

CASE - MR. VIJAY MALI - 9657548054
HLC YOGESH JAGTAP (SBI)
8626002050

REVISED & FULL COMPLETION WITH HARDSHIP
OF RESIDENTIAL BUILDING PLAN WITH
MALGAMATION OF PLOTS WITH TDR ON
P.NO. 761/6/4/4 TO 8/13, 761/6/4/4 TO 8/14,
P.NO.- 13+14, AT - NASHIK.
TAL-DIST - NASHIK.
FOR :-
SAU. MANISHA VISHNURANE.

APPROVED

As per the accompanying
occupancy Certificate -
No. Nashik/23180 / 2019
Date : 16 / 08 / 2019



Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

NASHIK.

HA VISHVURANE.

APPROVED

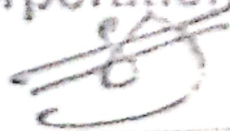
As per the accompanying
occupancy Certificate

No. Nashik/23180 / 2019

Date : 16 / 08 / 2019



Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



CASE - MR. VIJAY MALE - 9657548
HLC YOGESH JAGTAP (SBI)
8626007050

REVISED & FULL COMPLETION WITH HARDSHIP
OF RESIDENTIAL BUILDING PLAN WITH
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Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



11.	Total area available (9+10)	310.50
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	712.85
13.	Total Built-up Area in proposal. (excluding area of Sr.No.15.b)	(1.80)
	a) Existing Built-up Area.	00.00
	b) Proposed Built-up Area	685.82
	c) Excess Balcony area counted in F.S.I.	26.19
	d) Excess Double Height terraces area counted in F.S.I.	-----
	Total (a+b+c+d)	712.01
14.	F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	1.79
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 _____ 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/ T.P. Scheme Records/ Land Records Department/City Survey records.

[Signature]
Signature

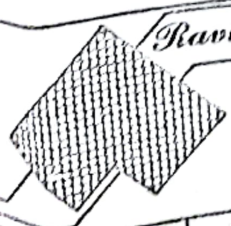
(Name of Architect/Licensed Engineer/Supervisor.)

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.

M. V. Rane

Owner (s) name and signature



Ravi Amrutkar & Associates

BE (Civil) M.E. A.I.V.
CONSULTING ENGINEERS,
ARCHITECTURAL CONSULTANTS & VALUERS
E.NO.776, P.HO.24
NEAR BHADRA PETROL PUMP COLAOR ROAD
TEL: (0253) 2571589

[Signature]

Architect/ Licensed Engineer/
Supervisor name and signature

Registration / License no. of Arch/
Lic. Eng./ Supervisor

Job No.	Scale	Drawn by	SAVE IN= HARDSHIP FILES / 761RANE
3085	1:100	AR.NIVEDITA	

A AREA STATEMENTS

1. Area of plot (Minimum area of a, b, c to be considered)	420.00
a) As per ownership document (7/12, CTS extract)	-----
b) as per measurement sheet	-----
c) as per site	-----
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area	61.50
(b) Any D.P. Reservation area	-----
(Total a+b)	00.00
3. Gross Area of Plot (1-2)	358.50
4. Recreational Open space	
(a) Required	-----
(b) Proposed	-----
5. Amenity Space -	
(a) Required -	-----
(b) Proposed -	-----
6. Service road and Highway widening	-----
7. Internal road area	-----
8. Net Area of Plot = [3u 5(b)] [For Basic F.S.I. = 1.00]	358.50
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1) (358.50 X 1.10)	394.35
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any	61.50
(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)].	-----
(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8) (358.50 X 30%) = 107.55	68.00
(d) TDR area	169.00
PREVIOUS PURCHES =	
(e) Additional FSI area under chapter VIII	-----
(Total of a+b+c+d+e+f)	318.50
11. Total area available (9+10)	712.85
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.	00.00
b) Proposed Built-up Area	685.82
c) Excess Balcony area counted in F.S.I.	26.19
d) Excess Double Height terraces area counted in F.S.I.	-----
Total (a+b+c+d)	712.01
14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	1.79
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 _____
 and the dimensions of various etc. of plot stated on plan are as measured on ground and the area
 is worked out thereon.

Total FSI	
170.60	
179.33	
179.33	
179.33	
3.42 SQ.M	
2.01 SQ.M.	

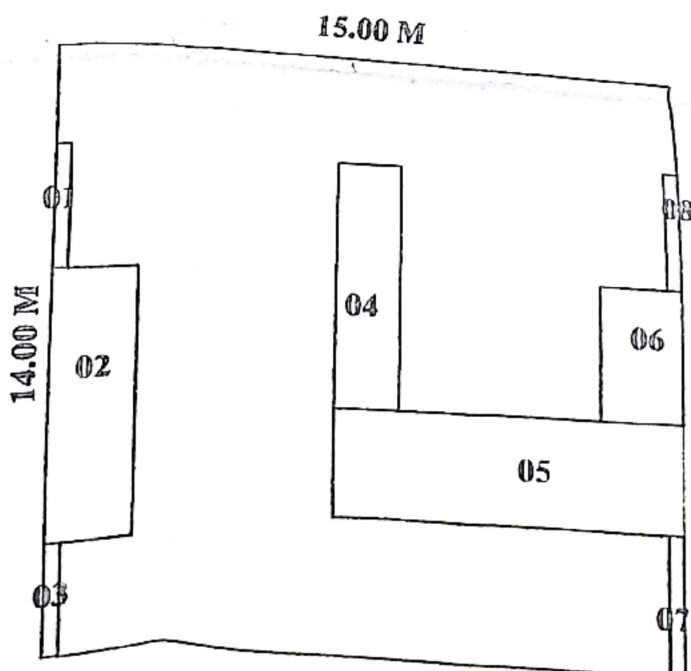
Net hardship c/b Area (2-3)	
11.92 - 5.52 = 6.40	
11.92 - 5.52 = 6.40	
11.92 - 5.52 = 6.40	
25.60	

Area of Block =
 0.35x2.90 = 1.01 SQ.MT.
 1.53x6.18 = 9.41 SQ.MT.
 0.35x2.53 = 0.88 SQ.MT.

**AREA CALCULATION FOR EXTRA C/B AREA
TAKEN IN FSI AS WELL AS IN HARDSHIP PREMIUM**

Floor No. (1)	Total CUB Length & Area (2) 	CUB Area (2.40 X 0.60) (3)	Net hardship c/b Area (2 - 3)
1ST	$(14.30 \times 0.75) = 10.72$ $2.40 \times 0.50 = 1.20$ $= 11.92$	$2.40 \times 0.60 \times 3 = 4.32$ $2.40 \times 0.50 \times 1 = 1.20$ $= 5.52$	$11.92 - 5.52 = 6.40$
2ND	$(14.30 \times 0.75) = 10.72$ $2.40 \times 0.50 = 1.20$ $= 11.92$	$2.40 \times 0.60 \times 3 = 4.32$ $2.40 \times 0.50 \times 1 = 1.20$ $= 5.52$	$11.92 - 5.52 = 6.40$
3RD	$(14.30 \times 0.75) = 10.72$ $2.40 \times 0.50 = 1.20$ $= 11.92$	$2.40 \times 0.60 \times 3 = 4.32$ $2.40 \times 0.50 \times 1 = 1.20$ $= 5.52$	$11.92 - 5.52 = 6.40$
4TH	$(14.30 \times 0.75) = 10.72$ $2.40 \times 0.50 = 1.20$ $= 11.92$	$2.40 \times 0.60 \times 3 = 4.32$ $2.40 \times 0.50 \times 1 = 1.20$ $= 5.52$	$11.92 - 5.52 = 6.40$
Total	47.68	22.08	25.60

**AREA CALCULATION
FOR TYPICAL 1ST, 2ND, 3RD, 4TH FLOOR**



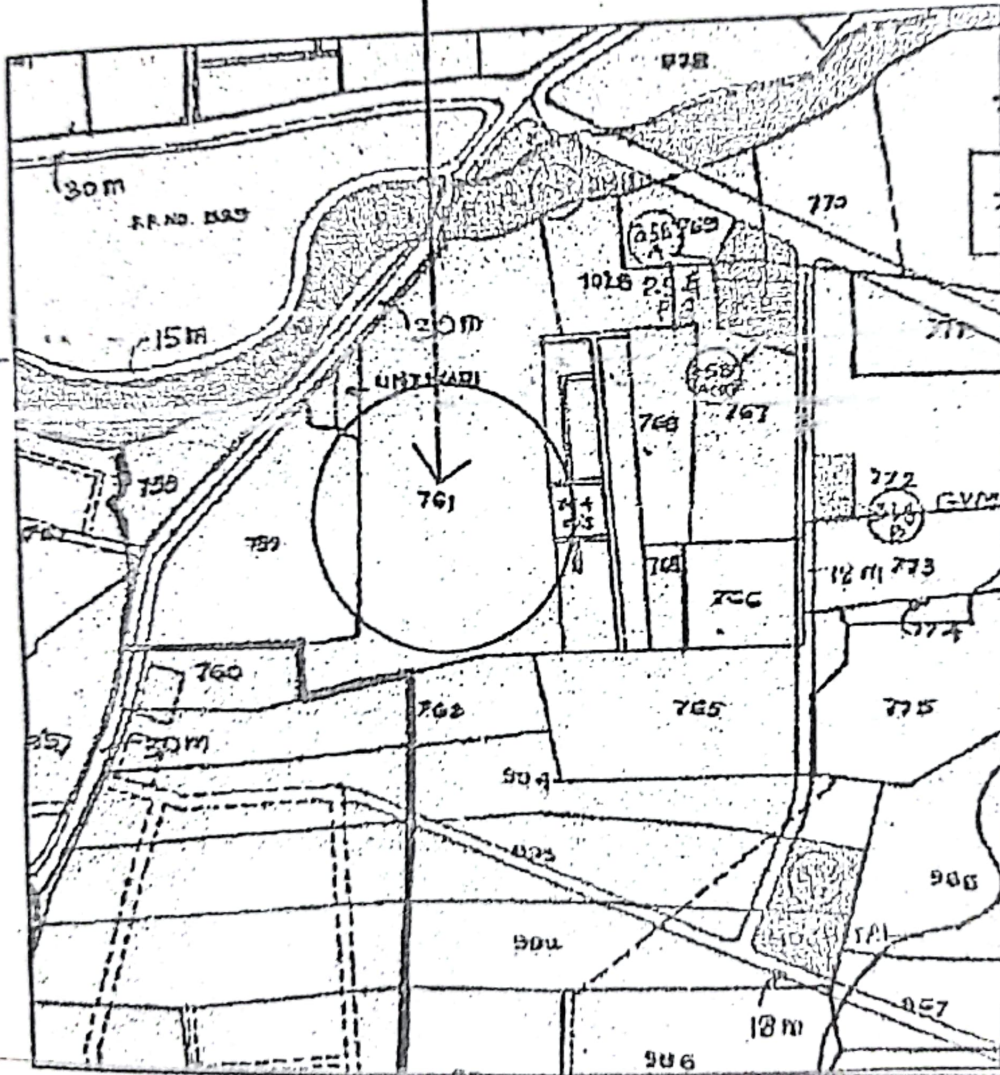
AREA OF BLOCK =
 $15.00 \times 14.00 = 210.00 \text{ SQ.MT.}$

- DEDUCTION**
- 1) $1 \times 0.35 \times 2.90 = 1.01 \text{ SQ.MT.}$
 - 2) $1 \times 1.93 \times 6.18 = 11.92 \text{ SQ.MT.}$
 - 3) $1 \times 0.35 \times 2.53 = 0.88 \text{ SQ.MT.}$
 - 4) $1 \times 1.60 \times 5.73 = 9.16 \text{ SQ.MT.}$
 - 5) $1 \times 8.25 \times 2.45 = 20.21 \text{ SQ.MT.}$
 - 6) $1 \times 1.93 \times 3.13 = 6.04 \text{ SQ.MT.}$
 - 7) $1 \times 0.35 \times 2.90 = 1.01 \text{ SQ.MT.}$
 - 8) $1 \times 0.35 \times 3.13 = 1.09 \text{ SQ.MT.}$

TOTAL DEDUCTION = 51.32 SQ.MT.
 $= 210.00 - 51.32 = 158.68 \text{ SQ.MT.}$

PROPOSED SITE

ADJ OPEN SPACE

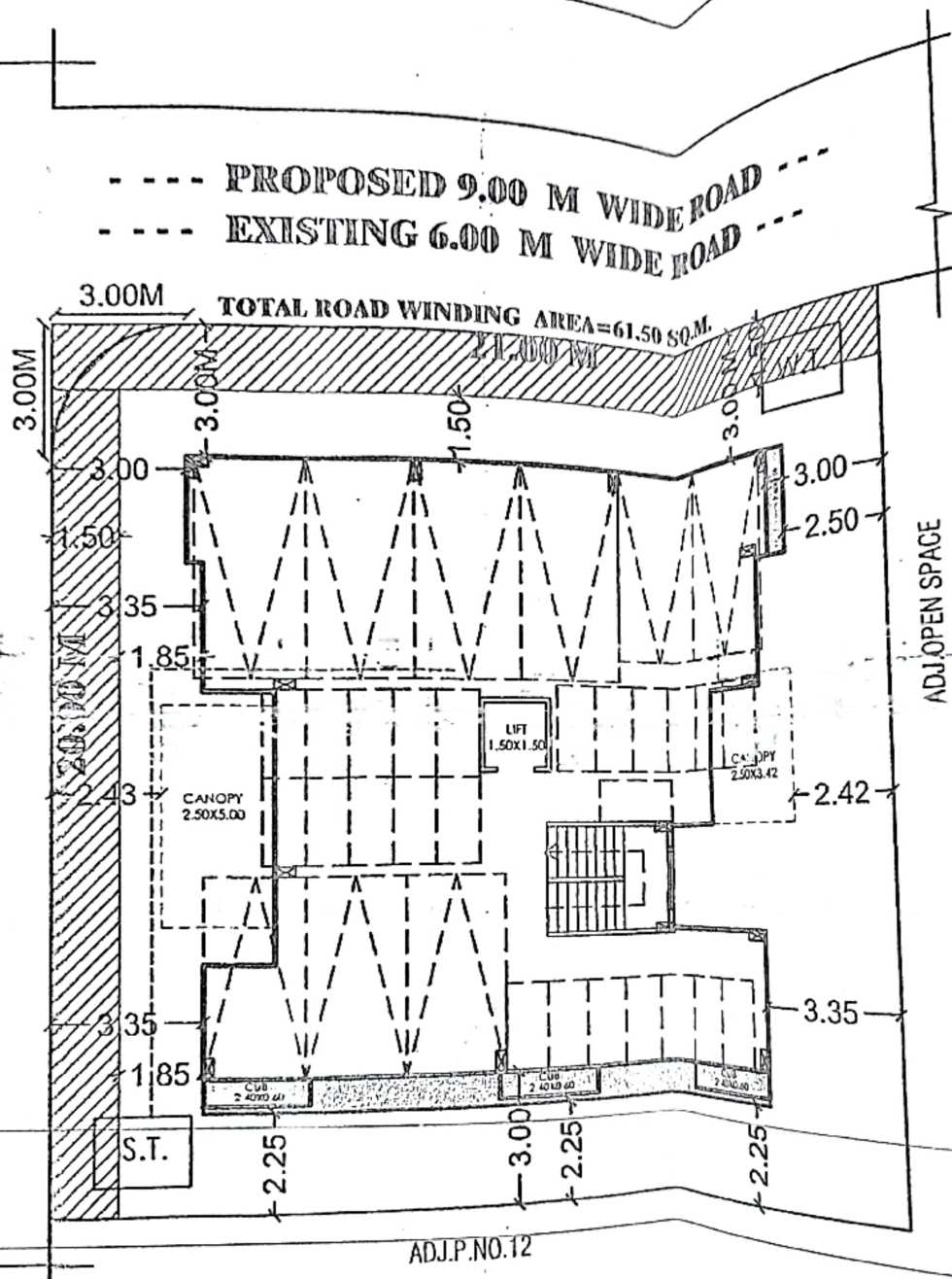


LOCATION PLAN

SCALE 1:10,000



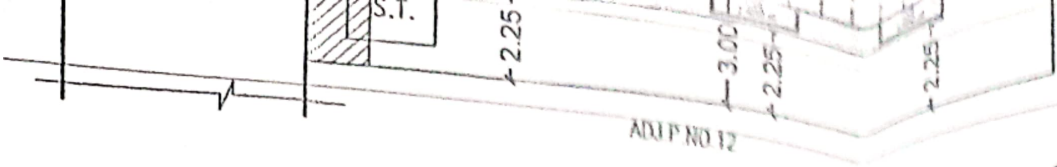
--- PROPOSED 9.00 M WIDE ROAD ---
 --- EXISTING 6.00 M WIDE ROAD ---



SITE PLAN
 SCALE 1:200



Building No.	Floor No.	Total Built-up Area of floor. (3)	Balcony area within 15% (4)	Excess balcony area counted in FSI. (5)	Double height terrace area	Excess



LOCATION PLAN

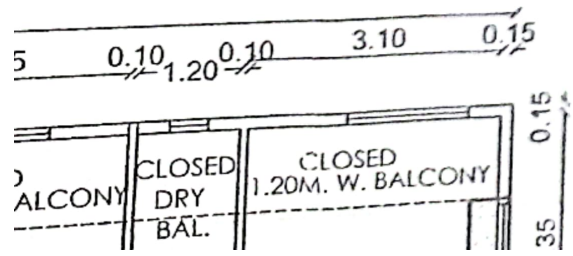
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SITE PLAN

SCALE 1:200



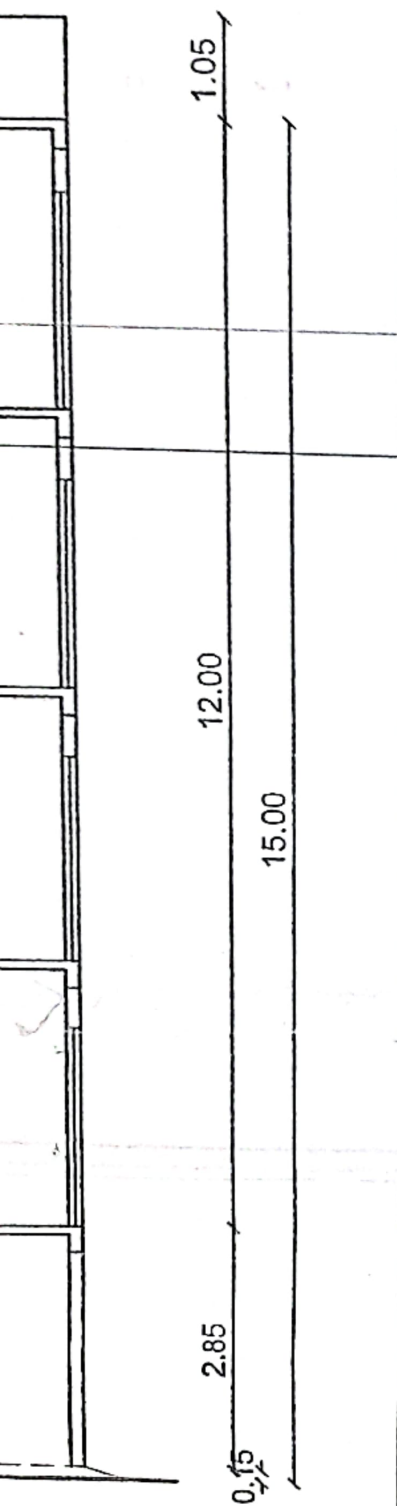
Building No. (1)	Floor No. (2)	Total Built-up Area of floor. (3)	Balcony area within 15% (4)	Excess balcony area counted in FSI. (5)	Double height terrace area within 20% (6)	Excess Double height terrace area counted in FSI. (7)	EXTRA AREA	Total FSI
	1ST	158.68	23.80	00.00	-----	-----	11.92	170.60
	2ND	158.68	23.80	8.73	-----	-----	11.92	179.33
	3RD	158.68	23.80	8.73	-----	-----	11.92	179.33
	4TH	158.68	23.80	8.73	-----	-----	11.92	179.33
LIFT = 1.90X1.80 = 3.42 SQ.M								
TOTAL AREA = 712.01 SQ.M.								



AREA CALCULATION FOR EXTRA C/B AREA TAKEN IN FSI AS WELL AS IN HARDSHIP PREMIUM

Floor No. (1)	Total CUB Length & Area (2)	CUB Area (2.40 X 0.60) (3)	Net hardship c/b Area (2.2)
1ST	(14.30X0.75)=10.72 2.40x0.50=1.20	2.40 x 0.60	(2.2)

$(6.16+3.13)1.50=13.93$ SQMT. $=32.53$ SQMT.	8.73
$15.50 \times 1.20=18.60$ SQMT. $(6.16+3.13)1.50=13.93$ SQMT. $=32.53$ SQMT.	8.73
AL EXCESS BALCONY =26.19 SQ.M	



T.D.R. STATEMENT FOR " C " ZONE	
CERTIFICATE NO 297 AGREEMENT NO .10610	DATE - 08/06/2009 DATE -05/11/2012 T.D.R. = 129.00 SQ.M.
CERTIFICATE NO .476 AGREEMENT NO .10608	DATE - 05/05/2011 DATE -05/11/2012 T.D.R. =40.00 SQ.M.
TOTAL T.D.R. =129.00 + 40.00 = 169.00 SQ.M.	

T.D.R. STATEMENT FOR " C " ZONE		SQ. MT.
a. PLOT AREA	(210.00+210.00)	420.00
b. ALLOWBLE T.D.R 40%		168.00
c. TOTAL PLOT AREA	(420.00 +168.00)	588.00
d. PROPOSED BUILT UP AREA		587.39
e. T.D.R. CONSUMED		167.39
f. PURCHESED TDR		169.00

SCHEDULE OF OPENINGS		
TYPE	SIZE	SPECIFICATION
D1	0.75 m. X 2.10 m.	MALISING WOOD FRAMED FLUSH DOOR AS PER DETAIL DRAWINGS GIVEN BY ARCHETECT
D	0.99 m. X 2.10 m.	
W	1.5 m. X 1.20 m.	TEAK WOOD OR MILD STEEL GLAZED WINDOW AS PER DETAIL DRAWINGS
W1	1.2m. X 1.20 m.	
W2	1.20 m. X 0.9 m.	

TYPE	PARKING STATEMENT			
	ALLOWABLE		PROPOSED	
	FOUR WHEELER	TWO WHEELER	FOUR WHEELER	TWO WHEELER
PLOT PARKING	02 NOS	04 NOS	02 NOS	04 NOS
COMMERCIAL	-----	-----	-----	-----
RESIDENTIAL	06 NOS	06 NOS	07 NOS	-----
TOTAL	08 NOS	10 NOS	09 NOS	21 NOS
				25 NOS

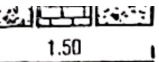
BALCONY AREA STATEMENT

FLOOR	REQUIRE	ALLOWED 15%	PROPOSED	EXCESS BAL.
	BUILT UP AREA		PROPOSED BALCONY	
FIRST FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$15.50 \times 1.20 = 18.60 \text{ SQMT.}$ $2.45 \times 1.00 = 2.45 \text{ SQMT.}$ <hr style="width: 50%; margin-left: auto; margin-right: auto;"/> $= 21.05 \text{ SQMT.}$	00.00
SECOND FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$15.50 \times 1.20 = 18.60 \text{ SQMT.}$ $(6.16 + 3.13) \times 1.50 = 13.93 \text{ SQMT.}$ <hr style="width: 50%; margin-left: auto; margin-right: auto;"/> $= 32.53 \text{ SQMT.}$	8.73
THIRD FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$15.50 \times 1.20 = 18.60 \text{ SQMT.}$ $(6.16 + 3.13) \times 1.50 = 13.93 \text{ SQMT.}$ <hr style="width: 50%; margin-left: auto; margin-right: auto;"/> $= 32.53 \text{ SQMT.}$	8.73
FOURTH FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$15.50 \times 1.20 = 18.60 \text{ SQMT.}$ $(6.16 + 3.13) \times 1.50 = 13.93 \text{ SQMT.}$ <hr style="width: 50%; margin-left: auto; margin-right: auto;"/> $= 32.53 \text{ SQMT.}$	8.73
			TOTAL EXCESS BALCONY = 26.19	SQ.M

1.05

1.05

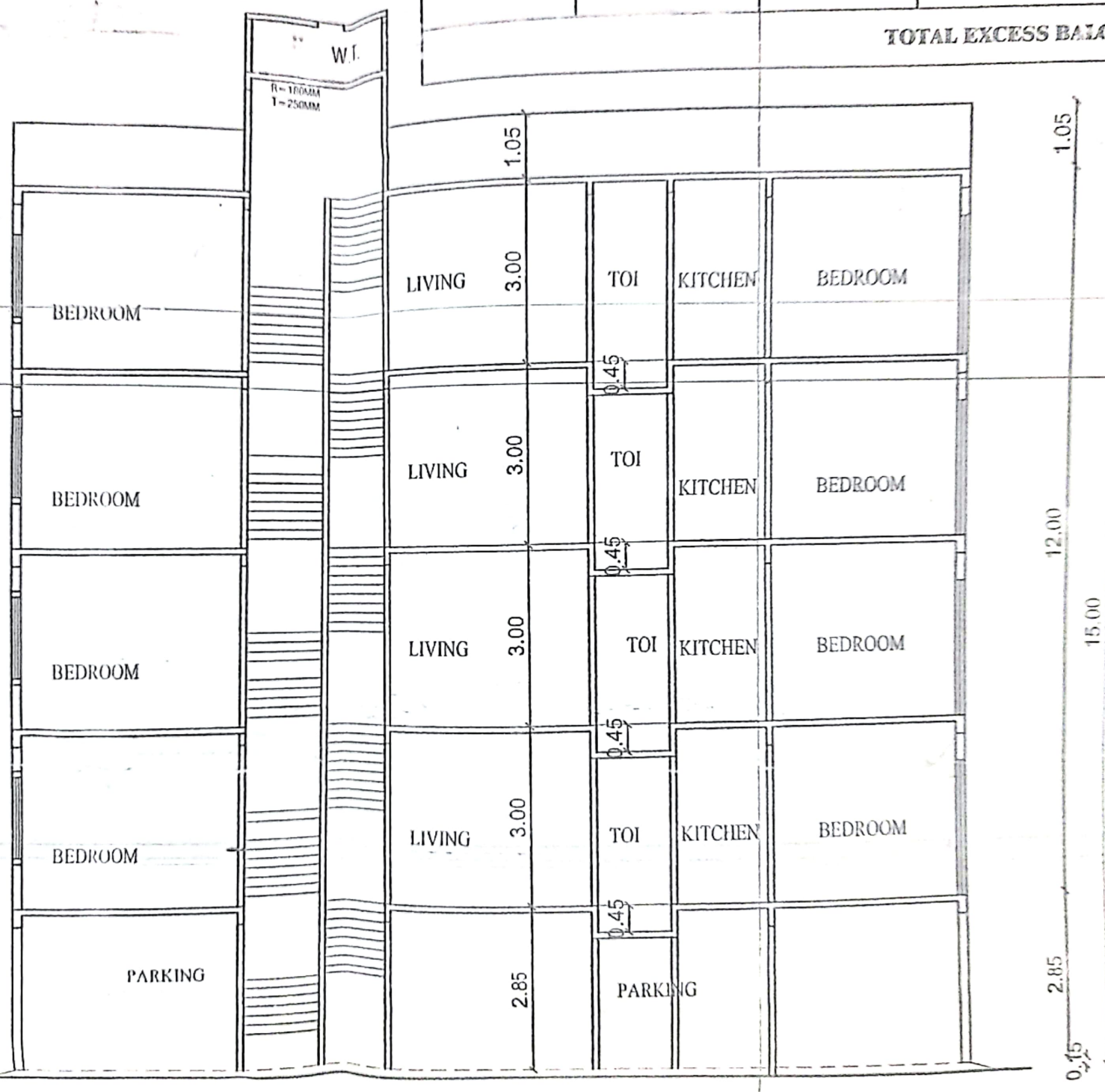


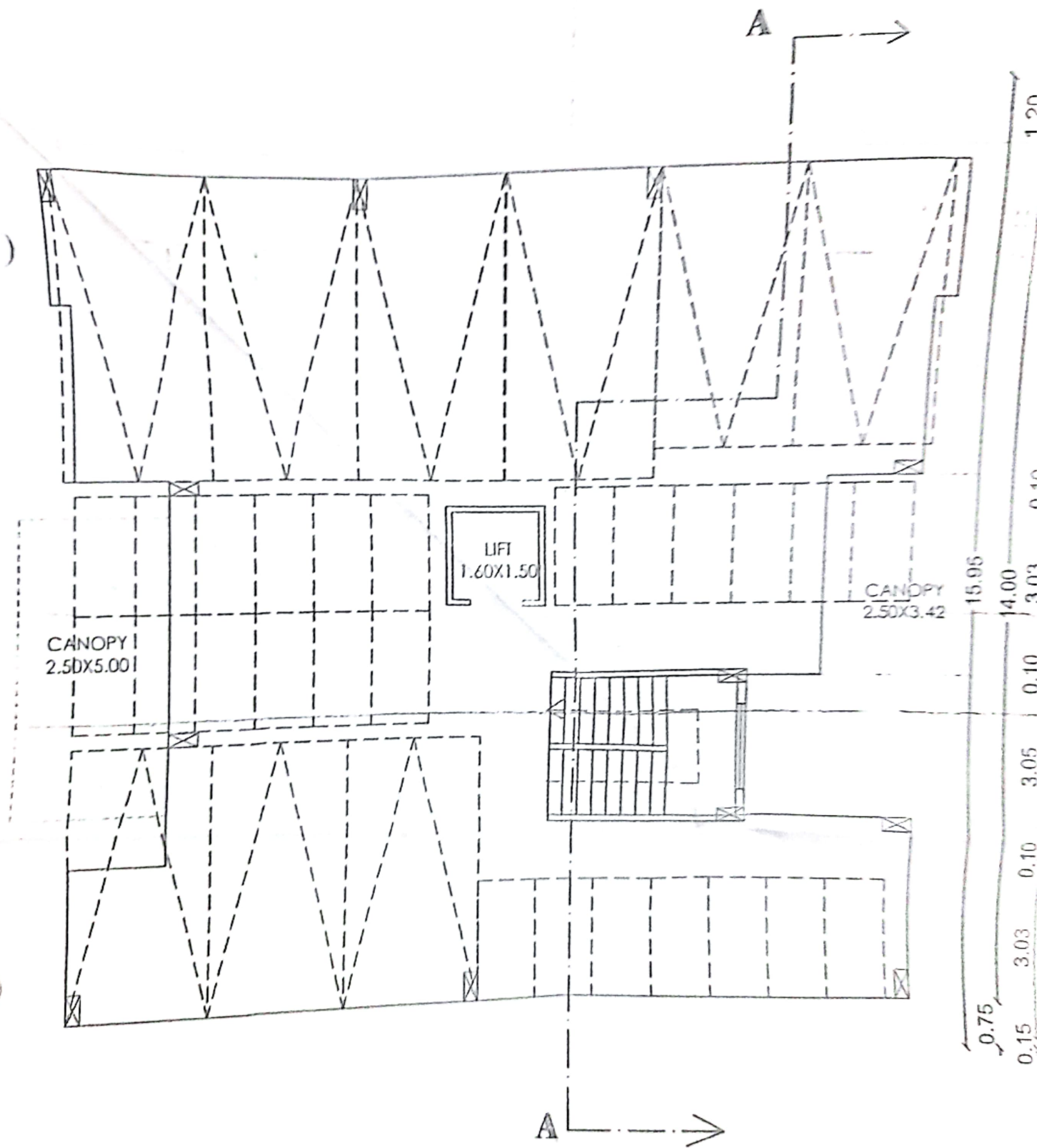


SECTION - "X"- "X"

DETAILS

SECOND FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$(6.16+3.13)1.50 = 15.50$ $= 3$
THIRD FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$15.50 \times 1.20 = 18.60$ $(6.16+3.13)1.50 = 15.50$ $= 3$
FOURTH FLOOR	158.68 SQ.MT.	23.80 SQ.MT.	$15.50 \times 1.20 = 18.60$ $(6.16+3.13)1.50 = 15.50$ $= 3$
TOTAL EXCESS BALANCE			

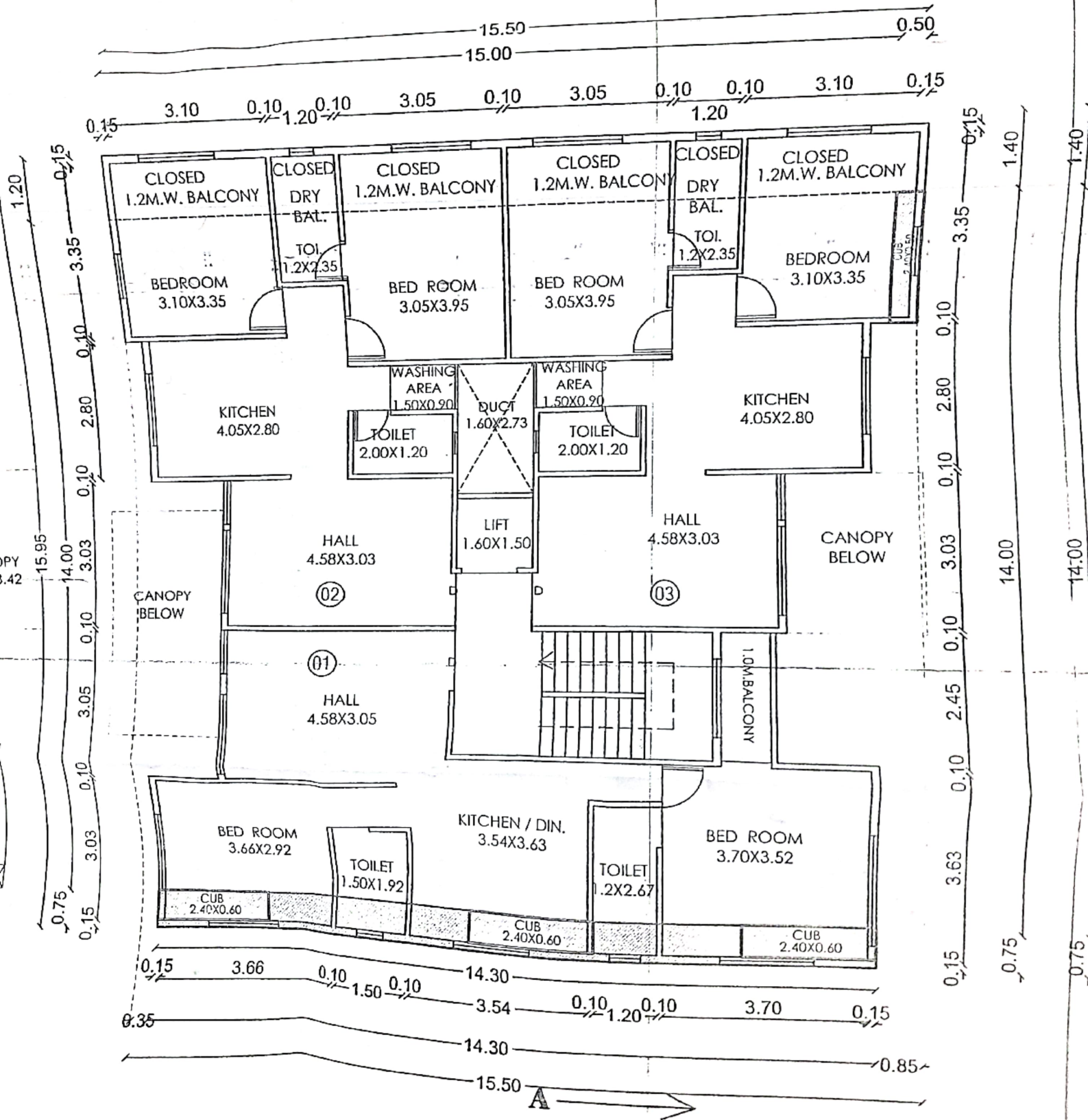




PARKING LEVEL PLAN

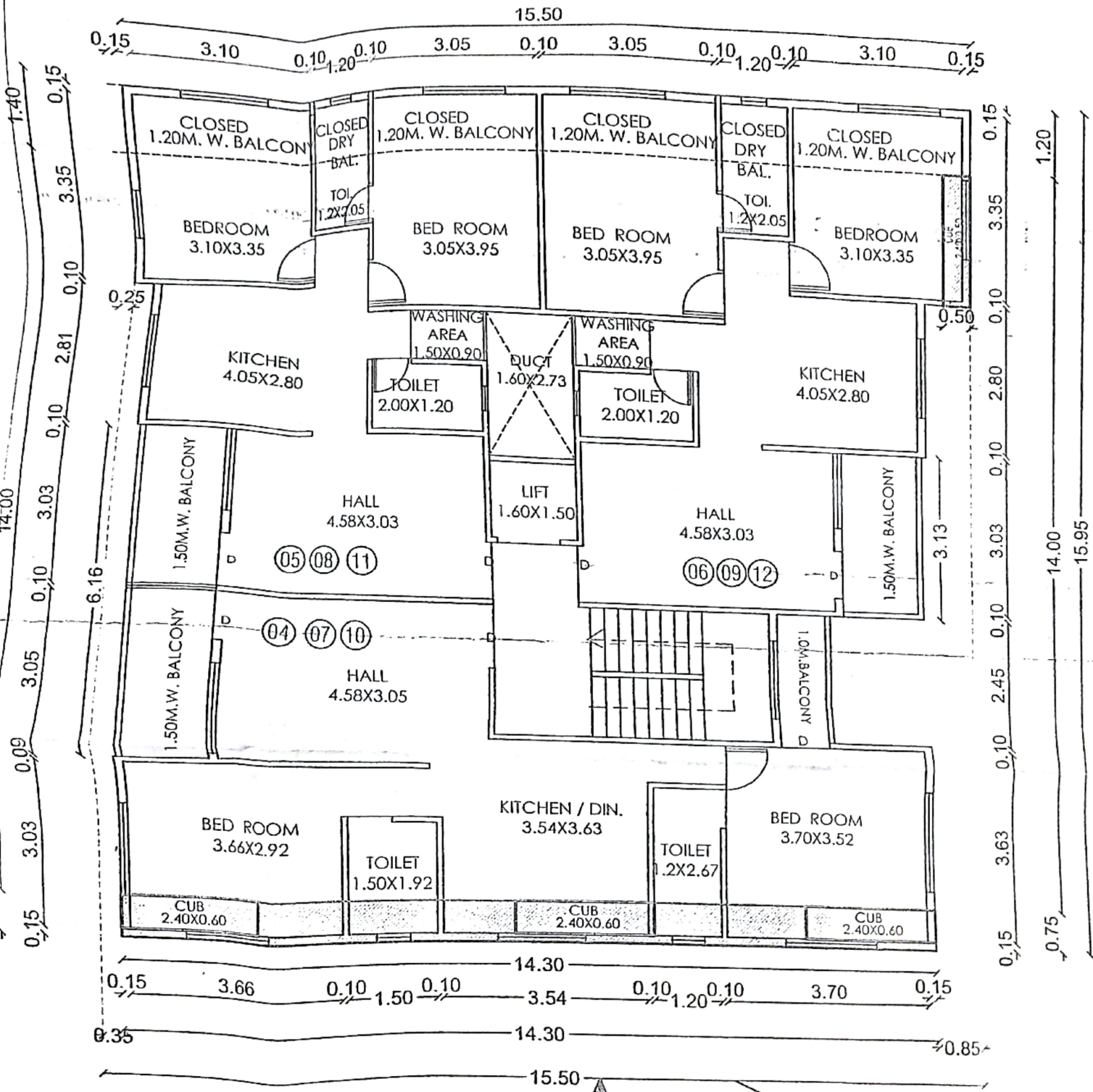
SCALE 1:100

SECTION AT AA SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



TYPICAL 2ND, 3RD, 4TH FLOOR PLAN

SCALE 1:100

Flo	
N	
(1	
1S	
2N	
3R	
4TH	
Tot	

14.00 M
15.95
14.00
1.20
0.75