

APPROVED STAMP

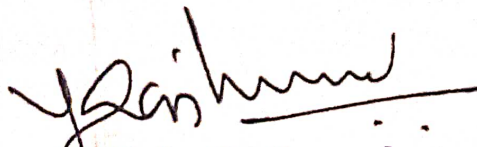
APPROVED

In plans amended in...

as per the conditions mentioned in
the accompanying commencement

Certificate No.
C2/203/2020

dated...
23/07/2020


S. R. Satish Gaikwad
CA/2018/96038


Deputy Engineer
Town Planning
Nashik Municipal Corporation, Nashik

Ref- Final Approval Layout No. LND/WS/C2/60/2019, DT.09/10/2019

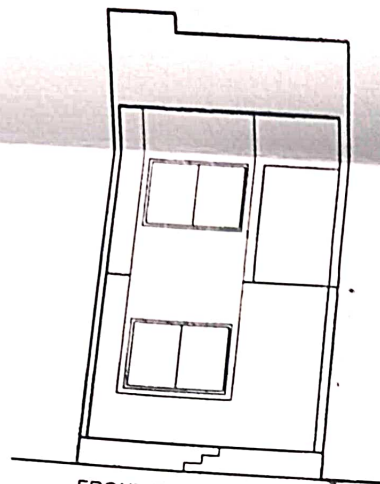
| AREA STATEMENT | P.NO. | 28 | 29 | 30 | 31 |
|---|-------|--------|--------|--------|--------|
| 1. AREA OF PLOT (Minimum area of a,b,c. to be considered) | | 93.57 | 58.17 | 58.17 | 105.87 |
| a) As per ownership document (7/12, CTS extract) | | 93.57 | 58.17 | 58.17 | 105.87 |
| b) As per measurement sheet | | 93.57 | 58.17 | 58.17 | 105.87 |
| c) As per site | | | | | |
| 2. DEDUCTIONS FOR | | | | | |
| (a) Proposed D.P. / D.P. Road Widening Area | | | | | |
| (b) Any D.P. Reservation Area | | | | | |
| (Total a+ b) | | | | | |
| 3. Gross Area Of Plot (1-2) | | 93.57 | 58.17 | 58.17 | 105.87 |
| 4. Recreational Open Space | | | | | |
| (a) Required | | | | | |
| (b) Proposed | | | | | |
| 5. Amenity Space - | | | | | |
| (a) Required | | | | | |
| (b) Proposed | | | | | |
| 6. Service Road And Highway Widening | | | | | |
| 7. Internal Road Area | | | | | |
| 8. Net Area Of Plot = [3 - 5(b)] | | 93.57 | 58.17 | 58.17 | 105.87 |
| 9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1) | | 102.92 | 63.98 | 63.98 | 116.45 |
| 10. Addition of area for F.S.I. | | | | | |
| (a) In-situ area against D.P. road [1.85Xsr.no. 2 (a)],if any | | | | | |
| (b) In-situ area against Amenity Space [2.00 or 1.85xsr.no.5(b)] | | | | | |
| (c) Premium FSI area (subject to maximum of 0.3 of sr.no.8) | | | 7.00 | 7.00 | |
| (d) TDR area 1.40 % | | | | | |
| (e) Additional FSI area under chapter VIII | | | | | |
| (Total of a+ b+c+d+e) | | | 7.00 | 7.00 | |
| 11. Total area available (9+10) | | 102.92 | 70.98 | 70.98 | 116.45 |
| 12. Maximum utilization of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4) | | 1.80 | 1.80 | 1.80 | 1.80 |
| 13. Total Built- Up Area in proposal(excluding area at Sr.No.15.b) | | 102.92 | 70.98 | 70.98 | 116.45 |
| (a) Existing Built-Up Area. | | | | | |
| (b) Proposed Built-Up Area. | | 84.44 | 70.34 | 70.34 | 93.12 |
| (c) Excess Balcony Area counted in F.S.I. | | | | | |
| (d) Excess Double Height Terraces area counted in F.S.I. | | | | | |
| (Total of a+ b+c+d) | | 84.44 | 70.34 | 70.34 | 93.12 |
| 14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above) | | 0.90% | 1.20% | 1.20% | 0.87% |
| 15. Area for Inclusive Housing, if any | | | | | |
| (a) Required (20% of sr. no. 9) | | | | | |
| (b) Proposed | | 01Nos. | 01Nos. | 01Nos. | 01Nos. |

PROPOSED RESIDENTIAL ROW HOUSE PLAN ON
S.NO.154/9, P.NO.28,29,30 & 31,
OF MHASRUL SHIWAR, IN NASHIK.
FOR. VATS BUILDCON THROUGH PROP.
SHRI.MANISH PURUSHOTTAM NARODIYA.

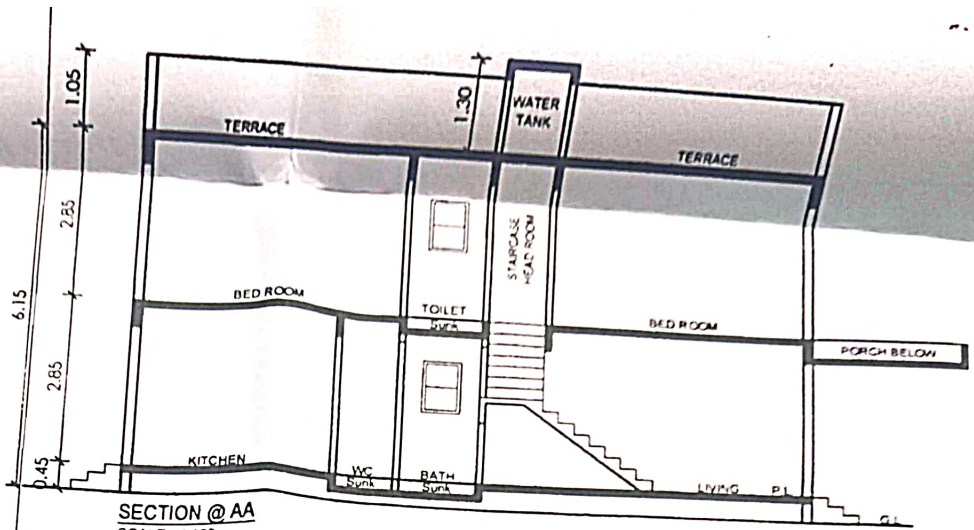
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER

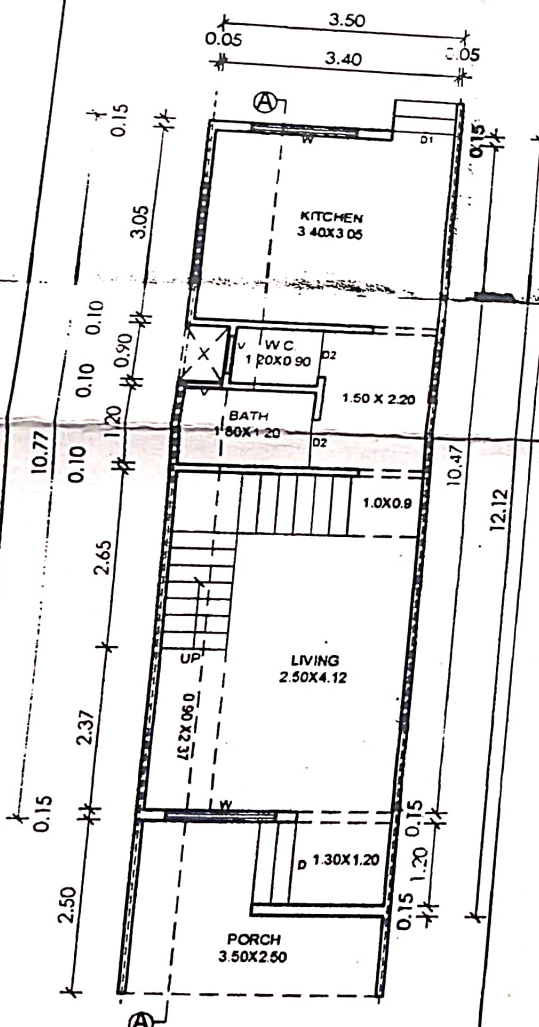
BELOW



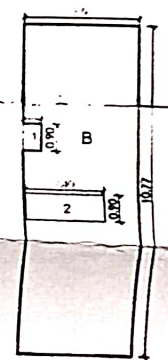
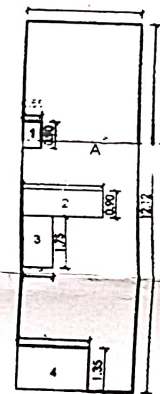
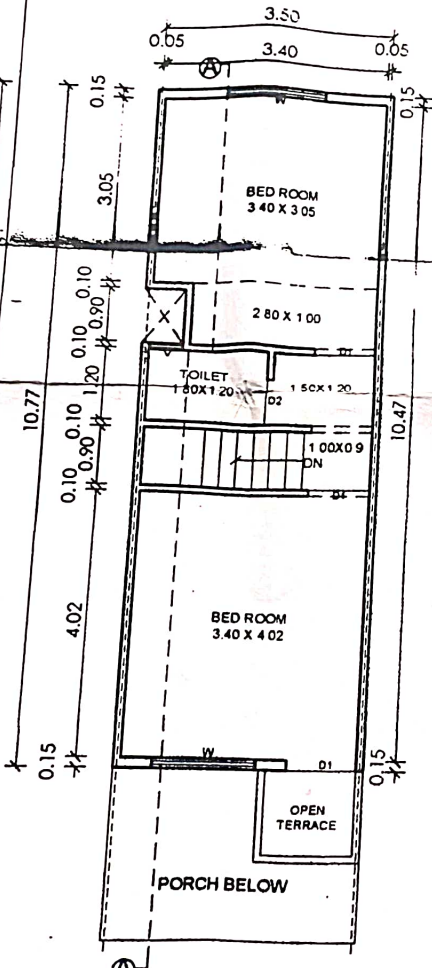
FRONT ELEVATION
SCALE - 1:100



SECTION @ AA
SCALE - 1:100



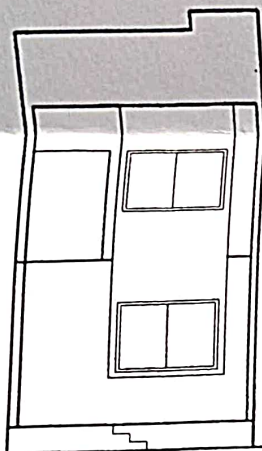
GROUND FLOOR PLAN
SCALE - 1:100



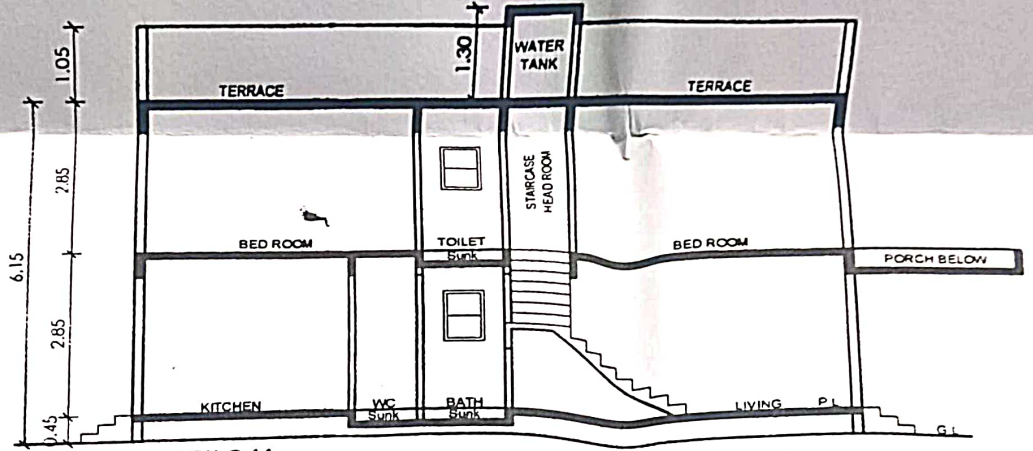
FOR GROUND FLOOR
AREA OF BLOCK A =
 $3.50 \times 12.12 = 42.42 \text{ SQMT.}$
DEDUCTION
 1) $0.65 \times 0.90 \times 1 = 0.49$
 2) $2.40 \times 0.90 \times 1 = 2.16$
 3) $0.90 \times 1.75 \times 1 = 1.57$
 4) $2.15 \times 1.35 \times 1 = 2.90$
TOTAL DEDUCTION = 7.12
 $42.42 - 7.12 = 35.30$
NET TOTAL B/UP AREA OF
= 35.30 SQ.M.

FOR FIRST FLOOR
AREA OF BLOCK B =
 $3.50 \times 10.77 = 37.69 \text{ SQMT.}$
DEDUCTION
 1) $0.65 \times 0.90 \times 1 = 0.49$
 2) $2.40 \times 0.90 \times 1 = 2.16$
TOTAL DEDUCTION = 2.65
 $37.69 - 2.65 = 35.04$
NET TOTAL B/UP AREA OF
= 35.04 SQ.M.

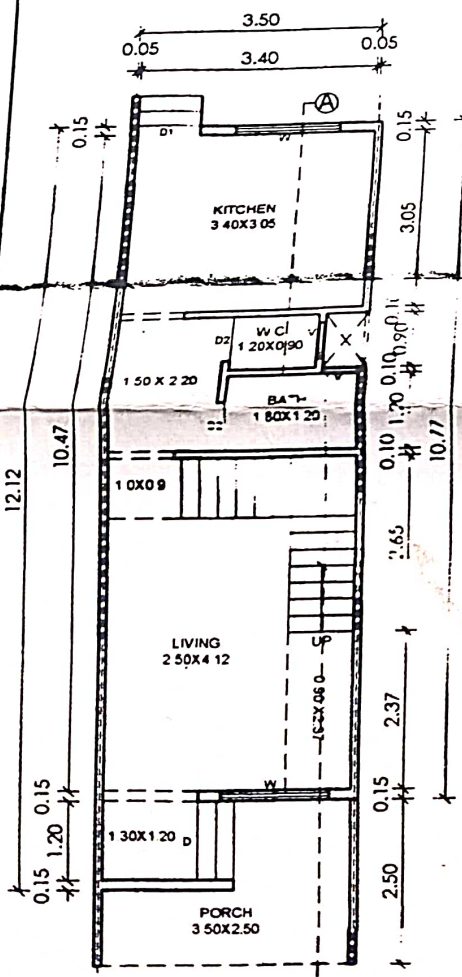
P.NO.30



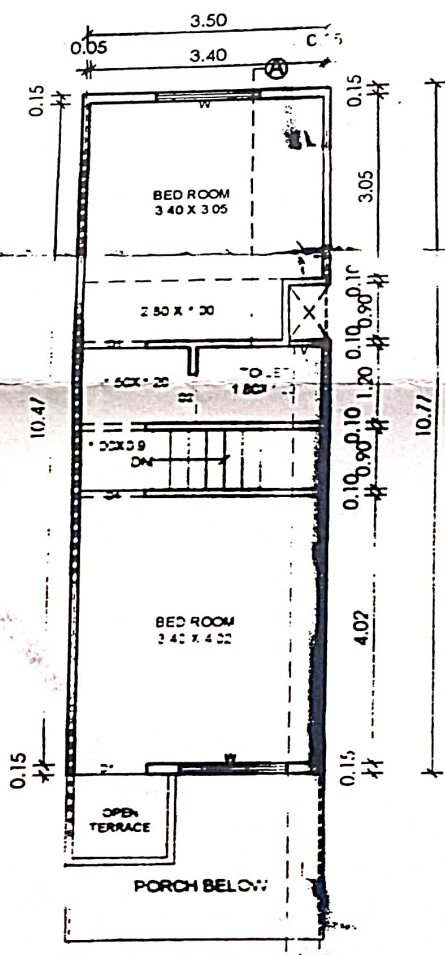
FRONT ELEVATION
SCALE - 1:100



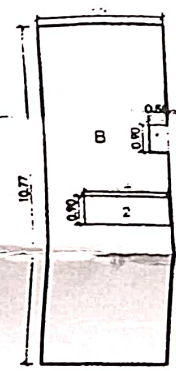
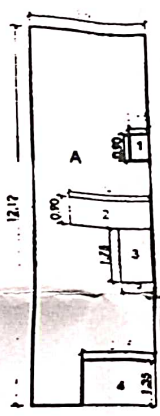
SECTION @ AA
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



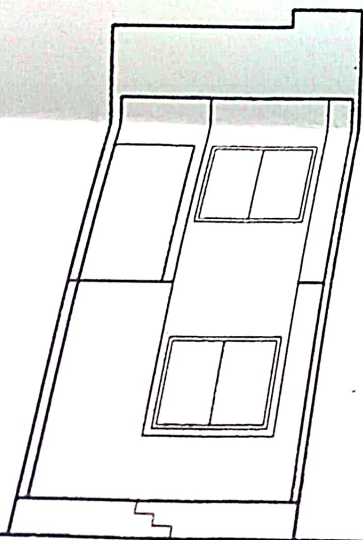
FOR GROUND FLOOR
AREA OF BLOCK A =
 $3.60 \times 12.12 = 42.42 \text{ SQMT.}$
DEDUCTION
 1) $0.65 \times 0.90 \times 1 = 0.49$
 2) $2.40 \times 0.90 \times 1 = 2.16$
 3) $0.90 \times 1.75 \times 1 = 1.67$
 4) $2.15 \times 1.36 \times 1 = 2.90$
TOTAL DEDUCTION = 7.12
 $42.42 - 7.12 = 35.30$
NET TOTAL B/UP AREA OF
= 35.30 SQ.M.

FOR FIRST FLOOR
AREA OF BLOCK B =
 $3.60 \times 10.77 = 37.69 \text{ SQMT.}$
DEDUCTION
 1) $0.65 \times 0.90 \times 1 = 0.49$
 2) $2.40 \times 0.90 \times 1 = 2.16$
TOTAL DEDUCTION = 2.65
 $37.69 - 2.65 = 35.04$
NET TOTAL B/UP AREA OF
= 35.04 SQ.M.

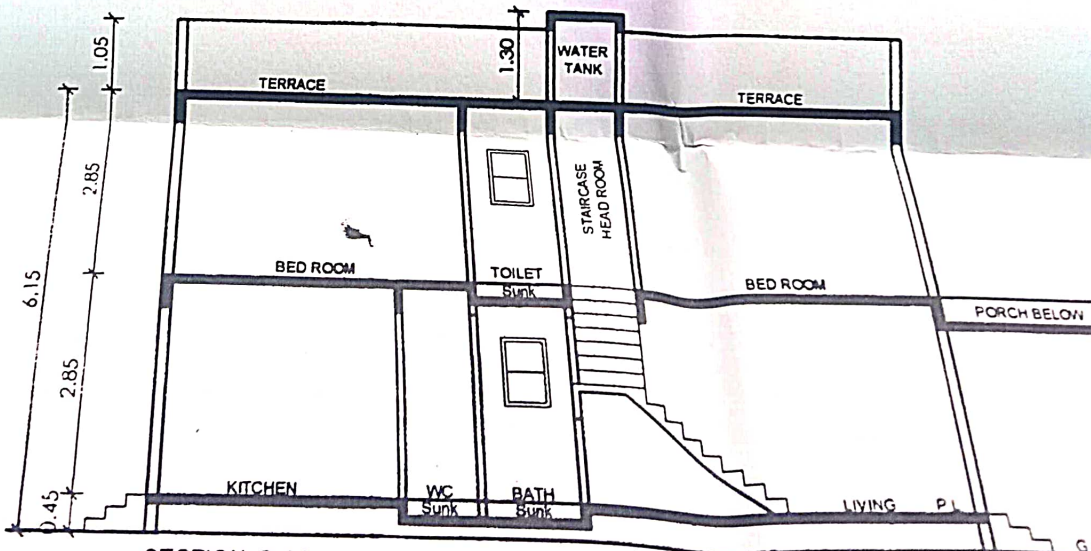
P.NO.29

| BUILDING/ FLOOR NO. | FLAT I.O. | FLOOR AREA OF ALL ROOM INCLUDING KITCHEN | FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS) | FLOOR AREA OF BALCONIES/ALTERNATE TERRACE (EXCLUDING AREA UNDER WALLS) | TOTAL CARPET AREA |
|------------------------|-----------|--|---|--|-------------------------|
| GROUND FLOOR | 1 | LIVING RM :2.50 X4.12 =10.30 :0.90 X2.37 = 2.13 :1.30 X1.20 = 1.56 WALL :3.40 X0.10 =0.34 :2.80 X0.10 =0.28 :2.80 X0.10 =0.28 :0.90 X0.10 =0.09 :1.20 X0.10 =0.12 KITCHEN :3.40 X3.05 =10.37 :0.90 X0.15 = 0.13 | WC :1.20 X0.90 =1.08 BATH :1.80 X 1.20 =2.16 PASSAGE :1.50 X2.20 =3.30 :1.00 X0.90 =0.90 | | 33.04 |
| FIRST FLOOR | | BED RM :3.40 X4.02 =13.66 :0.90 X0.10 =0.13 WALL :3.40 X0.10 =0.34 :3.40 X0.10 =0.34 :2.80 X0.10 =0.28 :1.20 X0.10 =0.12 BEDRM :3.40 X3.05 =10.37 :2.80 X 1.00 =2.80 | TOILET :1.80 X1.20 =2.16 :1.50 X 1.20 =1.80 :1.00 X0.90 =0.90 | | 32.90 |
| TOTAL | | 53.64 | 12.30 | | 65.94 |

| PROPOSED BUILDING | | | | | | | |
|-------------------|-----------|------------------------------|-------------------------|--|---------------------------------------|--|-------------------|
| Building No. | Floor No. | Total Built-Up Area of floor | Balcony area within 15% | Excess balcony area counted in FSI (PORCH) | Double height terrace area within 20% | Excess Double height terrace area counted in FSI | Total FSI (3+5+7) |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| | GROUND | 35.30 | --- | --- | --- | --- | 35.30 |
| | FIRST | 35.04 | --- | --- | --- | --- | 35.04 |
| | TOTAL | 70.34 | --- | --- | --- | --- | 70.34 |

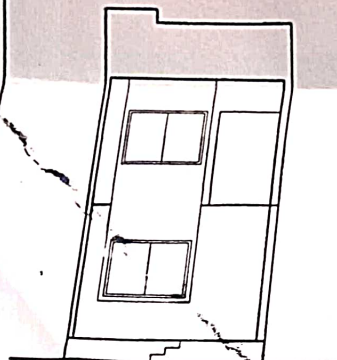


FRONT ELEVATION
SCALE - 1/100

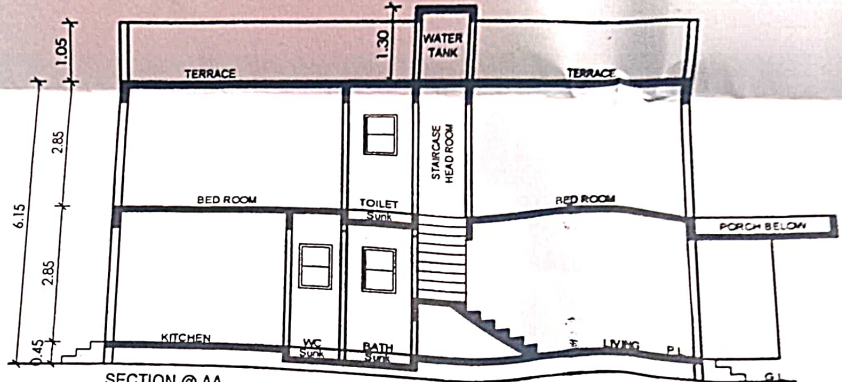


SECTION @ AA
SCALE - 1/100

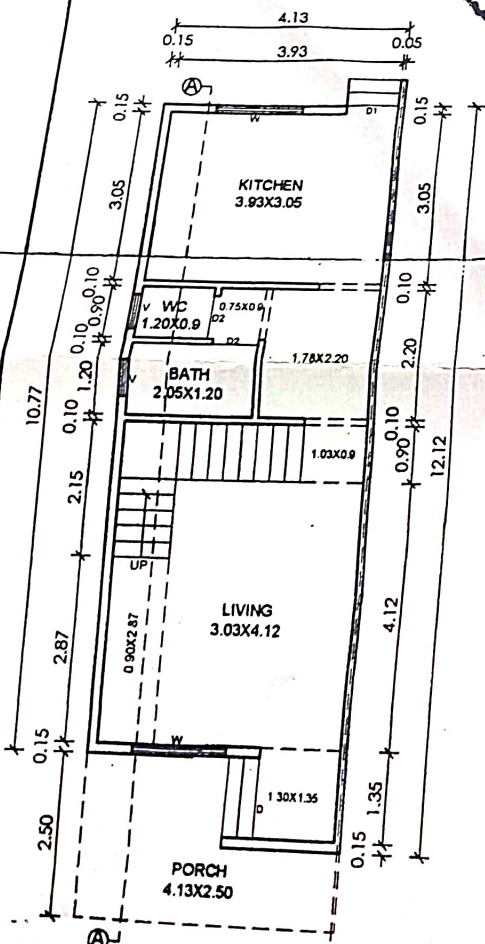
3.50



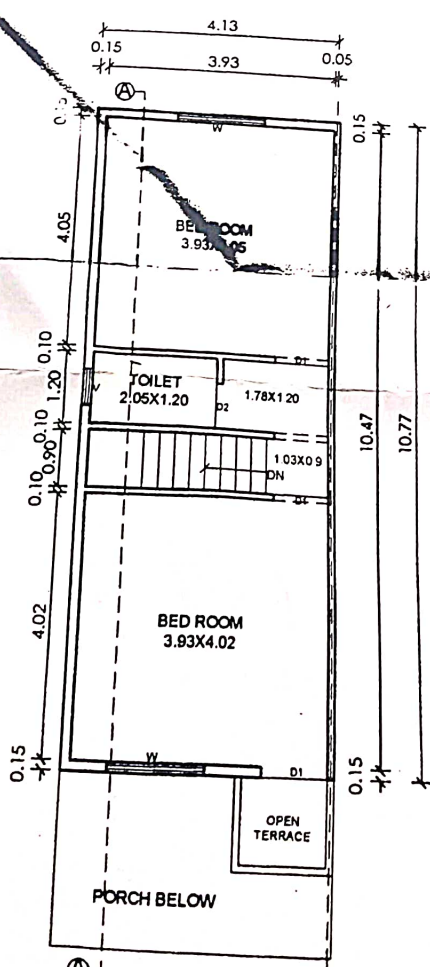
FRONT ELEVATION
SCALE - 1:100



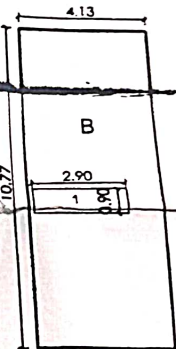
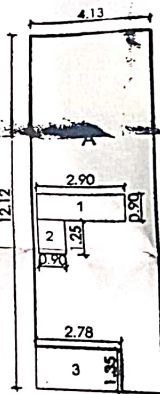
SECTION @ AA
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



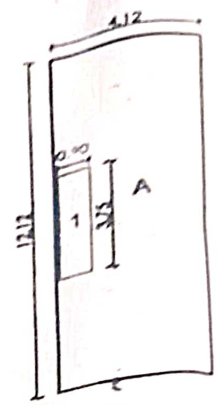
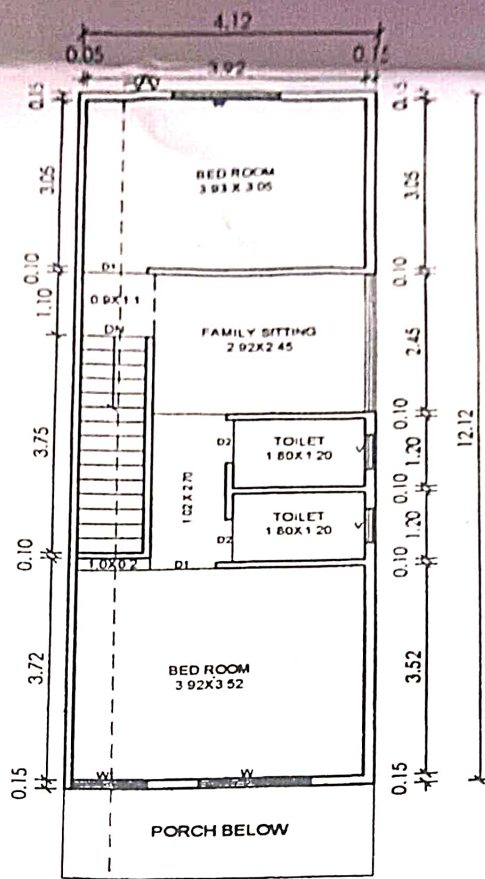
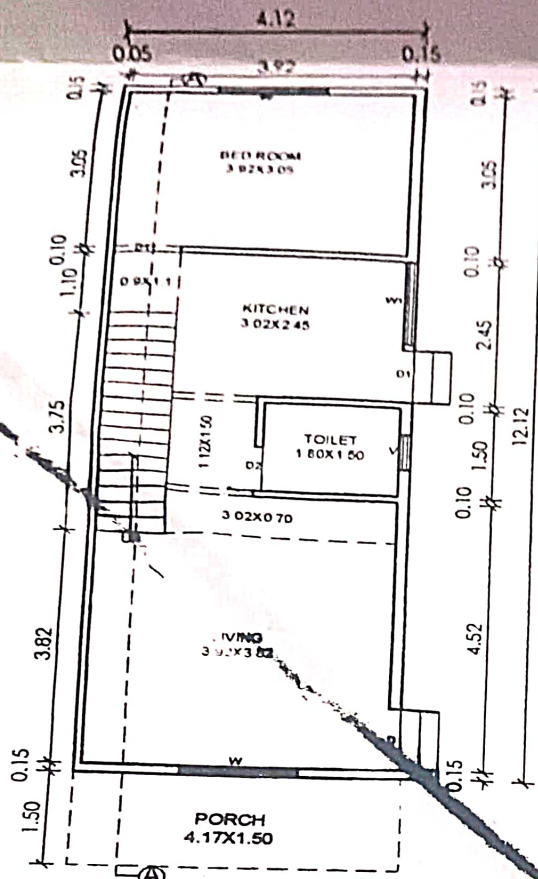
FOR GROUND FLOOR
AREA OF BLOCK A =
 $4.13 \times 12.12 = 50.06 \text{ SQMT.}$
DEDUCTION
 1) $2.90 \times 0.90 \times 1 = 2.61$
 2) $0.90 \times 1.26 \times 1 = 1.12$
 3) $2.78 \times 1.36 \times 1 = 3.76$
TOTAL DEDUCTION = 7.48
 $50.06 - 7.48 = 42.57$
NET TOTAL B/UP AREA OF
 $= 42.57 \text{ SQ.M.}$

FOR FIRST FLOOR
AREA OF BLOCK B =
 $4.13 \times 10.77 = 44.48 \text{ SQMT.}$
DEDUCTION
 1) $2.90 \times 0.90 \times 1 = 2.61$
TOTAL DEDUCTION = 2.61
 $44.48 - 2.61 = 41.87$
NET TOTAL B/UP AREA OF
 $= 41.87 \text{ SQ.M.}$

P.NO.28

SCALE - 1:100

SCALE - 1:100



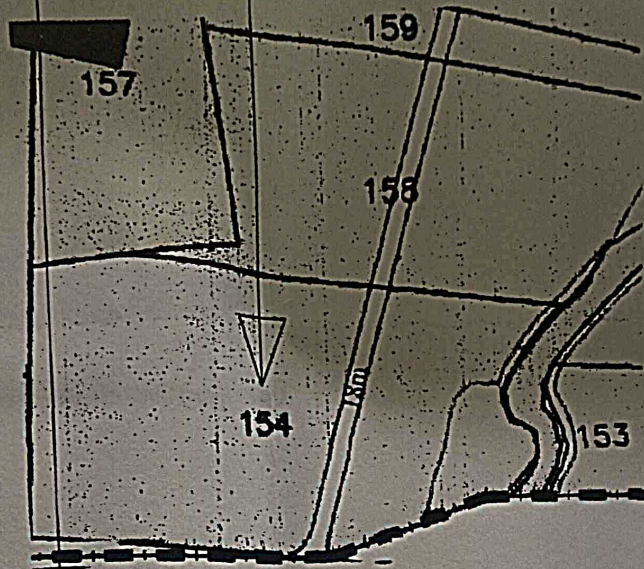
FOR GROUND & FIRST FLOOR
 AREA OF BLOCK A =
 $4.12 \times 12.12 = 49.93 \text{ SQMT.}$
 DEDUCTION
 1) $0.80 \times 3.25 \times 1 = 3.27$
 TOTAL DEDUCTION = 3.27
 $49.93 - 3.27 = 46.66$
 NET TOTAL B/UP AREA OF
 $= 46.66 \times 2 = 93.32 \text{ SQ. M.}$

P.NO.31

| BUILDING/ FLOOR NO. | FLAT NO. | FLOOR AREA OF ALL ROOM INCLUDING KITCHEN | FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS) | FLOOR AREA OF BALCONIES/ALTERNATE TERRACE (EXCLUDING AREA UNDER WALLS) | TOTAL CARPET AREA |
|------------------------|----------|---|---|--|-------------------------|
| GROUND FLOOR | 1 | LIVING RM : $3.03 \times 4.12 = 12.48$: $0.90 \times 2.87 = 2.58$: $1.30 \times 1.35 = 1.75$ WALL : $3.93 \times 0.10 = 0.39$: $3.93 \times 0.10 = 0.39$: $2.05 \times 0.10 = 0.20$: $0.90 \times 0.10 = 0.09$: $2.20 \times 0.10 = 0.22$ KITCHEN : $3.93 \times 3.05 = 11.98$: $0.90 \times 0.15 = 0.13$ | WC : $1.20 \times 0.90 = 1.08$ BATH : $2.05 \times 1.20 = 2.46$ PASSAGE : $1.03 \times 0.90 = 0.92$: $1.78 \times 2.20 = 3.91$: $0.75 \times 0.90 = 0.67$ | | 39.25 |
| FIRST FLOOR | | BED RM : $3.93 \times 4.02 = 15.79$: $0.90 \times 0.15 = 0.13$ WALL : $3.93 \times 0.10 = 0.39$: $3.93 \times 0.10 = 0.39$: $3.93 \times 0.10 = 0.39$: $1.20 \times 0.10 = 0.12$ BEDRM : $3.93 \times 4.05 = 15.91$ | TOILET : $2.05 \times 1.20 = 2.46$: $1.78 \times 1.20 = 2.13$: $1.03 \times 0.90 = 0.92$ | | 38.63 |
| TOTAL | | 63.33 | 14.55 | | 77.88 |

| PROPOSED BUILDING | | | | | | | |
|-------------------|--------------|---------------------------------------|----------------------------------|--|--|---|----------------------|
| Building No. | Floor No. | Total Built-Up Area of floor | Balcony area within 15% | Excess balcony area counted in FSI (PORCH) | Double height terrace area within 20% | Excess Double height terrace area counted in FSI | Total FSI (3+5+7) |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| | GROUND | 42.57 | ---- | ---- | ---- | ---- | 42.57 |
| | FIRST | 41.87 | ---- | ---- | ---- | ---- | 41.87 |
| | TOTAL | 84.44 | ---- | ---- | ---- | ---- | 84.44 |

PROP. SITE

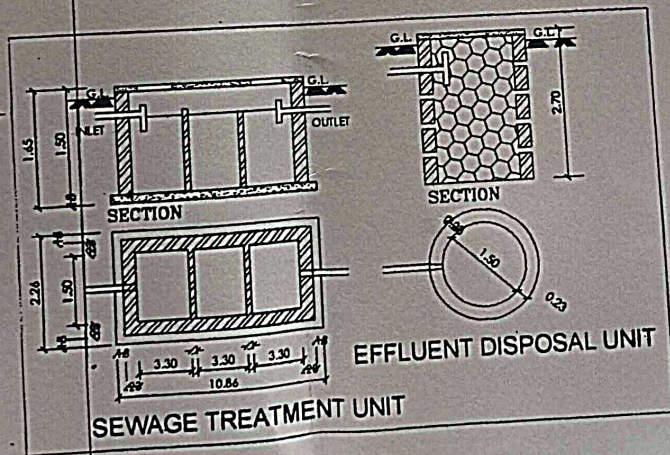


LOCATION PLAN

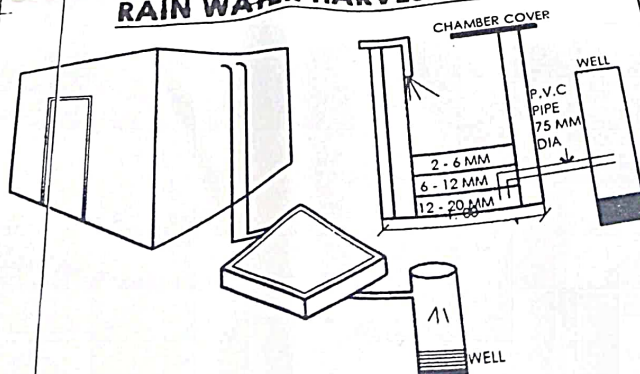
SCALE : - 1:10,000



Satish Galkwad
 f.r. Satish Galkwad
 CR/2018/88038



RAIN WATER HARVESTING



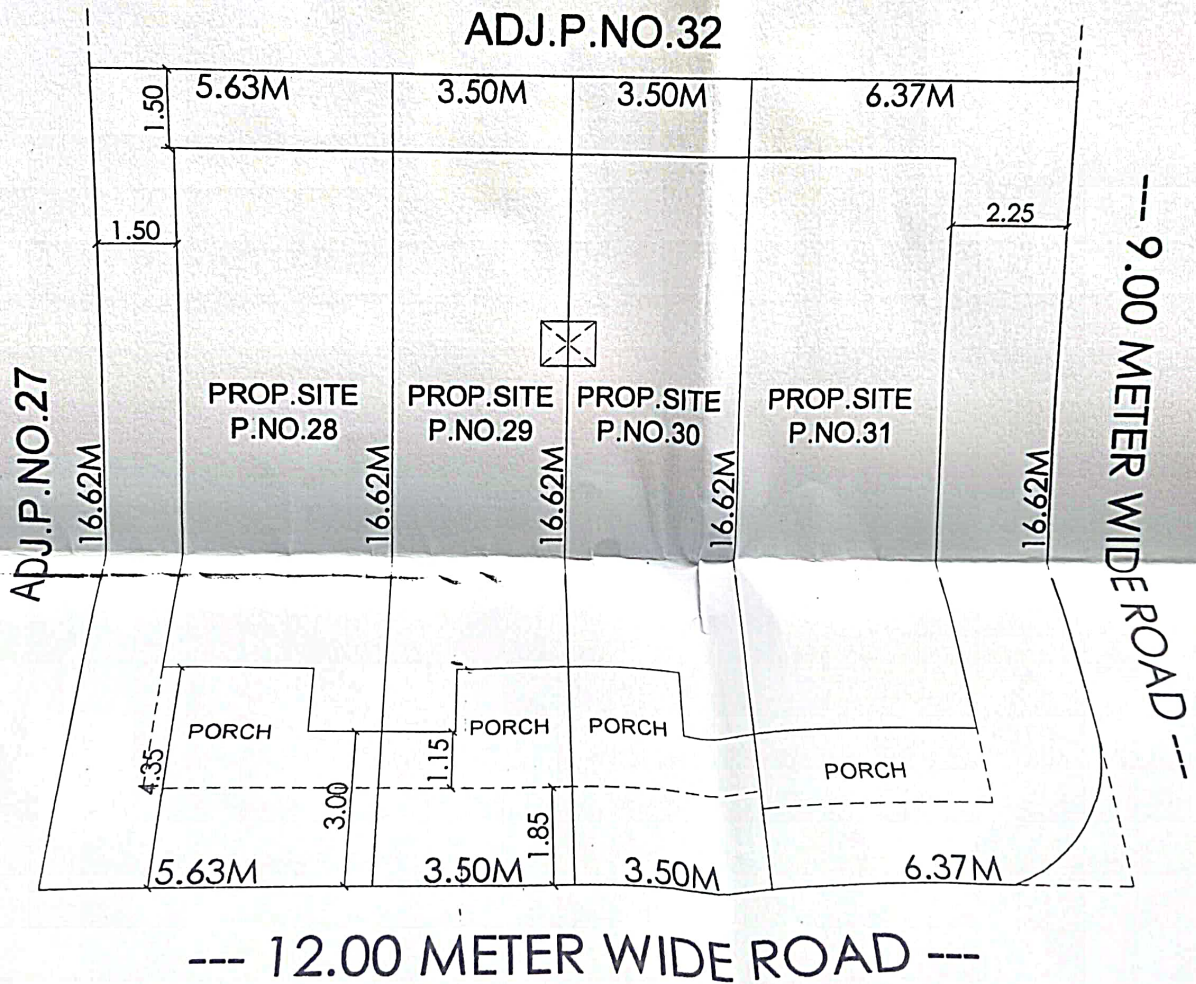
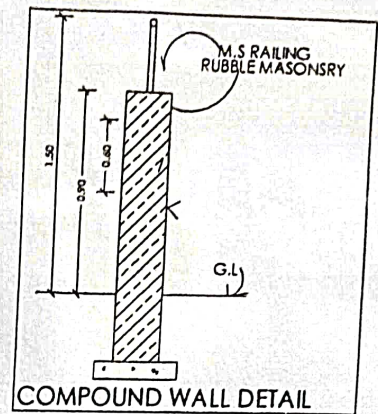
--- 9.00 METER WIDE ROAD ---

16.62M

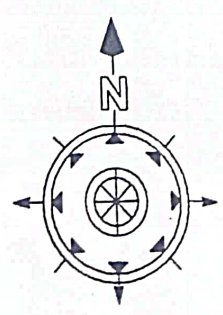
ING
ASONSRY

DETAIL

| 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 | 1.20 X 1.20 | M. S. GLAZED WINDOW |
| V | 0.60 X 0.90 | M. S. GLAZED LOVERED |

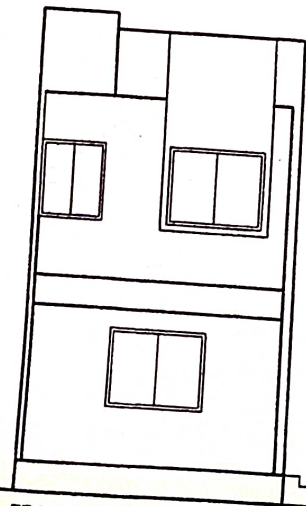


SITE PLAN
SCALE 1:100

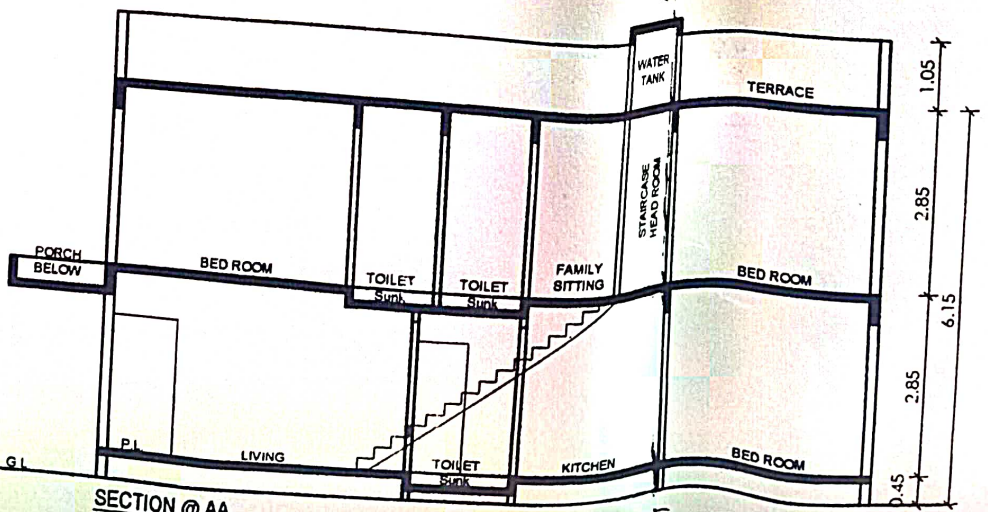


| BUILDING/ FLOOR NO. | FLAT NO. | FLOOR AREA OF ALL ROOM INCLUDING KITCHEN | FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS) | FLOOR AREA OF BALCONIES/ALTERNATE TERRACE (EXCLUDING AREA UNDER WALLS) | TOTAL CARPET AREA |
|------------------------|----------|--|--|--|-------------------------|
| GROUND FLOOR | 1 | LIVING RM :3.92 X3.82 =14.97 :3.02 X0.70 = 2.11 :1.00 X0.15 = 0.15 WALL :3.02 X0.10 =0.30 :3.02 X0.10 =0.30 :1.50 X0.10 =0.15 KITCHEN :3.92 X0.10 =0.39 :3.02 X2.45 =7.39 :0.90 X0.15 = 0.13 BED RM :3.92 X3.05 = 11.95 | TOILET :1.80 X1.50 =2.70 PASSAGE :0.90 X1.10 =0.99 :1.12 X1.50 =1.68 | | 43.21 |
| | | BED RM :3.92 X3.52 =13.79 :1.00 X0.20 =0.20 WALL :1.80 X0.10 =0.18 :1.80 X0.10 =0.18 :1.80 X0.10 =0.18 :2.70 X0.10 = 0.27 :3.93 X0.10 = 0.39 :0.90 X 0.10 = 0.09 :3.85 X 0.10 = 0.38 FAMILY :2.92 X2.45 =7.15 BED RM :3.93 X3.05 = 11.98 | TOILET :1.80 X1.20 =2.16 PASSAGE :1.80 X1.20 =2.16 :1.02 X2.70 =2.75 :0.90 X1.10 = 0.99 | | |
| TOTAL | | 72.63 | 13.43 | | 86.06 |

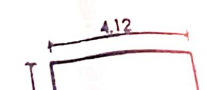
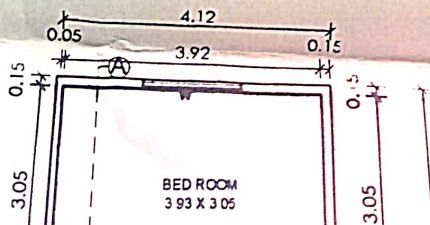
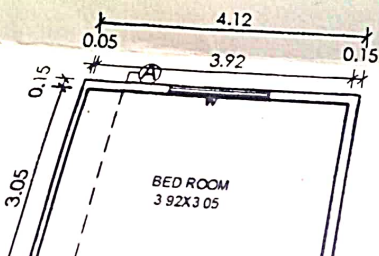
| PROPOSED BUILDING | | | | | | | |
|-------------------|-----------|------------------------------|-------------------------|--|---------------------------------------|--|-------------------|
| Building No. | Floor No. | Total Built-Up Area of floor | Balcony area within 15% | Excess balcony area counted in FSI (PORCH) | Double height terrace area within 20% | Excess Double height terrace area counted in FSI | Total FSI (3+5+7) |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| | GROUND | 46.56 | --- | --- | --- | --- | 46.56 |
| | FIRST | 46.56 | --- | --- | --- | --- | 46.56 |
| | TOTAL | 93.12 | --- | --- | --- | --- | 93.12 |



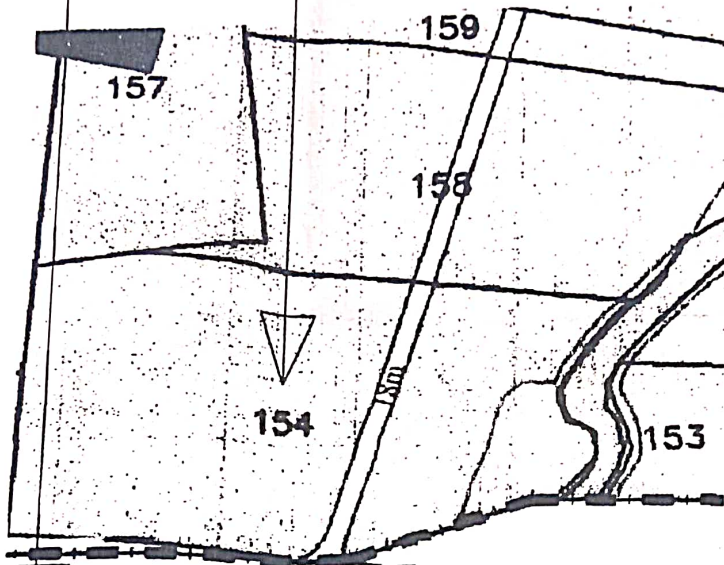
FRONT ELEVATION
SCALE - 1:100



SECTION @ AA
SCALE - 1:100

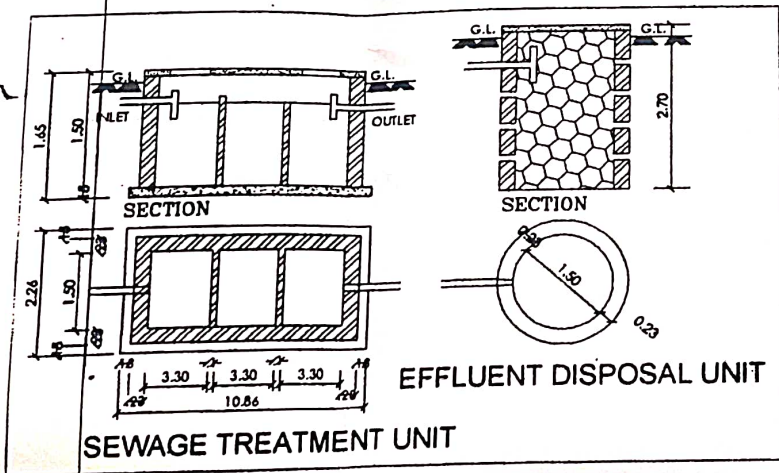
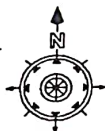


PROP. SITE



LOCATION PLAN

SCALE : - 1:10,000



RAIN WATER HARVESTING

