

9764 155752

Nikovic

BT

Recommended For Approval For Residential cum commercial  
Purpose Only, As Amended in .....  
Subject To the Conditions Mentioned in this Office  
Letter No e93 .. Dated 4/8/2012

M. S. ...

Asstt. Director of  
Town Planning  
NASHIK

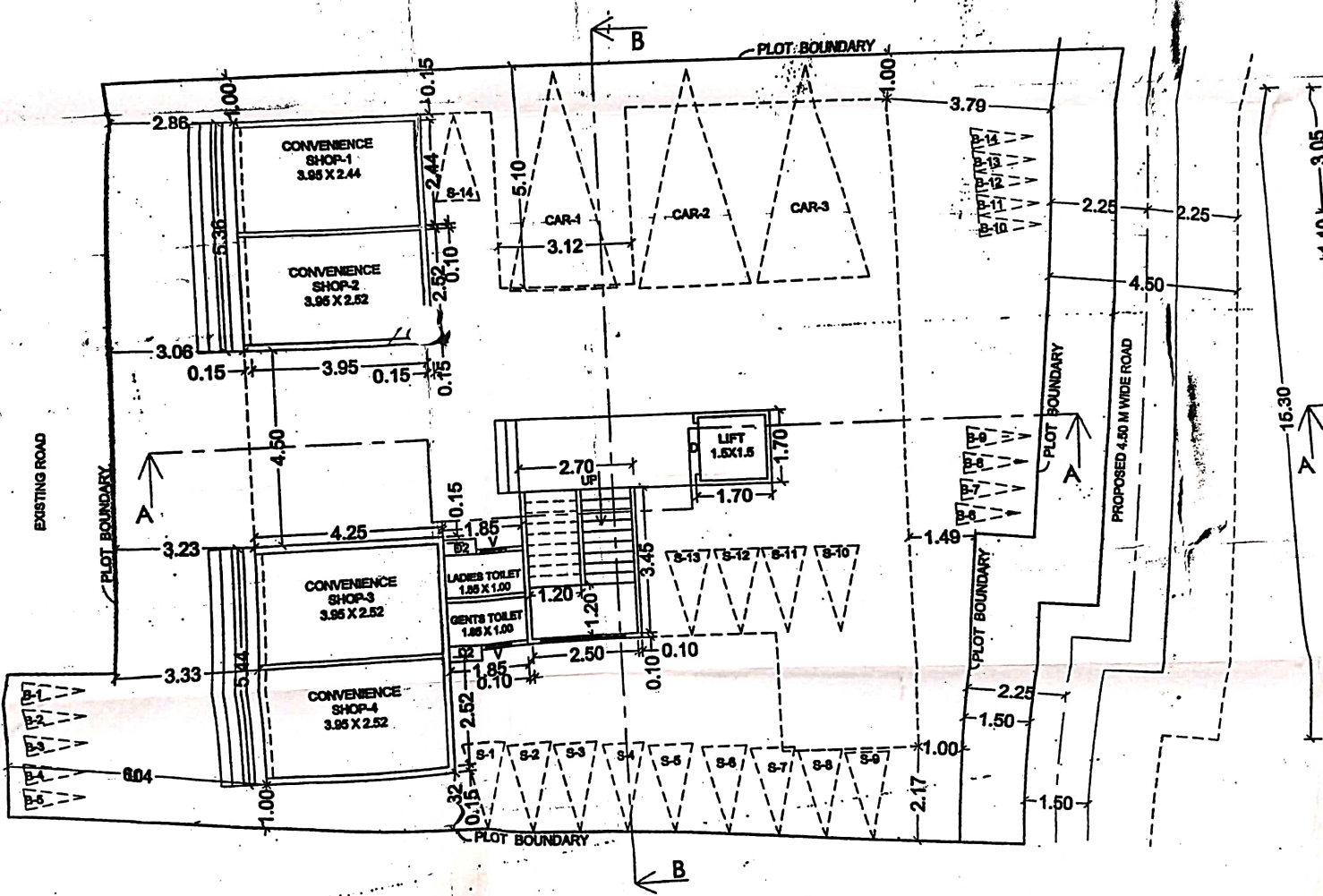
<b>A. AREA STATEMENT</b>	
a. AS PER REVENUE RECORD (7/12 EXTRACT)	406.30
b. PROPERTY-CARD (C.T.S MAP AREA)	406.30
c. MEASURING MAP AREA	406.30
1. MINIMUM AREA OF PLOT	406.30
2. DEDUCTIONS FOR	
(a) ROAD WIDENING	27.90
(b) PROPOSED ROAD (DP)	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHMENT AREA	0.00
TOTAL (a+b+c+d)	27.90
3. BALANCE AREA OF PLOT (1-2) :	378.40
4. (a) RECREATIONAL GROUND (IF DED.)	0.00
(b) AMENITY 15%	0.00
(c) INTERNAL ROAD	0.00
(d) MSEB	0.00
5. BALANCE AREA OF PLOT (3-4) :	378.40
6. ADDITION FOR FSI	
(a) ROAD WIDENING	27.90
(b) PROPOSED DP ROAD	0.00
(c) MSEB	0.00
TOTAL (a+b+c)	27.90
7. TOTAL AREA (5+6) :	406.30
8. PERMISSIBLE FSI	1.50+0.5
9. PERM. FLOOR AREA (7 x 8)	812.60
10. MUNICIPAL SURRENDER AREA	0.00
11. TDR AREA	0
12. TOTAL PERM. FLOOR AREA (9+10+11)	812.60
13. EXISTING FLOOR AREA	0.00
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	573.05
(b) PROPOSED COMMERCIAL AREA	50.15
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
(e) MUNICIPAL SURRENDER AREA	0.00
(f) OTHER AREA (ADDITIONAL)	0.00
TOTAL PROPOSED AREA	623.20
15. EXCESS BALCONY AREA TAKEN IN FSI	0.00
16. TOTAL B/UP AREA PROPOSED (13+14+15)	623.20

**PROPOSED BUILDING PLAN FOR RESIDENTIAL  
CUM COMMERCIAL PURPOSE**  
IN C.T.S. NO. 1114+1115+1116+1117+1118, WITHIN GAOTHAN  
LIMIT OF VILLAGE- OZAR, TALUKA- NIPHAD, DISTRICT- NASHIK.  
FOR- MR. RAMDAYAL RAMPRATAP BHATTAD.

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side 1.5  
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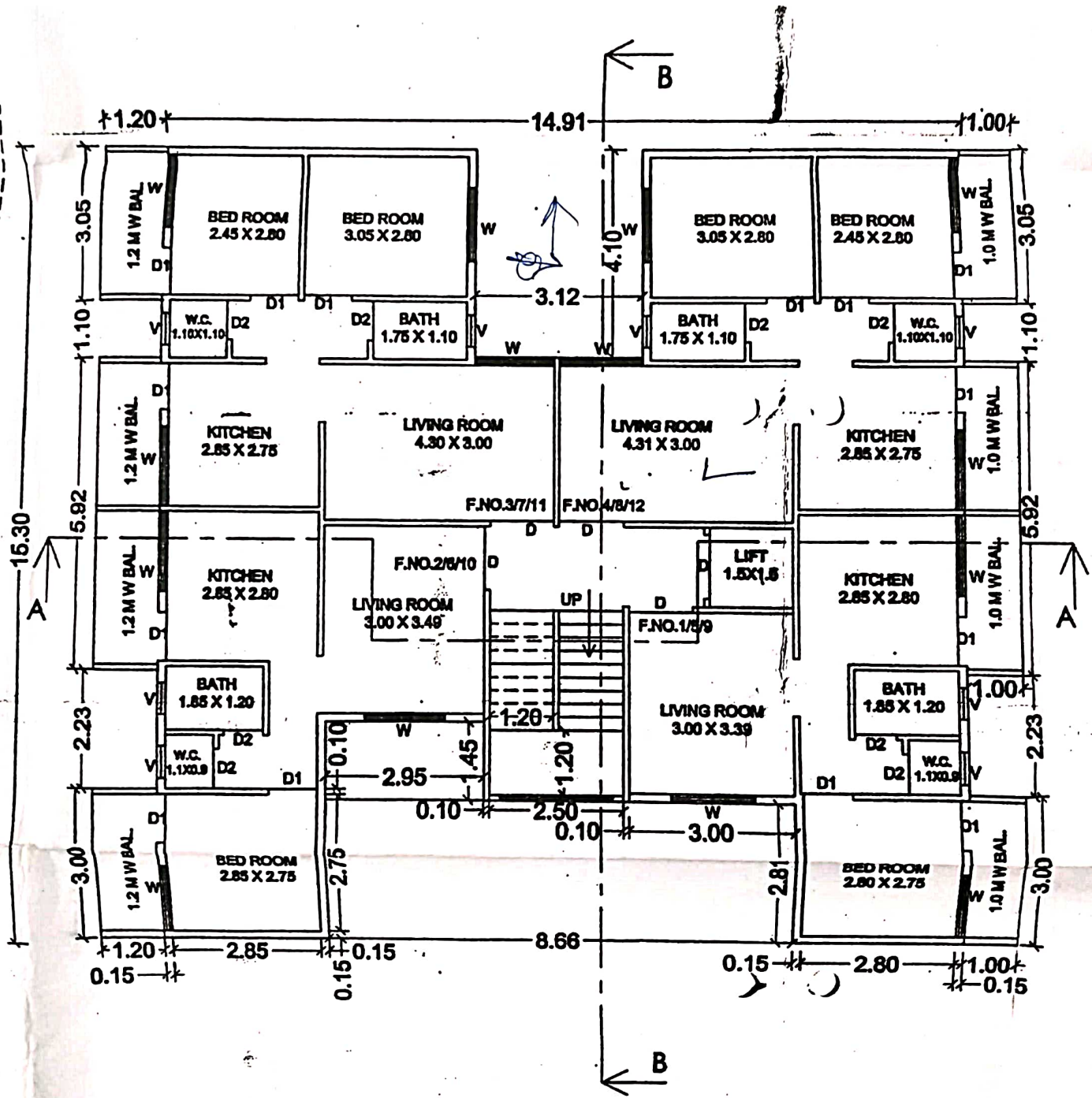
ENGINEER'S SIGN-

OWNER'S SIGNATURE-



GROUND FLOOR PLAN  
SCALE: 1:100





FIRST TO THIRD FLOOR PLAN

SCALE-1:100



5.36

11

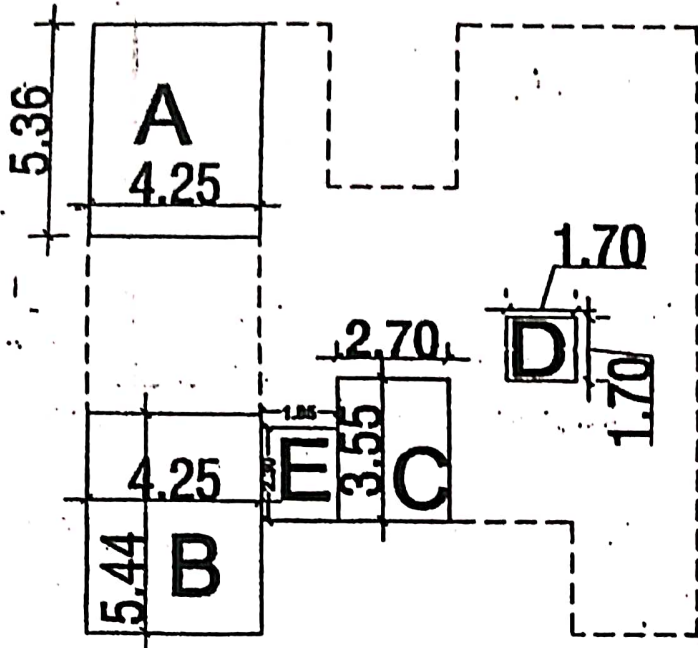
15.30

**SECTION B-B**

SCALE:-1:100

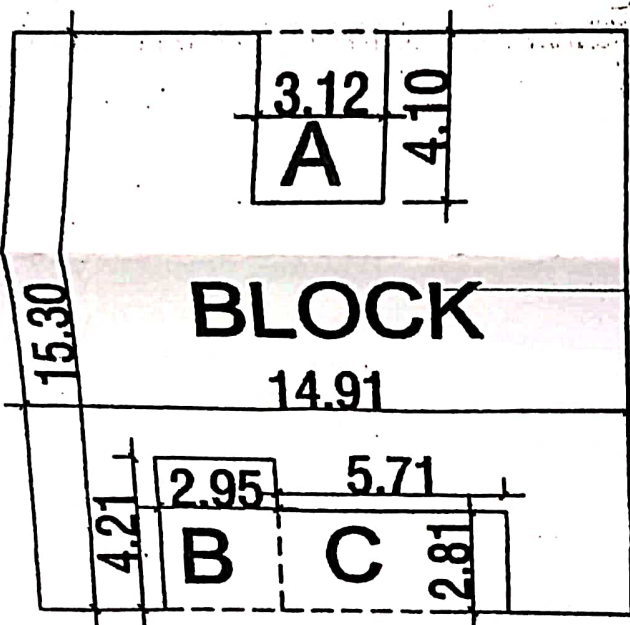
**BUILT UP AREA DIAGRAM -**

**1) GROUND FLOOR :-**



BUILT UP AREA CALCULATION FOR GROUND FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
A	4.25	5.36	22.78
B	4.25	5.44	23.12
C	2.70	3.55	9.58
D	1.70	1.70	2.89
E	1.85	2.30	4.25
TOTAL GROUND FLOOR B/UP AREA = 62.62 SQM			

**2) FIRST TO THIRD FLOOR :-**



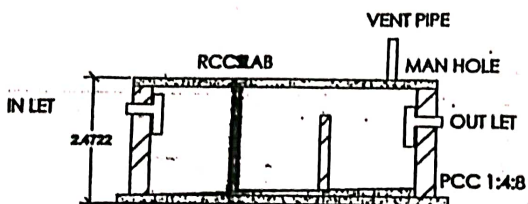
BUILT UP AREA CALCULATION FOR FIRST TO THIRD FLOOR (RESIDENTIAL)			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.91	15.30	228.12
BLOCK AREA = 228.12 SQM			
A	3.12	4.10	12.80
B	2.95	4.21	12.42
C	5.71	2.81	16.04
TOTAL DEDUCTION (A+B+C) = 41.26 SQM			
NET BUILT UP AREA = 186.86 SQM			

PARKING STATEMENT						
	REQUIRED PARKING			PROVIDED PARKING		
	CAR	BIKE	CYCLE	CAR	BIKE	CYCLE
RESIDENTIAL - 3 TENEMENTS HAVING B/UP AREA 50 TO 100 SQM TENEMENTS AREA	00	06	12	02	12	12
COMMERCIAL - 100 SQM B/UP AREA 1/1/2 50.15 SQM	01	01	02	01	02	02
TOTAL	01	07	14	03	14	14

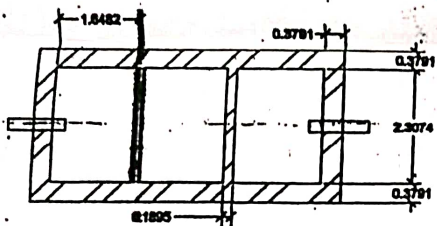
BUILT UP AREA STATEMENT					
FOR COMMERCIAL		FOR RESIDENTIAL			
S. NO.	AREA IN SQM	S. NO.	AREA IN SQM	S. NO.	AREA IN SQM
		FLAT NO. 01	42.87	FLAT NO. 07	54.41
SHOP NO. 1	11.22	FLAT NO. 02	44.60	FLAT NO. 08	53.41
SHOP NO. 2	11.56	FLAT NO. 03	54.41	FLAT NO. 09	42.87
SHOP NO. 3	11.56	FLAT NO. 04	53.41	FLAT NO. 10	44.60
SHOP NO. 4	11.56	FLAT NO. 05	42.87	FLAT NO. 11	54.41
		FLAT NO. 06	44.60	FLAT NO. 12	53.41

TOTAL EXCESS AREA = NIL

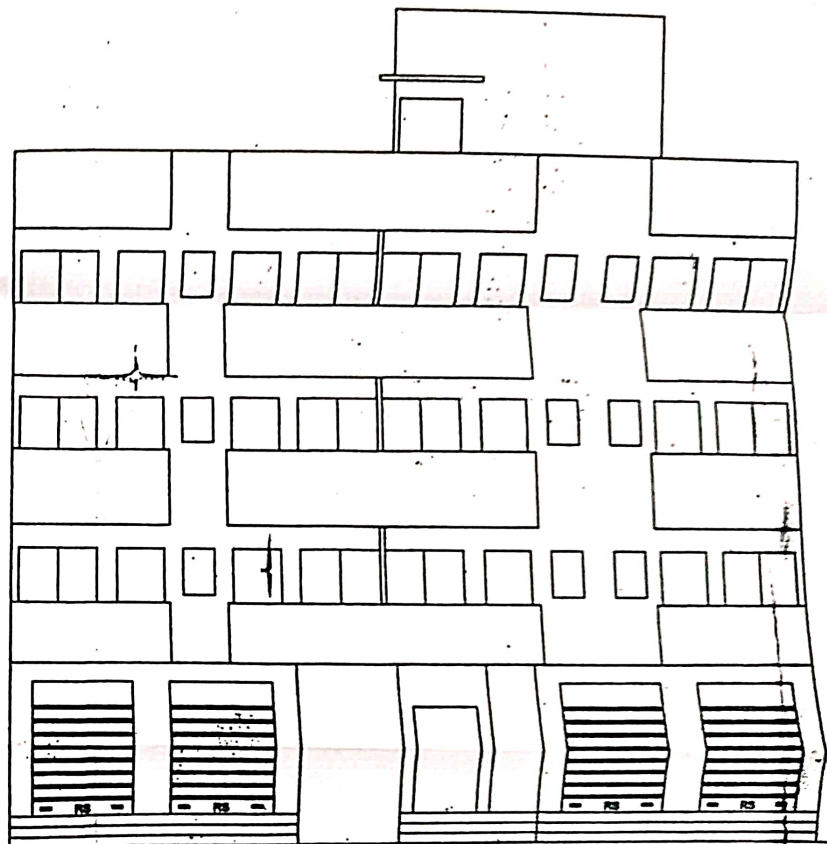
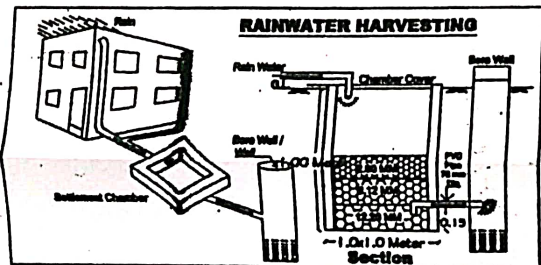
FLAT NO.



SECTION OF SEPTIC TANK



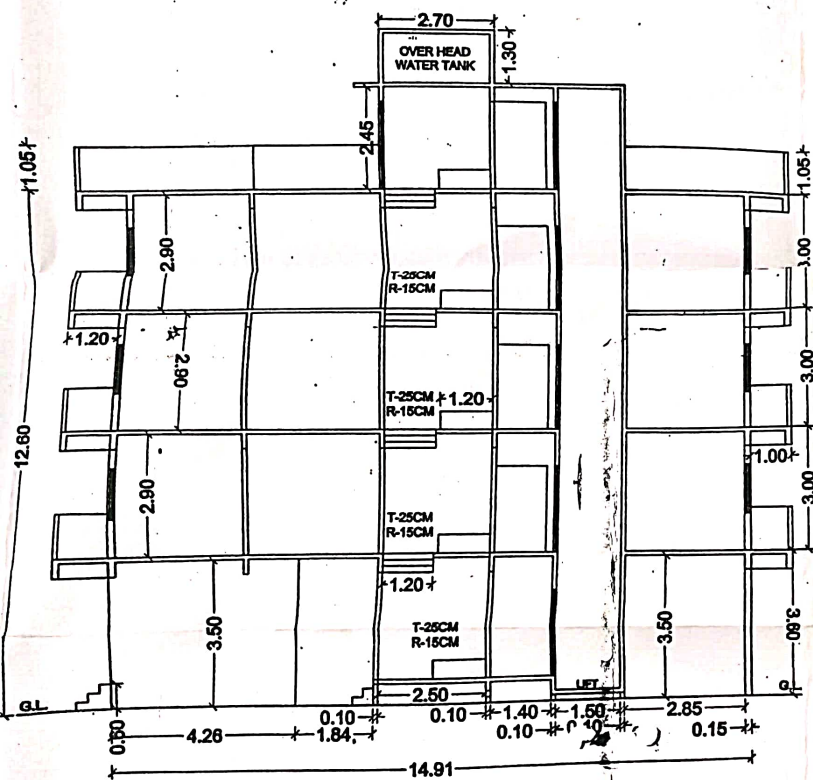
PLAN OF SEPTIC TANK



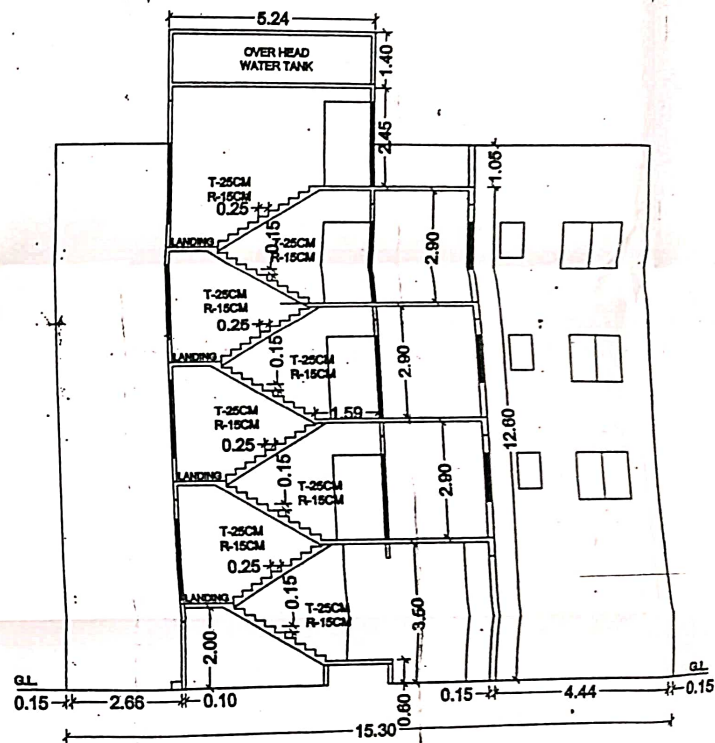
FRONT ELEVATION  
SCALE-1:100

4.41	FLAT NO. 09	55.41
3.41	FLAT NO. 10	42.87
2.87	FLAT NO. 11	44.60
4.60	FLAT NO. 12	54.41

ADJ. 1154



SECTION A-A  
SCALE-1:100



SECTION B-B  
SCALE-1:100

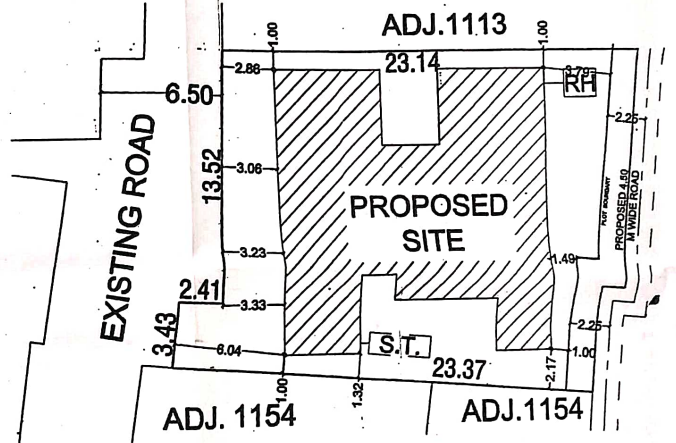
BUILT UP AREA DIAGRAM -

1) GROUND FLOOR -

BUILT UP AREA CALCULATION FOR GROUND FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	AREA
		5.36	

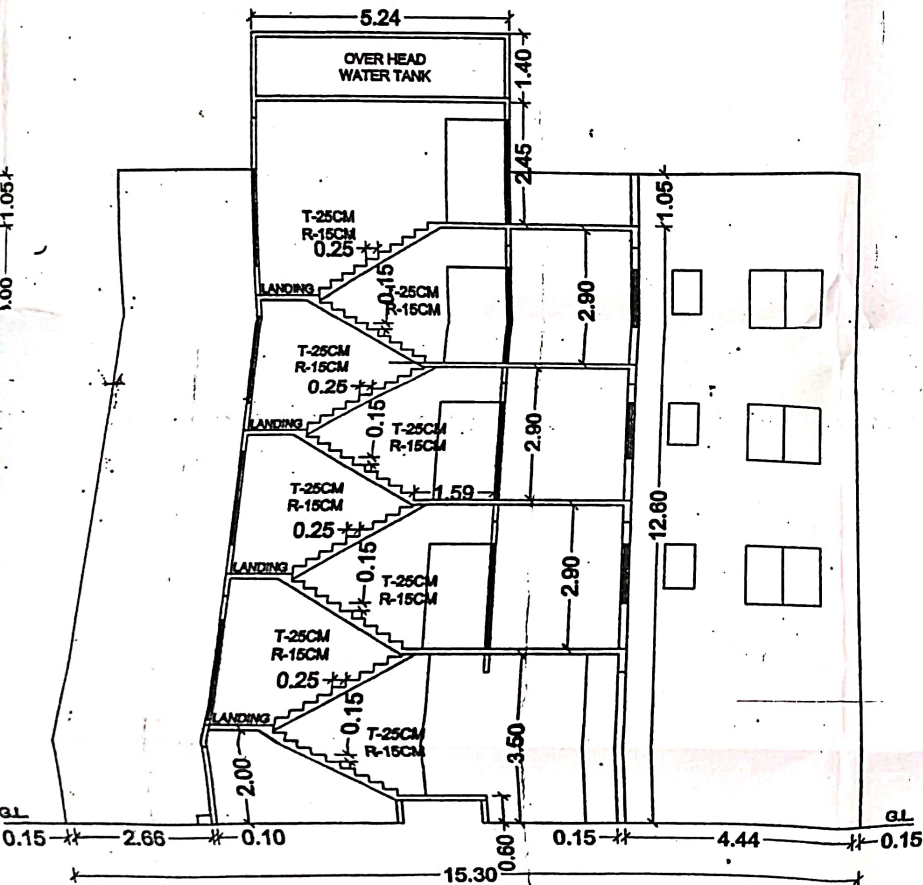


AREA STATEMENT					
CTS NO	OWNERS NAME	AREA IN Sq mt	PROPOSED AREA	REMAINING AREA	SIGNATURE
1114	RAMDAYAL RAMPRATAP BHATTAD	100.70	100.70	00.00	<i>R.R. Bhattad</i>
1115		270.10	270.10	00.00	
1116		6.10	6.10	00.00	
1117		14.20	14.20	00.00	
1118		15.20	15.20	00.00	
TOTAL AREA		406.30	406.30	00.00	



SITE PLAN  
SCALE-1:250





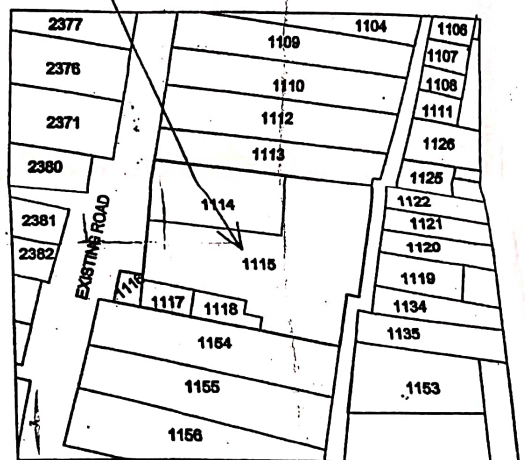
**SECTION B-B**  
SCALE: 1:100

BUILT UP AREA DIAGRAM -

1) GROUND FLOOR :-

BUILT UP AREA CALCULATION  
FOR GROUND FLOOR COMMERCIAL

**PROPOSED SITE**  
CTS NO. 1114+1115+1116+1117+1118



**LOCATION MAP**

SCALE: 1:500



AREA STATEMENT		
NAME OF FLOOR	AREA	
	GROUND FLOOR	RESIDENTIAL
COMMERCIAL		50.15 SQM
FIRST FLOOR	RESIDENTIAL	488.00 SQM

AREA STATEMENT		
NAME OF FLOOR		AREA
GROUND FLOOR	RESIDENTIAL	12.47 SQM
	COMMERCIAL	50.15 SQM
FIRST FLOOR	RESIDENTIAL	186.86 SQM
SECOND FLOOR	RESIDENTIAL	186.86 SQM
THIRD FLOOR	RESIDENTIAL	186.86 SQM
TOTAL		623.20 SQM
TOTAL BUILT UP AREA = 623.20 SQM		

Area(Sq.M)
22.78
23.12
9.58
2.89
4.25
TOTAL AREA = 62.62 SQM

Area(Sq.M)
228.12
AREA = 228.12 SQM
12.80
12.42
18.04
A+B+C = 41.28 SQM
AREA = 186.86 SQM

**EXISTING ROAD WIDTH CERTIFICATE**  
 This is to certified that the the CTS No. 1114+1115+1116 +1117+1118, at Village - Ozar, Tal. Niphad, is fronting on 6.50 m to 8.25 m wide existing road on west side of plot also on east side 1.5 m wide bol and is proposed 4.5 m wide. I personally verifying and found correct as shown on plan.

*[Signature]*  
 Signature of Licensed Engineer

**CERTIFICATE OF AREA**  
 Certificate that the plot under reference was surveyed by me on 15/02/2019 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / Land Records Department.

*[Signature]*  
 Signature of Licensed Engineer

I. (Shri. Sachin V. Baviskar) have been employed by the applicant as his licensed Engineer/Structural Engineer. I have examined the boundaries and the area of plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who owner in the possession of the plot as in the above form and found them to be correct.  
 Date : 15/02/2019

*[Signature]*  
 Signature of Licensed Engineer

- 12. TOTAL PER
- 13. EXISTING F
- 14. PROPOSED
- (a) PROPOSE
- (b) PROPOSED
- (c) PROPOSED
- (d) PROPOSED
- (e) MUNICIPAL S
- (f) OTHER AREA
- TOTAL PROPOSE
- 15. EXCESS BALCO
- 16. TOTAL B/UP AR

**PROPOSED BUILD**  
**CUM COMMERCIA**  
 IN C.T.S. NO. 1114+1  
 LIMIT OF VILLAGE- OZ  
 FOR - MR. RAMDAYAL

ENGINEERS'S SIGN-  
*[Signature]*  
**Consulting Eng**  
 Sachin V. Bavis  
 (B  
 Reg. No. ADTP-NASH

**CONS**  
**ER. SAC**

RESIDENCE :-  
 A-7, " GURUKRIPA " BUNGA  
 SUVARNKAMAL HSG. SO.,  
 RAJIV NAGAR,  
 NASHIK-422009.

CASE NO 118/19.	DATE 01/04/2019	SCALE AS SHO
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AREA
47 SQM
15 SQM
3.86 SQM
.86 SQM
.86 SQM
.86 SQM
20 SQM
23.20 SQM

11. TDR AREA	U
12. TOTAL PERM. FLOOR AREA (9+10+11)	812.60
13. EXISTING FLOOR AREA	0.00
14. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	573.05
(b) PROPOSED COMMERCIAL AREA	50.15
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
(e) MUNICIPAL SURRENDER AREA	0.00
(f) OTHER AREA (ADDITIONAL)	0.00
TOTAL PROPOSED AREA	623.20
15. EXCESS BALCONY AREA TAKEN IN FSI	0.00
16. TOTAL B/UP AREA PROPOSED (13+14+15)	623.20

**PROPOSED BUILDING PLAN FOR RESIDENTIAL CUM COMMERCIAL PURPOSE**  
**IN C.T.S. NO. 1114+1115+1116+1117+1118, WITHIN GAOTHAN LIMIT OF VILLAGE- OZAR, TALUKA- NIPHAD, DISTRICT- NASHIK.**  
**FOR- MR. RAMDAYAL RAMPRATAP BHATTAD.**

1114+1115+1116  
fronting on 6.50 m to  
also on east side 1.5  
nally verifying and

of Licensed Engineer

was surveyed by me  
of plot stated on  
worked out tallies  
/ Land

of Licensed Engineer

ayed by the applicant  
I have examined the  
by certify that I have  
ments made by the  
a plot as in the above

of Licensed Engineer

ENGINEER'S SIGN-

OWNER'S SIGNATURE-

*Sachin V. Baviskar*  
**Consulting Engineer**  
Sachin V. Baviskar  
(B.E. Civil)  
Reg.No. ADTP-NASHIK-2091

*RRBhattad*  
(MR. RAMDAYAL RAMPRATAP BHATTAD)

**CONSULTING ENGINEER**

**ER. SACHIN VINAYAK BAVISKAR**  
(B.E.CIVIL)

RESIDENCE :-  
A-7, " GURUKRIPA " BUNGALOW,  
SUVARNKAMAL HSG. SO.,  
RAJIV NAGAR,  
NASHIK-422009.



OFFICE :-  
"BMV CONSTRUCTION NASHIK",  
FIRST FLOOR SWANI CHAMBER,  
GADKARI CHOWK, OLD AGRA ROAD,  
NASHIK.

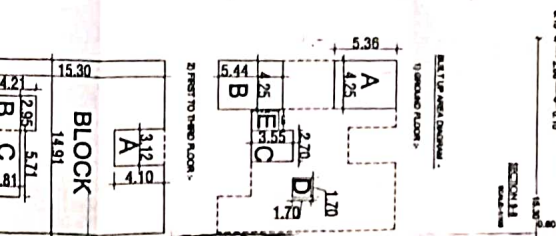
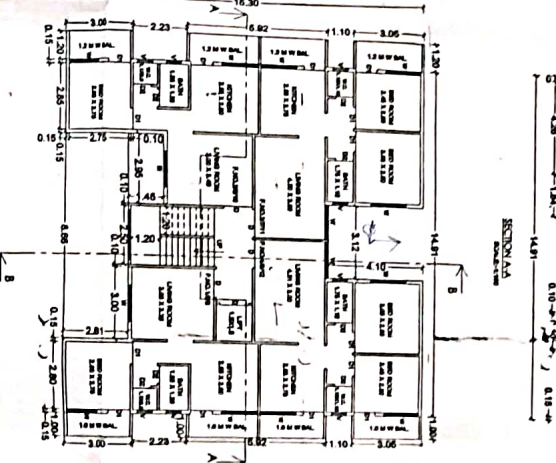
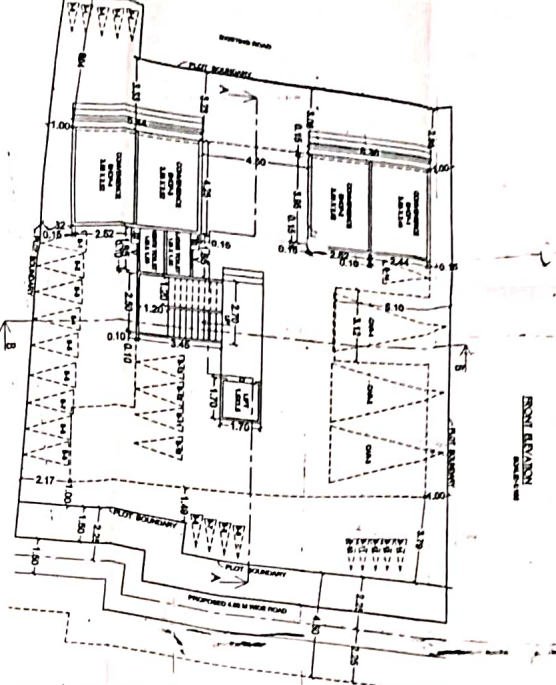
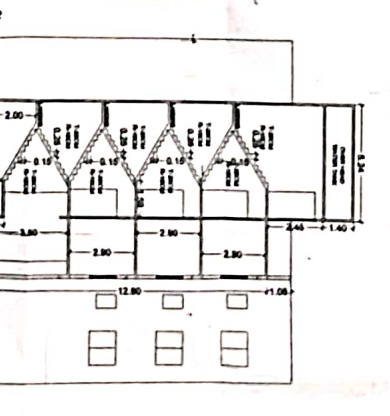
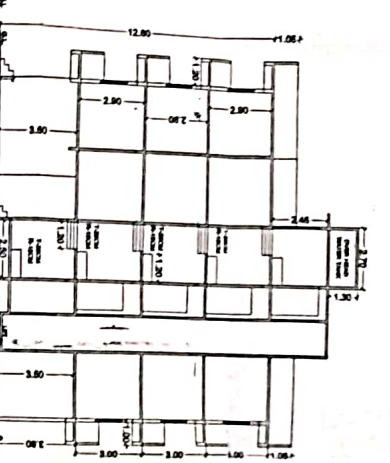
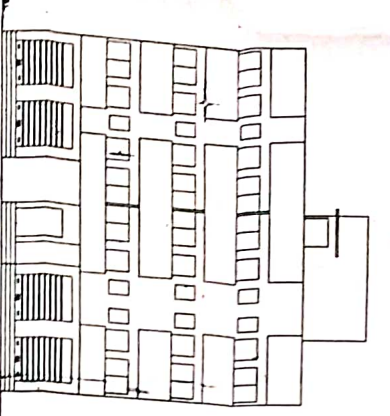
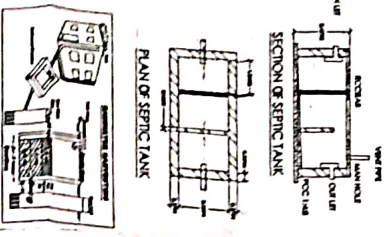
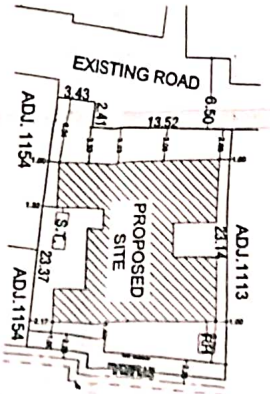
CASE NO 118/19.	DATE 01/04/2019	SCALE AS SHOWN	DRAWN BY Baviskar.S.V	FEEL NO. 2091 DATE-06/10/2015	CONTACT MO. NO.- 8805161615 / 9975850520 email id :- bmvconstructionsk@gmail.com
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FLOOR	AREA	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL FLOOR AREA
FIRST FLOOR	408.30	100.00	100.00
SECOND FLOOR	408.30	100.00	100.00
THIRD FLOOR	408.30	100.00	100.00
TOTAL	1224.90	100.00	100.00

TOTAL COVERED AREA		TOTAL FLOOR AREA	
S. NO.	AREA IN SQ. M.	S. NO.	AREA IN SQ. M.
1	408.30	1	408.30
2	408.30	2	408.30
3	408.30	3	408.30
TOTAL	1224.90	TOTAL	1224.90

NO.	DESCRIPTION	AREA IN SQ. M.
1	RESIDENTIAL	408.30
2	COMMERCIAL	408.30
3	INDUSTRIAL	408.30
TOTAL		1224.90

CTN	CHARGE	AMOUNT	DATE
1111	...	...	...
1112	...	...	...
1113	...	...	...
1114	...	...	...
1115	...	...	...
TOTAL		408.30	



AREA	LENGTH	WIDTH	AREA
A	1.10	1.10	1.21
B	1.10	1.10	1.21
C	1.10	1.10	1.21
D	1.10	1.10	1.21
E	1.10	1.10	1.21
TOTAL			6.05

AREA	LENGTH	WIDTH	AREA
A	1.10	1.10	1.21
B	1.10	1.10	1.21
C	1.10	1.10	1.21
D	1.10	1.10	1.21
E	1.10	1.10	1.21
TOTAL			6.05

**AREA STATEMENT**

1. BALANCE AREA OF PLOT (1.5)

2. BALANCE AREA OF PLOT (1.5)

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100. BALANCE AREA OF PLOT (1.5)

**CONSULTING ENGINEER**

ERSACHIN VIJAYAK SIVASANKAR

REGISTERED ENGINEER

NO. 1000/2019

DATE: 10/10/2024

APPROVED

DATE: 10/10/2024

PROJECT: ...