

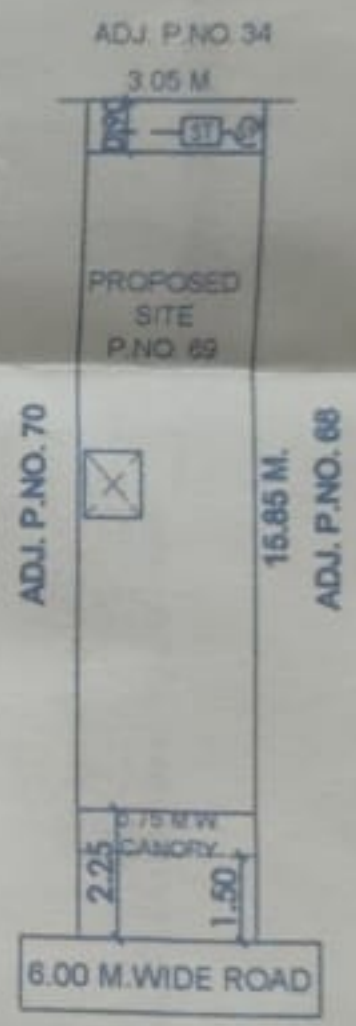
.....	37.53
.....
.....	37.53

W	1.50 X 1.20	M. S. GLAZED WINDOW
WI	2.00 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED



SECTION AT A-A'
SCLAE-1:100

AREA DIAGRAM & CALCULATION:-



SITE PLAN
SCLAE-1:200

CARPET AREA STATEMENT (P.NO. 69)

BUILDING/ FLOOR NO.	R.H. NO.	FLOOR AREA OF ALL ROOM INCLUDING KITCHEN	FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS)
GROUND FLOOR	1	HALL - 2.90 X 4.00 = 11.60	TOILET - 0.95 X 2.20 = 2.09
		KITCHEN - 2.90 X 2.75 = 7.97	- 1.10 X 0.90 = 0.99
		BED ROOM - 2.90 X 3.15 = 9.13	- 0.75 X 2.40 = 1.80
		TOTAL = 28.70	TOTAL = 4.88
P.NO. 69 UNIT 01 TOTAL CARPET AREA = 33.58 SQ.M.			

APPROVED APPROVAL STAMP

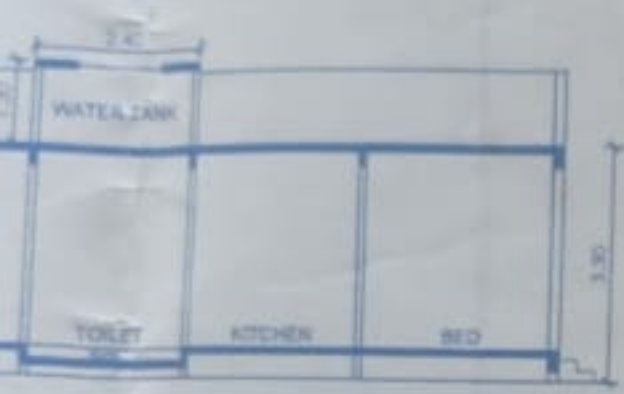
As per the conditions mentioned in the accompanying commencement certificate No. **CP/556** dated **15/02/2021**

Y.S. KHAIKAR
TOWN PLANNING ENGINEER,
TOWN PLANNING DEPARTMENT,
NASHIK MUNICIPAL CORPORATION NASHIK

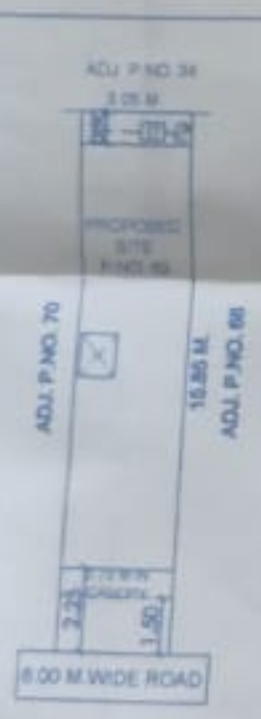


LOCATION PLAN
 S.C.M. 1.18/99

NO.	SIZE	SPECIFICATION
01	1.20 X 2.10	1 W. PANELLED DOOR
02	0.90 X 2.10	1 W. PANELLED DOOR
03	0.75 X 2.10	1 W. PANELLED DOOR
04	1.20 X 1.20	NO. 3 GLAZED WINDOW
05	0.90 X 1.20	NO. 3 GLAZED WINDOW
06	0.40 X 0.40	NO. 3 GLAZED WINDOW



SECTION AT A-A
 S.C.M. 1.18/99



SITE PLAN
 S.C.M. 1.18/99

PROPOSED RESIDENTIAL ROW HOUSE (RISK BASED) PLAN ON P.NO. 69 & NO. 70 OF PATHARDI SHIVAR, IN NASHIK, FOR. SHRI SAMEER JAYANT PARAKH

AREA STATEMENT		69
1. AREA OF THE PLOT		
(a) Minimum area of a plot, as per sanctioned		48.24
(b) As per sanctioned sanctioned (SITE) SITE		48.24
(c) As per measurement plan		48.24
(d) As per site		48.24
2. PROTECTION FUR		
(a) Proposed (P) / (TP) Road widening Area		---
(b) Service Road / Highway widening		---
(c) State / P. Road widening		---
(d) Proposed Road area		---
3. Building area of plot (B.A.)		
(a) Required		48.24
(b) As per sanctioned of 2017 Act		---
(c) As per sanctioned of 2017 Act		---
(d) As per sanctioned of 2017 Act		---
(e) As per sanctioned of 2017 Act		---
4. Recreational Open space (if applicable)		
(a) Required		---
(b) Proposed		---
5. Internal Road area		
(a) Proposed area (if applicable)		48.24
6. Built up area with reference to Floor F.S.I. as per Road width (Sr. No. Sanction FSI)		
(a) Addition of FSI on payment of premium		53.17
(b) Maximum permissible premium FSI - based on road width / TOD Zone		---
(c) Proposed FSI on payment of premium		---
(d) Existing FSI / TDR loading		---
(e) Proposed FSI		---
(f) Both side area against Amenity Space if handed over (2.00 x 1.80 x Sr. No. 4 stand term)		---
(g) TDR area		---
(h) Total H-Sub / TDR loading proposed (11 sq+sq+sq)		---
12. Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal		
(a) (B + 1000 + 1100) or 12 whichever is applicable		---
(b) Amenity Area FSI upto 80% or 80% with payment of charges		---
(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 1.6 or 1.8		
		1.80
15. Total Built-up Area in proposal (excluding area at Sr.No. 17 to		
(a) Existing Built-up Area		---
(b) Proposed Built-up Area (as per P-Plan)		37.50
(c) Total Built-up Area		37.50
16. F.S.I. Consumed (51%) (Should not be more than serial No. 14 above)		
		0.70 %
17. Area for public use, if any		
(a) Required (20% of Sr.No. 11)		---
(b) Proposed		11626

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-11-2020 & DIMENSION OF ALL BOUNDS ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP (T.P. SCHEME RECORDS DEPARTMENT) CITY SURVEY RECORDS.

YASHAVANT M. KHAIKAR
 Licensed Engineer - Name and Signature
 Road Supervisor
 Town Planning Engineer
 (Reg. No. 1583) N.M.C.

Owner's Declaration

WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE TO PLAN SANCTIONED BY NASHIK MUNICIPAL CORPORATION. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTION PLAN AND ANY DEVIATION ON SITE WITH RESPECT TO SANCTION PLAN WILL BE OUR RESPONSIBILITY. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

Shri Sameer Jayant Parakh
 Owners Sign

Design Concept

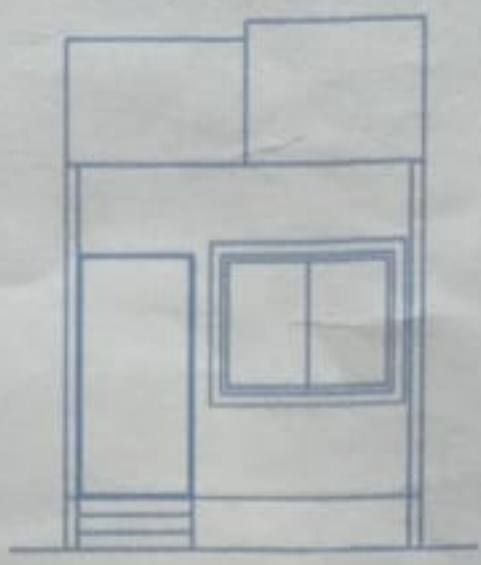
Prashant K. Gaitwad
 (Architect)

YASHWANT M. KHAIKAR
 Town Planning Engineer
 (Reg. No. 1583) N.M.C.

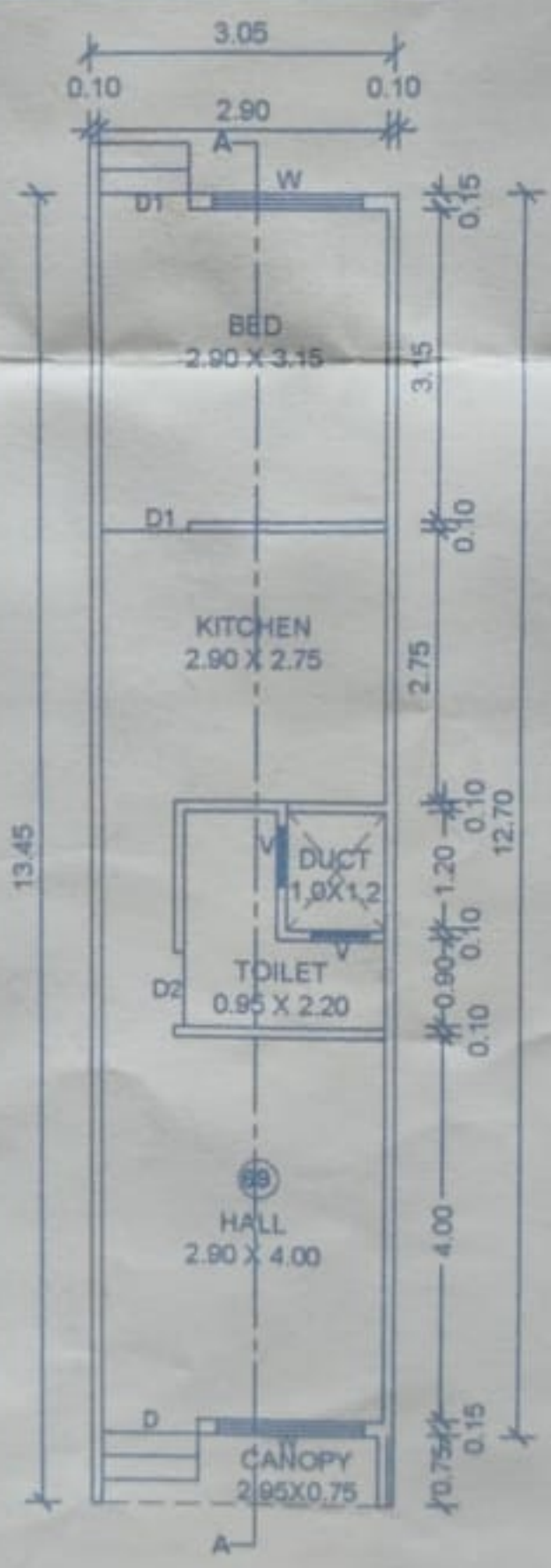
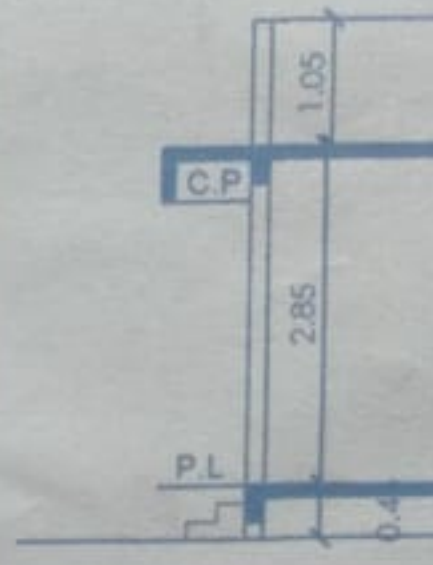
STATEMENT (P.NO. 69)

FLOOR AREA OF ALL ROOMS INCLUDING KITCHEN	FLOOR AREA OF BATHROOM/W.C./TOILET/PASSAGE ETC. (EXCLUDING AREA UNDER WALLS)
0.90 X 1.00 = 0.90	TOILET: 0.90 X 2.20 = 2.00
1.20 X 2.75 = 3.30	- 1.10 X 0.90 = 0.99
1.20 X 3.15 = 3.78	- 0.75 X 2.40 = 1.80
TOTAL = 7.98	TOTAL = 4.89
TOTAL CARPET AREA = 33.58 SQ.M.	

FIRST	TOTAL	37.53	*****	*****	*****	*****
-------	-------	-------	-------	-------	-------	-------

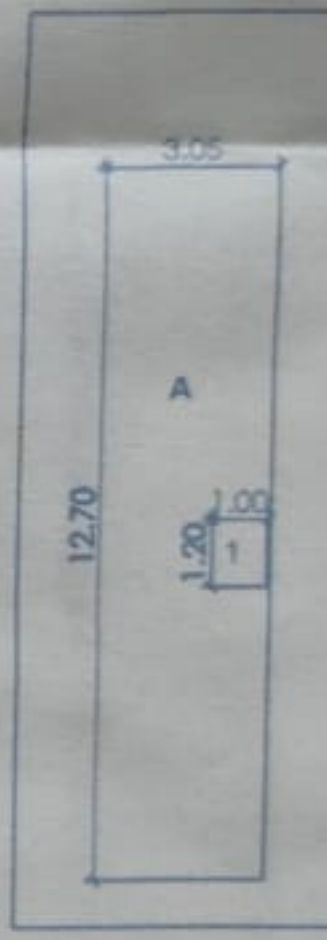


FRONT ELEVATION
SCLAE-1:100



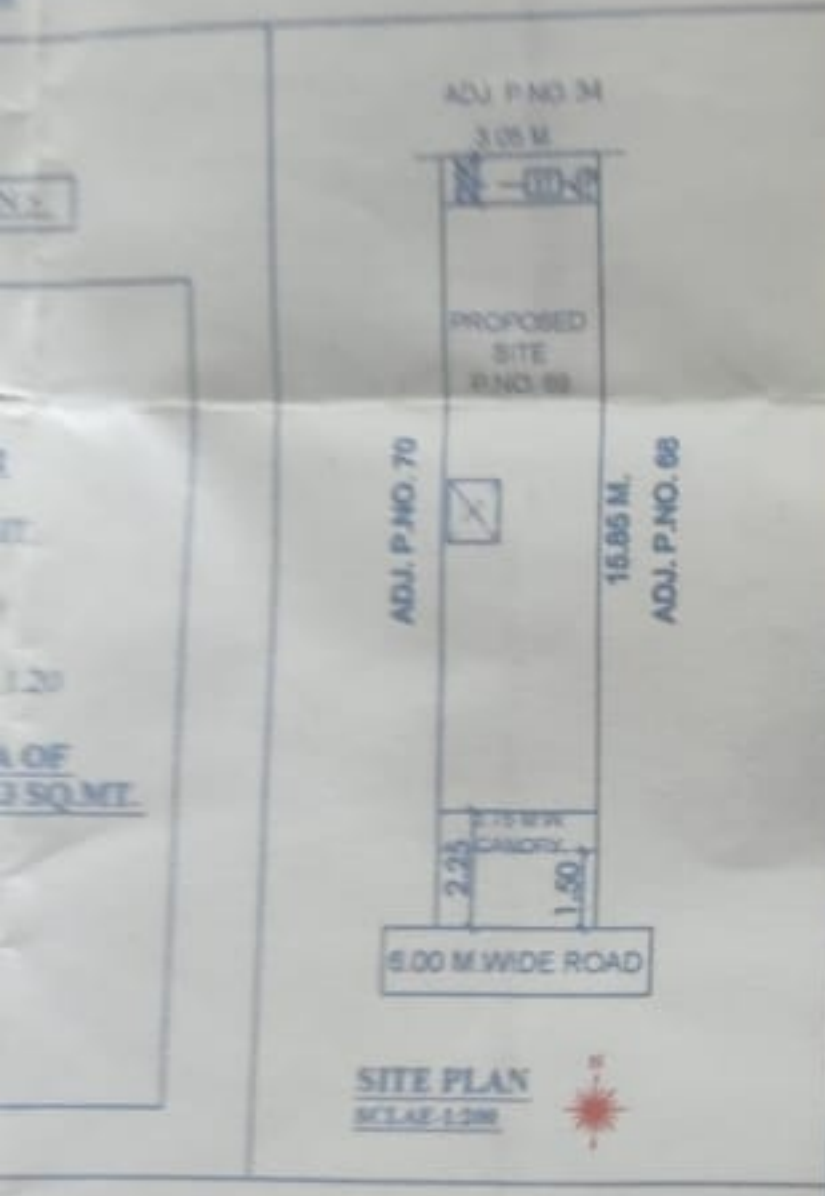
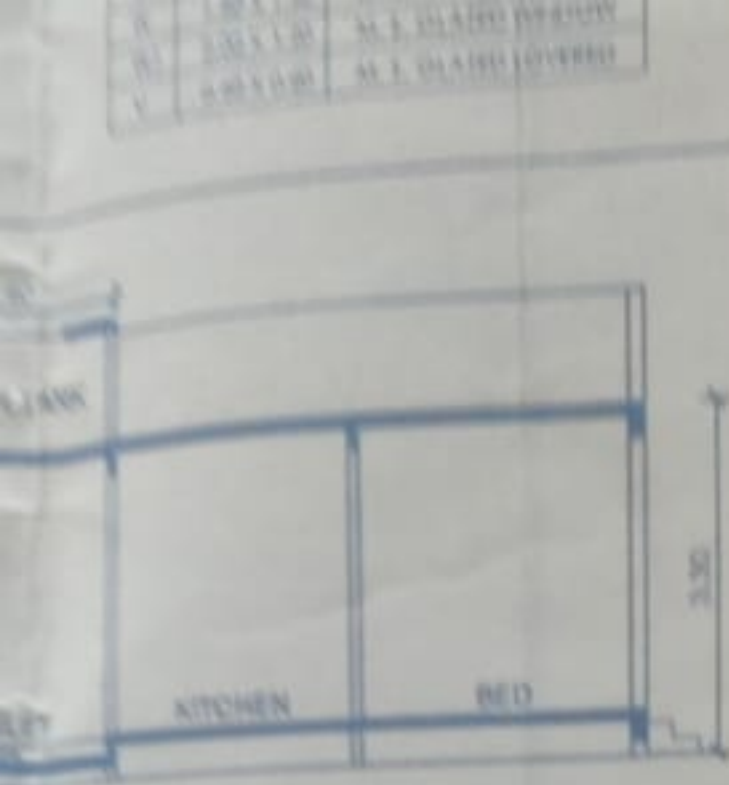
GROUND FLOOR PLAN
SCLAE-1:100

AREA D



CARPE

BUILDING/ FLOOR NO.	R.H
GROUND FLOOR	



FLOOR AREA OF BATHROOM/W.C./TOILET/PASSAGE ETC. (EXCLUDING AREA UNDER WALLS)	
TOILET - 0.95 X 2.20 = 2.09	
- 1.10 X 0.90 = 0.99	
- 0.75 X 2.40 = 1.80	
TOTAL = 4.88	
CARPET AREA = 35.58 SQ.M.	

(1) Built-up Area (S.I.)	
(2) Plot Area (S.I.)	48.54
(3) Proposed	
(4) Required	
(5) Total (S.I.)	48.54
(6) Built-up area with tolerance to Basic F.S.I. as per road width (Sr. No. 6.2 or 6.3)	53.17
(7) Addition of F.S.I. on payment of premium	
(a) Maximum permissible premium F.S.I. based on road width / TOD Zone	
(b) Proposed F.S.I. on payment of premium	
(c) In-situ F.S.I. / TDR loading	
(d) Proposed F.S.I. on payment of premium	
(e) Additional area against Auxiliary Space if provided over 2.00 or 85 x Sr. No. 4 (overall lot)	
(f) TDR Area	
(g) Total in-situ / TDR loading proposed (1) (a) + (b) + (c) + (d) + (e) + (f)	
(8) Additional F.S.I. area under Chapter No. 7	
(9) Total entitlement of F.S.I. in the proposal	53.17
(a) (9) + 10(b) + 11(d) or 12 whichever is applicable	
(b) Auxiliary Area F.S.I. upto 60% or 80% with payment of charges	
(c) Total entitlement (a+b)	
(10) 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	1.80
(11) Total Built-up Area in proposal (excluding area at Sr.No.17 b)	53.17
(a) Existing Built-up Area	
(b) Proposed Built-up Area (as per P-Inv)	37.53
(c) Total (a+b)	37.53
(12) F.S.I. Consumed (11/13) (should not be more than serial No.14 above)	0.70%
(13) Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	1.80%

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-11-2020 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/DEPARTMENT/CITY SURVEY RECORDS.

(Signature)
YASHAVANT M. KHAIRNAR
 Regd. Supervisor
 And Building Planner
 (Reg. No. 154) NMC

Licensed Engineer Name and Signature

Owner's Declaration:-

WE UNDERSIGNING HEREBY CONFIRM THAT WE WOULD ABIDE TO PLAN SANCTION BY NASHIK MUNICIPAL CORPORATION. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTION PLAN AND ANY DEVIATION ON SITE WITH RESPECT TO SANCTION PLAN WILL BE OUR RESPONSIBILITY. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

(Signature)
SHRI. SAMEER JAYANT PARAKH

OWNER'S SIGN

Design Concept

(Signature)
(Pragant K. Gaikwad)

YASHWANT M. KHAIRNAR
 No. 154

REGISTERED SUPERVISOR & BUILDING PLANNER
 PROJECT CONSULTANT
 YASHWANT M. KHAIRNAR, 154, NASHIK MUNICIPAL CORPORATION OFFICE BUILDING, 154, P. NO. 154, NASHIK.

NO.	DATE	DESCRIPTION	BY	FOR
1	15/11/2020	ISSUED		

Sharma

APPROVED
APPROVAL STAMP
The Plans amended in

As per the conditions mentioned in the accompanying commencement certificate No

CD/556

dated 15/02/2021

Y.S. / SECTIONAL ENGINEER,
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION NASHIK



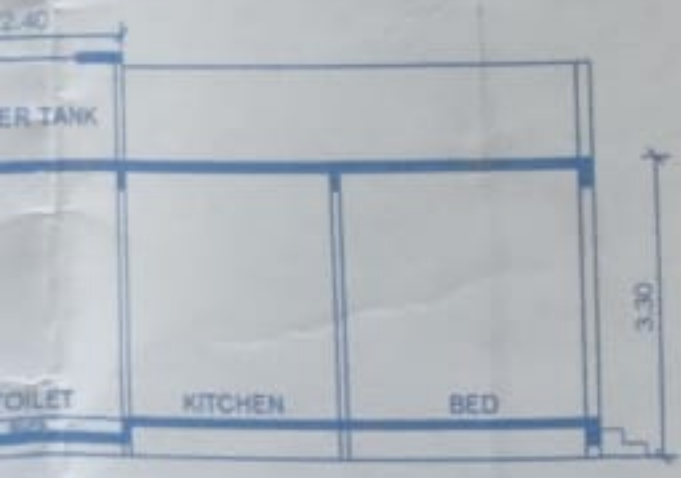
LOCATION PLAN
S.C.T.A.E-1:10,000

YASHAVANT M. KHAINAR
Regd. Supervisor
And Building Planner
(Reg. No. 154) NMC

PROPOSED RESIDENTIAL ROW HOUSE (RISK BASED EWS/LIG) PLAN ON P.NO.69, S.NO. 94/4/2 OF PATHARDI SHIWAR, IN NASHIK. FOR, SHRI. SAMEER JAYANT PARAKH

AREA STATEMENT		69
1 AREA OF THE PLOT (Minimum area of a, b, c, to be considered)		48.34
a) As per ownership document (7/12, CTS extract)		48.34
b) As per measurement sheet		---
a) As per site		48.34
2 DEDUCTION FOR		
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening		---
b) Any D.P. Reservation area		---
c) Proposed Road area		---
(total a+b+c)		48.34
3 Balance area of plot (1-2)		---
4 Amenity Space (if applicable)		
a) Required		---
b) Adjustment of 2(b), if any -		---
(c) Balance Proposed -		---
5 Net Plot Area (3-4 (c))		48.34
6 Recreational Open space (if applicable)		
a) Required		---
b) Proposed		---
7 Internal Road area		48.34
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)		53.17
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		---
11 In-situ FSI / TDR loading		
c) Proposed Road area		---
(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		53.17
13. Total entitlement of FSI in the proposal		
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.		---
(b) Ancillary Area FSI upto 60% or 60% with payment of charges.		---
(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 1.6 or 1.8		1.80
15. Total Built-up Area in proposal (excluding area at Sr.No 17 b)		53.17
(a) Existing Built-up Area		---
(b) Proposed Built-up Area (as per P-line)		37.53
(c) Total (a+b)		37.53
16. F.S.I. Consumed (15/15) (should not be more than serial No.14 above.)		0.70 %
17. Area for inclusive planning, if any		
(a) Required (20% of Sr.No.5)		---
(b) Proposed		1 NOS

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.50 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. 1. GLAZED WINDOW
W1	2.00 X 1.20	M. 1. GLAZED WINDOW
V	0.60 X 0.60	M. 1. GLAZED COVERED



SECTION A-A'
1:100



SITE PLAN
S.C.T.A.E-1:300

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-11-2020 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / P. SCHEME RECORDS / DEPARTMENT / CITY SURVEY RECORDS

YASHAVANT M. KHAINAR

Licensed Engineer Name and Signature
Owner's Declaration -

WE UNDERSIGNING HEREBY CONFIRM THAT WE WOULD ABIDE TO PLAN SANCTION BY NASHIK MUNICIPAL CORPORATION. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTION PLAN AND ANY DEVIATION ON SITE WITH RESPECT TO SANCTION PLAN WILL BE OUR RESPONSIBILITY ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.