

PROPOSED RESIDENTIAL CUM
COMMERCIAL BUILDING PLAN
ON PLOT NO. -1+2.
S. NO 425/2A (PART)
AT MAKHMALABAD, NASHIK

Drawing
Sheet
No.: 1/3

FOR-
KAMAL INFRABUILD PVT.LTD THROUGH
ITS MD SANJAY D.MALAVE

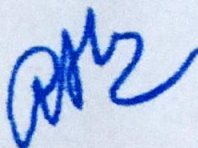
STAMP OF APPROVAL

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement

Certificate No.
C2/15/2021

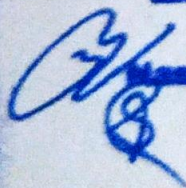
dated 08/04/2021




Executive Engineer

TOWN PLANING

Nashik Municipal Corporation
Nashik



Stamp by


NOTE (AS PER CLAUSE 2.2.18) :-

1. Plot Line : Thick Black
2. Existing Street : Green
3. Future Street : Green Dotted
4. Drainage & Sewage Work : Red Dotted

SR. NO	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract) (b) as per measurement sheet (c) as per site	957.60
2	Deductions for (a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening (b) Any D.P. Reservation area 7.59 M ROAD (Total a+b)	35.17
3	Balance Area of Plot (1-2)	922.43
4	Amenity Space (if applicable) (a) Required (b) Adjustment of 20%, if any - (c) Balance proposed	
5	Net Area of Plot = (3) - 4(c)	922.43
6	Recreational Open space (if applicable) (a) Required (b) Proposed	
7	Internal Road area	
8	Plot area (if applicable)	
9	Built up area with reference to Base F.S.I. as per front road width (sr. no. 5 X base FSI) L1	1014.67
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.	461.22 461.22
11	In-situ FSI / TDR loading (a) in-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if an " 7.5/ 6 m road widening area (b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c)). (c) TDR area (ALLOWED TDR = 830.19) (d) Total in-situ / TDR loading proposed (11 (a) - (b) + (c))	35.17 0 379.00 414.17
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. (b) Ancillary Area FSI upto 60% or 80% with payment of charges. (c) Total entitlement (a+b)	0 1890.06 1156.79 3046.85
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. 17 b) a) Existing Built-up Area b) Proposed Built-up Area as per plan c) Total (a+b)	3046.85 3046.85
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	

Certificate of Area:

Certified that the plot under reference was surveyed by me & Owner on 07/11/2020 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

 Ar. Sagar A. Kabir

Owner's Declaration -

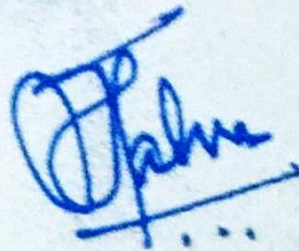

Owner's Declaration -

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



FOR- KAMAL INFRABUILD PVT.LTD THROUGH
ITS MD SANJAY D.MALAVE



AR. SAGAR A. KABRE	JAYESH MAKWANA	
ARCHITECT SIGN	STRUC.ENGG. SIGN	OWNER SIGN
JOB NO. -	DRWN BY- Swapnil M	DATE - 05/2/2021

KABRE CONSULTANTS
AR. SAGAR A. KABRE
ARCHITECT , INTERIOR DESIGNER,
S-5/6 SAHAYADRI HOUSE, MICO CIRCLE NASHIK .

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

Building	Floor No.	Total Built-up Area of floor, as per owner construction Rec.
	(2)	(3)
	GROUND FLOOR	205.62
	1ST FLOOR	405.89
	2ND FLOOR	405.89
	3RD FLOOR	405.89
	4TH FLOOR	405.89
	5TH FLOOR	405.89
	6TH FLOOR	405.89
	7TH FLOOR	405.89
	TOTAL	3046.85

AREA CALCULATION			
SR. NO	AREA OF		AREA (SQM)
1	Plot Area		957.60
2	Road Winding		35.17
3	Net Plot Area		922.43
4	Basic FSI	1.1	1014.67
5	Premium Allowed	0.50	461.22
6	TDR Allowed	0.90	830.19
7	Total Permissible Max FSI		2306.08

ANCILLARY AREA CALCULATION			
8	Commercial P-line Area		205.62
8a	Ancillary	0.80	91.39
9	Residential P-line Area		2841.23
9a	Ancillary	0.60	1065.46
10	Total Ancillary Area (8a+9a)		1156.85
11	TOTAL P-LINE AREA		3046.85
12	Basic FSI		1014.67
13	Ancillary Area Proposed		1156.79
14	Premium Proposed (ALLOWED = 461.22)		461.22
15	TDR Proposed (ALLOWED = 830.19)		379.00
16	Road Winding		35.17
17	TOTAL (12 to 16)		3046.85

**BUILT-UP AREA STATEMENT :
GROUND FLOOR**

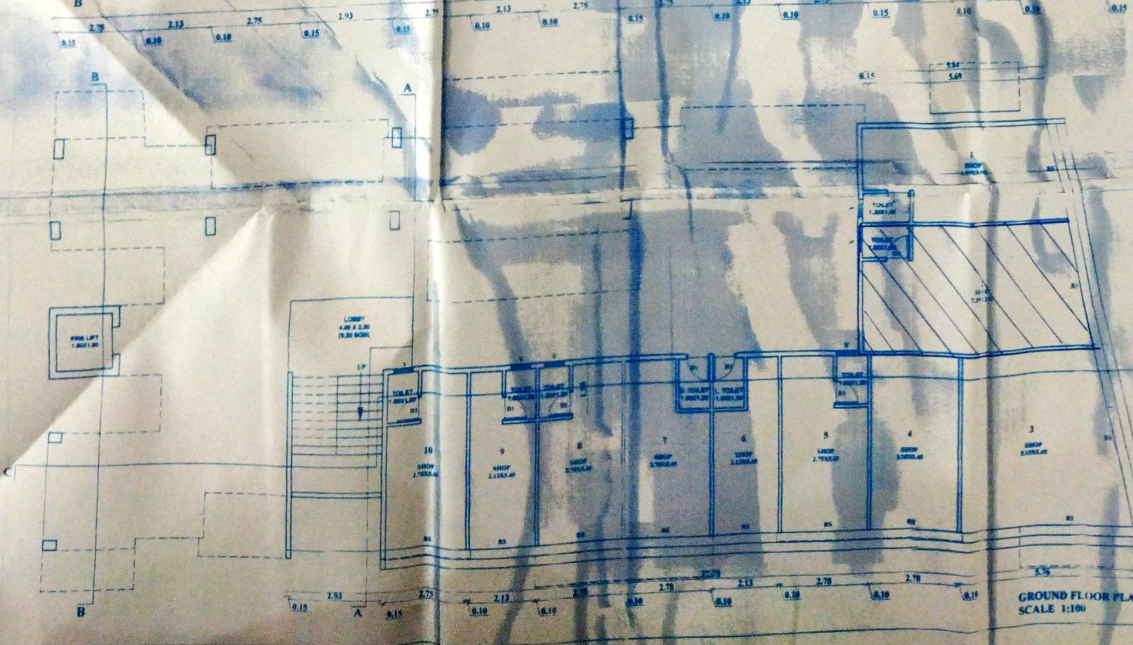
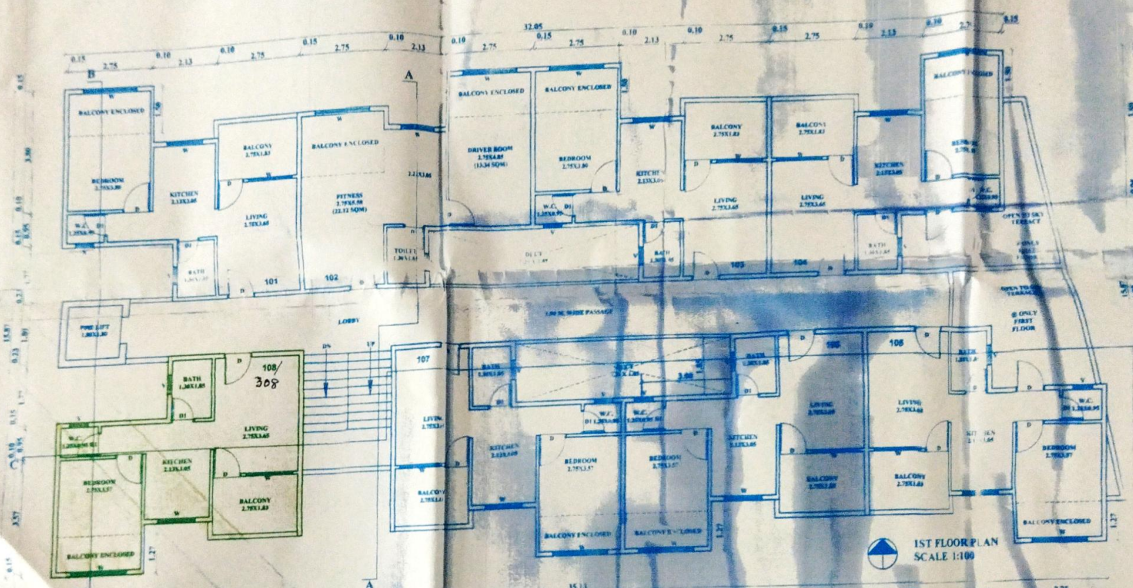
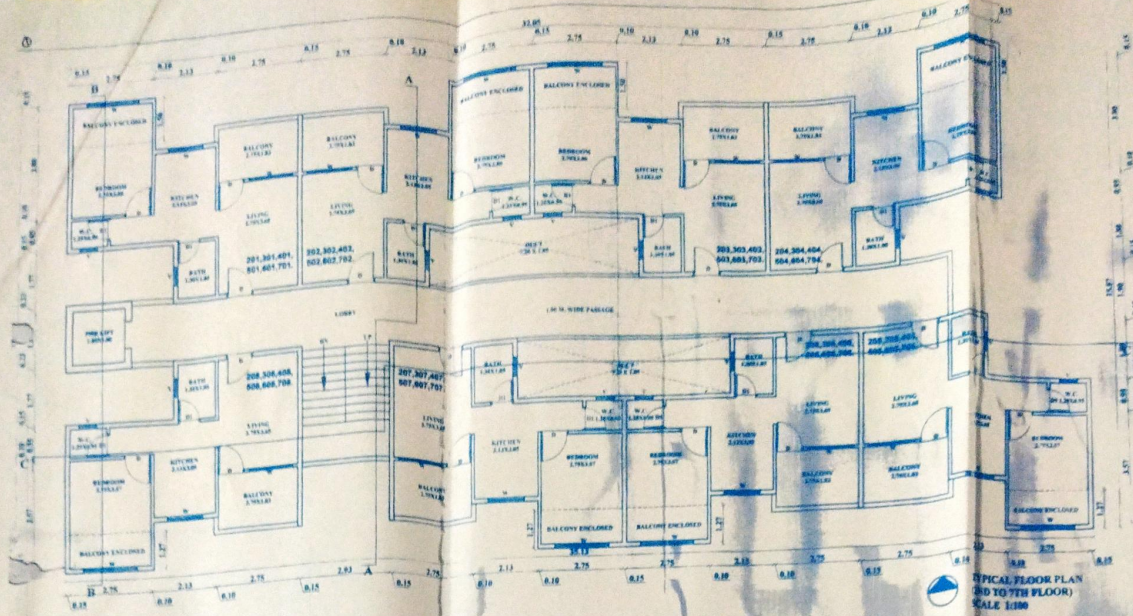
AREA OF BLOCK [ABCD]	27.78	12.8	355.58	
Standard Deduction				
1	14.76	7.20	1	106.27
2	2.87	12.80	0.5	18.35
3	3.08	1.67	1	5.14
4	5.05	4.00	1	20.20
Total Deduction			149.96	
Net Area	355.58	149.96	205.62	

AREA DIAGRAM
GROUND FLOOR
SCALE 1:200

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

Building No.	Floor No (WING)	Apartment No.	Carpet area of apartment SQ.M.	BALCONY ENCLOSED AREA SQ.M.	Area of Balcony attached to Apartment SQ.M.	Area of Double height terraces attached to flat/TERRACEARE A SQ.M.	Apartment AREA SQ.M.	NO. OF FLAT	TOTAL AREA SQ.M.
1	A	101,102,103. 201,202,203,204. 301,302,303,304. 401,402,403,404. 501,502,503,504. 601,602,603,604. 701,702,703,704.	29.60	3.71	5.03	0	38.34	26	996.84
		102 (FITNESS & DRIVER ROOM)	29.60	3.71	5.03	0	38.34	1	38.34
		104.	29.60	3.71	5.02	13.21	51.54	1	51.54
		106,107,108. 205,206,207,208. 305,306,307,308. 405,406,407,408. 505,506,507,508. 605,606,607,608. 705,706,707,708.	29.60	3.08	5.02	0	37.70	27	1017.90
		105.	29.60	3.08	5.02	13.83	51.53	1	51.53
2							56	2156.15	

TOTAL
PET
EA
M.
69
17
14
8
6
9
33



108/
308

BATH
1.30X1.85

LIVING
2.75X3.65

KITCHEN
2.13X1.05

BEDROOM
2.75X1.57

BALCONY
2.75X1.83

BALCONY ENCLOSED

W.C.
1.25X0.95

0.15
0.15
0.95
1.77

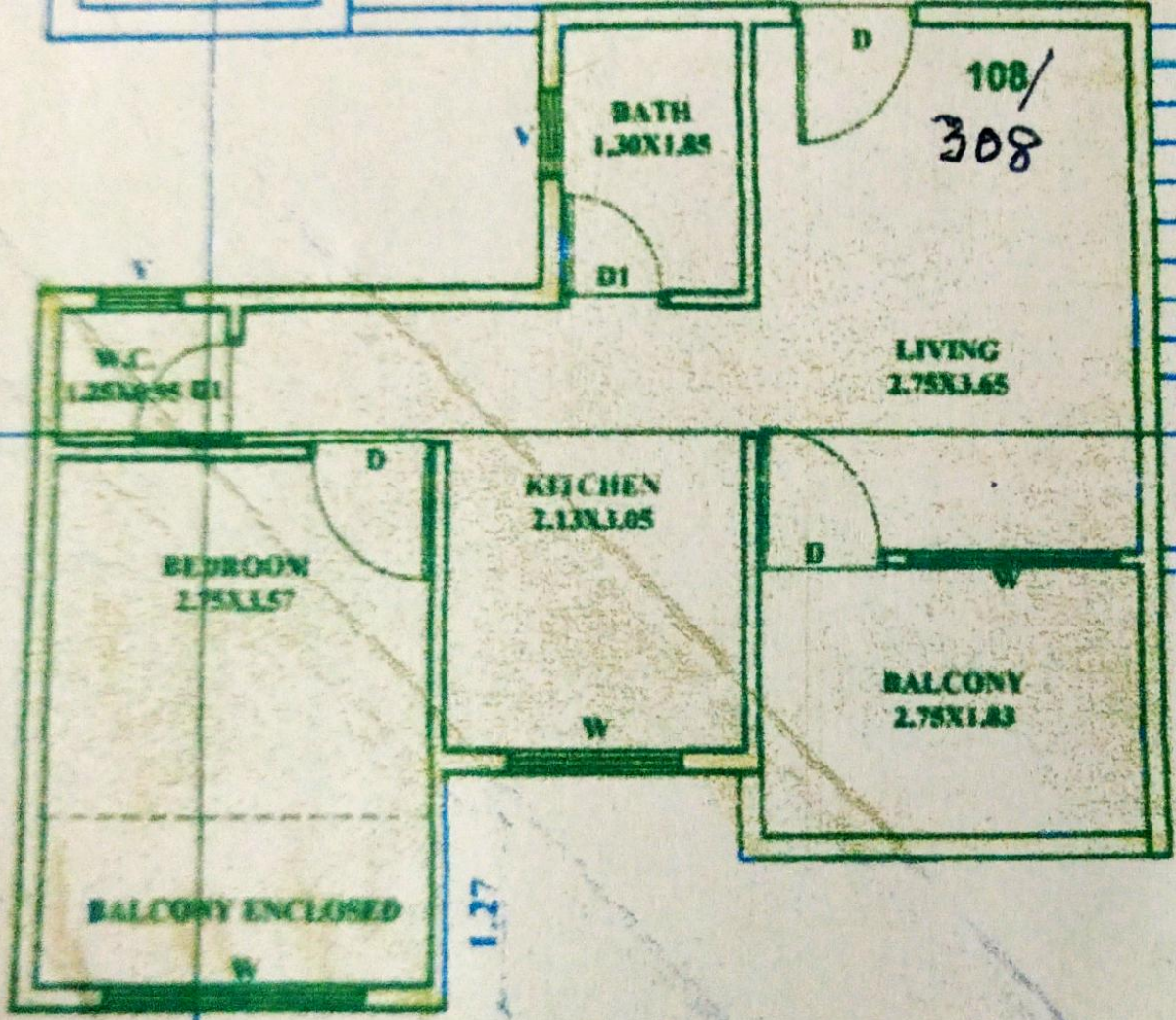
3.57

0.15

1.27

B

A



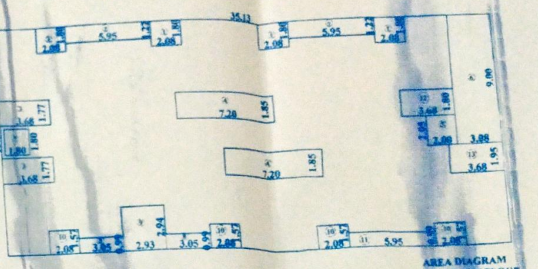
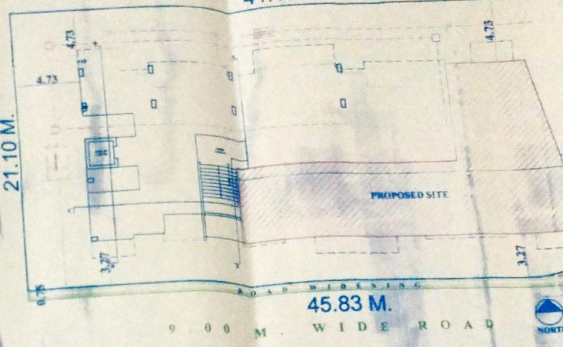
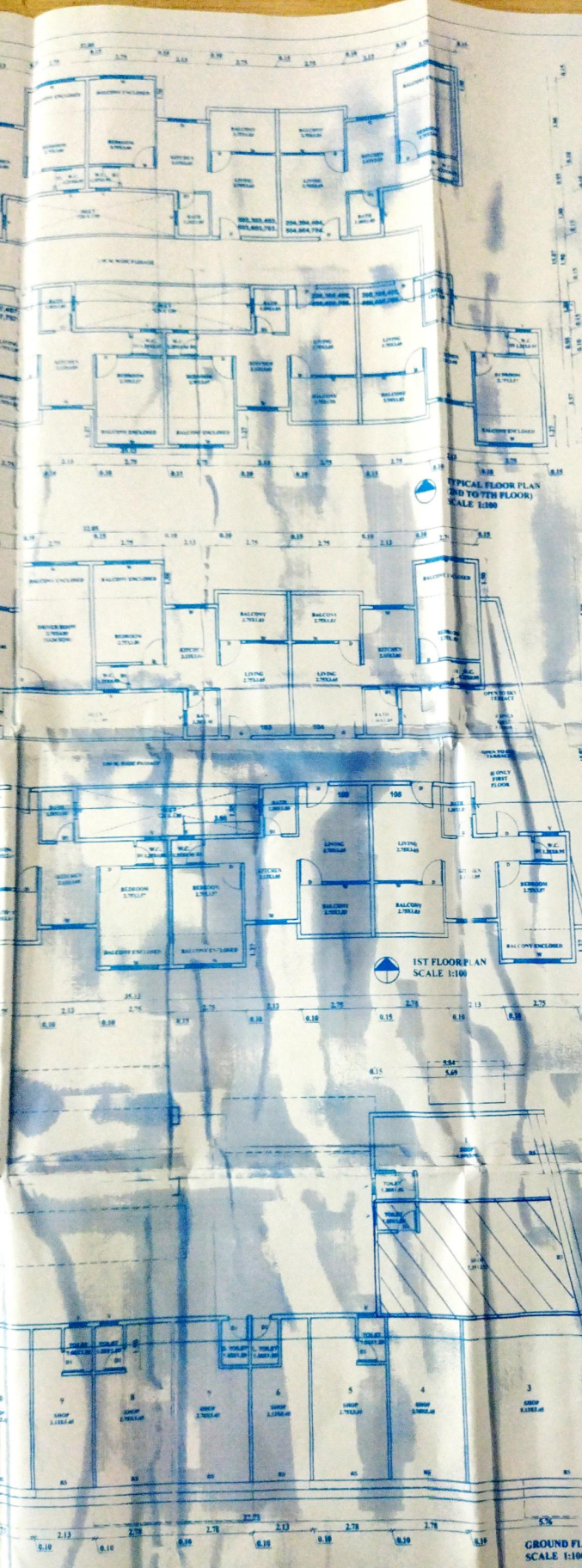
**BUILT-UP AREA STATEMENT :
TYPICAL 1ST TO 7TH FLOOR**

AREA OF BLOCK [ABCD]	35.13	15.87	557.51
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Standard Deduction

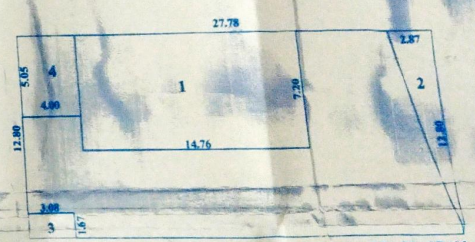
1	2.08	1.80	4	14.98
2	5.95	1.22	2	14.52
3	3.68	1.77	2	13.03
4	7.20	1.85	2	26.64
5	2.00	2.05	1	4.10
6	3.08	9.00	1	27.72
7	1.80	1.80	1	3.24
8	3.05	0.99	2	6.04
9	2.93	2.94	1	8.61
10	2.08	1.57	4	13.06
11	5.95	0.99	1	5.89
12	3.68	1.80	1	6.62
13	3.68	1.95	1	7.18
Total Deduction				151.63
Net Area	557.51	151.63	405.89	

A.D.J. P.N.O. 3
21.10 M.



**BUILT-UP AREA STATEMENT :
TYPICAL 1ST TO 7TH FLOOR**

AREA OF BLOCK (ABCD)	35.13	15.87	557.51	
Standard Deduction				
1	2.08	1.80	4	14.94
2	8.95	1.22	2	14.52
3	3.68	1.77	2	13.03
4	7.20	1.85	2	26.64
5	2.00	2.05	1	4.10
6	3.08	9.00	1	27.72
7	1.80	1.90	1	3.24
8	3.05	0.99	2	6.04
9	2.93	2.94	1	8.61
10	2.08	1.57	4	13.06
11	5.95	0.99	1	5.89
12	3.68	1.80	1	6.62
13	3.68	1.95	1	7.18
Total Deduction			151.63	
Net Area	557.51	151.63	405.89	



AREA DIAGRAM
GROUND FLOOR
SCALE 1:200

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

Sr.No.	SHOP NO.	CARPET AREA SQ.M.	NO. OF SHOP	TOTAL CARPET AREA SQ.M.
1	1.	19.69	1	19.69
2	2.	28.17	1	28.17
3	3.	28.04	1	28.04
4	4,5,7,8.	15.12	4	60.48
5	6,9.	11.58	2	23.16
6	10.	14.99	1	14.99
8	TOTAL		10.00	174.53

Building No.	Floor No (WING)
1	A
2	

GROUND FLOOR PLAN
SCALE 1:100