

DIPAR Swapani Dangarikar


**PROPOSED RESIDENTIAL BUILDING  
ON P. No. 1+2 S.No. 31/1/B/26/3/3A  
OF AANADWALI, SHIWAR IN NASHIK.**

**FOR :- ATUL GAJANAN CHAMPANERKAR THROUGH GPA HOLDER  
JMD BUILDERS AND DEVELOPERS PARTNERSHIP FIRM THROUGH  
PARTNER CHANDRABHAN PRASAD KUMBHAR.**

**RECOMMENDATIONS**

**APPROVED**

The Plans amended in .....  
As per the conditions Mentioned in  
the accompanying commencement  
Certificate No. dated

A1/Bp/166/2021  11/06/2021

**Executive Engineer  
TOWN PLANING  
Nashik Municipal Corporation  
Nashik**



A) AREA STATEMENT		M <sup>2</sup>
1. Area of the Plot (Minimum area of a,b,c to be considered)		
a) As per ownership document (7/12, CTS extract)		434.50
b) As per measurement Sheet		434.50
c) As per site		
2. Deductions for -		
(a) Proposed colony Road widening Area+fanning	66.53+2.13	68.66
		-

A) AREA STATEMENT		M <sup>2</sup>
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c) As per site		434.50
2. Deductions for -		
(a) Proposed colony Road widening Area+fanning	66.53+2.13	68.66
(b) Any D.P. Reservallon Area		-
TOTAL (a+b)		-
3. Balance area of plot (1-2)		365.84
4. Amenity space (If applicable)		
(a) Required -		-
(b) Adjustment of 2(b), if any -		-
(c) Balance Proposed -		-
5. Net Plot Area (3-4 (c))		365.84
6. Recreational Open space (if applicable)		
a) Required		-
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. 5x basic FSI)		402.42
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width / TOD Zone.		182.92
(b) Proposed FSI on payment of premium. (Sr. No. 5x 0.50)		182.92
11. In-situ FSI / TDR loading		
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any		68.66
(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 (Sr. No. 5x0.40)		146.34
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))		215.0
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.		800.34
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		439.00
(c) Total entitlement (a+b)		1239.34
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')		1238.57
(c) Total (a+b)		1238.57
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 12/01/2021 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.

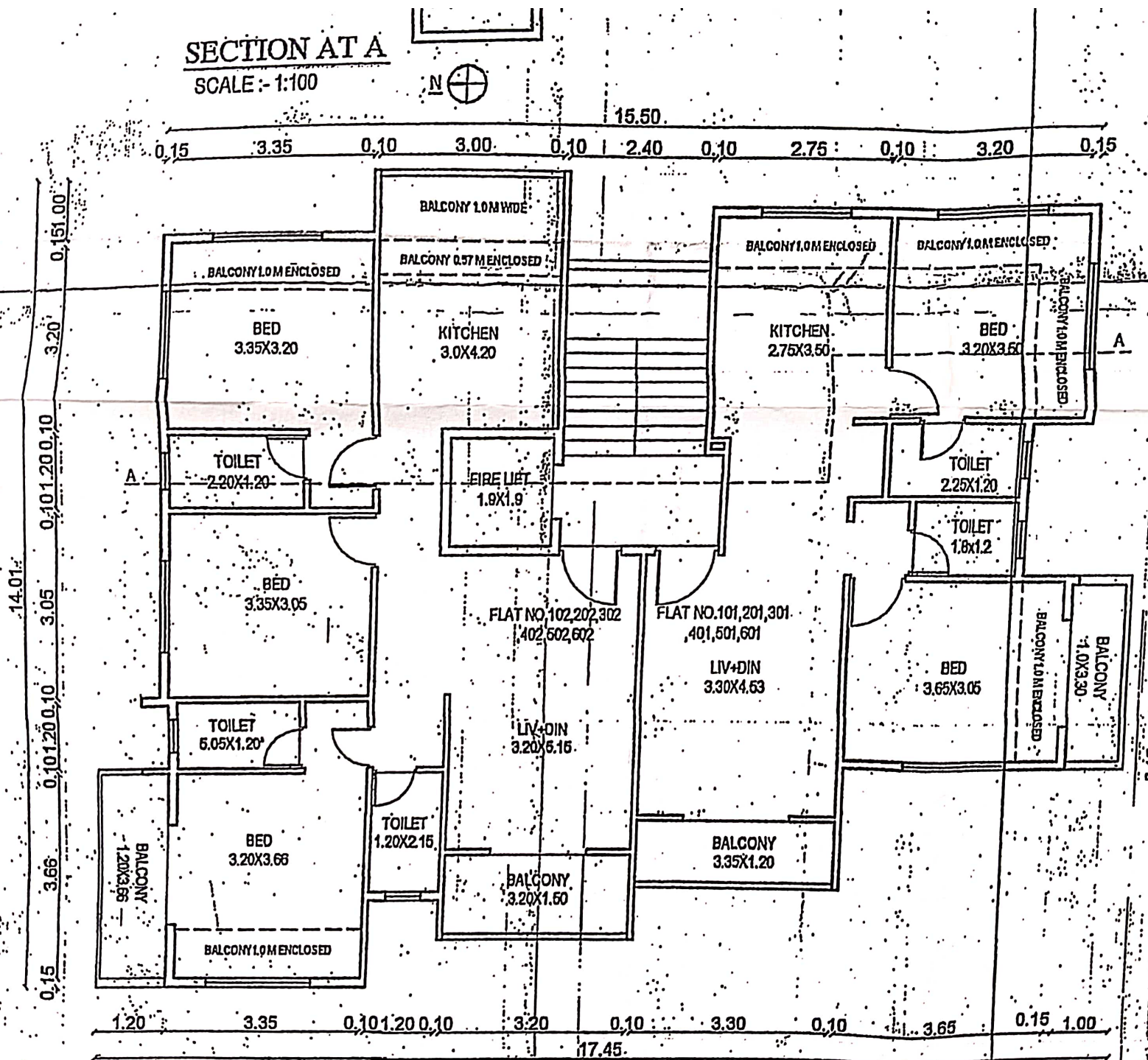
Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)



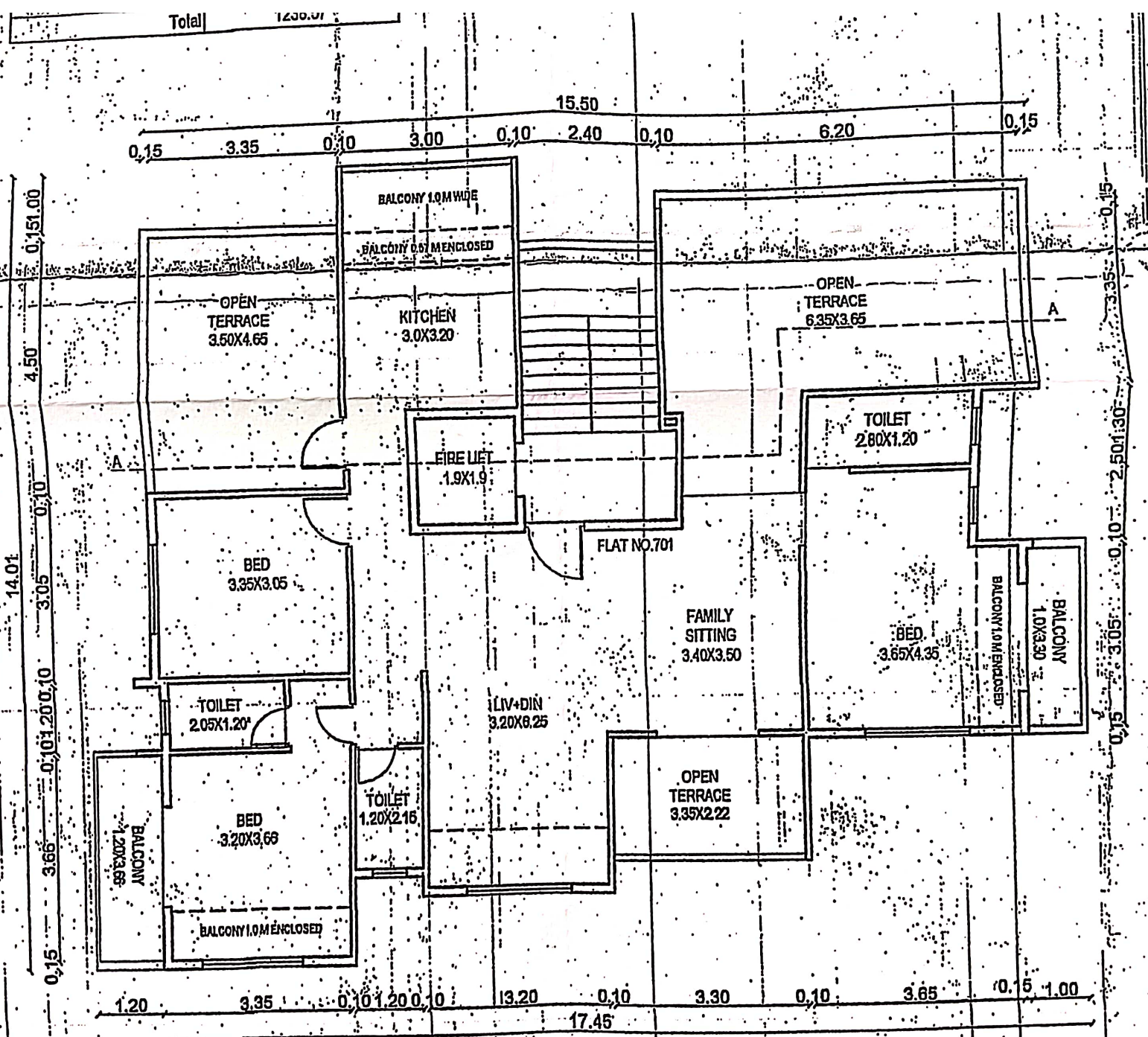
SECTION AT A

SCALE :- 1:100



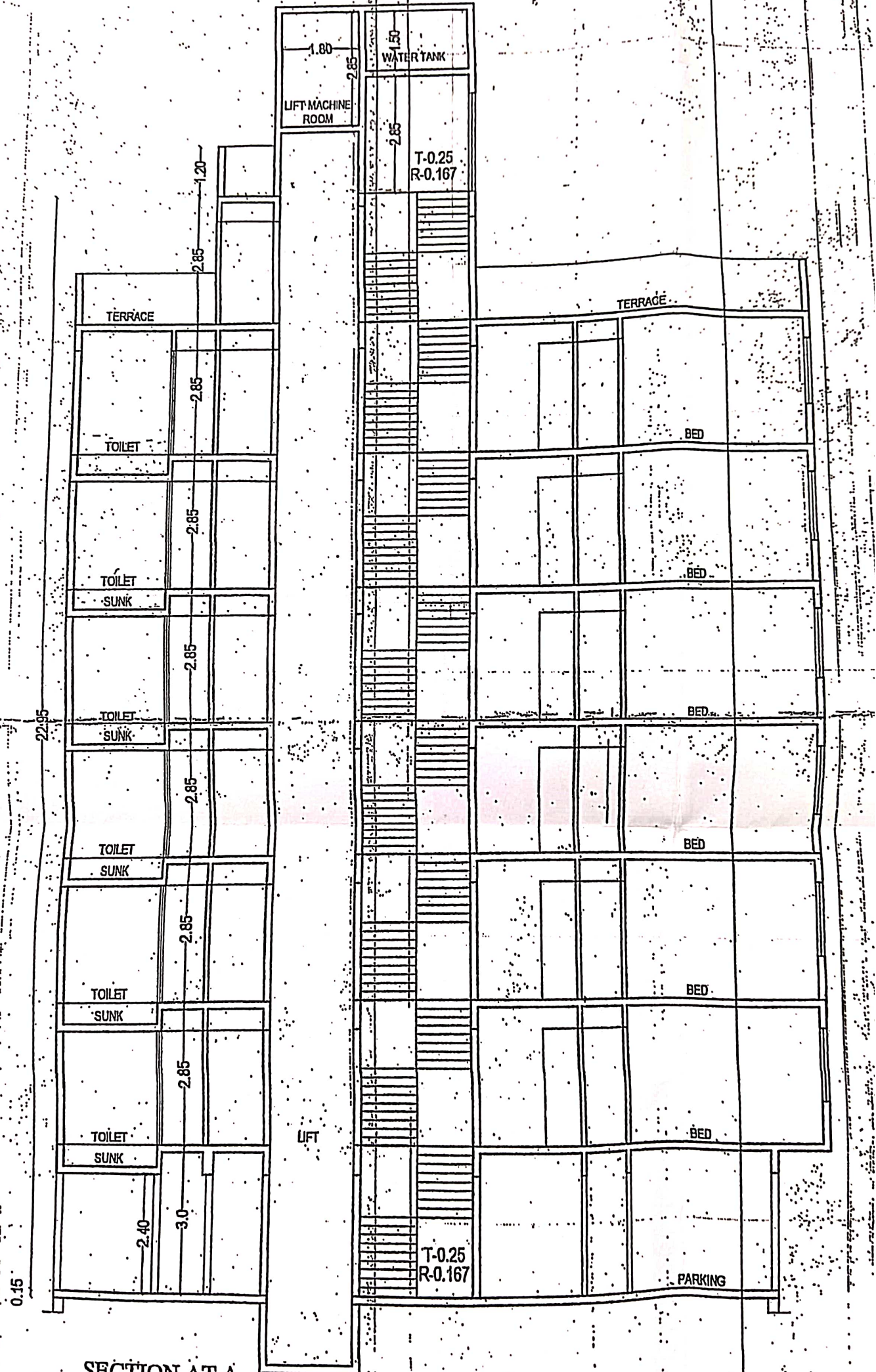
TYPICAL 1ST TO 6TH FLOOR PLAN

SCALE :- 1:100



**TYPICAL 7TH FLOOR PLAN**  
 SCALE - 1:100





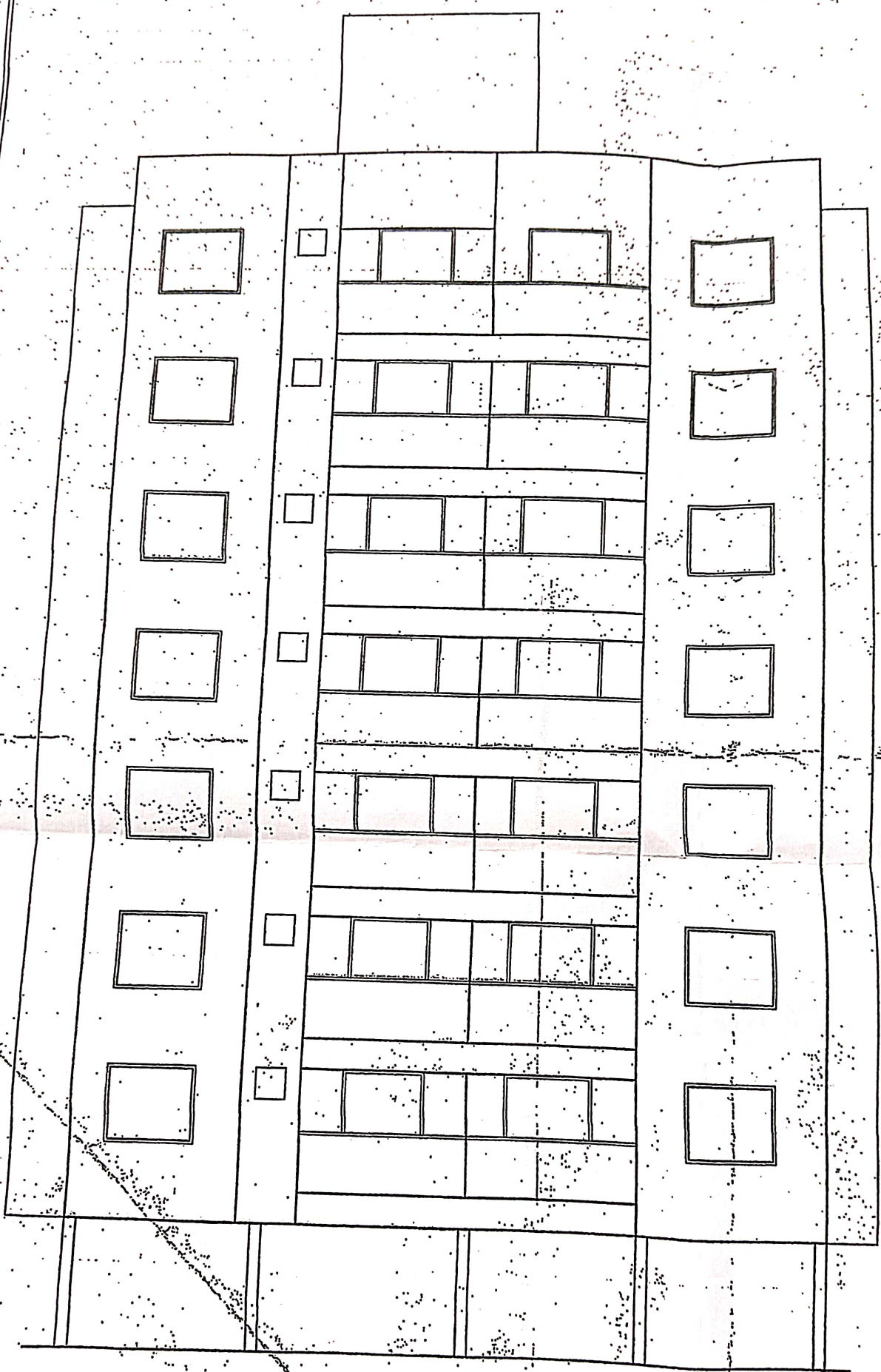
SECTION AT A  
SCALE :- 1:100



15.50

3.20

0.15



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

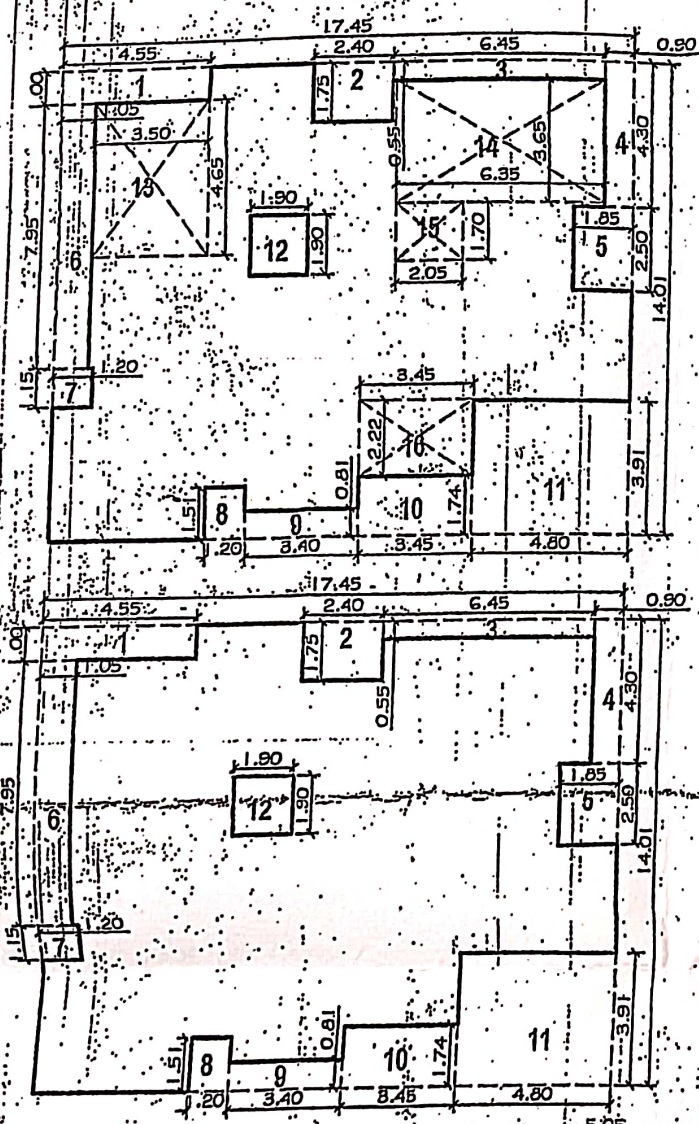


8.0 45.61 161.01

PROPOSED 9.0 M W ROAD

# SITE PLAN

SCALE :- 1:200



### 'P' LINE AREA CALCULATION

#### 7TH FLOOR

Sr. No.	DIMENSION		Area (SQ.M.)	No. of Block	Total
BLOCK	17.45	14.01	244.47	1	244.47
<b>DEDUCTION</b>					
1	4.55	1.00	4.55	1	4.55
2	2.40	1.75	4.20	1	4.20
3	6.45	0.55	3.55	1	3.55
4	0.90	4.30	3.87	1	3.87
5	1.85	2.50	4.63	1	4.63
6	1.05	7.95	8.35	1	8.35
7	1.20	1.15	1.38	1	1.38
8	1.20	1.51	1.81	1	1.81
9	3.40	0.81	2.75	1	2.75
10	3.45	1.74	6.00	1	6.00
11	4.80	3.91	18.77	1	18.77
12	1.90	1.90	3.61	1	3.61
13	3.50	4.65	16.28	1	16.28
14	6.35	3.65	23.18	1	23.18
15	2.05	1.70	3.48	1	3.48
16	3.45	2.22	7.66	1	7.66
A) TOTAL					114.06
TOTAL B/UP AREA = 244.47 - 114.06 = 130.41 SQ.MT					

### 'P' LINE AREA CALCULATION

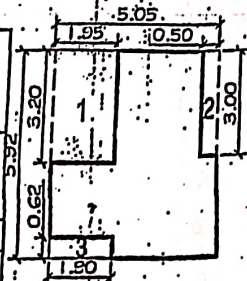
#### FIRST TO SIXTH FLOOR

Sr. No.	DIMENSION		Area (SQ.M.)	No. of Block	Total
BLOCK	17.45	14.01	244.47	1	244.47
<b>DEDUCTION</b>					
1	4.55	1.00	4.55	1	4.55
2	2.40	1.75	4.20	1	4.20
3	6.45	0.55	3.55	1	3.55
4	0.90	4.30	3.87	1	3.87
5	1.85	2.50	4.63	1	4.63
6	1.05	7.95	8.35	1	8.35
7	1.20	1.15	1.38	1	1.38
8	1.20	1.51	1.81	1	1.81
9	3.40	0.81	2.75	1	2.75
10	3.45	1.74	6.00	1	6.00
11	4.80	3.91	18.77	1	18.77
12	1.90	1.90	3.61	1	3.61
A) TOTAL					63.47
TOTAL B/UP AREA = 244.47 - 63.47 = 181.00 SQ.MT					

### FORM OF STATEMENT 2

[Sr. No. 9 (a)]  
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
(1)	(2)	(3)
	GROUND	22.16
	1ST.FL.	181.00
	2ND FL.	181.00
	3RD FL.	181.00
	4TH FL.	181.00
	5TH FL.	181.00
	6TH FL.	181.00
	7TH FL.	130.41
Total		1238.57



### 'P' LINE AREA CALCULATION

#### GROUND FLOOR

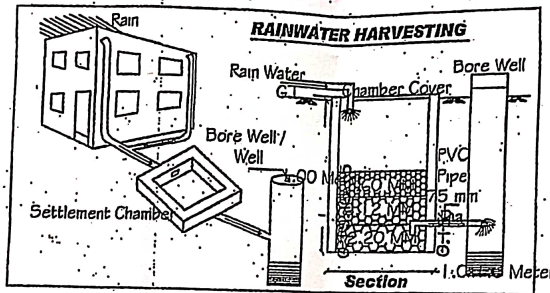
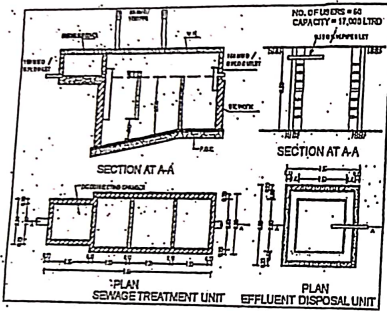
Sr. No.	DIMENSION		Area (SQ.M.)	No. of Block	Total
BLOCK	5.05	5.92	29.90	1	29.90
<b>DEDUCTION</b>					
1	1.95	3.20	6.24	1	6.24
2	0.50	3.00	1.50	1	1.50
3	1.90	0.62	1.18	1	1.18
A) TOTAL					7.74
TOTAL B/UP AREA = 29.90 - 7.74 = 22.16 SQ.MT					

0.15 3.35 0.10 3.00 0.10 2.40 0.10 6.20 0.15

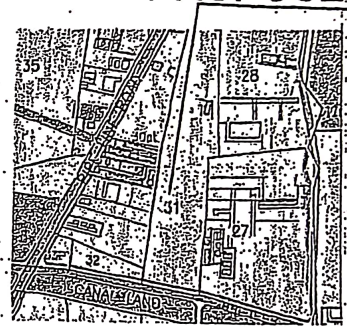








# PROPOSED SITE



**D.R.C. STATEMENT**  
 T. D. R. AREA = 146.36 Sqm.  
 D.R.C. No.971, DATED 10/06/2021  
 T.D.R. AGREEMENT No.5-7110-2021, DATED - 23/07/2021

**LOCATION PLAN N**  
 SCALE 1:10000

BUILDING  
 No.

(1)

**Certificate of Area:**

Certified that the plot under reference was surveyed by me on 12/01/2021 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]*  
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. 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.

*[Signature]*  
Owner (s) name and signature

<p><i>[Signature]</i></p> <p><b>PRAVIN LODHE</b></p>	<p><i>[Signature]</i> <i>GT. Kulk</i></p> <p><b>ATUL CHAMPANERKAR THROUGH OPA HOLDER JMD DEVELOPERS</b></p>	<p><i>[Signature]</i></p> <p><b>ROHAN GUMARE</b></p>
<p><b>ENGINEER</b></p>	<p><b>OWNER</b></p>	<p><b>STRU. ENGINEER</b></p>

**THINKING SPACES**

ARCHITECT'S, INTERIOR & ENGINEER'S

**ER. PRAVIN C. LODHE**

**RAHUL KHODE**

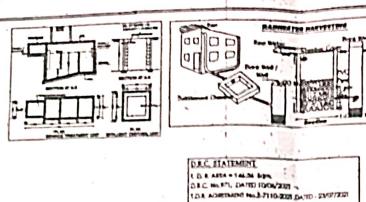
**JAY KADAM**

**ADD- MALKANS APT, KALA NAGAR, INDIRA NAGAR,  
WADALA PATHARDI ROAD, NASHIK.**

**9 8 2 2 3 4 2 1 3 6**

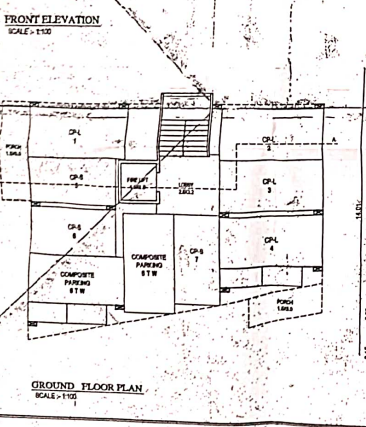
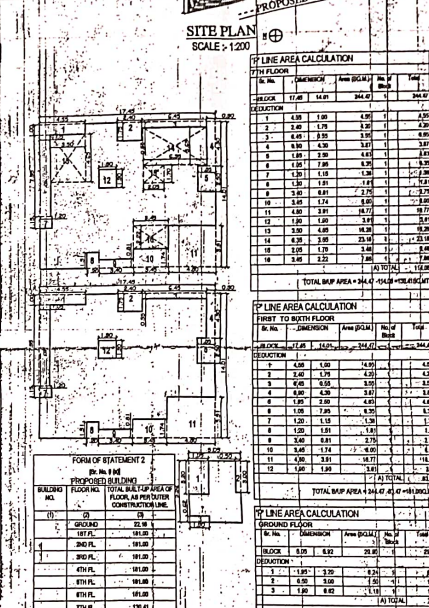
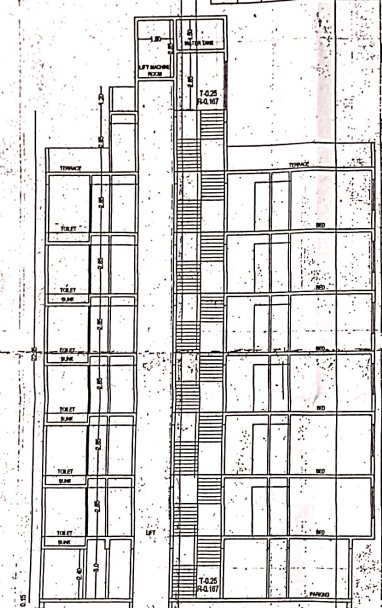
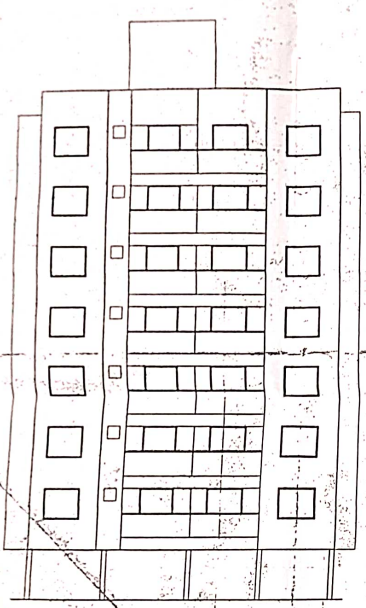
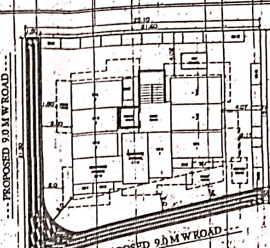
**9 9 2 2 6 5 8 1 6 2**





**FORM OF STATEMENT**

SL. NO.	DESCRIPTION	AREA (SQ. M.)	REMARKS
1	GROUND FLOOR	1170	
2	FIRST TO SIXTH FLOOR	6774	
3	TOTAL	7944	



**LINE AREA CALCULATION**

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**LINE AREA CALCULATION**

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 ON P. No. 1+2 S.No. 31/1B/26/3/3A  
 OF AANADWALL, SHIWAR IN NASHIK.  
 FOR - ATUL GAJANAN CHAMPANEKAR THROUGH CPA HOLDER  
 AND BUILDERS AND DEVELOPERS PARTNERSHIP FIRM THROUGH  
 PARTNER CHANDRABHAN PRASAD KUMHAR.

**RECOMMENDATIONS**  
**APPROVED**

The Plans amended in accordance with the conditions mentioned in the accompanying commencement certificate dated 11/06/2021

Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation

**A AREA STATEMENT**

Sl. No.	Description	Area (Sq. M.)	Remarks
1	Area of Plot - Minimum area of 4.5 to be considered	434.50	
2	As per ownership document (7/2, 7/3, 7/4)	434.50	
3	As per measurement sheet	434.50	
4	As per title	434.50	
5	As per site	434.50	
6	Proposed colony Road widening Area-Widening	68.88	
7	Any O.P. Reservation Area	---	
8	Balance area of plot (a-b)	365.62	
9	Area of plot (a-b)	365.62	
10	Area of plot (a-b)	365.62	
11	Area of plot (a-b)	365.62	
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97	Area of plot (a-b)	365.62	
98	Area of plot (a-b)	365.62	
99	Area of plot (a-b)	365.62	
100	Area of plot (a-b)	365.62	

**Certificate of Area**  
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Owner's Declaration:  
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Owner (s) Name and Signature

**THINKING SPACES**  
 ARCHITECTS INTERIOR & ENGINEERS  
 ER. PRAVIN C. LODHE  
 RAHUL KHODE  
 JAY KADAM  
 ADD- MAJKANS ARTI, KAJA NAGAR, NINDIRA NAGAR,  
 WADALA PETHARDI ROAD, NASHIK.  
 9 8 2 2 3 4 2 1 3 6  
 9 9 2 2 6 5 8 1 6 2