

PROPOSED BUILDING PERMISSION FOR RESIDENTIAL
BUILDING ON PLOT NO.12
S.NO 175/3 ,NASHIK SHIWAR,
PANCHAWATI ,NASHIK-422003
FOR:-JAI GURUDEV ENTERPRISES THROUGH PARTNERS

STAMP OF APPROVAL

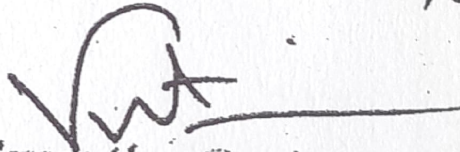
APPROVED

The Plans amended in
As Per the Conditions Mentioned in
the accompanying commencement

Certificate No. dated

C1/762/2022

10/01/2022



Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

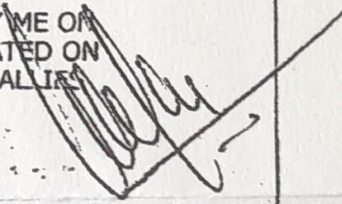
TE

D 1000X 2100 W 1500X1200
 D1 750X2100 W1 1200X1200
 FD 1800X2100 W2 2400X1200
 V 300X600

PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN DOTTED RED
 WATER LINE SHOWN IN BLACK DOTTED
 EXISTING TO BE RETAINED IN BLACK
 DEMOLITION SHOWN IN HATCHED YELLOW
 EXTERNAL WALL 0.15 M
 INTERNAL WALL 0.10 M

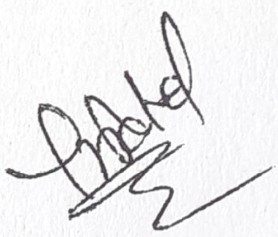
CERTIFICATE OF AREA

CERTIFIDE THAT PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 1.11.2021 AND DIMENSIONS OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA WORKED OUT TALLIE WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P.ACT.



SIGNATURE OF LISCENCED ARCHITECT/ENGINEER
 STRUCTURAL ENGINEER/SUPERVISOR

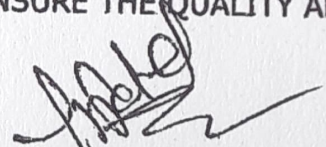
OWNERS NAME / SIGN



FOR:-JAI GURUDEV ENTERPRISES THROUGH PARTNERS

OWNER'S DECLARATION

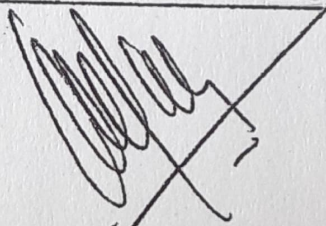
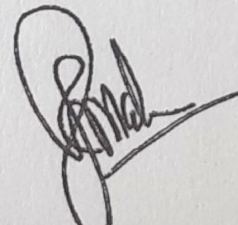
I/WE UNDERSTAND HERE BY CONFIRMS THAT I/WE WOULD ABIDE THE PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I / WE WOULD EXECUTE THE PERSON SO AS TO ENSURE THE QUALITY AND SAFTY AT THE WORK SITE.



OWNER / G.P.A HOLDER

ARCHITECT'S SIGN

STRUCTURAL ENGG.SIGN

AR.DEEPAK V.MAKWANA
 LIC.NO. CA/2007/40839

ER.JAYESH V.MAKWANA
 LIC.NO. N.M.C 185

JOB NO.

DATE

DRG NO.

ARCHITECT / ENGINEER NAME

S P E C T R U M

ARCHITECTS & INTERIOR DESIGNER

Ar. Deepak Makwana (B.Arch , AIIA)

architects and interior designers
 11, Sant Vandan apt, swaminarayan nagar,
 Aurangabad Naka , Panchawati , Nasik-422003
 Mo: 9923299325, e-mail: deepakmakwana2006@gmail.com

72 SQ.M
30 SQ.M
24 SQ.M
76 SQ.M

3 SQ.M

D3.11.21

D3.11.21

00 SQ.M

AREA STATEMENT

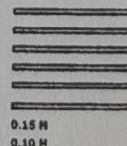
TITLE	SQ.M.	
01	AREA OF PLOT (MINIMUM AREA OF A,B,C CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT	485.43
	B) AS PER MEASUREMENT SHEET	485.41
	C) AS PER SITE (P.T SHEET)	468.70
02	DEDUCTION FOR	
	A. PROPOSED D.P / D.P ROAD WIDENING/ SERVICE ROAD/HIGHWAY WIDENING	11.57
	B. ANY D.P RESERVATION AREA	0.00
	TOTAL A+B	11.57
03	BALANCE AREA OF PLOT (1-2)	457.13
04	AMENITY SPACE IF APPLICABLE	0.00
05	NET PLOT AREA	457.13
06	RECREATIONAL OPEN SPACE	N/A
07	INTERNAL ROAD AREA	N/A
08	PLOTABLE AREA	N/A
09	BUILTUP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (9.00 M WIDE ROAD)	502.84
10	ADD. OF F.S.I ON PAYMENT OF PREMIUM	
	A) MAXIMUM PERMISSIBLE PREMIUM F.S.I - BASED ON ROAD WIDTH/ T.O.D ZONE	228.56
	B) PROP. F.S.I ON PAYMENT OF PREMIUM	170.00
11	INSITU F.S.I / T.D.R LOADING	NA
	A) INSITU AREA AGAINST D.P. ROAD (2X2(A))	0.00
	A) INSITU AREA AGAINST 9.00 M ROAD WIDENING	11.57
	B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C)	NA
	C) T.D.R. AREA ALLOWALE = 182.85	170.00
	D. TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C)	181.57
12	ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7	N/A
13	TOTAL ENTITALEMENT OF F.S.I IN PROPOSAL	
	A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE	854.41
	B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY	510.00
	C) TOTAL ENTITALEMENT (A+B)	1364.41
14	MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH	1511.41
15	TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B)	1359.62
	A) EXISTING BUILT UP AREA	N/A
	B) PROPOSED BUILT UP AREA P LINE AREA	1359.62
	B) TOTAL (A+B)	1359.62
16	F.S.I CONSUMED (15/13c)	0.99
17	AREA FOR INCLUSIVE HOUSING IF ANY	N/A
	A. REQ. 20% OF S.NO.5	N/A
	B. PROPOSED	N/A

SCHEDULE OF OPENING IN MM

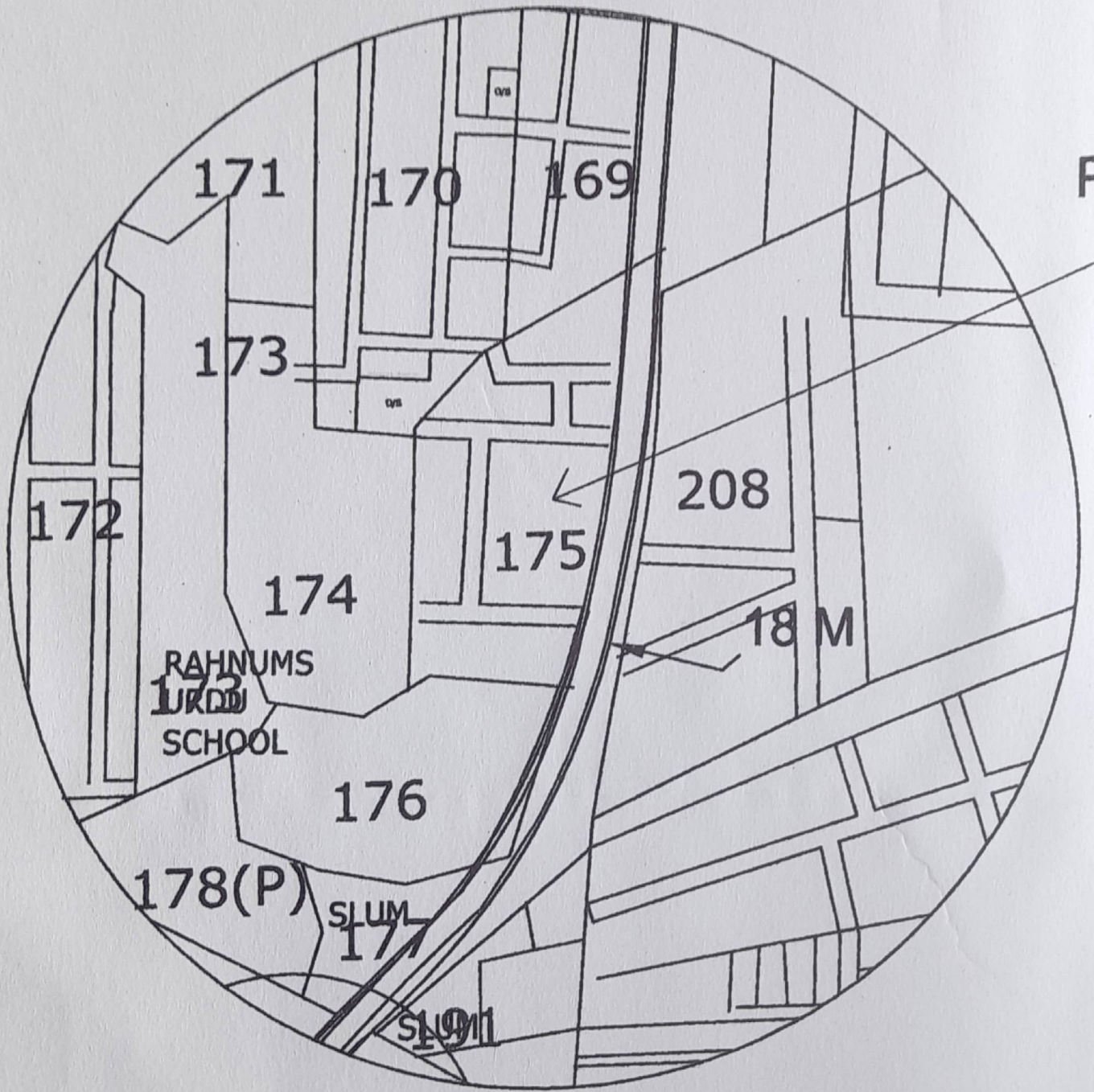
D 1000X 2100 w 1500x1200
D1 750X2100 w1 1200x1200
FD 1800X2100 w2 2400x1200
V 300x600

LEGEND

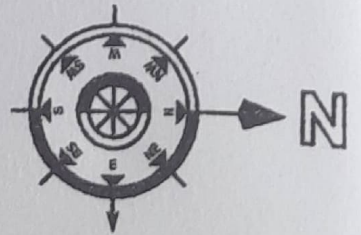
PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
WATER LINE SHOWN IN BLACK DOTTED
EXISTING TO BE RETAINED IN BLACK
DEMOLITION SHOWN IN HATCHED YELLOW
EXTERNAL WALL 0.15 H
INTERNAL WALL 0.10 H



CERTIFICATE OF AREA



LOCATION PLAN
SCALE 1:10000



=468.70 x 0.40
 PROPOSED T.D.R 101.93.00 SQ.M
 AGREEMENT NO.10943-2021 DATED 3.11.21
 DRC NO.872 DATED.27.8.19
 PROPOSED T.D.R 68.07.00 SQ.M
 AGREEMENT NO.10947-2021 DATED 3.11.21
 DRC NO.749 DATED.11-4-17
 TOTAL = 101.93 + 68.07 = 170.00 SQ.M

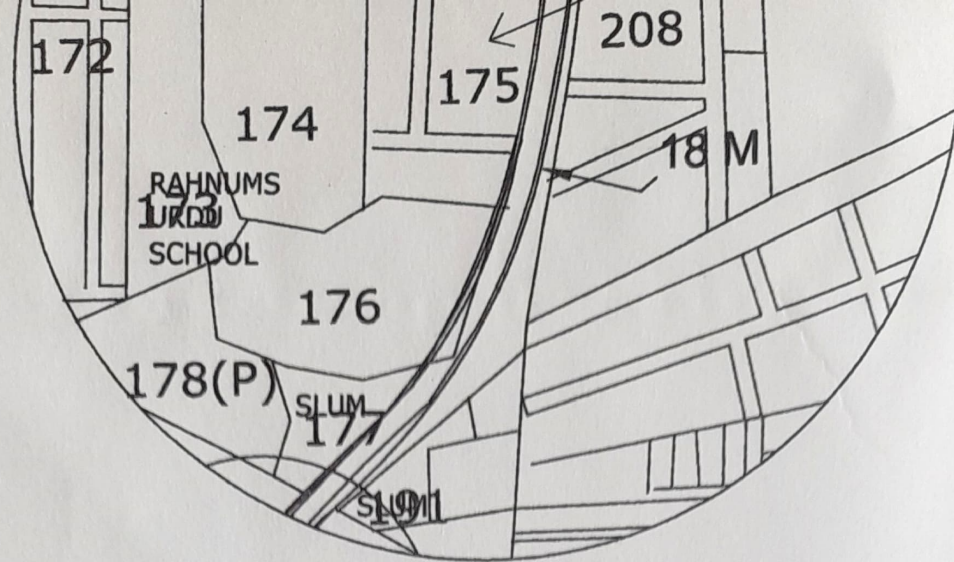
PARKING STATEMENT		REQ.4 WHEELER	REQ.2 WHEELER
CARPET AREA	NO OF FLATS		
40-80 SQ.M	20	10	50
		WITH 5% VISITORS	WITH 5% VISITORS
		10.50	52.50
		BY ADD.0.90 FACTOR	BY ADD.0.90 FACTOR
		9.45 = 9	47.25 = 47
PROPOSED		9 FOUR WHEEL	6 FOUR WHEELER + 11 BIKE (AS 6 BIKE = 1 CAR)
TOTAL		15 FOUR WHEEL	13 BIKE

FORM OF STATEMENT 2 SR.NO.9(A)

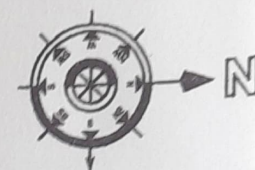
BLDG NO.	FLOOR NO	TOTAL BUILTUP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1.	GROUND	27.02 SQ.M
	FIRST	266.52 SQ.M
	SECOND	266.52 SQ.M
	THIRD	266.52 SQ.M
	FOURTH	266.52 SQ.M
	FIFTH	266.52 SQ.M
	TOTAL	1359.62 SQ.M

FORM OF STATEMENT 3 SR.NO.9(G)

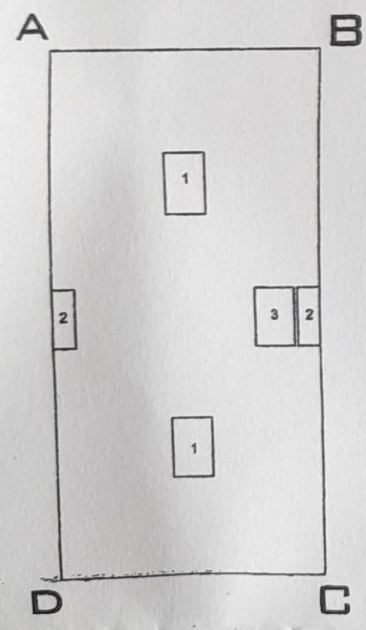
BLDG NO.	FLOOR NO	FLAT.NO	CARPET AREA OF APARTMENT	BALCONY AREA ATTACHED TO APARTMENT
1.	GROUND	-----	0.00 SQ.M	0.00 SQ.M
	FIRST	1	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		2	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		3	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		4	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
	SECOND	5	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		6	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		7	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		8	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
	THIRD	9	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		10	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		11	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		12	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		13	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		14	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		15	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		16	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		17	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		18	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		19	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
	20	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M	



LOCATION PLAN
SCALE 1:10000



P- LINE AREA CALCULATIONS



AREA DIA (1-5 FLOORS)

GROUND FLOOR
LOBBY+STAIRS+LIFT
= 10.01 X 2.70 = 27.02 SQ.M

AREA OF BLOCK ABCD (1-5 FLOORS)
= 12.01 X 23.66 = 284.16 SQ.M

DEDUCTIONS

BLOCK 1 = 1.8 X 2.7 X 2 = 9.7

BLOCK 2 = 1.00 X 2.40 X 2 = 4.8

BLOCK 3 = 1.80 X 1.80 = 3.2

TOTAL = 17.7

NET AREA OF BLOCK ABCD
= 284.16 - 17.76 = 266.52

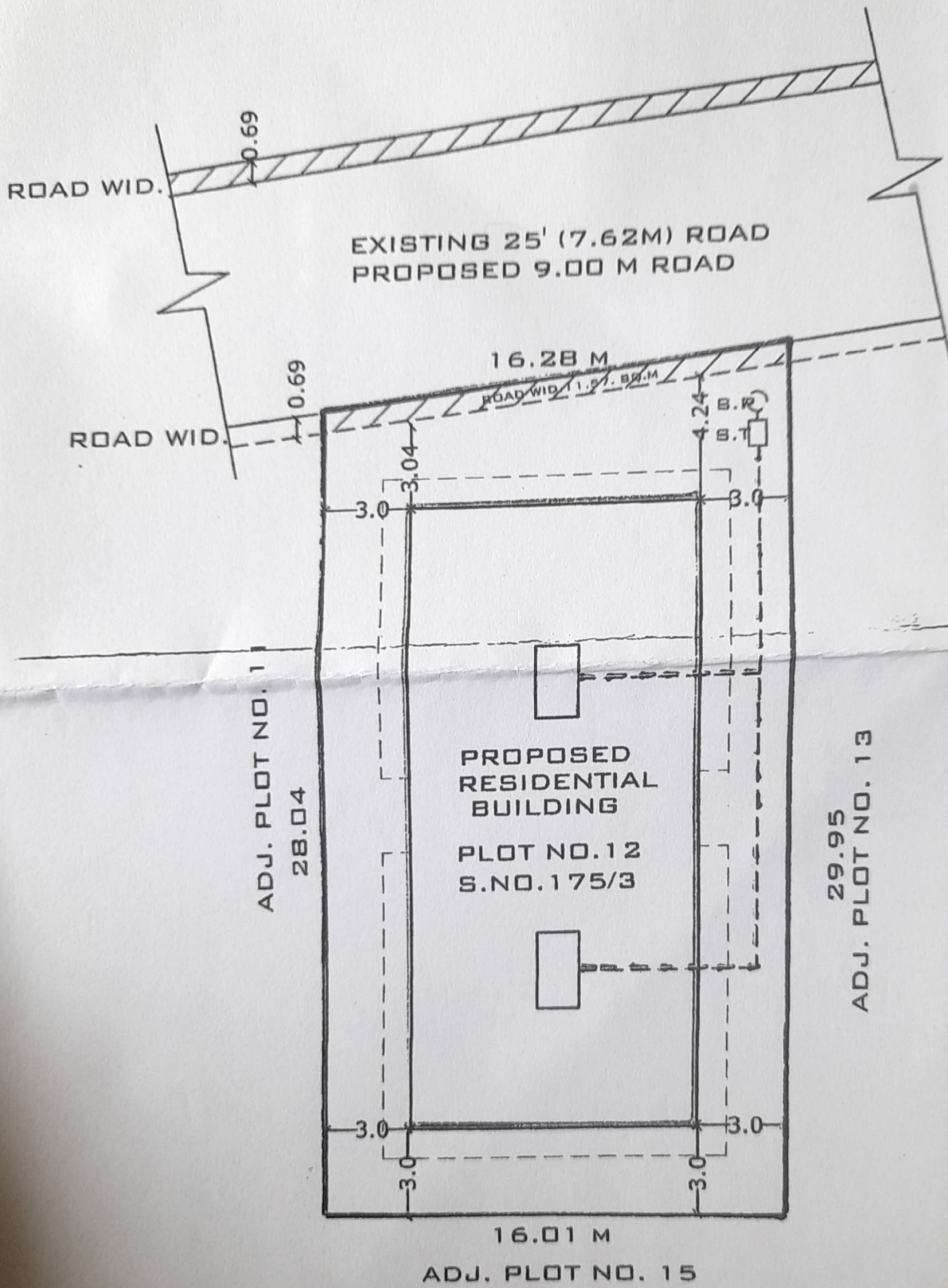
T.D.R STATEMENT
ALLOWABLE T.D.R AS PER 9 M ROAD
= 468.70 X 0.40 = 187.36 SQ.M

PROPOSED T.D.R 101.93.00 SQ.M
AGREEMENT NO.10943-2021 DATE
DRC NO.872 DATED.27.8.19

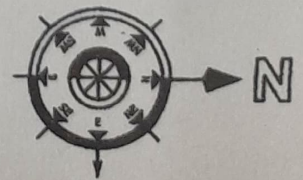
PROPOSED T.D.R 68.07.00 SQ.M
AGREEMENT NO.10947-2021 DATE
DRC NO.749 DATED.11-4-17

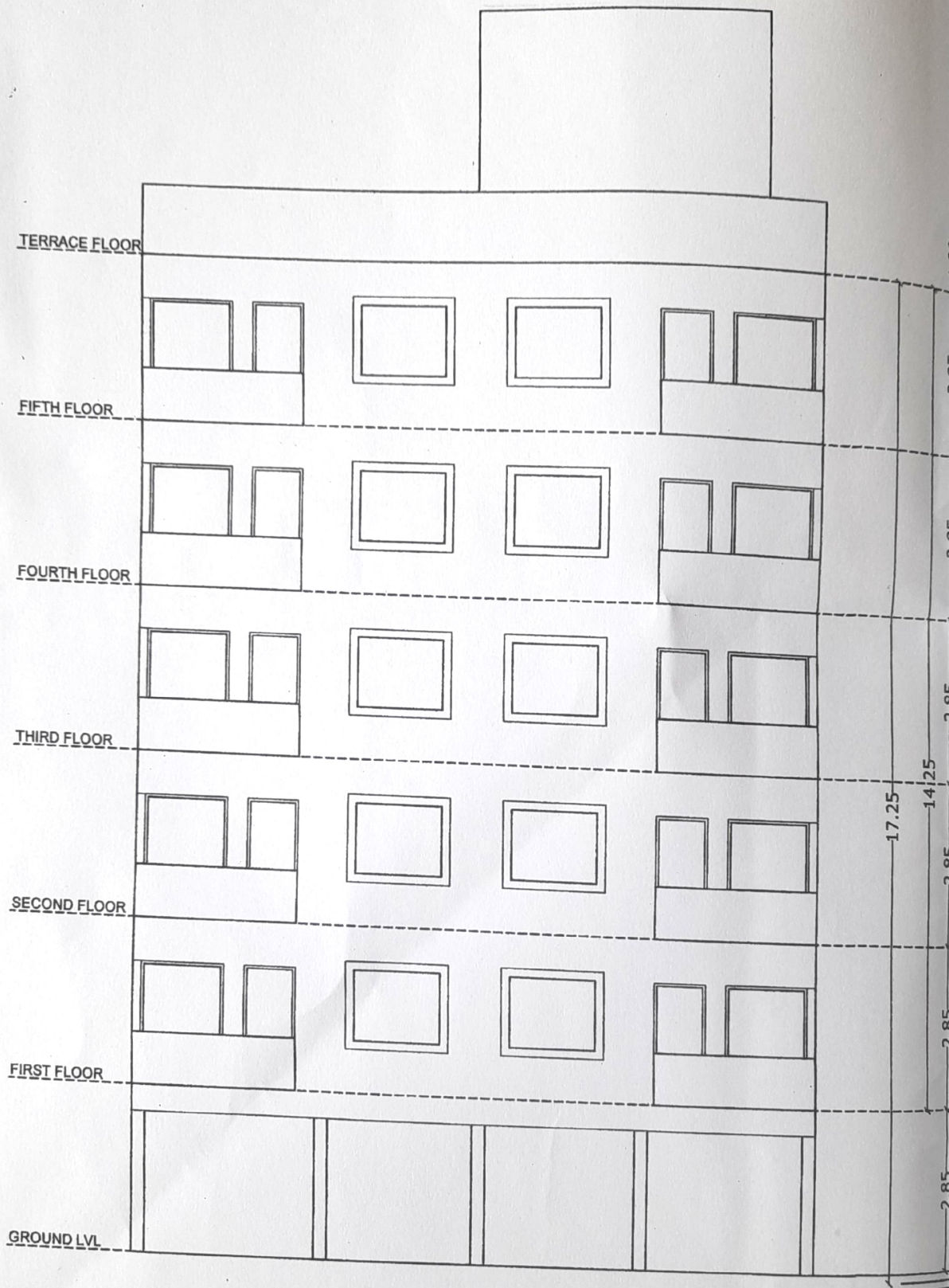
TOTAL = 101.93 + 68.07 = 170.00

PARKING STATEMENT		REQ.4 WHEELER	REQ.2 WHEELER
CARPET AREA	NO. OF FLATS		

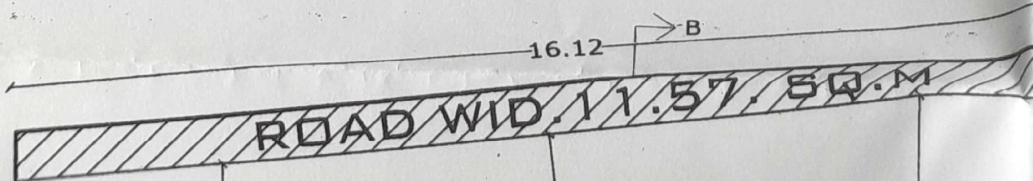


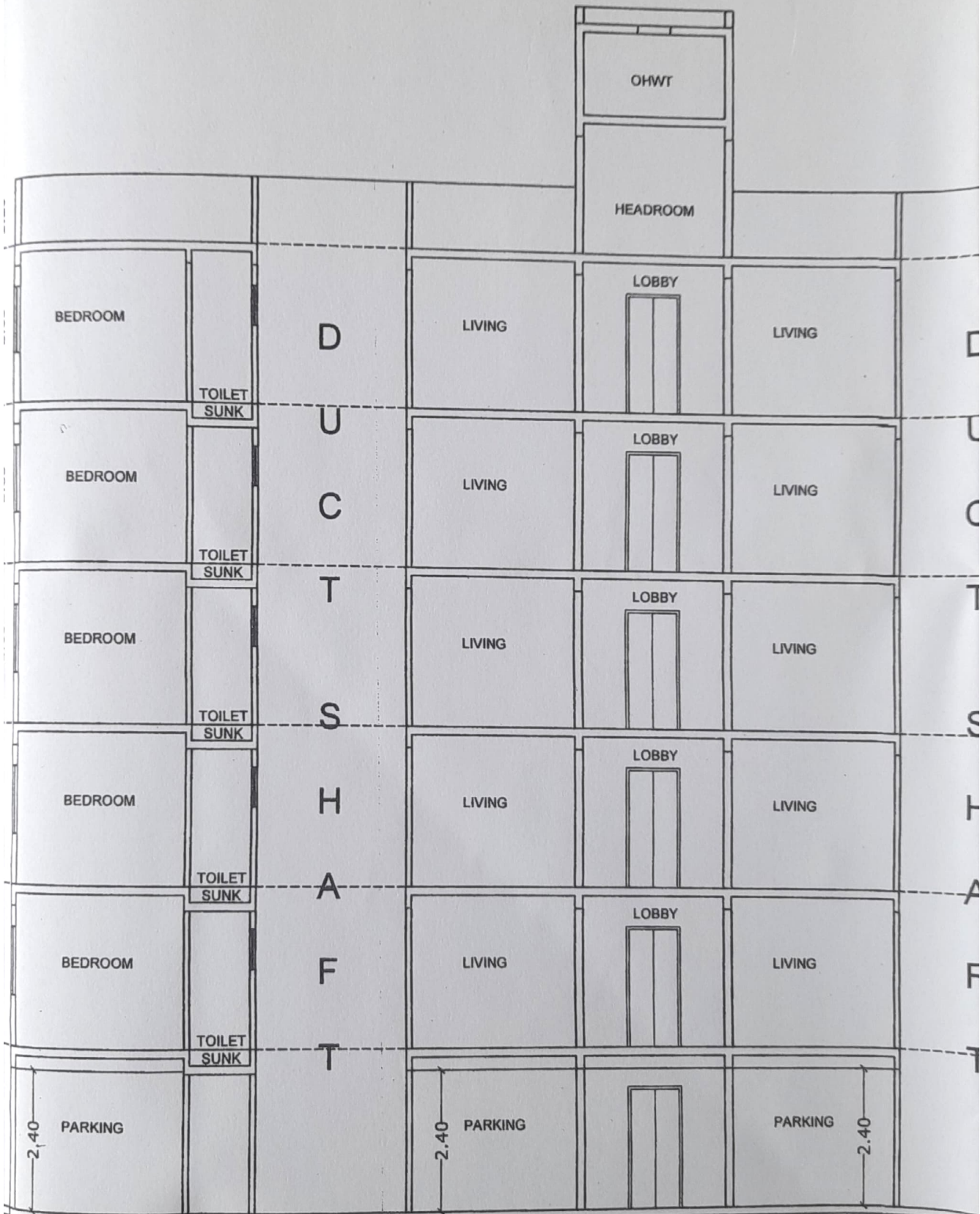
SITE PLAN
SCALE 1:250



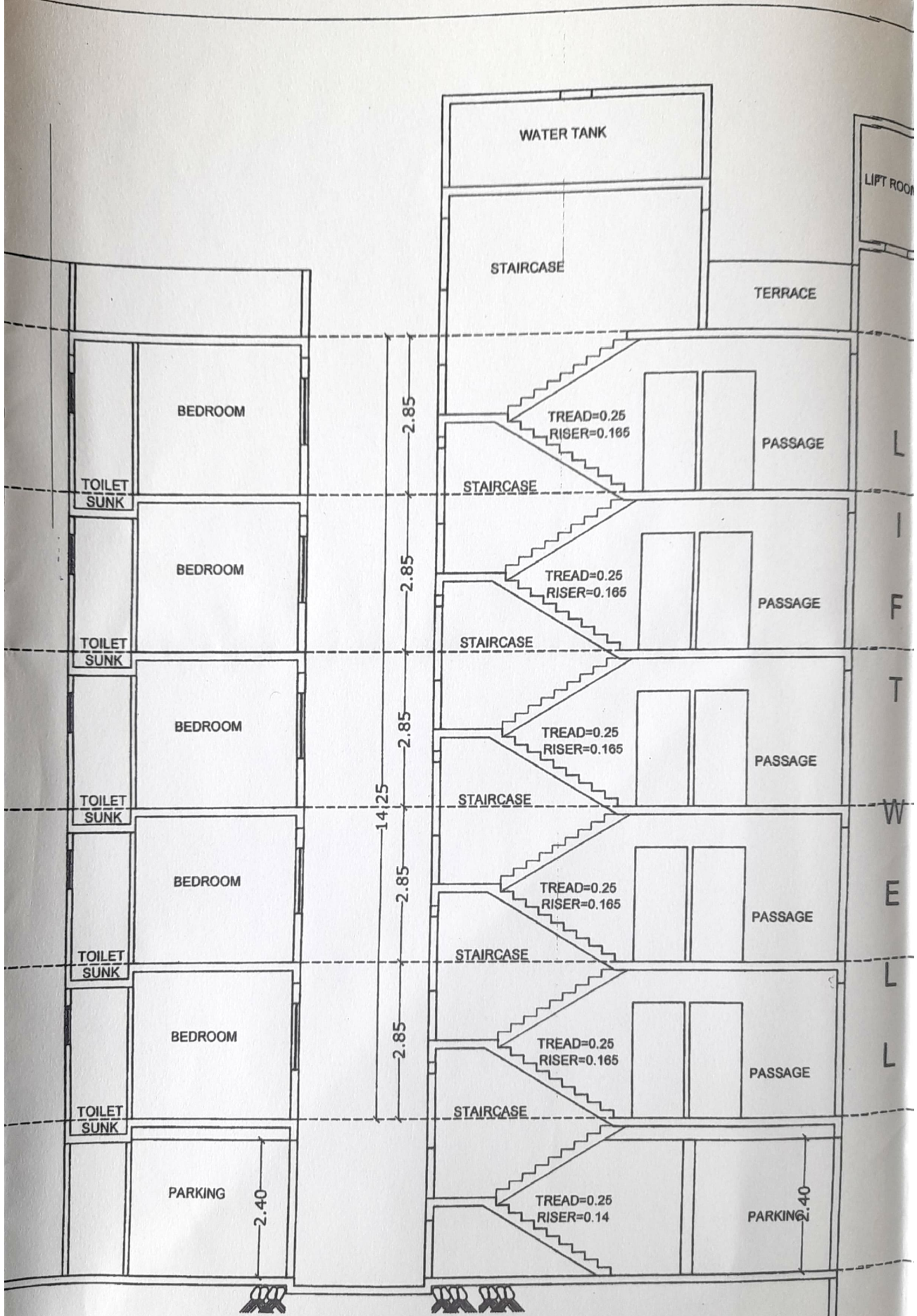


ELEVATION
SCALE 1:100

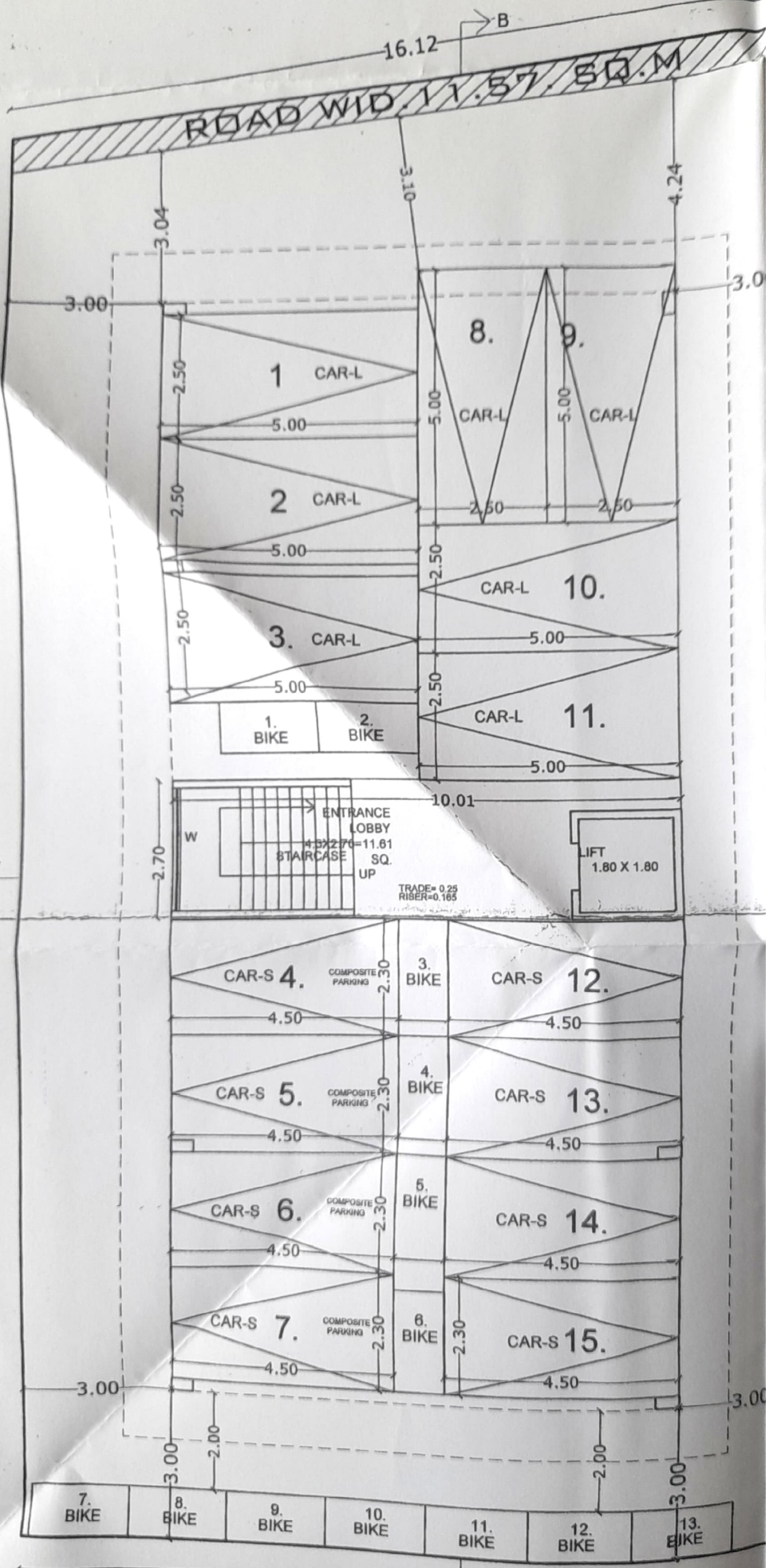




SECTION AA'
SCALE 1:100

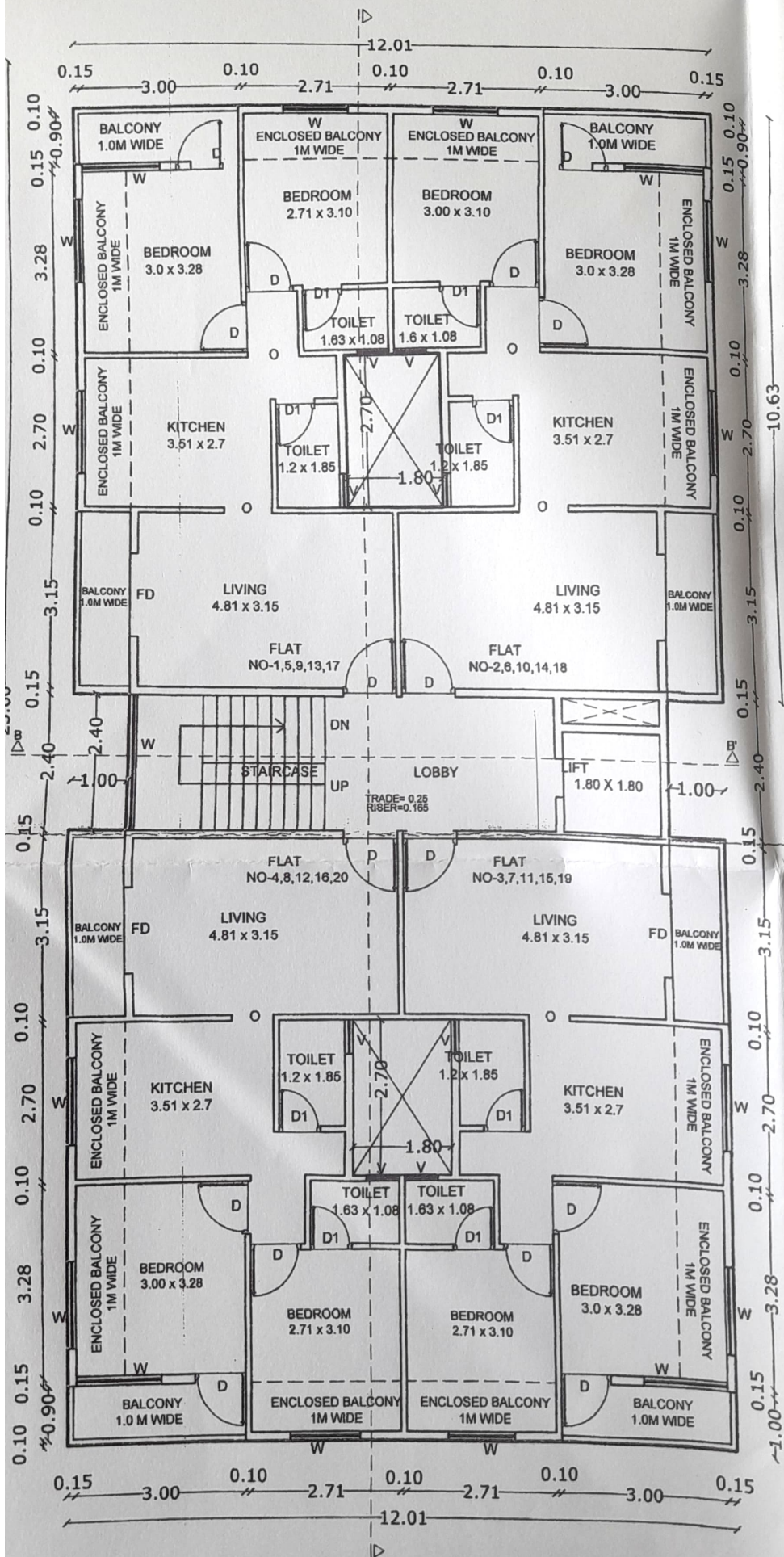


SECTION BB'
SCALE 1:100

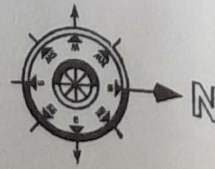


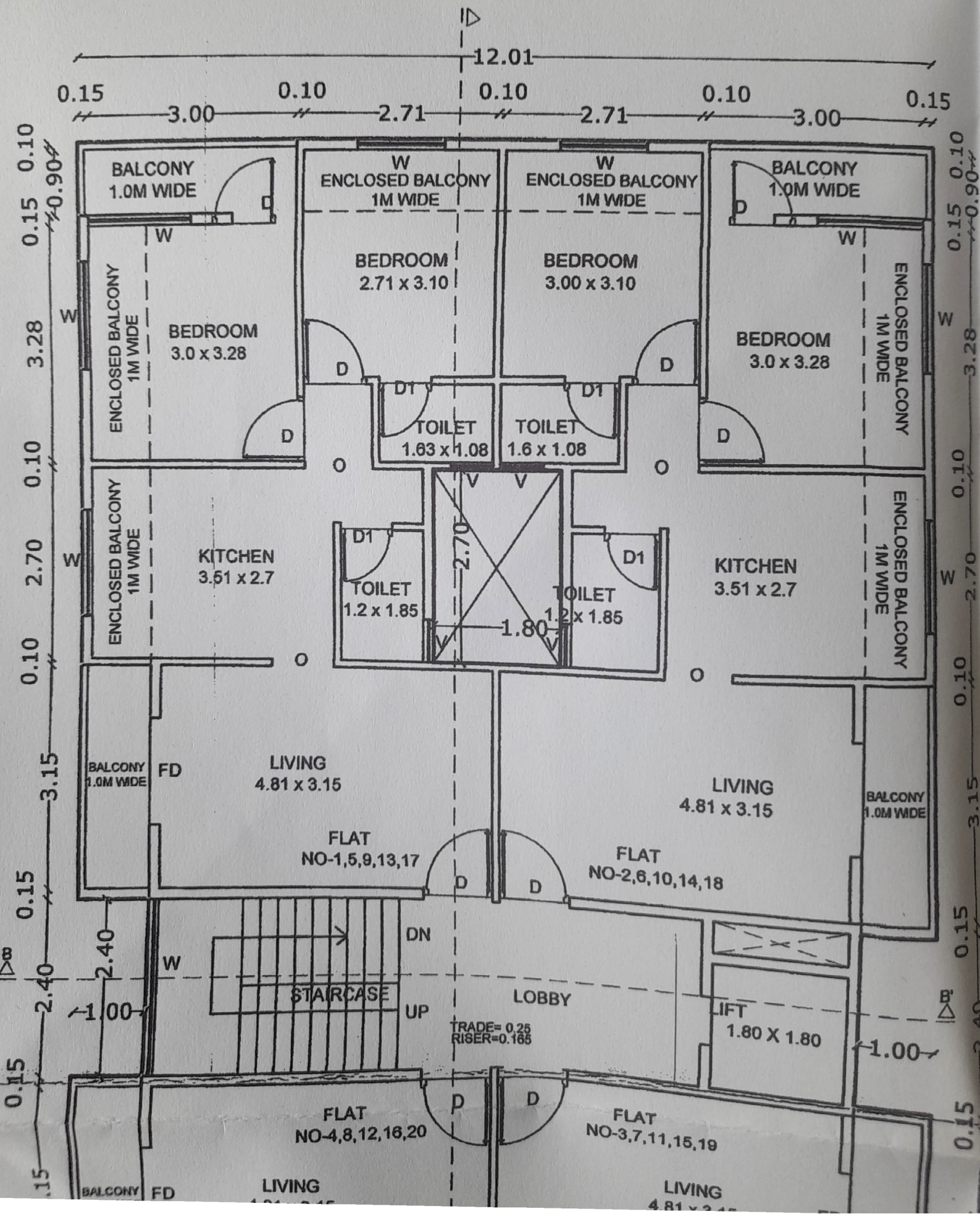
GROUND FLOOR PLAN
SCALE 1:100

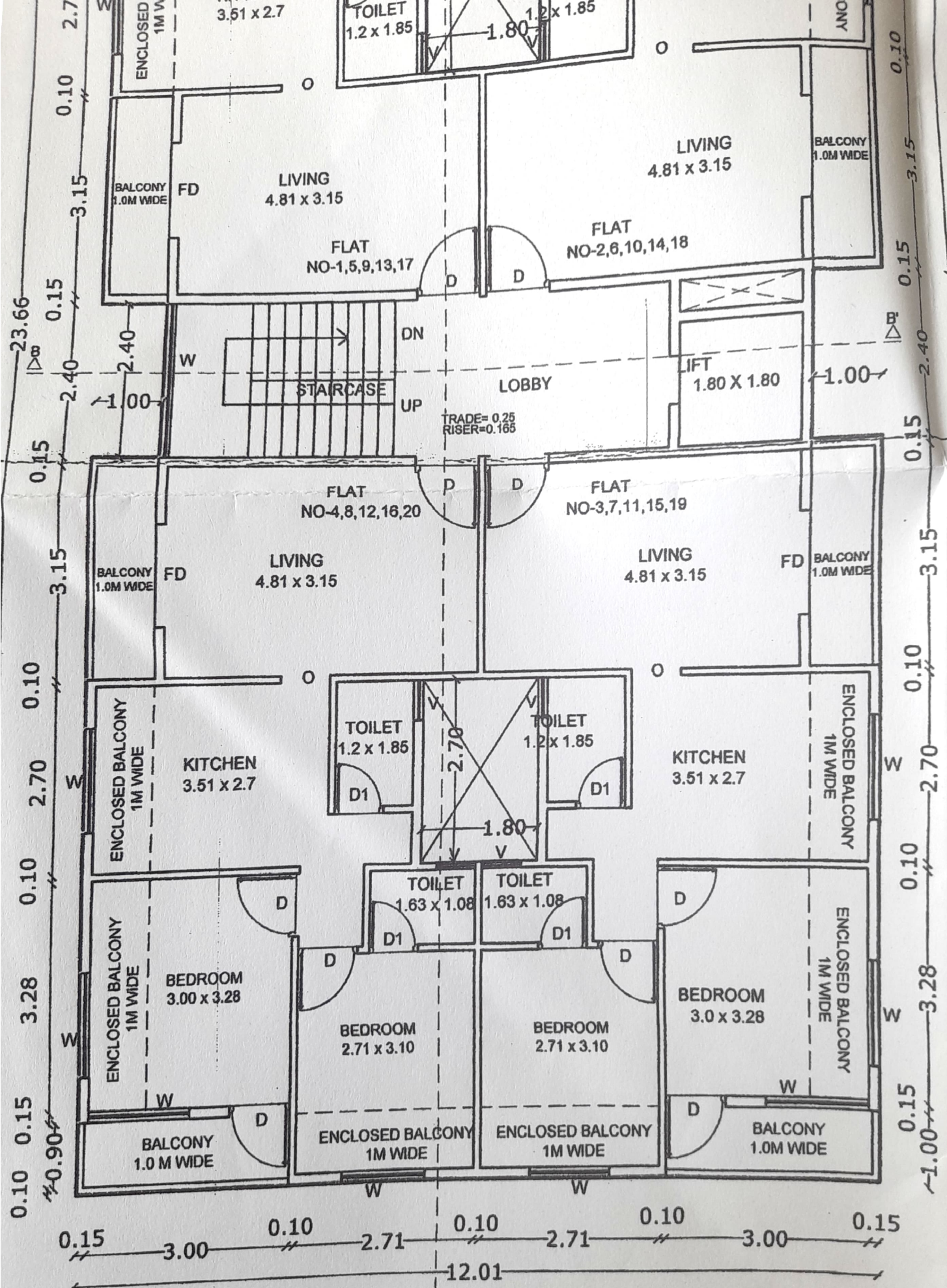




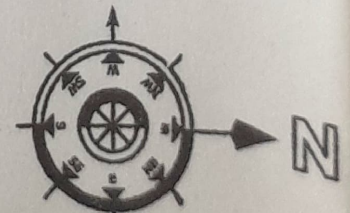
TYPICAL 1-5 FLOOR PLAN
SCALE 1:100

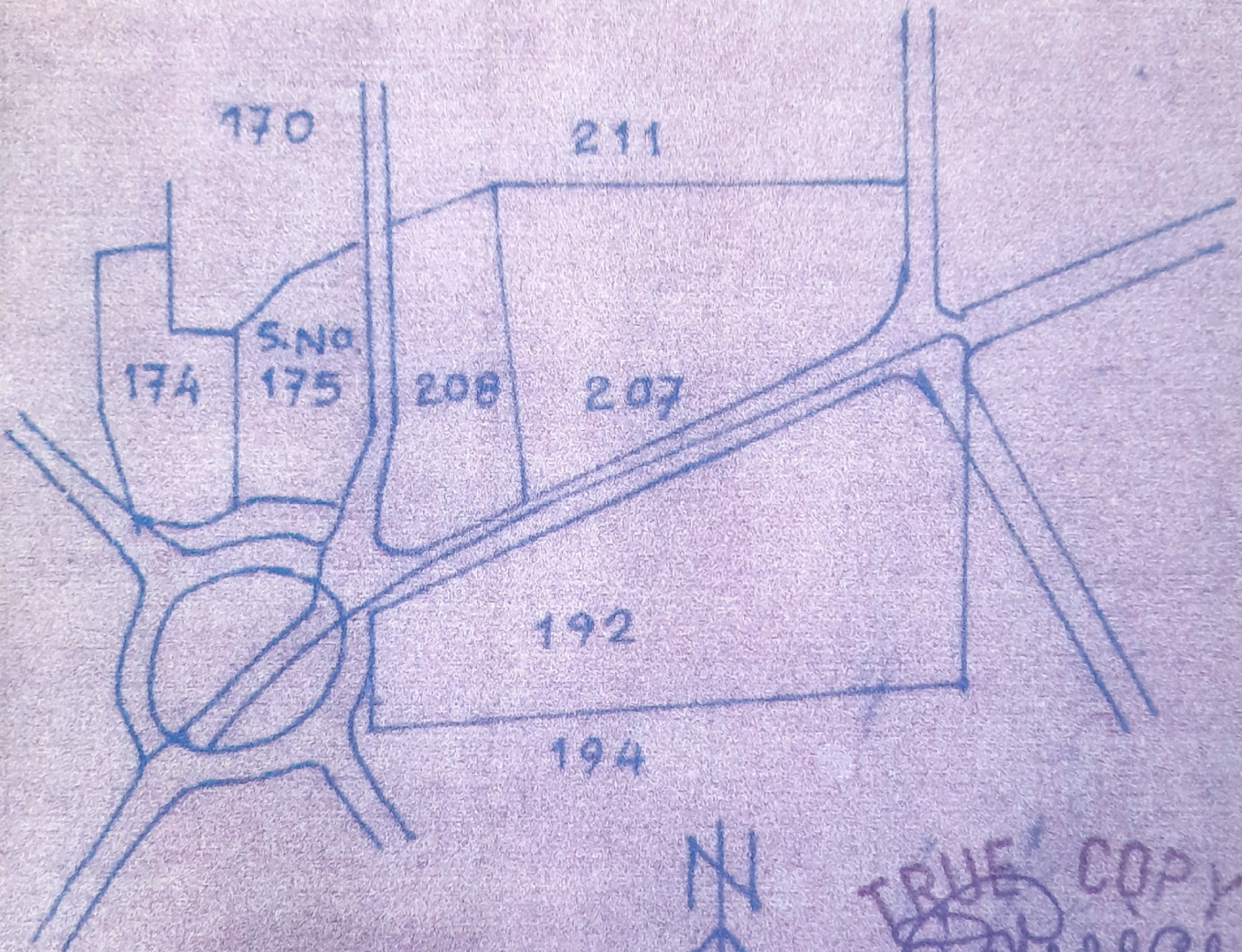






TYPICAL 1-5 FLOOR PLAN
SCALE 1:100





TRUE COPY
[Signature]
No. 68/78/4496

D. V. BUJAR ARCH

SITE PLAN

SCALE:- 1" = 660'

REFERENCE

SCALE:- 1" = 660'

REFERENCE

1. PROPOSED LAYOUT OF PLOT SHOWN RED
2. PROPOSED ROADS OF MASTER-PLAN SHOWN YELLOW
3. PROPOSED ROADS OF LAY OUT SHOWN PINK
4. OPEN SPACE SHOWN GREEN

PLAN WITH PROPOSED BUILDING

PROPOSED REVISED
LAY-OUT PLAN OF
PLOT S. NO. 175 IN
HIRAWADI, PANCHAWATI
NASHIK

ASSOCIATES
ENGINEERS
SURVEYORS
ROAD, NASHIK.

RATILV
CP AL SWAM

DATE 25.5.67

JOB NUMBER LP/118

BT

SCALE

1" = 660'

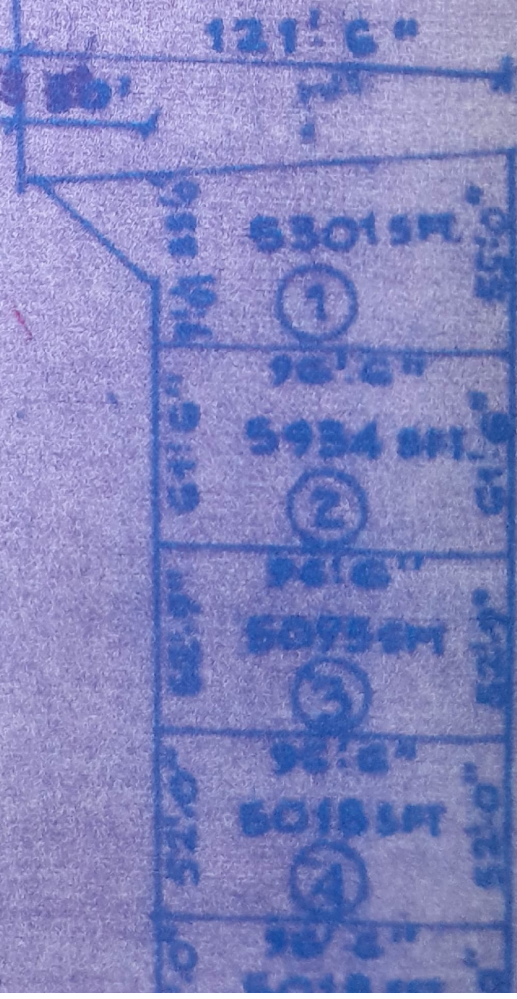
DEC 11/1967

AR

TOTAL AR
ARE

ससंनर करिजा
फरकत रफता संदीकरण क्षेत्रासाठी
शिवाय स. नं. मुखंडे

lu





APPROVED FOR RESIDENTIAL
PURPOSES ONLY AS AMENDED IN RES

sd/ x x x

ASST. DIRECTOR

TOWN PLANNING, SALDAN

P. No.	P. Area	Road widening
12	485.43m ²	11.57m ²



APPROVED AS PER CONDITIONS MENTIONED IN THE ACCOMPANYING LETTER NO. 203 DATED 22-9-67.

SD/- X X X
 CHIEF OFFICER
 HASIK MUNICIPAL COUNCIL

A

D

ELECTRIC LINE

widening area

Remaining plot area

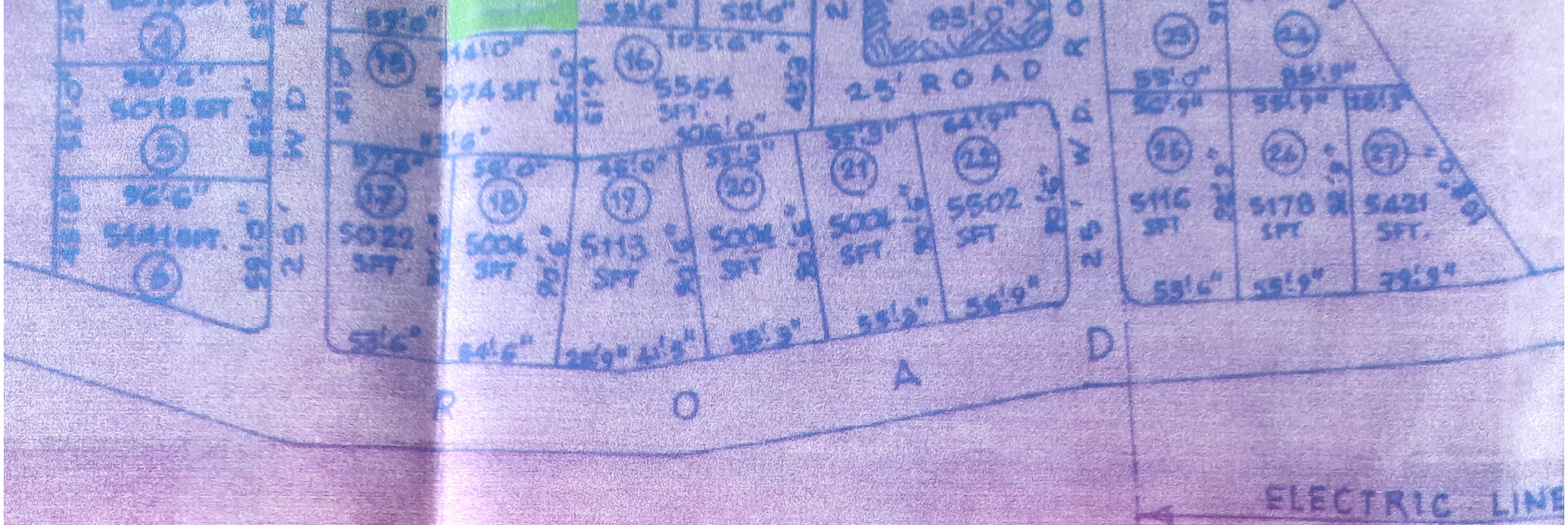
57 m²

473.86 m²

BLOC

SIGNATURE

MUNICIPAL



ELECTRIC LINE

P. No.	P. Area	Road widening Area	Remaining Plot Area
12	485.43 m ²	11.57 m ²	473.86 m ²

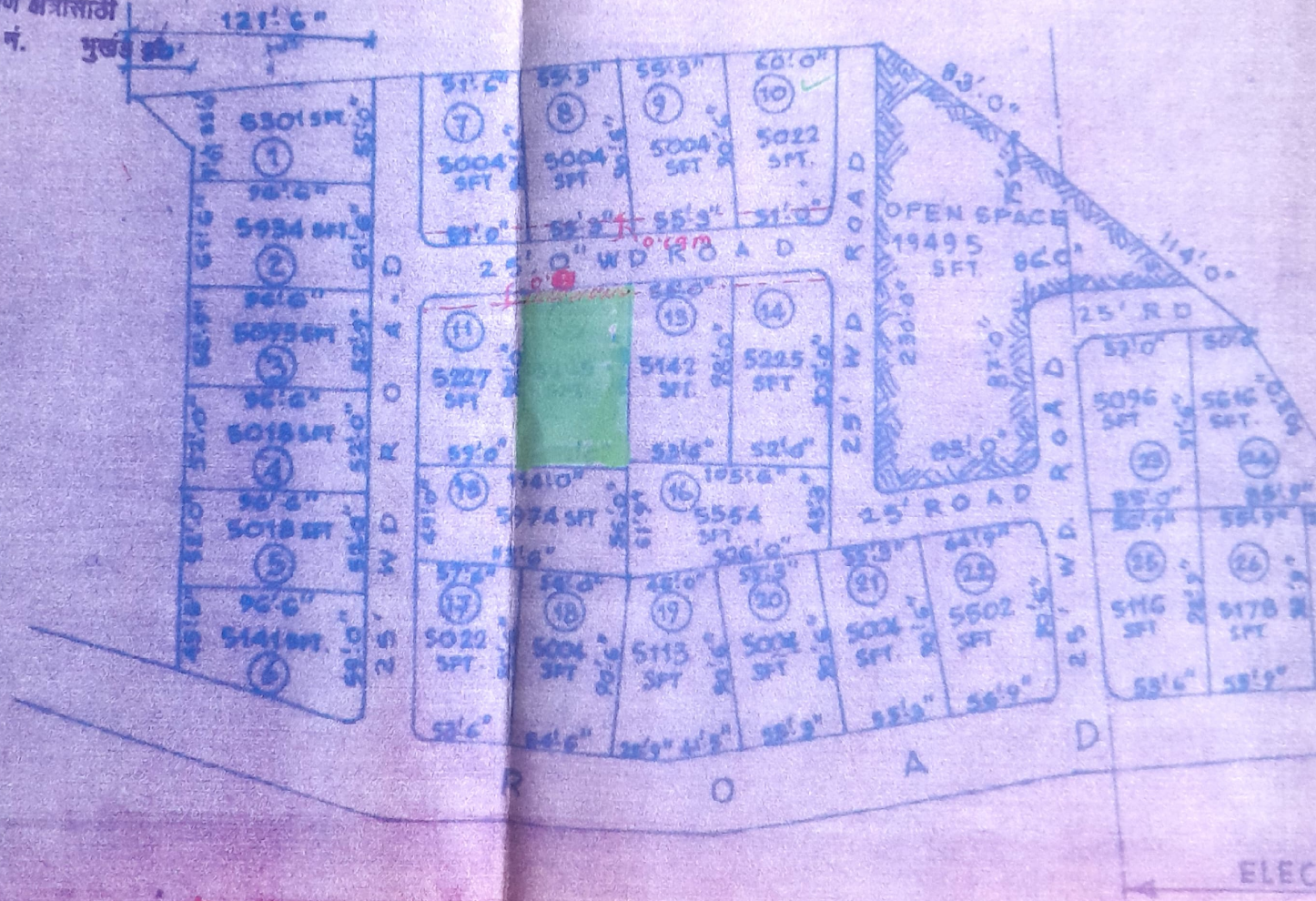
SEAL

AS PER CONDITIONS

AREA - STATEMENT

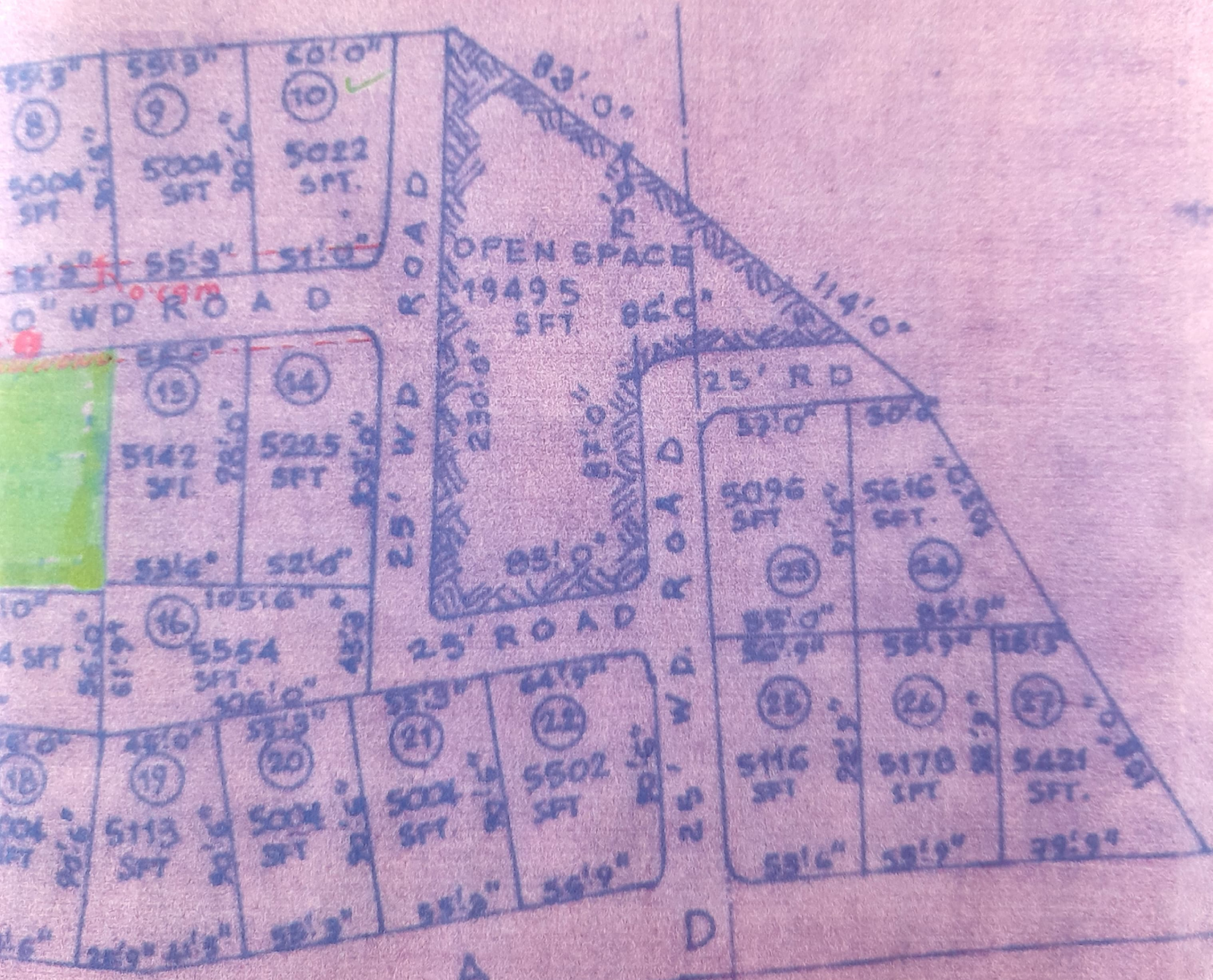
TOTAL AREA OF PLOT 194931 SFT = 4 ACRE
 AREA OF OPEN SPACE 19495 SFT.

र करिमा
 रस्ता रुदीकरण क्षेत्रासाठी
 स. नं. मुखर्ज ३३



P. No.	P. Area	Road widening Area	Remaining plot
12	485.43m ²	11.57m ²	473.86m ²

PLOT 194931 SFT = 4 ACRE 19G.
 OPEN SPACE 19495 SFT.



ELECTRIC LINE