



NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ Risk Based/ B1/BP/17/2022

DATE :- 04/05/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Mrs. Jijabai Ramchandra Bodake & Other One.
C/o. Er. Lekhraj Pandit & Stru.Engg. Lekhraj Pandit Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 22 of S.No./G.No. 485/1/22 of Satpur Shiwar, Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/Risk Based In Dated:28/12/2021 Inward No.B1/BP/361.
1) Final Layout No.LND/WS/CD/129 Dt:21/12/2000.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 45)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pr.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply.
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signpage/display board on site.

C. C. For Plot No. 22 of S.No./G.No. 485/1/22 of Satpur Shiwar, Nashik.

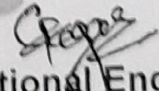
- 32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &,in addition,necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of Hon.Commissioner Order No.158/2019 Dt.23/05/2019.
- 35) This Risk Based (Low/Moderate Risk) Building permission is granted on the basis of self declaration given by Architect **dated: 28/12/2021.**
- 36) This permission is given the basis of N. A. order No. 6/2000 Dt:13/02/2001 submitted with the application.

Charges Recovery

- 37) Rs.58,531/- is paid for development charges w.r.to the proposed **Construction** Vide R.No. 669 Date :04/05/2022.
- 38) Rs.Nil/- is paid for development charges w.r.to the proposed **land development**.Vide R.No./B.No. ---- Date : ----
- 39) Drainage Connection Charges **Rs.3000/-** is paid vide R.No. 669 Date :04/05/2022.
- 40) Welfare Cess charges **Rs.44,264/-** is paid Vide R.No. 669 Date :04/05/2022.
- 41) **Rs.5000/-**.vide R.No. 671 Date :04/05/2022 against Treeplantation deposit.
- 42) Charges for "Premium FSI" is paid **Rs.Nil/-** vide R.No./B.No. --- Dt:--
- 43) Charges for "**Ancillary Permium is Paid FSI**" **Rs.38,400/-** vide R.No. 670 Dt:04/05/2022.
- 44) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change,New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following stricly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit **Rs.5670/-** is paid vide R.No. 669 Date :04/05/2022.

Additional Conditions

- 45) NMC Tax for Vacant plot shall be paid before Completion.


Sectional Engineer

Town Planning Department
Nashik Municipal Corporation, Nashik.

सर्वे भवन्तु सखि

No. LND / BP / B1/BP/17/2022
Nashik, Dt:04/05/2022
Copy to : Divisional Officer



नाशिक महानगरपालिका, नाशिक

नाशिक महानगरपालिका कार्यालय,
जा. नं. / नगररचना विभाग / अंतीम क्र. ११३३ / १२९

दिनांक २१ / १२ / १९९२ २०००
पति, श्री एकनाथ लक्ष्मण तिडके, ज. सु. श्री राम एम. लक्ष्मी
ज. रा. - श्री जी. व्ही. कलक, मार्कि. नाशिक.
विषय:- सातपूर शिवारातील सन्. / गट नं. ४८५ / १ मोजणी

नकाशाप्रमाणे
प्लॉट नं १ ते ३७
७।१२ उतान्याप्रमाणेचे जागेतील
चा लेआऊट नकाशा अंतीम मंजूरी करणेबाबत
संदर्भ:- तुमचा दिनांक २७.१०.९१. १९९२ २००० चा अर्ज व नकाशा.

महालय,

बरोल संदर्भान्वये कळविण्यात येते की, सातपूर शिवारातील सन्. ४८५ / १
मोजणी नकाशा प्रमाणे ७।१२ च्या उतान्याप्रमाणे जागेतील नियोजित लेआऊटचा
नकाशा तांत्रिक दृष्ट्या असल्याने त्यास इकडील जा. क्र. एल. एन. डी. / डब्ल्यू. एस. / २ / ७
- / - / दिनांक २१.१०.९१ अन्वये टेंटिव्हली मंजूरी शर्त नंबर १ ते १९
अनुसार मंजूरी देणत आली होती. त्यानंतर तुम्ही सदर शर्तीनुसार सदर नियोजित लेआऊट प्रत्यक्ष
जागेवर मोजणी करून, प्लॉटस रस्ते व खुली जागा यांचे हद्दीचे कायमचे दगड रोवून सदर कॉलनी मध्ये
कॉलनी रस्ते तयार करून दिले आहे त्याच प्रमाणे पाईप लाईन करीता रक्कम रुपये १,५९,७३० = ०० + ५९७३५
पावती क्र. / बुक क्र. ५३ / ००९७ दिनांक १३ / १२ / १९९२ अन्वये या कार्यालयात भरलेली आहे.
६१ / ००९७ १३ / १२ / २००० -
सबब तुम्ही सदर नियोजित टेंटिव्हली मंजूर लेआऊटचे शर्तीनुसार योग्य ती पूर्तता केलेली
असल्याने सदर जागेतील लेआऊटच्या नकाशास अंतीम मंजूरी (फायनल लेआऊट) खालील शर्तीवर देण्यात
येत आहे.

- शर्ती -

- १) सदर कॉलनीतले प्लॉट, रस्ते व खुली जागा यांचे हद्दीचे दगड हालवून नये व मंजूर लेआऊट प्रमाणे कोणतेही प्लॉटचे क्षेत्र जागेवर प्रत्यक्ष मोजले असता कमी अधिक भरता कामा नये.
- २) मंजूर लेआऊट मधील कोणत्याही प्लॉटचा उपयोग फक्त राहणेसाठी करावा. अन्य कोणताही वापर या कार्यालयाची परवानगी घेतले शिवाय करू नये.
- ३) मंजूर लेआऊट मधील कोणतेही प्लॉटचे यापुढे उपविभाजन करणे किंवा एकत्रीकरण करणे झाल्यास इकडील पुर्व परवागगी शिवाय करू नये.
- ४) मंजूर लेआऊट मधील प्लॉटमध्ये बांधकाम करणेपूर्वी या कार्यालयाची पूर्वं परवानगी (बांधकाम परवानगी) घेतल्याशिवाय कोणतेही बांधकाम करू नये.
- ५) सदर कॉलनी मध्ये तुम्ही पाण्याची लाईनसाठी रक्कम भरलेली असली तरी म. न. पा. ची सदर भागातील पाणी पुरवठा योजना पूर्ण झाल्याखेरीज पुर्ण कॉलनीत पाणी पुरवठा केला जाणार नाही.
- ६) मंजूर लेआऊट मधील रस्ते व खुल्या जागा नाशिक महानगरपालिकेच्या ताब्यात दिनांक १२.०७.२००० ह्या खुल्या जागेचे क्षेत्र ११५५ = ०० चौ मोटर करारान्वये भरलेले आहे.
- ७) सदर लेआऊटमध्ये आपण पथदीपांची व्यवस्था विद्युत विभाग पथक २०७ / (F) / १९-१९९
- / - / दिनांक ०.६.२००० अन्वये केलेली असून सुपरव्हिजन चार्जेस रक्कम रुपये ३०,००० = ०० पावती क्र ०३१ बुक क्रमाक ०७० दिनांक ५.२.२००० अन्वये भरलेली आहे.

c) सदरहू अभिन्यास हा. ना. ज. क. म. कार्यालयाकडील पत्र क्र. -

दिनांक -

ला अधिन राहून देणेत येत आहे.

5) मुखंड क्र. 32 व 33 च्या सामाईक हद्दीपासून इलेक्ट्रिक लाईन मुळे
संरक्षित अंतर सोडवणेत यावे.

90) मुखंड क्र. 9, 2 व 20 ला जी. पी. रस्ता - संरक्षित - (Alignment)

निश्चित ठीक पावेतो इमारत परवानगी - ह्यांत येणार नाही.

वरील शर्ती नुसार सदरचे लेआऊट नकाशास अंतीम मंजूरी देणेत येत आहे. सोबत मंजूर लेआऊट नकाशाच्या प्रति जोडल्या आहेत.

सहाय्यक संचालक नगररचना,
नाशिक महानगरपालिका, नाशिक

प्रत माहितीसाठी-

१) अध्यक्ष,

आर्की व इंजिनियर्स असो.

नाशिक

२) अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी

ना. ज. क. म. नाशिक

STAMP APPROVAL

APPROVED

The Plans amended In

As per the conditions mentioned in

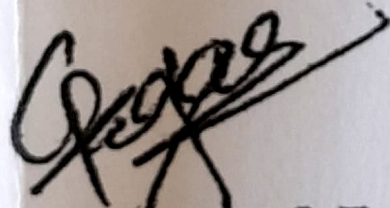
the accompanying commencement

certificate No.

dated

B1/BP/17/2022

04/05/2022



SECTIONAL ENGINEER,
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK



PROPOSED RESIDENTIAL ROW HOUSE PLAN
ON PLOT NO. 22, IN S.NO-485/1/22, SITUATED
AT SATPUR SHIWAR NASHIK FOR
MRS. JIJABAI R. BODKHE & OTHER ONE.

Sr. No.	AREA STATEMENTS	AREA (SQ. M)
1	Area of plot (Minimum area of a, b, c to be considered)	182.4700
	(a) As per ownership document (P12, CTR extract)	182.4700
	(b) as per measurement sheet	182.4700
	(c) as per site	182.4700
2	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area (Service Road / Highway widening)	7.89
	(b) widening Area of Road.	0.0000
	(Total a+b)	
3	Balance Area of Plot (1-2)	144.7800
4	Amenity Space (if applicable)	
	(a) Required	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance proposed	---
5	Net Area of Plot = [3] - 4(c)]	144.7800
6.0000	Operational Open space (if applicable)	
	(a) Required	---
	(b) Proposed	---
7	Internal Road area	
8	Total area (if applicable)	---
9	Built up area with reference to Basic F.S.I. as per front road width (w. no. 5 X basic FSI) 1.1	169.2600
10	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
	(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) Road Widening Area	
	(c) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and (c)].	---
	(d) TDR area	
	(e) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	---
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	159.2600
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	23.6500
	(c) Total entitlement (a+b)	182.9100
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)	0
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	a) Existing Built-up Area	0.00
	b) Proposed Built-up Area as per plina	182.9100
	c) Total (a+b)	182.9100
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	1.0
17	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.5)	
	b) Proposed	

NOTE (AS PER CLAUSE 22.18) :-

1. Plot Line

2. Existing Street

3. Future Street

4. ...

15.80 M.
ADJ. P. NO. 23

N



SITE PLAN
SCALE 1:200



NASHIK MUR

FORM OF STATEMENT 03 [SR.NO.09 (g)]

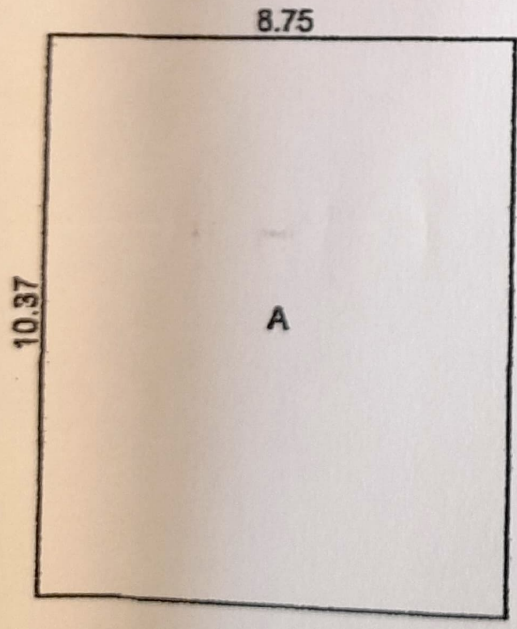
AREA DETAILS OF APARTMENT

SRL NO.	FLOOR NO.	APARTMENT No	CARPET AREA OF APARTMENT (IN SQM)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	TOTAL AREA IN SQ.M
1	FIRST FLOOR	1	37.48	0.00	0.00	37.48
		2	37.48	0.00	0.00	37.48
1	SECOND FLOOR	5	32.48	4.70	0.00	37.18
		6	32.48	4.70	0.00	37.18

FORM OF STATEMENT [SR.NO.08 (a) (ii)]

EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL



BULT-UP AREA CALCULATION

SECOND FLOOR			SQ.MT.
A	8.75 X 10.37 X 1 NO		90.74

FORM OF STATEMENT-2 [Sr.No. 9 (a)]

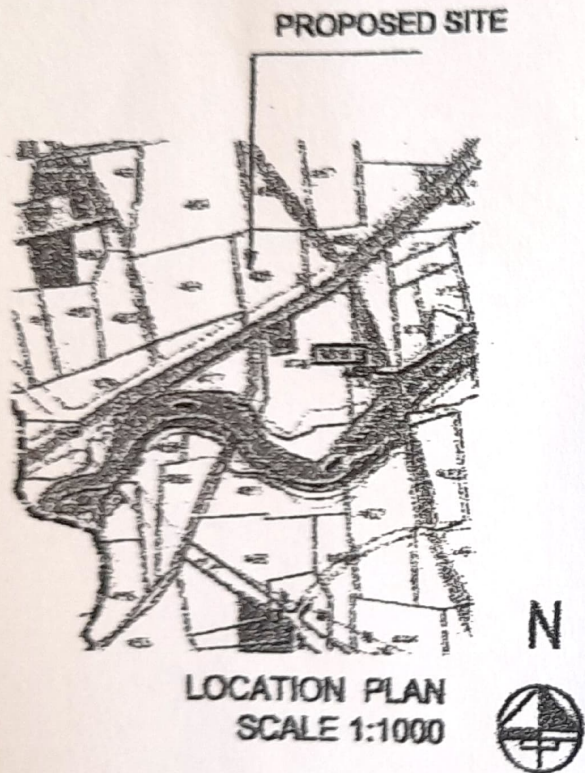
BUILDING NO	FLOOR NO.	TOTAL B/UP AREA OF FLOOR PER OUTER POLY LINE
1	GROUND	11.93
	FIRST	80.24
	SECOND	90.74
TOTAL		182.91

Area Calculation & Diagram (Second Floor Block A)
Scale -1:200

ADJ.P.NO. .21

14.25 M

9.00



STAMP APPROVAL

APPROVED

The Plans amended in
 As per the conditions mentioned in
 the accompanying commencement
 certificate No. B1/BP/17/2022 dated 04/05/2022

[Signature]

**SECTIONAL ENGINEER,
 TOWN PLANNING DEPARTMENT
 NASHIK MUNICIPAL CORPORATION, NASHIK**

PROPOS
 ON PLO
 AT SAT
 MRS.JL

SR. NO	
1	Area (sqm)
2	De
3	Ba
4	Av
5	N

FORM OF STATEMENT 03 [SR.NO.09 (g)]

AREA DETAILS OF APARTMENT

SR. NO	FLOOR NO.	APARTMENT No	CARPET AREA OF APARTMENT (IN SQM)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	TOTAL AREA IN SQ.M
1	FIRST FLOOR	1	37.48	0.00	0.00	37.48
		2	37.48	0.00	0.00	37.48
1	SECOND FLOOR	5	32.48	4.70	0.00	37.18
		6	32.48	4.70	0.00	37.18

3.00

PARKING

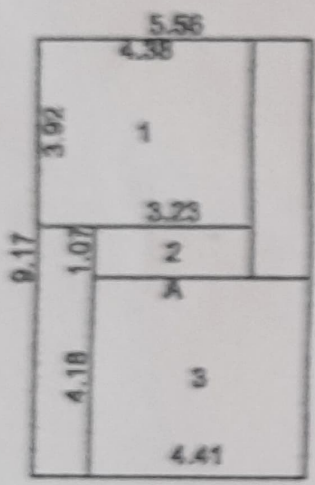
BULT-UP AREA CALCULATION

GROUND FLOOR				SQ.MT.	
A	5.56	X	9.17	X 1 NO	50.99

DEDUCTIONS

1	4.38	X	3.92	X 1 NO	17.17
2	3.23	X	1.07	X 1 NO	3.46
3	4.41	X	4.18	X 1 NO	18.43
TOTAL					39.06

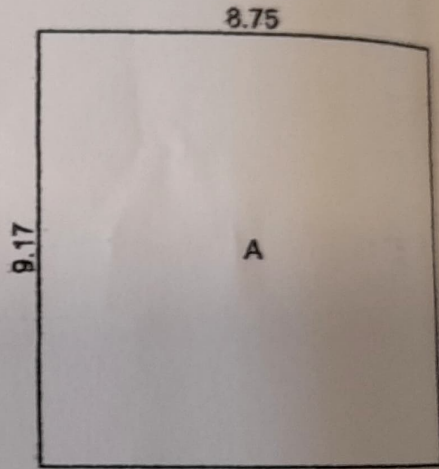
TOTAL DEDUCTIONS					39.06
NET BUILT UP AREA					11.93



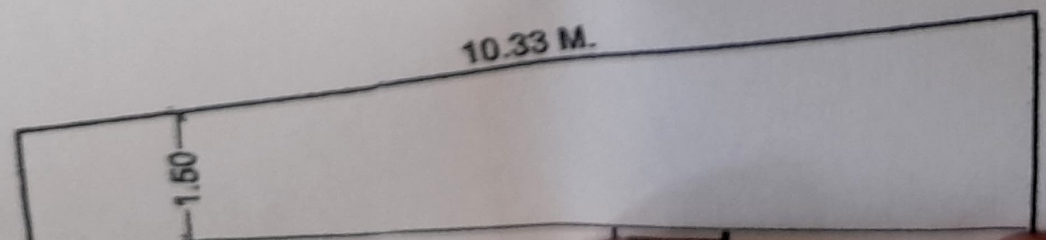
Area Calculation & Diagram
(Ground Floor Block A)
Scale -1:200

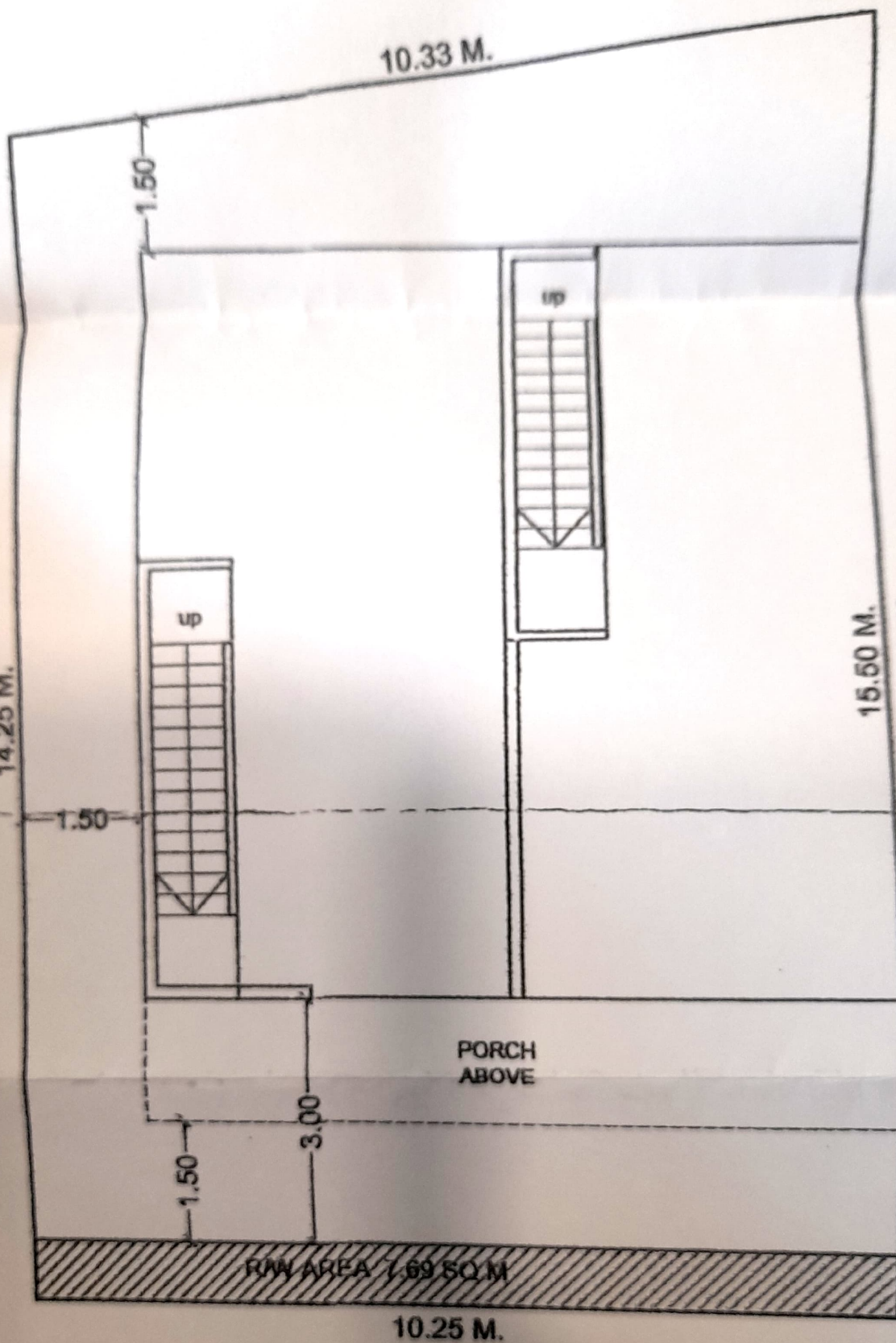
BULT-UP AREA CALCULATION

FIRST FLOOR				SQ.MT.	
A	8.75	X	9.17	X 1 NO	80.24



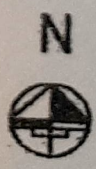
Area Calculation & Diagram
(First Floor Block A)
Scale -1:200

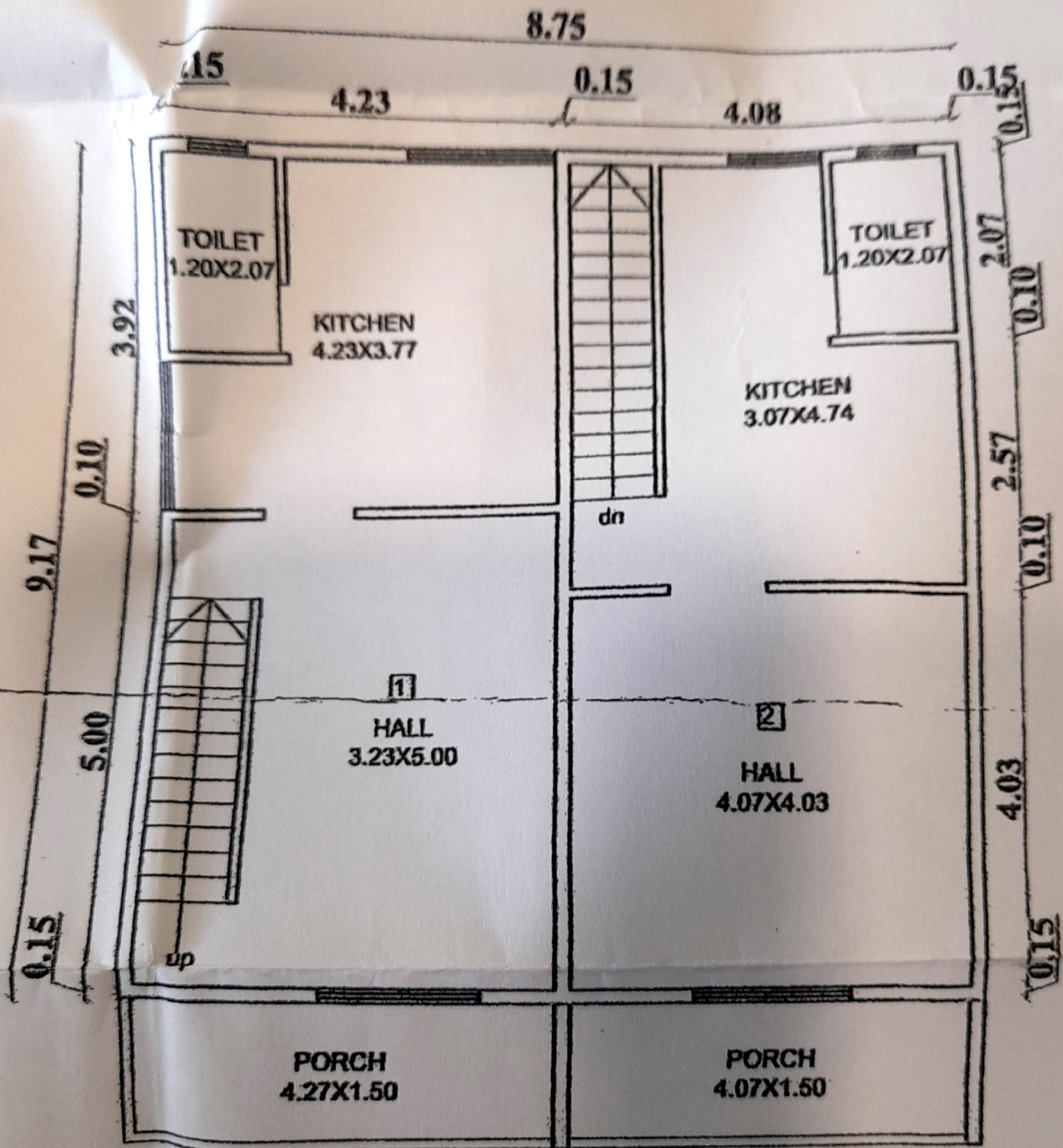




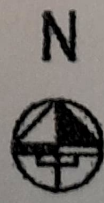
--- EXISTING 7.50 M WIDE ROAD ---
--- PROPOSED 9.00 M WIDE ROAD ---

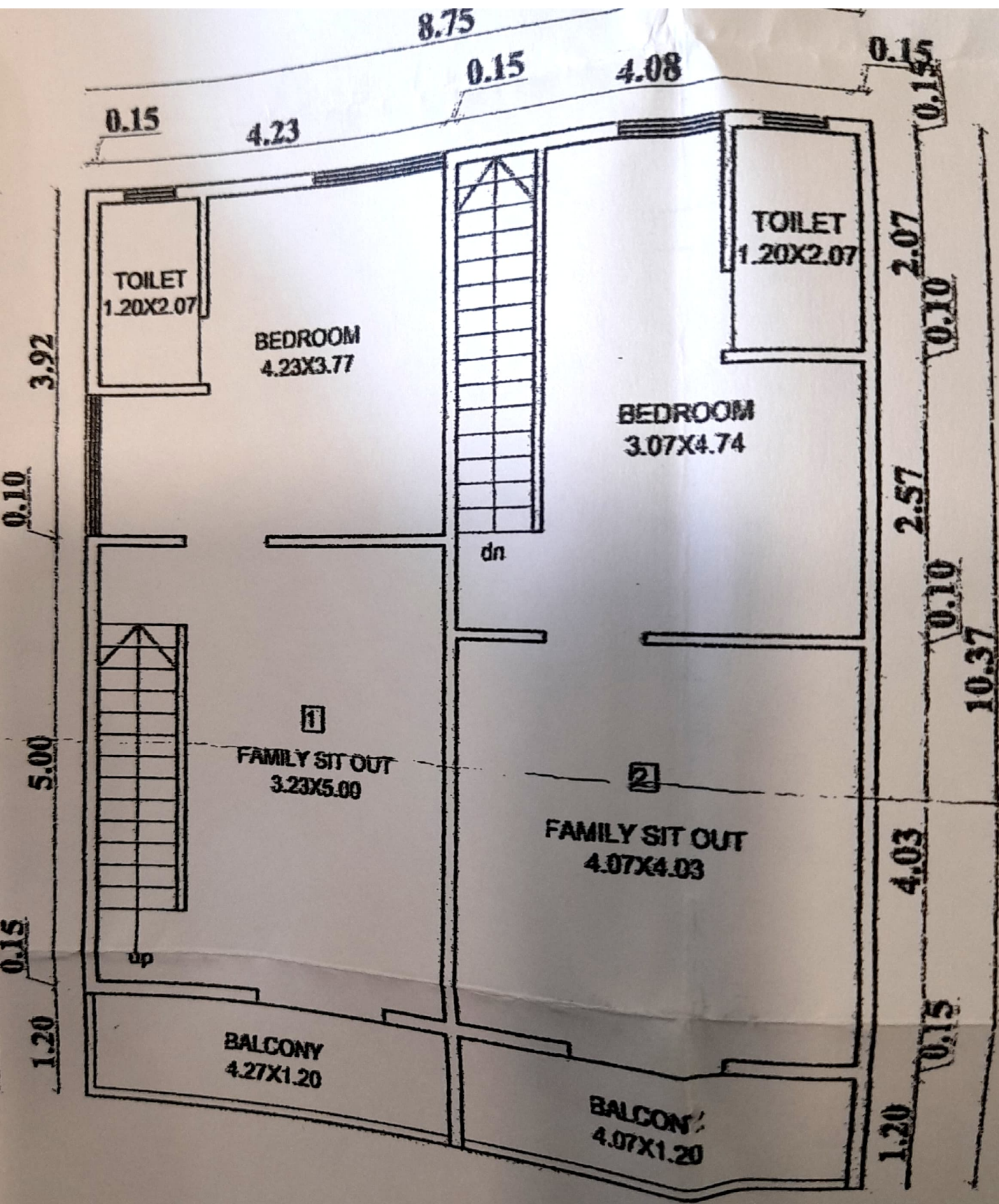
GROUND FLOOR PLAN
SCALE 1:100



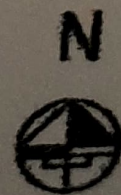


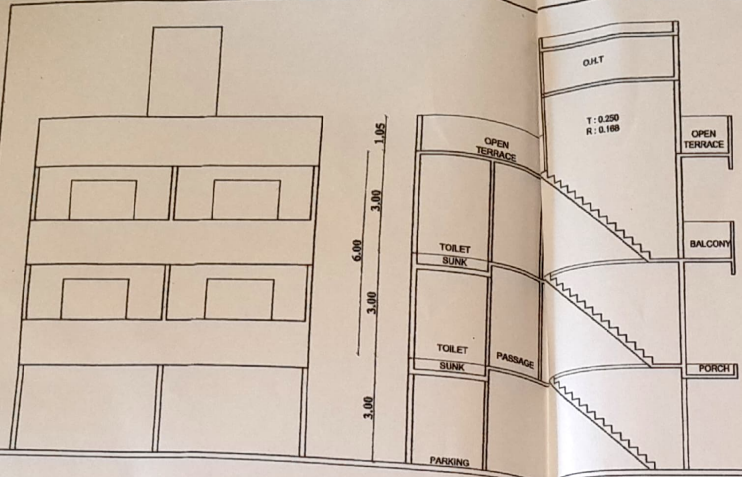
FIRST FLOOR PLAN
SCALE 1:100





SECOND FLOOR PLAN
SCALE 1:100





STAMP APPROVAL

APPROVED

The Plans amended in ... as per the conditions mentioned in the accompanying commencement certificate No. ... dated ...

6/11/2022

04/05/2022

SECTIONAL ENGINEER,
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK

FORM OF STATEMENT 03 [SR.NO.09 (a)]

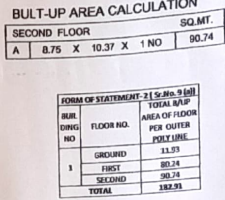
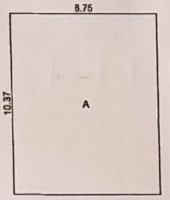
AREA DETAILS OF APARTMENT

FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT (SQ. MET.)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF EXISTING PORCH ATTACHED TO APARTMENT	NET AREA SQ. M.
1	1	37.48	0.00	0.00	37.48
2	2	37.48	0.00	0.00	37.48
3	3	37.48	0.00	0.00	37.48

FORM OF STATEMENT 1 [SR.NO.08 (A) (B)]

EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	FLOOR AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL



BUILT-UP AREA CALCULATION

GROUND FLOOR SQ. MT.

A 5.50 X 9.17 X 1 NO 50.99

DEDUCTIONS

NO.	DESCRIPTION	AREA (SQ. MT.)
1	4.38 X 3.92 X 1 NO	17.17
2	3.23 X 1.07 X 1 NO	3.46
3	4.41 X 4.18 X 1 NO	18.43
TOTAL		39.06

TOTAL DEDUCTIONS 39.06

NET BUILT UP AREA 11.93

BUILT-UP AREA CALCULATION

FIRST FLOOR SQ. MT.

A 8.75 X 9.17 X 1 NO 80.24

FORM OF STATEMENT 2 [Sr.No. 9 (a)]

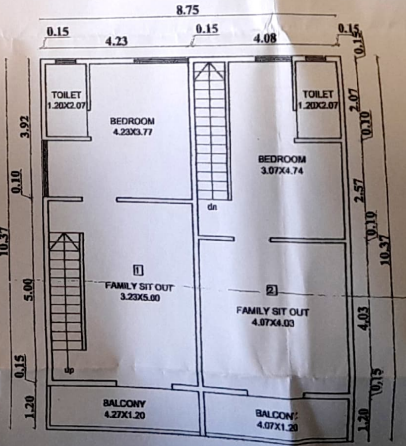
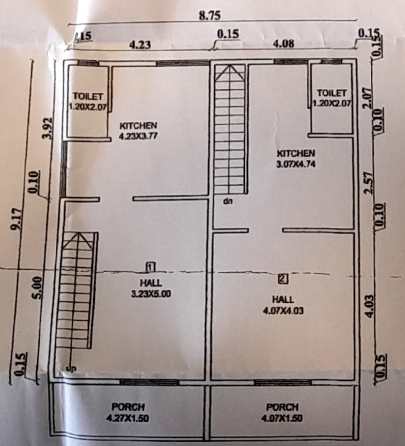
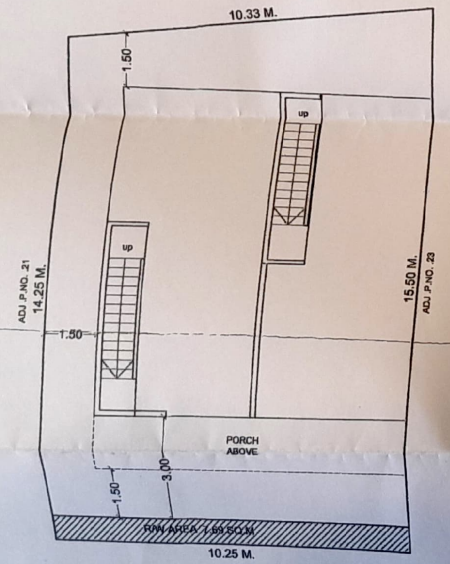
TOTAL BUILT UP AREA

FLOOR NO.	AREA OF FLOOR PER OUTER PERM. LINE
1	80.24
2	90.74
TOTAL	170.98

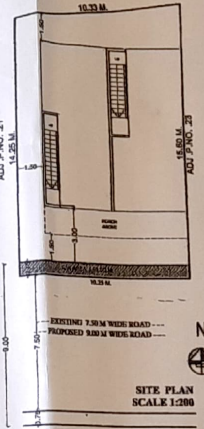
Area Calculation & Diagram
(Ground Floor Block A)
Scale - 1:200

Area Calculation & Diagram
(First Floor Block A)
Scale - 1:200

Area Calculation & Diagram
(Second Floor Block A)
Scale - 1:200



--- EXISTING 7.50 M WIDE ROAD ---
--- PROPOSED 9.00 M WIDE ROAD ---



PROPOSED RESIDENTIAL ROW HOUSE PLAN ON PLOT NO. 22, IN S.NO-485/1/22, SITUATED AT SATPUR SHIVAR NASHIK FOR MRS. JIJABAI R. BODKHE & OTHER ONE.

SR. NO.	AREA STATEMENTS	AREA (SQ. M.)
1	Area of plot (Minimum area of 4.4, 6 to be considered)	152.4700
	(a) As per ownership document (Title, CTS extract)	152.4700
	(b) as per measurement sheet	152.4700
	(c) as per site	152.4700
2	Deductions for	
	(a) Proposed E.P.F. Road widening Area (Finance Road / Highway widening)	7.09
	(b) Boundary Area of Road	0.0000
3	Balance Area of Plot (1-2)	144.7800
4	Area of Plot (1-2)	144.7800
	(a) Proposed	---
	(b) Requirement of 70%, if any	---
	(c) Balance proposed	---
5	Net Area of Plot - 144.7800	144.7800
6	Structural Open spaces (if applicable)	
	(a) Proposed	---
	(b) Proposed	---
	(c) Proposed	---
7	Structural Area	---
8	Plot area (if applicable)	---
9	Build up area with reference to basic F.S.I. as per least road width (as per T.R. Section 11.1)	158.2600
10	Additional F.S.I. on payment of premium	---
	(a) Maximum permissible premium FSI - based on road width 7.50 Area	---
	(b) Proposed FSI on payment of premium	---
11	Area of FSI / TDR building	---
	(a) In-situ area against O.P. road (2.5 x 10. No. 2 (B) of 100' Road Widening Area	---
	(b) In-situ area against Amenity Space if provided over 2.00 or 1.50 x 10. No. 4 (B) of 100' Road	---
12	Area of FSI	---
	(a) Total (a+b)	---
13	Additional FSI area under Chapter No. 7	0
14	Total entitlement of FSI in the proposal	---
	(a) [F + 100% - 110%] or 1% whichever is applicable	158.2600
	(b) Ancillary Area FSI upto 60% or 60% whichever payment of charges	23.8900
	(c) Total entitlement (a+b)	182.1500
15	Minimum utilization of F.S.I. (Building potential) permissible as per least road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)	0
16	Total built-up area in proposal (including area at Str.No. 17 is)	---
	(a) Existing Built-up Area	0.00
	(b) Proposed Built-up Area as per plan	182.1500
	(c) Total (a+b)	182.1500
17	F.S.I. Consumed (100%) (Should not be more than total no. 14 above)	1.0
18	Area for Intensive Housing, if any	---
	(a) Requirement (20% of area)	---
	(b) Proposed	---

NOTES (AS PER CLAUSE 2.3 (a) :-

- Plot Line
- Existing Street
- Future Street
- Drainage & Sewage Work
- Proposed Work

Verified that the land under reference was surveyed by me on 20/02/2021 and dimensions of sites etc. of the land, 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.

OWNER'S DECLARATION

I / We undersigned hereby declare that I/We would obtain all the necessary permissions from the Municipal Corporation, if I/We would execute the structure as per sanctioned plans. Also I/We would associate the work under supervision of proper technical person so as to ensure the quality and safety of the work etc.

Owner's Name & Signature

Owner's Name & Signature

Name of LEXHARAJ PANDIT

Regd. No. PEL-138

Name of GADYU B. SHIRUR

Signature of Sr. Engineer

Regd. No. SEL-58

LAB ASSOCIATES

FLAT NO. 22, IN S.NO-485/1/22, SITUATED AT SATPUR SHIVAR NASHIK FOR MRS. JIJABAI R. BODKHE & OTHER ONE.

SCALE: 1:100

DATE: 04/05/2022