

FULL COMPLETION RESIDENTIAL ROW HOUSE PLAN
ON P.NO.57 TO 62/1 TO 16 AND
65 TO 70/1 TO 16, S.NO.569
AT- MAKHAMALABAD-2 SHIWAR IN NASHIK.
FOR - SURYA PROPERTIES (NASHIK) PVT. LTD.
THROUGH DIRECTOR
1) SHRI.PRADIP MADANLAL GUPTA AND
2) SHRI.SANJEEV RAMCHANDRA ADGAONKAR

APPROVAL STAMP

APPROVED
As per the accompanying
occupancy Certificate
No. Nashik/ 011859/2021
Date 23/11/2021

SECTIONAL ENGINEER,
TOWN PLANING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK

Ar. Yogesh Gaikwad
CA/2005/36580

REF. FINAL APPROVAL LAYOUT NO.LND/WS/C-2/48/2016,DT.24/11/2016
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME
ON 01 / 03 / 2021 & DIMENSION OF ALL SIDES ETC. OF THE PLOT
STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT
TALLEST WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME
RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. YOGESH T. GAIKWAD

OWNER'S DECLARATION -

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY
NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER
SANCTIONED PLANS 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.

SURYA PROPERTIES (NASHIK) PVT. LTD.

P. M. GUPTA
DIRECTOR

S. R. ADGAONKAR
DIRECTOR

SURYA PROPERTIES (NASHIK) PVT. LTD. THROUGH DIRECTOR
1) SHRI PRADIP M. GUPTA 2) SHRI.SANJEEV R. ADGAONKAR

AR. YOGESH T. GAIKWAD

ARCHITECT SIGN. STRUCTURAL ENGG. SING.

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Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect License no. of Licensed Engineer/Supervisor
		1:100	POOJA	S.D.G	CA/2018/96038

AREA STATEMENT	P.NO. -	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62	67 TO 62					
1. AREA OF PLOT (Minimum area of a, b, c, to be considered)		80.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00			
a) As per ownership document (7/12, CTS extract)		80.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00		
b) As per measurement sheet		80.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00		
c) As per site		80.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00		
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)		80.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00		
4. Amenity Space (if applicable)																																					
(a) Required																																					
(b) Adjustment of 2(b), if any -																																					
(c) Balance Proposed -																																					
5. Net Plot Area (3-4 (c))		80.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00			
6. Recreational Open space (if applicable)																																					
(a) Required -																																					
(b) Proposed -																																					
7. Internal Road Area																																					
8. Platable area (if applicable)																																					
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)		88.00	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60			
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																																					
(a) In-situ area against D.P. road [2.0 x Sr.No. (a)], if any																																					
(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																																					
13. Total entitlement of FSI in the proposal																																					
(a) [9+10(b)+11(d) or 12 whichever is applicable.		88.00	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60	61.60			
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08	14.08			
(c) Total entitlement (a+b)		88.00	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68			
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		88.00	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68	75.68			
15. Total Built-up Area in proposal. (excluding area at sr.No.17b)																																					
(a) Existing Built-up Area.																																					
(b) Proposed Built-up Area (as per P-line)		75.98	75.68	75.68	75.68	75.68	75.68	75.98	75.98	75.68	75.68	75.68	75.68	75.68	75.98	89.88	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98				
(c) Total (a+b)		75.98	75.68	75.68	75.68	75.68	75.68	75.98	75.98	75.68	75.68	75.68	75.68	75.68	75.98	89.88	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98	89.98				
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)		0.86%	1.00%	1.00%	1.00%	1.00%	1.00%	0.78%	0.78%	1.00%	1.00%	1.00%	1.00%	1.00%	0.75%	0.85%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%				
17. Area for Inclusive Housing, if any																																					
(a) Required (20% of Sr.No. 5)																																					
(b) Proposed																																					
18. TOTAL CARPET AREA		69.28	71.08	71.08	71.08	71.08	71.08	69.28	69.28	71.08	71.08	71.08	71.08	71.08	69.28	81.82	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97	83.97				

---- 9.00 MTR WIDE ROAD ----

