

Name : Sachin Ahire.

Address : Malegaon -

Subject : Home loan.

Contact : 7977096577

E-mail :



नाशिक महानगरपालिका, नाशिक

इमारत वापराचा दाखला

ARC NO- 973-71

No.

30252

(पूर्ण/भाषाशः)

जाचक क्र./ननिवि/30252/2022

दिनांक : 09/08/2022

श्री./श्रीमती चंद्रकांत रामदास पिंगळे
प्रकल्पाचे ठिकाण व पत्ता : कर्मयोगी नगर, उटवाडी, नाशिक

संदर्भ : आपला दिनांक 93/106/2022 चा अर्ज क्रमांक वी२/असेसी/34/2022

महाशय,

दाखला देण्यात येतो की, नॅशिक शिवारातील/सि.स.नं., स.नं. 0029ब/4/0

प्लॉट नं. 22/23 अं.भू. क्र. — मधील इमारतीच्या बेसमेंट+लॉक शॉप+एक ते सात मजले

मजल्याचे इकडील बांधकाम परवानगी क्र. B2/40/4E/2029 दिनांक 26/05/2029 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंज./सुपरवायझर, श्री. शुवी अमृतकर रजिस्ट्रेशन क्र. SELR26/48864

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी+निवासेतर कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र 2000.02 चौ.मी. या पैकी निवासी 2546.48 निवासेतर 936.48 चौ.मी.

२) एकूण चटई क्षेत्र 2329.49 चौ.मी. या पैकी निवासी 2298.48 निवासेतर 908.48 चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी+निवासेतर कारणाकारिताच करता येईल.

२) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. 80E0E223

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) तपासणी रकम 98000/- पा.क्र/ले.क्र. 20044, दि. 28/11/2022 अन्वये भरणी केला

असे

महाराज
कार्यकारी अधिकारी
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

Proforma – I: Area Statement

COMPLETION PLAN OF RESIDENTIAL CUM COMMERCIAL
BUILDING ON PLOT NO.22+ 23, S.NO.772/1B/8/7
AT VILLAGE NASHIK SHIWAR, TAL. & DIST. NASHIK

Drawing
Sheet
No.:

FOR:-MR. CHANDRAKANT RAMDAS PINGALE

1/1

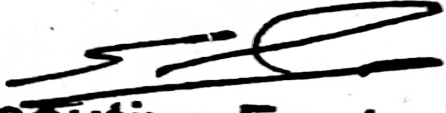
Stamps of Approval of Plans:

APPROVED

As per the accoupaning
occupancy Certificate

No. Nashik/132/OC/30252/2022

Date : 01/10/2022


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

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 _____ 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

(Name of Architect/ Licensed Engineer/ Supervisor.)

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

Owner (s) name and signature

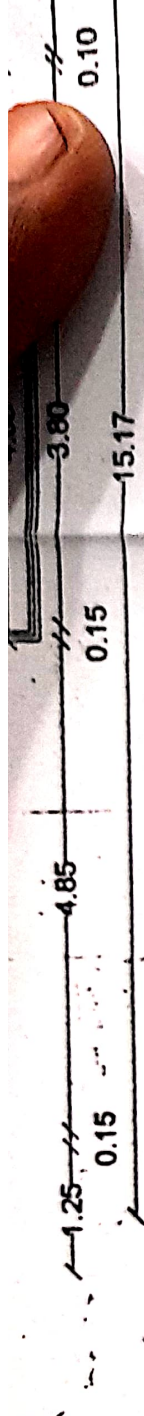
Signature
Structural Engineer

Signature of
Ravi Amrutkar Associates

DRAWN BY	AISHWARYA	DWG.NO	024	FILE PATH:- 2021 - RAA 024
CHKD. BY	AR. RA	SHT.NO	1	
DATE	27-06-2022	SCALE	1:100	

RAVI AMRUTKAR ASSOCIATES

AR. SAURABH RAVI AMRUTKAR
COA No. CA/2016/75269
amrutkar.saurabh@gmail.com
yeolekar mala, college road,
nashik 422-005



A. AREA STATEMENT	
1. Area of plot (Maximum area of a, b, c to be considered)	787.00 SQ.M
(a) As per ownership document (7/12, CTS extract)	787.00 SQ.M
(b) as per measurement sheet	
(c) as per site	
2. Deductions for	
(a) Proposed C.P./D.P. Road widening Area/Service Road / Highway widening	00.00 SQ.M
(b) Any D.P. Reservation area (Total a+b)	
3. Balance area of plot (1-2)	787.00 SQ.M
4. Amenity Space if applicable	
(a) Required -	
(b) Adjustment of 2 b) if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	787.00 SQ.M
6. Recreational Open space (if applicable)	
a) (a) Required -	
b) (b) Proposed -	
7. Internal Road area	
8. Plotable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	865.70 SQ.M
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium (0.50)	393.50 SQ.M
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2], if any	0.00 SQ.M
(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	
(d) Total in-situ / TDR loading proposed (11 (a) + (b) + (c))	511.55 SQ.M
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	1770.75 SQ.M
(b) Ancillary Area FSI: upto 60% or 80% with payment of charges.	1026.27 SQ.M
(c) Total entitlement (a+b)	2797.02 SQ.M
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 'P-line')	2797.02 SQ.M
(c) Total (a+b)	2797.02 SQ.M
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

PROPOSED AREA		FSI (60%)
BASIC FSI(1.1)	865.70	519.42
PREMIUM (0.50)	393.50	196.22
TDR(0.65)	511.55	306.93
TOTAL AREA	1770.75	1026.27
TOTAL PERMISSIBLE AREA	2797.02	

D.R.C. NO.- 897/E

DATE - 04 / 12 / 2019

AGREEMENT NO. - NSN7-5935 - 2019

DATE - 27 / 12 / 2019

DR AS PER NEW POLICY OF TDR =

= 16940 (R.R. OF PLOT) X 235.84 (UTILISED TDR) /

11600 (R.R. OF TDR GENERATOR CERTIFICATE)

= 16940 X 235.84 / 11600 = 344.40 SQ.M.

D.R.C. NO.- 897/A

DATE - 04 / 12 / 2019

AGREEMENT NO. - NSN7-5936 - 2019

DATE - 27 / 12 / 2019

PURCHES TDR AS PER NEW POLICY OF TDR =

= 11600 (R.R. OF PLOT) X 276.16 (UTILISED TDR) /

11600 (R.R. OF TDR GENERATOR CERTIFICATE)

= 16940 X 276.16 / 11600 = 403.28 SQ.M.

TOTAL TDR PURCHES = 235.84 + 276.16 = 512.00 SQ.M

PERMISSIBLE ANCILLARY CHART		
GROSS PLOT AREA	787.00	SQ.M
ROAD WIDTH	12.00	M
ROAD WIDENING	0.00	SQ.M
NET PLOT AREA	787.00	SQ.M
TPOLOGY	RESIDENTIAL	
BASIC F.S.I (1.1)	865.70	SQ.M
ANCILLARY F.S.I	519.42	SQ.M
D.P. ROAD (2.0*ROAD WIDENING)	0.00	SQ.M
PREMIUM FSI/PAID F.S.I (0.50)	393.50	SQ.M
ANCILLARY F.S.I	236.10	SQ.M
TDR	511.55	SQ.M
ANCILLARY F.S.I	306.93	SQ.M
	0.00	
TOTAL POTENTIAL	2833.20	SQ.M
PROPOSED BUILTUP AREA (PLINE)	2797.02	SQ.M
TOTAL PERMISSIBLE ANCILLARY FSI	1062.45	SQ.M

PROPOSED AREA		ANCILLARY FSI (60%)
BASIC FSI(1.1)	865.70	519.42
PPEMIUM (0.50)	393.50	196.75
TDR(0.65)	511.55	306.93
TOTAL AREA	1770.75	1026.27
TOTAL PERMISSIBLE AREA	2797.02	

R.C. NO.- 897/E

DATE - 04 / 12 / 2019

GREEMENT NO. - NSN7-5935 -2019

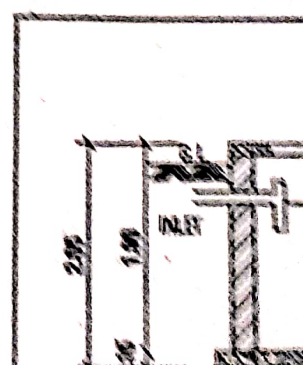
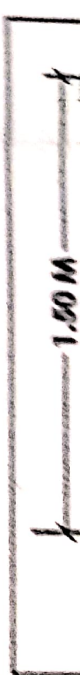
DATE - 27 /12/ 2019

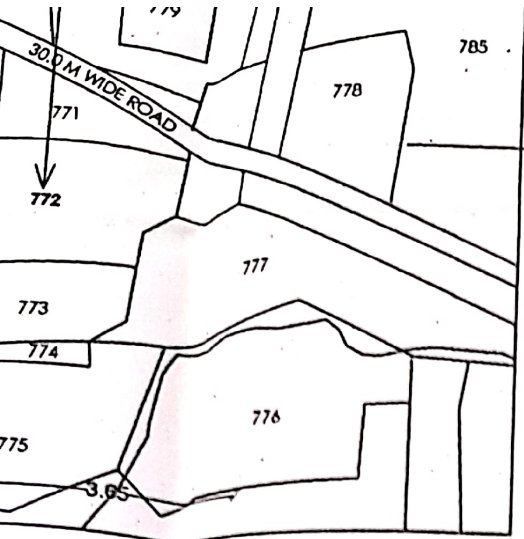
TOTAL

4.22
9.19
0.25
5.54
1.99
9.17
60
57
60
57
60
57
0
7
0
7
0

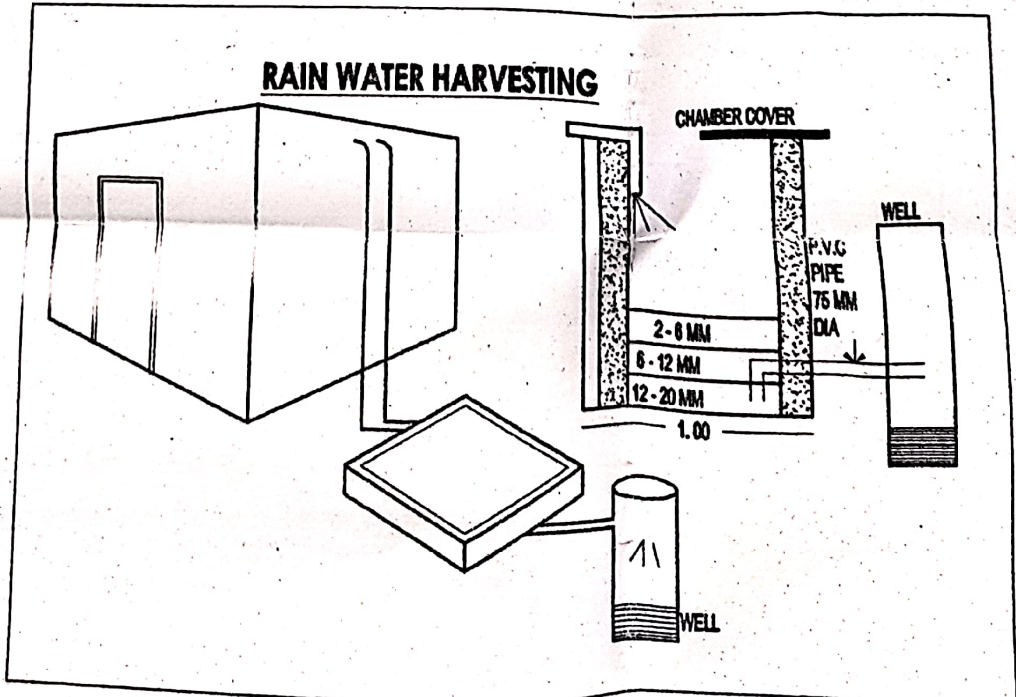
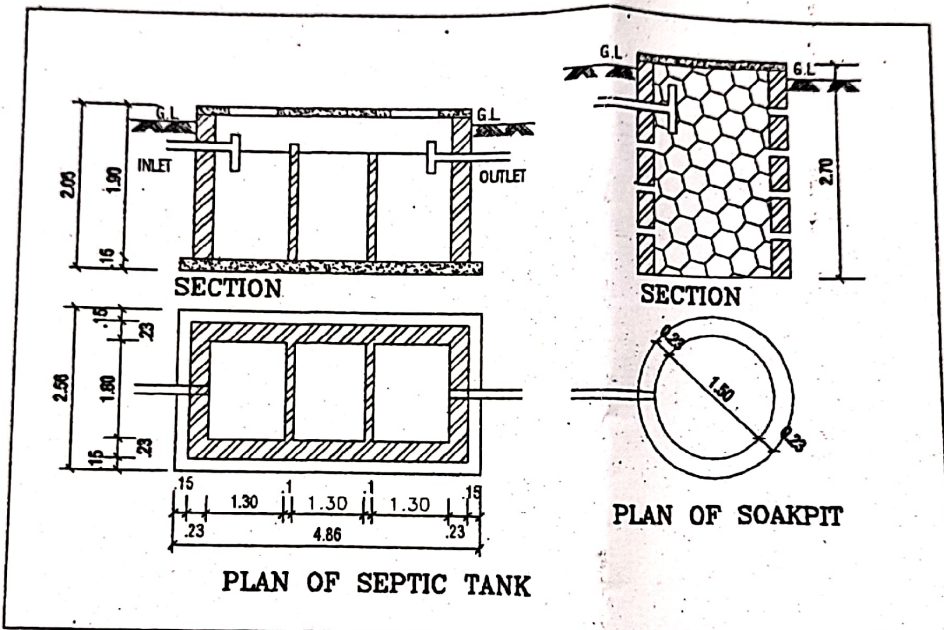
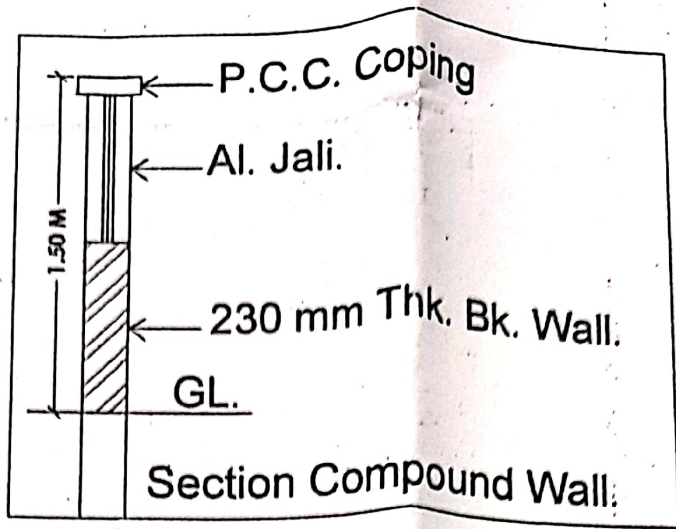


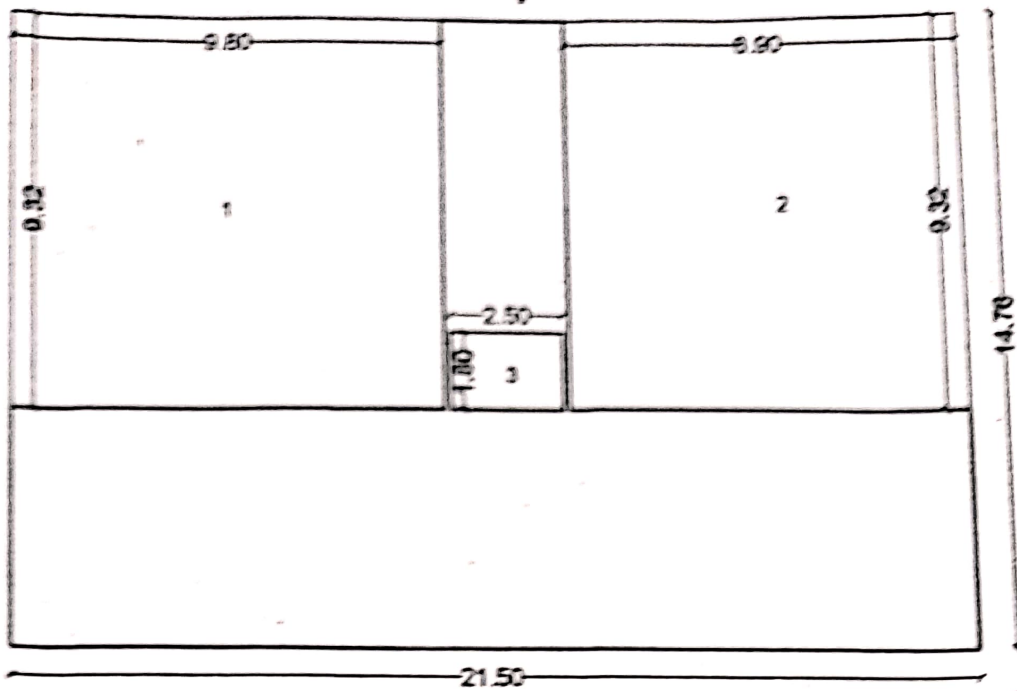
LOCATION PLAN
SCALE- 1:200





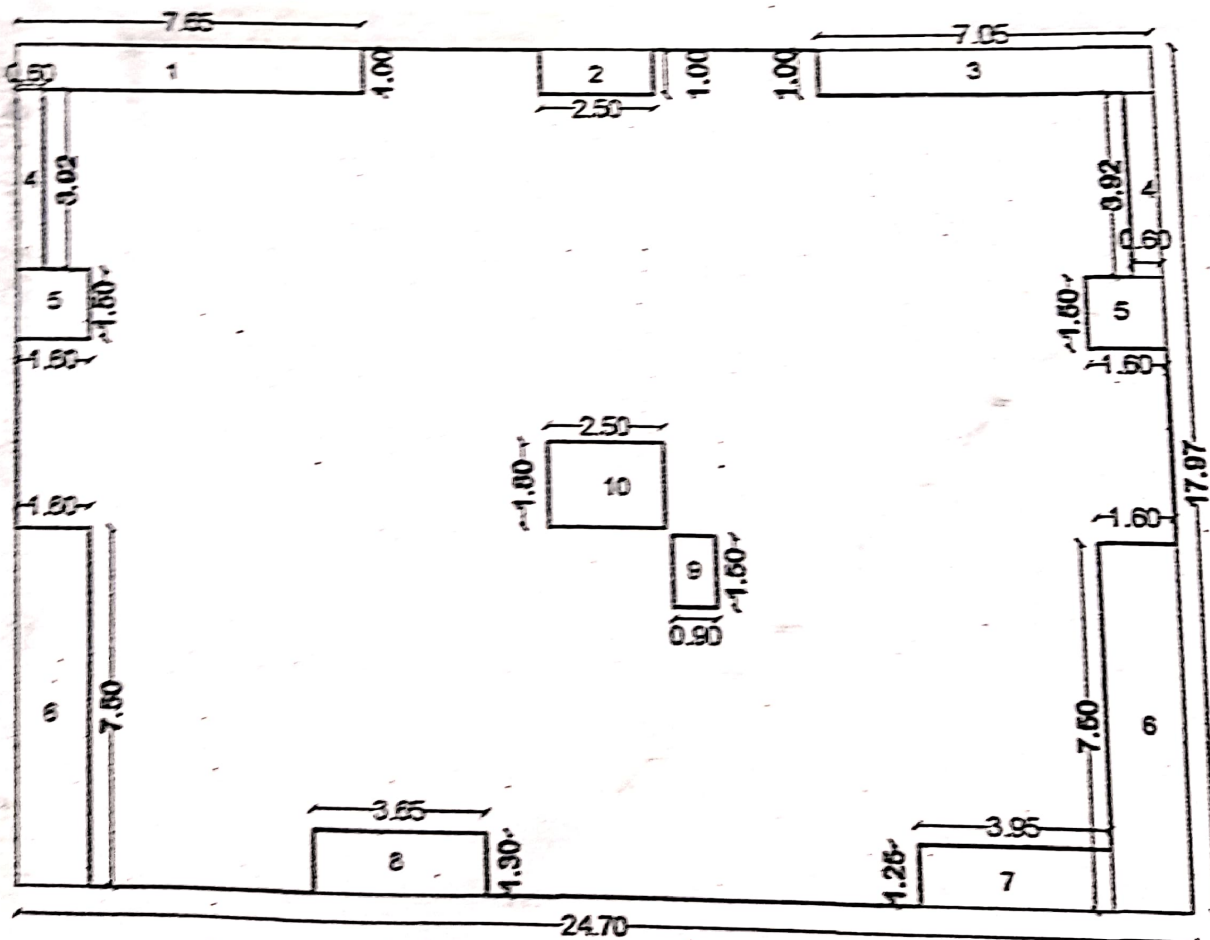
SECTION PLAN





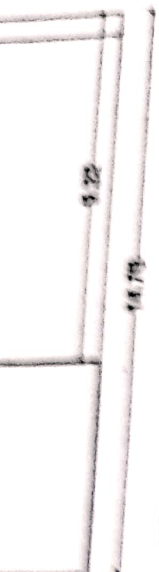
B/UP AREA STATEMENT	
BLOCK	LENGTH
AREA OF EXTERNAL BLOCK	21.50
DEDUCTIONS	
01	9.80
02	8.90
03	2.50
TOTAL DEDUCTION	
TOTAL AREA OF GROUND FLOOR	

GROUND FLOOR B/UP DIAGRAM



B/UP
BLOCK
AREA OF EXTERNAL BLOCK
DEDUCTIONS
TOTAL
TOTAL

1ST TO 7TH FLOOR B/UP DIAGRAM



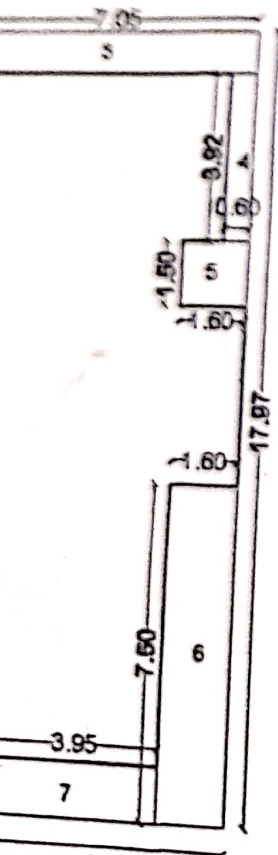
B/UP AREA STATEMENT FOR GROUND FLOOR

BLOCK	DIMENSION			Area (SQ.M.)	No. of Block	Total
	LENGTH	WIDTH	HALF			
AREA OF EXTERNAL BLOCK	21.50	18.78	0.00	317.34	1	317.34
DEDUCTIONS						
01	9.80	9.32	0.00	91.34	1	91.34
02	8.90	9.32	0.00	82.95	1	82.95
03	2.30	1.80	0.00	4.50	1	4.50
TOTAL DEDUCTION						178.75
TOTAL AREA OF GROUND FLOOR						138.56

TABLE NO.88 - PA

Sr. No.	OCCUPANCY	Floor
1	COMMERCIAL	
	RESIDENTIAL	
	VISITOR	

DIAGRAM



B/UP AREA STATEMENT FOR 1ST TO 7TH FLOOR

BLOCK	DIMENSION			Area (SQ.M.)	No. of Block	Total
	LENGTH	WIDTH	HALF			
AREA OF EXTERNAL BLOCK	24.70	17.97	0.00	443.86	1	443.86
DEDUCTIONS						
01	7.65	1.00	0.00	7.65	1	7.65
02	2.50	1.00	0.00	2.50	1	2.50
03	7.05	1.00	0.00	7.05	1	7.05
04	0.60	3.92	0.00	2.35	2	4.70
05	1.60	1.50	0.00	2.40	2	4.80
06	1.60	7.50	0.00	12.00	2	24.00
07	3.95	1.25	0.00	4.94	1	4.94
08	3.65	1.30	0.00	4.75	1	4.75
09	0.90	1.50	0.00	1.35	1	1.35
10	2.50	1.80	0.00	4.50	1	4.50
TOTAL DEDUCTION						66.24
TOTAL AREA OF 1ST TO 7TH FLOOR						377.62

BA

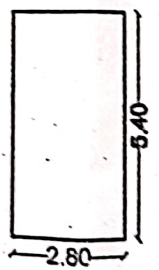
DIAGRAM

Total
317.34
91.34
32.95
4.50
8.78
8.56

TABLE NO.8B - PARKING REQUIREMENT						
SR.N O	OCCUPANCY	ONE PARKING SPACE FOR EVERY	OUTSIDE CORE AREA		REQUIRED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
1	COMMERCIAL	For every 100sq.m. carpet area or fraction thereof. (109.19sq.m)	2	6	2	6
	RESIDENTIAL	For every tenement having carpet area 150 sq.m and above. (no of flat-7)	14	21	14	21
		For every tenement having carpet area equal to or above 80sq.m but less than 150 sq.m (no of flat-7)	7	21	7	21
	VISITOR	In addition 5% visitor parking for residential			1	3
TOTAL REQUIRED PARKING					24	51
MULTIPLYING FACTOR 0.9					21.60	45.90
TOTAL PROPOSED PARKING					22	50

FORM C	
Prop	
BUILDING NO.	TYPE
1	COMMERCIAL
1	RESIDENTIAL

No. of Block	Total
1	443.86
1	7.65
1	2.50
1	7.05
2	4.70
2	4.80
2	24.00
1	4.94
1	4.75
1	1.35
1	4.50
	66.24
	377.62



BASEMENT STAIRCASE B/UP DIAGRAM

B/UP AREA STATEMENT FOR BASEMENT FLOOR						
BLOCK	DIMENSION			Area (SQ.M.)	No. of Block	Total
	LENGTH	WIDTH	HALF			
AREA OF EXTERNAL BLOCK	2.80	5.40	0.00	15.12	1	15.12
TOTAL AREA OF BASEMENT FLOOR						15.12



FORM OF STATEMENT 2

Sr. No.9(a))

Proposed Building

BUILDING NO.	TYPE	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR
		BASEMENT	15.12
1	COMMERCIAL	GROUND FLOOR	138.56
1	RESIDENTIAL	FIRST FLOOR	377.62
		2ND FLOOR	377.62
		3RD FLOOR	377.62
		4TH FLOOR	377.62
		5TH FLOOR	377.62
		6TH FLOOR	377.62
		7TH FLOOR	377.62
		TOTAL	2797.02

DOOR & WINDOW SCHEDULE

ITEM	SCHEDULE
D:	1.00 X 2.30
D1:	0.90 X 2.30
D2:	0.75 X 2.30
V:	0.60 X 0.75
FD:	4.60 X 2.40
FD1:	3.85 X 2.40
FD2:	2.60 X 2.40
FD3:	1.80 X 2.40
FD4:	3.65 X 2.40
FD5:	3.85 X 2.40
FD6:	4.85 X 2.40
FD7:	3.80 X 2.40
FD8:	3.67 X 2.40
W:	2.20 X 1.50

FORM OF STATEMENT - 1

Existing Building to be retained

Existing Building No. (1)	Floor No. (2)	Total Plinth Area (3)	Total Floor Area of Existing Bldg. (4)	Use / Occupancy of Floors. (5)
-NIL-	-NIL-	-NIL-	-NIL-	-NIL-

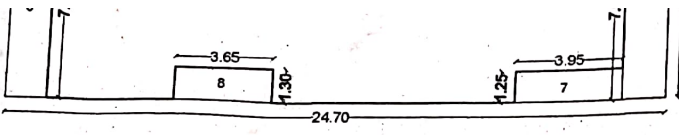
AGRAM

Total
15.12
15.12

CHINE
DM

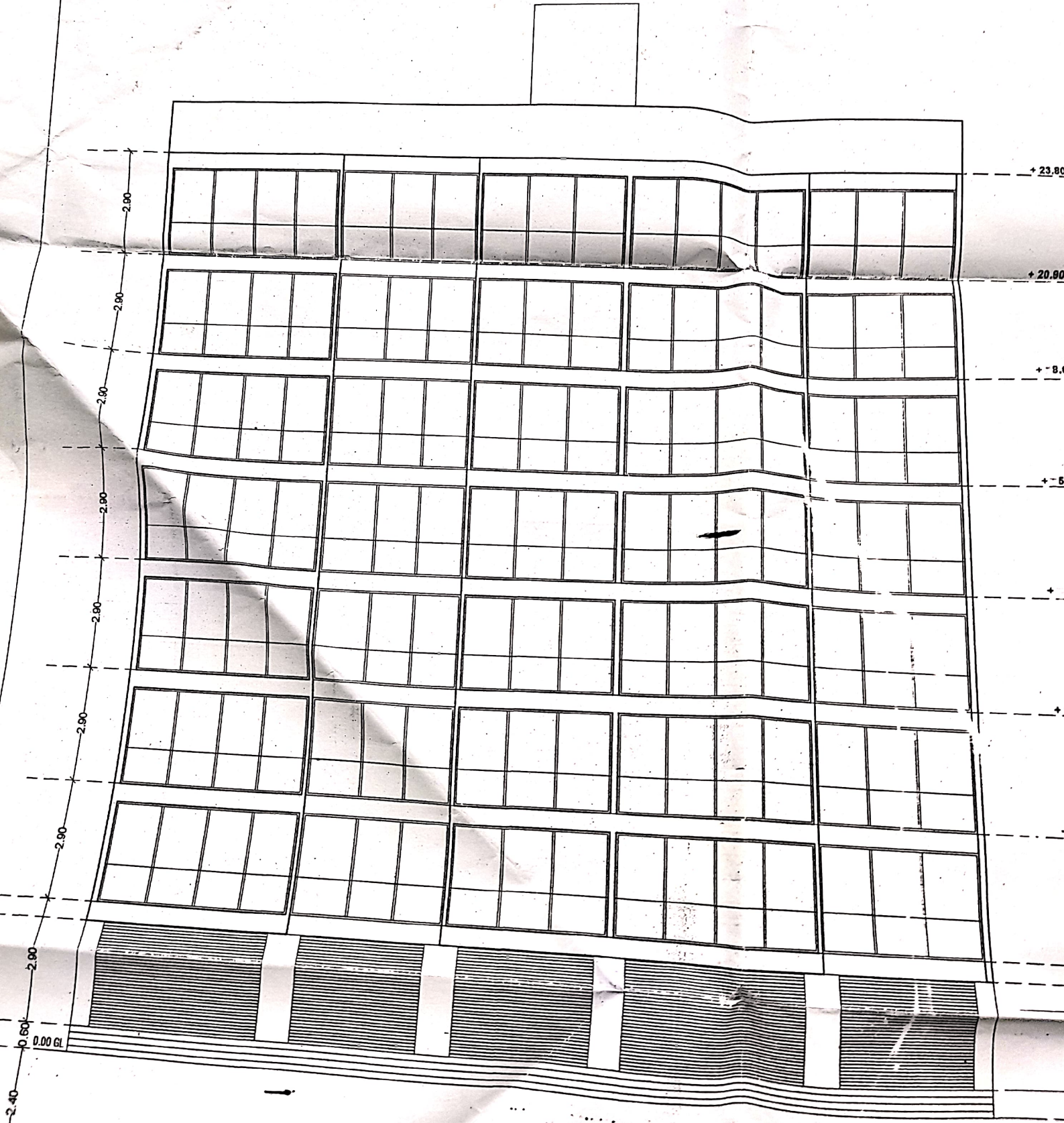
FORM OF STATEMENT 3 (Sr. No. 9(g))

BUILDING NO.	FLOOR NO.	FLAT NO. / SHOP NO.	CARPET AREA	AREA OF BALC. ATTACHED TO APARTMENT	ALT. TERRACE	TOTAL
COMMERCIAL						
1	GROUND FLOOR	SHOP 01	24.22	0.00	0.00	24.22
		SHOP 02	19.19	0.00	0.00	19.19
		SHOP 03	20.25	0.00	0.00	20.25
		SHOP 04	25.54	0.00	0.00	25.54
		SHOP 05	19.99	0.00	0.00	19.99
		TOTAL	109.19	0.00	0.00	109.19
RESIDENTIAL						
1	1ST FLOOR	FLAT NO. 01	157.98	30.62	0.00	188.60
		FLAT NO. 02	128.57	24.00	0.00	152.57
	2ND FLOOR	FLAT NO. 03	157.98	30.62	0.00	188.60
		FLAT NO. 04	128.57	24.00	0.00	152.57
	3RD FLOOR	FLAT NO. 05	157.98	30.62	0.00	188.60
		FLAT NO. 06	128.57	24.00	0.00	152.57
	4TH FLOOR	FLAT NO. 07	157.98	30.62	0.00	188.60
		FLAT NO. 08	128.57	24.00	0.00	152.57
	5TH FLOOR	FLAT NO. 09	157.98	30.62	0.00	188.60
		FLAT NO. 10	128.57	24.00	0.00	152.57
	6TH FLOOR	FLAT NO. 11	157.98	30.62	0.00	188.60
		FLAT NO. 12	128.57	24.00	0.00	152.57
	7TH FLOOR	FLAT NO. 13	157.98	30.62	0.00	188.60
		FLAT NO. 14	128.57	24.00	0.00	152.57
			2005.85	382.34	0.00	2388.19



09	3.65	1.30	0.00	4.75	1	4.75
10	0.90	1.50	0.00	1.35	1	1.35
TOTAL DEDUCTION	2.50	1.80	0.00	4.50	1	4.50
TOTAL AREA OF 1ST TO 7TH FLOOR						66.2
						377.4

1ST TO 7TH FLOOR B/UP DIAGRAM



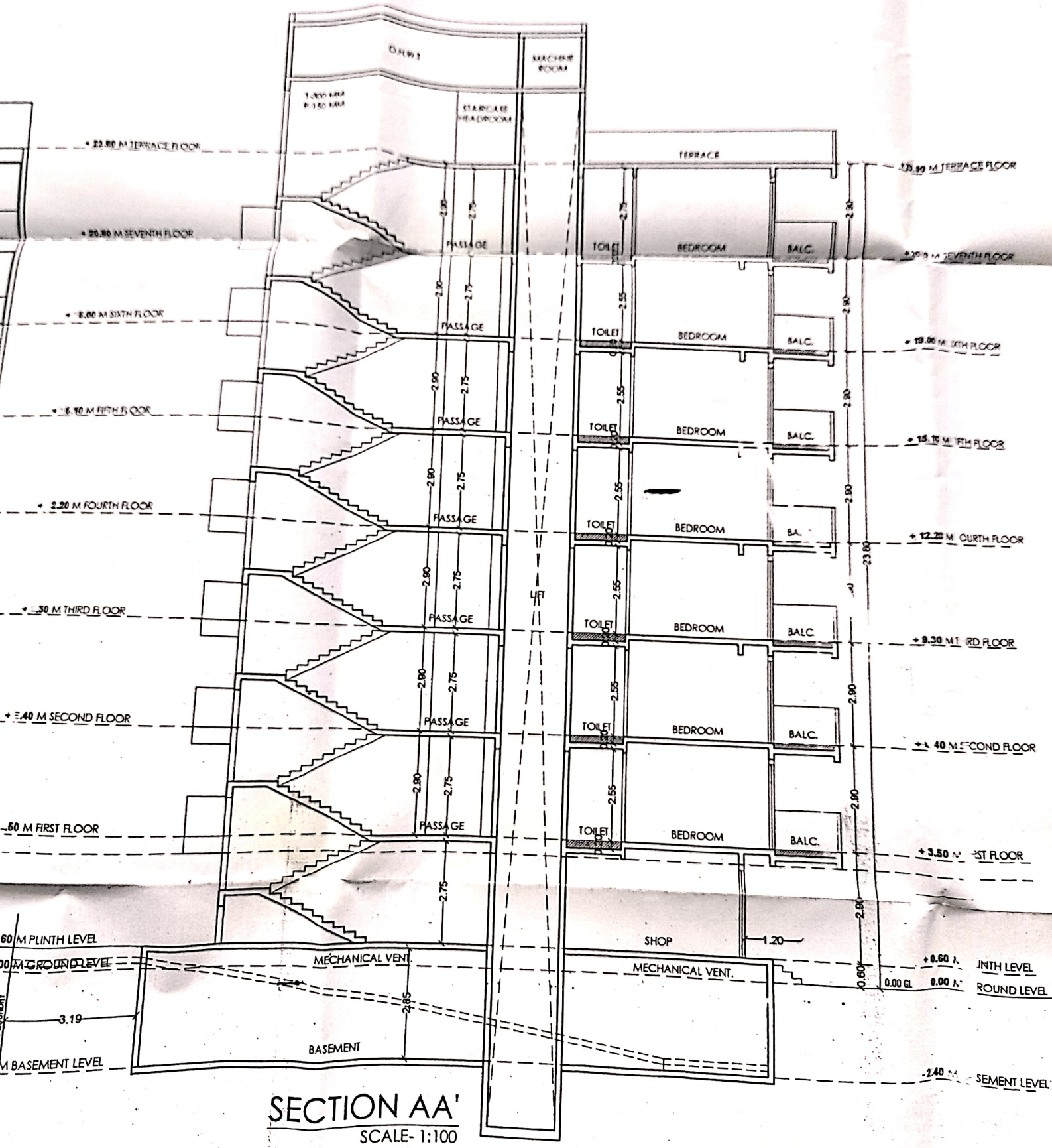
FRONT ELEVATION

7.65	1	7.65
2.50	1	2.50
7.05	1	7.05
2.35	2	4.70
2.40	2	4.80
12.00	2	24.00
4.94	1	4.94
4.75	1	4.75
1.35	1	1.35
4.50	1	4.50
		66.24
		377.62

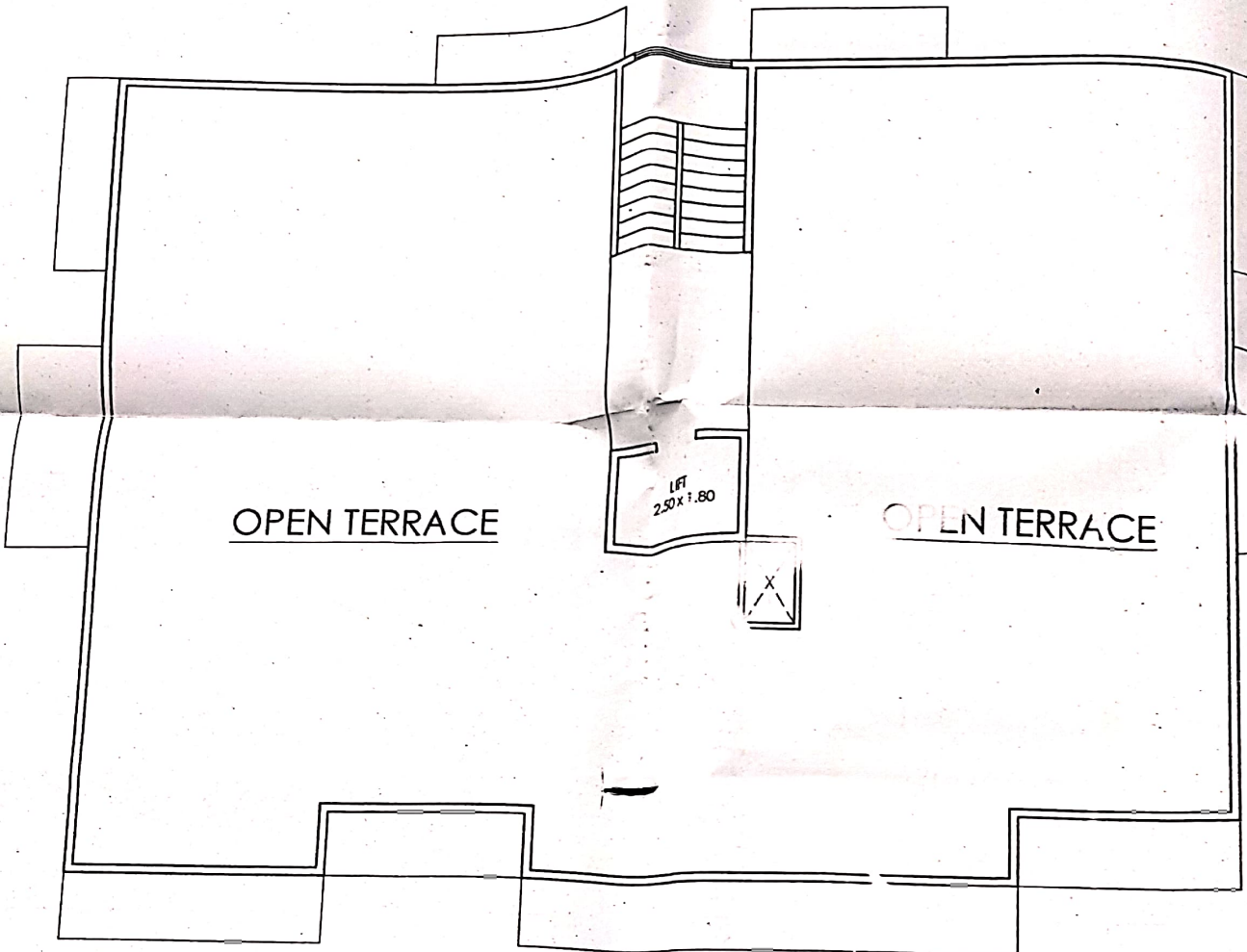
BASEMENT STAIRCASE B/UP DIAGRAM

BLOCK	DIMENSION		AREA (SQ.M)	NO. OF BLOCK	TOTAL	
	LENGTH	WIDTH				
AREA OF EXTERNAL BLOCK	2.80	5.40	0.00	15.12	1	15.12
TOTAL AREA OF BASEMENT FLOOR					15.12	

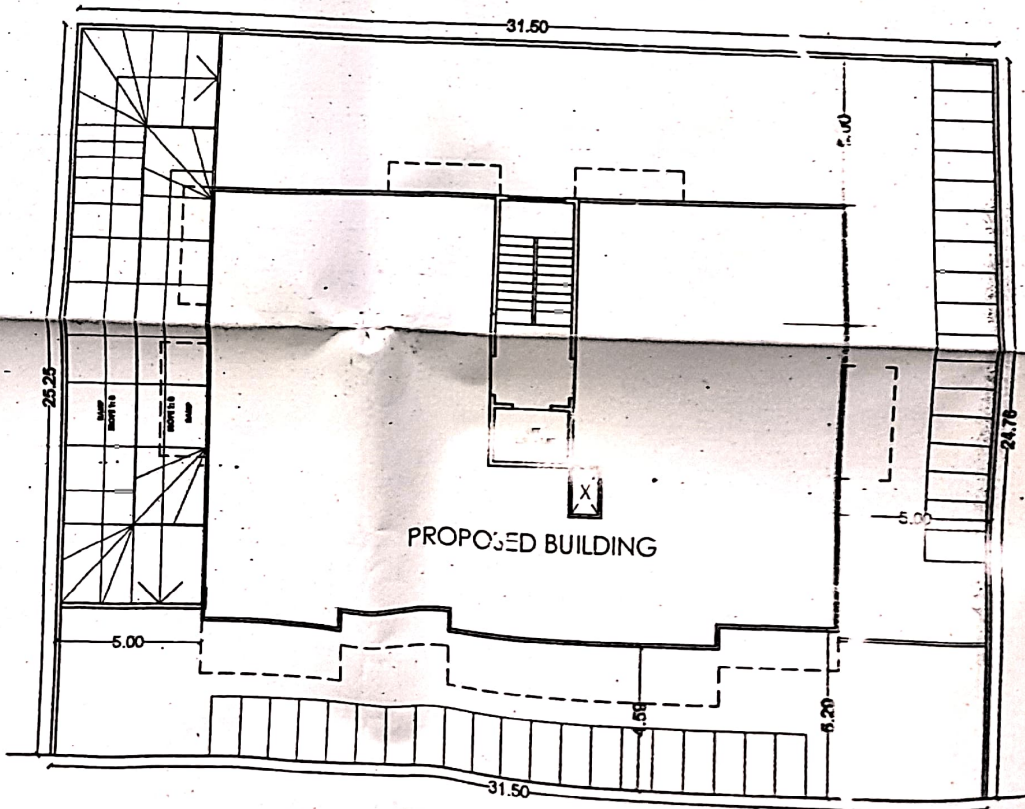
Existing Building No. (1)	Floor No. (2)	Total Plinth Area (3)	Total Floor Area of Existing Bldg. (4)	Use / Occupancy of Floors. (5)
-NIL-	-NIL-	-NIL-	-NIL-	-NIL-



SECTION AA'
SCALE- 1:100

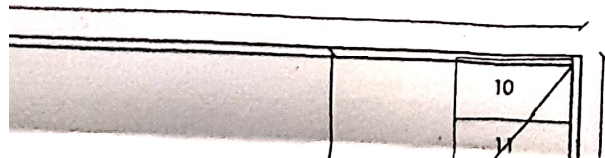


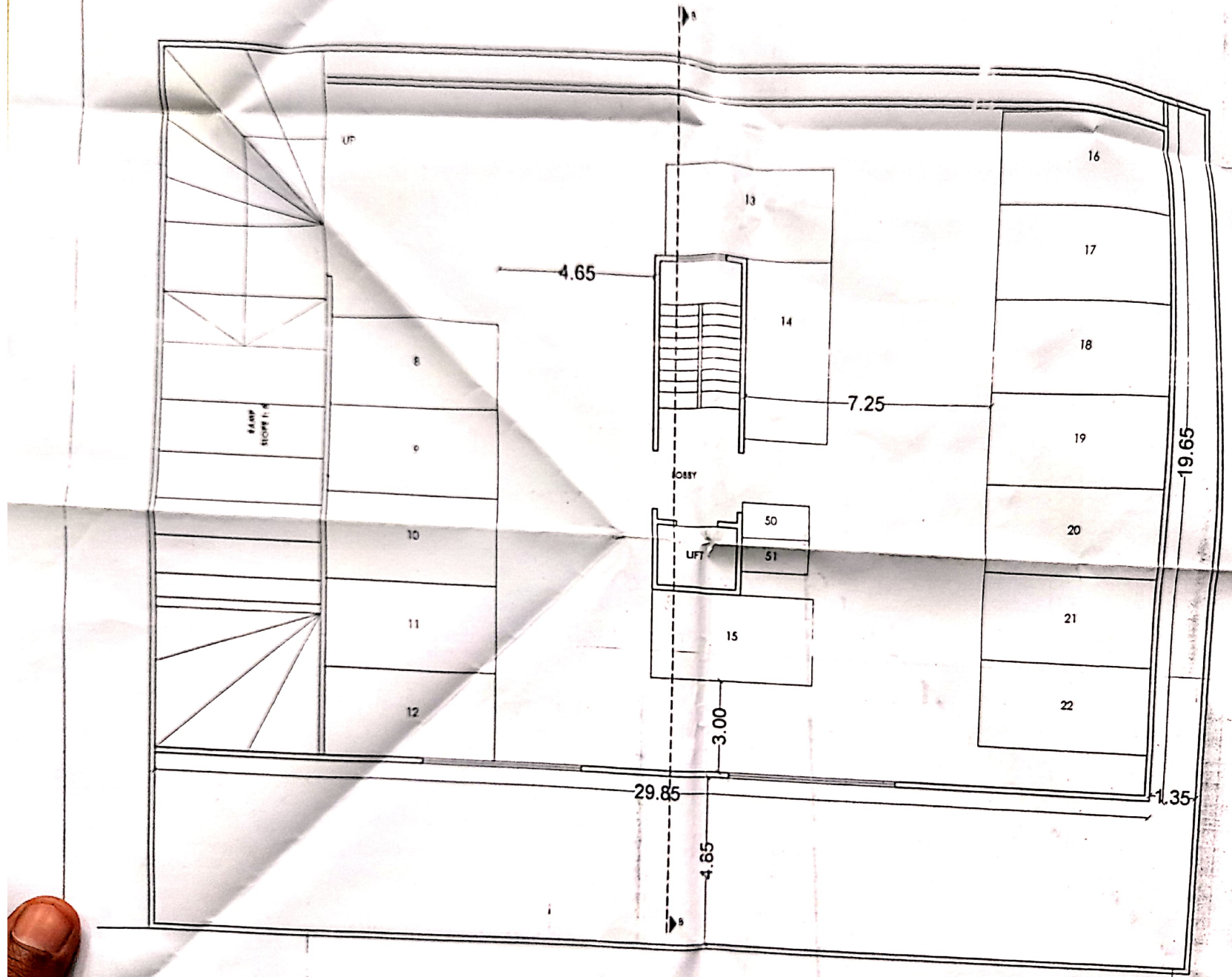
TERRACE FLOOR PLAN
SCALE- 1:100



12.00M. WIDE ROAD

SITE PLAN
SCALE- 1:200





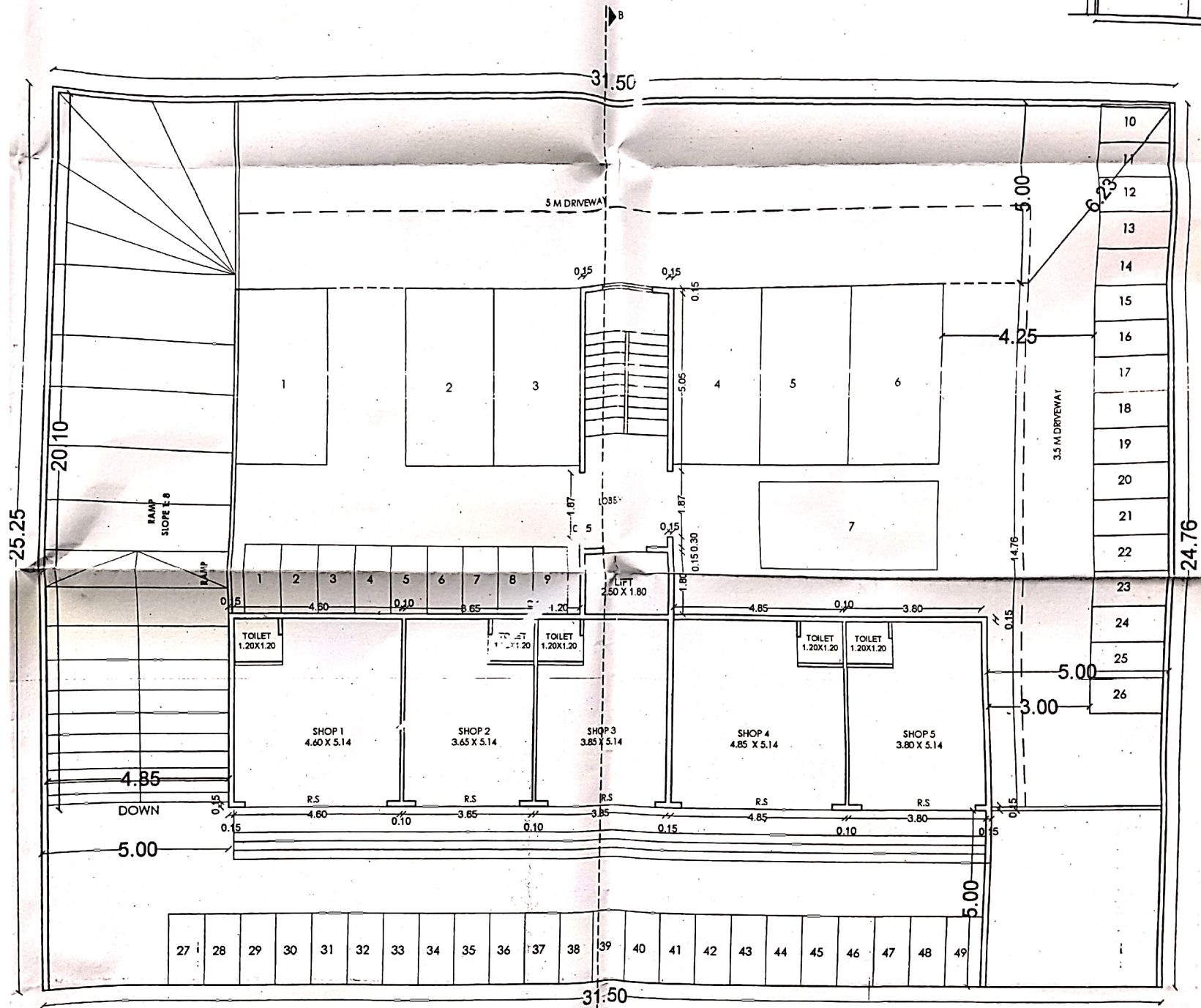
..... 12.00M. WIDE ROAD

BASEMENT PLAN

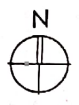
SCALE: 1:100

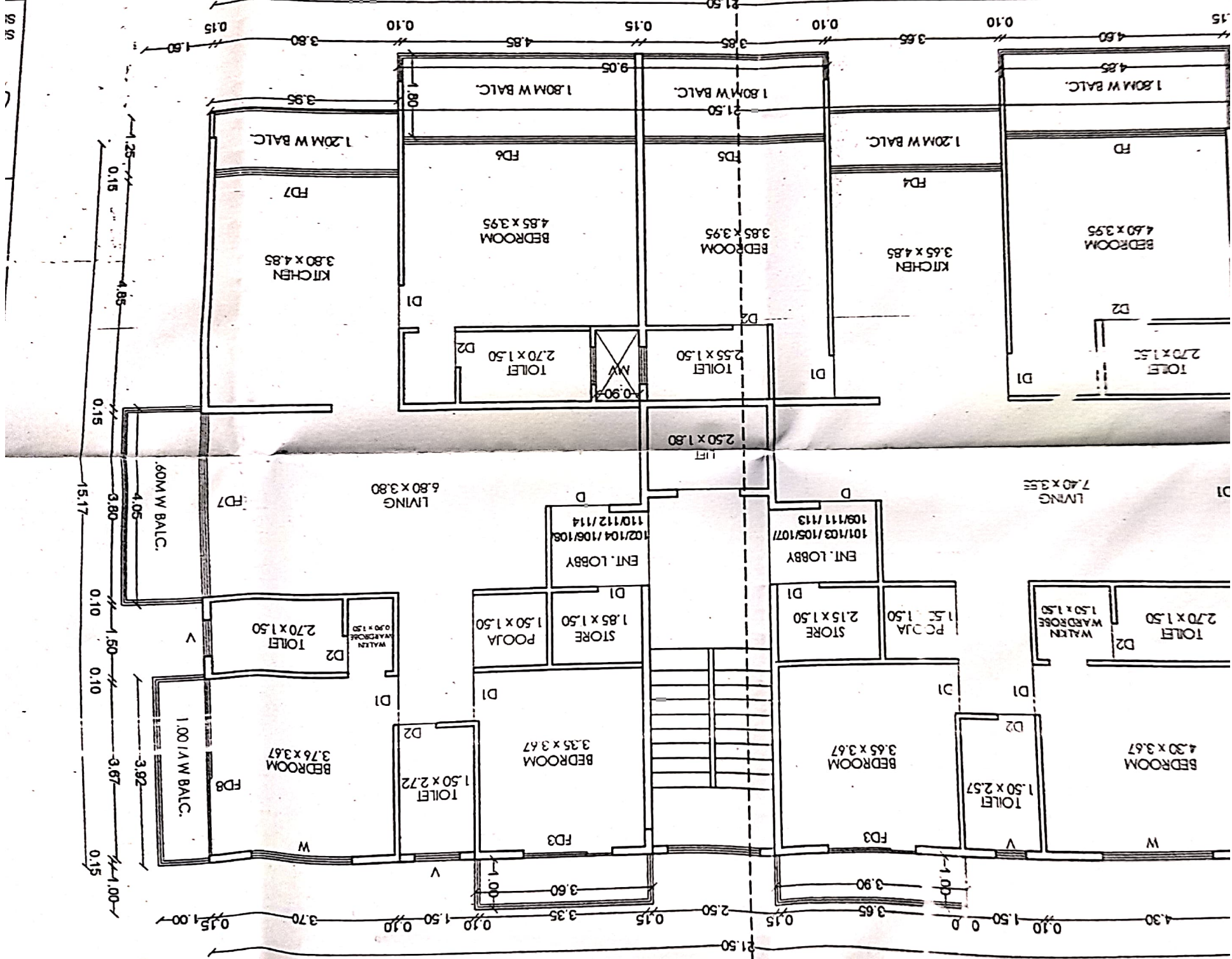


SECTION AA'
SCALE- 1:100



GROUND FLOOR PLAN
SCALE- 1:100





B/UP AREA STATEMENT FOR GROUND FLOOR

BLOCK	LENGTH	BREADTH	AREA (SQ.M)	NO. OF BLOCK	TOTAL
AREA OF EXISTING BLOCK	21.50	14.74	317.24	1	317.24
ADDITION	0.00	0.00	0.00	0	0.00
DEDUCTION	0.00	0.00	0.00	0	0.00
TOTAL AREA OF GROUND FLOOR			317.24		

TABLE NO. 88 - PARKING REQUIREMENT

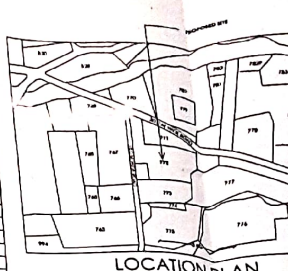
OCCUPANCY	ONE PARKING SPACE FOR EVERY	NUMBER OF CAR	FOOTLOCK	NO. OF CAR	NO. OF SPACE
COMMERCIAL	100	2	4	5	4
RESIDENTIAL	100	1	14	14	14
VEHICLE	100	1	7	7	7
TOTAL REQUIRED			25	25	25
TOTAL PROVIDED BY PLAN			32	32	32

FORM OF STATEMENT 2

FLIGHT	TYPE	FLOOR NO.	TOTAL AREA OF FLOOR
1	COMMERCIAL	GROUND FLOOR	317.24
1	RESIDENTIAL	1ST FLOOR	138.36
		2ND FLOOR	377.62
		3RD FLOOR	377.62
		4TH FLOOR	377.62
		5TH FLOOR	377.62
		6TH FLOOR	377.62
		7TH FLOOR	377.62
		TOTAL	2297.02

FORM OF STATEMENT 3 (Sr. No. 9(i))

FLOOR NO.	FLOOR NO.	FLAT NO. / SHOP NO.	CARPET AREA	AREA OF BALC. ATTACHED TO FLAT/SHOP	NET TERRACE	TOTAL
COMMERCIAL	GROUND FLOOR	SHOP 01	24.22	0.00	0.00	24.22
		SHOP 02	19.19	0.00	0.00	19.19
		SHOP 03	50.25	0.00	0.00	50.25
		SHOP 04	25.34	0.00	0.00	25.34
	TOTAL	119.99	0.00	0.00	119.99	
RESIDENTIAL	1ST FLOOR	FLAT NO. 01	157.90	30.62	0.00	188.52
		FLAT NO. 02	128.37	24.50	0.00	152.87
		FLAT NO. 03	157.96	30.62	0.00	188.58
	2ND FLOOR	FLAT NO. 04	128.37	24.50	0.00	152.87
		FLAT NO. 05	157.96	30.62	0.00	188.58
	3RD FLOOR	FLAT NO. 06	128.37	24.50	0.00	152.87
		FLAT NO. 07	157.96	30.62	0.00	188.58
	4TH FLOOR	FLAT NO. 08	128.37	24.50	0.00	152.87
		FLAT NO. 09	157.96	30.62	0.00	188.58
	5TH FLOOR	FLAT NO. 10	128.37	24.50	0.00	152.87
		FLAT NO. 11	157.96	30.62	0.00	188.58
	6TH FLOOR	FLAT NO. 12	128.37	24.50	0.00	152.87
		FLAT NO. 13	157.96	30.62	0.00	188.58
	7TH FLOOR	FLAT NO. 14	128.37	24.50	0.00	152.87
	FLAT NO. 15	157.96	30.62	0.00	188.58	
	TOTAL	2033.85	362.34	0.00	2396.19	



B/UP AREA STATEMENT FOR 1ST TO 7TH FLOOR

BLOCK	LENGTH	BREADTH	AREA (SQ.M)	NO. OF BLOCK	TOTAL
AREA OF EXISTING BLOCK	24.4	47.97	1169.48	1	1169.48
ADDITION	0.00	0.00	0.00	0	0.00
DEDUCTION	0.00	0.00	0.00	0	0.00
TOTAL AREA OF 1ST TO 7TH FLOOR			1169.48		

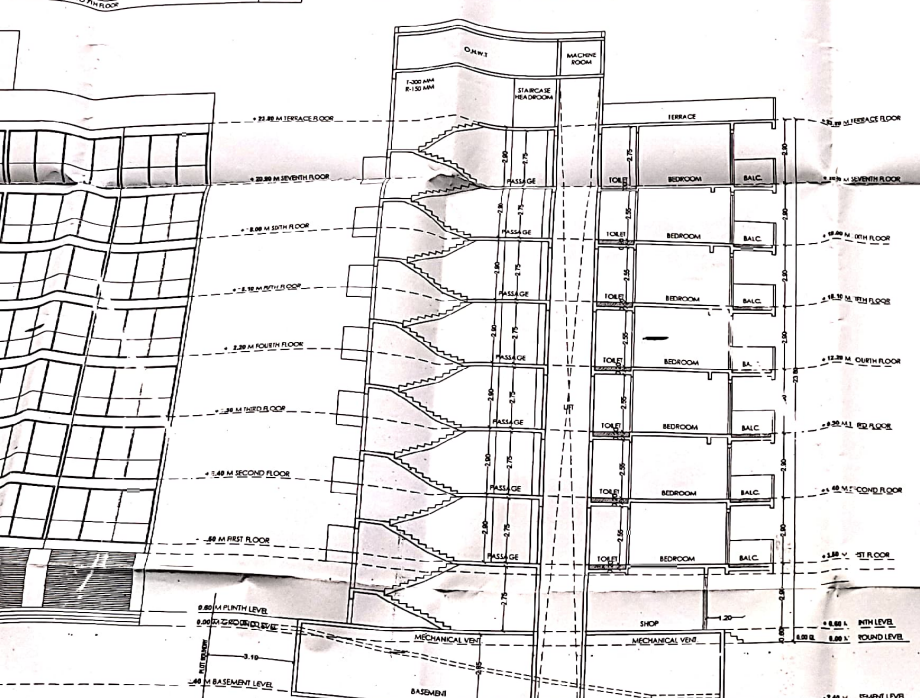
BASEMENT STAIRCASE B/UP DIAGRAM

FORM OF STATEMENT 1
Existing Building to be demolished

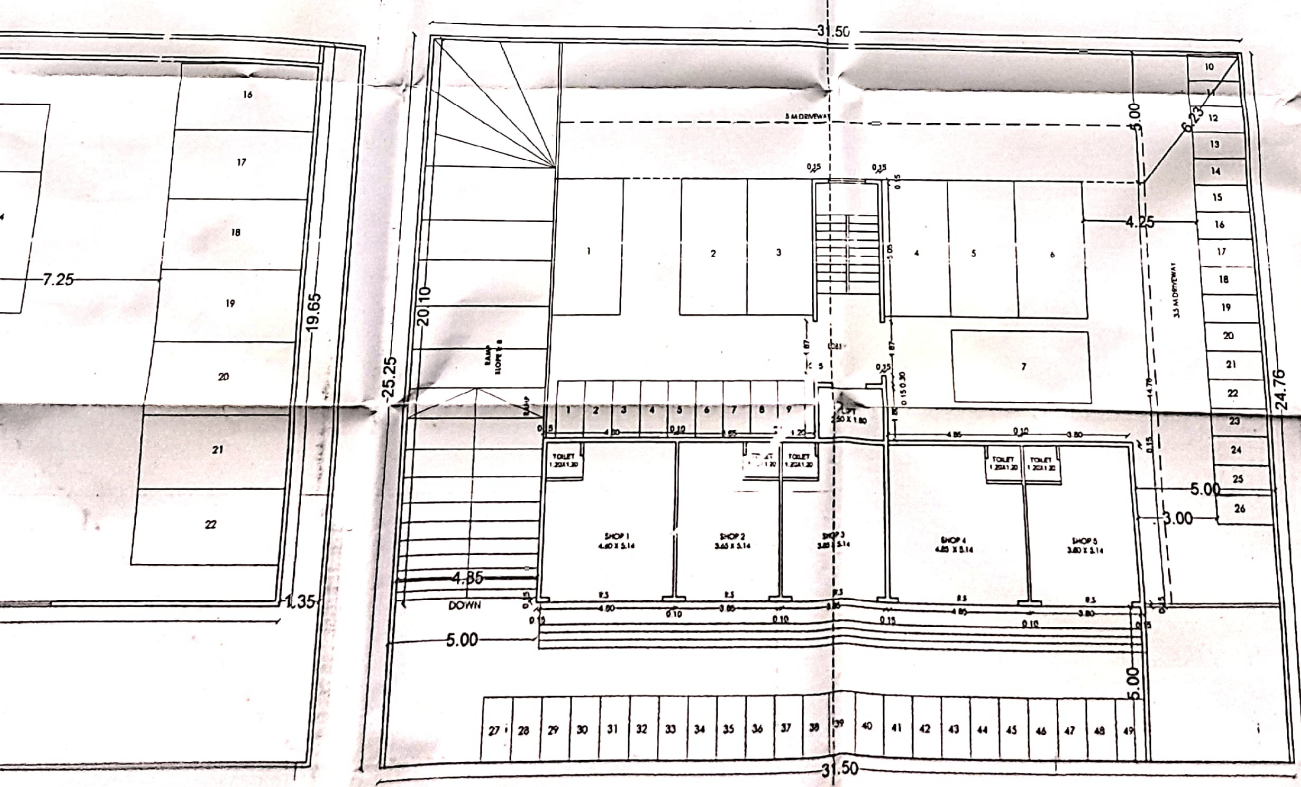
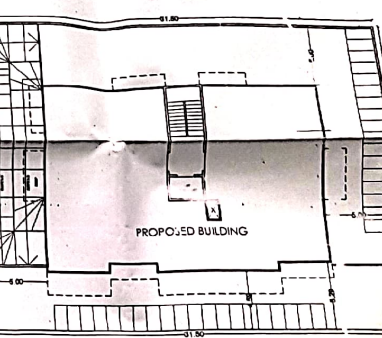
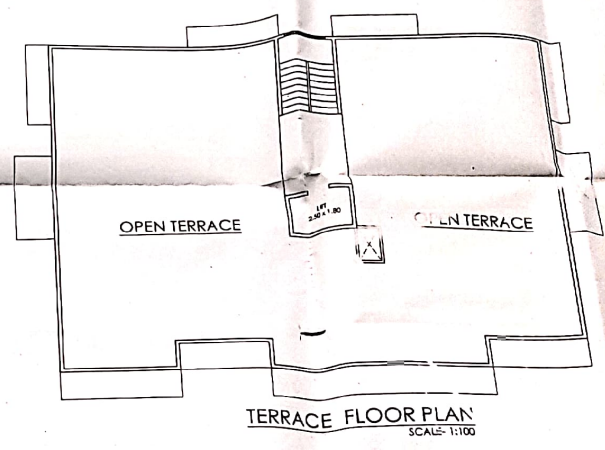
Building No. (1)	Floor No. (2)	Total Floor Area (3)	Total Floor Area of Existing Building (4)	Use / Occupancy of Floors (5)
-NIL-	-NIL-	-NIL-	-NIL-	-NIL-

B/UP AREA STATEMENT FOR BASEMENT FLOOR

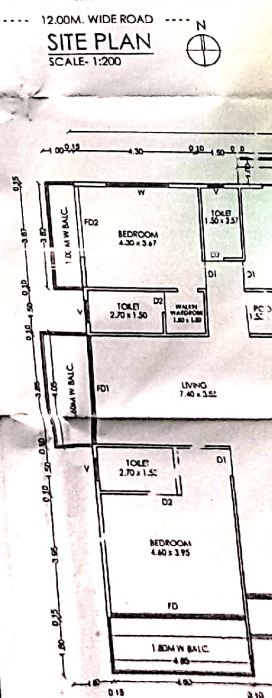
BLOCK	LENGTH	BREADTH	AREA (SQ.M)	NO. OF BLOCK	TOTAL
AREA OF EXISTING BLOCK	3.00	5.40	16.20	1	16.20
ADDITION	0.00	0.00	0.00	0	0.00
DEDUCTION	0.00	0.00	0.00	0	0.00
TOTAL AREA OF BASEMENT FLOOR			16.20		



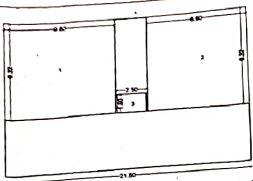
SECTION AA'
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100



SITE PLAN
SCALE: 1:200



GROUND FLOOR B/UP DIAGRAM

B/UP AREA STATEMENT FOR GROUND FLOOR

BLOCK	LENGTH	BREADTH	AREA (SQ.M)	NO. OF BENCH	TOTAL
AREA OF EXTERNAL BLOCK	21.00	14.74	309.54	1	309.54
DEDUCTIONS					
D1	9.80	0.20	1.96	1	1.96
D2	8.90	0.20	1.78	1	1.78
D3	2.50	1.80	4.50	1	4.50
TOTAL DEDUCTIONS			8.24	3	8.24
TOTAL AREA OF GROUND FLOOR			301.30	1	301.30

TABLE NO.BB - PARKING REQUIREMENT

TYPE OF OCCUPANCY	ONE PARKING SPACE FOR EVERY	OUTSIDE OF THE AREA	REQUIRED PARKING
		CAR	SCOOTER
COMMERCIAL	For every 1000 sq. feet of floor area (100 sq. ft. for 100 sq. ft. of floor area)	2	4
RESIDENTIAL	For every 1000 sq. feet of floor area (100 sq. ft. for 100 sq. ft. of floor area)	14	21
VISITOR	In addition 5% of the total floor area (100 sq. ft. for 100 sq. ft. of floor area)	7	21
TOTAL REQUIRED PARKING		23	46
TOTAL PROVIDED PARKING		22	30

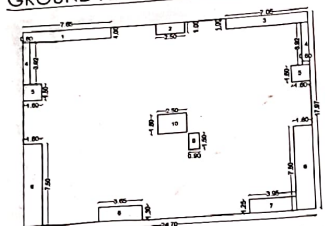
FORM OF STATEMENT 2
(SI. NO. 9/11)

Proposed Building

BUILDING NO.	FLOOR NO.	TYPE	FLOOR AREA (SQ. M)	TOTAL FLOOR AREA (SQ. M)
1	BASEMENT	COMMERCIAL	13.12	13.12
	GROUND FLOOR	COMMERCIAL	301.30	314.42
	FIRST FLOOR	RESIDENTIAL	377.62	692.04
	2ND FLOOR	RESIDENTIAL	377.62	1069.66
	3RD FLOOR	RESIDENTIAL	377.62	1447.28
	4TH FLOOR	RESIDENTIAL	377.62	1824.90
	5TH FLOOR	RESIDENTIAL	377.62	2202.52
TOTAL			2797.02	

FORM OF STATEMENT 3

FLOOR NO.	FLAT NO.	SCH. AREA	COMMENTS
GROUND FLOOR	SHOP 01	24.22	
	SHOP 02	19.19	
	SHOP 03	20.25	
	SHOP 04	25.54	
	SHOP 05	19.99	
	TOTAL	109.19	
1ST FLOOR	FLAT NO. 01	157.5	
	FLAT NO. 02	158.1	
	FLAT NO. 03	157.7	
	FLAT NO. 04	158.2	
	FLAT NO. 05	157.8	
	FLAT NO. 06	158.3	
	FLAT NO. 07	157.9	
	FLAT NO. 08	158.4	
	FLAT NO. 09	158.0	
	FLAT NO. 10	158.5	
	FLAT NO. 11	158.1	
	FLAT NO. 12	158.6	



BASEMENT STAIRCASE B/UP DIAGRAM

B/UP AREA STATEMENT FOR 1ST TO 7TH FLOOR

BLOCK	LENGTH	BREADTH	AREA (SQ.M)	NO. OF BENCH	TOTAL
AREA OF EXTERNAL BLOCK	17.97	0.00	443.86	1	443.86
DEDUCTIONS					
D1	7.00	0.00	7.00	1	7.00
D2	1.00	0.00	2.50	1	2.50
D3	1.00	0.00	7.00	1	7.00
D4	1.00	0.00	2.50	1	2.50
D5	1.00	0.00	2.50	1	2.50
D6	1.00	0.00	2.50	1	2.50
D7	1.00	0.00	2.50	1	2.50
D8	1.00	0.00	2.50	1	2.50
D9	1.00	0.00	2.50	1	2.50
D10	1.00	0.00	2.50	1	2.50
D11	1.00	0.00	2.50	1	2.50
D12	1.00	0.00	2.50	1	2.50
TOTAL DEDUCTIONS			44.24	12	44.24
TOTAL AREA OF 1ST TO 7TH FLOOR			399.62	1	399.62

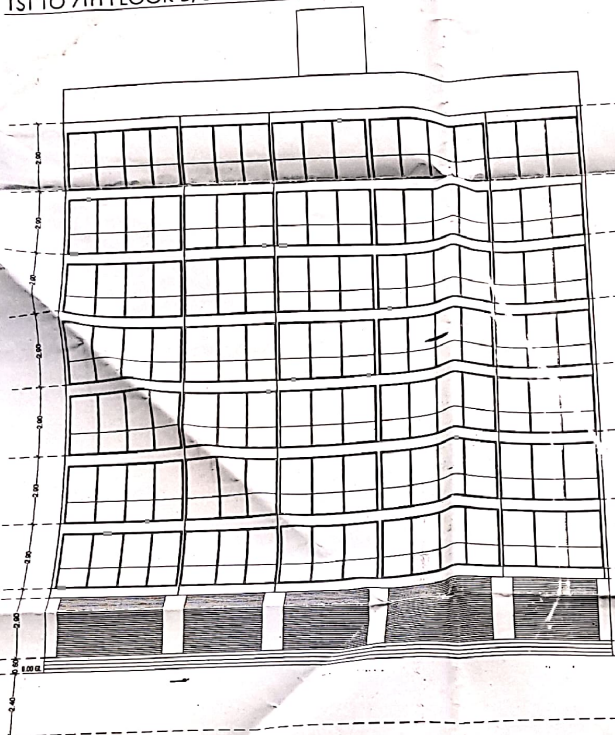
B/UP AREA STATEMENT FOR BASEMENT FLOOR

BLOCK	LENGTH	BREADTH	AREA (SQ.M)	NO. OF BENCH	TOTAL
AREA OF EXTERNAL BLOCK	2.80	5.00	14.00	1	14.00
TOTAL AREA OF BASEMENT FLOOR			14.00	1	14.00

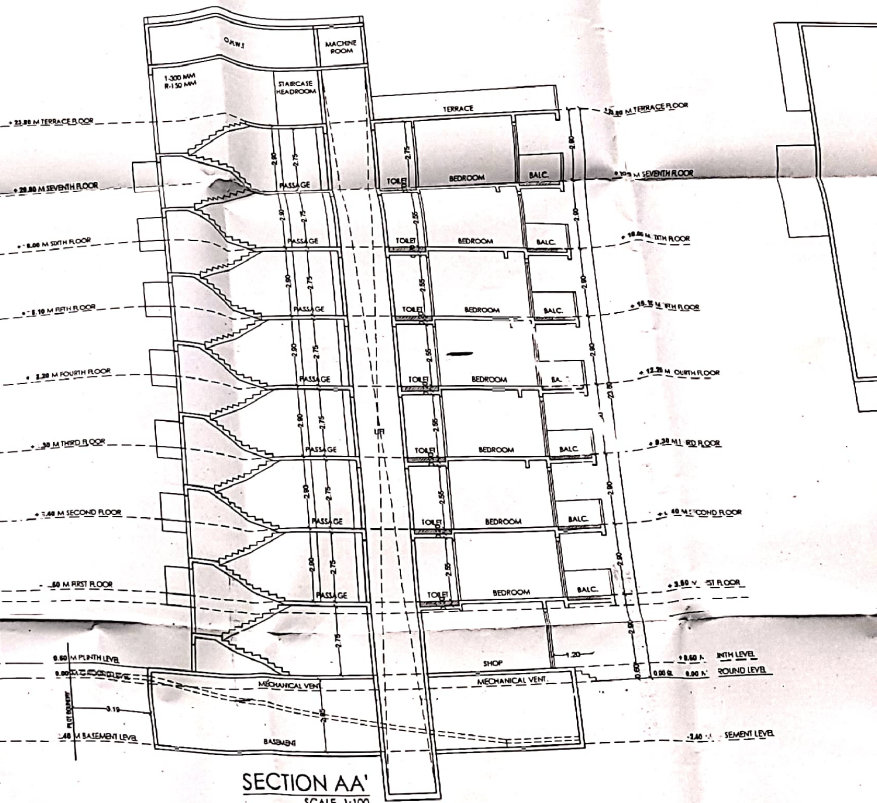
FORM OF STATEMENT 1
Existing Building to be retained

Existing Building No. (1)	Floor No. (2)	Total Floor Area (3)	Use / Occupancy of Floor (4)
-NIL-	-NIL-	-NIL-	-NIL-

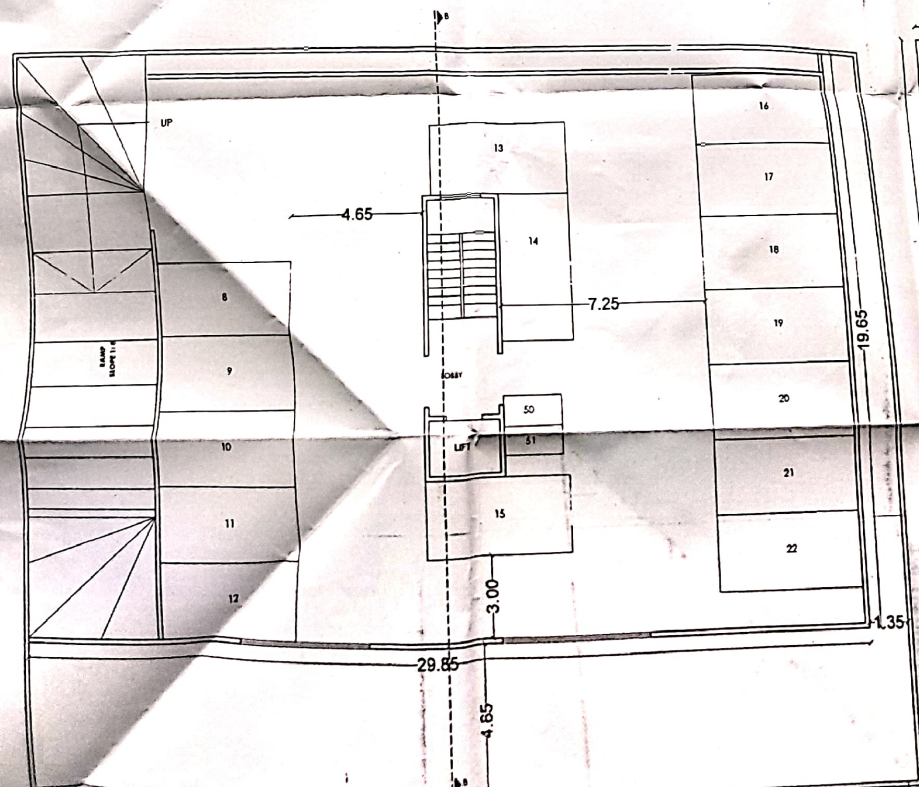
1ST TO 7TH FLOOR B/UP DIAGRAM



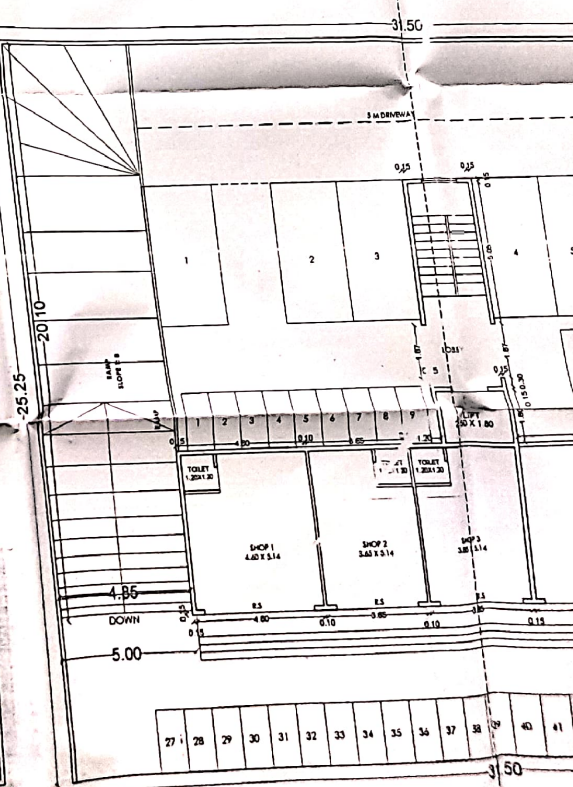
FRONT ELEVATION
SCALE: 1:100



SECTION AA'
SCALE: 1:100



BASEMENT PLAN
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100





NASHIK MUNICIPAL CORPORATION

NO:LND/BPI CD/46
DATE :- 28/05/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Mr.Chandrakant Ramdas Pingale
C/o.Er.& Stru.Engg Ravi Amrutkar Of Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No:- 22+23,
of.S.No.772/1B/8/7 of Nashik Shiwar.

- Ref -:**
- 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan/ Dated:- 27/01/2021 Inward No.B2/RBP/234
 - 2) Final Layout No.LND/WS/103 Date:- 27/12/2020
 - 3) Sub-Division/Amalgamation No LND/AML/Nashik/DCR/0233/2019
Date.27/12/2020
 - 4) Previously approved building permission vide C.C.No:LND/BP/CD/35
Dt: 22/09/2020

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+Commercial** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 50)

- 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 & varandas 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

- 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) whearever 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.a.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) Whearever 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.2.2.8. 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 v 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.

C.C.For. Plot No:- 22+23, of.S.No.772/1B/8/7 of Nashik Shiwar.

- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site,
- 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 N.A.order No.- 455/2000 Dt:- 28/04/2002 submitted with the application

Charges Recovery

- 35) Rs.535200+464200/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No.18/744 & 20/761 Date : 11/09/2020 & 06/04/2021
- 36) Rs.Nil/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. Date :
- 37) Drainage Connection Charges Rs.20000+1500/- is paid vide R.No./B.No.018/8721 & 099/9571 Date : 11/09/2020 & 06/04/2021
- 38) Welfare Cess charges Rs.389400+250100/- is paid Vide R.No./B.No.018/8721 & 099/9571 Date : 11/09/2020 & 06/04/2021
- 39) Rs.5500/- vide R.No./B.No.49/3025 Date .10/09/2020 against Tree plantation deposit.
- 40) Infrastructure Improvement Charges Rs.563200/- is paid vide R.No./B.No.018/8721 Date.11/09/2020
- 41) Charges for " Permium FSI" Rs.2666400/- is paid vide R.No./B.No.57/8688 Date.10/09/2020
- 42) As per Govt. directives 50%Charges for "Ancillary Permium FSI" Rs.875100/- is paid vide R.No./B.No.52/9570 Date.06/04/2021
- 43) 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.64500/- is paid vide R.No./B.No.100/9571 Date : 06/04/2021

Additional Conditions

- 44) NMC Tax for Vacant plot shall be paid before Completion
- 45) Commercial N.A.Order & N.A. Taxpr receipt Produce before Occupancy certificate
- 46) CCTV Arrangements shall be done for commercial Building before Occupancy
- 47) Previously approved building permission vide C.C.No.LND/BP/CD/35 Dt: 22/09/2020 is hereby as cancelled.
- 48) Total TDR Loaded 276.16+235.84 Sq.Mt. which is utilize from DRC No : 897 E & 897 A Dt: 04/12/2019 Vide Formula $276.16 \times 16940 / 11600 = 403.28$ Sq.Mt. & Formula $235.84 \times 16940 / 11600 = 344.40$ Sq.Mt. TDR area utilized from the same
- 49) Facilities for differentially able persons shall be made as per provision UDCPR.
- 50) This permission is given as per the Government directives u/s – 154 of MRTP act vide GR.No.TPS- 1820/anau.27/P.No.80/20/ud13 Date.14/01/2021
 - a) Affidavit regarding above submitted by applicant vide Date.26 / 03 /2021
 - b) The stamp duty concession shall be continued till entire sell of tenements.
 - c) The Applicant/ Developer shall publish the list of beneficiary consumers online on the requisite website
 - d) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate
 - e) Copy of this Commencement Certificate is submitted to stamp Registration office.


Executive Engineer

Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP /