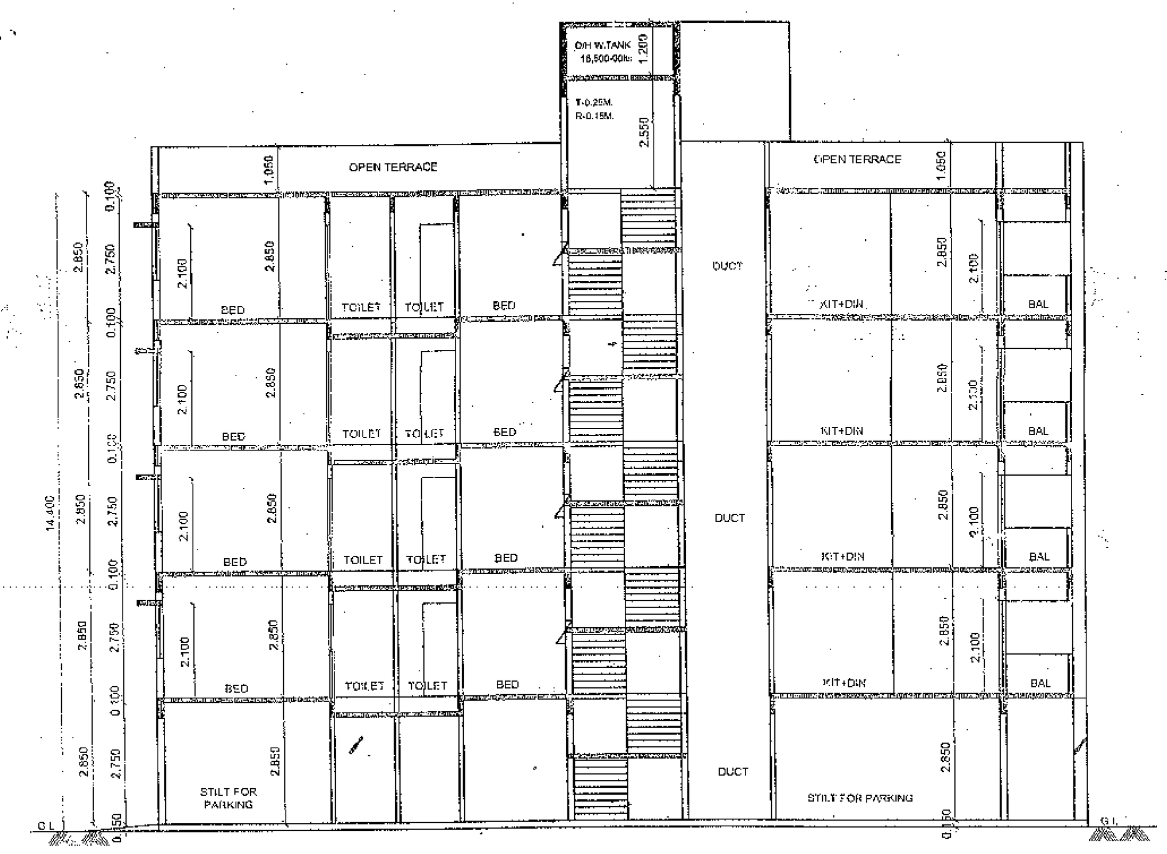
PROPOSED RESIDENTIAL BUILDING PLAN ON P.NO-35+36, S.NO-465/1/10/11/12 AT NASHIK SHIWAR FOR POOJA CONSTRUCTION PARTNER SHIP FIRM

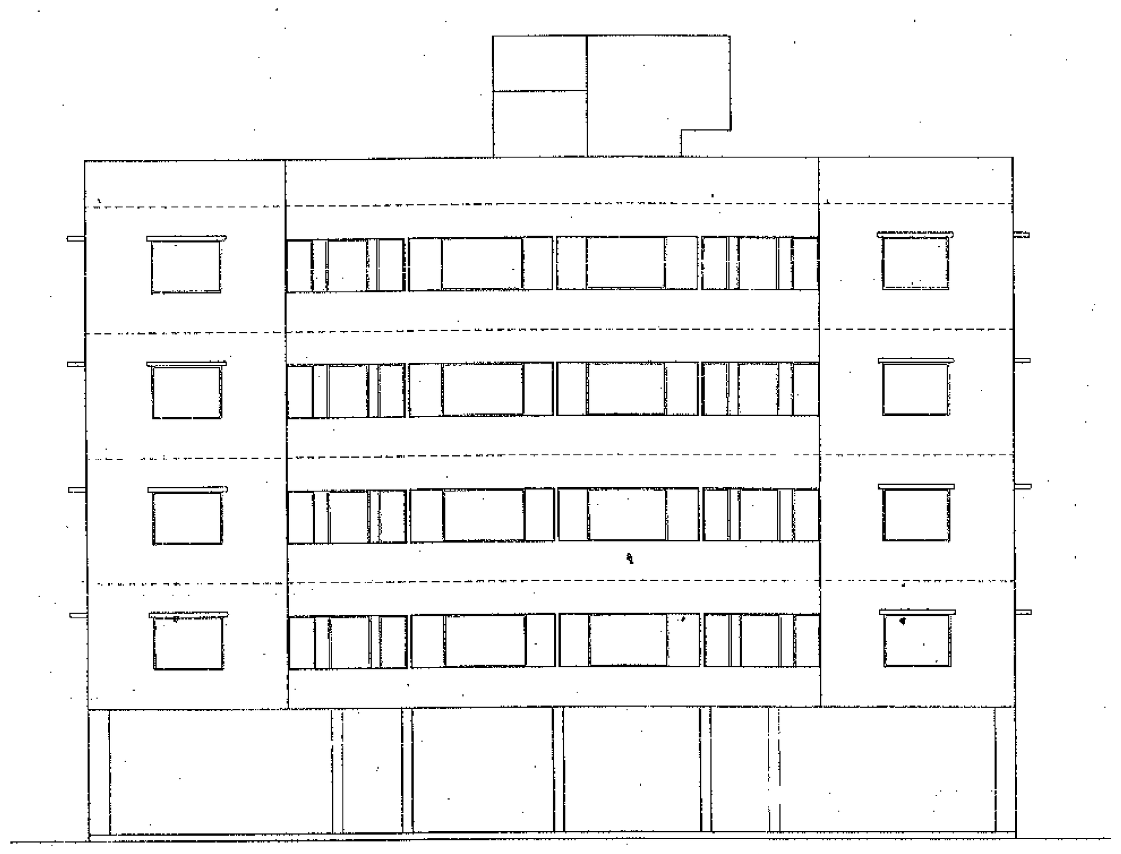
APPROVED

The Plans amended in ....
As per the conditions Mentioned in the accompaining commencement Certificate No. A4/13 Dated 26/09/2019
235/2019

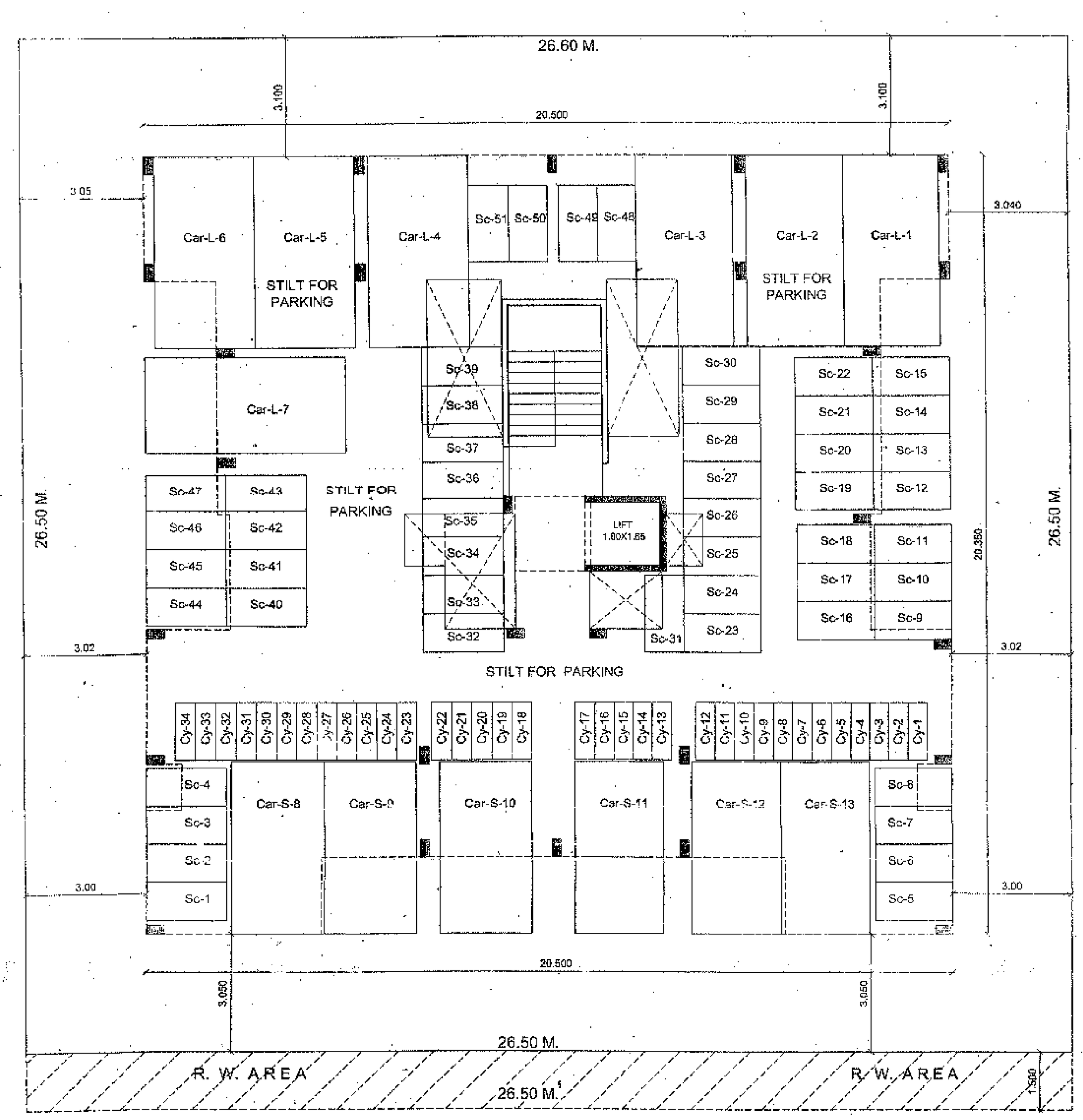
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



SECTION - 'X' 'X'



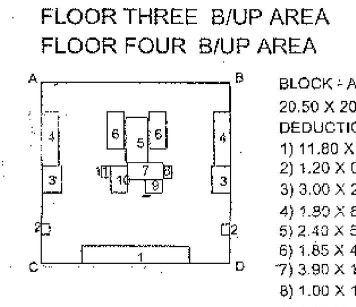
FRONT ELEVATION



9.00.M.WIDEROAD
(6.00 M. WIDE ROAD)

GROUND FLOOR PLAN
(SCALE-1:100)

FLOOR ONE B/UP AREA
FLOOR TWO B/UP AREA
FLOOR THREE B/UP AREA
FLOOR FOUR B/UP AREA



BLOCK - A,B,C,D.
20.50 X 20.35 = 417.175 SQM.
DEDUCTION -
1) 11.80 X 2.00 X 1 = 23.60 SQM.
2) 1.20 X 0.90 X 2 = 2.16 SQM.
3) 3.00 X 2.10 X 2 = 12.60 SQM.
4) 1.80 X 6.15 X 2 = 22.14 SQM.
5) 2.40 X 5.05 X 1 = 12.12 SQM.
6) 1.85 X 4.14 X 2 = 15.32 SQM.
7) 3.90 X 1.95 X1 = 07.60 SQM.
8) 1.00 X 1.35 X 1 = 1.35 SQM.
9) 2.00 X 1.50 X 1 = 3.00 SQM.
10) 1.80 X 3.00 X 1 = 5.40 SQM.
11) 1.00 X 1.35 X 1 = 1.35 SQM.
TOTAL DEDUCTION = 106.34 SQM.

417.175 - 106.34 = 310.835 SQM.
ADDI AREA OF LIFT ONLY @ STILT FLOOR ONE -
310.835 + 4.10 SQM. = 314.935 SQM.

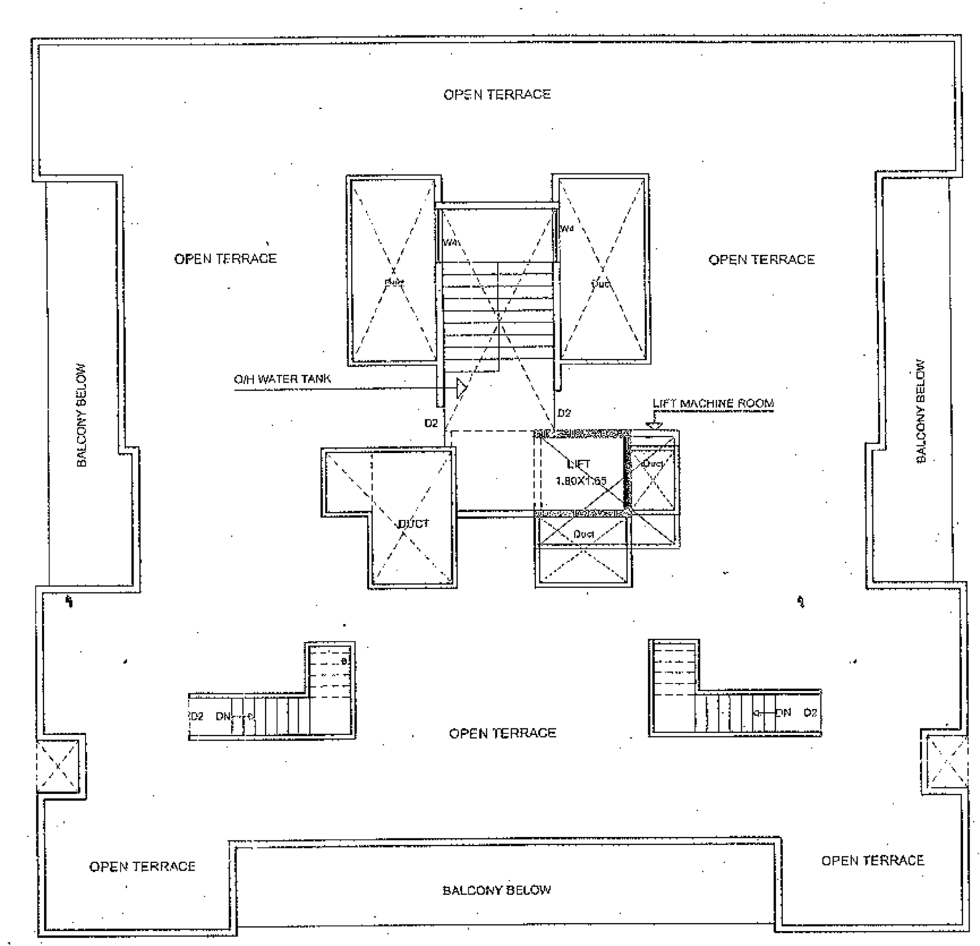
FLOOR ONE B/UP AREA = 314.935 SQM.
FLOOR TWO B/UP AREA = 310.835 SQM.
FLOOR THREE B/UP AREA = 310.835 SQM.
FLOOR FOUR B/UP AREA = 310.835 SQM.
TOTAL FLOOR B/UP AREA = 1247.44 SQM.
EXCESS BALCONY AREA = 14.86 SQM.
TOTAL B/UP AREA PROPOSED = 1262.30 SQM.

BALCONY AREA STATEMENT				
FLOOR	B/UP AREA OF FLOOR	PER- BALCONY 15% AREA OF FL.	PRO- BALCONY	EXC - BAL.
FLOOR ONE	314.935 SQM.	47.24 SQM.	50.49 SQM.	03.25 SQM.
FLOOR TWO	310.835 SQM.	46.62 SQM.	50.49 SQM.	3.87 SQM.
FLOOR THREE	310.835 SQM.	46.62 SQM.	50.49 SQM.	3.87 SQM.
FLOOR FOUR	310.835 SQM.	46.62 SQM.	50.49 SQM.	3.87 SQM.
EXCESS BALCONY AREA = 14.86 SQM.				

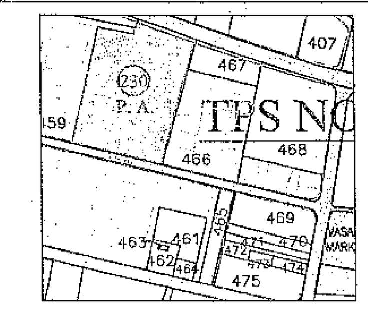
BALCONY AREA - FLOOR ONE -
PERMISSIBLE BALCONY AREA = 15% AREA OF FLOOR
314.935 X 15% = 47.24 SQM. PERMISSIBLE BALCONY
PROPOSED BALCONY -
11.80 X 1.80 = 21.24 + 6.15 X 1.50 X 2 = 18.45
+ 3.00 X 1.80 X 2 = 10.80
21.24 + 18.45 + 10.80 = 50.49 SQM. PROPOSED BALCONY
EXCESS BALCONY - 3.25 SQM.

BALCONY AREA - FLOOR TWO, FLOOR THREE, FLOOR FOUR.
PERMISSIBLE BALCONY AREA = 15% AREA OF FLOOR
310.835 X 15% = 46.62 SQM. PERMISSIBLE BALCONY
PROPOSED BALCONY -
11.80 X 1.80 = 21.24 + 6.15 X 1.50 X 2 = 18.45
+ 3.00 X 1.80 X 2 = 10.80
21.24 + 18.45 + 10.80 = 50.49 SQM. PROPOSED BALCONY
EXCESS BALCONY - 3.87 SQM.

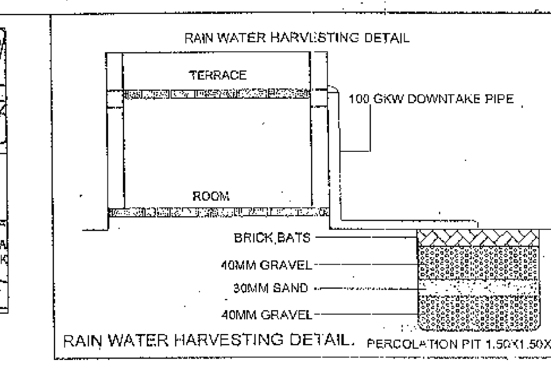
T. D. R. STATEMENT		
PLOT AREA	T.D.R. PROPOSED	TOTAL AREA
703.64 SQM.	281.45 SQM.	985.09 SQM.
D.R. C. NO - 800	DATE - 25/01/2019	
AGREEMENT NO -5-2263-2019	DATE - 18/03/2019	
13970X281.45/6000=655.30 SQM.		



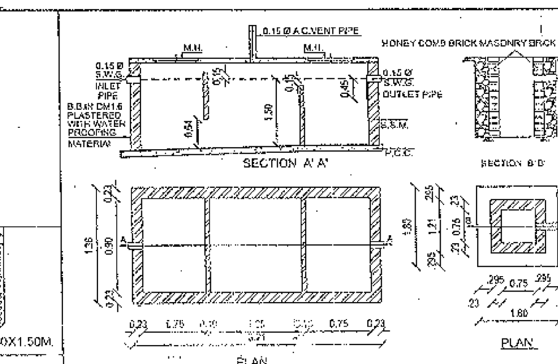
TERRACE FL. PLAN
(SCALE-1:100)



LOCATION PLAN
(SCALE - 1:300)



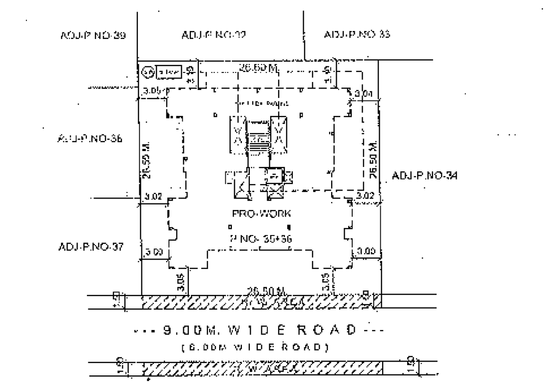
RAIN WATER HARVESTING DETAIL. PERCOLATION PIT 1.50X1.50X1.50M.



DETAILS OF SEPTIC TANK & SOAK PIT.

SCHEDULE OF OPENING	
TYPE	SIZE
FD	1.50m X 2.10m.
D	1.00m X 2.10m.
D1	0.75m X 2.10m.
D2	0.90m X 2.10m.
W	1.80m X 1.20m.
W1	1.50m X 1.20m.
W2	1.20m X 1.20m.
W3	0.60m X 1.20m.
W4	1.20m X 1.80m.
V1	0.60m X 0.90m.

PARKING AREA STATEMENT	CAR		SCOOTER		CYCLE.	
	Req	Pro-	Req	Pro-	Req	Pro-
Residential. Above 40sqm.(08 flat)	08	08	32	32	16	16
Residential. below 40sqm.(16 flat)	04	04	16	16	16	16
5% Visitor parking	01	01	03	03	02	02
TOTAL	13	13	51	51	34	34



SITE PLAN
(SCALE - 1:500)

FORM OF STATEMENT 2
[Sr.No.11(a)]
Proposed Building

Building No.	Floor No.	Total Built up Area of floor.	Balcony area With in 15 %	Excess Balcony area counted in FSI.	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total F.S.I. (3 + 5 + 7)
1	2	3	4	5	6	7	8
1.	FLOOR ONE	314.935	47.24	3.25 SQM.	--	--	318.185
2	FLOOR TWO	310.835	46.62	3.87 SQM.	--	--	314.705
3	FLOOR THREE	310.835	46.62	3.87 SQM.	--	--	314.705
4	FLOOR FOUR	310.835	46.62	3.87 SQM.	--	--	314.705
TOTAL AREA - 1262.30 SQM							

FORM OF STATEMENT 1
[Sr.No.8(a) (iii)]
Existing Building to be retained

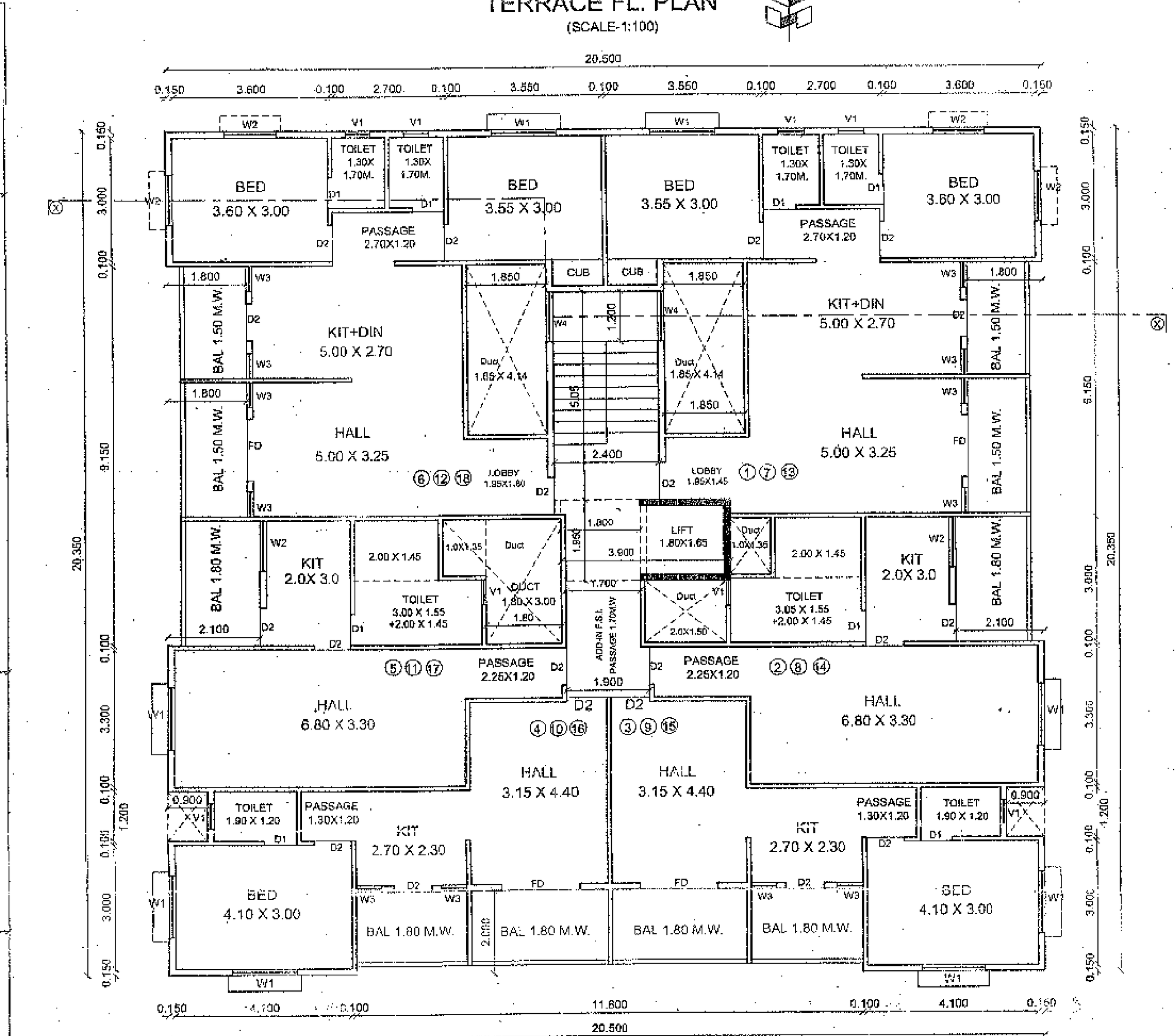
Existing Building NO.	Floor No.	Plinth area	Total Floor Area of Existing Building	Use / Occupancy of Floor
1	2	3	4	5
--	--			

FORM OF STATEMENT 2
[Sr.No.11(h)]
Area details of Flat / unit

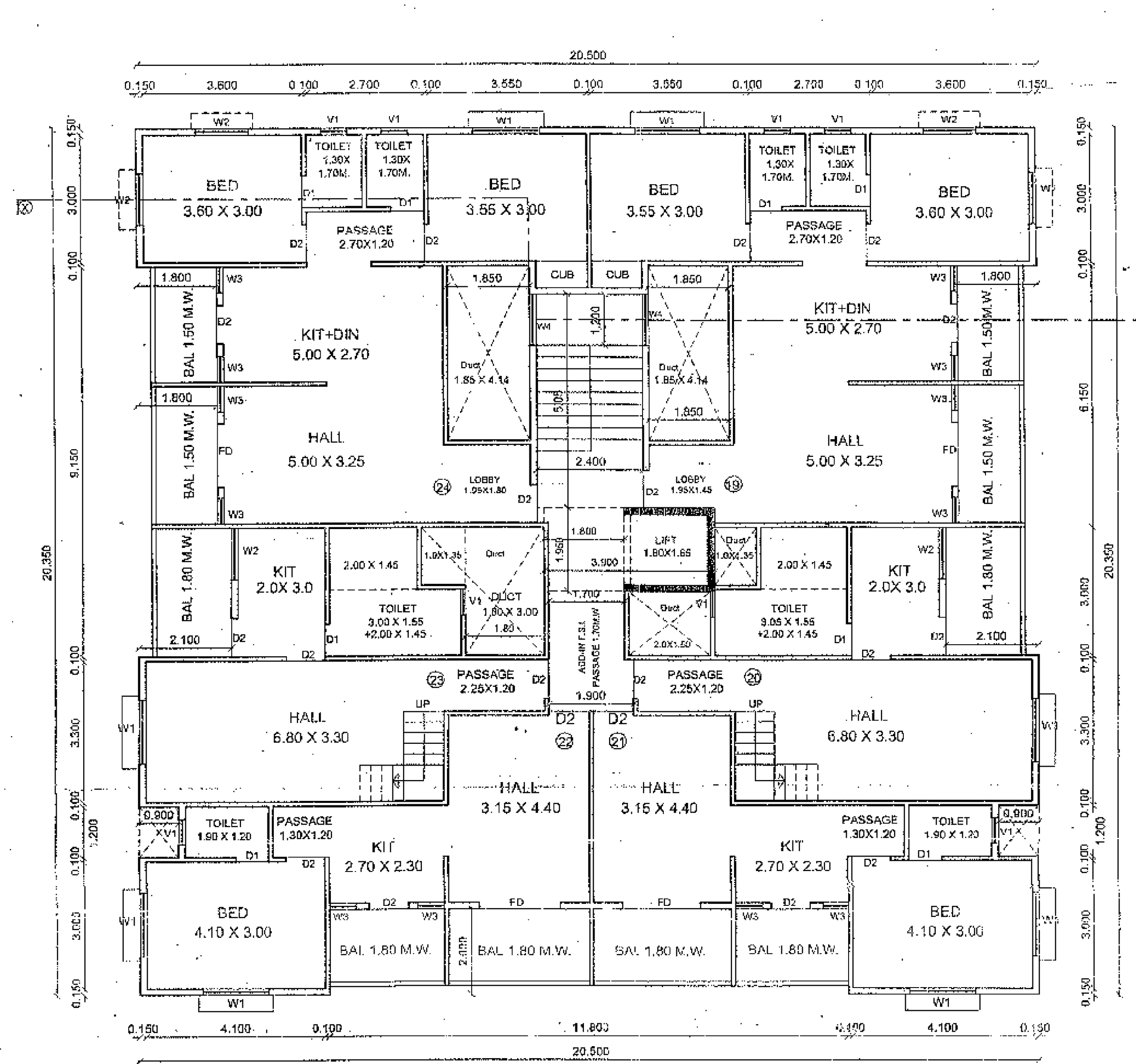
1	2	3	4		5	6	7
Building No	Floor No.	Shop/Flat unit No.	Built up area of flat	share of common areas like staircase/passage.	Area of balcony attached to flat /unit.	Area of Double height terrace attached to flat / unit	Total area of flat /unit (4 + 5 +6)
	FLOOR ONE	1	69.65 SQM.	3.66 SQM.	9.225	-	82.535 SQM.
	FLOOR ONE	2	42.30 SQM.	3.66 SQM.	5.40	-	51.36 SQM.
	FLOOR ONE	3	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR ONE	4	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR ONE	5	42.215 SQM.	3.66 SQM.	5.40	-	51.275 SQM.
	FLOOR ONE	6	70.40 SQM.	3.66 SQM.	9.225	-	83.285 SQM.
	FLOOR TWO	7	69.65 SQM.	3.66 SQM.	9.225	-	82.535 SQM.
	FLOOR TWO	8	42.30 SQM.	3.66 SQM.	5.40	-	51.36 SQM.
	FLOOR TWO	9	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR TWO	10	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR TWO	11	42.215 SQM.	3.66 SQM.	5.40	-	51.275 SQM.
	FLOOR TWO	12	70.40 SQM.	3.66 SQM.	9.225	-	83.285 SQM.
	FLOOR THREE	13	69.65 SQM.	3.66 SQM.	9.225	-	82.535 SQM.
	FLOOR THREE	14	42.30 SQM.	3.66 SQM.	5.40	-	51.36 SQM.
	FLOOR THREE	15	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR THREE	16	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR THREE	17	42.215 SQM.	3.66 SQM.	5.40	-	51.275 SQM.
	FLOOR THREE	18	70.40 SQM.	3.66 SQM.	9.225	-	83.285 SQM.
	FLOOR FOUR	19	69.65 SQM.	3.66 SQM.	9.225	-	82.535 SQM.
	FLOOR FOUR	20	42.30 SQM.	3.66 SQM.	5.40	-	51.36 SQM.
	FLOOR FOUR	21	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR FOUR	22	40.075 SQM.	3.66 SQM.	10.62	-	54.355 SQM.
	FLOOR FOUR	23	42.215 SQM.	3.66 SQM.	5.40	-	51.275 SQM.
	FLOOR FOUR	24	70.40 SQM.	3.66 SQM.	9.225	-	83.285 SQM.
TOTAL B/UP AREA-1218.86+4.10(LIFTAREA)+24.48(PASSAGE AREA)+14.86 (EXC-BAL)=1262.30 SQM.							

CARPET AREA STATEMENT					
Floor No.	Shop/Flat No.	Carpet Area	Enc Bal Area	Tarrace Area	Open Bal Area
FLOOR ONE	1	65.20 SQM.	0.00	0.00	8.925
	2	39.82 SQM.	0.00	0.00	5.40
	3	37.25 SQM.	0.00	0.00	10.53
	4	37.25 SQM.	0.00	0.00	10.53
	5	39.74 SQM.	0.00	0.00	5.40
	6	65.72 SQM.	0.00	0.00	8.925
FLOOR TWO	7	65.20 SQM.	0.00	0.00	8.925
	8	39.82 SQM.	0.00	0.00	5.40
	9	37.25 SQM.	0.00	0.00	10.53
	10	37.25 SQM.	0.00	0.00	10.53
	11	39.74 SQM.	0.00	0.00	5.40
	12	65.72 SQM.	0.00	0.00	8.925
FLOOR THREE	13	65.20 SQM.	0.00	0.00	8.925
	14	39.82 SQM.	0.00	0.00	5.40
	15	37.25 SQM.	0.00	0.00	10.53
	16	37.25 SQM.	0.00	0.00	10.53
	17	39.74 SQM.	0.00	0.00	5.40
	18	65.72 SQM.	0.00	0.00	8.925
FLOOR FOUR	19	65.20 SQM.	0.00	0.00	8.925
	20	39.82 SQM.	0.00	0.00	5.40
	21	37.25 SQM.	0.00	0.00	10.53
	22	37.25 SQM.	0.00	0.00	10.53
	23	39.74 SQM.	0.00	0.00	5.40
	24	65.72 SQM.	0.00	0.00	8.925

AREA STATEMENT	SQM.
1. Area of plot (Minimum area of a,b,c,tobe considered	
a) As per ownership document (7/12,CTS extract)	743.40 SQM.
b) as per measurement sheet	743.40 SQM.
c) as per site	743.40 SQM.
2. Deductions for.	--
(a) Proposed 9.00 M. Road widening Area	39.76
(b) Any D.P. Reservation area.	--
(TOTAL a+b)	39.76
3. Gross Area of Plot (1-2)	703.64 SQM.
4. Recreational Open space	--
(a) Required	--
(b) Proposed	--
5. Amenity Space	--
(a) Required	--
(b) Proposed	--
6. Servise road and Highway widening.	--
7. Internal Road area	--
8. Net Area of plot = [3 - 5(b)]	703.64 SQM.
9. Built up area with reference to Basic F.S.I. as per front road width (sr no. 8 X 1.1)	774.00 SQM.
10. Addition of area for F.S.I.	--
(a) In -situ area against 9.00m Road widening	39.76
(b) In -situ area against Amenity Space. [2.00 or 1.85 x SR.NO. 5 (b)]	--
(C) Premium FSI area (subject to maximum of 0.3 of sr no. 8 211.09-39.76=171.33 SQM.	171.33 SQM.
(d) T.D.R. area 0.4 = 281.45	281.45 SQM.
(e) Additional FSI area under chapter VIII	--
(Total of a+b+c+d+e)	492.54 SQM.
11. Total area available (9+10)	1266.54 SQM.
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	1.80
13. Total Built -up Area in proposal (excluding area at Sr.No.15.b)	1266.54 SQM.
(a) Existing Built -up Area	0.00
(b) Proposed Built -up Area	1247.44 SQM.
(c) Excess Balcony area counted in F.S.I.	14.86 SQM.
(d) Excess Double Height terraces area counted in F.S.I.	--
Total (a+b+c+d)	1262.30 SQM.
14. F.S.I. Consumed (13/8) (should not be more than serial no-12 above)	1.79
15. Area for inclusive housing if any	--
(A) Required (20% of sr no. 9)	--
(B) Proposed	--



FLOOR ONE
FLOOR TWO
FLOOR THREE
(SCALE-1:100)



FLOOR FOUR
(SCALE-1:100)

Certificate of Area

Certified that the plot under reference was surveyed by me on 16/05/2019 and the dimensions of sides etc., of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records /land Records Department / City Survey records

Signature.
Er - Ashok N. Jamdar.
R.No.31 / 39

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 as to ensure the quality and safety at the work site.

Owner Name & Signature.
FOR POOJA CONSTRUCTION PARTNER SHIP FIRM

Er Ashok Jamdar.
Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
10, Siddhi Park, Corporation Road
New pandit colony,
Nashik -2.
ph : 2574602.

JOB NO-	DATE	SCALE	DRAWN BY-	CHECKED BY
	16 / 05 / 2019		VIKAS.	A.N.J.