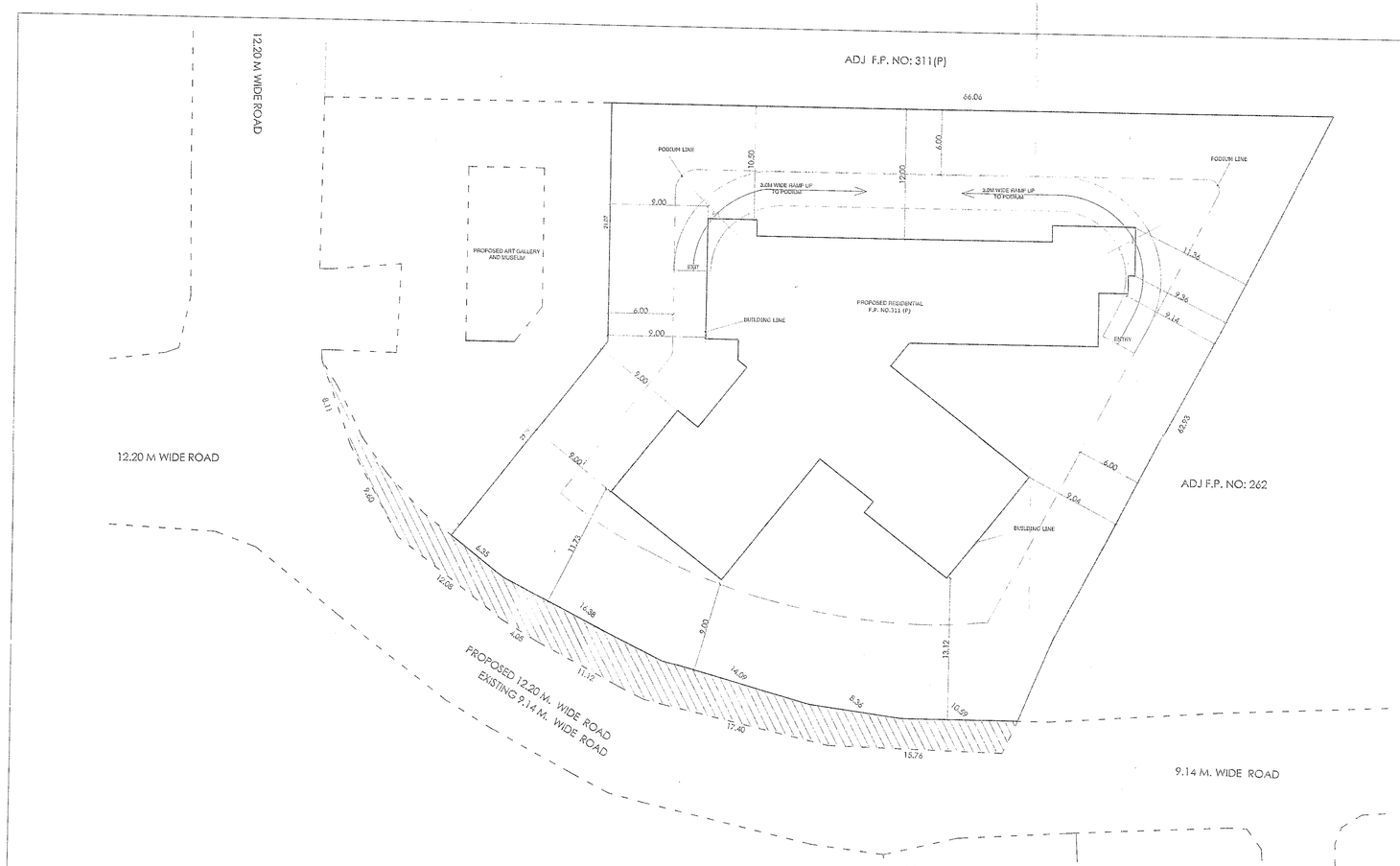
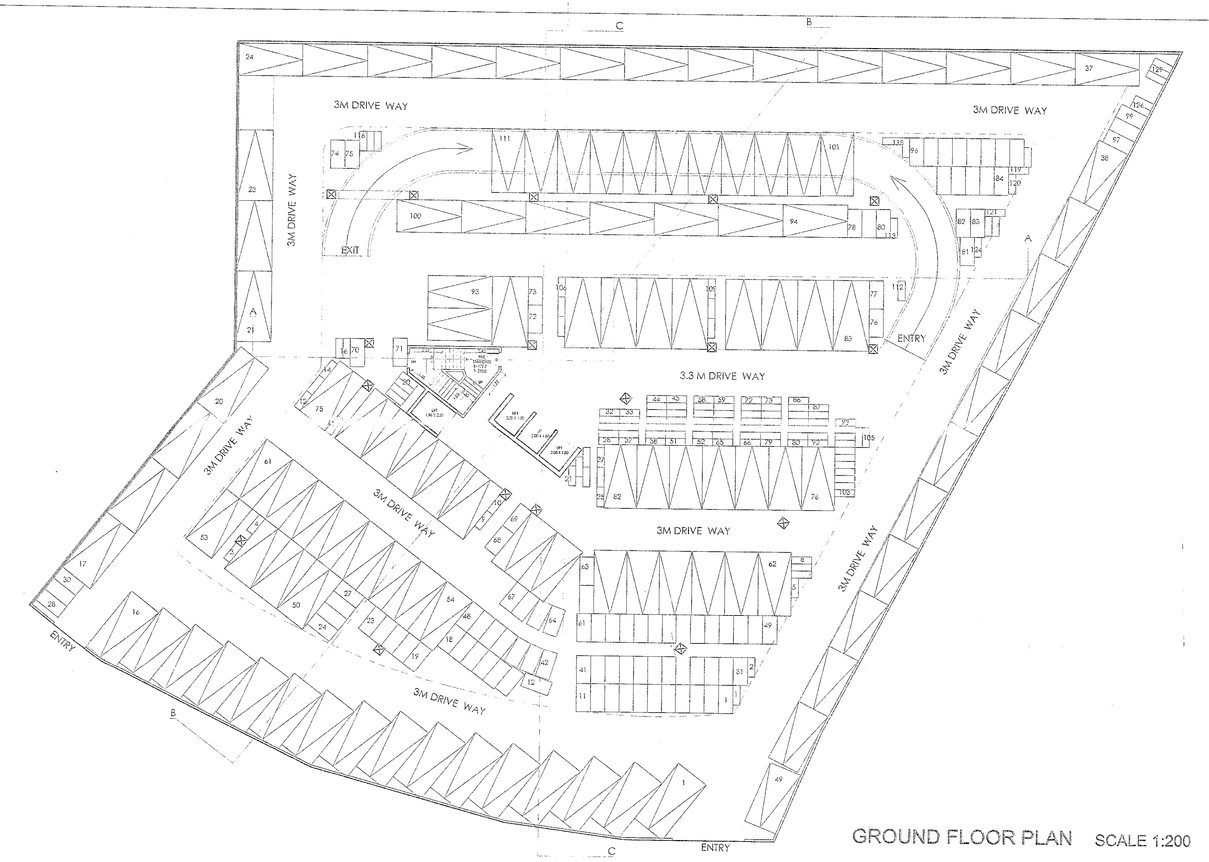
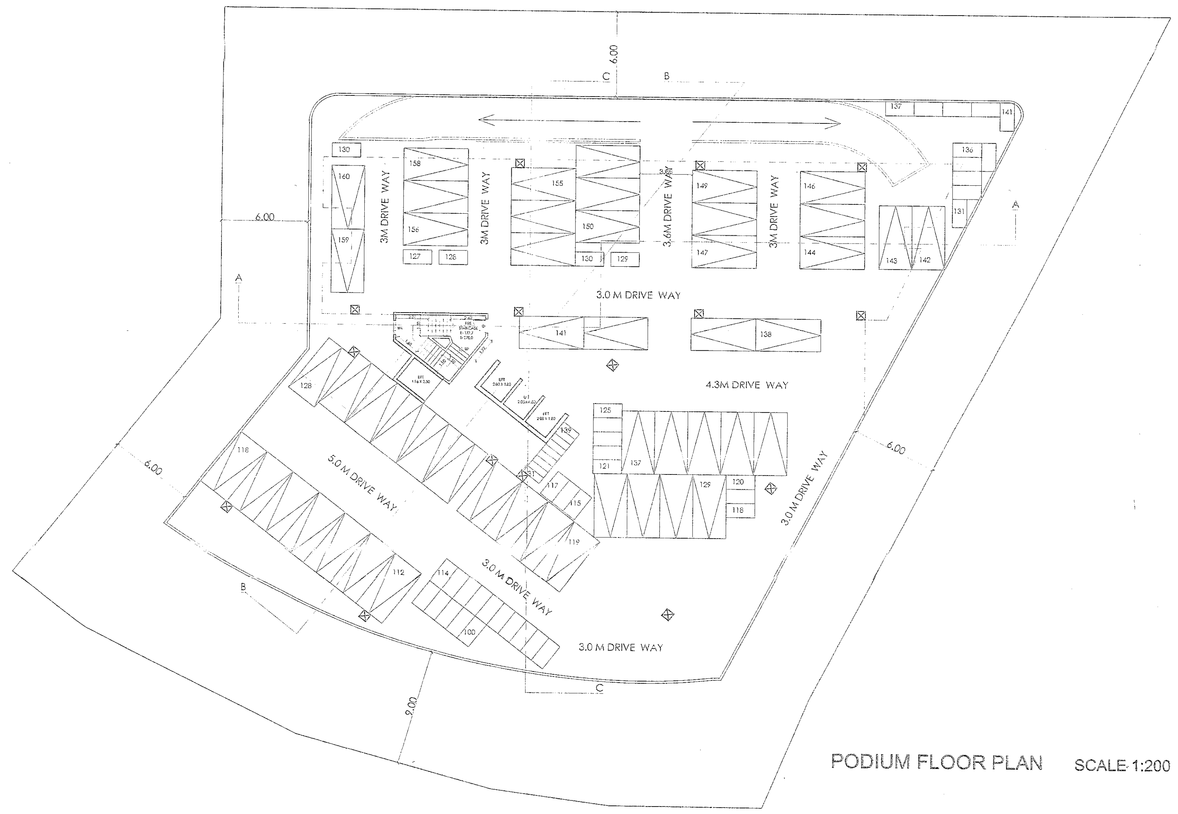


SITE PLAN SCALE 1:250



GROUND FLOOR PLAN SCALE 1:200



PODIUM FLOOR PLAN SCALE 1:200

SCHEDULE OF OPENINGS.

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.40	T.W. PANELLED DOOR.
D1	0.80 X 2.40	T.W. PANELLED DOOR.
D2	0.80 X 2.40	T.W. PANELLED DOOR.
W1	2.10 X 2.40	M.S. FULLY GLAZED WINDOW.
W2	1.20 X 2.40	M.S. FULLY GLAZED WINDOW.
W3	1.20 X 2.25	M.S. FULLY GLAZED WINDOW.
W4	1.0 X 1.20	M.S. FULLY GLAZED WINDOW.
W5	2.40 X 2.10	M.S. FIXED GLASS WINDOW.
V	0.60 X 0.75	VENTILATOR
SD1	3.0 x 2.40	M.S. FULLY GLAZED SLIDING DOOR.
SD2	2.10 X 2.40	M.S. FULLY GLAZED SLIDING DOOR.
SD3	1.2 x 2.40	M.S. FULLY GLAZED SLIDING DOOR.

FORM OF STATEMENT - 2
[Sr. No.8 (h)]
[AREA DETAILS OF FLAT & UNIT]

Building No.	Floor No.	Unit / Flat no.	Built-Up Area of Flat / Unit Along With Share of Common Areas Like Staircase / Passages: Flat / Unit (4a)	Built-Up Area of Flat / Unit Along With Share of Common Areas Like Staircase / Passages: Staircase and common passage (4b)	Area of Balcony Attached to Flat / Unit 5	Area of Double Height Terraces Attached to Flat / Unit 6	Total Area of Flat / Unit (4+5+6) 7
(1)	(2)	(3)					
	GROUND FLOOR	---	---	---	---	---	---
	PODIUM PARKING	---	---	---	---	---	---
	FIRST FLOOR	101	114.11	11.80	8.39	12.26	146.56
		102	114.24	11.80	9.56	5.28	140.88
		103	119.68	11.80	0.00	16.26	147.74
		104	126.82	11.80	0.00	0.00	140.62
		105	141.28	11.80	0.00	0.00	153.08
	SECOND FLOOR	201	114.11	11.80	19.66	6.50	7.20
		202	114.24	11.80	19.66	9.56	10.23
		203	119.68	11.80	19.66	20.20	0.00
		204	146.17	11.80	0.00	29.20	0.00
		205	150.62	11.80	0.00	29.70	0.00
	THIRD FLOOR	301	114.11	11.80	8.39	12.26	146.56
		302	114.24	11.80	9.56	5.28	140.88
		303	119.68	11.80	0.00	16.26	147.74
		304	150.26	11.80	35.33	36.20	233.59
		305	157.12	11.80	44.22	36.20	249.34
	FOURTH,	401	114.11	11.8	8.39	12.26	153.64
		402	114.24	11.8	9.56	5.28	140.88
		403	119.68	11.8	0.00	16.26	147.74
		404	150.26	11.8	32.67	0.00	202.23
		405	157.12	11.8	38.07	0.00	214.39
	FIFTH, NINTH FLOOR	501, 901	2*114.11	2*11.8	2*8.39	2*12.26	293.12
		502, 902	2*114.24	2*11.8	2*9.56	2*5.28	281.76
		503, 903	2*119.68	2*11.8	0.00	2*16.26	295.48
		504, 904	2*154.18	2*11.8	2*36.76	2*30.44	466.36
		505, 905	2*163.85	2*11.8	2*39.50	2*40.36	490.62
	SIXTH, TENTH FLOOR	601, 1001	2*114.11	2*11.8	2*8.50	2*7.20	283.22
		602, 1002	2*114.24	2*11.8	2*9.56	2*10.23	291.66
		603, 1004	2*119.68	2*11.8	2*20.29	0.00	303.54
		604, 1004	2*154.18	2*11.8	2*26.99	0.00	385.94
		605, 1005	2*163.85	2*11.8	2*36.42	0.00	410.14
	EIGHTH FLOOR (REFUGE FLOOR)	801	114.11	11.80	8.39	12.26	146.6
		802	114.24	11.80	9.56	5.28	140.88
		803	119.68	11.80	0.00	16.26	147.74
		804	150.26	11.80	32.67	0.00	194.73
		805	157.12	11.80	38.07	0.00	206.99
	SEVENTH, ELEVENTH FLOOR	701, 1101	2*114.11	2*11.8	2*8.39	2*12.26	293.12
		702, 1102	2*114.24	2*11.8	2*9.56	2*5.28	281.36
		703, 1103	2*119.68	2*11.8	0.00	2*16.26	295.48
		704, 1104	2*150.26	2*11.8	2*32.53	2*36.20	461.58
		705, 1105	2*157.12	2*11.8	2*40.32	2*36.20	480.86
	TWELFTH FLOOR	1201	114.11	11.80	8.39	12.26	146.56
		1202	114.24	11.80	9.56	5.28	140.88
		1203	119.68	11.80	0.0	21.32	152.80
		1204	150.26	11.80	33.05	0.00	195.11
		1205	157.12	11.80	35.51	0.00	204.43
	THIRTEENTH FLOOR (REFUGE FLOOR)	1301	131.01	11.80	42.71	0.00	185.52
		1302	140.72	11.80	30.53	0.00	183.05
	FOURTEENTH FLOOR	1401	131.01	11.80	14.72	0.00	157.53
		1402	140.72	11.80	37.23	10.05	199.80
	FIFTEENTH FLOOR	1501	131.01	11.80	39.93	0.00	182.74
		1502	140.72	11.80	39.61	0.00	192.13

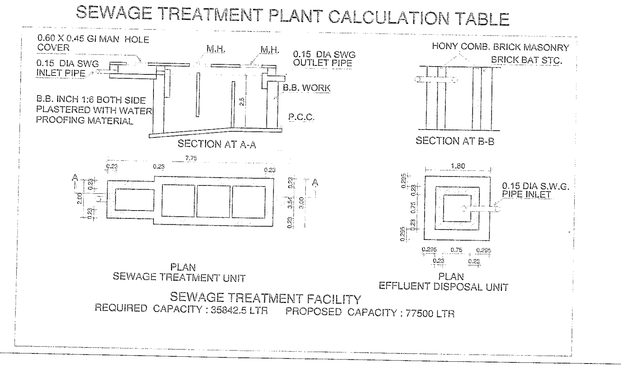
PARKING STATEMENT

Building No.	Parking as per Bye Laws: CAR	MOTOR CYCLE	BICYCLE	Flat No.	No. of Tenements	CAR: Required	CAR: Proposed	MOTOR CYCLE: Required	MOTOR CYCLE: Proposed	BICYCLE: Required	BICYCLE: Proposed
1	2	2	2	101,102,103,201,202,203,301, 302,303,401,402,403,501,502, 503,601,602,603,701,702,703, 801,802,803,901,902,903, 1001,1002,1003,1101,1102, 1103,1201,1202,1301, 1303,1401,1402,1501,1502.	41	82	87	82	90	82	94
2	3	2	2	104,105,204,205,304,305,404,405,504, 505,604,605,704,705,804,805, 904,905,1004,1005,1104,1105, 1204, 1205.	22	66	66	44	44	44	48
3	5% Visitors Parking					8	8	7	7	7	7
	TOTAL :				63	154	160	133	141	137	136

WATER BALANCE TABLE

SR.NO	DESCRIPTION	NO. OF UNITS	NO. OF PERSONS PER UNIT	TOTAL NO. OF PERSONS	WATER DEMAND: PER CAPITA WATER DEMAND (Liters/ Person/Day)	WATER DEMAND: PER CAPITA WATER DEMAND (Liters/Day)	SEWAGE GENERATED (LITERS/DAY): TOTAL
01.	3,4 BHK FLATS	63	5	315	135	42525	38272.5
02.	LANDSCAPING					500	
	TOTAL					43025	38272.5
	UNDERGROUND WATER TANK CAPACITY						57366.6 Liters
	OVERHEAD WATER TANK CAPACITY						28683.3 Liters
	SEPTIC TANK CAPACITY						38272.5

SEWAGE TREATMENT PLANT CALCULATION TABLE



SEWAGE TREATMENT FACILITY
REQUIRED CAPACITY : 55842.5 LTR PROPOSED CAPACITY : 77500 LTR

FORM OF STATEMENT - 1
[Sr. No.8 (a) (iii)]
[EXISTING BUILDING TO BE RETAINED]

Building No.	Floor No.	Plinth Area of Floor (3)	Total Floor Area of Existing Building (4)	Use / Occupancy of Floor (1)
(1)	(2)			
1	----	0.00	0.00	0.00
		TOTAL FLOOR AREA :	0.00	0.00

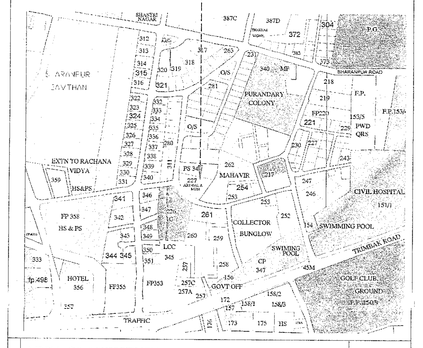
FORM OF STATEMENT - 2
[Sr. No.8 (h)]
[PROPOSED BUILDING]

Building No.	Floor No.	Total Built-up Area Of Floor.	Balcony Area Within 15% allowed	Proposed Balcony Area In Sq.m.	Excess Balcony Area Counted In F.S.I.	Double Height Terrace Area Within 20% allowed	Proposed Double Height Terrace Area In Sq.m.	Excess Double Height Terrace Area Counted In F.S.I	Total F.S.I. In Sq.m. (3+5+7)
(1)	(2)	(3)	(4)	(4a)	(5)	(6)	(6a)	(7)	(8)
	GROUND FLOOR	0.00	---	0.00	0.00	0.00	---	0.00	0.00
	PODIUM PARKING	0.00	---	0.00	0.00	0.00	---	0.00	0.00
	FIRST FLOOR	695.73	104.36	100.63	0.00	139.15	138.27	0.00	695.73
	SECOND FLOOR	648.02	97.20	83.61	0.00	129.60	24.99	0.00	648.02
	THIRD FLOOR	655.60	98.34	100.31	1.9700	131.12	56.11	0.00	657.57
	FOURTH FLOOR	655.60	98.34	92.56	0.00	131.12	24.99	0.00	655.60
	FIFTH FLOOR	656.04	98.41	96.88	0.00	131.21	55.44	0.00	656.04
	SIXTH FLOOR	656.04	98.41	95.79	0.00	131.21	24.99	0.00	656.04
	SEVENTH FLOOR	655.60	98.34	95.74	0.00	131.12	56.11	0.00	655.60
1	EIGHTH FLOOR (REFUGE)	655.60	98.34	92.56	0.00	131.12	24.99	0.00	655.60
	NINTH FLOOR	656.04	98.41	96.88	0.00	131.21	55.44	0.00	656.04
	TENTH FLOOR	656.04	98.41	95.79	0.00	131.21	24.99	0.00	656.04
	ELEVENTH FLOOR	655.60	98.34	97.74	0.00	131.12	56.11	0.00	655.60
	TWELFTH FLOOR	640.93	96.14	93.46	0.00	128.19	15.30	0.00	640.93
	THIRTEENTH FLOOR	266.80	40.02	23.85	0.00	53.36	0.00	0.00	266.80
	FOURTEENTH FLOOR	266.80	40.02	31.72	0.00	53.36	5.85	0.00	266.80
	FIFTEENTH FLOOR	266.80	40.02	31.72	0.00	53.36	10.32	0.00	266.80
	LIFT BLOCK	22.37	---	---	---	---	---	---	22.37
		8708.6100	---	---	1.97	---	---	0.00	8711.58
	TOTAL BUILT UP AREA								8711.58

APPROVAL STAMP 02/09

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompaining commencement Certificate No. A1/68/2019 dated 21/08/2019
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation Nashik

PROJECT SITE



AREA STATEMENTS

1.	AREA OF PLOT (Minimum area of a,b,c, to be considered)	
	a) As per ownership document (7/12, CTS extract)	4000.00
	b) As per measurment sheet	00.00
	c) As per site	4000.00
2.	DEDUCTIONS FOR,	
	(a) Proposed Road Widening Area	226.18
	(b) Any D.P. and Museum Reservation Area	800.0
	(Total a+ b)	1026.18
3.	Gross Area Of Plot (1-2)	2973.82
4.	Recreational Open Space	
	(a) Required	00.00
	(b) Proposed	00.00
5.	Amenity Space -	
	(a) Required	00.00
	(b) Proposed	00.00
6.	Service Road And Highway Widening	
7.	Internal Road Area	
8.	Net Area Of Plot = [3 - 5(b)]	2973.82
9.	Built up area with reference to basic F.S.I as per front road width (sr.no. 8 x 1.1)	3271.20
10.	Addition of area for F.S.I.	
	(a) In-situ area against road widening area (2.0 x 2(a))if any	452.36
	(b) In-situ area against Reservation [2.00 X sr.no.2 (b)]	1600.00
	(c) Premium FSI area (0.5 x sr.no.8) Permissible Premium FSI area - 1406.81 Proposed Premium FSI area - 1456.00	1456.00
	(d) Permissible T.D.R. area (0.65 X sr.no. 8)	1932.98
	(e) Additional FSI under chapter VIII	
	(Total of a+ b+c+d+e)	5441.34
11.	Total area available for F.S.I.	8711.58
12.	Maximum utilization of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4)	2.92277
13.	Total Built- Up Area in proposal (excluding area at Sr.No.15.b)	
	(a) Existing Built-Up Area	
	(b) Proposed Built-Up Area	8708.61
	(c) Excess Balcony Area counted in F.S.I.	1.97
	(d) Excess Double Height Terraces area counted in F.S.I.	0.00
	(Total of a+ b+c+d)	8711.58
14.	F.S.I. Consumed (13/8) (should not be more than serial no.12 above	2.9284
15.	Area for inclusive Housing, if any	00.00
	(a) Required (20% of sr. no. 9)	
	(b) Proposed	00.00

PROPOSED DEVELOPMENT OF RESERVATION FOR "ART GALLERY AND MUSEUM" (OLD SITE .NO 343) (NEW SITE NO.227) ALONG WITH RESIDENTIAL UNDER ACCOMMODATION OF RESERVATION RULE IN S.NO. 648/B/2(P), ON FINAL PLOT 311 (P),T.P. SCHEME NO. 2 AT- NASHIK SHIWAR, TAL. & DIST. NASHIK
"NIRVAAN RESIDENCY"
FOR : VIRAJ ESTATE PVT.LTD.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/01/2017 & 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. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. AJAY SONAR

Owner's Declaration -

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipla 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.

VIRAJ ESTATE PVT. LTD.
Owners Name and Signature

Architect/ Licensed Engineer/ Supervisor Name & Signature
AR. AJAY SONAR

a for architecture
A FOR ARCHITECTURE
Ar. Ajay Sonar
COA Reg: CA/2011/33287
Phone: +91 253 2513414
Mail: info@aforarchitecture.co.in
Address: 1, Ground Floor, Brooke Heaven, beside Kanya Siddhi Ganpati Mandir, Mahalaxmi Nagar, Off.Nirawadi Road, Panchavati, Nashik - 422003

JOB NO.:	DRAWN BY:
17060 Vilne	Prasad
DATE: 02.04.2019	CHECKED BY: Ajay