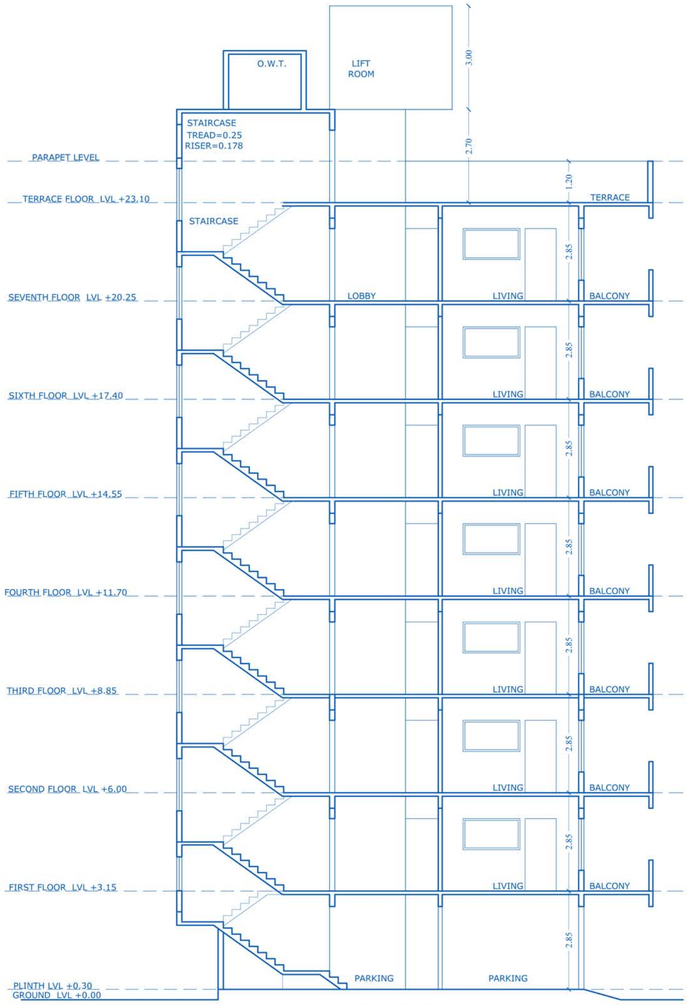
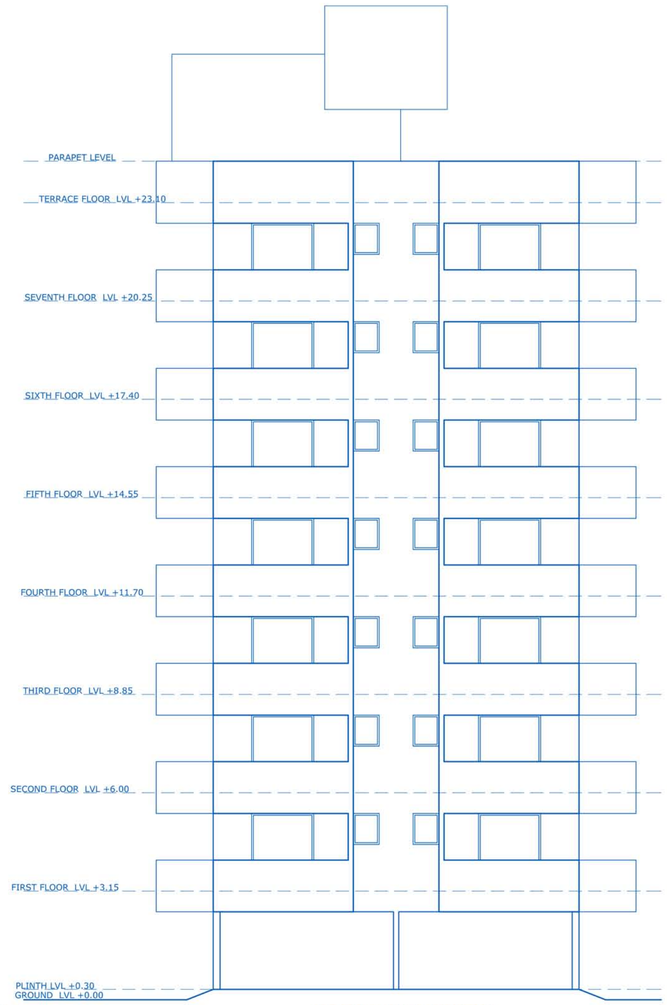
PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO. 30- S. NO. 28/7/2A+28/7/3 , AT ANANDWALLI SHIWAR OF NASHIK, FOR : Mrs. VIJAY NARAYAN CHAVANKE



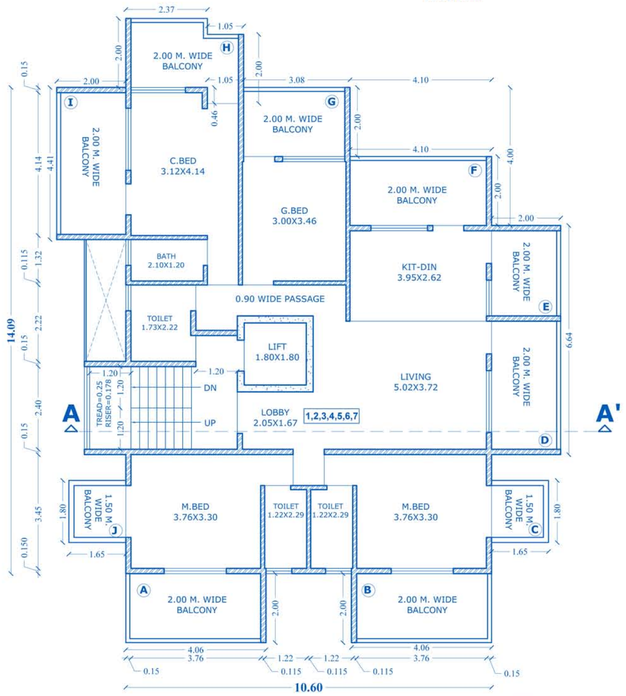
SECTION-A-A'

SCALE:1:100



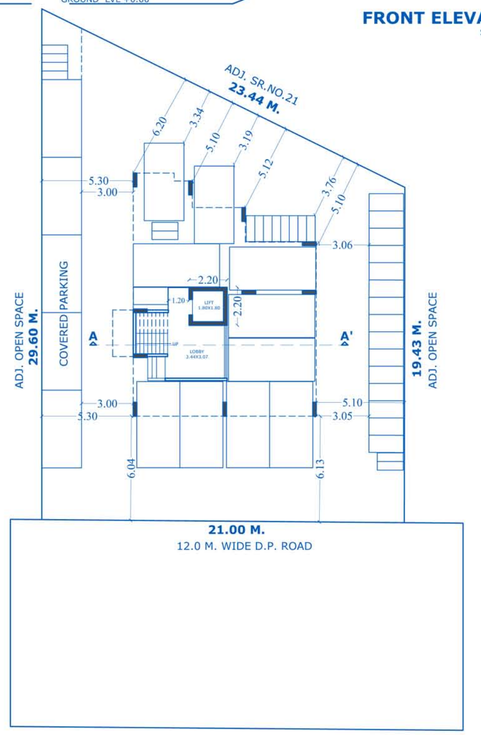
FRONT ELEVATION

SCALE:1:100



TYPICAL FIRST TO SEVENTH FLOOR PLAN

SCALE:1:100



SITE PLAN

SCALE:1:100

BALCONY AREA CALCULATIONS: 1 st TO 7th FLOOR

WING 'A'	A+B	4.06X2.00X2	16.24
	C	1.65X1.80	2.97
	D+E	6.64X2.0	13.28
	F	4.10X2.00	8.20
	G	3.08X2.00	6.16
	H	[1.05X2.00] + [2.37X2.00]	6.84
	I	4.41X2.00	8.82
	J	1.65X1.80	2.97
TOTAL BALCONY AREA PER FLOOR =			65.48 SQ.M
ALLOWABLE BALCONY PER FLOOR [15%]=			17.09 SQ.M
EXCESS BALCONY PER FLOOR [15%]=			48.39 SQ.M

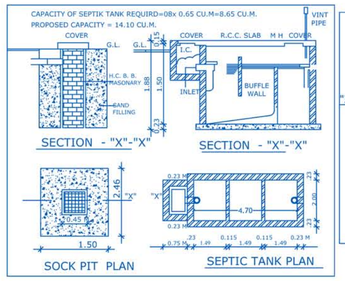
FLAT NO.	CARPET AREA	4W	2W	CYCLE
1,2,3,4,5,6,7,	106.46 SQ.MT.	14	14	14
TOTAL.....		14	14	14
VISITOR PARKING 5%		1	1	1
TOTAL PARKING REQUIRED BY RULE		15	15	15
TOTAL PARKING PROVIDED.....		15	16	16

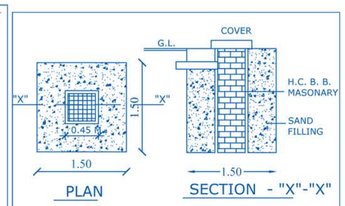
BALCONY STATEMENT

BUILDING NO	FLOOR NO.	TOTAL B/UP AREA OF FLOOR.	BALCONY AREA WITH IN 15%	EXCESS BALCONY AREA COUNTED IN FSI	DOUBLE HEIGHT TERRACE AREA WITH IN 20%	DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI	TOTAL FSI (3+5+7+)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	1	113.96	17.09	**48.39**	----	----	162.35
	2	**113.96**	**17.09**	**48.39**	----	----	**162.35**
	3	**113.96**	**17.09**	**48.39**	----	----	**162.35**
	4	**113.96**	**17.09**	**48.39**	----	----	**162.35**
	5	**113.96**	**17.09**	**48.39**	----	----	**162.35**
	6	**113.96**	**17.09**	**48.39**	----	----	**162.35**
	7	**113.96**	**17.09**	**48.39**	----	----	**162.35**
LIFT AREA	AT GROUND FLOOR	**4.73**	----	----	----	----	**4.84**
		TOTAL=802.45		**TOTAL=338.73**			**1141.29**

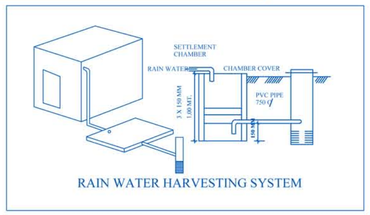
T. D. R. STATEMENT

1	**D.R.C. NO.- 773**	**AREA PURCHASED**
	AGREEMENT NO. -2157/2018 DATE - 21/03/18	**325 SQ.M.**
	T.D.R. STATEMENT	**SQ. MT.**
	a. PLOT AREA	515.38
	b. ALLOWBLE T.D.R [65%]	334.99
	c. T.D.R. PURCHASED	325.00



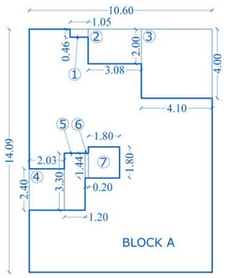


RAIN WATER HARVESTING DETAILS



RAIN WATER HARVESTING SYSTEM

TYPICAL 1 st TO & th FLOOR AREA CALCULATIONS



AREA CALCULATION FOR BLOCK A

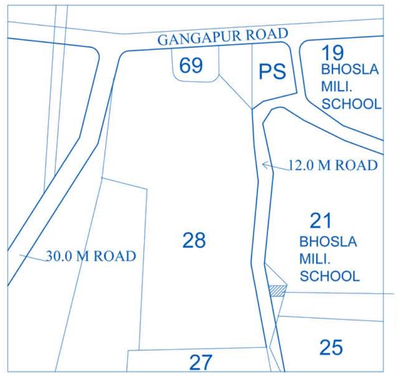
10.60 X 14.09 = 149.35

DEDUCTION
1. 1.05 X 0.46 = 0.483
2. 3.08 X 2.00 = 6.16
3. 4.10 X 4.00 = 16.4
4. 2.03 X 2.40 = 4.87
5. 1.20 X 3.30 = 3.96
6. 0.20 X 1.44 = 0.28
7. 1.80 X 1.80 = 3.24
TOTAL = 35.39

TOTAL B.UP AREA OF BLOCK A
= 149.35- 35.39
= 113.96

LIFT AREA AT GROUND FLOOR

2.20X2.20=4.84



LOCATION PLAN

(SCALE 1:10000)

STAMPS OF APPROVAL OF PLANS:

Inward No:
NMC/TPD/Anandwali/BP/0227/2018.
Date : 22 March, 2018
Outward No :
LND/BP/Anandwali/DCR/0146/2018
Date : 07/05/2018

A. AREA STATEMENTS	
1. Area of plot (Minimum area of a, b, c to be considered)	515.38
a) As per ownership document (7/12, CTS extract)	515.38
b) As per measurement sheet c) as per site	515.38
c) As per site	515.38
2. Deductions for	
a) Proposed D.P./ D.P. Road widening Area	----------
b) Any D.P. Reservation area	----------
Total (a+b)	----------
3. Gross Area of Plot (1-2)	515.38
4. Recreational Open space	----------
a) Required	----------
b) Proposed	----------
5. Amenity Space -	----------
a) Required	----------
b) Proposed	----------
6. Service road and Highway widening	----------
7. Internal Road area	----------
8. Net Area of Plot = [No.3 x No.5(b)]	515.38
9. Built up area with reference to Basic F.S.I. as per front road width [No.8 x 1.1]	566.92
10. Addition of area for F.S.I.	----------
a) In-situ area against D.P. road [1.85x No. 2 (a)] , if any	----------
b) In-situ area against Amenity Space [2.00 or1.85 x No. 5 (b)],	----------
c) Premium FSI area [subject to maximum of 0.3 of No. 8] [0.50 %]	257.69
d) TDR area [0.65 %]	334.99
e) Additional FSI area under chapter VIII	----------
Total of (a+b+c+d+e)	592.25
11. Total area available (No. 9 + No. 10)	**1159.60**
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	2.25
13. Total Built-up Area in proposal. (excluding area at No.15.b)	
a) Existing Built-up Area.	----------
b) Proposed Built-up Area	**802.45**
c) Excess Balcony area counted in F.S.I.	**338.73**
d) Excess Double Height terraces area counted in F.S.I.	----------
Total (a+b+c+d)	**1141.18**
14. F.S.I. Consumed (No.13/No.8) (should not be more than no.12 above.)	0.999
15. Area for Inclusive Housing, if any	----------
a) Required (20% ofNo.9)	----------
b) Proposed	----------

Certificate of Area:

Certified that the plot under reference was surveyed by me on 29/7/2017 and the dimensions of sides etc. of the plot stated on plan are 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.

Ar.Sandip Patil-Architec
Regd No. CA/2004/33399

Signature
SANDIP G. PATIL
(Name of Architect)

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 I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

VIJAY NARAYAN CHAVANKE
Owner (s) name and signature

MUNICIPAL DRAWING

Ar. Sandip Patil
Thinking Eye
Architect,Interior & Landscape Designer's

job no. 001	drawn by
date 06/03/2017	checked by
scale 1:NTS A1	coa redg no.

COA REG.NO. CA/2004/33399
MAIL ID:- thinkingeye79@gmail.com