

PROFORMA - I : AREA STATEMENT

AREA STATEMENT

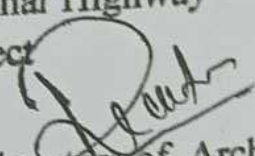
		IN SQ.M.
	AREA OF THE PLOT AS PER 7/12 EXTRACT(GT 88 PART)	18400.00
1	(a) AS PER OWNERSHIP DOCUMENT 7/12 EXTRACT	18400.00
	(b) AS PER MEASUREMENT SHEET- PLOT UNDER DEVELOPMENT	2000.00
	(c) AS PER SITE	2000.00
2	DEDUCTION FOR	-
	(a) PROPOSED D.P.D.P. ROAD WIDENING AREA SERVICE ROAD HIGHWAY WIDENING	---
	(b) ANY D.P. RESERVATION AREA	-
	TOTAL (a + b)	0.00
3	BALANCE AREA OF PLOT (1 - 2)	-
4	AMENITY SPACE	-
	(a)REQUIRED	-
	(b)ADJUSTMENT OF 2(b)	-
	(c)BALANCE PROPOSED	-
5	NET AREA OF PLOT (3 - 4c)	-
6	RECREATIONAL OPEN SPACE	-
	(a) REQUIRED	-
	(b) PROPOSED	-
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA	-
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC FSI 0.20)	494.62
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	-
	(a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH	-
	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN SITU FSI TDR LOADING	-
	(a) IN-SITU AREA AGAINST D.P. ROAD	-
	(b) IN-SITU AREA AGAINST AMENITY SPACE HANDED OVER	-
	(c) TDR AREA	-
	(d) TOTAL IN SITU TDR LOADING PROPOSED (11 (a)+(b)+(c))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	494.62
	(a) 9 + 10(b) + 11(d) OR 12	-
	(b)ANCILLARY AREA FSI UPTO 60 OR 80 WITH PAYMENT OF CHARGES	-
	(c) TOTAL ENTITLEMENT (a+b)	1.1
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	-
15	TOTAL BUILTUP AREA IN PROPOSAL	494.62
	(a)EXISTING BUILT-UP AREA	494.62
	(b)PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	0.25
	(c) TOTAL (a+b)	-
16	FSI CONSUMED (1513)	-
17	AREA FOR INCLUSIVE HOUSING	-
	(a) REQUIRED (20 OF S... PROPOSED	-

Architect.

TYPE	REQUIRED PARKING		PROVIDED PARKING	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
RESTAURANT FOR EVERY 50 SQ M	1	8	10	60
CARPET AREA FOR EVERY 5 GUEST ROOM	1	4	1	4
TOTAL REQD	2	12	11	64
PROVIDED	2	12	11	64

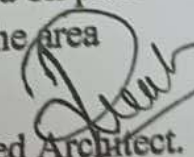
CERTIFICATE ROAD WIDTH CONFIRMATION

This is to Certify that the G.No. 88 Mauje Dusangwadi, Tal. Sinnar, Dist. Nashik, is Fronting on North Side is Shirdi Sinnar Highway State Highway No.160 measured on site found correct
Its Proposed width is 60.00 M.


Signature of Architect.

CERTIFICATE OF AREA

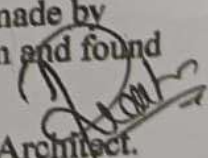
It is to be Certificate that the plot under reference was surveyed by me on 10 01 2023 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership Land Records Department.


Signature of Licensed Architect.

CERTIFICATE OF APPOINTMENT

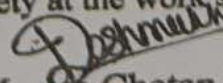
I Rohini S. Marathe have been appointed by the applicant as his licensed Architect. I have examined the boundaries & the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who owner in possession of the plot as in the above from and found them to be correct.

Date : 10 01 2023.


Signature of Licensed Architect.

OWNER'S DECLARATION

I Undersigned hereby confirm that I would abide by plans approved by Authority. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.


Manita Chetan Deshmukh

ADJ GT 89

SANITATION REQUIREMENT FOR RESTAURANT				
TYPE	PUBLIC ROOM		NON RESI STAFF	
	MALE	FEMALE	MALE	FEMALE
WC	1per 50 Seats upto 200	2per 50 Seats upto 200	1per Male up to 15 no	1 per female up to 12 no
URINAL	1per 50 Seats		NIL UPTO 6	
TOTAL REQD	2	2	1	1
PROVIDED	2	2	1	1

SANITATION REQUIREMENT FOR HOTEL				
GUEST ROOM WITH COMMON FACILITIES				
	MALE	FEMALE	NON RESI STAFF	
HOTEL	1per every room attached	1per every room attached		
TOTAL	2			

PARKING AREA STATEMENT				
TYPE	REQUIRED PARKING		PROVIDED PARKING	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
RESTAURANT FOR EVERY 50 SQ M CARPET AREA	1	8	10	60
FOR EVERY 5 GUEST ROOM	1	4	1	4
TOTAL REQD	2	12	11	64
PROVIDED	2	12	11	64

CERTIFICATE ROAD WIDTH CONFIRMATION

B UP AREA STATEMENT

TYPE	AREA	USE
A	494.62	HOTEL
TOTAL BUP AREA	<u>494.62</u>	

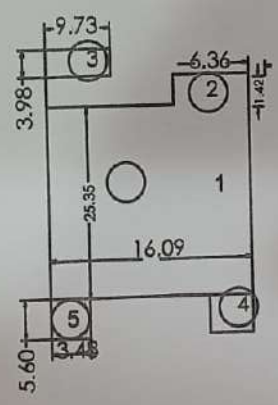
22
22.75

SITE PLAN



SCALE = 1:500

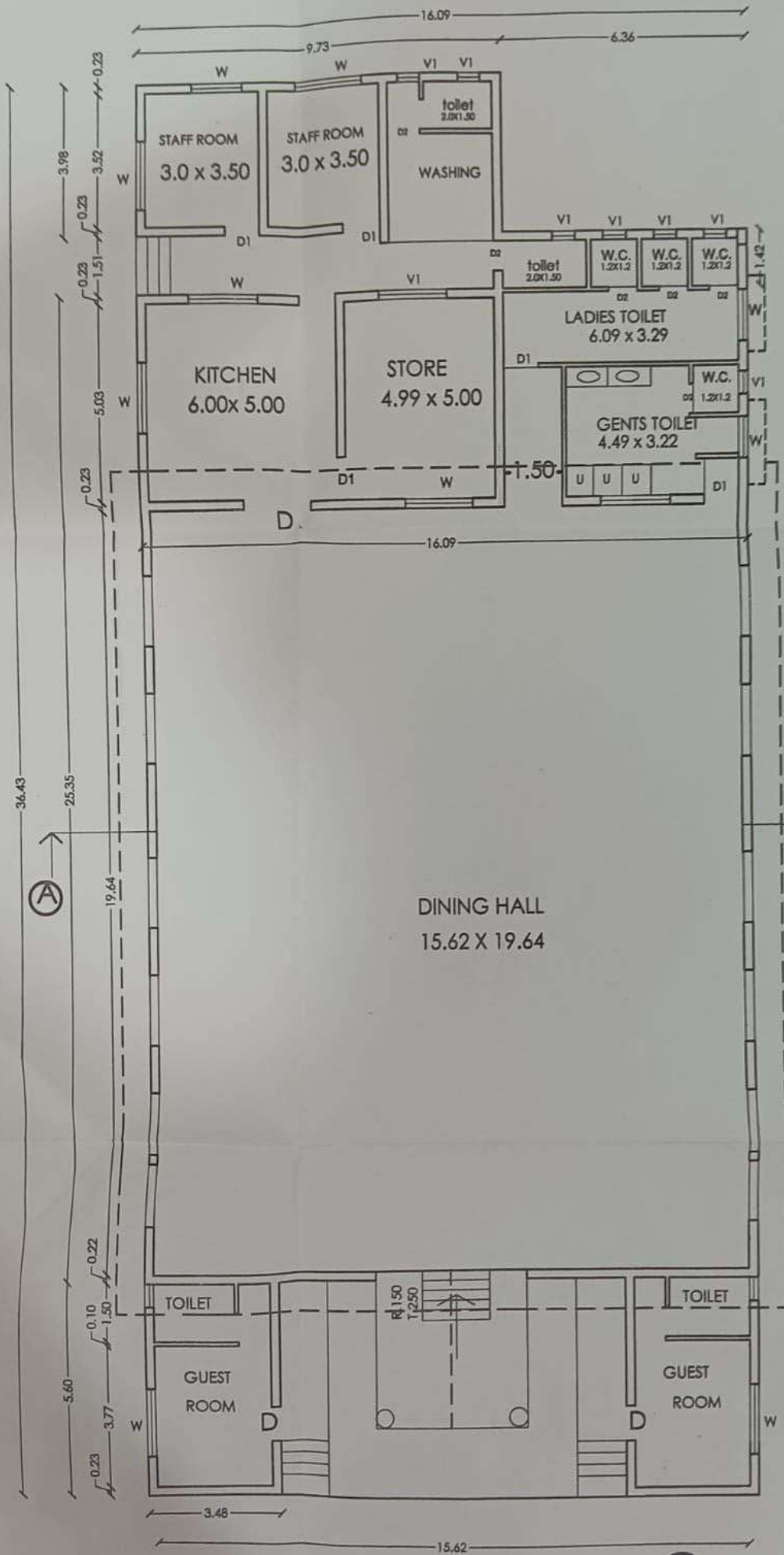
AREA CALCULATION



AREA OF GROUND FLOOR PLAN

AREA TOTAL BLOCK 1	$16.09 \times 25.35 =$	407.88 SQ.M
AREA TOTAL BLOCK 2	$1.42 \times 6.36 =$	9.03 SQ.M
AREA TOTAL BLOCK 3	$9.73 \times 3.98 =$	38.73 SQ.M
AREA TOTAL BLOCK 4	$5.60 \times 3.48 =$	19.49 SQ.M
AREA TOTAL BLOCK 5	$5.60 \times 3.48 =$	19.49 SQ.M

NET BUILT UP AREA OF BUILDING IS = 494.62SQ.M



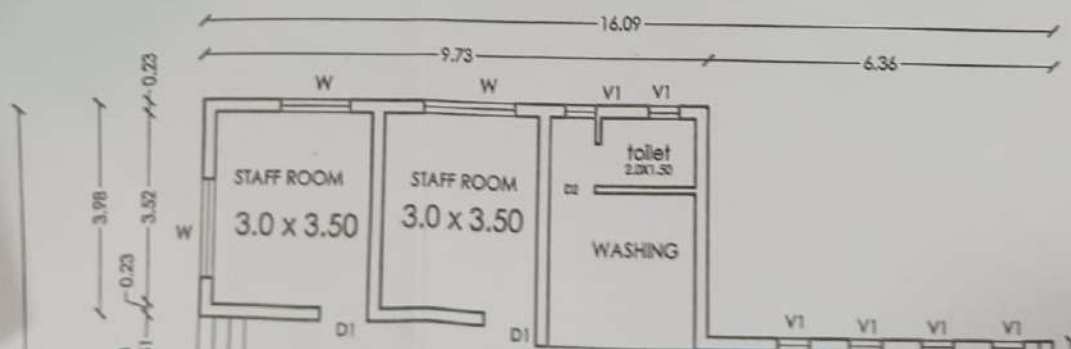
GROUND FLOOR PLAN (SCALE 1:100)

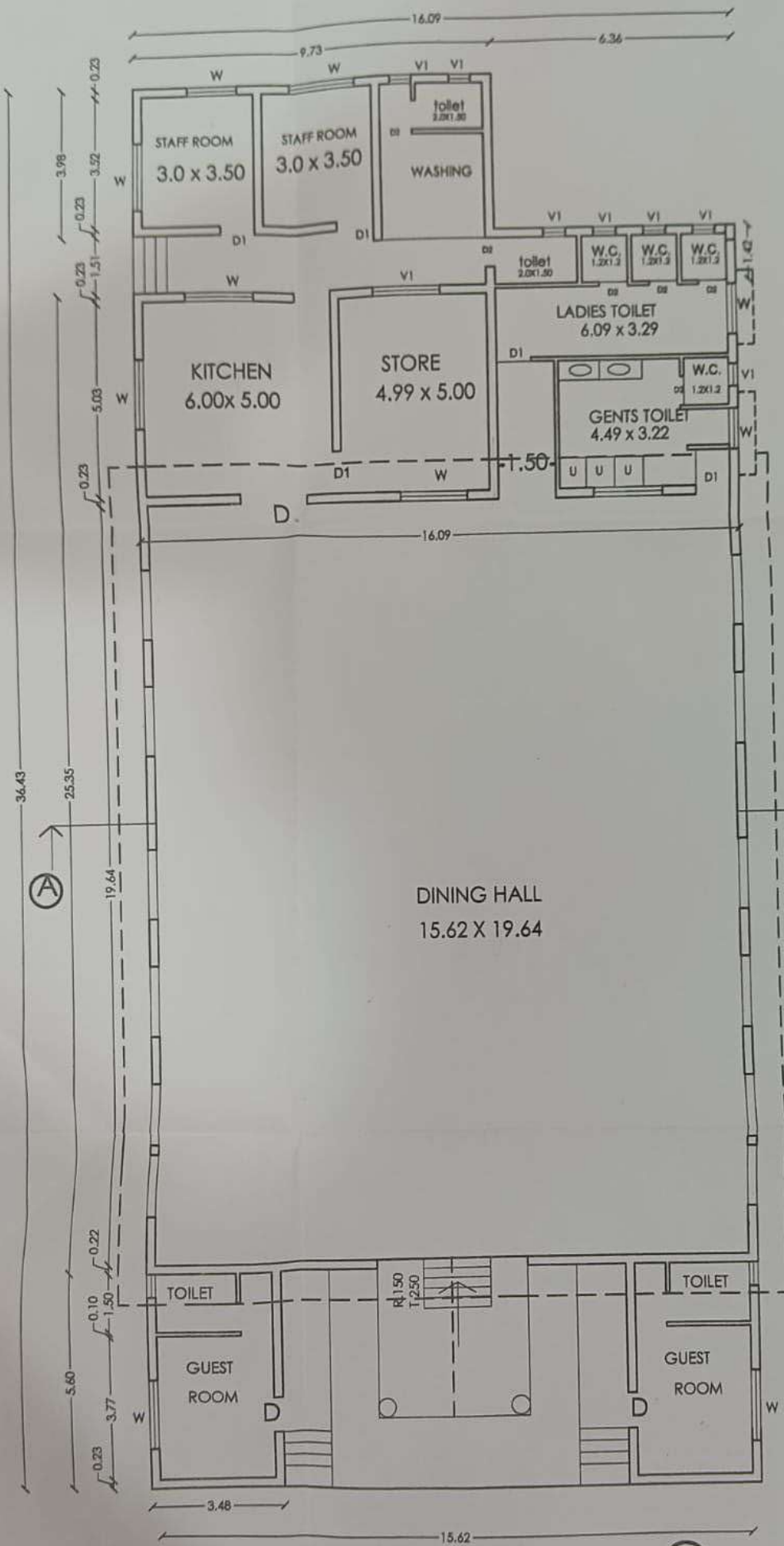


ADJ GT 87



FRONT ELEVATION





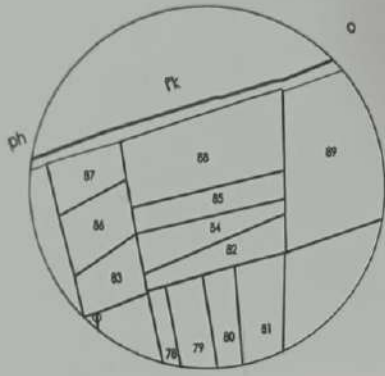
GROUND FLOOR PLAN (SCALE 1:100)



ADJ GT 87



LOCATION PLAN
SCALE = 1:10,000



B UP AREA STATEMENT		
TYPE	AREA	USE
A	494.82	HOTEL
TOTAL BUP AREA	494.82	

12.00 M WIDE SERVICE ROAD

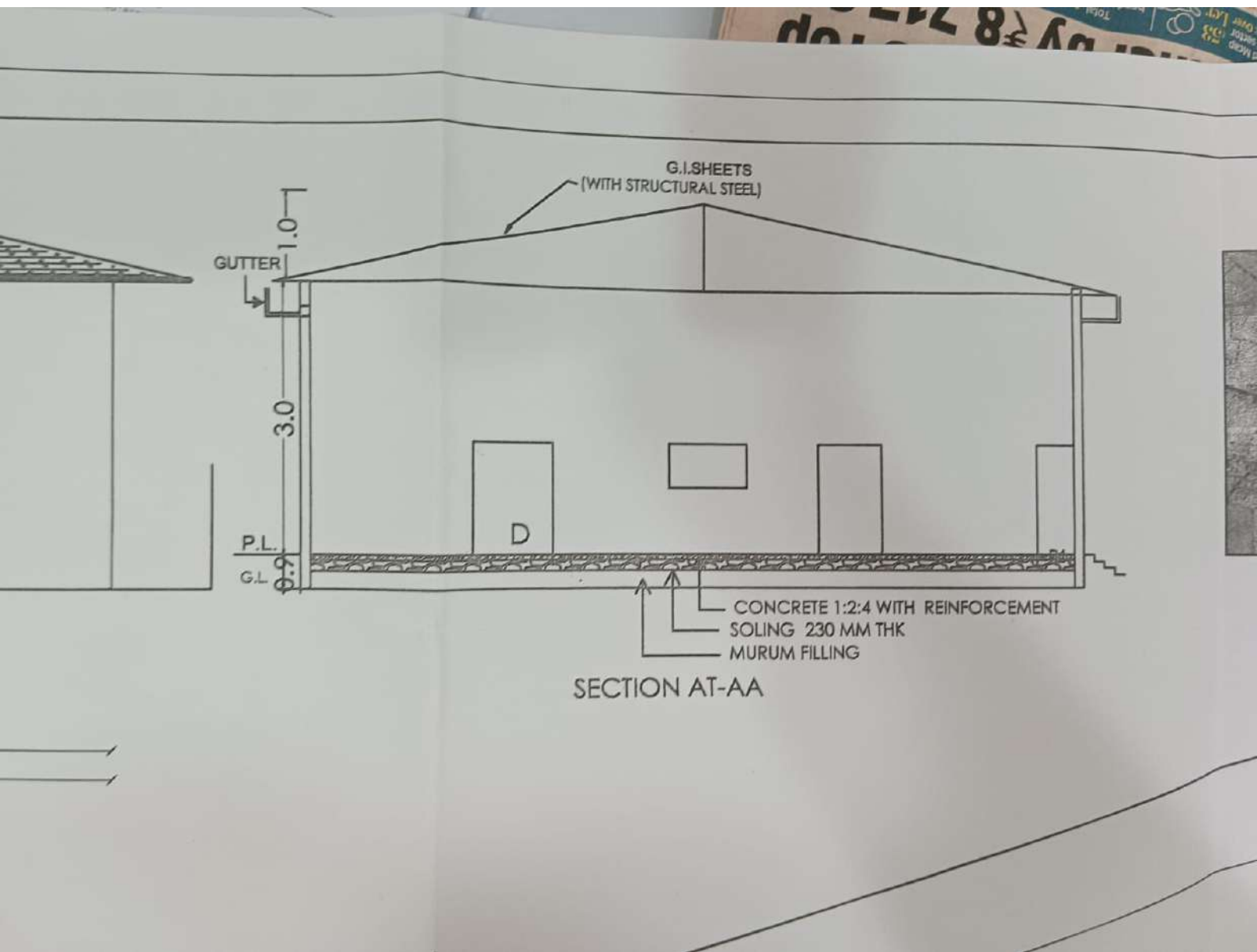
CC OF ROAD

PROPOSED NH 16

12.00

5.00
5.00

5.00



SECTION AT-AA

LAND AREA STATEMENT AS PER 7 12 EXTRACT

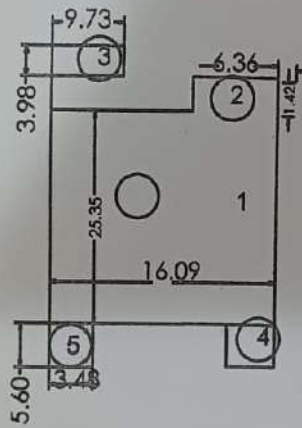
G. NO.	OWNERSHIP AS PER 7 12 EXTRACT	AREA AS PER 712 EXTRACT IN SQ.M.	AREA UNDER NON DEVELOPMENT IN SQ.M.	AREA UNDER DEVELOPMENT IN SQ.M.	SIGN
88	1) Mamta Chetan Deshmukh	4000.00	2000.00	2000.00	<i>Deshmukh</i>
	2) Amol Somnath Gunjal	4000.00	4000.00		<i>Gunjal</i>
	3) Gulab Damodar Gaikwad	1100.00	1100.00		<i>S. S. 1144004</i>
	4) Balasaheb Pandurang Shelke	300.00	300.00		<i>श्री. पी. रं. शे. अ.प.</i>
	5) Sunil Tulshiram Shelake	400.00	400.00		<i>श्री. पी. रं. शे. अ.प.</i>
	6) Manisha Ashok Bidgar	400.00	400.00		<i>Bidgar M.A.</i>
	7) Dhananjay Nivrutti Zagade	1600.00	1600.00		<i>Zagade</i>
	8) Riya Adarsh Chordia	1600.00	1600.00		<i>Chordia</i>
	9) Uttam Shankar Kadam	2100.00	2100.00		<i>V. K.</i>
	10) Suresh Trambak Suryavanshi	300.00	300.00		<i>Suryavanshi</i>
	11) Rajendrakumar Vaman More	300.00	300.00		<i>More</i>
	12) Ramesh Raghunath Bidve	300.00	300.00		<i>Bidve</i>
	TOTAL AREA	16400.00	16400.00	2000.00	

AREA CALCULATION

PLAN



SCALE = 1:500



AREA OF GROUND FLOOR PLAN

AREA TOTAL BLOCK 1	$16.09 \times 25.35 = 407.88 \text{ SQ.M}$
AREA TOTAL BLOCK 2	$1.42 \times 6.36 = 9.03 \text{ SQ.M}$
AREA TOTAL BLOCK 3	$9.73 \times 3.98 = 38.73 \text{ SQ.M}$
AREA TOTAL BLOCK 4	$5.60 \times 3.48 = 19.49 \text{ SQ.M}$
AREA TOTAL BLOCK 5	$5.60 \times 3.48 = 19.49 \text{ SQ.M}$

NET BUILT UP AREA OF BUILDING IS = 494.62 SQ.M

LAND AREA STATEMENT AS PER 7 12 EXTRACT					
G. NO.	OWNERSHIP AS PER 7 12 EXTRACT	AREA AS PER 712 EXTRACT IN SQ.M.	AREA UNDER NON DEVELOPMENT IN SQ.M.	AREA UNDER DEVELOPMENT IN SQ.M.	SIGN
88	1) Mamta Chetan Deshmukh	4000.00	2000.00	2000.00	<i>Deshmukh</i>
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	3) Gulab Damodar Galkwad	1100.00	1100.00		<i>S. S. H. Galkwad</i>
	4) Balesaheb Pandurang Shelke	300.00	300.00		<i>श्री. पी. श. चव्हाण</i>
	5) Sunil Tulshiram Shelake	400.00	400.00		<i>श्री. पी. श. चव्हाण</i>
	6) Manisha Ashok Bidgar	400.00	400.00		<i>Bidgar M.A.</i>
	7) Dhananjay Nivrutti Zagade	1600.00	1600.00		<i>Zagade</i>
	8) Ritya Adarsh Chordia	1800.00	1800.00		<i>Chordia</i>
	9) Uttam Shankar Kadam	2100.00	2100.00		<i>Kadam</i>
	10) Suresh Trambak Suryavanshi	300.00	300.00		<i>Suryavanshi</i>
	11) Rajendrakumar Vaman More	300.00	300.00		<i>More</i>
	12) Ramesh Raghunath Bidve	300.00	300.00		<i>Bidve</i>
	TOTAL AREA	16400.00	16400.00	2000.00	

PARKING AREA STATEMENT				
TYPE	REQUIRED PARKING		PROVIDED PARKING	
	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
RESTAURANT FOR EVERY 50 SQ.M	1	8	10	80
GARAGE AREA FOR EVERY 5 GUEST ROOM	1	4	1	4
TOTAL REQD	2	12	11	84
PROVIDED	2	12	11	84

CERTIFICATE ROAD WIDTH CONFIRMATION

This is to Certify that the G.No. 88 Mauje Dusangwadi, Tal. Sinnar, Dist. Nashik, is Fronting on North Side is Shirdi Sinnar Highway State Highway No.160 measured on site found correct. Its Proposed width is 60.00 M.

[Signature]
Signature of Architect.

CERTIFICATE OF AREA

It is to be Certificate that the plot under reference was surveyed by me on 10 01 2023 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 Land Records Department.

[Signature]
Signature of Licensed Architect.

CERTIFICATE OF APPOINTMENT

I Rohini S. Marathe have been appointed by the applicant as his licensed Architect. I have examined the boundaries & the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who owner in possession of the plot as in the above from and found them to be correct.
Date : 10 01 2023.

[Signature]
Signature of Licensed Architect.

OWNER'S DECLARATION

I Undersigned hereby confirm that I would abide by plans approved by Authority. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

[Signature]
Mamta Chetan Deshmukh

10) ADDITION
(a) MAXIMUM
(b) IN-SITU
(c) IN-SITU
(d) TOTAL
(e) 9 + 10
(f) ANCHOR
(g) TOTAL
14) MAXIMUM
AS PER
15) TOTAL B
16) EXISTING
17) PROPOSED
(a) TOTAL
(b) PSI CONSUL
17) AREA FOR
(a) REQUIRE
OW
ARCHITECT
VA
Ar. ROHINI
Architect, Interior, Landscape
& Garden Appointment
vaarvarchitects2
JOB REF : AS PER

	(b) PROPOSED FSI ON PAYMENT OF PREMIUM	-
11	IN SITU FSI TDR LOADING	-
	(a) IN-SITU AREA AGAINST D.P. ROAD	-
	(b) IN-SITU AREA AGAINST AMENITY SPACE HANDED OVER	-
	(c) TDR AREA	-
	(d) TOTAL IN SITU TDR LOADING PROPOSED (11 (a)+(b)+(c))	-
12	ADDITIONAL FSI AREA UNDER CHAPTER NO7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
	(a) 9 + 10(b) + 11(d) OR 12	-
	(b) ANCILLARY AREA FSI UPTO 60 OR 80 WITH PAYMENT OF CHARGES	494.62
	(c) TOTAL ENTITLEMENT (a+b)	-
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD-WIDTH	-
15	TOTAL BUILTUP AREA IN PROPOSAL	1.1
	(a) EXISTING BUILT-UP AREA	-
	(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	-
	(c) TOTAL (a+b)	494.62
16	FSI CONSUMED (1513)	494.62
17	AREA FOR INCLUSIVE HOUSING	0.25
	(a) REQUIRED (20 OF Sr.No.5) (b) PROPOSED	

Peshmukh

OWNER'S SIGN.

Rohini

Ar. Rohini Marathe
CA/2000/26733

ARCHITECT'S SIGN.

ARCHITECT :-



VASTU
Ar. ROHINI MARATHE (B.Arch.M.Tech)

Architect, Interior, Landscape Designer and Valuer
4- Gaurav Apartment, Jehan Circle, Gangapur Road, Nasik.
vastuarchitects26@gmail.com

JOB REF : AS PER TILR MAP

feb 06, 2023

CKD. BY- Ar. Rohini Marathe

SCALE - AS SHOWN

DRN BY -komal

SCALE 1:100

SEPTIC TANK PLAN.
SCALE 1:100

ADJ GT 89

SANITATION REQUIREMENT FOR RESTAURANT				
TYPE	PUBLIC ROOM		NON RESI STAFF	
	MALE	FEMALE	MALE	FEMALE
WC	1per 50 Seats upto 200	2per 50 Seats upto 200	1 per Male up to 15 no	1 per female up to 12 no
URINAL	1per 50 Seats		NIL UPTO 6	
TOTAL REQD	2	2	1	1
PROVIDED	2	2	1	1

SANITATION REQUIREMENT FOR HOTEL				
GUEST ROOM WITH COMMON FACILITIES				
	GUEST ROOM WITH COMMON FACILITIES		NON RESI STAFF	
	MALE	FEMALE		
HOTEL	1per every room attached	1per every room attached		
TOTAL	2			

PARKING AREA STATEMENT

PRO
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ARE
1 (a) A
(b) A
(c) A
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(c) BAL
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6 RECRE
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(b) PRO
7 INTERI

PROFORMA - I : AREA STATEMENT

AREA STATEMENT

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	AREA OF THE PLOT AS PER 7/12 EXTRACT(GT 88 PART)	
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	a) PROPOSED D.P.D.P. ROAD WIDENING AREA SERVICE ROAD HIGHWAY WIDENING	-
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3	BALANCE AREA OF PLOT (1 - 2)	
4	AMENITY SPACE	
	a)REQUIRED	-
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	(b)PROPOSED BUILT-UP AREA (AS PER 'P-LINE')	494.62
	(c) TOTAL (a+b)	0.26
16	FSI CONSUMED (1513)	
17	AREA FOR INCLUSIVE HOUSING	
	(a) REQUIRED (20 OF Sr.No.5)	
	(b) PROPOSED	

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f Architect.

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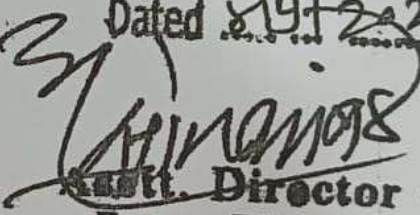

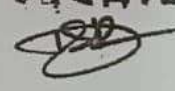
Deshmukh

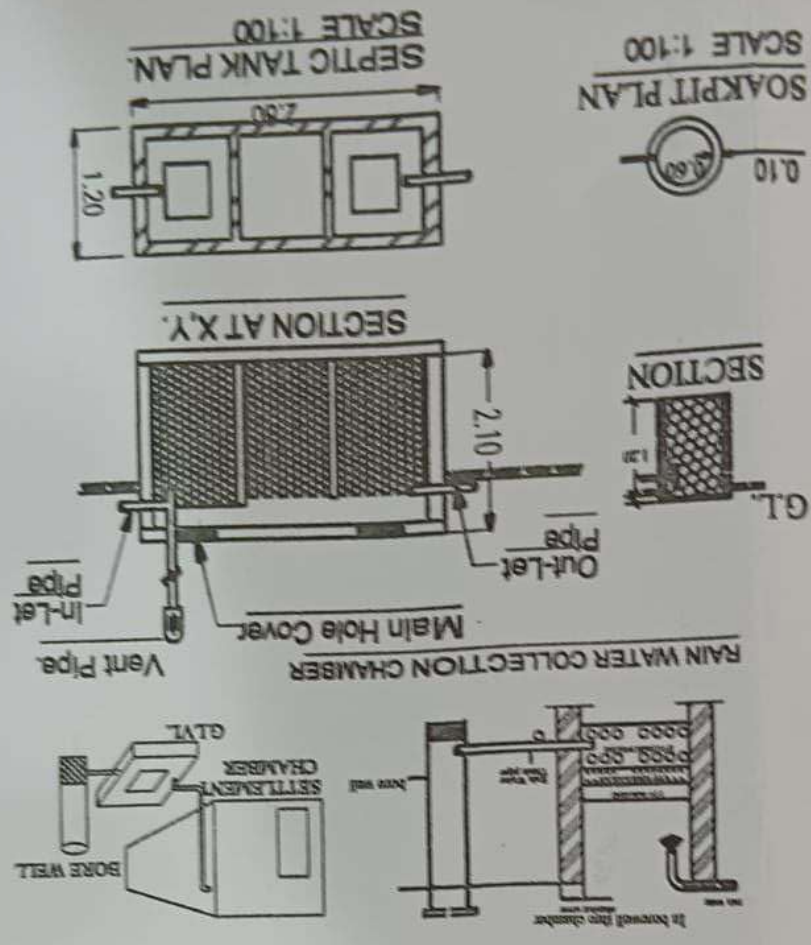
Ar. Rohini Marathe
CA/2000/26733

Proposed Hotel / (Commercial Purpose) In Gt no
88(part), At-Dusangwadi, Tal -Sinnar, Dist-Nasik
for Mrs Mamta Chetan Deshmukh

APPROVING AUTHORITY

Recommended For Approval for Commercial
purpose Only, As Amended in
Subject To the Conditions Mentioned in this Office
letter No 248. Dated 24/2/23


Asst. Director of
Town Planning
NASIK
 



NOTE:

- 1) BOUNDARY OF THE LAND SHOWN IN THICK BLACK
- 2) PROPOSED WORK SHOWN IN RED
- 3) DRAINAGE LINE SHOWN IN RED DOT

OPENING SCHEDULED		
TYPE	SIZE	REMARKS
D1	1.60 X 2.10	T.W. DOOR
D2	0.90 X 2.10	T.W. DOOR
D3	0.75 X 2.10	T.W. DOOR
W	1.80 X 1.20	ALUMINUM WINDOW
W1	1.50 X 1.20	ALUMINUM WINDOW
V	0.60 X 0.90	VENTILATORS

Proposed 88(part), for Mrs Marni
 APPROVING