

## APPROVAL STAMP

PROPOSED RESIDENTIAL BUILDING PLAN ON  
PLOT NO. 79, S.NO.561/2/1  
AT .ADGAON SHIWAR, IN NASHIK.

FOR

MR.TATYABHAU UTTAMRAO AHIRE

MR.PIYUSH RASIKBHAI BORSANIYA

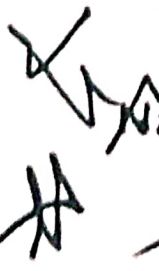
## APPROVED

The Plans amended in .....

As per the conditions Mentioned in  
the accompanying commencement

Certificate No. C2/318 dated 10/10/2022  
2022

  
Executive Engineer  
TOWN PLANING

  
Nashik Municipal Corporation  
Nashik

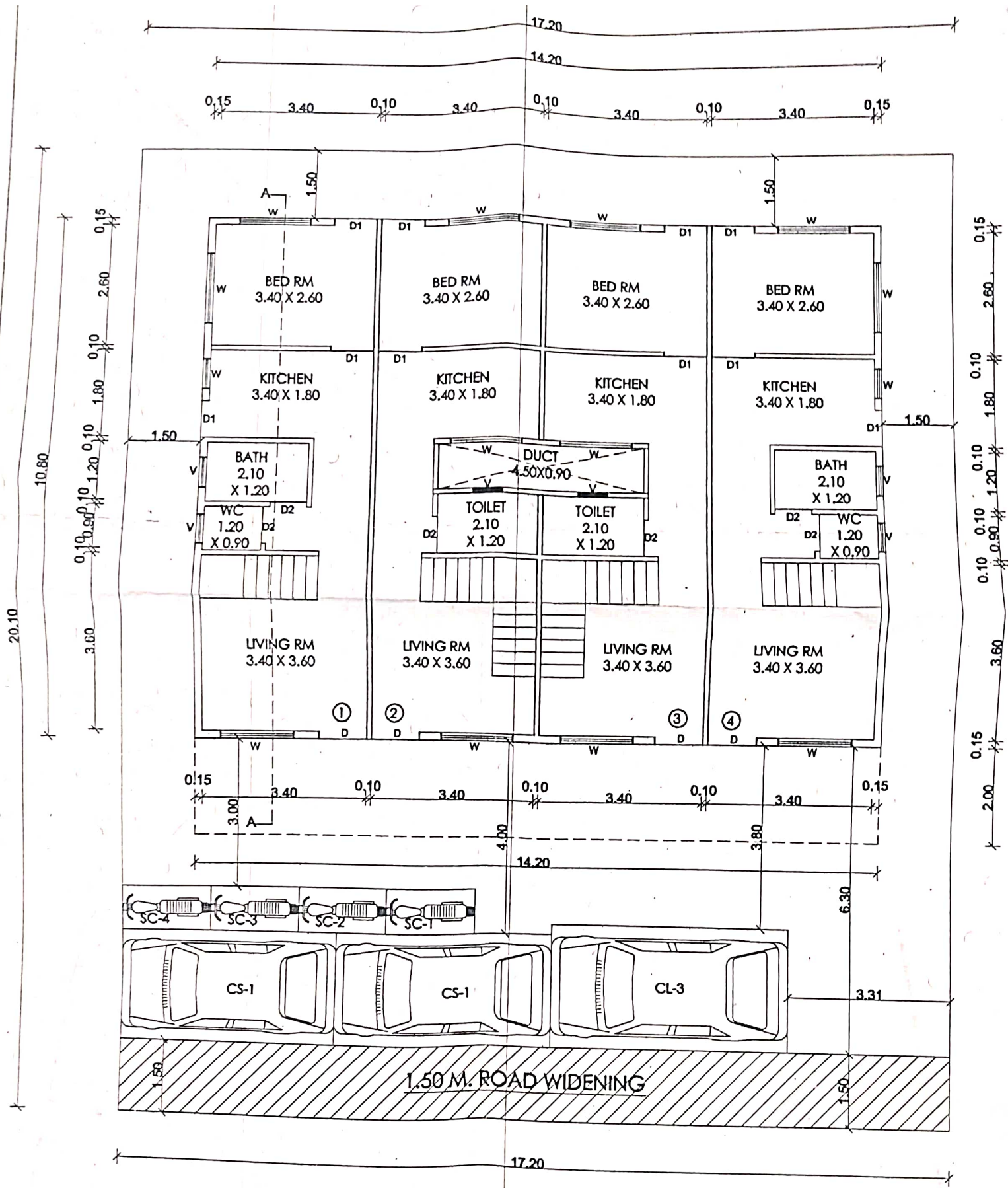
A

## AREA STATEMENT

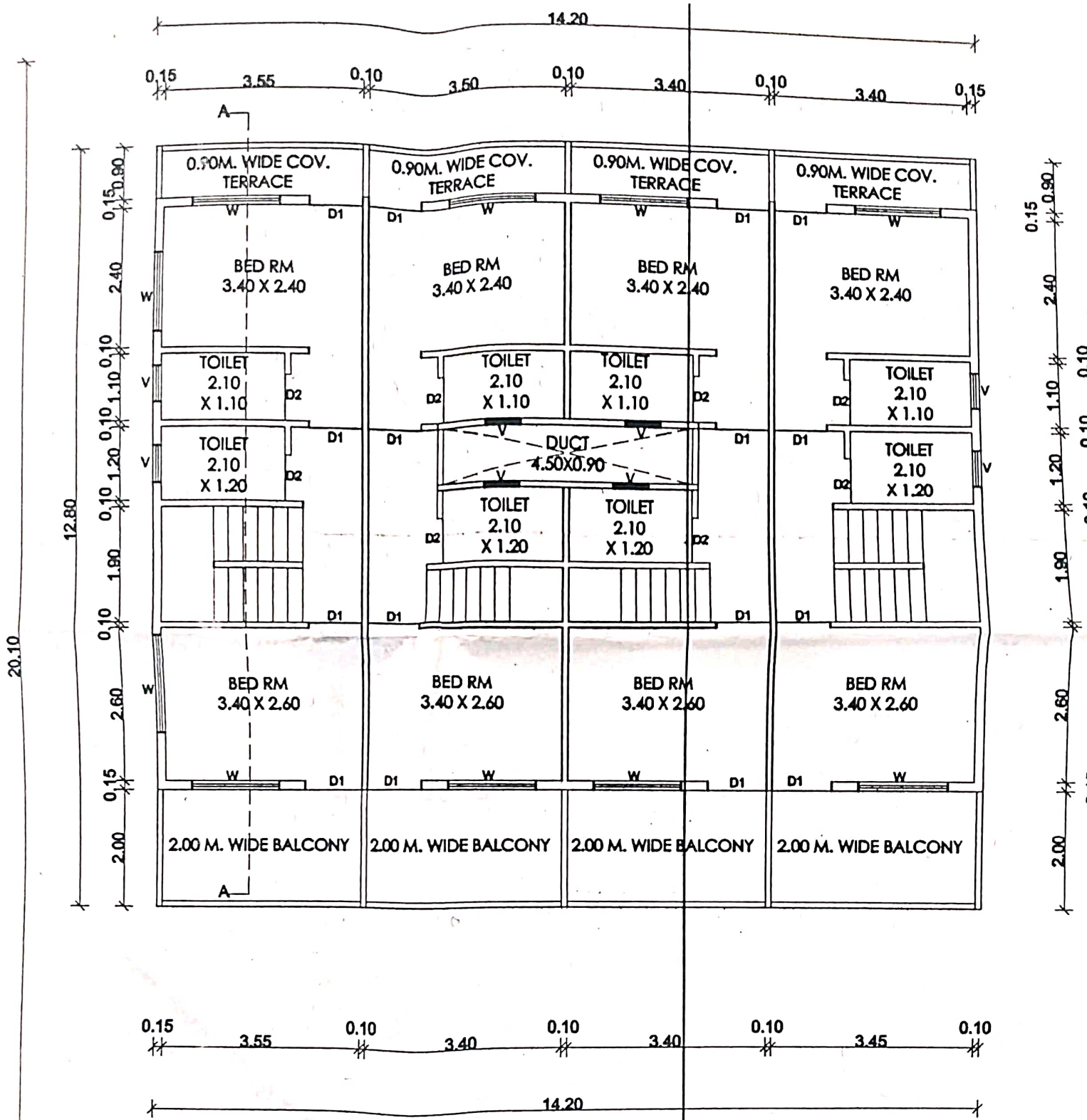
PLOT NO.79

1. Area of Plot (Minimum area of a.b.c. to be considered)	345.72
(a) As per ownership document (7/12, C.T.S. extract)	345.72
(b) As per measurement sheet	345.72
(c) As per site	345.72
2. Deductions for	—
(a) Proposed D.P./D.P. Road widening Area/ Colony Road Area Widening / Service Road / Highway Widening	25.80
(b) Any D.P. Reservation Area	—
(c) Total (a+b)	—
3. Balance Area of Plot (1 - 2)	—
4. Amenity Space (if applicable)	—
(a) Required -	—
(b) Adjesment of 2 (b), if any -	—
(c) Balance proposed -	—
5. Net Area of Plot = [3 - 4(c)]	319.92
6. Recreational Open Space (If applicable)	—
(a) Required -	—
(b) Proposed -	—
7. Internal Road area	—
8. Platable area (If applicable)	319.92
9. Built up Area with referance to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I.)	351.91
10. Addotion of F.S.I. on payment of premium	—
(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	—
(b) Proposed F.S.I. on payment of premium	—
11. In-situ F.S.I. / T.D.R. loading	—
(a) In-situ area agianst D.P. road [2.00Xsr.no.2(a), if any]]	51.60
(b) In-situ area aglanst Amenity Space f handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)]	—
(c) TDR area	—
(d) Total In - situ / T.D.R. loading proposed [11(a)+(b)+(c)]	—
12. Addotional of F.S.I. area under Chapter No. 7	—
13. Total entitlement of F.S.I. in the proposal	—
(a) [9+10(b)+11(d)] or 12 whichever applicable	403.51
(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges	0.00
(c) Total entitlement (a+b)	403.51
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}	3.20
15. Total Built-up Area in proposal.(excluding area at sr.no.17b)	325.22
(a) Existing Built-up Area	—
(b) Proposed Built-up Area (as per 'P - Line')	325.22
(c) Total (a+b)	325.22
16.F.S.I. Consumed(15/13)(should not be more than sr.no.14 above)	0.80%
17. Area for Inclusive Housing if any	—
(a) Required (20% of sr. no. 5)	—
(b) Proposed	—

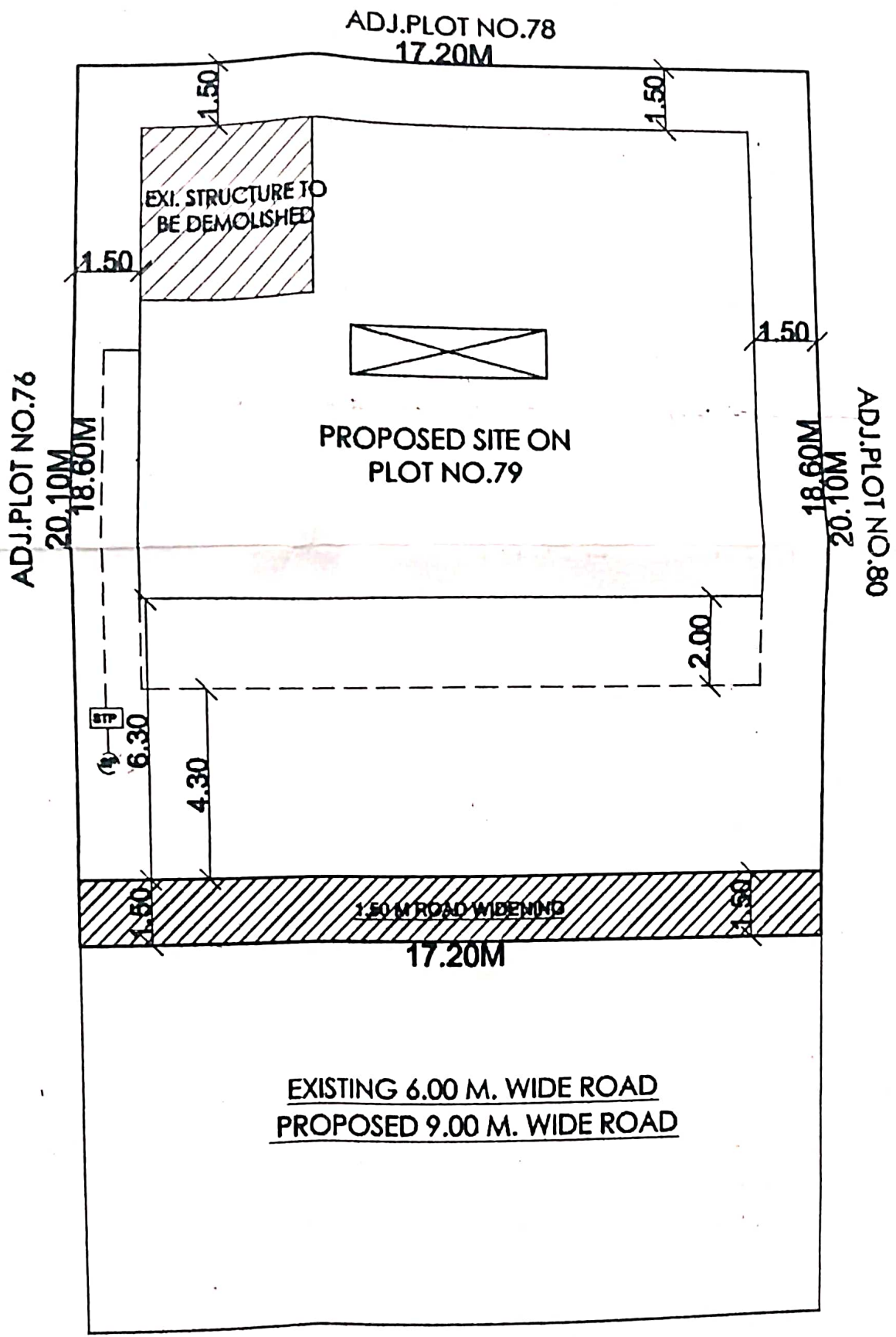




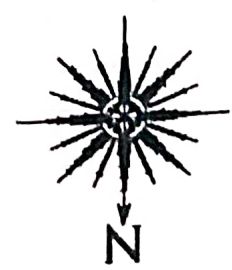
**GROUND/PARKING FLOOR PLAN**  
 SCALE-1:100



**FIRST FLOOR PLAN**  
**SCALE-1:100**



**SITE PLAN**  
SCALE-1:200



## Form of Statement - 2

Sr. No. 9 (a)

### PROPOSED BUILDING (P.NO.79)

Building No.		Total Built-Up Area of Floor as per Outer Construction line
(1)	(3)	(3)
	GROUND	148.41
	FIRST	176.81
	TOTAL	325.22

#### Form of Statement - 1

[Sr. No. 8 (a) (iii)]

#### 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)
	N/A	N/A	N/A	N/A

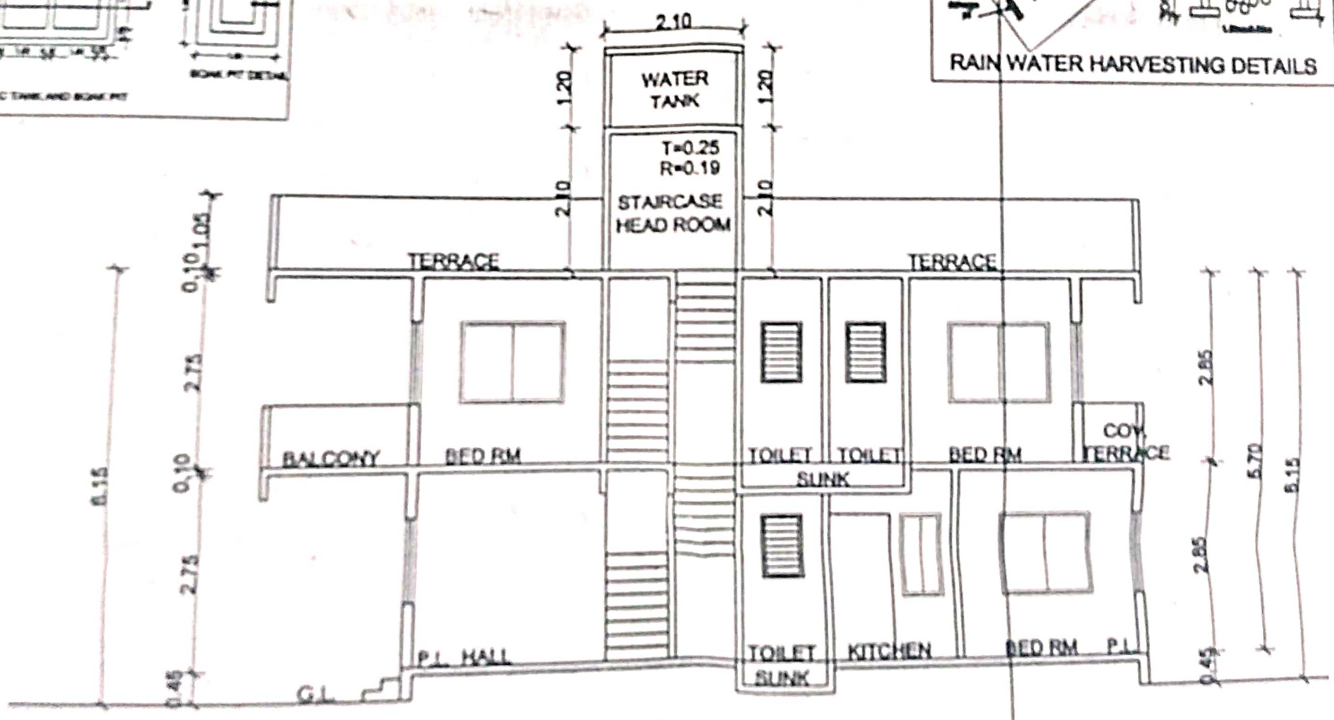
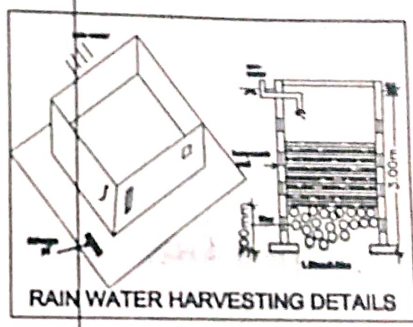
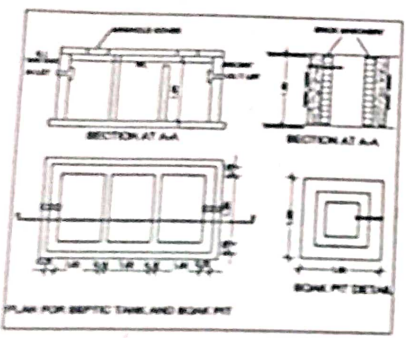
#### NOTES

1. PLOT LINES	THICK BLACK
2. EXISTING STREET (ROAD)	GREEN
3. FUTURE STREET (IF ANY)	GREEN DOTTED
4. PERMISSIBLE BLDG. LINES	THICK DOTTED BLACK
5. EXISTING WORK	BLACK (OUTLINE)
6. WORK PROP. TO BE DEMOLISHED	YELLOW HATCHED
7. PROPOSED WORK	RED FILLED IN
8. DRAINAGE & SEWAGE WORK	RED DOTTED
9. WATER SUPPLY WORK	BLACK DOTTED THIN
10. DEVIATIONS	RED HATCHED

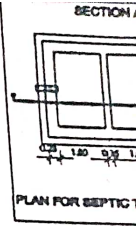
#### DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
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. GLAZED WINDOW
W1	2.00 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

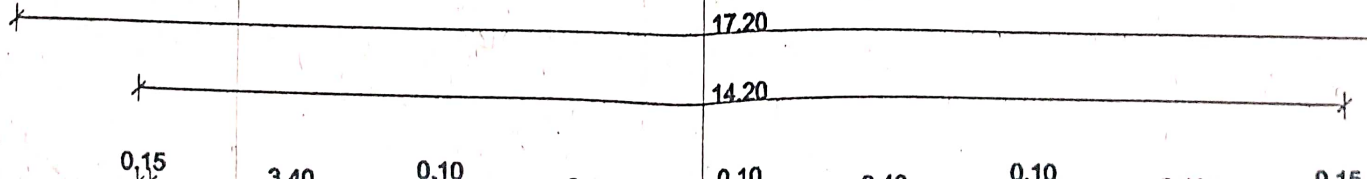




SECTION @ A-A'  
(SCALE-1:100)



**FRONT ELEVATION**  
(SCALE-1:100)



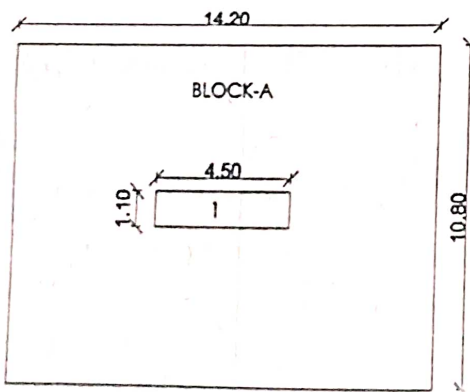


### PARKING STATEMENT.

PARKING STATEMENT	CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING		PROVIDED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
a) PARKING REQ. BY RULE	UPTO 30 Sqm. (2T)	—	—	—	—	—
	30 TO 40 Sqm. (2T)	—	—	—	—	—
	40 TO 80 Sqm. (2T)	04	02 Nos.	10 Nos.	03 Nos.	04 Nos.
	80 TO 150 Sqm. (1T)	—	—	—	—	—
	150 & ABOVE (1T)	—	—	—	—	—
	5% VISITOR'S PARK.	—	—	00 Nos.	01 Nos.	03 Nos.
COMMERCIAL CARPET (FOR EVERY 100 Sqm.)		—	—	—	—	—
Total		—	02 Nos.	11 Nos.	03 Nos.	04 Nos.
MULTIPLYING FACTOR (0.9)		—	02 Nos.	10 Nos.	03 Nos.	04 Nos.

COMPOSITE PARKING FOR EVERY 6 SCOOTERS IN ONE CAR(6/6=1 CAR)

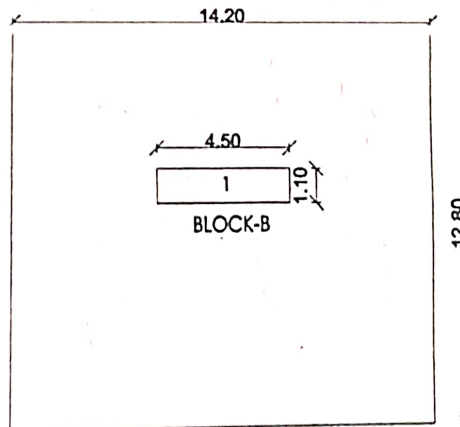
#### AREA DIAGRAM & CALCULATIONS



##### FOR GROUND FLOOR

AREA OF BLOCK A =  
 $14.20 \times 10.80 = 153.36$   
 DEDUCTION  
 $1 \times 4.50 \times 1.10 = 4.95$

**NET TOTAL B/UP AREA OF  
 GROUND FLOOR**  
 $153.36 - 4.95 = 148.41 \text{ SQ.MT.}$



##### FOR FIRST FLOOR

AREA OF BLOCK B =  
 $14.20 \times 12.80 = 181.76$   
 DEDUCTION  
 $1 \times 4.50 \times 1.10 = 4.95$

**NET TOTAL B/UP AREA OF  
 FIRST FLOOR**  
 $181.76 - 4.95 = 176.81 \text{ SQ.MT.}$

## Form of Statement - 3

Sr. No. 9 (g)

**AREA DETAILS OF APARTMENT (P.NO. 79 GROUND, FIRST, FLOOR)  
ROW HOUSE NO.1,4**

Building No.	Floor No.	Row house no.	Carpet area of apartment / units	Area of balcony attached to apartment	Area of double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
	GROUND FLOOR	1,4	35.10	-	-
	FIRST FLOOR	1,4	31.71	6.55	2.89

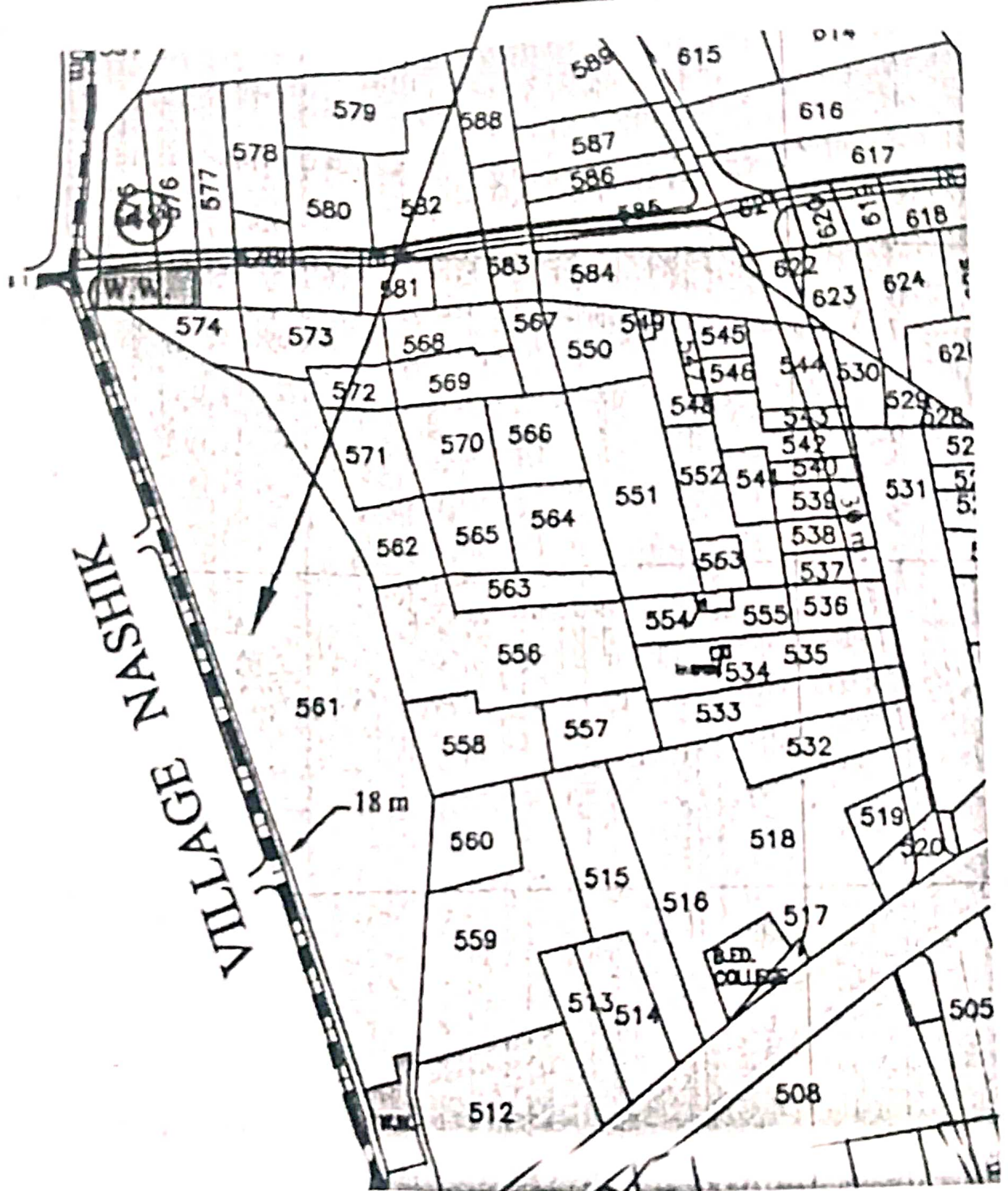
## Form of Statement - 3

Sr. No. 9 (g)

**AREA DETAILS OF APARTMENT (P.NO. 79 GROUND, FIRST, FLOOR)  
ROW HOUSE NO.2,3**

Building No.	Floor No.	Row house no.	Carpet area of apartment / units	Area of balcony attached to apartment	Area of double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
	GROUND FLOOR	2,3	33.02	-	-
	FIRST FLOOR	2,3	29.51	6.46	2.85

# PROPOSED SITE



## LOCATION PLAN

(SCALE = 1:10,000)





**PARKING STATEMENT.**

PARKING STATEMENT	CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING	PROVIDED PARKING
			CAR	SCOOTER
g) PARKING RES. BY RULE	UP TO 30 Sqm. (7)			
	30 TO 40 Sqm. (8)			
	40 TO 60 Sqm. (9)	04	02 Nos.	10 Nos.
	60 TO 80 Sqm. (10)		03 Nos.	04 Nos.
	80 TO 150 Sqm. (11)			
	150 & ABOVE (12)			
	3% VISITOR'S PARK.			
COMMERCIAL CARPET (FOR EVERY 100 Sqm.)			00 Nos.	01 Nos.
			03 Nos.	04 Nos.
Total			02 Nos.	11 Nos.
MULTIPLYING FACTOR (D.F)			02 Nos.	10 Nos.
COMPOSITE PARKING FOR EVERY 6 SCOOTERS IN ONE CAR (6/4 CAR)			03 Nos.	04 Nos.

Form of Statement - 1  
Sr. No. 9 (a)

DETAILS OF APARTMENT (P.NO. 79) PROPOSED FIRST FLOOR  
BORN HOUSE NO. 23

Building No.	Floor No.	Plot No.	Area of factory attached to apartment	Area of double height verandah attached to flat.
(1)	(2)	(3)	(4)	(5)
	GROUND FLOOR	1.4	33.10	-
	FIRST FLOOR	1.4	31.71	4.55
				2.89



**LOCATION PLAN**  
(SCALE = 1:10,000)

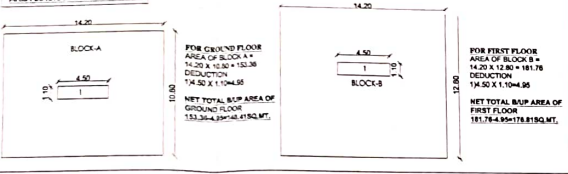
**APPROVAL STAMP**  
PROPOSED RESIDENTIAL BUILDING PLAN ON  
PLOT NO. 79, S.NO. 561/2/1  
AT ADGAON SHIVHAR, IN NASHIK.  
FOR  
MR. TATYABHAI UTTAMRAO AHIRE  
MR. PIYUSH RASIKBHAI BORSANIYA

**APPROVED**

The Plans amended in  
As per the conditions mentioned in  
the section four commencement  
Certificate no. C/213 dated 16/10/2024.

Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation

**AREA DIAGRAM & CALCULATIONS**



Form of Statement - 1  
Sr. No. 9 (a)

DETAILS OF APARTMENT (P.NO. 79) PROPOSED FIRST FLOOR  
BORN HOUSE NO. 23

Building No.	Floor No.	Plot No.	Area of factory attached to apartment	Area of double height verandah attached to flat.
(1)	(2)	(3)	(4)	(5)
	GROUND FLOOR	2.3	30.00	-
	FIRST FLOOR	2.3	29.51	4.44
				2.85

Form of Statement - 2  
Sr. No. 9 (a)

PROPOSED BUILDING (P.NO. 79)

Building No.	Total Built Up Area of Floor as per Outer Construction line
(1)	(3)
	GROUND
	FIRST
	TOTAL

148.41  
176.81  
325.22

Form of Statement - 1  
Sr. No. 9 (a)

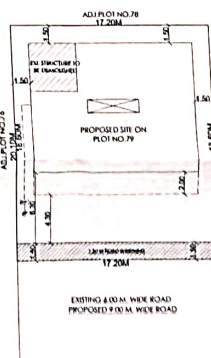
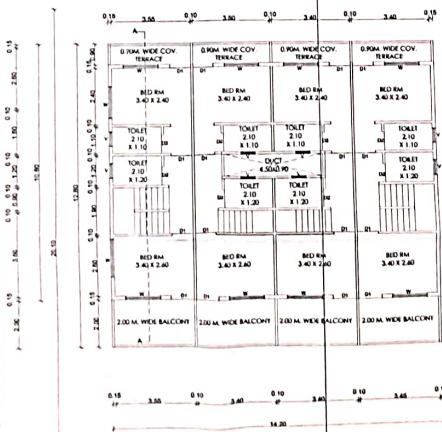
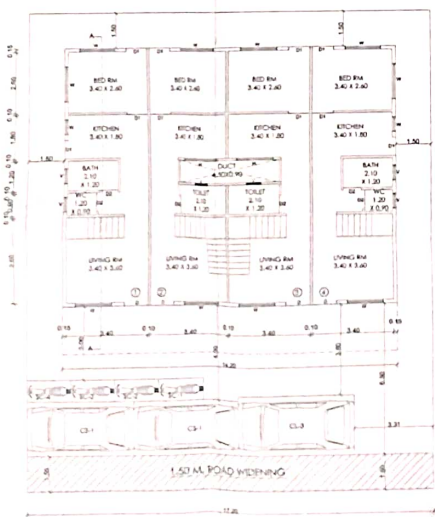
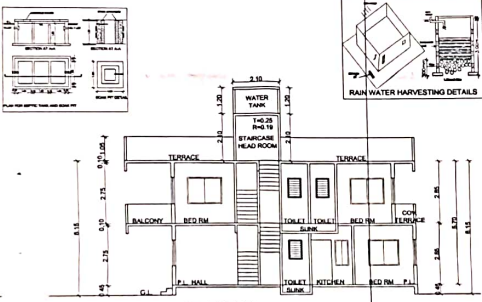
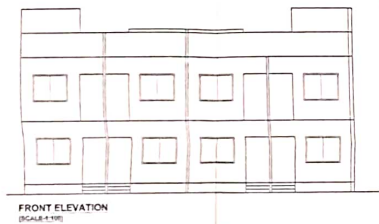
Building No.	Floor No.	Plot No.	Area of factory attached to apartment	Area of double height verandah attached to flat.
(1)	(2)	(3)	(4)	(5)
	GROUND	3.1	33.10	-
	FIRST	3.1	31.71	4.55
				2.89

NOTES

1. All measurements are as per approved drawings.
2. The area of the plot is 17.2084 sq. m.
3. The area of the plot is 17.2084 sq. m.
4. The area of the plot is 17.2084 sq. m.
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17. The area of the plot is 17.2084 sq. m.
18. The area of the plot is 17.2084 sq. m.
19. The area of the plot is 17.2084 sq. m.
20. The area of the plot is 17.2084 sq. m.

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	1 W PANNELED DOOR
D1	0.90 X 2.10	1 W PANNELED DOOR
D2	0.75 X 2.10	1 W PANNELED DOOR
W	1.30 X 1.20	M.S. GLAZED WINDOW
W1	2.00 X 1.20	M.S. GLAZED WINDOW
W2	0.60 X 0.60	M.S. GLAZED WINDOW



**SITE PLAN**  
SCALE LINE

**A AREA STATEMENT**

Sl. No.	Description	Area (sq. m)
1	Area of Plot	17.2084
2	Area of Plot (Minimum area of plot to be considered)	17.2084
3	Area of Plot (As per measurement documents (1/17, 2/17, 3/17, 4/17, 5/17, 6/17, 7/17, 8/17, 9/17, 10/17, 11/17, 12/17, 13/17, 14/17, 15/17, 16/17, 17/17, 18/17, 19/17, 20/17, 21/17, 22/17, 23/17, 24/17, 25/17, 26/17, 27/17, 28/17, 29/17, 30/17, 31/17, 32/17, 33/17, 34/17, 35/17, 36/17, 37/17, 38/17, 39/17, 40/17, 41/17, 42/17, 43/17, 44/17, 45/17, 46/17, 47/17, 48/17, 49/17, 50/17, 51/17, 52/17, 53/17, 54/17, 55/17, 56/17, 57/17, 58/17, 59/17, 60/17, 61/17, 62/17, 63/17, 64/17, 65/17, 66/17, 67/17, 68/17, 69/17, 70/17, 71/17, 72/17, 73/17, 74/17, 75/17, 76/17, 77/17, 78/17, 79/17, 80/17, 81/17, 82/17, 83/17, 84/17, 85/17, 86/17, 87/17, 88/17, 89/17, 90/17, 91/17, 92/17, 93/17, 94/17, 95/17, 96/17, 97/17, 98/17, 99/17, 100/17)	17.2084
4	Area of Plot (As per measurement documents)	17.2084
5	Area of Plot (As per measurement documents)	17.2084
6	Area of Plot (As per measurement documents)	17.2084
7	Area of Plot (As per measurement documents)	17.2084
8	Area of Plot (As per measurement documents)	17.2084
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10	Area of Plot (As per measurement documents)	17.2084
11	Area of Plot (As per measurement documents)	17.2084
12	Area of Plot (As per measurement documents)	17.2084
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18	Area of Plot (As per measurement documents)	17.2084
19	Area of Plot (As per measurement documents)	17.2084
20	Area of Plot (As per measurement documents)	17.2084
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48	Area of Plot (As per measurement documents)	17.2084
49	Area of Plot (As per measurement documents)	17.2084
50	Area of Plot (As per measurement documents)	17.2084
51	Area of Plot (As per measurement documents)	17.2084
52	Area of Plot (As per measurement documents)	17.2084
53	Area of Plot (As per measurement documents)	17.2084
54	Area of Plot (As per measurement documents)	17.2084
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58	Area of Plot (As per measurement documents)	17.2084
59	Area of Plot (As per measurement documents)	17.2084
60	Area of Plot (As per measurement documents)	17.2084
61	Area of Plot (As per measurement documents)	17.2084
62	Area of Plot (As per measurement documents)	17.2084
63	Area of Plot (As per measurement documents)	17.2084
64	Area of Plot (As per measurement documents)	17.2084
65	Area of Plot (As per measurement documents)	17.2084
66	Area of Plot (As per measurement documents)	17.2084
67	Area of Plot (As per measurement documents)	17.2084
68	Area of Plot (As per measurement documents)	17.2084
69	Area of Plot (As per measurement documents)	17.2084
70	Area of Plot (As per measurement documents)	17.2084
71	Area of Plot (As per measurement documents)	17.2084
72	Area of Plot (As per measurement documents)	17.2084
73	Area of Plot (As per measurement documents)	17.2084
74	Area of Plot (As per measurement documents)	17.2084
75	Area of Plot (As per measurement documents)	17.2084
76	Area of Plot (As per measurement documents)	17.2084
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78	Area of Plot (As per measurement documents)	17.2084
79	Area of Plot (As per measurement documents)	17.2084
80	Area of Plot (As per measurement documents)	17.2084
81	Area of Plot (As per measurement documents)	17.2084
82	Area of Plot (As per measurement documents)	17.2084
83	Area of Plot (As per measurement documents)	17.2084
84	Area of Plot (As per measurement documents)	17.2084
85	Area of Plot (As per measurement documents)	17.2084
86	Area of Plot (As per measurement documents)	17.2084
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88	Area of Plot (As per measurement documents)	17.2084
89	Area of Plot (As per measurement documents)	17.2084
90	Area of Plot (As per measurement documents)	17.2084
91	Area of Plot (As per measurement documents)	17.2084
92	Area of Plot (As per measurement documents)	17.2084
93	Area of Plot (As per measurement documents)	17.2084
94	Area of Plot (As per measurement documents)	17.2084
95	Area of Plot (As per measurement documents)	17.2084
96	Area of Plot (As per measurement documents)	17.2084
97	Area of Plot (As per measurement documents)	17.2084
98	Area of Plot (As per measurement documents)	17.2084
99	Area of Plot (As per measurement documents)	17.2084
100	Area of Plot (As per measurement documents)	17.2084

**CERTIFICATE OF AREA**  
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 18-03-20 AND DIMENSIONS OF THE 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 CONVEYANCE IF SCHEME RECORDS AND RECORDS OF DEPARTMENTARY SURVEY RECORDS.

**CERTIFICATE**  
I UNDERSIGNED DECLARE THAT I AM READY TO WORK AS STRUCTURAL ENGINEER AND SUPERVISE THE PROJECT.

**OWNER'S DECLARATION**  
I/WE UNDERSIGNED BY ME/US CONFIRM THAT THE ABOVE SAID BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION ARE VALID AND WE WILL EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO WE WILL EXECUTE THE WORK UNDER SUPERVISION OF PROPOSED TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

MR. TATYABHAI UTTAMRAO AHIRE  
MR. PIYUSH RASIKBHAI BORSANIYA

EN. V. G. KATHALE  
ENGINEER'S SIGN

EN. JAYESH MAHANA  
STRUCTURAL ENGINEER

EN. JAYESH MAHANA  
STRUCTURAL ENGINEER