

**APPROVING AUTHORITY**

APPROVED

In: Plans submitted in accordance with the conditions mentioned in the accompanying commencement certificate.

*(Signature)* 02/04/2015

**SECTIONAL ENGINEER**  
 CIVIL ENGINEER  
 MUNICIPAL CORPORATION NASHIK

**ELEVATION**

**SECTION A-A**

**CERTIFICATE OF AREA**  
 Certified that the plot under reference was surveyed by me on 02/04/2015 and the dimensions of sides etc. of plot stated on plan are correct and the area so worked out tallies with the area stated in the commencement certificate / T.P. scheme records/ Land Records department / City survey records.

(Name of Architect/ Licensed Engineer/ Surveyor)

**OWNER'S DECLARATION**  
 I/We Undersigned hereby confirm that I/We would abide by the provisions of the Municipal Corporation, Nashik and the provisions of the commencement certificate / T.P. scheme records/ Land Records department / City survey records. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work.

(Name of Owner)

**FOR 5 NOS. PERSONS PER FLOOR/UNIT**

**PLAN OF SEPTIC TANK**

**PLAN OF SOAKPIT**

**PROPOSED ROW HOUSE IN P.NO. 64-748+9 / G, S.NO. 408/1/1P/409/1P AT MAKHAMALABAD SHIVAR, NASHIK, FOR MR. NASHIKRA CONSTRUCTION (PARTNER, MR. VIDYAT GAJANAN RAGANE AND MR. KRISHNA NANDEO JADHAV)**

**AREA STATEMENT**

Sl. No.	Description	Area (sq. mt.)
1.	Area of the Plot	50.00
2.	Area of the Road	50.00
3.	Area of the Road	50.00
4.	Area of the Road	50.00
5.	Area of the Road	50.00
6.	Area of the Road	50.00
7.	Area of the Road	50.00
8.	Area of the Road	50.00
9.	Area of the Road	50.00
10.	Area of the Road	50.00
11.	Area of the Road	50.00
12.	Area of the Road	50.00
13.	Area of the Road	50.00
14.	Area of the Road	50.00
15.	Area of the Road	50.00
16.	Area of the Road	50.00
17.	Area of the Road	50.00
18.	Area of the Road	50.00
19.	Area of the Road	50.00
20.	Area of the Road	50.00



**Signature**  
 (L.C. Engr. / Supervisor) *(Signature)* owner (1) *(Signature)*

**NTIN V. KULKARNI**  
 ARCHITECTURAL / CIVIL ENGINEER (Tech. Eng. JA SUPERVISOR (I))

**SCALE**  
 1:500 OR AS SHOWN

**DATE**  
 02/04/2015

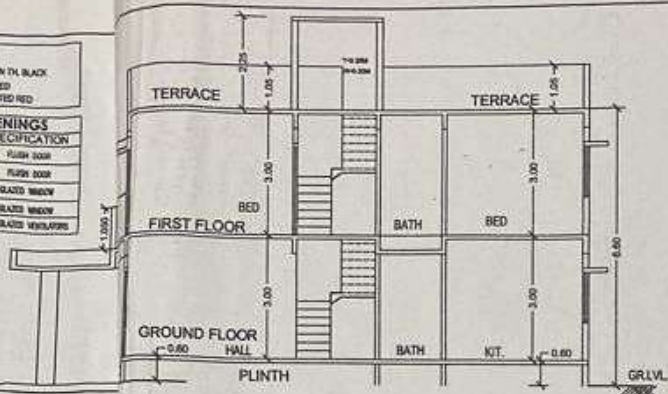
**NO. 175/55**

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

OWN IN DL BLACK  
ON IN RED  
IN DOTTED RED

**OPENINGS SPECIFICATION**

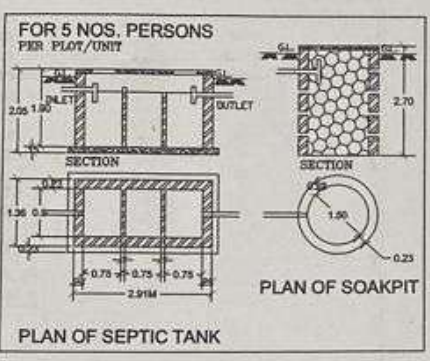
FLUSH DOOR
FLUSH DOOR
M. S. SLATED WINDOW
M. S. SLATED WINDOW
M. S. SLATED WINDOW



**SECTION A-A**

veyed by me on 09/01/19  
l on plan are as measured on site  
s stated in document of ownership  
nt/city survey records  
Signature  
nsed Engineer/Supervisor)

ould abide by plans sanctioned  
execute the structure as per  
e work under supervision of  
lity and safety at the work site.  
owner (s) name and signature



**AREA CALCULATION FOR GROUND FLOOR**

BLOCK AREA = 3.50 x 12.00 = 42.00 SQ
DEDUCT
11.00 x 1.40 = 1.54 SQ
7.00 x 0.30 = 2.10 SQ
<b>TOTAL = 4.41 SQ</b>
PROP BUILT UP AREA OF GROUND FL. = 42.75 - 4.41 = 38.34 SQ

**AREA CALCULATION FOR FIRST FLOOR**

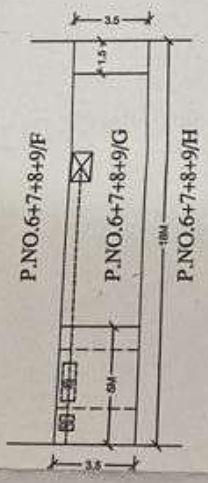
BLOCK AREA = 3.50 x 11.50 = 40.25 SQ
DEDUCT
11.00 x 1.40 = 1.54 SQ
2.50 x 1.50 = 3.75 SQ
<b>TOTAL = 7.91 SQ</b>
PROP BUILT UP AREA OF FIRST FL. = 40.25 - 7.91 = 32.34 SQ

**TOTAL BUILT UP AREA = 71.68 SQ**

**BUILT UP AREA CALCULATION**

**CASE AREA FOR = 36.73 + 34.95 = 71.68 SQ**

ADJ.S.NO.408[2] PART  
FINAL APPROVED LAYOUT  
NO.145, DATED-03/02/2015



**LOCATION PLAN**

**SITE PLAN**

**APPROVING AUTHORITY**

**APPROVED**

In Plans amended in... ..  
As per the conditions Mentioned in  
the accompanying commencement  
Certificate No. 21748/2019 dated 14/08/2019

SECTIONAL ENGINEER,  
TOWN PLANNING DEPARTMENT  
NASHIK MUNICIPAL CORPORATION, NASHIK

**PROPOSED ROW HOUSE IN P.NO. 6+7+8+9 / G , S.NO. 408/1/1P/409/1P AT MAKHAMALABAD SHIWAR, NASHIK . FOR ,M/S NAKSHTRA CONSTRUCTION (PARTNER , MR. VIJAY GAJANAN RASANE AND MR.KRISHNA NAMDEO JADHAV)**

AREA STATEMENT	SQ.MT.
1. AREA OF THE PLOT (Minimum area of a,b,c to be considered)	SQ.MT.
a) As per ownership document (7/12 - CTS Extract )	63.00
b) as per measurement sheet/Layout	63.00
c) as per site	63.00
2. Deductions for	-
a) proposed D.P./D.P. Road widening area	-
b) Any D.P.Reservation area	-
(Total a+b)	-
3. Gross Area of plot (1-2)	63.00
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 = { 3 -5(b)}	63.00
9. Builtup area with reference to Basic F.S.I. as per from road width (sr. no. 8 x 1.1)	69.30
10. Addition of area for F.S.I.	-
(a) In-situ area against D. P. road/ 185 x sr. no. 2(a), if any	-
(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)	3.00
(d) TDR area	-
(e) Additional FSI area under chapter VIII	-
(Total of a+b+c+d+e)	-
11. Total area available (9+10)	72.30
12. maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	113.40
13. Total Built-up Area in proposal ( excluding area at sr. no. 15.b)	-
a) Existing Built-up Area	-
b) Proposed Built-up Area	71.68
c) Excess balcony area counted in F.S.I.	-
d) Excess Double Height terraces area counted in F.S.I.	-
total (a+b+c+d)	71.68
14. F.S.I. Consumed (13/8) ( Should not be more than serial no. 12 above)	1.13
15. Area for inclusive housing, if any	N.A.

Signature  
(Lic. Eng./ Supervisor)

owner (s) name and signature

**NITIN V.KULKARNI**  
ARCHITECTURAL / CIVIL ENGINEER (Tech.Eng.) & SUPERVISOR (I)  
FLJGDH SANKUL, SOLE COLONY, NASHIK. (MOB: 93 253 48 145)

DATE	SCALE	REGISTRATION / LICENSE NO. OF ARCH./LIC. ENGR./SUPERVISOR
08/08/2019	1:100 OR AS SHOWN	175/58

**NOTES:**  
 PLOT BOUNDARY IS SHOWN IN THE BLACK  
 PROPOSED WORK SHOWN IN RED  
 DRAINAGE LINE SHOWN IN DOTTED RED

TYPE	SIZE	SPECIFICATION
D	0.90 x 2.10	FLUSH DOOR
D1	0.75 x 2.10	FLUSH DOOR
W	1.80 x 1.50	M. S. GLAZED WINDOW
W1	1.50 x 1.50	M. S. GLAZED WINDOW
V	0.60 x 0.90	M. S. GLAZED VENTILATORS

### ELEVATION

#### CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 00/05/2019 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 documents of ownership / T.P. scheme records/ Land Records department / city survey records.  
 Signature: \_\_\_\_\_  
 (Name of Architect/ Licensed Engineer/ Supervisor)

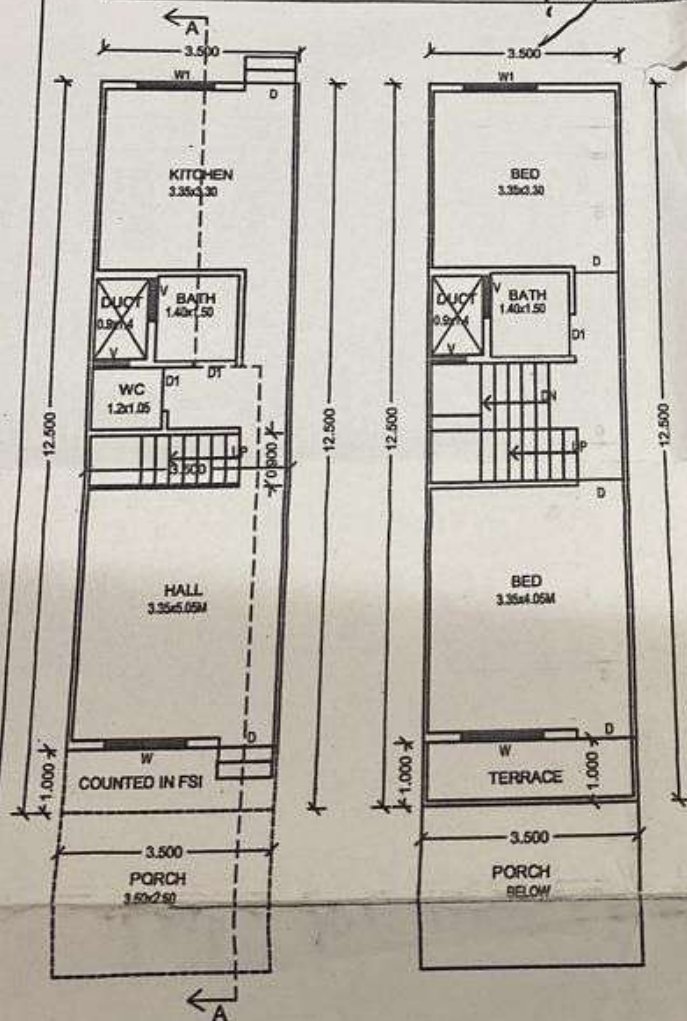
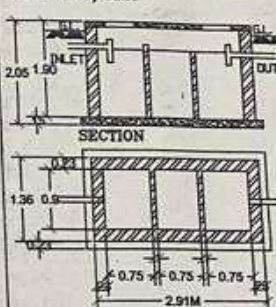
#### OWNER'S DECLARATION

I/We Undersigned hereby confirm that I/We would abide by plans sanctioned by nashik municipal corporation. I/We would execute the structures 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.

Owner (s) name and signature: \_\_\_\_\_

### SECTION A-A

FOR 5 NOS. PERSONS  
 PER PLOT/UNIT



GROUND

FIRST

LOCATION PLAN

BLOCK AREA = 3.50 x 12.50 = 43.75 M<sup>2</sup>  
 DEDUCT  
 1) 0.90 x 1.40 = 1.26 M<sup>2</sup>  
 2) 0.50 x 0.90 = 0.45 M<sup>2</sup>  
 TOTAL = 43.75 - 1.71 = 42.04 M<sup>2</sup>  
 PROP. BUILTUP AREA OF GROUND FL. = 43.75 - 441 = 39.34 M<sup>2</sup>

BLOCK AREA = 3.50 x 11.50 = 40.25 M<sup>2</sup>  
 DEDUCT  
 1) 0.90 x 1.40 = 1.26 M<sup>2</sup>  
 2) 3.50 x 1.00 = 3.50 M<sup>2</sup>  
 TOTAL = 40.25 - 4.76 = 35.49 M<sup>2</sup>  
 PROP. BUILTUP AREA OF FIRST FL. = 40.25 - 41 = 32.34 M<sup>2</sup>

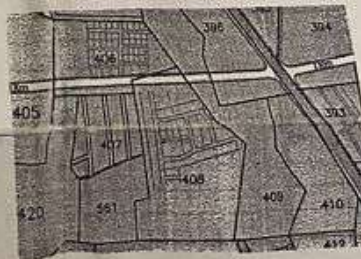
AREA CALCULATION FOR  
 FIRST FLOOR

TOTAL BUILTUP AREA = 71.88 M<sup>2</sup>

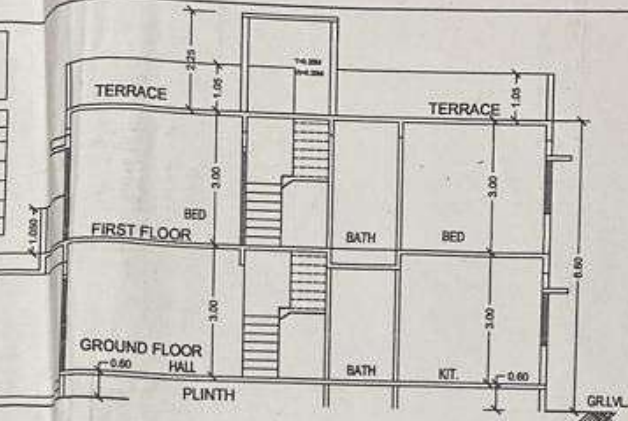
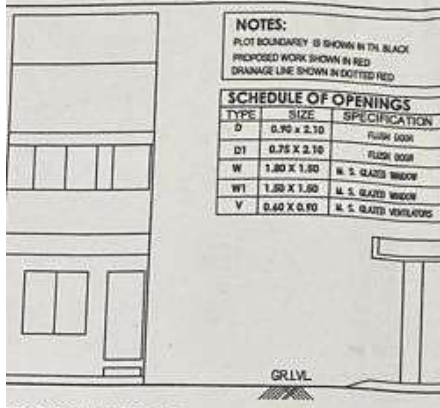
**BUILTUP AREA  
 CALCULATION**

CARPET AREA FOR = 35.73 + 35.73 = 71.46 M<sup>2</sup>

ADJ.S  
 FINAL APP  
 NO.145,D



PRODUCT



ELEVATION

SECTION A-A

**CERTIFICATE OF AREA**

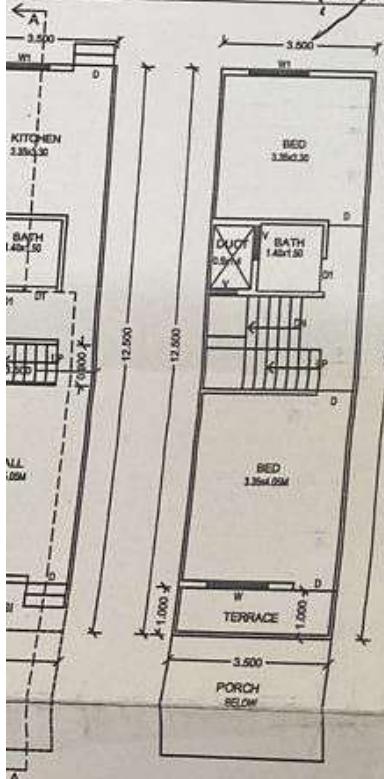
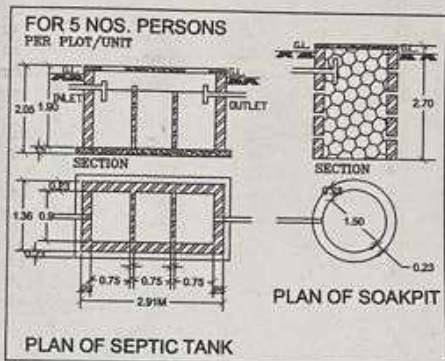
I/We certify that the plot under reference was surveyed by me on 09/01/19 and the dimensions of sides etc. of plot stated on plan are as measured on site and the areas so worked out tallies with the areas stated in documents of ownership. P. scheme records/ Land Records department /city survey records.

Signature: \_\_\_\_\_  
(Name of Architect/ Licensed Engineer/ Supervisor)

**OWNER'S DECLARATION**

I/We Undersigned hereby confirm that I/We would abide by plans sanctioned by the nashik municipal corporation. I/We would execute the structures per sanctioned plans. Also I/We would execute the work under supervision of a competent technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature: \_\_\_\_\_



**AREA CALCULATION FOR GROUND FLOOR**

BLOCK AREA = 3.00 X 12.50 = 43.75 M <sup>2</sup>	TOTAL = 4.41 M <sup>2</sup>
DEDUCT	
1) 1.30 X 1.40 = 1.82 M <sup>2</sup>	
2) 0.30 X 0.90 = 0.27 M <sup>2</sup>	
PROPOSED AREA OF GROUND FL. = 43.75 - 4.41	
= 39.34 M <sup>2</sup>	

**AREA CALCULATION FOR FIRST FLOOR**

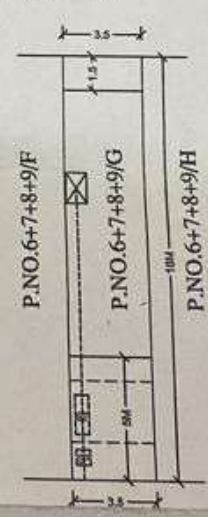
BLOCK AREA = 3.50 X 11.50 = 40.25 M <sup>2</sup>	TOTAL = 7.91 M <sup>2</sup>
DEDUCT	
1) 1.80 X 1.80 = 3.24 M <sup>2</sup>	
2) 1.80 X 1.80 = 3.24 M <sup>2</sup>	
PROPOSED AREA OF FIRST FL. = 40.25 - 6.48	
= 33.77 M <sup>2</sup>	

**TOTAL BUILTUP AREA = 71.66 M<sup>2</sup>**

**BUILTUP AREA CALCULATION**

**CARPET AREA FOR = 35.73 + 35.73 = 71.46 M<sup>2</sup>**

ADJ.S.NO.408(2) PART  
FINAL APPROVED LAYOUT  
NO.145, DATED-03/02/2015



LOCATION PLAN

(SCALE 1CM=2M)  
SITE PLAN

AP  
PROPOSED  
6+7+8+9 / G,  
AT MAKHA  
NASHIK. FOR  
(PARTNER, MR. V  
AND MR. KRIS

**AREA STATEMENT**

1. AREA OF THE PLOT (Minimum area of a.b.c.)
  - a) As per ownership
  - b) as per measurement
  - c) as per site
2. Deductions for
  - a) proposed D.P./D.I
  - b) Any D.F. Reservoir
3. Gross Area Of plot (1-2)
4. Recreational Open space
  - (a) Required
  - (b) Proposed
5. Amenity space-
  - (a) required
  - (b) proposed
6. Service road and High
7. Internal Road area
8. Net Area of plot = (1-3)
9. Builtup area with reference road width (sr. no.)
10. Addition of area for
  - (a) In-situ area again
  - (b) In-situ area again
  - (c) premium FSI area
  - (d) TDR area
  - (e) Additional FS
11. Total area available (
12. maximum utilization
13. Total Built-up Area (sr. no. 15.b)
  - a) Existing Built
  - b) Proposed Bu
  - c) Excess balco
  - d) Excess Doub
14. F.S.I. Consumed (serial no. 12 a)
15. Area for inclusive

Signature  
(Lic. Engr./Sup  
**NITIN V.K**  
ARCHITECTURAL  
F.L.JOSHI BANGAL,GOLE C  
DATE  
08/08/2019