

STAMP OF APPROVAL

2/2

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement

Certificate No. **A1182/2021** dated **07/12/2021**


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

**PREVIOUSLY APPROVED PLAN
NO.- LNDB/A4/RBP/462/2020.
DT. 12-02-2020.**

AREA STATEMENT

1	Area of plot	
	a) As per ownership document (7/12, CTS extract)	1003.32 m ²
	b) As per measurement sheet	1003.32 m ²
	c) As per site	1003.32 m ²
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)	1003.32 m ²
4	Amenity Space	
	a) Required	-
	b) Adjustment of 2(b)	-
	c) Balance Proposed	
5	Net Plot Area (3 - 4c)	1003.32 m ²
6	Recreational Open space	
	a) Required	-
	b) Proposed	-
7	Internal Road area	-
8	Plotable area	1003.32 m ²
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	1103.65 m ²
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width	-
	b) Proposed FSI on payment of premium.(30%)	300.99 m ²
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],	-
	b) In-situ area against Amenity Space if handed over	-
	c) TDR area.(40%)	401.32 m ²
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	401.32 m ²
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	1805.96 m ²
	b) Ancillary Area FSI upto 20%	950.00 m ²

AREA STATEMENT

1	Area of plot	1003.32 m ²
	a) As per ownership document (7/12, CTS extract)	1003.32 m ²
	b) As per measurement sheet	1003.32 m ²
	c) As per site	
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)	1003.32 m ²
4	Amenity Space	-
	a) Required	-
	b) Adjustment of 2(b)	-
	c) Balance Proposed	
5	Net Plot Area (3 - 4c)	1003.32 m ²
6	Recreational Open space	-
	a) Required	-
	b) Proposed	-
7	Internal Road area	-
8	Plotable area	1003.32 m ²
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	1103.65 m ²
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width	-
	b) Proposed FSI on payment of premium.(30%)	300.99 m ²
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],	-
	b) In-situ area against Amenity Space if handed over	-
	c) TDR area.(40%)	401.32 m ²
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	401.32 m ²
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	1805.96 m ²
	b) Ancillary Area FSI upto 60% with charges	950.00 m ²
	c) Total entitlement (a+b)+100.00 sqm insentive area of redevelopment.	2855.96 m ²
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}	3310.52 m ²
15	Total Built-up Area In proposal.(excluding area at Sr.No.17 b)	
	a) Previously approved Built-up Area.	1800.73 m ²
	b) Proposed Built-up Area (as per 'P-line')	1049.61 m ²
	c) Total (a+b)	2850.34 m ²
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing,	
	a) Required (20% of Sr.No.5)	0.00
	b) Proposed	0.00
15.	Area for Inclusive Housing, if any	
	(a) Required(20% of Sr.no.9)	
	(b) Proposed	

CERTIFICATE OF AREA

	c) Balance Proposed	
5	Net Plot Area (3 - 4c)	1003.32 m ²
6	Recreational Open space	
	a) Required	--
	b) Proposed	--
7	Internal Road area	--
8	Plotable area	1003.32 m ²
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	1103.65 m ²
10	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width	--
	b) Proposed FSI on payment of premium.(30%)	300.99 m ²
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],	--
	b) In-situ area against Amenity Space if handed over	--
	c) TDR area.(40%)	401.32 m ²
	d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	401.32 m ²
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	1805.96 m ²
	b) Ancillary Area FSI upto 60% with charges	950.00 m ²
	c) Total entitlement (a+b)+100.00 sqm insentive area of redevelopment.	2855.96 m ²
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}	3310.52 m ²
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	a) Previously approved Built-up Area.	1800.73 m ²
	b) Proposed Built-up Area (as per 'P-line')	1049.61 m ²
	c) Total (a+b)	2850.34 m ²
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing,	
	a) Required (20% of Sr.No.5)	0.00
	b) Proposed	0.00

15. Area for Inclusive Housing, if any
(a) Required(20% of Sr.no.9)
(b) Proposed

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 03/03/2019 and the dimensions of sides etc. Of plot stated on plan are as measured on site and the area so worked out tallies with area stated in document of ownership/ T.P. Scheme Records/Land Record Department/City Survey records.

(Signature)
SIGN OF ENGINEER.
AR. ANIL N YEOLA

Owner's Declaration

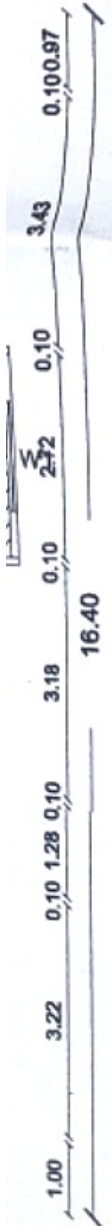
I/We undersigned hereby confirm that I/We would abide by plan sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per approved plan. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

(Signature)
X *(Signature)*

SIGN OF OWNERS / GPA Holder

NOTES :

- a) BOUNDARY OF THE LAND SHOWN IN THICK BLACK.
- b) PROPOSED WORK SHOWN IN RED.
- c) DRAINAGE LINE SHOWN IN RED DOT




1.40
0.10
2.72
0.10
16.40
3.18
0.10 1.28 0.10
3.22
1.00

	c) Total entitlement (a+b)+100.00 sqm incentive area of redevelopment.	2855.96 m ²
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)	3310.52 m ²
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	a) Previously approved Built-up Area.	1800.73 m ²
	b) Proposed Built-up Area (as per 'P-line')	1049.61 m ²
	c) Total (a+b)	2850.34 m ²
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing,	
	a) Required (20% of Sr.No.5)	0.00
	b) Proposed	0.00
15.	Area for Inclusive Housing, If any	
	(a) Required(20% of Sr.no.9)	
	(b) Proposed	

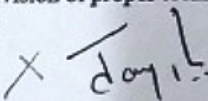
CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 03/03/2019 and the dimensions of sides etc. Of plot stated on plan are as measured on site and the area so worked out tallies with area stated in document of ownership/ T.P. Scheme Records/Land Record Department/City Survey records.


SIGN OF ENGINEER.
AR. ANIL N YEOLA

Owner's Declaration



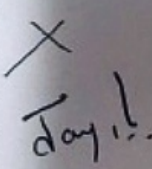
I/We undersigned hereby confirm that I/We would abide by plan sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per approved plan. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site


SIGN OF OWNERS / GPA Holder

NOTES :

- a) BOUNDARY OF THE LAND SHOWN IN THICK BLACK.
- b) PROPOSED WORK SHOWN IN RED.
- c) DRAINAGE LINE SHOWN IN RED DOT.

**PROPOSED REVISED RESIDENTIAL BUILDING
IN P.NO.- 17+18, S.NO.733/2B/3/19,F.P.NO 486
AT-NASHIK
TAL,DIST- NASHIK FOR
GPA HOLDER SAU - JAYSHREE VINOD PATKAR FOR
SAVIHAR APARTMENT CO.OP HSG. SOCIETY LTD. &
NAVMAHDURI CO.APARTMENT HSG. SOCIETY LTD.**

		
Er- ANIL N YEOLA ENGINEER SIGN	Er- ANIL N YEOLA STRU.ENGINEER SIGN	Owners / GPA Holder sign.

**SAMARTH CONSULTANTS
ANIL N YEOLA
CONSULTING ENGINEER**

SHOP NO-5, SARLA APARTEMENT, NEAR QUALITY
HARDWARE CANADA CORNER, NASHIK-422002.

DATE	SCALE	NORTH	DRG. BY	CHK.BY	JOB NO.
30/11/2021	AS SHOWN	AS SHOWN	AV	A.N.Y	

	0.00	1905.98		0.00
	0.00	1905.96	950.00	
			950.00	2855.
				2855.

**FORM OF STATEMENT 2 (Sr. No. 9
(a))(BUILT-UP AREA)**

SR. NO.	FLOOR. NO.	PROPOSED BUILT-UP	
		RESEDENTIAL	
1	GROUND	69.55	M ²
3	FIRST	384.73	M ²
4	SECOND	382.49	M ²
5	THIRD	388.54	M ²
6	FOURTH	386.38	M ²
7	FIFTH	386.38	M ²
8	SIXTH	410.29	M ²
9	SEVENTH	441.98	M ²
7	TOTAL	2850.34	M ²

						28.84			
2.78	0.10	2.74	0.10	2.80	0.10	3.05	0.10	3.05	0.10

0.00

2855.96

2855.96

PREVI
NO. L
DT. 12

AREA S

1 Area

a

b

c

2 De

3 E

4 A

5

6

7

8

9

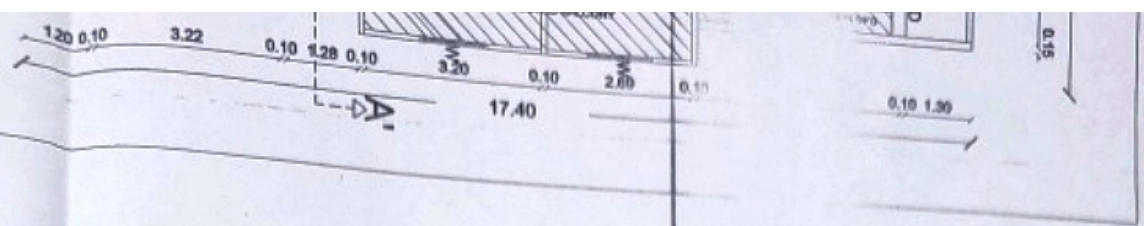
10

TDR STATEMENT	
PLOT AREA	1003.32 SQM
ALLOWED TDR	401.32SQM
PROPOSED TDR	401.32SQM
TAKEN TDR	403.00SQM
CARTIFICATE NO.	DT. 01-02-2020
AGGR. NO.- 1113	DT. 03-02-2020

MAXIMUM POTENTIAL			
		ANCILLARY ALLOWED	TOTAL
PLOT AREA = 1003.32			
BASIC FSI	1.10	1103.65	1765.76
TDR	0.40	401.32	642.12
PREMIUM	0.30	300.99	480.99
TOTAL	2.00	2003.96	2855.96

PROPOSED AREA

	0.00	0.00	0.00	0.00
BASIC FSI	1.10	1103.65	530.00	1633.65
TDR/ALREADY TAKEN ACCORDING TO SANCTION OF BUILDING PERMISSION NO.:	0.40	401.32	240.00	641.32
LND/BP/A4/RBP/462/2020) PREMIUM/ACCORDING TO SANCTION OF BUILDING PERMISSION NO.:	0.30	300.99	180.00	480.99
LND/BP/A4/RBP/462/2020) 10% INSENTIVE FSI FOR REDEVELOPMENT(7.6.1)	0.10	100.00		0.00
TOTAL	0.00	1905.96	950.00	2855.96
TAKEN	0.00	1905.96	950.00	2855.96





SIXTH FLOOR PLAN
SCALE 1:100

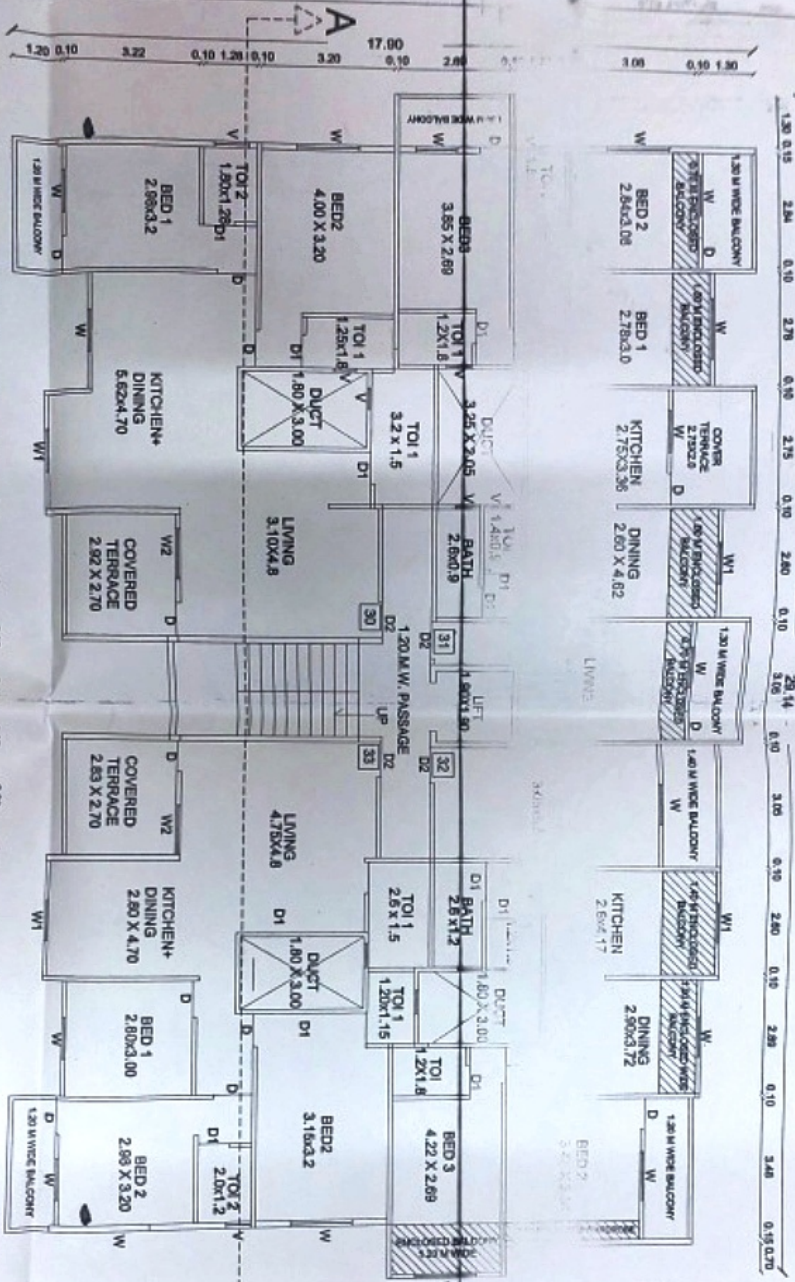
SIXTH FLOOR AREA CALCULATION
AREA OF BLOCK G

DEDUCTION NO.	LENGTH	BREADTH	NO. OF BLOCKS	AREA IN SQ.M
1	3.10	0.17	1	0.53
2	2.78	1.18	1	3.28
3	2.95	0.17	1	0.50
4	2.60	0.63	1	2.42
5	3.25	0.18	1	0.58
6	3.05	0.77	1	2.35
7	2.80	0.77	1	2.16
8	2.99	1.18	1	3.53
9				

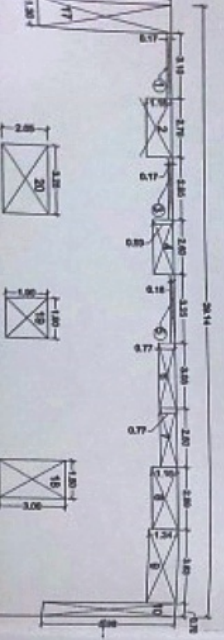
SEVENTH FLOOR PLAN
SCALE 1:100

SEVENTH FLOOR AREA CALCULATION
AREA OF BLOCK G

DEDUCTION NO.	LENGTH	BREADTH	NO. OF BLOCKS	AREA IN SQ.M
1	3.10	0.17	1	0.53
2	2.78	1.18	1	3.28
3	2.95	0.17	1	0.50
4	2.60	0.63	1	2.42
5	3.25	0.18	1	0.58
6	3.05	0.77	1	2.35
7	2.80	0.77	1	2.16
8	2.99	1.18	1	3.53
9				

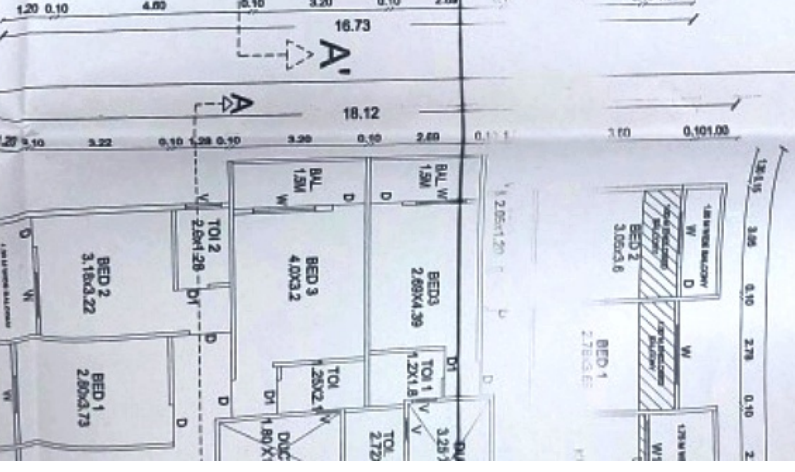


SIXTH FLOOR PLAN
SCALE 1:100

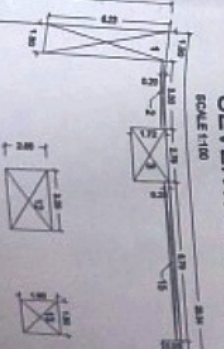


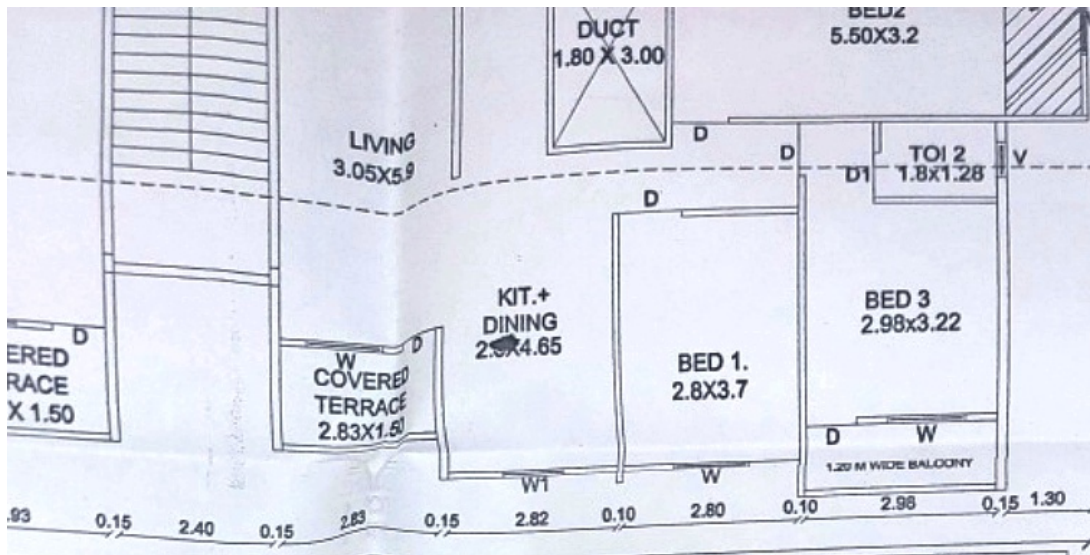
SIXTH FLOOR AREA CALCULATION

AREAL OF BLOCK G	28.14	18.07	=	526.56
DEDUCTION	LENGTH	BREADTH	NO. OF BLOCKS	AREA IN SQM
1	3.10	0.17	1	0.53
2	2.78	1.18	1	3.28
3	2.95	0.17	1	0.50
4	2.60	0.83	1	2.16
5	3.25	0.18	1	0.58
6	3.05	0.77	1	2.35
7	2.80	0.77	1	2.16
8	2.99	1.18	1	3.53
9	3.63	1.34	1	4.86



SEVENTH FLOOR PL
SCALE 1:100





SEVENTH FLOOR AREA CALCULATION

AREA OF BLOCK G

AREA OF BLOCK H	29.34	18.35	=	538.39
DEDUCTIONS				
DEDUCTION NO.	LENGTH	BREADTH	NO. OF BLOCKS	AREA IN SQM
1	6.23	1.30	1	8.10
2	3.30	0.20	1	0.66
3	2.78	1.72	1	4.78
4	12.47	0.95	1	11.85
5	6.23	0.70	1	4.36
6	5.90	1.30	2	15.34
7	5.87	0.55	1	3.23
8	2.98	1.20	1	3.58
9	3.74	2.40	1	8.98
10	3.08	1.20	1	3.70
11	5.77000	0.55	1	3.17
12	3.25	2.05	1	6.66
13	1.90	1.90	1	3.61
14	3.00	1.80	3	16.20
15	8.79	0.25	1	2.19750
TOTAL				96.41
AREA OF BLOCK H	TOTAL DEDUCTIONS		=	BUILT UP AREA
538.39	96.41		=	441.98

