

PROPOSED LAYOUT & BUILDING PLAN OF
 GODOWN SHED FOR ~~Industrial~~ PURPOSE
 PLAN IN G. NO. 25/PART , G.NO. 25B,(AS PER 7/12)
 AT. SHERUL, TAL.- MALEGAON, DIST.- NASHIK
 FOR
 SHRI. VALMIK KHANDU MAHALE.

SIGNATURE

R. B. Mahale
 Mahale

APPROVED AUTHORITY

श्री. वैल्मिक खण्डु महाले
 श्री. वैल्मिक खण्डु महाले
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Recommended For Approval For ~~Industrial~~ (Industrial
 Purpose Only, As Amended in (Shed)
 Subject To the Conditions Mentioned in this Office
 Order No. 222 Dated 8/11/2023

[Signature]
 Asst. Director of
 Town Planning
 NASHIK

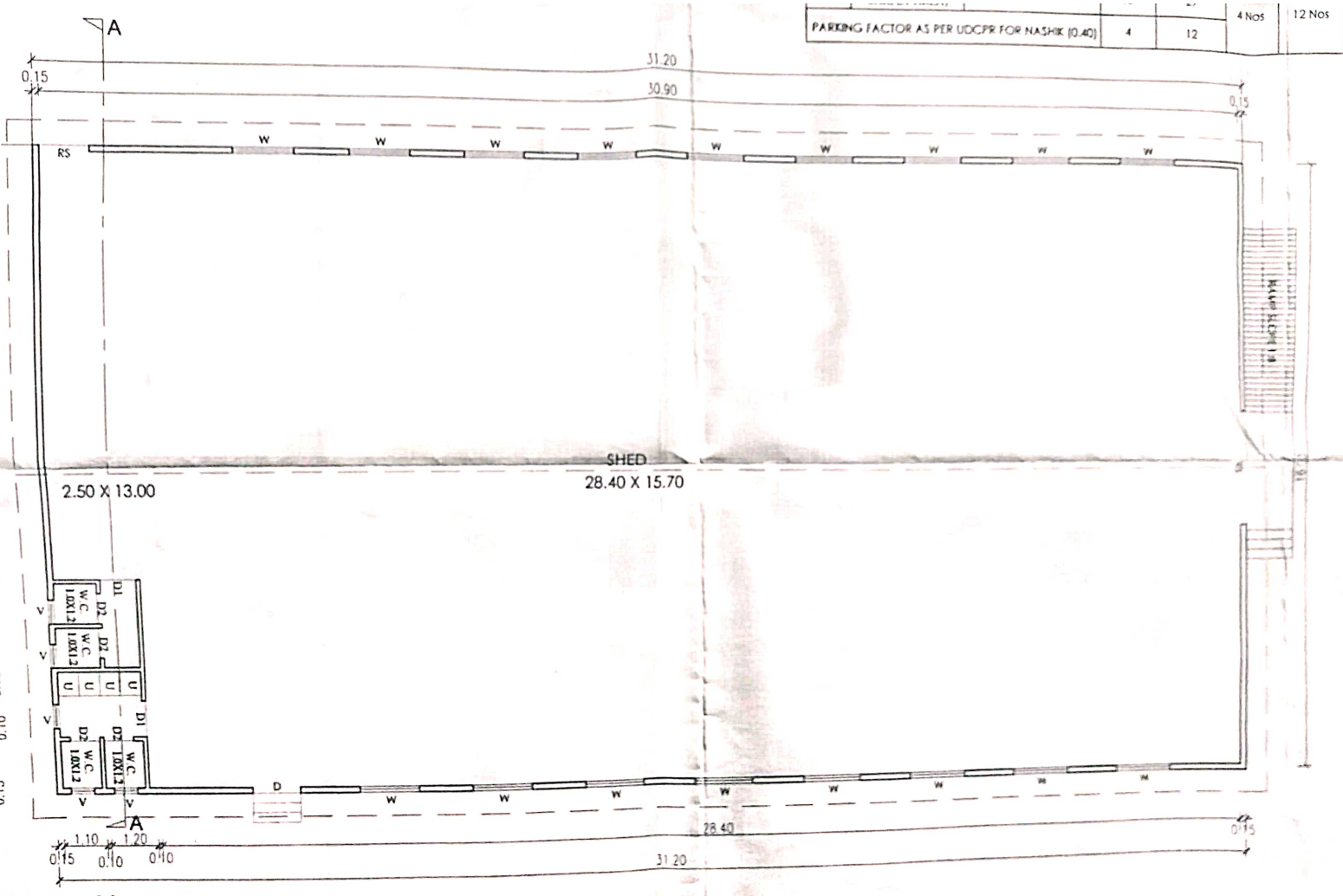
Area Statement	AREA IN SQM.
1. Area of plot (Minumum area of a,b,c to be considered)	16500.00
a) As per ownership document (7/12, CTS extract)	36000.00
b) As per measurement sheet	36000.00
c) As per site	36000.00
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area / Service Road/ Highway widening	0
(b) Any D.P. Reservation area	-
(Total a+b)	0
3. Balance area of plot (1-2)	16500.00
4. Amenity Space (if applicable)	-
(a) Required -	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5 Net Plot Area (3-4 (c))	16500.00

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(Total a+b)	0
3. Balance area of plot (1-2)	16500.00
4. Amenity Space (if applicable)	-
(a) Required -	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5. Net Plot Area (3-4 (c))	16500.00
6. Recreational Open space (if applicable)	
(a) Required -	---
(b) Proposed -	---
7. Internal Road area	-
8. Plotable area (if applicable)	16500.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr.No.5 x basic FSI) (0.20%)	3300.00
10. Addition of FSI on payment of premium	-
(a) Maximum permissible premium FSI - based on road width/ TOD Zone	5940.00
(b) Proposed FSI on payment of premium.	-
11. In - situ FSI / TDR loading	
(a) In-situ area against D.P.Road [2.0 x Sr.No.2(a)], if any	-
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85x Sr.No.4(b) and /or (c)].	-
(c) TDR area	-
(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	-
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	-
(b) Ancillary Area FSI upto 60 % or 80 % with payment of charges.	4752.00
(c) Total entitlement (a+b)	4752.00
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)	
15. Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
(a) Existing Built-up Area	---
(b) Proposed Built - up Area (as per 'P'-line)	499.20
(c) Total (a+b)	499.20
16. F.S.I.Consumed (15/13) (should not be more than Sr.No.14 above)	
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 00/00/2022 and the area so measured on site and the area so

PARKING FACTOR AS PER UDCPR FOR NASHIK (0.40)	4	12	4 Nos	12 Nos
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N
GROUND FLOOR PLAN
 SCALE :- 1:100

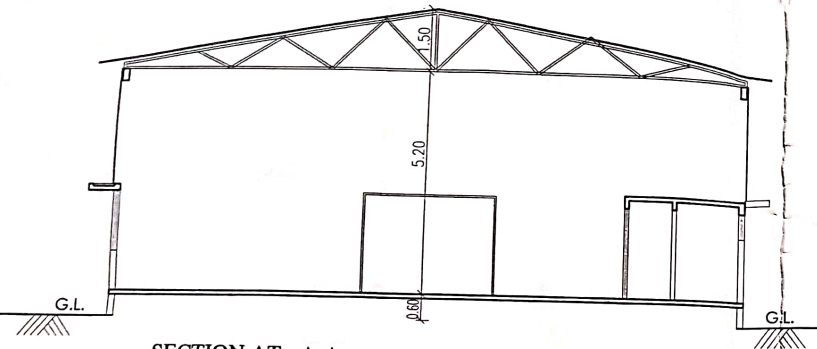
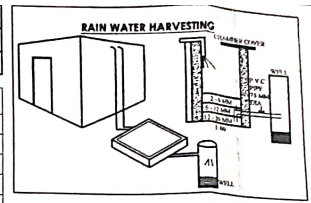
LOCATION PLAN
SCALE :- 1:10000

TOTAL	484.83
Note : Above statements may vary, wherever required.	484.83 SQ.M.

- NOTES :-**
1. ALL DIMENSION ARE IN METER
 2. PLOT BOUNDARY SHOWN IN THICK BLACK
 3. PROPOSED WORK SHOWN IN RED
 4. DRAINAGE LINE SHOWN IN RED DOTTED

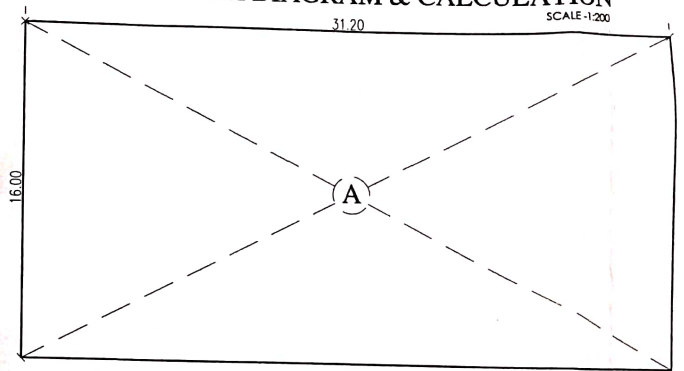
DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
R.S.	3.00 X 2.10	ROLLING SHUTTERS
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. WINDOW
V	0.60 X 0.60	M. S. VENTILATOR



SECTION AT - A-A
SCALE :- 1:100

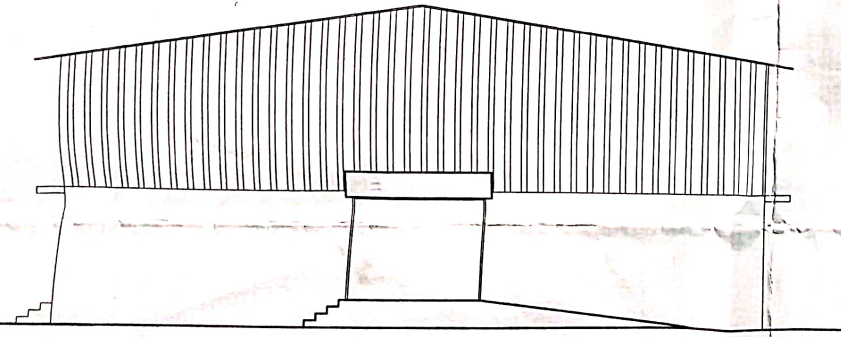
AREA DIAGRAM & CALCULATION
SCALE - 1:200



FOR GROUND FLOOR
AREA OF BLOCK 'A' = 31.20 X 16.00 = 499.20 SQ.MT

Form of Statement 2
[Sr. No. 9 (a)] Proposed Building

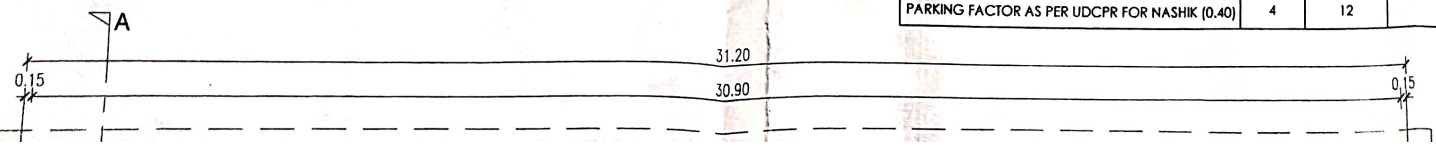
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
1	2	3
	GROUND FL.	499.20
	Total	499.20 SQ.M.



EAST SIDE ELEVATION
SCALE :- 1:100

PARKING AREA STATEMENT

SR.NO	OCCUPANCY	ONE PARKING SPACE FOR EVERY	NON CONGESTED AREA (REQUIRED)		NON CONGESTED AREA (PROVIDED)	
			CAR	SCOOTER	CAR	SCOOTER
6	Industrial (484.83 SQ.M. CARPET AREA)	For every 100 sq.m. carpet area or fraction thereof	(2X4.85) 10	(6X4.85) 29	4 Nos	12 Nos
PARKING FACTOR AS PER UDPCR FOR NASHIK (0.40)			4	12		



SITE

TABLE NO.12 D : SANITATION REQUIREMENTS - FACTORIES

CARPET AREA	FIXTURES	MALE OFFICES / VISITORS		FEMALE OFFICES / VISITORS		FEMALE WORKERS		MALE WORKERS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
484.83 SQ.M.	W.C.	1 FOR UP TO 25 1 NOS.	1 NOS.	1 FOR UP TO 15 1 NOS.	1 NOS.	1 FOR UP TO 12 1 NOS.	1 NOS.	1 FOR UP TO 15 1 NOS.	1 NOS.
	URINAL	2 FOR 21-45 2 NOS.	2 NOS.					2 FOR 21-45 2 NOS.	2 NOS.

Form of Statement 3
[Sr. No. 9 (g)]

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
1	2	3	4	5	6
	GROUND F.L.		484.83		
TOTAL			484.83 SQ.M.		

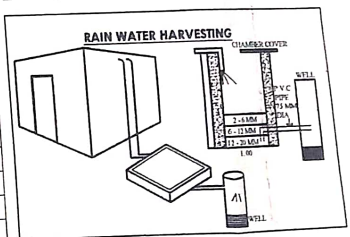
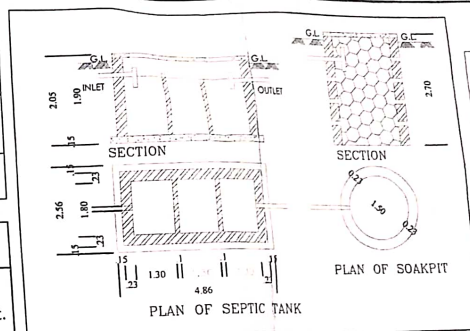
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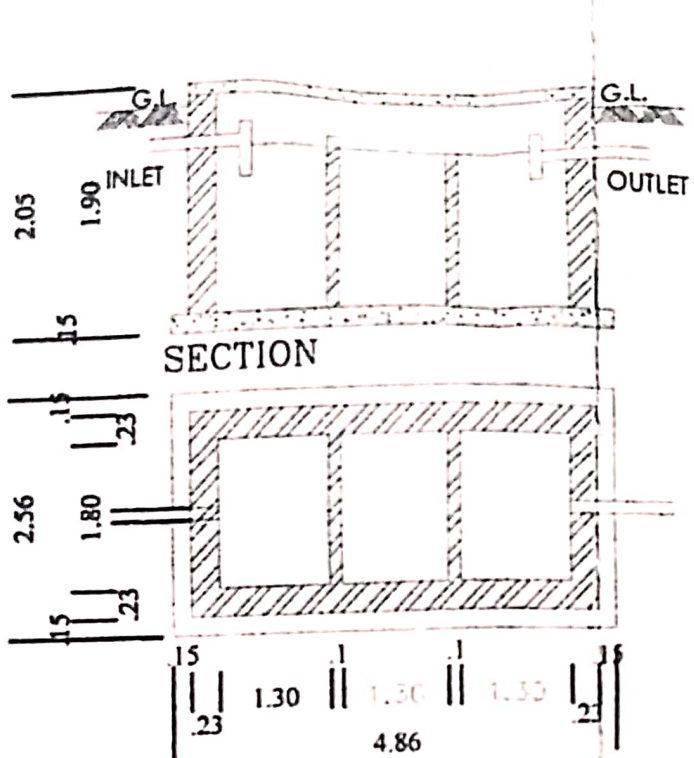
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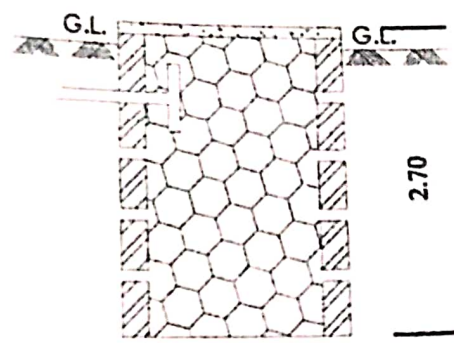
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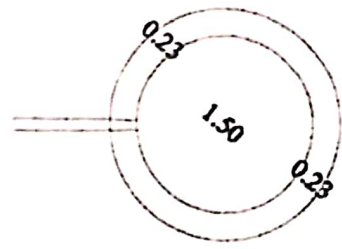


SECTION

PLAN OF SEPTIC TANK

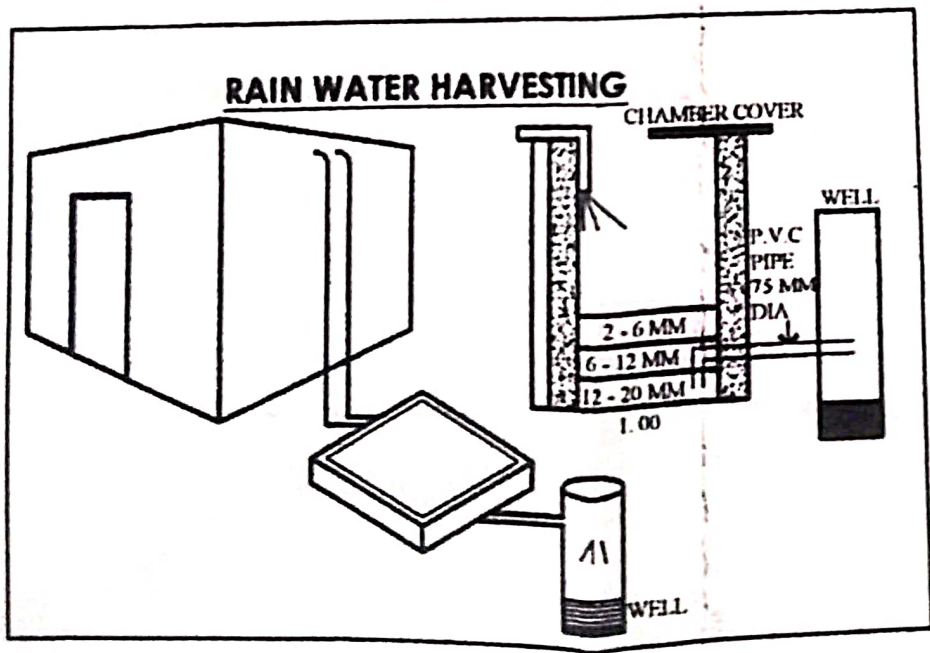


SECTION



PLAN OF SOAKPIT

GAT NO.	
25	



RAIN WATER HARVESTING

CHAMBER COVER

WELL

P.V.C PIPE 75 MM DIA

2-6 MM

6-12 MM

12-20 MM

1.00

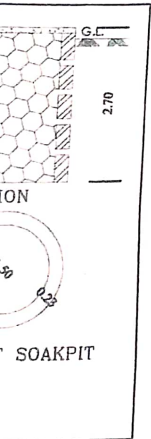
WELL

M & CALCULATION

LAND AREA STATEMENT (AS PER 7/12)

GAT NO.	TOTAL AREA (AS PER 7/12)		OWNER'S NAME	AREA AS PER OWNERSHIP	PROPOSED AREA UNDER DEVELOPMENT	REMAINING LAND AREA	SIGNATURE
25	19500.00	25/A	SHRI. RAJENDRA BHILA MAHALE	1500.00	—	1500.00	R-B Mahale
			SHRI. PANDHARINATH BHILA MAHALE				→ Mahale
	SAU. KALPANA ASHOK AHER	→ Kalpana Ashok Aher					
	16500.00	25/B	SAU. KAMLABAI BACHU BHAMRE	18000.00	—	18000.00	→ Kamlabai Bachu Bhamre
			SHRI. VALMIK KHANDU MAHALE	16500.00	16500.00	—	→ Valmik Khandu Mahale
TOTAL AREA =				36000.00	16500.00	19500.00	

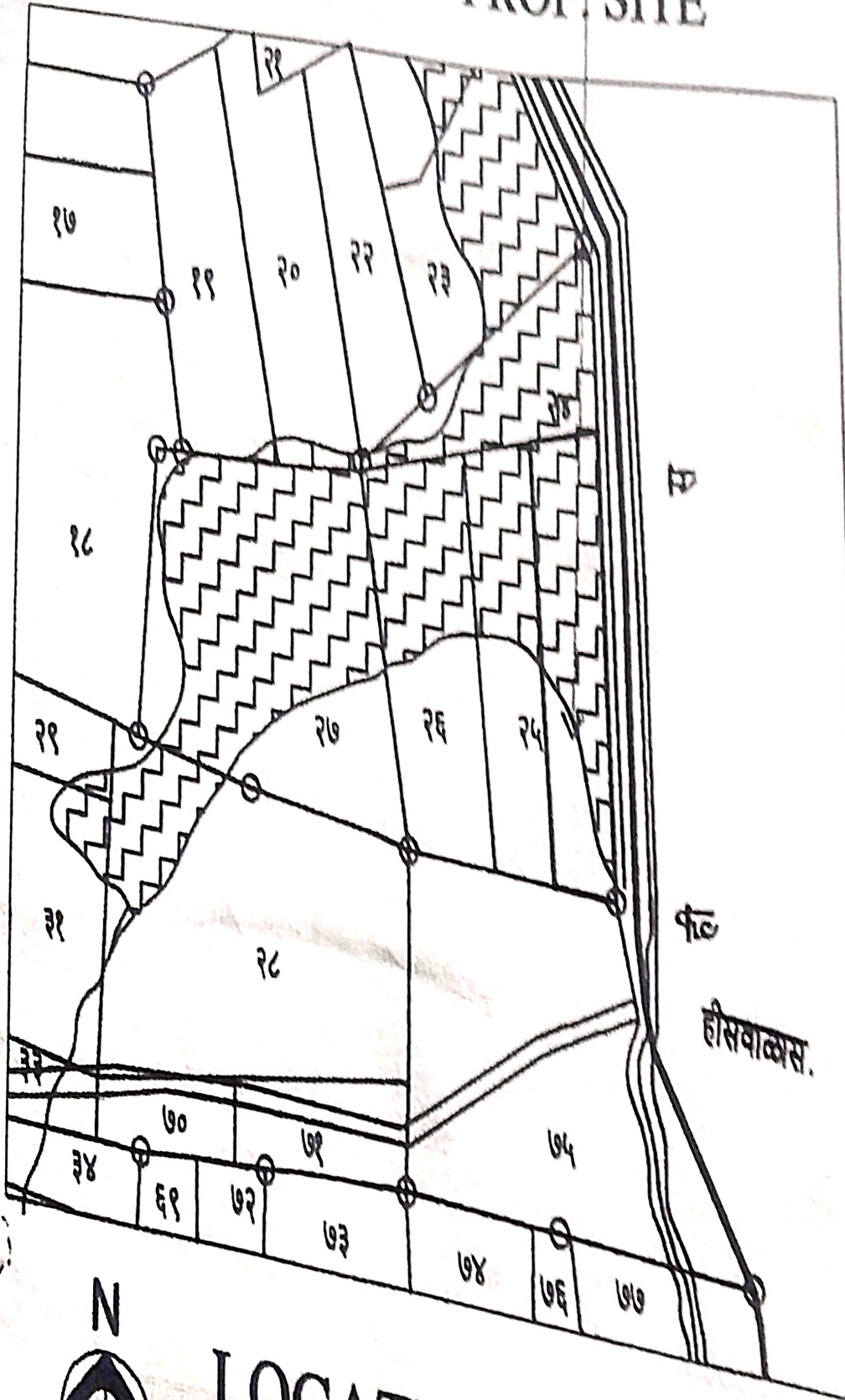
PROPOS
GODOWN
PLAN IN
AT. SHI
FOR
SHRI. V



(NOT APPROVED)

58.10

PROP. SITE



LOCATION PLAN
SCALE :- 1:10000

EXISTING ROAD CERTIFICATE

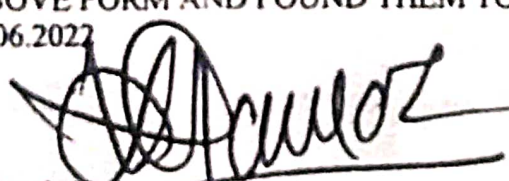
THIS IS TO CERTIFY THAT THE G.NO.25/PART
AT-SHERUL, TAL.MALEGAON, DIST. NASHIK THE NORTH SIDE
5.25 M.W. IS EXISTING ON SITE & PROP. 24.00 M. W. M.D.R. ROAD
CORRECT AS SHOWN ON PLAN.


SIGN. OF LICENCED ENGINEERS

CERTIFICATE OF APPOINTMENT

I AR. RAVIRAJ A.GIRASE I HAVE BEEN APPOINTED BY THE APPLICANT AS HIS
LICENSED ENGINNER/ STRUCTURAL ENGINEER/ ARCHITECT. I HAVE EXAMINED
THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY
THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENT
MADE BY THE APPLICANT WHO IS THE OWNER IN POSSESSION OF THE PLOT AS
IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT

DATE: 20.06.2022


(Engr. Amit V. Pawar)

(a) Required (20 % of Sr.No.5)

(b) Proposed

Certificate of Area

Certified that the plot under refernce was surveyed by me on 00/00/2022 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. Schme Records/ Land Records Department/ City Survey records.

(Engr. Amit V. Pawar)

Owner's Declaration –

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

SHRI. VALMIK KHANDU MAHALE

Owner'S sign.

AMIT V. PAWAR

REG.NO.1037

SHRI. VALMIK KHANDU MAHALE

ARCHITECTS / ENGINEER

OWNER SIGN.

ENGINEER

PAWAR ASSOCIATES

CONSULTING ENGINEER'S

2, Panjatak Society, Lane No. 3
Pandit Colony In front of Gajanan
Avenu, Nashik-2
M - 8482914999

JOB REF.:NSK/CHANGIRI-408

DATE - 30/10/2021

CKD. BY - A.P.

SCALE - 1:100

DRN. BY - APPA

