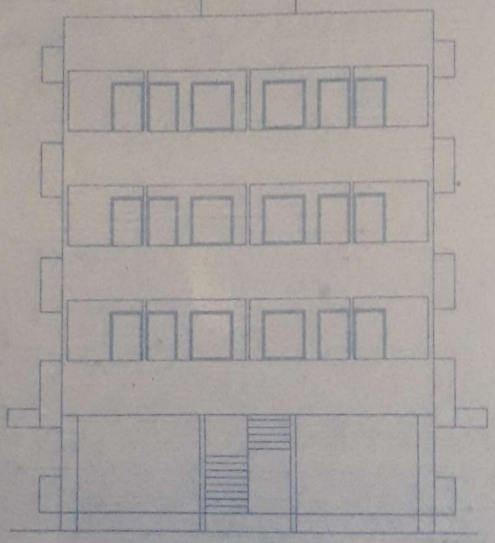
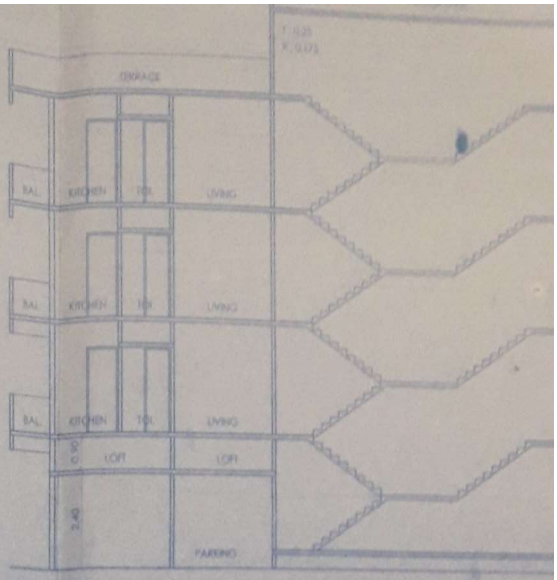
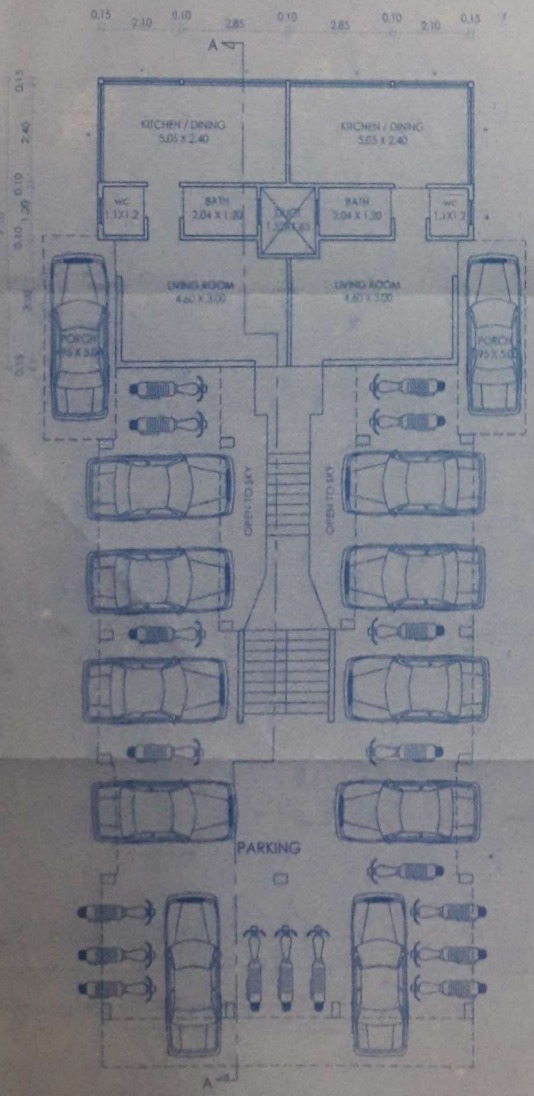


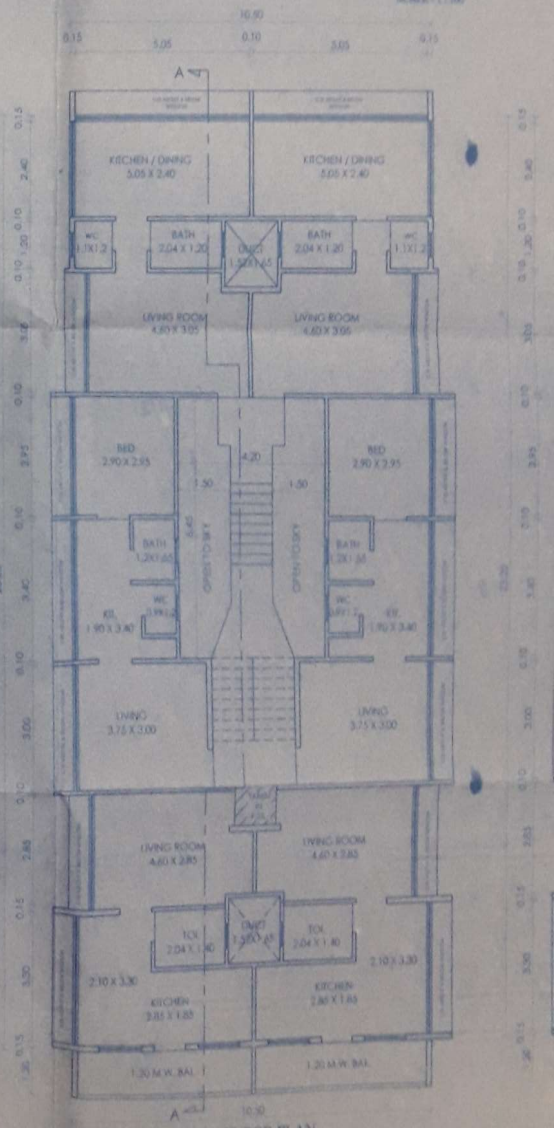
ELEVATION
SCALE - 1:100



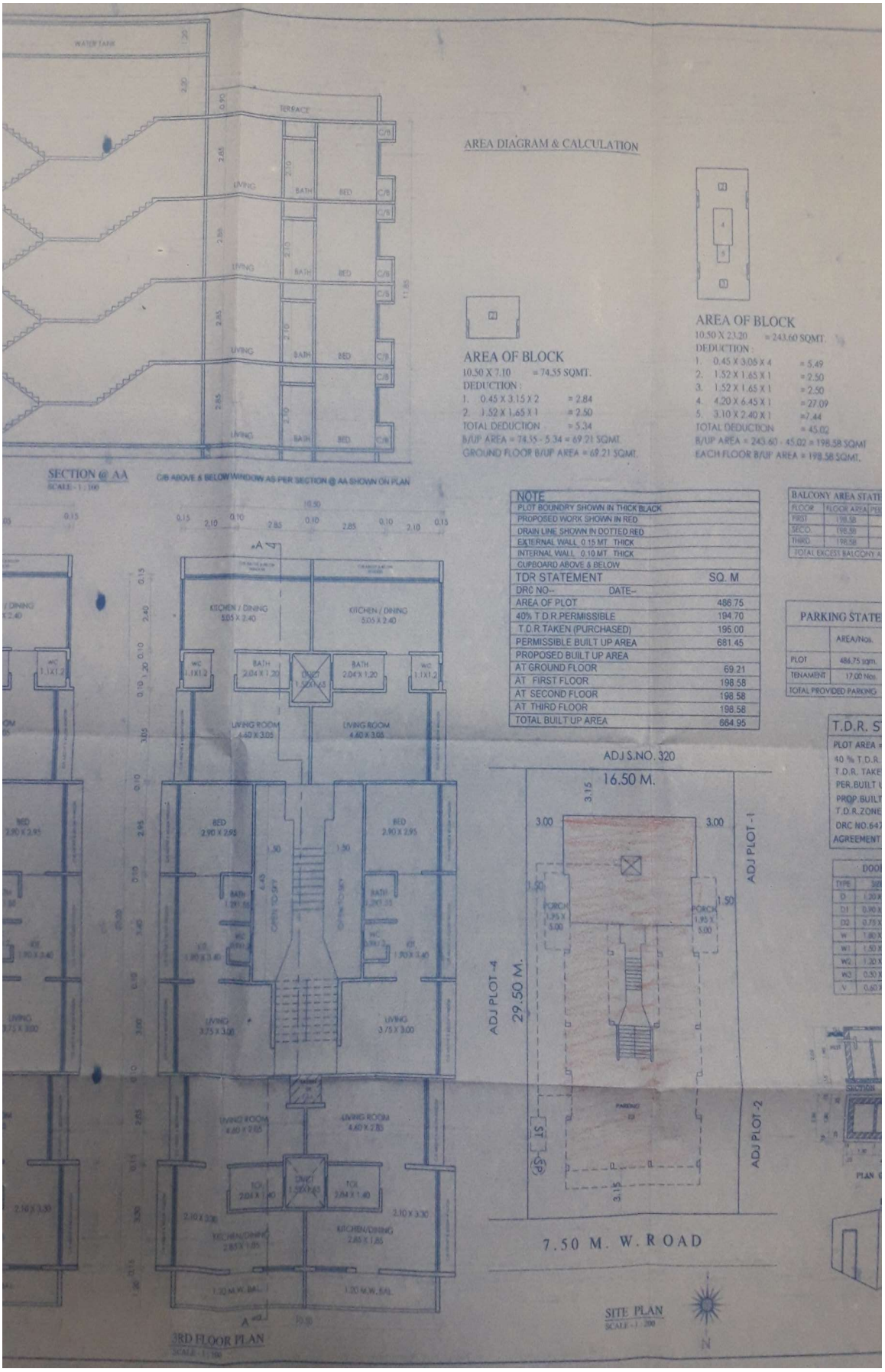
SECTION @ AA
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100

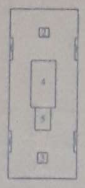


TYPICAL 1ST & 2ND FLOOR PLAN
SCALE - 1:100

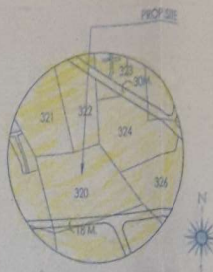

AREA DIAGRAM & CALCULATION
AREA OF BLOCK
10.50 X 7.10 = 74.55 SQMT.
DEDUCTION :
1. 0.45 X 3.15 X 2 = 2.84
2. 1.52 X 1.65 X 1 = 2.50
TOTAL DEDUCTION = 5.34
B/UP AREA = 74.55 - 5.34 = 69.21 SQMT.
GROUND FLOOR B/UP AREA = 69.21 SQMT.
AREA OF BLOCK
10.50 X 23.20 = 243.60 SQMT.
DEDUCTION :
1. 0.45 X 3.05 X 4 = 5.49
2. 1.52 X 1.65 X 1 = 2.50
3. 1.52 X 1.65 X 1 = 2.50
4. 4.20 X 6.45 X 1 = 27.09
5. 3.10 X 2.40 X 1 = 7.44
TOTAL DEDUCTION = 45.02
B/UP AREA = 243.60 - 45.02 = 198.58 SQMT
EACH FLOOR B/UP AREA = 198.58 SQMT.
SECTION @ AA
SCALE :- 1 : 100
C/B ABOVE & BELOW WINDOW AS PER SECTION @ AA SHOWN ON PLAN
NOTE
PLOT BOUNDRY 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
TDR STATEMENT SQ. M
DRC NO-- DATE--
AREA OF PLOT 486.75
40% T.D.R.PERMISSIBLE 194.70
T.D.R.TAKEN (PURCHASED) 195.00
PERMISSIBLE BUILT UP AREA 681.45
PROPOSED BUILT UP AREA
AT GROUND FLOOR 69.21
AT FIRST FLOOR 198.58
AT SECOND FLOOR 198.58
AT THIRD FLOOR 198.58
TOTAL BUILT UP AREA 864.95
BALCONY AREA STATE
FLOOR FLOOR AREA
FIRST 198.58
SECO. 198.58
THIRD 198.58
PARKING STATE
AREA/Nos.
PLOT 486.75 sqm.
TENAMENT 17.00 Nos.
T.D.R. S
PLOT AREA
40 % T.D.R.
T.D.R. TAKE
PER.BUILT
PROP.BUILT
T.D.R.ZONE
DRC NO.647
AGREEMENT
DOO
TYPE
D
D1
D2
W
W1
WG
WG
V
ADJ.S.NO. 320
16.50 M.
ADJ PLOT -1
ADJ PLOT -2
ADJ PLOT -4
29.50 M.
7.50 M. W. ROAD
SITE PLAN
SCALE :- 1 : 200
3RD FLOOR PLAN
SCALE :- 1 : 100
SECTION
PLAN

A DIAGRAM & CALCULATION

A OF BLOCK
2.10 = 74.55 SQMT.
TION :
5 X 3.15 X 2 = 2.84
2 X 1.65 X 1 = 2.50
EDUCTION = 5.34
EA = 74.55 - 5.34 = 69.21 SQMT.
D FLOOR B/UP AREA = 69.21 SQMT.



AREA OF BLOCK
10.50 X 23.20 = 243.60 SQMT.
DEDUCTION :
1. 0.45 X 3.05 X 4 = 5.49
2. 1.52 X 1.65 X 1 = 2.50
3. 1.52 X 1.65 X 1 = 2.50
4. 4.20 X 6.45 X 1 = 27.09
5. 3.10 X 2.40 X 1 = 7.44
TOTAL DEDUCTION = 45.02
B/UP AREA = 243.60 - 45.02 = 198.58 SQMT
EACH FLOOR B/UP AREA = 198.58 SQMT.



LOCATION PLAN
SCALE - 1 : 10000

NOTE
PLOT BOUNDRY 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

TDR STATEMENT	SQ. M
DRC NO:- DATE:-	
AREA OF PLOT	486.75
40% T.D.R.PERMISSIBLE	194.70
T.D.R.TAKEN (PURCHASED)	195.00
PERMISSIBLE BUILT UP AREA	681.45
PROPOSED BUILT UP AREA	
AT GROUND FLOOR	69.21
AT FIRST FLOOR	198.58
AT SECOND FLOOR	198.58
AT THIRD FLOOR	198.58
TOTAL BUILT UP AREA	664.95

BALCONY AREA STATEMENT

FLOOR	FLOOR AREA	PERMI. 10 %	PROPOSED	EXCESS AREA
FIRST	198.58	19.85	10.50 X 1.20 = 12.60	--
SECO.	198.58	19.85	10.50 X 1.20 = 12.60	--
THIRD	198.58	19.85	10.50 X 1.20 = 12.60	--

TOTAL EXCESS BALCONY AREA = -- SQMT.

PARKING STATEMENT.

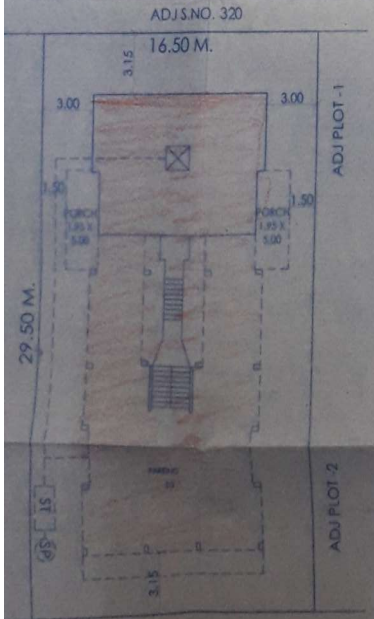
	AREA/Nos.	REQUIRED PARKING		PROVIDED PARKING	
		2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
PLOT	486.75 sqm.	4 Nos.	2 Nos.	4 Nos.	2 Nos.
TENAMENT	17.00 Nos.	9 Nos.	9 Nos.	9 Nos.	9 Nos.
TOTAL PROVIDED PARKING		13 Nos.	11 Nos.	13 Nos.	11 Nos.

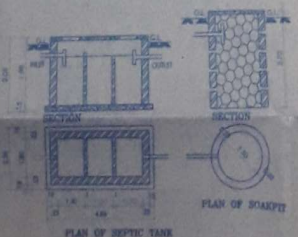
T.D.R. STATEMENT

PLOT AREA = 486.75 SQMT.
40 % T.D.R. PERMISIBALE = 194.70 SQMT.
T.D.R. TAKEN = 195.00 SQMT.
PER.BUILT UP AREA = 681.45 SQMT
PROP.BUILT UP AREA = 664.95 SQMT
T.D.R.ZONE. = "D"
DRC NO.647 DATE - 19/09/2013
AGREEMENT NO:- 11319 DATE :03/10/13

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.20 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.80 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
W2	1.20 X 1.20	M. S. GLAZED WINDOW
W3	0.30 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED





APPROVAL STAMP

APPROVED
(The Plans amended in .....)
As per the conditions mentioned in the accompanying commencement certificate No. BS/421/4229/13 dated 26/12/2013

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA STATEMENT	SQ. M
1 AREA OF THE PLOT	486.75
2 DEDUCTIONS FOR	
a) ROAD AQUISATION AREA	
b) PROPOSED ROADS	
c) ANY RESERVATION	
TOTAL (a + b + c)	
3 NET GROSS AREA OF THE PLOT	486.75
4 DEDUCTIONS FOR	
a) RECREATIONAL GROUND PER (RULE 11(3)1)	
b) INTERNAL ROAD TOTAL (a + b)	
5 NET AREA OF THE PLOT	486.75
6 ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA)	
PROPOSE T.) 40 % T.D.R. AREA	194.70
7 TOTAL AREA (5 + 6)	681.45
8 TOTAL F. S. I. PERMISSIBLE	1.40
9 PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	681.45
10 EXISTING FLOOR AREA	
11 PROPOSED AREA	664.95
12 EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	
13 TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	664.95
14 TOTAL BUILT UP AREA CONSUMED (13/7)	0.97%
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	681.45
b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC.	
c) AREA OF TENEMENT (A - B)	681.45
d) TENEMENT PERMISSIBLE AS 300 PER HECTOR	
e) TENEMENTS PROPOSED	
CERTIFICATE OF AREA	

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/01/2013 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT

SATISH GAIKWAD
SIGNATURE OF LICENCED ARCHITECTS

PROPOSED RESI. BUILDING PLAN ON P.NO.03, S.NO.320/3/2 @ PATHARDI SHIWAR , NASHIK FOR M/S GOVINDA CONSTRUCTION PARTNERSHIP FIRM THROUGH PARTNER SHRI. GAJANAN D. PATIL & OTHER

1) SHRI. GAJANAN D. PATIL
2) SHRI. PRAKASH S. PATIL
OWNERS SIGN

SATISH GAIKWAD
ARCHITECT SIGN

S. SAM AHERAO
STRUCTURAL ENGINEER

AR. YOGESH GAIKWAD
MS in Construction Management (USA), B. Arch
+91-9881644777
+91-9881559659

SATISH GAIKWAD
B. Arch
Architectural Consultant
+91-977 [illegible]
+91-888 [illegible]

GAIKWAD ASSOCIATES

EMAIL gaikwadassociates@gmail.com PH (0253) 2380844
ADDRESS A-302, Third Floor, Prathamesh Plaza, Ravivar Karanja, Pathardi Phata Colony, Behind Kulkarni Garden, Nashik 422 009

CAD BY : KATHALE V | SCALE : 1 : 100 | DATE : 19/12/ 2013

Gaikwad 2013 Projects\Gajanan Patil\P.NO.3 S.NO.320 PATHARDI(SHIWAR) NASHIK\PDFs\PLAN