

APPROVAL STAMP

PROPOSED RESIDENTIAL BUILDING PLAN ON

PLOT NO. 79, S.H.O. 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. C2/3/8 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. | Plotable area (If applicable) <small>Build up Area with reference to Road F.O.I. as per front road width (sr. no. 5 X Basic F.S.I.)</small> | 319.92 319.92 |
| 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 appliccable) 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 | — |

CERTIFICATE OF AREA

CERTIFICATE

I UNDERSIGNED DECLARE THAT I AM READY TO WORK AS STRUCTURAL ENGINEER AND SUPERVISE THIS PROJECT.

[Handwritten Signature]

ER. JAYESH MAKWANA
STRUCTURAL ENGINEER

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD AVIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

MR. TATYABHAU UTTAMRAO AHIRE *[Handwritten Signature]*

MR. PIYUSH RASIKBHAU BORSANIYA *[Handwritten Signature]*

OWNER'S SIGNATURE

[Handwritten Signature]

ER. V.G. KATHALE

ENGINEER'S SIGN

[Handwritten Signature]

ER. JAYESH MAKWANA

SRUC. ENGINEER SIGN

Architectural Consultant & RCC Designer

ARCHITECTURE

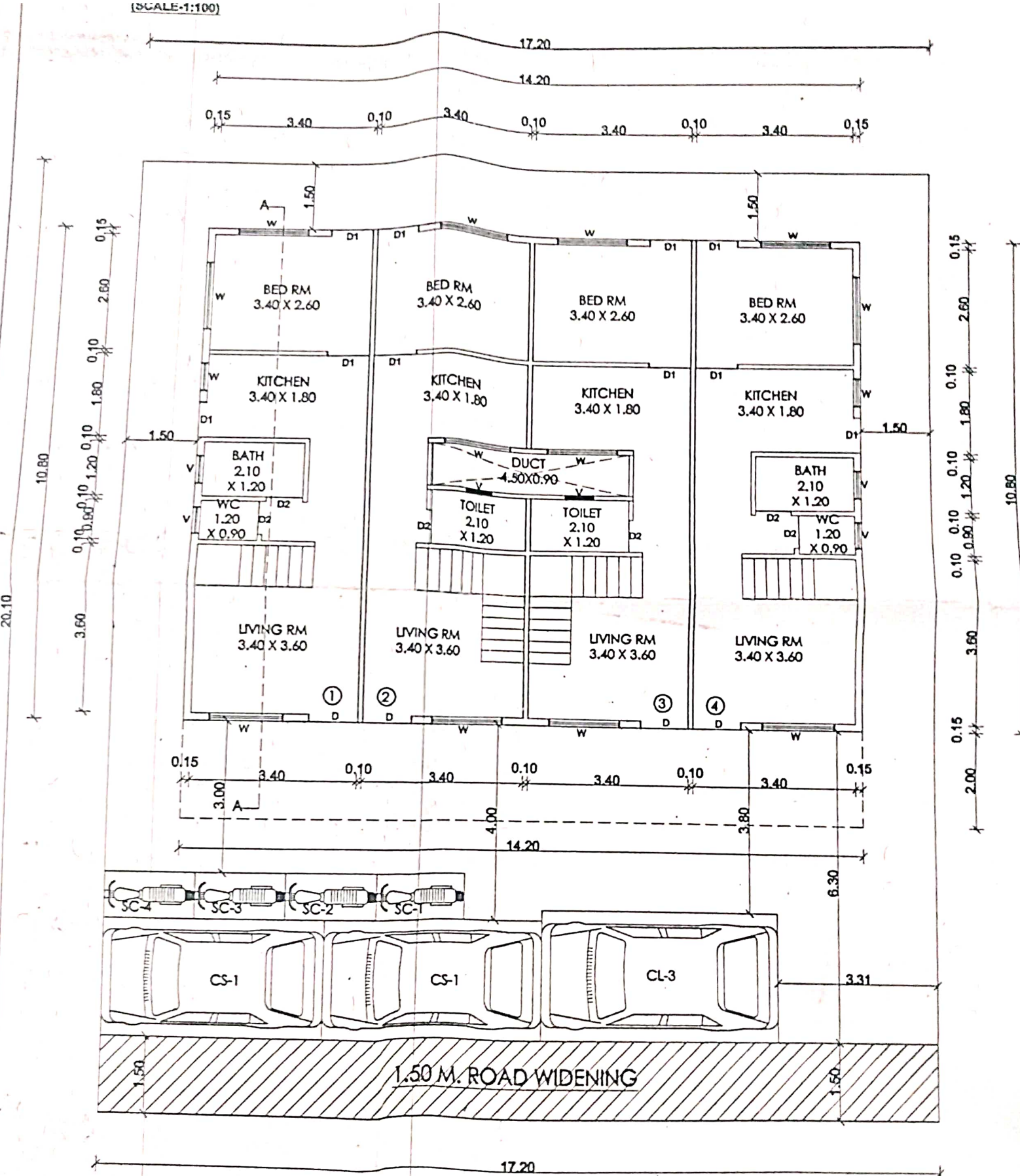
[Logo with text: मातृलीधन]

ER. V.G. KATHALE
Reg. No. 11807 (1983)
NASHIK/RAJGURU / 2000000000

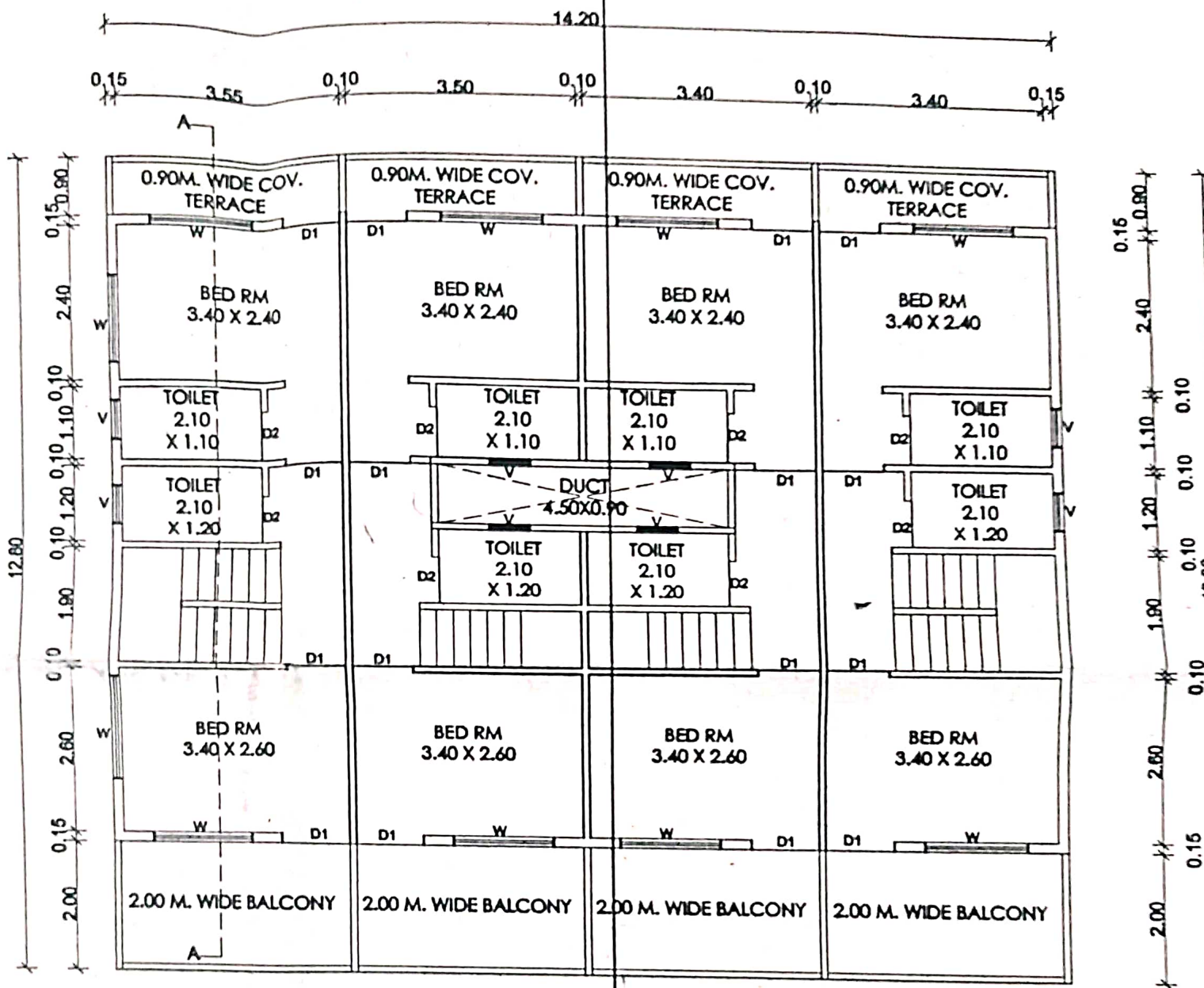
F.NO. 12, THIRD FLOOR, KAMAL APAL, NEAR CANADA CORNER, BHAMBURDA ROAD, NASHIK
MAIL: > vkgkathale@rediffmail.com

| Job No. | Drawing No. | Scale | Drawn By | Checked By | Registration/ License No. of Arch./ Lic. Eng./ Supervisor |
|---------|-------------|---------|----------|------------|---|
| 999 | 01 | 1 : 100 | pryanka | V.K | 118892 (N.M.C.) |

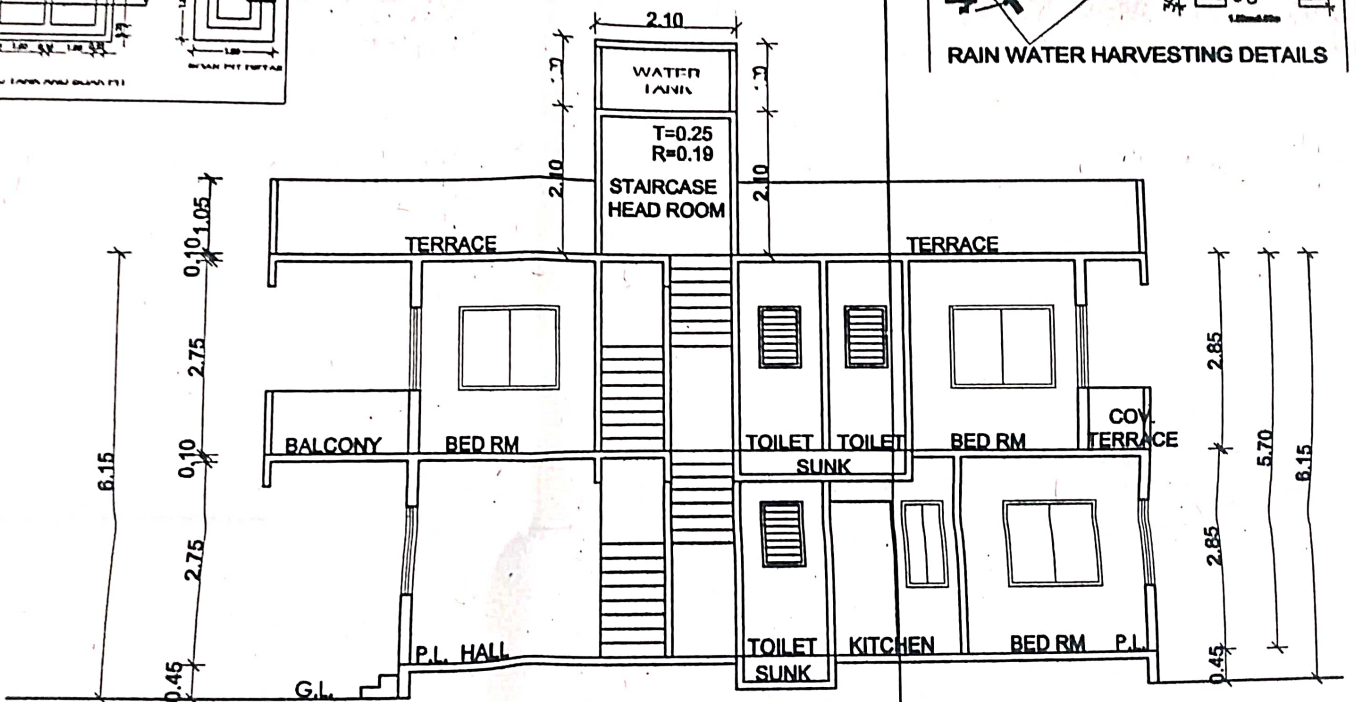
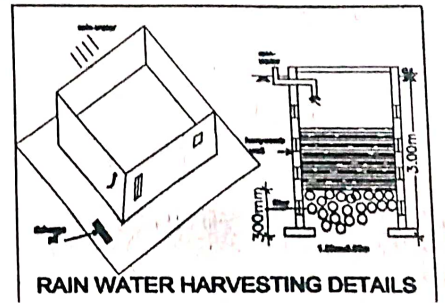
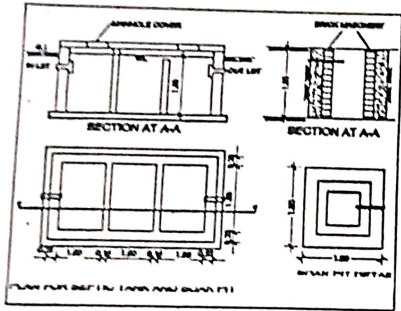
[SCALE-1:100]



GROUND/PARKING FLOOR PLAN
SCALE-1:100



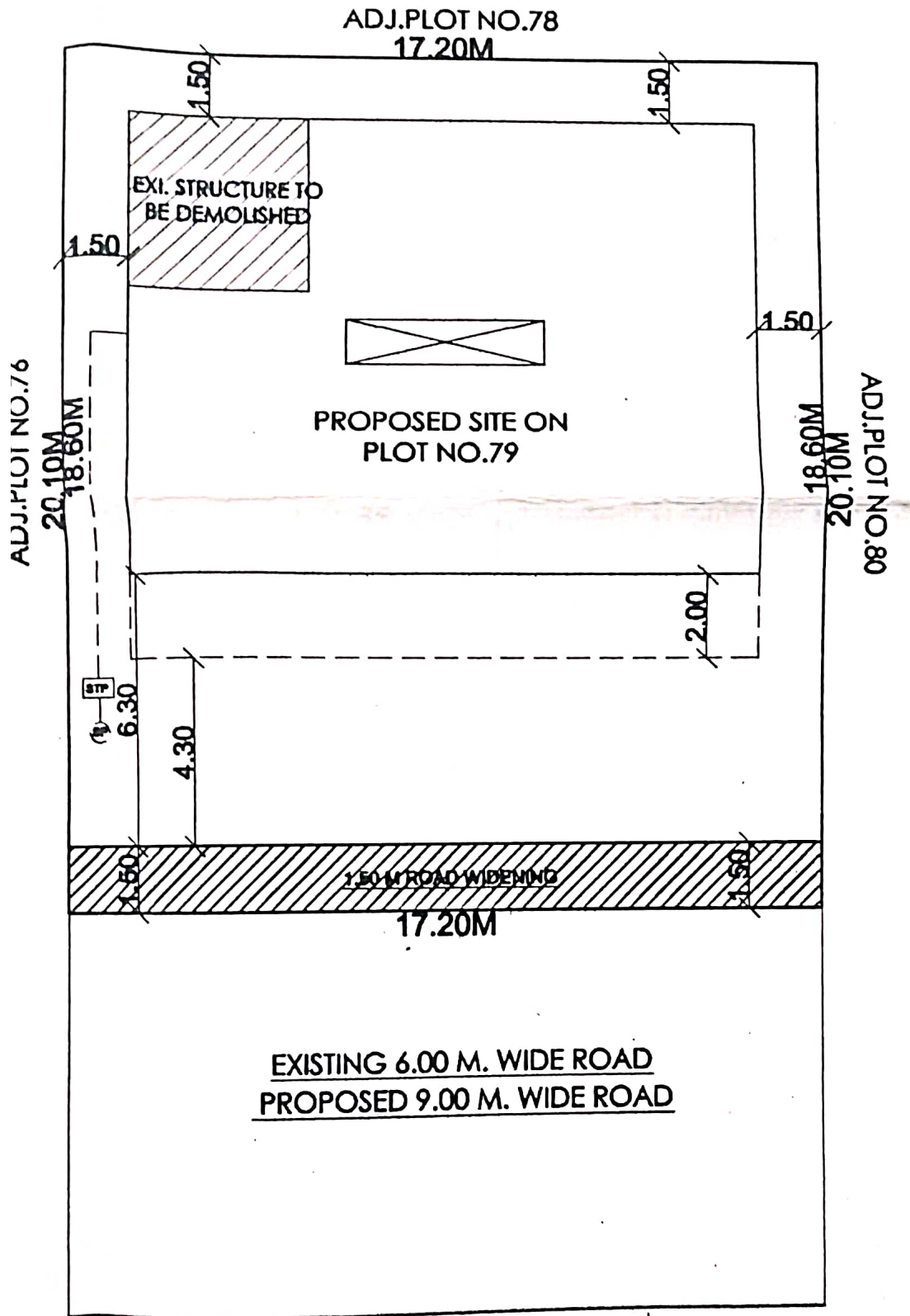
FIRST FLOOR PLAN
SCALE-1:100



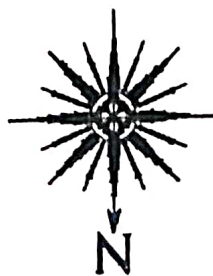
SECTION @ A-A'
(SCALE: 1:100)



FRONT ELEVATION
(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) | (1) | (1) |
| | 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 |

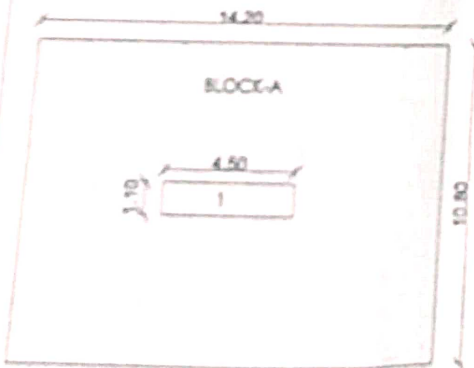
DOORS AND WINDOWS

| 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 |

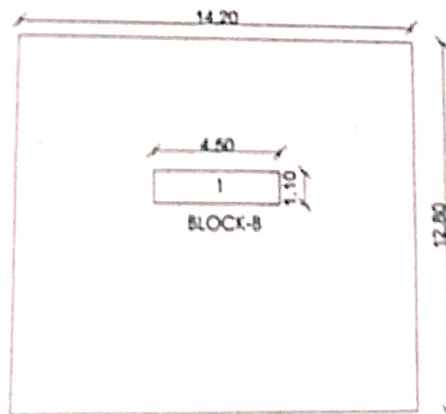
PARKING STATEMENT

| PARKING STATEMENT | CARPET AREA | NO. OF TENEMENTS | REQUIRED PARKING | | PROVIDED PARKING | |
|---|---------------------|------------------|------------------|---------|------------------|---------|
| | | | CAR | SCOOTER | CAR | SCOOTER |
| a) PARKING REQ. BY RULE | UP TO 20 Sam. (2T) | — | — | — | — | — |
| | 21 TO 40 Sam. (2T) | — | — | — | — | — |
| | 41 TO 60 Sam. (2T) | 04 | 02 Nos. | 10 Nos. | 03 Nos. | 04 Nos. |
| | 61 TO 100 Sam. (1T) | — | — | — | — | — |
| | 100 & ABOVE (1T) | — | — | — | — | — |
| 5% VISITOR'S PARK. | | — | 00 Nos. | 01 Nos. | 03 Nos. | 04 Nos. |
| COMMERCIAL CARPET (FOR EVERY 100 Sam.) | | — | — | — | — | — |
| 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) | | — | 02 Nos. | 10 Nos. | 03 Nos. | 04 Nos. |

AREA DIAGRAM & CALCULATIONS



FOR GROUND FLOOR
 AREA OF BLOCK A =
 $14.20 \times 10.80 = 153.36$
 DEDUCTION
 $14.50 \times 1.10 = 4.95$
**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
 $14.50 \times 1.10 = 4.95$
**NET TOTAL B/UP AREA OF
 FIRST FLOOR**
 $181.76 - 4.95 = 176.81 \text{ SQ. MT.}$

Form of Statement - 3

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

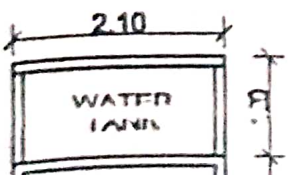
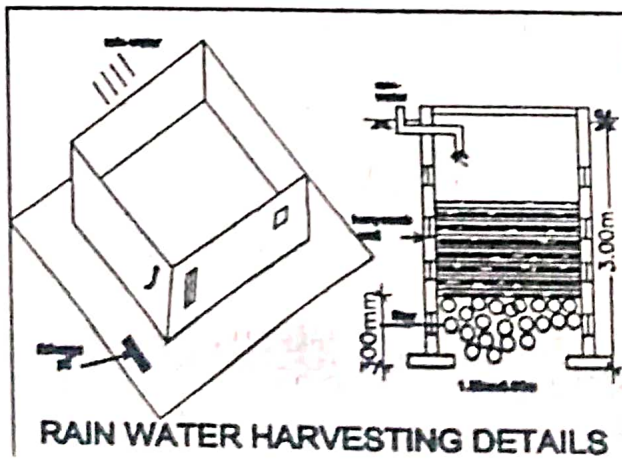
| Building No. | Floor No. | Row house no. | Carpet area of apartment / units | Area of balcony attached to apartment | Area of double height terraces attached to flat. |
|--------------|--------------|---------------|----------------------------------|---------------------------------------|--|
| (1) | (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

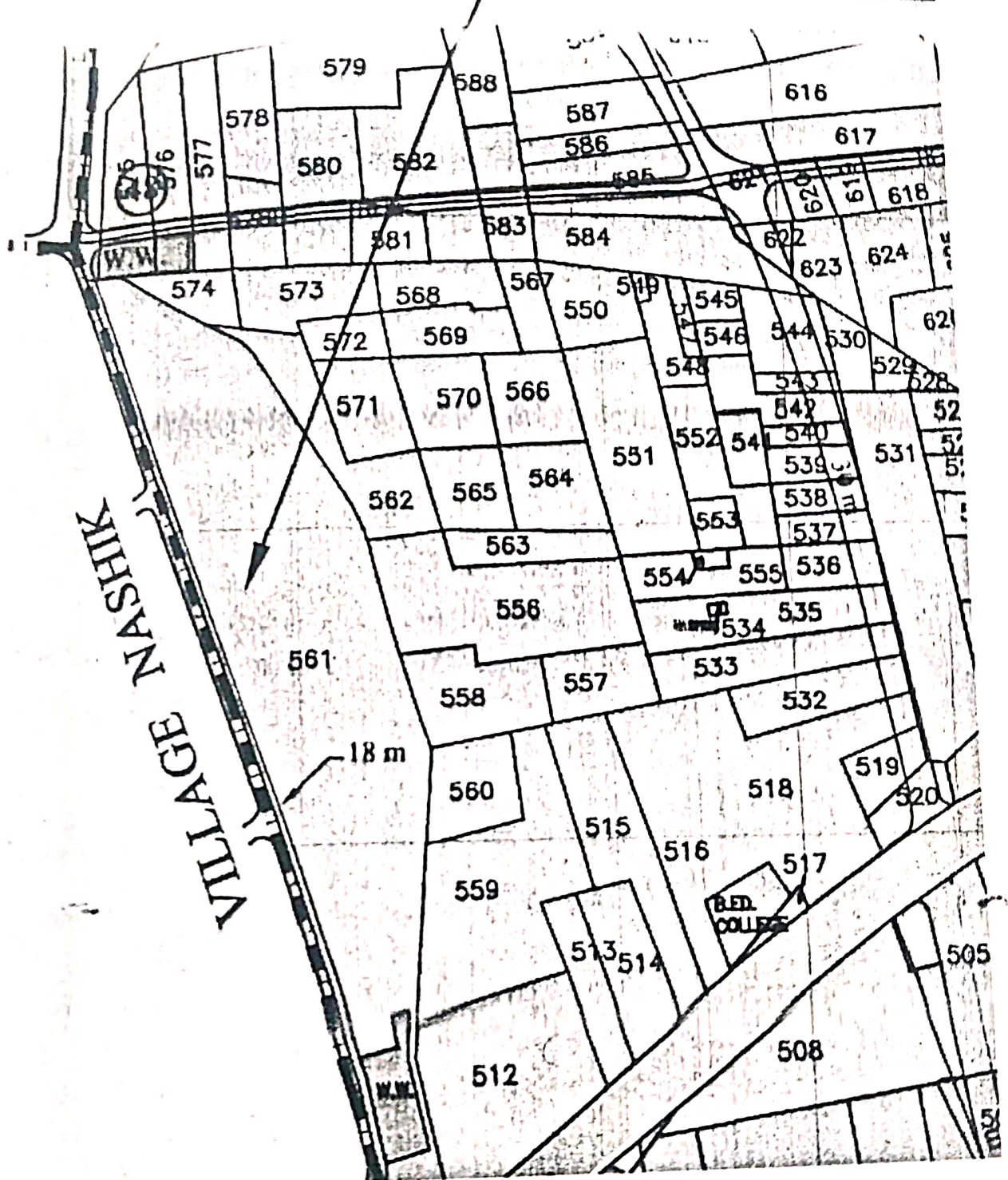
| Building No. | Floor No. | Row house no. | Carpet area of apartment / units | Area of balcony attached to apartment | Area of double height terraces attached to flat. |
|--------------|--------------|---------------|----------------------------------|---------------------------------------|--|
| (1)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



Building No

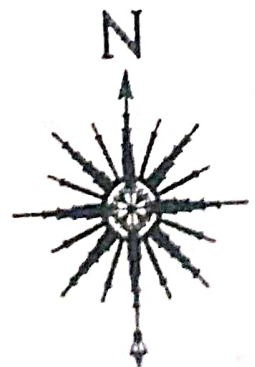
(1)

PROPOSED SITE



LOCATION PLAN

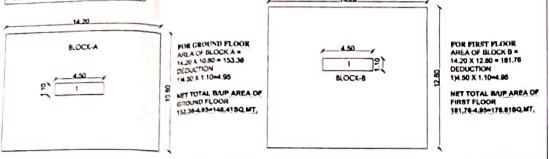
(SCALE = 1:10,000)



PARKING STATEMENT

| PARKING REQUIREMENT | NO. OF PLACES | REQUIRED PARKING | PROVIDED PARKING |
|---|---------------|------------------|------------------|
| 1) PARKING REQ. BY RULE | | | |
| UP TO 45 SQM (27) | | | |
| 46 TO 90 SQM (27) | 04 | 02 Nos. | 03 Nos. |
| 91 TO 135 SQM (27) | | | |
| 136 & ABOVE (27) | | | |
| 3% VEHICLES PARK. | | 02 Nos. | 03 Nos. |
| COMMERCIAL CARPET (FOR EVERY 100 SQM) | | 02 Nos. | 03 Nos. |
| TOTAL | | 11 Nos. | 04 Nos. |
| MULTIPLYING FACTOR (0.9) | | 10 Nos. | 03 Nos. |
| COMPOSITE PARKING FOR EVERY 2 SCOOTERS IN ONE CAR (8/6+1 CAR) | | | |

AREA DIAGRAM & CALCULATIONS



Form of Statement - 1
Pt. No. 1(a)

AREA DETAILS OF APARTMENT (P.NO. 78 GROUND/FIRST FLOOR) ROY HOUSIE NO. 23

| Building No. | Floor No. | Floor Height (m) | Carpet area of apartment (sqm) | Area of balcony attached to apartment (sqm) | Area of double height terrace attached to flat (sqm) |
|--------------|--------------|------------------|--------------------------------|---|--|
| (1) | (2) | (3) | (4) | (5) | (6) |
| | GROUND FLOOR | 3.4 | 38.10 | - | - |
| | FIRST FLOOR | 3.4 | 31.71 | 4.53 | 2.87 |

Form of Statement - 3
Pt. No. 3(a)

AREA DETAILS OF APARTMENT (P.NO. 78 GROUND/FIRST FLOOR) ROY HOUSIE NO. 23

| Building No. | Floor No. | Floor Height (m) | Carpet area of apartment (sqm) | Area of balcony attached to apartment (sqm) | Area of double height terrace attached to flat (sqm) |
|--------------|--------------|------------------|--------------------------------|---|--|
| (1) | (2) | (3) | (4) | (5) | (6) |
| | GROUND FLOOR | 3.4 | 33.02 | - | - |
| | FIRST FLOOR | 3.4 | 29.51 | 4.44 | 2.63 |

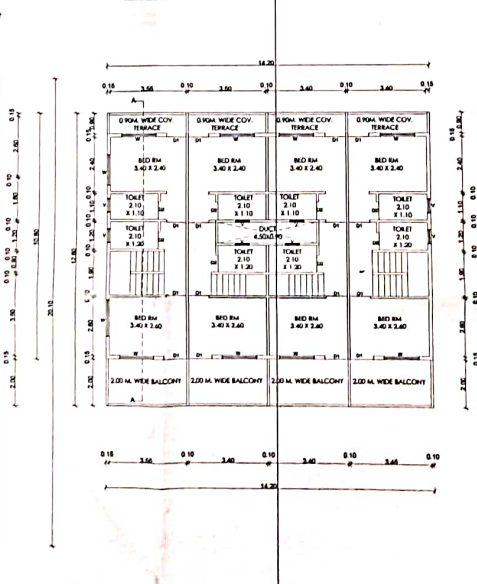
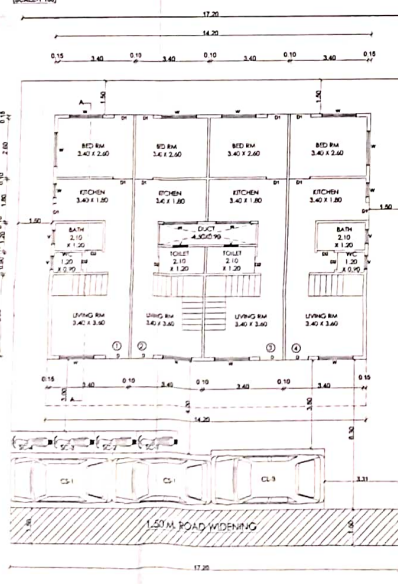
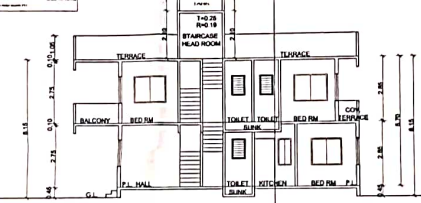


LOCATION PLAN (SCALE = 1:10,000)

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) | (2) |
| GROUND | 148.41 |
| FIRST | 176.81 |
| TOTAL | 325.22 |



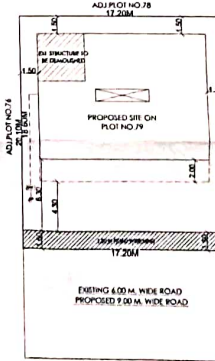
Form of Statement - 1
Pt. No. 1(a)

PROPOSED BUILDING (P.NO. 79)

| Building No. | Total Built-Up Area of Floor as per Outer Construction line |
|--------------|---|
| (1) | (2) |
| GROUND | 148.41 |
| FIRST | 176.81 |
| TOTAL | 325.22 |

NOTES

1. All dimensions are in meters.
2. All areas are in square meters.
3. All areas are as per approved drawings.
4. All areas are as per approved drawings.
5. All areas are as per approved drawings.
6. All areas are as per approved drawings.
7. All areas are as per approved drawings.
8. All areas are as per approved drawings.
9. All areas are as per approved drawings.
10. All areas are as per approved drawings.
11. All areas are as per approved drawings.
12. All areas are as per approved drawings.
13. All areas are as per approved drawings.
14. All areas are as per approved drawings.
15. All areas are as per approved drawings.
16. All areas are as per approved drawings.
17. All areas are as per approved drawings.
18. All areas are as per approved drawings.
19. All areas are as per approved drawings.
20. All areas are as per approved drawings.



SITE PLAN (SCALE: 1:100)

APPROVAL STAMP
PROPOSED RESIDENTIAL BUILDING PLAN ON
AT ADGAON SHIWAR, IN NASHIK
FOR
MR. TATYABHAI UTTAMRAO AHIRE
MR. PIYUSH RASIKBHAI BORSANIYA

APPROVED

The Plans submitted in accordance with the provisions of the Maharashtra Building Regulation, 1960, and the Maharashtra Building (Amendment) Regulation, 2017, are approved for construction.

Executive Engineer
MUNICIPAL CORPORATION
NASHIK

AREA STATEMENT

| Sl. No. | Description | Area (sqm) |
|---------|--|------------|
| 1 | Area of Plot (Minimum area of 60 sqm to be constructed) | 345.72 |
| 2 | (a) As per ownership document (F.1/2, C.T. No. 100) | 345.72 |
| 3 | (b) As per measurement sheet | 345.72 |
| 4 | Area of Plot | 345.72 |
| 5 | Proposed (P.P.) Pl. Road adjoining Area Covered Road Area | 25.00 |
| 6 | Whitening / Surface / Highway Whitening | - |
| 7 | Any G.P. Reservoir/Retention Area | - |
| 8 | Total (a) to (7) | - |
| 9 | Minimum Area of Plot (1-2) | - |
| 10 | Area of Plot (1-2) | - |
| 11 | Adjustment of 2 (b), 3, 4, 5, 6, 7, 8, 9, 10 | 319.92 |
| 12 | Proposed (P.P.) Pl. Road adjoining Area Covered Road Area | 25.00 |
| 13 | Whitening / Surface / Highway Whitening | - |
| 14 | Any G.P. Reservoir/Retention Area | - |
| 15 | Total (a) to (14) | 319.92 |
| 16 | Area of Plot (Minimum area of 60 sqm to be constructed) | 345.72 |
| 17 | (a) As per ownership document (F.1/2, C.T. No. 100) | 345.72 |
| 18 | (b) As per measurement sheet | 345.72 |
| 19 | Area of Plot | 345.72 |
| 20 | Proposed (P.P.) Pl. Road adjoining Area Covered Road Area | 25.00 |
| 21 | Whitening / Surface / Highway Whitening | - |
| 22 | Any G.P. Reservoir/Retention Area | - |
| 23 | Total (a) to (22) | - |
| 24 | Minimum Area of Plot (1-2) | - |
| 25 | Area of Plot (1-2) | - |
| 26 | Adjustment of 2 (b), 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 | 319.92 |
| 27 | Proposed (P.P.) Pl. Road adjoining Area Covered Road Area | 25.00 |
| 28 | Whitening / Surface / Highway Whitening | - |
| 29 | Any G.P. Reservoir/Retention Area | - |
| 30 | Total (a) to (29) | 319.92 |

CERTIFICATE OF AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 16.02.2024 AND DIMENSIONS OF THE PLOT, 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 P.P. SCHEME RECORDS LAND RECORD DEPARTMENT/CITY SURVEY RECORDS.

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

OWNER'S DECLARATION
I HAVE UNDERSIGNED HEREIN CONFIRM THAT THE WORK DONE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION HAVE BEEN DONE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND STANDARDS AND I WILL BE RESPONSIBLE FOR THE QUALITY AND SAFETY OF THE WORK DONE.

MR. TATYABHAI UTTAMRAO AHIRE
MR. PIYUSH RASIKBHAI BORSANIYA

ER. V.G. KATHALE
ENGINEER'S SIGN

ER. JAYESH MANNARA
STRUCTURAL ENGINEER

Architectural Consultant & Designer
MUNICIPAL CORPORATION
NASHIK

Scale: 1:100
Date: 16/02/2024
Page: 1 of 1