



## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/C2/341/2019

DATE:- 15/06/2019

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Shri. Balasaheb Tukaram Pingale.

C/o. Ar. Ganesh Sonawane & Stru.Engg. Kishor Chopda of Nashik.

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No.5+6/A of S.No. 5571 of Makhamalabad Shiwar, Nashik.

- Ref -:**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated:27/05/2019 Inward No.C2/BP/370.
  - 2) Final Layout no. LND/WS/C1/117 Dt:05/12/2012.
  - 3) Amalgamation No. LND/SD\_AML/Makha./DCR/0066/2019 Dt:12/04/2019.


Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in — subject to the following conditions.

#### CONDITIONS (1to 35)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975

Plot No.5+6/A of S.No. 554/1 Of Makhamalabad Shiwar, Nashik..

26. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vasi/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm
27. NMC shall not supply water for construction purpose.
28. N.A. order No.109/2012 dt:04/03/2012 submitted with the application.
29. A) Rs.10,472/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.13/648 Dt:07/06/2019.
30. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.1000/- Deposited vide R.No./B.No.81/2967 Dt:07/06/2019.
31. Drainage connection charges Rs.1000/- is paid vide R.No./B.No.64/2968 Dt:07/06/2019.
32. Welfare Cess charges Rs.20,945/- is paid vide R.No./B.No.64/2968 Dt:07/06/2019.
33. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour-Dept. & the Conditions mentioned should be strictly observed.
35. This Risk based (Low Risk) building permission is granted on the basis of self declaration given by architect dated 04/06/2019.

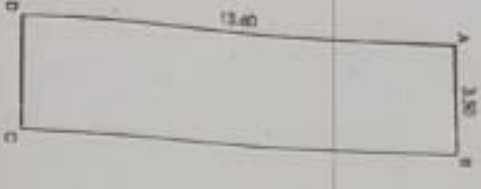
  
**Sectional Engineer**  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / C2/341/2019  
Nashik, Dt. 15/06/2019

Copy to \_\_\_\_\_ : Divisional Officer

11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.  
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity.  
In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.  
The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
14. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
22. As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/prk.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply.
  - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
    - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
    - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
    - d) F.S.I. permitted.
    - e) Number of Residential/Commercial flats with their areas.
    - f) Address where copies of detailed approved plans shall be available for inspection.
  - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

**AREA DIAGRAM AND CALCULATION**



TYPICAL FLOOR PLAN  
FOR GROUND & FIRST FLOOR  
BLOCK ABCD = 3.50 X 13.60 = 47.60 SQ.M  
TOTAL B.U.P AREA = 47.60 SQ.M

**FLOOR WISE AREA STATEMENT**

FLOOR	AREA (SQ.M)
GROUND	47.60
FIRST	47.60
<b>TOTAL B.U.P AREA</b>	<b>95.20</b>



**LOCATION PLAN**  
SCALE - AS PER DP PLAN



**FORM OF STATEMENT-2 (Sr. No. 11 (a))**

BUILDING NO.	FLOOR NO.	TOTAL B.U.P AREA OF FLOOR	BALCONY AREA WITHIN 15% IN FSI	AREA COUNTED WITHIN 20 % IN FSI	DOUBLE HOUR TERRACE AREA COUNTED WITHIN 20 % IN FSI	EXCESS DOUBBLE HOUR TERRACE AREA COUNTED	TOTAL FSI (03 + 05 + 07)
01	02	47.60	NIL	NIL	NIL	NIL	47.60
	03	47.60	NIL	NIL	NIL	NIL	47.60
	04	7.14	NIL	NIL	NIL	NIL	7.14
	05	47.60	NIL	NIL	NIL	NIL	47.60
	06	47.60	NIL	NIL	NIL	NIL	47.60
	07	47.60	NIL	NIL	NIL	NIL	47.60
	08	47.60	NIL	NIL	NIL	NIL	47.60
	09	47.60	NIL	NIL	NIL	NIL	47.60
	10	47.60	NIL	NIL	NIL	NIL	47.60
	11	47.60	NIL	NIL	NIL	NIL	47.60
	12	47.60	NIL	NIL	NIL	NIL	47.60
	13	47.60	NIL	NIL	NIL	NIL	47.60
	14	47.60	NIL	NIL	NIL	NIL	47.60
	15	47.60	NIL	NIL	NIL	NIL	47.60
	16	47.60	NIL	NIL	NIL	NIL	47.60
	17	47.60	NIL	NIL	NIL	NIL	47.60
	18	47.60	NIL	NIL	NIL	NIL	47.60
	19	47.60	NIL	NIL	NIL	NIL	47.60
	20	47.60	NIL	NIL	NIL	NIL	47.60
	21	47.60	NIL	NIL	NIL	NIL	47.60
	22	47.60	NIL	NIL	NIL	NIL	47.60
	23	47.60	NIL	NIL	NIL	NIL	47.60
	24	47.60	NIL	NIL	NIL	NIL	47.60
	25	47.60	NIL	NIL	NIL	NIL	47.60
	26	47.60	NIL	NIL	NIL	NIL	47.60
	27	47.60	NIL	NIL	NIL	NIL	47.60
	28	47.60	NIL	NIL	NIL	NIL	47.60
	29	47.60	NIL	NIL	NIL	NIL	47.60
	30	47.60	NIL	NIL	NIL	NIL	47.60
	31	47.60	NIL	NIL	NIL	NIL	47.60
	32	47.60	NIL	NIL	NIL	NIL	47.60
	33	47.60	NIL	NIL	NIL	NIL	47.60
	34	47.60	NIL	NIL	NIL	NIL	47.60
	35	47.60	NIL	NIL	NIL	NIL	47.60
	36	47.60	NIL	NIL	NIL	NIL	47.60
	37	47.60	NIL	NIL	NIL	NIL	47.60
	38	47.60	NIL	NIL	NIL	NIL	47.60
	39	47.60	NIL	NIL	NIL	NIL	47.60
	40	47.60	NIL	NIL	NIL	NIL	47.60
	41	47.60	NIL	NIL	NIL	NIL	47.60
	42	47.60	NIL	NIL	NIL	NIL	47.60
	43	47.60	NIL	NIL	NIL	NIL	47.60
	44	47.60	NIL	NIL	NIL	NIL	47.60
	45	47.60	NIL	NIL	NIL	NIL	47.60
	46	47.60	NIL	NIL	NIL	NIL	47.60
	47	47.60	NIL	NIL	NIL	NIL	47.60
	48	47.60	NIL	NIL	NIL	NIL	47.60
	49	47.60	NIL	NIL	NIL	NIL	47.60
	50	47.60	NIL	NIL	NIL	NIL	47.60
	51	47.60	NIL	NIL	NIL	NIL	47.60
	52	47.60	NIL	NIL	NIL	NIL	47.60
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	55	47.60	NIL	NIL	NIL	NIL	47.60
	56	47.60	NIL	NIL	NIL	NIL	47.60
	57	47.60	NIL	NIL	NIL	NIL	47.60
	58	47.60	NIL	NIL	NIL	NIL	47.60
	59	47.60	NIL	NIL	NIL	NIL	47.60
	60	47.60	NIL	NIL	NIL	NIL	47.60
	61	47.60	NIL	NIL	NIL	NIL	47.60
	62	47.60	NIL	NIL	NIL	NIL	47.60
	63	47.60	NIL	NIL	NIL	NIL	47.60
	64	47.60	NIL	NIL	NIL	NIL	47.60
	65	47.60	NIL	NIL	NIL	NIL	47.60
	66	47.60	NIL	NIL	NIL	NIL	47.60
	67	47.60	NIL	NIL	NIL	NIL	47.60
	68	47.60	NIL	NIL	NIL	NIL	47.60
	69	47.60	NIL	NIL	NIL	NIL	47.60
	70	47.60	NIL	NIL	NIL	NIL	47.60
	71	47.60	NIL	NIL	NIL	NIL	47.60
	72	47.60	NIL	NIL	NIL	NIL	47.60
	73	47.60	NIL	NIL	NIL	NIL	47.60
	74	47.60	NIL	NIL	NIL	NIL	47.60
	75	47.60	NIL	NIL	NIL	NIL	47.60
	76	47.60	NIL	NIL	NIL	NIL	47.60
	77	47.60	NIL	NIL	NIL	NIL	47.60
	78	47.60	NIL	NIL	NIL	NIL	47.60
	79	47.60	NIL	NIL	NIL	NIL	47.60
	80	47.60	NIL	NIL	NIL	NIL	47.60
	81	47.60	NIL	NIL	NIL	NIL	47.60
	82	47.60	NIL	NIL	NIL	NIL	47.60
	83	47.60	NIL	NIL	NIL	NIL	47.60
	84	47.60	NIL	NIL	NIL	NIL	47.60
	85	47.60	NIL	NIL	NIL	NIL	47.60
	86	47.60	NIL	NIL	NIL	NIL	47.60
	87	47.60	NIL	NIL	NIL	NIL	47.60
	88	47.60	NIL	NIL	NIL	NIL	47.60
	89	47.60	NIL	NIL	NIL	NIL	47.60
	90	47.60	NIL	NIL	NIL	NIL	47.60
	91	47.60	NIL	NIL	NIL	NIL	47.60
	92	47.60	NIL	NIL	NIL	NIL	47.60
	93	47.60	NIL	NIL	NIL	NIL	47.60
	94	47.60	NIL	NIL	NIL	NIL	47.60
	95	47.60	NIL	NIL	NIL	NIL	47.60
	96	47.60	NIL	NIL	NIL	NIL	47.60
	97	47.60	NIL	NIL	NIL	NIL	47.60
	98	47.60	NIL	NIL	NIL	NIL	47.60
	99	47.60	NIL	NIL	NIL	NIL	47.60
	100	47.60	NIL	NIL	NIL	NIL	47.60
	101	47.60	NIL	NIL	NIL	NIL	47.60
	102	47.60	NIL	NIL	NIL	NIL	47.60
	103	47.60	NIL	NIL	NIL	NIL	47.60
	104	47.60	NIL	NIL	NIL	NIL	47.60
	105	47.60	NIL	NIL	NIL	NIL	47.60
	106	47.60	NIL	NIL	NIL	NIL	47.60
	107	47.60	NIL	NIL	NIL	NIL	47.60
	108	47.60	NIL	NIL	NIL	NIL	47.60
	109	47.60	NIL	NIL	NIL	NIL	47.60
	110	47.60	NIL	NIL	NIL	NIL	47.60
	111	47.60	NIL	NIL	NIL	NIL	47.60
	112	47.60	NIL	NIL	NIL	NIL	47.60
	113	47.60	NIL	NIL	NIL	NIL	47.60
	114	47.60	NIL	NIL	NIL	NIL	47.60
	115	47.60	NIL	NIL	NIL	NIL	47.60
	116	47.60	NIL	NIL	NIL	NIL	47.60
	117	47.60	NIL	NIL	NIL	NIL	47.60
	118	47.60	NIL	NIL	NIL	NIL	47.60
	119	47.60	NIL	NIL	NIL	NIL	47.60
	120	47.60	NIL	NIL	NIL	NIL	47.60
	121	47.60	NIL	NIL	NIL	NIL	47.60
	122	47.60	NIL	NIL	NIL	NIL	47.60
	123	47.60	NIL	NIL	NIL	NIL	47.60
	124	47.60	NIL	NIL	NIL	NIL	47.60
	125	47.60	NIL	NIL	NIL	NIL	47.60
	126	47.60	NIL	NIL	NIL	NIL	47.60
	127	47.60	NIL	NIL	NIL	NIL	47.60
	128	47.60	NIL	NIL	NIL	NIL	47.60
	129	47.60	NIL	NIL	NIL	NIL	47.60
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	135	47.60	NIL	NIL	NIL	NIL	47.60
	136	47.60	NIL	NIL	NIL	NIL	47.60
	137	47.60	NIL	NIL	NIL	NIL	47.60
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	139	47.60	NIL	NIL	NIL	NIL	47.60
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	141	47.60	NIL	NIL	NIL	NIL	47.60
	142	47.60	NIL	NIL	NIL	NIL	47.60
	143	47.60	NIL	NIL	NIL	NIL	47.60
	144	47.60	NIL	NIL	NIL	NIL	47.60
	145	47.60	NIL	NIL	NIL	NIL	47.60
	146	47.60	NIL	NIL	NIL	NIL	47.60
	147	47.60	NIL	NIL	NIL	NIL	47.60
	148	47.60	NIL	NIL	NIL	NIL	47.60
	149	47.60	NIL	NIL	NIL	NIL	47.60
	150	47.60	NIL	NIL	NIL	NIL	47.60
	151	47.60	NIL	NIL	NIL	NIL	47.60
	152	47.60	NIL	NIL	NIL	NIL	47.60
	153	47.60	NIL	NIL	NIL	NIL	47.60
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	157	47.60	NIL	NIL	NIL	NIL	47.60
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	159	47.60	NIL	NIL	NIL	NIL	47.60
	160	47.60	NIL	NIL	NIL	NIL	47.60
	161	47.60	NIL	NIL	NIL	NIL	47.60
	162	47.60	NIL	NIL	NIL	NIL	47.60
	163	47.60	NIL	NIL	NIL	NIL	47.60
	164	47.60	NIL	NIL	NIL	NIL	47.60
	165	47.60	NIL	NIL	NIL	NIL	47.60
	166	47.60	NIL	NIL	NIL	NIL	4

dated 15/06/2019

SECTIONAL ENGINEER,  
TOWN ENGINEERING DEPT.  
NASHIK



- REFERENCE
- 1) APPROVED LAYOUT LETTER NO. LNDWS/C-2/117 DATED 05-12-2012
  - 2) NA ORDER NO. 29/2018, DATED 19-10-2018
  - 3) APPROVED SUB-DIVISION NO. LND/SD\_Makhamalabad/DCR/0067/2019 DATED - 12.04/2019

**PROFORMA - I**  
**PROPOSED PLAN OF ROW-HOUSE ON**  
**PLOT NO. 5+6/A, IN S.NO. 554/1, AT MAKHAMALABAD**  
**SHIWAR, NASHIK.**  
**FOR - MR. BALASAHEB TUKARAM PINGALE**

**AREA STATEMENT**

	IN Sq.Mt
01. Area of plot	
a) As per ownership document (7/12,CTS extract)	100.00
b) As per measurement sheet	
c) As per site	-
02. Deduction for	100.00
a) Proposed D.P./ D.P. Road widening Area	-
b) Any D.P. Reservation Area	00.00
	-
	Total (a+b)
	00.00
03. Gross Area of plot (1-2)	100.00
04. Recreational Open space	
a) Required	
b) Proposed	NIL
05. Amenity space	NIL
a) Required (12%)	
b) Proposed ( 50% CONSTRUCTED AMENITY)	-NA-
06. Service road and Highway widening	
07. Internal road area	-NA-
08. Net Area of plot	100.00
09. Built-up area with reference to Basic F.S.I. As per front road width (sr. no. 8 X 1.10)	110.00
10. Addition of area for F.S.I	
(a) In-situ area agens D.P. road [ 1.85 X sr.no.2 (a) ], if any	00.00
(b) In-situ area agens Amenity space [ 2.00 or 1.85 X sr.no. 5 9b)]	00.00
(c) Premium F.S.I. area ( subject to maximum of 0.3 of sr.no. 8)	30.00
(d) TDR area (0.40)	40.00
(e) Addition FSI area under chapter VIII	-
	Total (a + b + c + d + e)
	70.00
11. Total area available (9+10)	180.00
12. Maximum utilization of F.S.I. Permissible as per Road width ( as per Regulation no. 15.4 )	1.80
13. Total Built-up area in proposal. ( excluding area at Sr. No. 15.b)	
a) Existing Built-up area	NIL
b) Proposed Built-up area	95.20
c) Excess built-up area counted in F.S.I.	NIL
d) Excess Double Hight terraces area counted in F.S.I.	NIL
	Total (a + b + c + d)
	95.20
14. F.S.I. Consumed ( 13/8 ) ( shuld not be more than sr. no. 12 above)	0.95
15. Area for Inclusive Housing , if any	
a) Required (20% of sr. no. 9)	NIL
b) Proposed	NIL

**CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on 10/02/2019 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of Ownership/ T.P. Scheme Records / Lands Records Dept. / City Survey Records.

*(Signature)*  
Signature of Regd. Architect  
Ar. GANESH SONAWANE  
A.I.A. CA / 2008 / 43339

**OWNER'S DECLARATION**

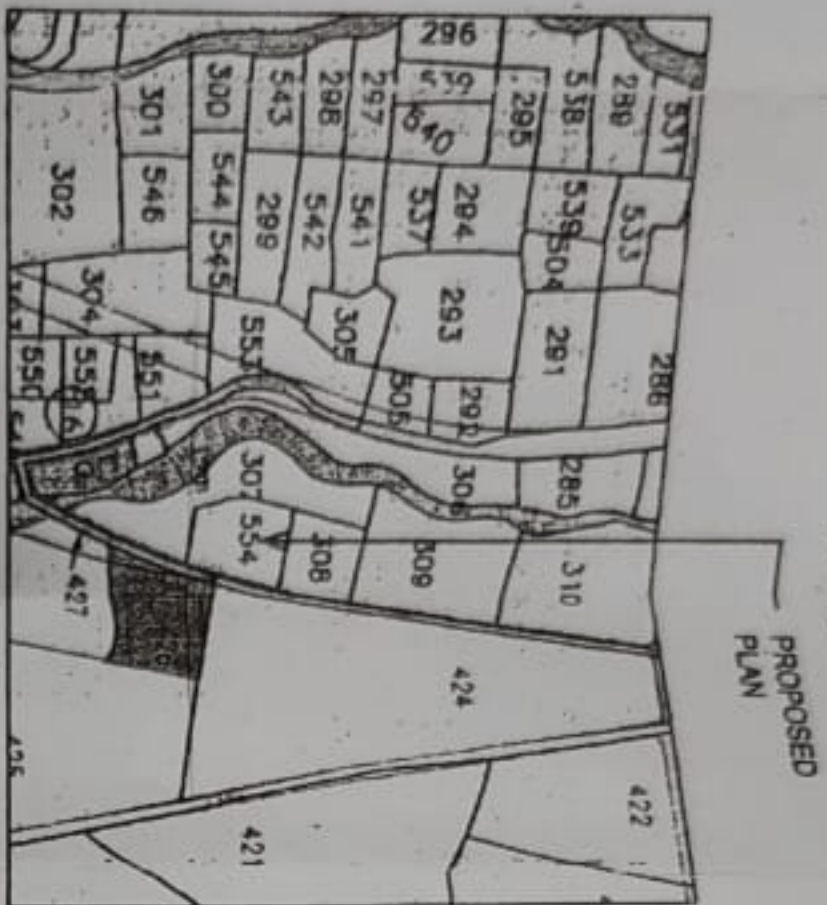
I / We undersigned confirm that I / We abide by plans sanctioned by Nashik Munciple Corporation. I / We would execute the structure as per sanctioned plans. Also I / We execute the work under supervision of proper technical person so as to ensure

TION PLAN  
AS PER DP PLAN

SS DOUBLE TERRACE COUNTED	TOTAL FSI (03 + 05 + 07)
08	
47.60	
47.60	
95.20	

CARPET AREA (sqm.)	TOTAL CARPET AREA (in sqm.)
43.69	
49.88	
93.58	

TION  
AME  
INDOW



LOCATION PLAN  
SCALE - AS PER DP PLAN



FORM OF STATEMENT-2 [ Sr. No. 11 (a) ]

TOTAL B/L/P AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALC. AREA COUNTED IN FSI.	DOUBLE HEIGHT TERRACE AREA WITHIN 20 %	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI.	TOTAL FSI (03 + 05 + 07)
03	04	05	06	07	08
47.60	NIL	NIL	NIL	NIL	47.60
47.60	7.14	NIL	NIL	NIL	47.60
95.20	7.14	NIL	NIL	NIL	95.20

Satish member

STAMP OF APPROVAL

APPROVED

(The plans amended in As per the conditions mentioned in the accompanying commencement certificate No C2/341/2019 dated 15/06/2019)

SECTIONAL ENGINEER,

TOWN...

MACHIP...

REFERENCE

- 1) APPROVED LAYOUT LETTER NO. LNDWMS-C-21117 DATED 05-12-2012
- 2) NA ORDER NO. 292/18. DATED 19-10-2016
- 3) APPROVED SUB-DIVISION NO. LND/SD\_Makhamalabad/DCR/0067/2019 DATED - 12/04/2019

PROFORMA - I

PROPOSED PLAN OF ROW-HOUSE ON PLOT NO. 5+6/A, IN S.NO. 55A/1, AT MAKHAMALABAD SHIWAR, NASHIK. FOR - MR. BALASAHEB TUKARAM PINGALE

AREA STATEMENT

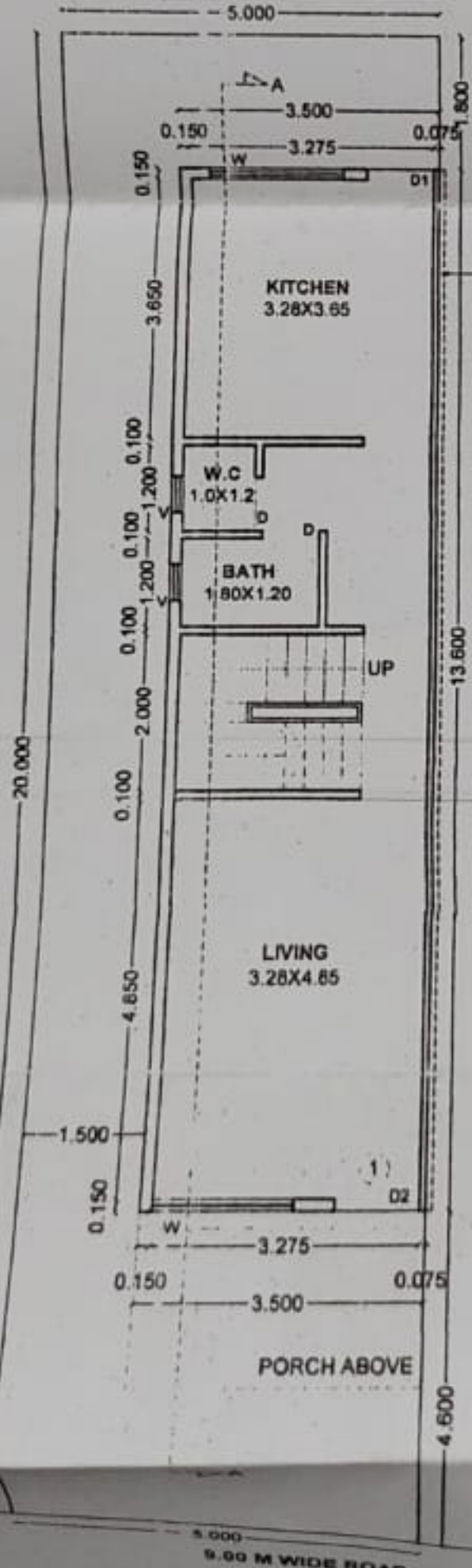
IN Sq.Mt

100.00

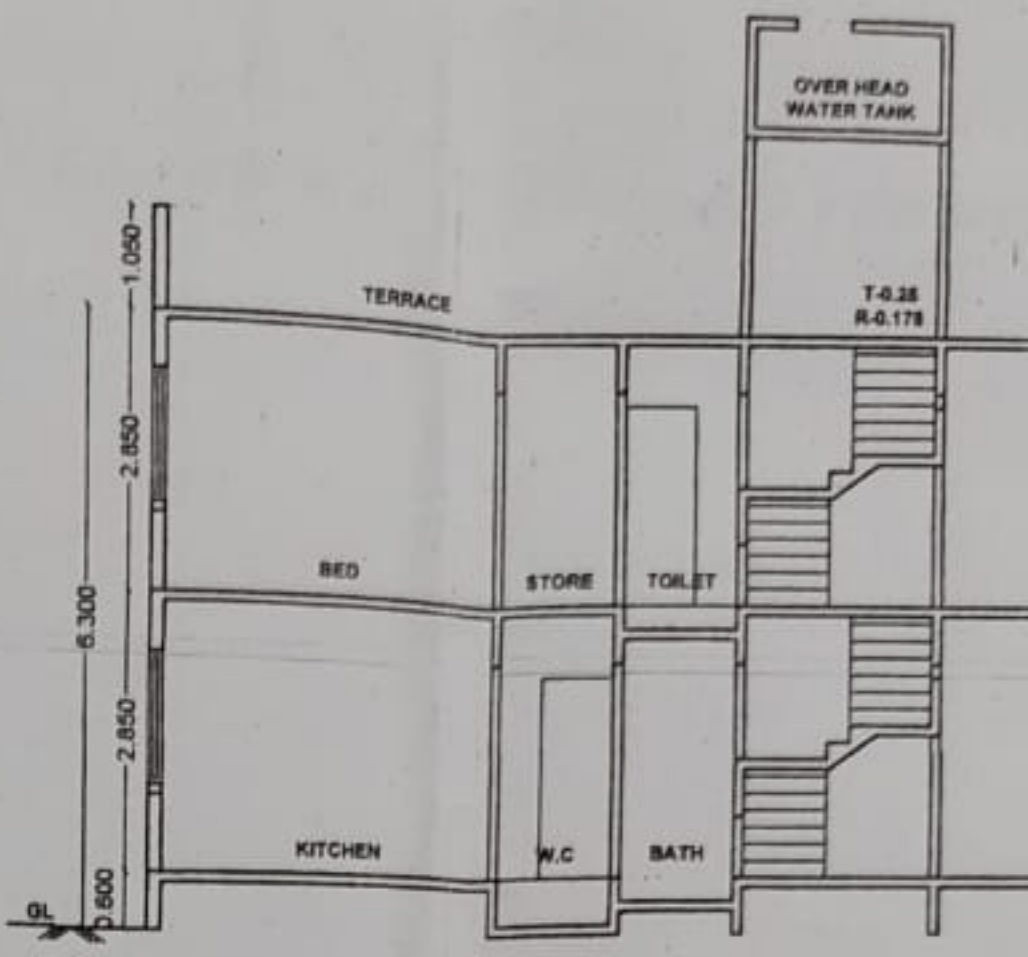
01. Area of plot

(7/12 CTS extract)

**FRONT ELEVATION**  
SCALE - 1:100

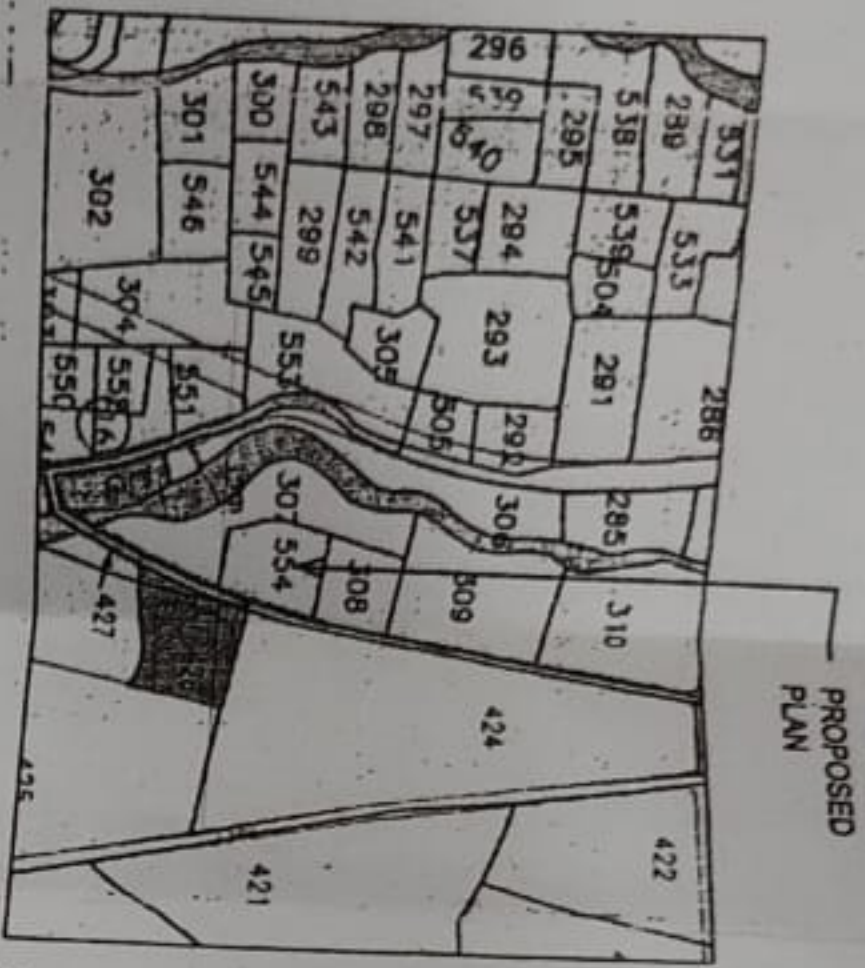


**GROUND FLOOR PLAN**  
SCALE - 1:100



**FIRST FLOOR PLAN**  
SCALE - 1:100





LOCATION PLAN  
SCALE - AS PER DP PLAN



FORM OF STATEMENT-2 [ Sr. No. 11 (g)]

NO. OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALC. AREA COUNTED IN FSI.	DOUBLE HEIGHT TERRACE AREA WITHIN 20 %	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI.	TOTAL FSI (03 + 05 + 07)
03	04	05	06	07	08
47.80	NIL	NIL	NIL	NIL	47.60
47.80	7.14	NIL	NIL	NIL	47.60
7.14	7.14	NIL	NIL	NIL	47.60

STAMP OF APPROVAL

APPROVED

(The Plans amended in As per the conditions mentioned in the accompanying commencement certificate No C2/341/2019 dated 15/06/2019)

Satish Mendhe

SECTIONAL ENGINEER,

TOWN PLANNING

NASHIK

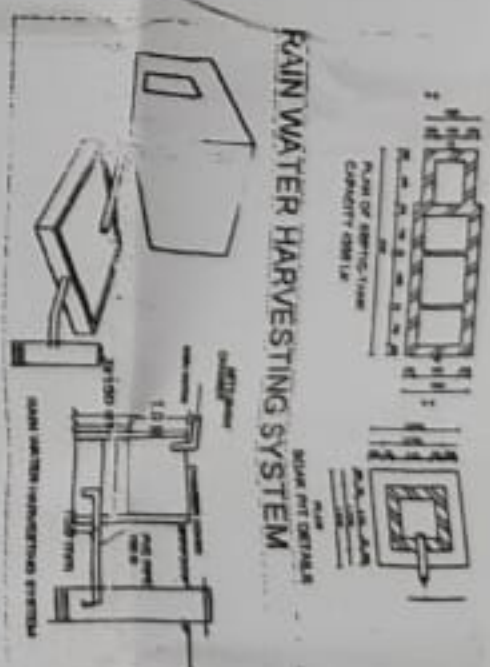
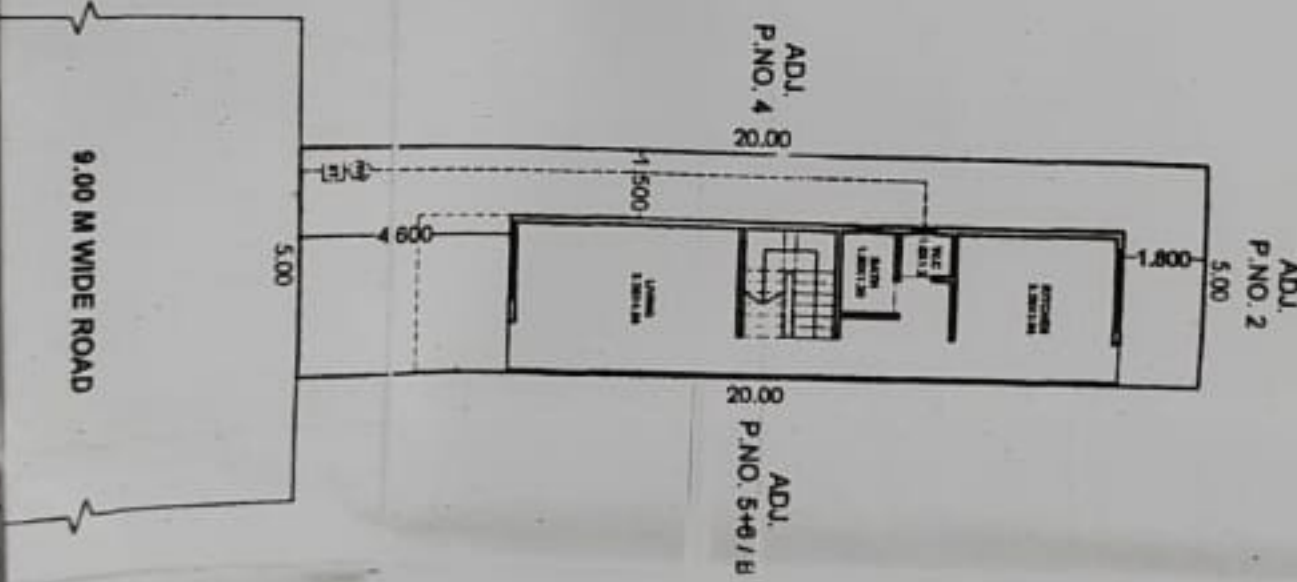
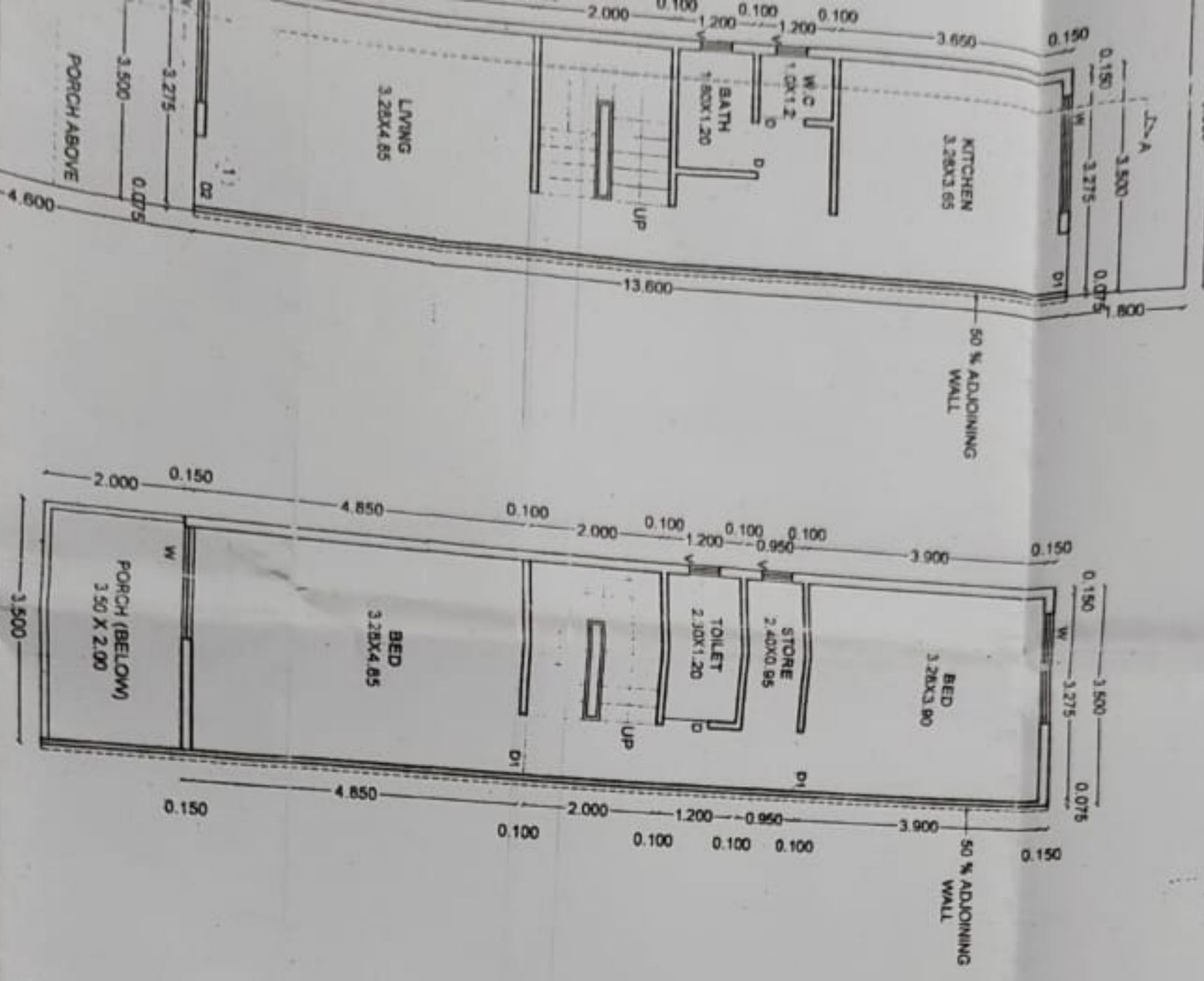
REFERENCE

- 1) APPROVED LAYOUT LETTER NO. LNDWSSC-2/117 DATED 05-12-2012
- 2) NA ORDER NO. 292/16, DATED 19-10-2016
- 3) APPROVED SUB-DIVISION NO. LND/SD\_Madhmalabad/DCR/0087/2019 DATED - 12/04/2019

PROFORMA - I

PROPOSED PLAN OF ROW-HOUSE ON PLOT NO. 5+6/A, IN S.NO. 554/1, AT MAKHAMALABAD SHIWAR, NASHIK. FOR - MR. BALASAHEB TUKARAM PINGALE





TYPE	SIZE	SPECIFICATION
D	0.75m X 2.10m.	TEAK WOOD FRAME
D1	0.90m X 2.10m.	TEAK WOOD FRAME
D2	1.05m X 2.10m.	TEAK WOOD FRAME
W	1.80 X 1.50 M	STEEL GLAZED WINDOW
W1	1.50m X 0.90m.	STEEL GLAZED WINDOW
W2	1.50m X 1.50m.	STEEL GLAZED WINDOW
W3	1.20m X 1.50m.	STEEL GLAZED WINDOW
V	0.60m X 0.75m.	VENTILATOR

I/We under  
 Nodal Mortgage Company  
 Abt/1/19-secure the wo  
 and acts of the work site

Certificate  
 Dimension of tables  
 of Overlay T.P. S

14. P.J.I. Owner  
 15. Area for lach  
 a) Requested (C  
 b) Proposed

11. Total area  
 12. Maximum  
 (as per E  
 13. Total Built  
 a) Existing  
 b) Proposo  
 c) Exis  
 d) Exis

14. P.J.I. Owner  
 15. Area for lach  
 a) Requested (C  
 b) Proposed

11. Total area  
 12. Maximum  
 (as per E  
 13. Total Built  
 a) Existing  
 b) Proposo  
 c) Exis  
 d) Exis

LOCATION PLAN  
SCALE - AS PER DP PLAN



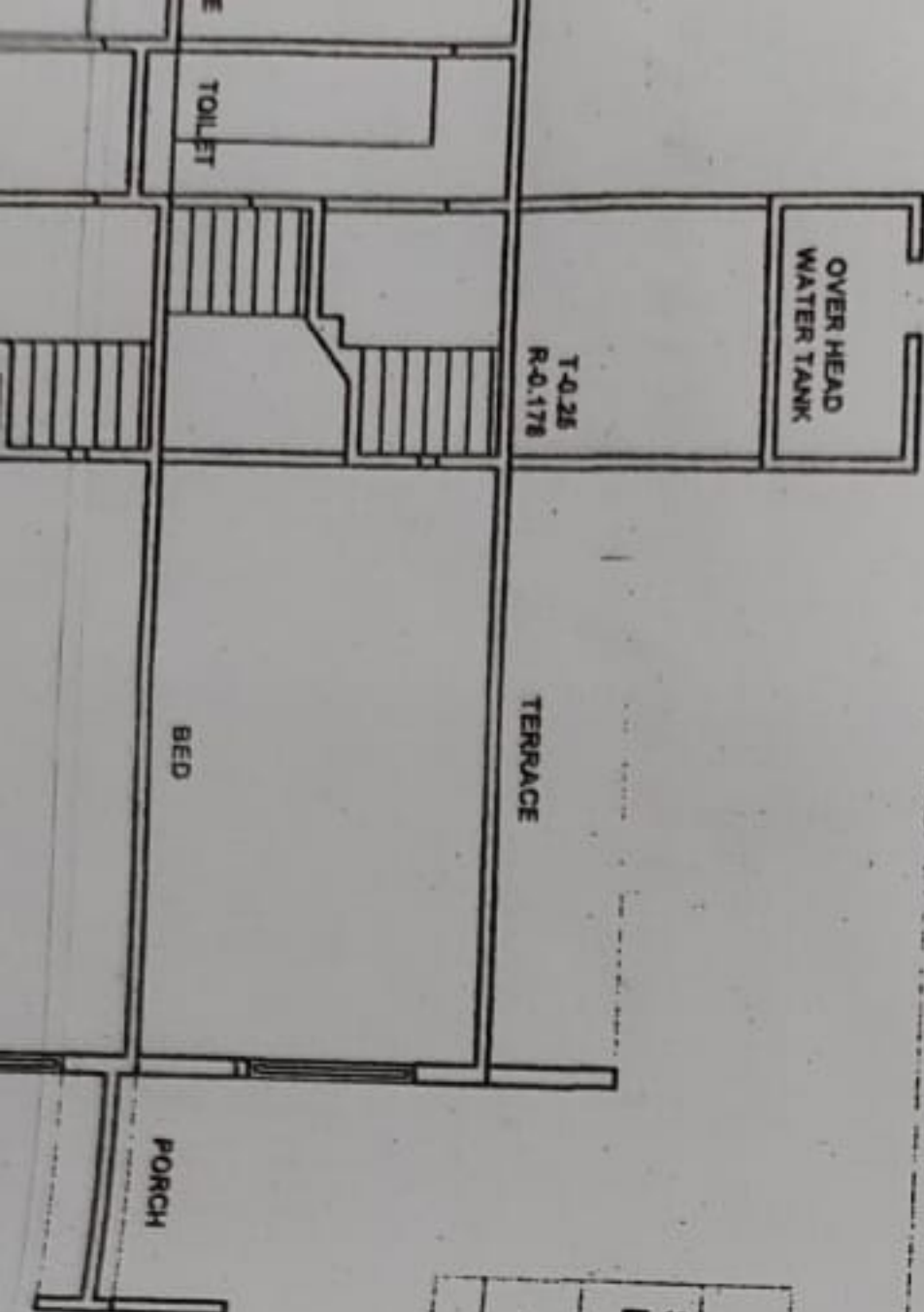
BUILDING NO. FLOOR NO.

FORM OF STATEMENT-2 [Sr. No. 11 (a)]

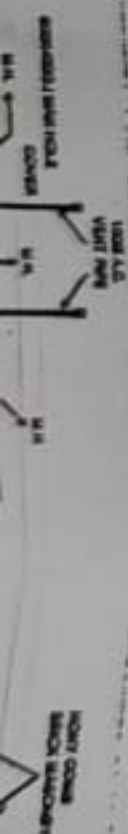
01	02	03	04	05	06	07	08
TOTAL B/UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALC. AREA COUNTED IN FSI.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI.	TOTAL FSI (03 + 05 + 07)		
GROUND FLOOR	47.60	NIL	NIL	NIL	47.60		
1st FLOOR	47.60	7.14	NIL	NIL	47.60		
TOTAL	95.20	7.14	NIL	NIL	95.20		

RERA CARPET AREA STATEMENT

SR. NO.	FLOOR NO.	RH. NO.	RERA CARPET AREA (in sqm.)		TOTAL CARPET AREA (in sqm.)
			BALCONY CARPET AREA (in sqm.)	TOTAL CARPET AREA (in sqm.)	
1	GROUND FLOOR	1	43.69	43.69	43.69
	FIRST FLOOR		6.36	49.89	49.89
			87.22	8.36	93.58



SEWAGE TREATMENT FACILITY



REFERENCE

- 1) APPROVED UNION LETTER NO.
- 2) NA ORDER NO. 282/18, DATED
- 3) APPROVED SUBDIVISION NO. 1

PROPOSED PLAN  
PLOT NO. 5+6/A  
SHIWAR, NASHI  
FOR - MR. BALA

01. Area of plot

- As per ownership doc.
  - As per measurement sh.
  - As per site
02. Deduction for

- Proposed D.P./D.P. R.
- Any D.P. Reservation

03. Gross Area of plot (1-2)

- Recreational Open space
- Required
- Proposed

05. Amenity space

- Required (17%)
- Proposed (5%)

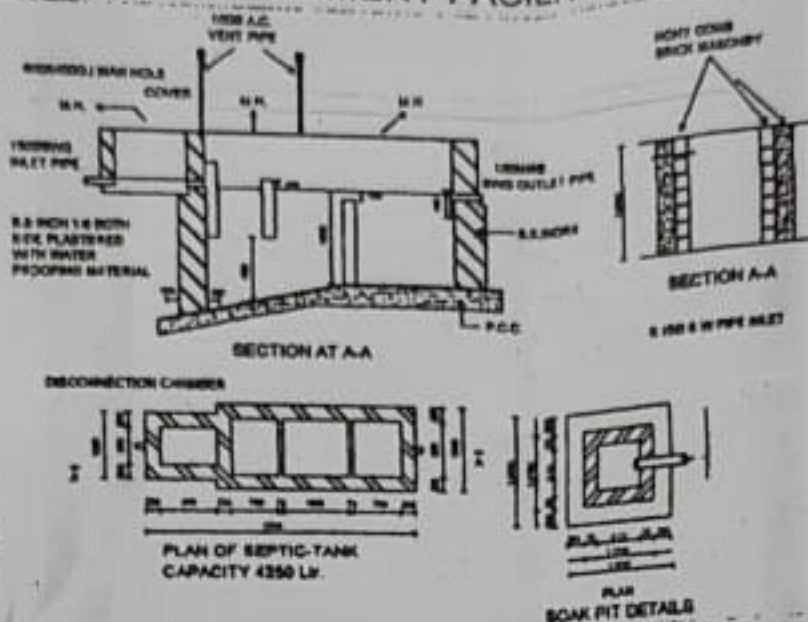
06. Service road and Signage

07. Internal road area

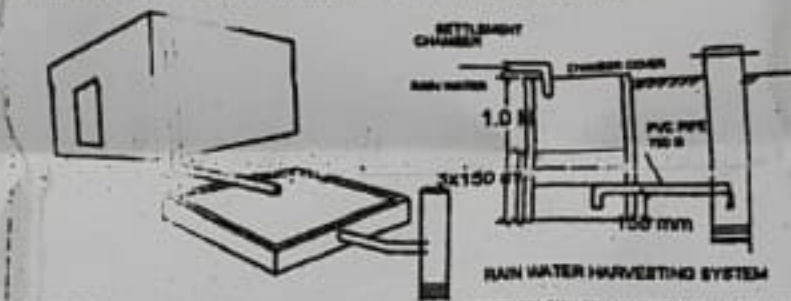
# RERA CARPET AREA STATEMENT

SR. NO.	FLOOR NO.	RH. NO.	RERA CARPET AREA (in sqm.)	BALCONY CARPET AREA (in sqm.)	TOTAL CARPET AREA (in sqm.)
1	GROUND FLOOR	1	43.69		43.69
	FIRST FLOOR		43.53	6.36	49.89
			87.22	6.36	93.58

## SEWAGE TREATMENT FACILITY



## RAIN WATER HARVESTING SYSTEM



TYPE	SIZE	SPECIFICATION
D	0.75m X 2.10m.	TEAK WOOD FRAME
D1	0.90m X 2.10m.	
D2	1.05m X 2.10m.	
W	1.80 X 1.50 M	STEEL GLAZED WINDOW
W1	1.50m X 0.90m.	
W2	1.50m X 1.50m.	
W3	1.20m X 1.50m.	
V	0.60m X 0.75m.	VENTILATOR

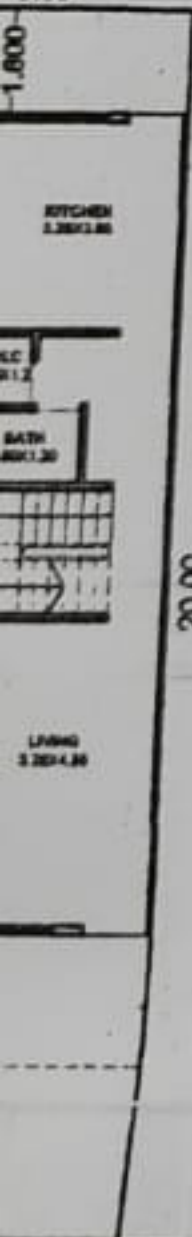
- c) As per use
- 02. Deduction for
  - a) Proposed D.P./D.P.
  - b) Any D.P. Reservation
- 03. Gross Area of plot (1-2)
- 04. Recreational Open space
  - a) Required
  - b) Proposed
- 05. Amenity space
  - a) Required (12%)
  - b) Proposed (50%)
- 06. Service road and High
- 07. Internal road area
- 08. Net Area of plot
- 09. Built-up area with n
  - (x. no. 8 X 1.10)
- 10. Addition of area for
  - (a) In-situ area
  - (b) In-situ area
  - (c) Premium F.S.I.
  - (d) TDR area (0.4)
  - (e) Addition FSI
- 11. Total area available
- 12. Maximum utilization
  - (as per Regulation)
- 13. Total Built-up area
  - a) Existing Built-up
  - b) Proposed Built-up
  - c) Excess Built-up
  - d) Excess Double
- 14. F.S.I. Consumed
- 15. Area for Inclusion
  - a) Required (20)
  - b) Proposed

Certified  
dimensions of sides  
of Ownership/ T.P.

I/We  
Nashik Municipality  
Also I/We execute  
and safety at the v

*[Signature]*  
Name: Ar. Ganesh  
Regd. No. CA / 2008

ADJ.  
P.NO. 2  
5.00



ADJ.  
P.NO. 5+6/B

10. Addition of area for F.S.I	100.00
(a) In-situ area against D.P. road [ 1.85 X sr.no.2 (a) ], if any	110.00
(b) Premium F.S.I. area ( subject to maximum of 0.3 of sr.no. 8)	00.00
(c) TDR area (0.40)	00.00
(d) Addition FSI area under chapter VIII	30.00
11. Total area available (9+10)	40.00
12. Maximum utilization of F.S.I. Permissible as per Road width ( as per Regulation no. 15.4 )	70.00
13. Total Built-up area in proposal. ( excluding area at Sr. No. 15.b)	180.00
a) Existing Built-up area	1.80
b) Proposed Built-up area	
c) Excess Built-up area counted in F.S.I.	NIL
d) Excess Double Height terraces area counted in F.S.I.	95.20
14. F.S.I. Consumed ( 13/8 ) ( should not be more than sr. no. 12 above )	NIL
15. Area for Inclusive Housing , if any	95.20
a) Required (20% of sr. no. 9)	0.95
b) Proposed	NIL
	NIL

**CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on 10/02/2019 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of Ownership/ T.P. Scheme Records / Lands Records Dept. / City Survey Records.

*[Signature]*  
 Signature of Regd. Architect  
 Ar. GANESH SONAWANE  
 A.I.A. CA / 2008 / 43539


**OWNER'S DECLARATION**

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

*[Signature]*  
 Mr. RAJARAM TIRADAM PRADIP  
 Owner(s) name and Signature

*[Signature]*  
 Name: Ar. Ganesh sonawane  
 Regd. No. CA / 2008 / 43539

*[Signature]*  
 Signature of Strs. Engin.  
 Name: Kishor Chopda  
 Regd. 175



**G S ASSOCIATES**  
 A UNIT OF ARCHITECTS & APPROVED VALUERS

24, PITRUSMRUTI, OPP. YOGVIDHYA DHAM NEAR KOTAK  
 MAHINDRA BANK, THATTE NAGAR, COLLAGE ROAD, NASHIK 422 001  
 TEL. +91 253 2317480  
 MAIL : gsassociates.2011@gmail.com

REGD. NO. CA/2008/43539 IOV-A-26000

SCALE = 1:100

DATE = 29/ 05/ 2019

DRG. BY = VIKAS

DRG. NO. = PROJECT/2019/TENDULKAR

REV.

CHECK BY =

