

COMPLETION (RISK BASE) ROW HOUSE PLAN IN S.NO.
206/3/1/4 TO 6 ON PLOT NO. 1 TO 4/01 TO 04 , PATHARDI
SHIWAR , NASHIK
FOR :- M/S. SUYOG DEVELOPERS PARTNERSHIP FIRM THROUGH
PARTNER AMOL K.BAVISKAR AND OTHERS

APPROVED

As per the accompanying
occupancy Certificate

No. Nashik/ B2/OC/27/2023
Date 29/05/2023

PL

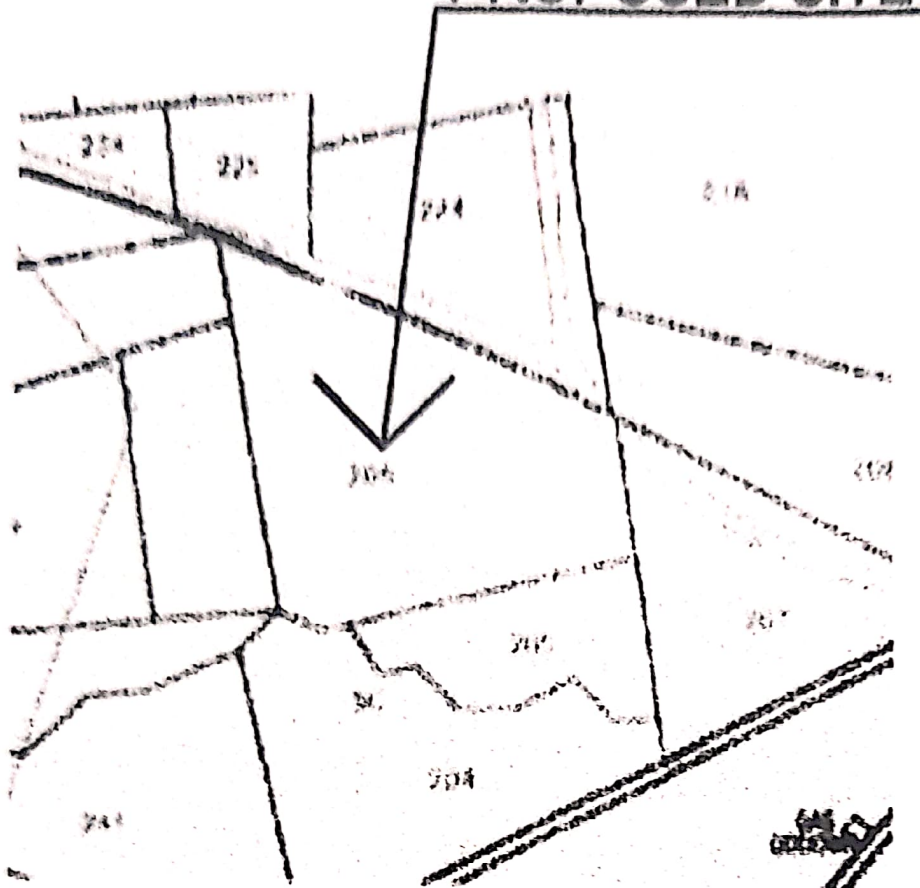
**SECTIONAL ENGINEER,
TOWN PLANING DEPARTMENT
NASHIK MUNICIPAL CORPORETION, NASHIK**

Ganesh
Arch. Ganesh Sonawane A.I .A
GS ASSOCIATES
Registered Architects
Regd.No.CA/2008/43539

REFERENCE

- 1) LAYOUT LETTER NO. LND / WS/ 549 /2012 DATE : 5 / 2 / 2013
- 2) N.A. ORDER NO. LND / BP / 10 / 17 DATE : 14 / 7 / 2017
- 3) AMALGAMATION SUBDIVISION NO. LND / WS / pathardi / DCR / 0147 / 2019 DATE : 3 / 6 / 2019
- 4) COMMENCEMENT CERTIFICATE NO. LND / B2/BP/1004/2022 DATE : 09/02/2022

PROPOSED SITE



LOCATION PLAN

SCALE: AS PER DP SHEET



TYPE	SIZE	SPECIFICATION
D2	0.75 X 2.10	TEAK WOOD FRAME
D1	0.90 X 2.10	
D	1.05 X 2.10	
W	1.50 X 1.50	STEEL GLAZED WINDOW
W1	1.50 X 0.90	
W2	1.50 X 1.50	
W3	1.20 X 1.50	
V	0.60 X 0.75	VENTILATOR
RS	2.40 X 2.40	ROLLING SHUTTER

13. Total entitlement (a) 10 + 10(b)+11(d) or 12 whichever is applicable.	120.40	70.11	70.08	70.08
(a) 10 + 10(b)+11(d) or 12 whichever is applicable.	NIL	10.36	10.41	10.42
(b) Ancillary Area FSI upto 80% or 80%with payment of charges.	83.58	80.50	80.50	80.50
(c) Total entitlement (a+b)				
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 1.0 or 1.6)	2.00	2.00	2.00	2.00
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	---	---	---	---
(a) Existing Built-up Area.	---	---	---	---
(b) Work done Built-up Area (as per 'P-line')	83.58	80.50	80.50	80.50
(c) Work done Total (a+b)	83.58	80.50	80.50	80.50
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	---	---	---	---

CERTIFICATE OF AREA


Certified that the plot under reference was surveyed by me on 10/ 01/ 2020 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of ownership / T.P. Shame Records / Lands Records Dept. / City Survey Records.



 Signature of Regd. Architect
 Ar. GANESH SONAWANE
 A.I.A. CA / 2008 / 43539

OWNER'S DECLARATION

I / We undersigned confirm that I / We abide by plans sanctioned by Nashik Munciple Corporation. I / We would execute the structure as per sanctioned plans. Also I / We execute the work under supervision of proper technical person so as to ensure and safety at the work site.

 AMOL K. BAVISKAR <small>OWNER(S) NAME & SIGNATURE</small>	 MAYUR D. PATIL <small>OWNER(S) NAME & SIGNATURE</small>	 NILESH S. LONKAR <small>OWNER(S) NAME & SIGNATURE</small>	 ANIL K. WANI <small>OWNER(S) NAME & SIGNATURE</small>	 KALPESH R. MAHALE <small>OWNER(S) NAME & SIGNATURE</small>
--	--	--	---	---


 Ar. GANESH SONAWANE
 A.I.A. CA / 2008 / 43539
 SIGNATURE OF REGD. ARCHITECT


 NAME: KISHOR CHOPDA
 REGD. SELR 121
 SIGNATURE OF STRU. ENGINEER

G S ASSOCIATES 

Regd:
 MR. GANESH SONAWANE
 Architects, A.I.A. Regd. No.CA / 2008 / 43539
 24, PIYUSHKUNTI, OPP. YOGVIDHYA DHAM,
 THATTE NAGAR, NEAR KOTAK MAHINDRA BANK,
 COLLEGE ROAD,
 NASHIK - 422 001
 +91 259 2317400
 +91 9422943408
 e-mail: gs.associates2011@gmail.com



SCALE : as shown

DATE: 09/05/2023 CAD BY : AMOL CHECK BY : G S PRINT BY : MARATHE SIR

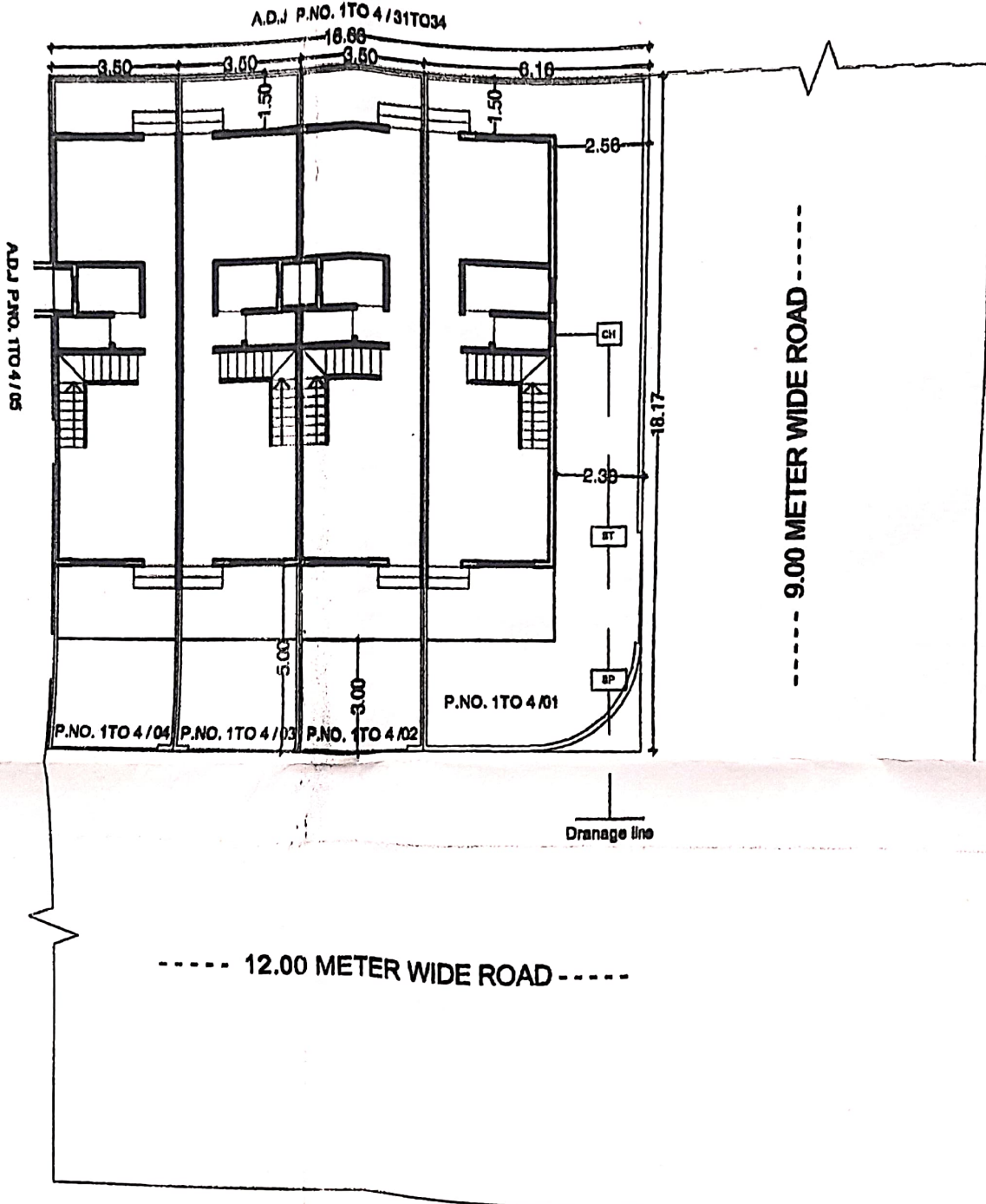
REFERENCE					
1) LAYOUT LETTER NO. LND / WS / 549 / 2012 DATE : 5 / 2 / 2013					
2) N.A. ORDER NO. LND / BP / 10 / 17 DATE : 14 / 7 / 2017					
3) AMALGAMATION SUBDIVISION NO. LND / WS / pathardi / DCR / 0147 / 2019 DATE : 3 / 8 / 2019					
4) COMMENCEMENT CERTIFICATE NO. LND / B2/BP/1004/2022 DATE : 09/02/2022					
Proforma - I: Area Statement	Plot No	1 TO 4/01	1 TO 4/02	1 TO 4/03	1 TO 4/04
1. Area of plot (Minimum area of a, b, c to be considered)					
(a) As per ownership document (7/12, CTS extract)		109.45	83.74	83.72	83.71
(b) as per measurement sheet		109.45	83.74	83.72	83.71
(c) as per site		109.45	83.74	83.72	83.71
2. Deductions for					
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening		---	---	---	---
(b) Any D.P. Reservation area		---	---	---	---
(Total a+b)		---	---	---	---
3. Balance area of plot (1-2)		109.45	83.74	83.72	83.71
4. Amenity Space (if applicable)					
a) Required -		---	---	---	---
(b) Adjustment of 2(b), if any -		---	---	---	---
(c) Balance Proposed -		---	---	---	---
5. Net Plot Area (3-4 (c))		109.45	83.74	83.72	83.71
6. Recreational Open space (if applicable)					
a) (a) Required -		---	---	---	---
b) (b) Proposed -		---	---	---	---
7. Internal Road area		---	---	---	---
8. Plottable area (if applicable)					
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 6 x basic FSI)		120.40	70.11	70.09	70.08
10. Addition of FSI on payment of premium					
(a) Maximum permissible premium FSI - based on road width (subject to maximum of 0.5 of sr.no. 9)		---	---	---	---
(b) Proposed FSI on payment of premium.		---	---	---	---
11. In-situ FSI / TDR loading					
a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any UDCR-2020		---	---	---	---
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))		---	---	---	---
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.		120.40	70.11	70.09	70.08
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		NIL	10.36	10.41	10.42
(c) Total entitlement (a+b)		83.56	80.50	80.50	80.50
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.8 or 1.5)					
		2.00	2.00	2.00	2.00
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)					
(a) Existing Built-up Area.		---	---	---	---
(b) Work done Built-up Area (as per 'P-line')		83.56	80.50	80.50	80.50
(c) Work done Total (a+b)		83.56	80.50	80.50	80.50
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		---	---	---	---

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 10/ 01/ 2020 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of ownership / T.P. Sheme Records / Lands Records Dept. / City Survey Records.

1TO 4/01	
	Total Built-up Area of Floor As per Outer Construction Line (Sq.mt)
DR	41.78
	41.78
	83.56

1TO 4/02 & 1TO 4/ 04	
FLOOR NO.	Total Built-up Area of Floor As per Outer Construction Line (Sq.mt)
GROUND FLOOR	40.25
FIRST FLOOR	40.25
TOTAL	80.50



SITE PLAN
Scale : 1:200



	(2)	(3)	(4)	(5)	UNIT	(6)
GROUND			37.60	---		---
FIRST		01	33.40	---		---
TOTAL			70.90	---		---

TYPE	SIZE	SPECIFICATION
D2	0.75 X 2.10	TEAK WOOD FRA
D1	0.90 X 2.10	
D	1.05 X 2.10	
W	1.50 X 1.50	STEEL GLAZED W
W1	1.50 X 0.90	
W2	1.50 X 1.50	
W3	1.20 X 1.50	
V	0.60 X 0.75	VENTILATOR
RS	2.40 X 2.40	ROLLING SHUTTER

FORM OF STATEMENT 3
1TO4/ 03

Floor No.	ROW HOUSE No.	CARPET AREA OF ROW HOUSE	Area of balcony attached to Building	Area of Double height terraces attached to flat /unit
(2)	(3)	(4)	(5)	(6)
GROUND		37.60	---	---
FIRST	01	33.40	---	---
TOTAL		70.90	---	---

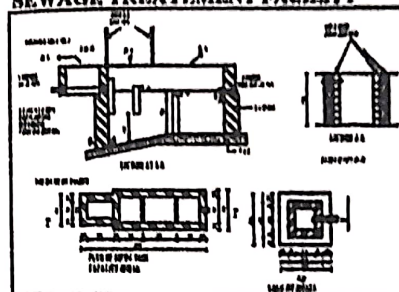
FROM OF STATEMENT 2

PROPOSED BUILDING

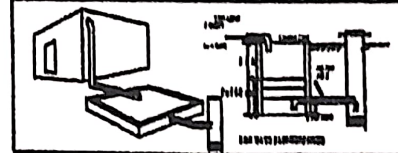
1TO 4/ 03

FLOOR NO.	Total Built- up Area of Floor As per Outer Construction Line (Sq.mt)
GROUND FLOOR	40.25
FIRST FLOOR	40.25
TOTAL	80.50

SEWAGE TREATMENT FACILITY



RAIN WATER HARVESTING SYSTEM



FROM OF STATEMENT 2

PROPOSED BUILDING

1TO 4/01

FLOOR NO.	Total Built- up Area of Floor As per Outer Construction Line (Sq.mt)
GROUND FLOOR	41.78
FIRST FLOOR	41.78
TOTAL	83.56

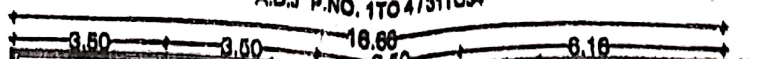
FROM OF STATEMENT 2

PROPOSED BUILDING

1TO 4/02 & 1TO 4/ 04

FLOOR NO.	Total Built- up Area of Floor As per Outer Construction Line (Sq.mt)
GROUND FLOOR	40.25
FIRST FLOOR	40.25
TOTAL	80.50

A.D.J P.NO. 1TO 4/31T034



FORM OF STATEMENT 3
1TO4 / 01

Building No. (1)	Floor No. (2)	ROW HOUSE No. (3)	CARPET AREA OF ROW HOUSE (4)	Area of balcony attached to Building (5)	area of Double height terraces attached to flat /unit (6)
	GROUND	01	38.37	---	
	FIRST		34.30	---	
	TOTAL		72.67	---	

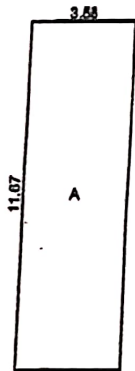
FORM OF STATEMENT 3
1TO 4/ 02 &04

Building No. (1)	Floor No. (2)	ROW HOUSE No. (3)	CARPET AREA OF ROW HOUSE (4)	Area of balcony attached to Building (5)	area of Double height terraces attached to flat /unit (6)
	GROUND	01	37.50	---	---
	FIRST		33.40	---	---
	TOTAL		70.90	---	---

FORM OF STATEMENT 3
1TO4/ 03

Building No. (1)	Floor No. (2)	ROW HOUSE No. (3)	CARPET AREA OF ROW HOUSE (4)	Area of balcony attached to Building (5)	area of Double height terraces attached to flat /unit (6)
	GROUND	01	37.50	---	---
	FIRST		33.40	---	---
	TOTAL		70.90	---	---

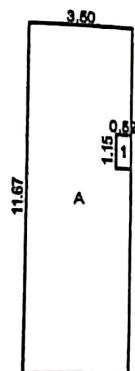
**BULT-UP AREA CALCULATION
FOR 1TO 4/01**



GROUND FLOOR			SQ.MT.	
A	3.58	X 11.67	X 1 NO	41.78

GROUND FLOOR
SCALE 1:200

**BULT-UP AREA CALCULATION
FOR 1TO 4/03**



GROUND FLOOR			SQ.MT.	
A	3.50	X 11.67	X 1 NO	40.85

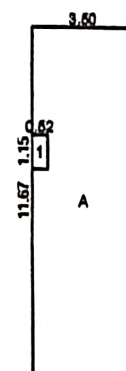
DEDUCTIONS

1	0.52	X 1.15	X 1 NO	0.60
TOTAL				0.60

TOTAL DEDUCTIONS			0.60
NET BUILT UP AREA			40.25

GROUND FLOOR
SCALE 1:200

**BULT-UP AREA CALCULATION
FOR 1TO 4/02 & 1TO 4/04**



GROUND FLOOR			SQ.MT.	
A	3.50	X 11.67	X 1 NO	40.85

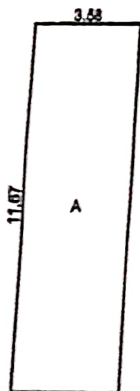
DEDUCTIONS

1	0.52	X 1.15	X 1 NO	0.60
TOTAL				0.60

TOTAL DEDUCTIONS			0.60
NET BUILT UP AREA			40.25

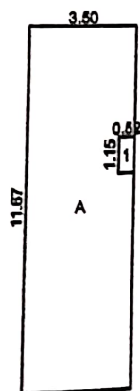
GROUND FLOOR
SCALE 1:200

FIRST FLOOR			SQ.MT.	
A	3.58	X 11.67	X 1 NO	41.78



FIRST FLOOR
SCALE 1:200

FIRST FLOOR			SQ.MT.	
A	3.50	X 11.67	X 1 NO	40.85



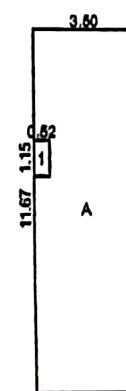
FIRST FLOOR
SCALE 1:200

DEDUCTIONS

1	0.52	X 1.15	X 1 NO	0.60
TOTAL				0.60

TOTAL DEDUCTIONS			0.60
NET BUILT UP AREA			40.25

FIRST FLOOR			SQ.MT.	
A	3.50	X 11.67	X 1 NO	40.85



FIRST FLOOR
SCALE 1:200

DEDUCTIONS

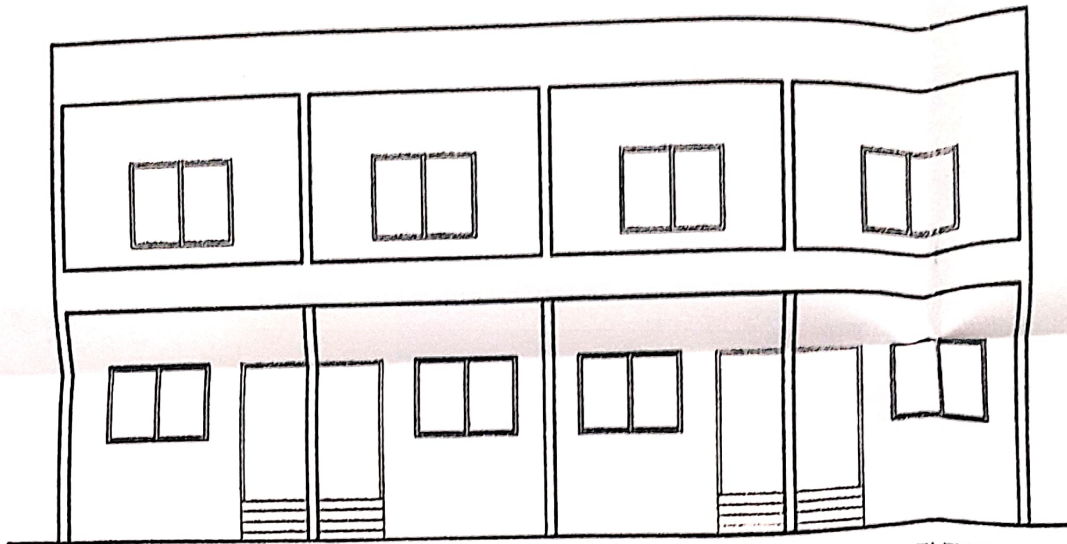
1	0.52	X 1.15	X 1 NO	0.60
TOTAL				0.60

TOTAL DEDUCTIONS			0.60
NET BUILT UP AREA			40.25

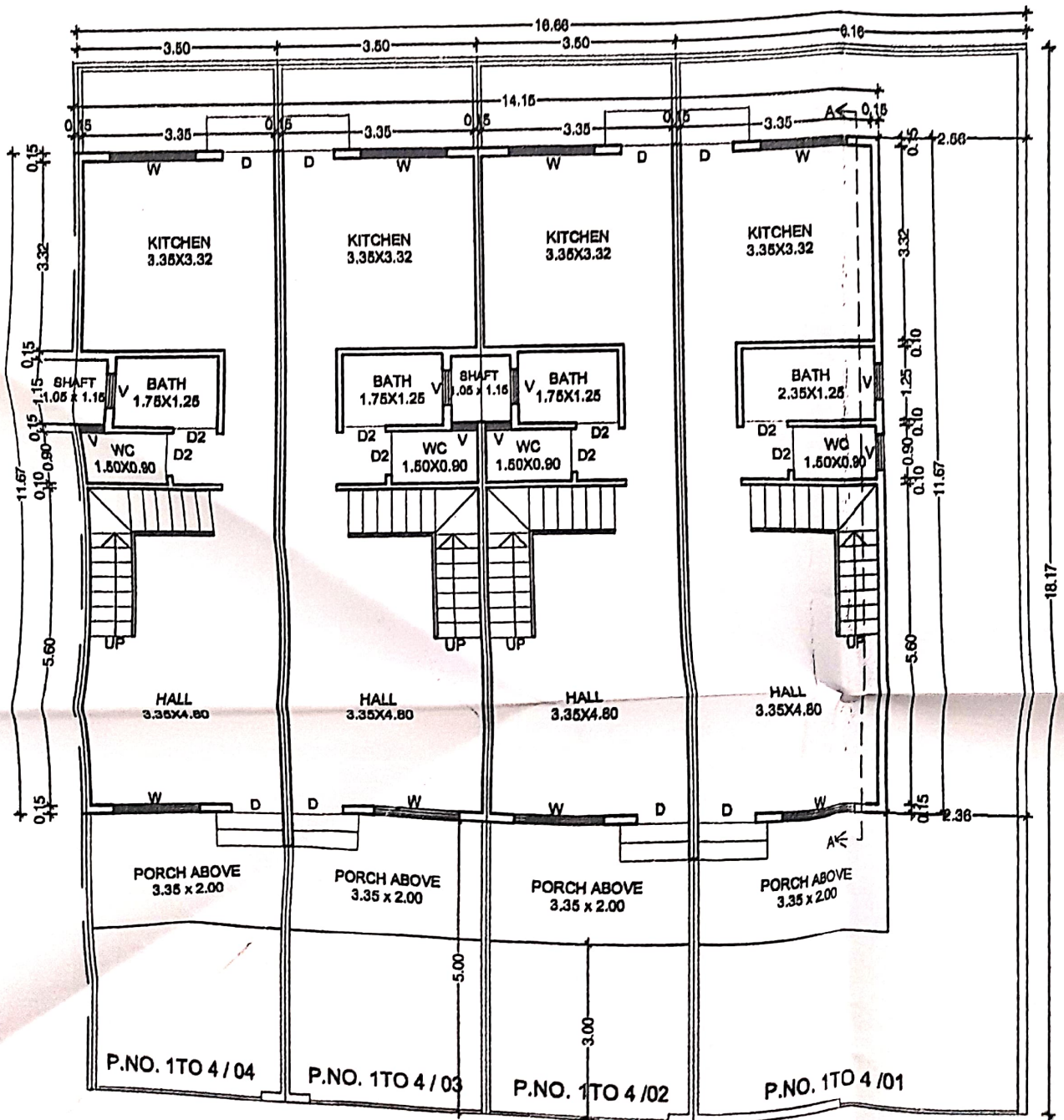
Building
No.
(1)

Building
No.
(1)

Building
No.
(1)



ELEVATION



GROUND FLOOR PLAN
(SCALE 1:100)

