Revised Residential Building in
Plot No. 1, Survey No. 308/A(p) of
Pathardi Shiwar for
Shri. Shrichand Govardhandas Nagdeo.

APPROVED
The Plans amended in .....
As per the conditions Mentioned in
the accompaining commencement
Certificate No. dated
B2/BP/155/2022 24/08/2022

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

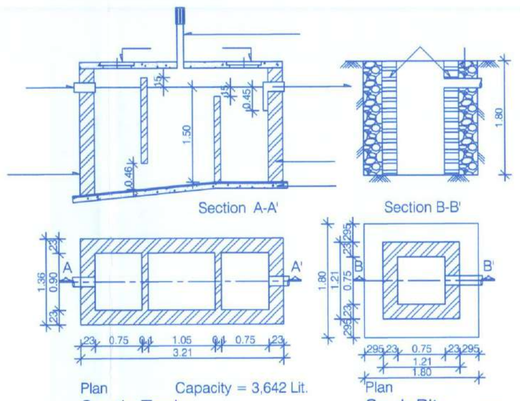
PARKING STATEMENT			
Required for	Unit	Car	Scooter
Resi. Unit (up to 30)	--	00	00
Resi. Unit (30 to 40)	04	02	04
Resi. Unit (40 to 80)	12	06	30
Resi. Unit (80 to 150)	--	00	00
TOTAL	-	08	34
+5% visitors for residential	-	0.40	1.70
Shop (00.00 m²)	-	00	00
TOTAL	-	08.40	35.70
TOTAL required (90%) rounding	-	08.00	32.00
PROPOSED	-	10	20

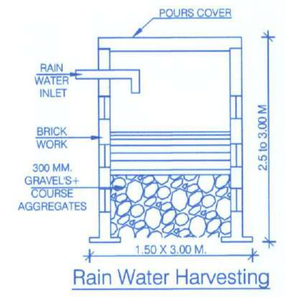
Note: 12 Scooters Converted into 2 Car Parking

STATEMENT 3 [Sr. No.9(g)] Area details of Flat

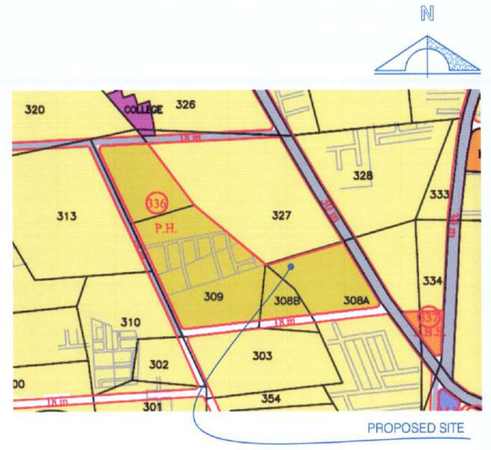
Build. No.	Floor No.	Flat No.	Car-pet area of Flat	Area of Balcony attached to Flat	Area Double height terrace attached to Flat	
2	2	3	4	5	6	
	1st, 2nd, 3rd, 4th	101, 201, 301, 401.	43.58	3.63	---	47.21
		102, 202, 302, 402.	41.46	2.10	---	43.56
		103, 203, 303, 403.	37.60	2.30	---	39.90
		104, 204, 304, 404.	42.67	2.34	---	45.01

T.D.R. Statement
Plot Area - 422.68 m²
Permissible - 169.07 m²
T.D.R(40%) - (Zone 'C')
Purchased - 169.00 m²
D.R.C. No. 586 , dt.12 / 11 / 12
T.D.R. Sale deed No. 9658 , dt. 20/ 11/ 12
Total F.S.I. - 591.68 m²





Rain Water Harvesting



LOCATION PLAN (as per sanctioned D.P.)

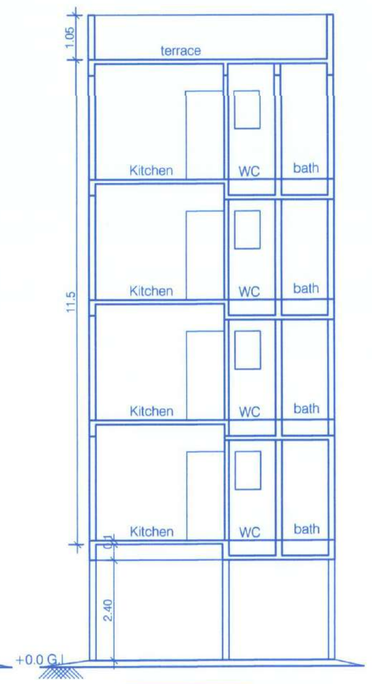
STATEMENT 2 [Sr. No. 9(a)]
PROPOSED BUILDING

Building No.	Floor No.	Total B/Up Area of Floor as per outer construction Line
(1)	(2)	(3)
	Ground	-----
	First	209.04
	Second	209.04
	Third	209.04
	Fourth	209.04
	Total	836.16

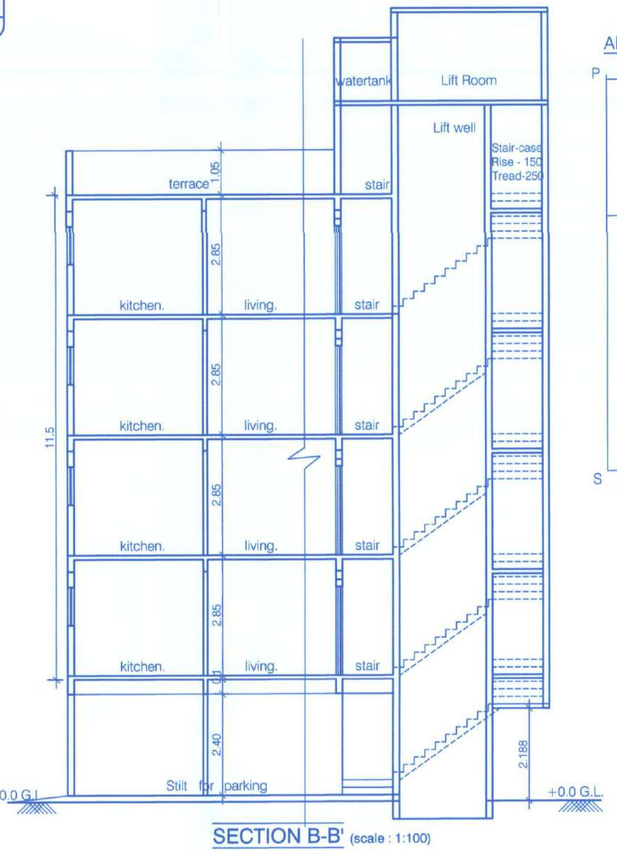
SCHEDULE FOR OPENINGS

TYPE	SIZE	DESCRIPTION
V	0.60 X 0.90	MS Glazed Ventilators
V1	0.90 X 1.20	
D	0.90 X 2.10	TW Framed Paneled Door
D1	0.75 X 2.10	
D2	1.05 X 2.10	
W1	1.50 X 1.20	MS Glazed Window
W2	0.90 X 1.20	
W3	2.10 X 1.20	
W4	3.00 X 1.20	
RS	2.40 X 2.40	Rolling Shutter

ROAD SIDE ELEVATION (scale : 1:100)

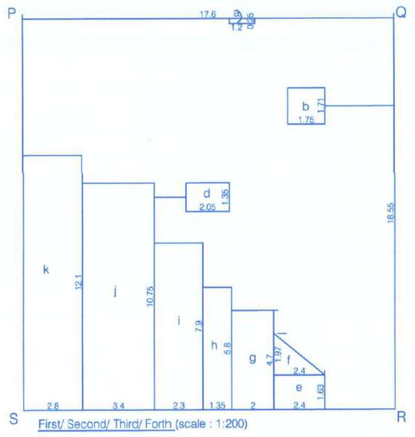


SECTION A-A' (scale : 1:100)



SECTION B-B' (scale : 1:100)

AREA DIAGRAM AREA CALCULATIONS



First/ Second/ Third/ Forth (scale : 1:200)

- Area of □ PQRS = 17.60 X 18.55 = 326.48 M²

Deduction:
1. Area of Block 'a' = 1.20 x 0.25 = 0.30 M²
2. Area of Block 'b' = 1.75 x 1.71 = 2.99 M²
3. Area of Block 'd' = 2.05 x 1.35 = 2.77 M²
4. Area of Block 'e' = 2.40 x 1.63 = 3.19 M²
5. Area of Block 'f' = 2.40 x 1.97x0.5= 2.36 M²
6. Area of Block 'g' = 2.00 x 4.70 = 9.40 M²
7. Area of Block 'h' = 1.35 x 5.80 = 7.83 M²
8. Area of Block 'i' = 2.30 x 7.90 = 18.17 M²
9. Area of Block 'j' = 3.40 x 10.75 = 36.55 M²
10. Area of Block 'k' = 2.80 x 12.10 = 33.88 M²
TOTAL DEDUCTION = 117.44 M

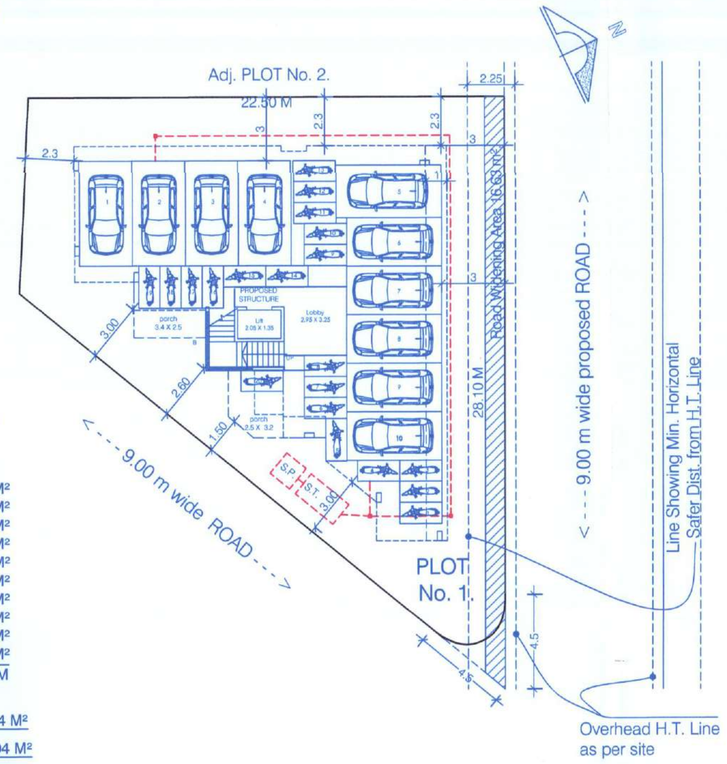
2) Proposed P-Line area on First Floor
= 326.48 - 117.44 =209.04 M²

3) Proposed P-Line area on Second Floor = 209.04 M²

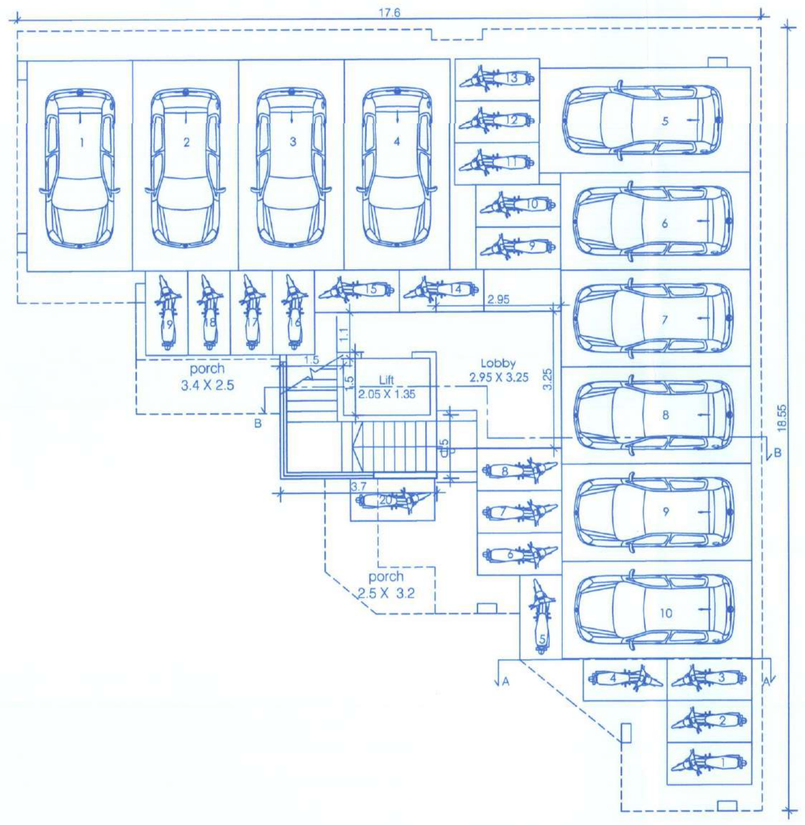
4) Proposed P-Line area on Third Floor = 209.04 M²

5) Proposed P-Line area on Fourth Floor = 209.04 M²

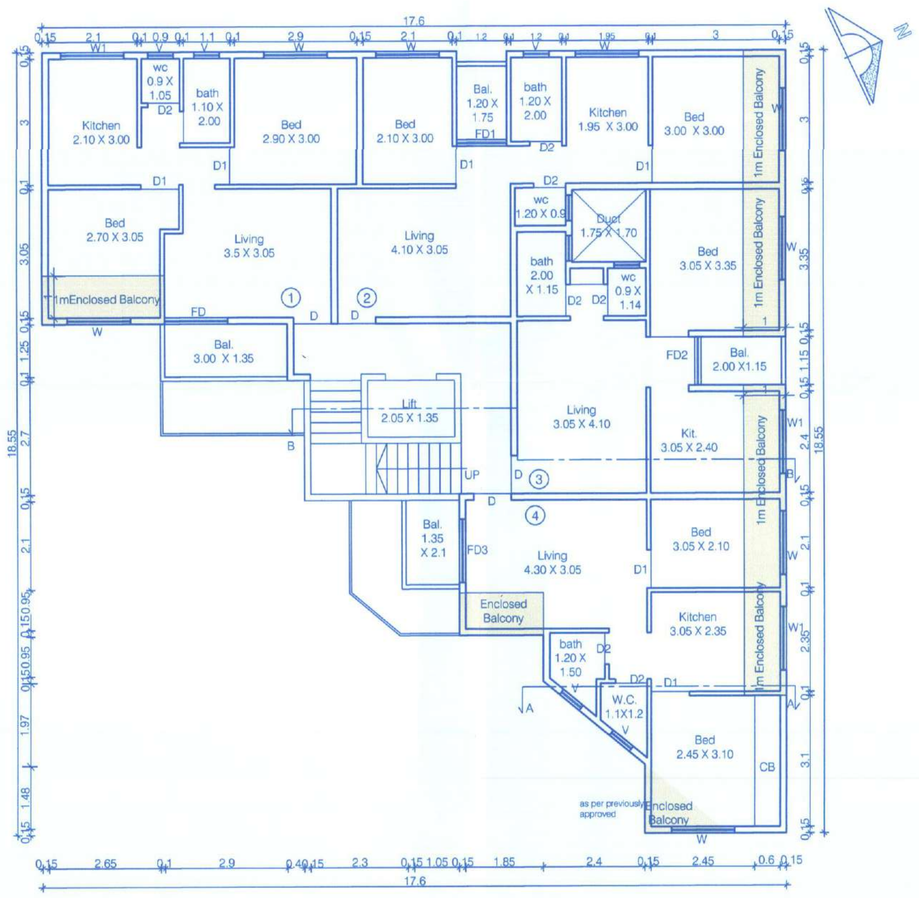
Total Proposed P-Line Area
= 209.04+ 209.04 + 209.04 + 9.04 = 836.16 M²



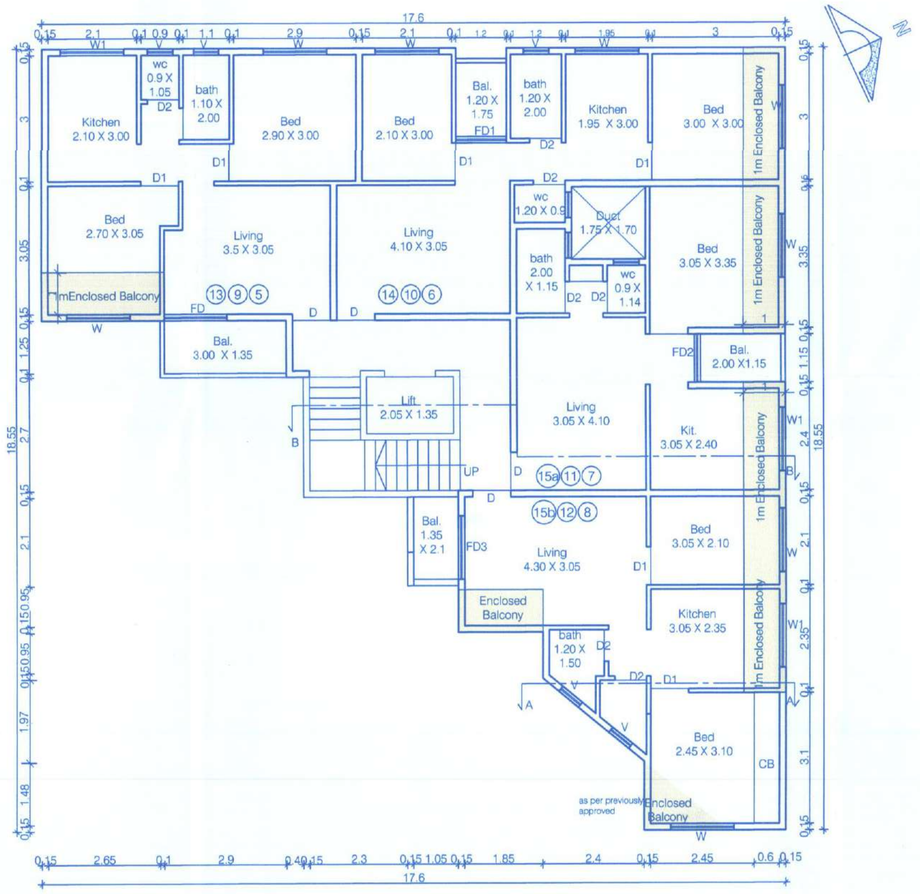
SITE PLAN (scale : 1:200)



PARKING GROUND FLOOR PLAN (scale : 1:100)



FIRST FLOOR PLAN (scale : 1:100)



FOURTH FLOOR PLAN (scale : 1:100)

A) AREA STATEMENT		M²
1. Area of the Plot	(Minimum area of a,b,c to be considered)	
	a) As per ownership document (7/12, CTS extract)	422.68
	b) As per measurement Sheet	422.68
	c) As per site	422.68
2. Deductions for -		
	a) Proposed D.P./ D.P. Road widening Area	20.84
	b) 9.00 mwide Road widening Area	---
	TOTAL (a + b)	20.84
3. Balance Area of Plot (1-2)		401.84
4. Amenity space		
	a) Required -	---
	b) Adjestment of 2(b), if any -	---
	c) Balance Proposed -	---
5. Net Area of Plot = [3 – 4(e)]		401.84
6. Recreational Open space (if applicable)		
	a) Required	---
	b) Proposed	---
7. Internal Road area		---
8. Plotable Area (if applicable)		---
9. Built up area with reference to Basic F.S.I. as per road width		442.02
10. Addition of F.S.I. on payment of Premium.		
	a) Maximum permissible Premium FSI- based on road width/TOD Zone.	200.92
	b) Proposed F.S.I. on payment of Premium.	---
11. In-situ FSI/TDR loading.		
	a) In-situ area against D.P. road [2.0x sr. no. 2 (a)],if any	---
	a) In-situ area against 9.00 m road [1.00x sr. no. 2 (b)]	20.84
	b) In-situ area against Amenity Space [2.00 or1.85 x sr. no. 4 (b) & /or(c)]	---
	c) TDR area	169.00
	d) Total in-situ/TDR loading proposed(11 (a + b+ c))	189.84
12. Additional FSI area under Chapter No.7.		---
13. Total entitlement of FSI in the proposal		
	a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	631.86
	b) Ancillary Area FSI upto 60% or 80%with payment of charges.	204.30
	c) Total entitlement (a+b)	836.16
14. Maximum utilization limit of F.S.I. (building potential)		
	Permissible as per Road width ((as per Regulation No. 6.1	
	or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	1299.36
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
	a) Existing Built-up Area.	---
	b) Proposed Built-up Area (as per 'P-line')	836.16
	c) Total (a+b)	836.16
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)		1.00
17. Area for Inclusive Housing, if any		
	a) Required (20% of sr no.5)	---
	b) Proposed	---

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25.02.2020 and dimensions of all 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.

Er. Vijay K. Sanap
Chartered Engineer

NOTES	
Plot boundary shown in Thick Black	External Wall
Proposed work shown in Red	Internal Wall
Drainage line shown in Dotted Red	All dimensions are in meter
All dimensions are of unfinished surfaces	

Owner's 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.

Er. Vijay K. Sanap
Charterec Engineer
Structural Engineer
Register Engineer sign

Shri. Shrichand G. Nagdeo.
Owners Sign

saes
SOHAM ARCHITECTURAL ENGINEERING SERVICES
CONSULTANCY | DESIGN | ENGINEERING | PROJECT MANAGEMENT
34/35, Surkan Arcade, Behind HDFC Bank, Bhujbal Farm Road, Nashik 422009
office@sohamvastu.com | www.sohamaes.com | O 7875 204080, M 98220 20996

DEALT	: Ar. Aishwarya	DRG. NO. : M1.2
CHECKED	: ravipawar	
SCALE	: as shown	
DATE	: 06/04/2021	JOB NO. : SVS / 22 / 922 / T

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