

REVISED RESIDENTIAL CUM
COMMERCIAL BUILDING PLAN
ON PLOT NO 5, S.NO. 984/2/A,
AT NASHIK

Drawing
Sheet
No.: 1

STAMP OF APPROVAL

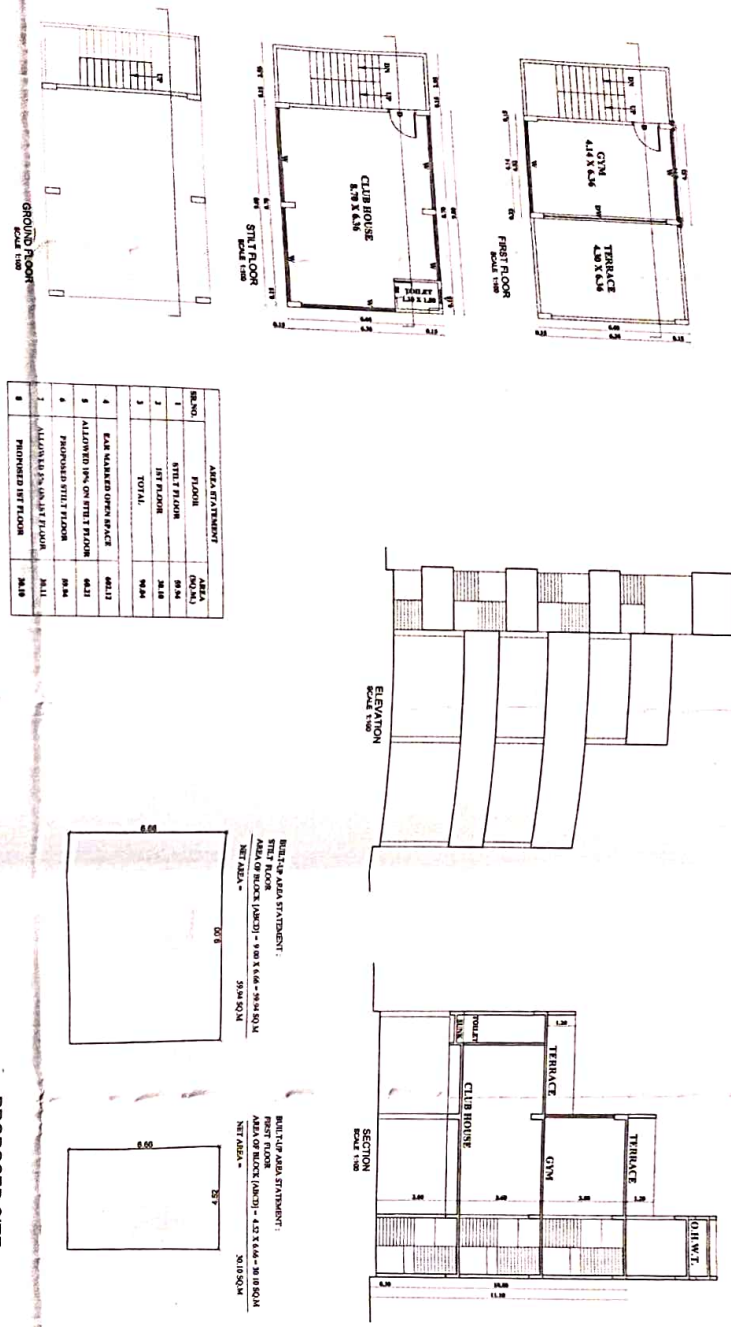
APPROVED

The Plans enclosed in
this application are
approved as per the
provisions of the
Municipal Corporation
Act, 1947.
6/24/2020
9/21/15
Executive Engineer
Municipal Corporation
Nashik

NOTE (AS PER CLAUSE 22.18) :-

1. Plot Line : Thick Black
2. Existing Street : Green
3. Future Street : Green Dotted
4. Drainage & Sewage Work : Red Dotted

REFERENCE:
1) REVISED APPROVED PLAN NO.CD/21, DATED-04.09.2020



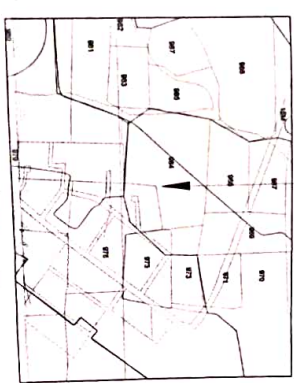
AREA STATEMENT

SR.NO.	FLOOR	AREA (SQ.M)
1	STILL FLOOR	694.8
2	1ST FLOOR	24.18
3	TOTAL	718.98
4	EAR MARKED OPEN SPACE	662.11
5	ALLOWED 5% ON 1ST FLOOR	664.21
6	PROPOSED STILL FLOOR	24.11
7	ADDITIONAL 5% ON 1ST FLOOR	24.11
8	PROMISED 1ST FLOOR	24.18

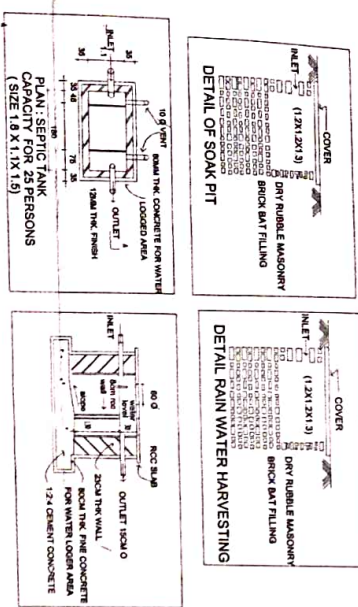
BUILDUP AREA STATEMENT:
PLOT FLOOR AREA OF COVER (SQ.M) :- 98.2 X 6.66 = 654.00 SQ.M
NET AREA :- 599.98 SQ.M

BUILDUP AREA STATEMENT:
PLOT FLOOR AREA OF COVER (SQ.M) :- 43.2 X 6.66 = 288.00 SQ.M
NET AREA :- 288.00 SQ.M

PROPOSED SITE

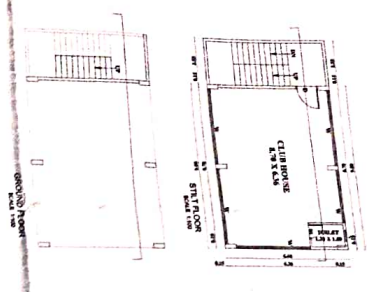


ADI, CIDCO
53.35 M.

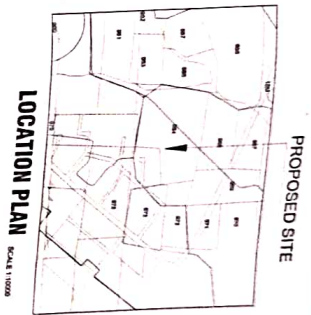
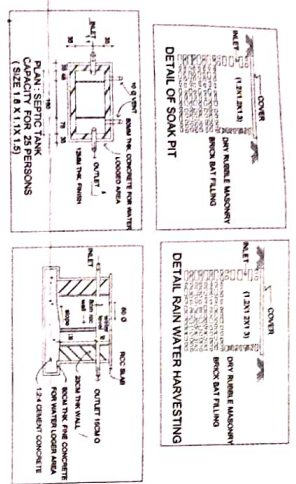


PLAN: SEPTIC TANK
CAPACITY FOR 25 PERSONS
(SIZE 1.8 X 1.1 X 1.18)

SR.	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of A, B, C to be considered) (a) As per ownership document (7/12, CTS extract) (b) as per measurement sheet	6021.19
2	Deductors for (a) Proposed D.P./D.P. Road widening Area (b) Any D.P. Reservation area (c) as per site (d) Proposed D.P./D.P. Road widening Area (e) Any D.P. Reservation area (Total a+b)	0.00
3	Balance Area of Plot (1-2)	6021.19
4	Amenity Space (If applicable) (a) Required (b) Adjustment of 20%, if any - (c) Balance proposed	6021.19
5	Net Area of Plot = [3 - 4(a)]	602.12
6	Recreational Open Space (If applicable) (a) Required (b) Proposed	602.12
7	Internal Road area Prop. Ratio FSI Factor from layout	1.24
8	Built up area on proposed basis Built up area with reference to Basic F.S.I. as per front road width (for ex. 5 X Basic FSI) previously approved	7466.28
9	Addition of F.S.I. on payment of premium	8212.91
10	Maintenance permissible premium FSI - based on road width / TOD Zone. (a) Proposed FSI on payment of premium.	0.00
11	In-situ FSI / RDR loading (a) In-situ area against D.P. road [2.8 x St. No. 2 (a)] any UDC PR-2020	2076.00
12	(b) In-situ area against Amenity Space If handed over (2.00 or 1.85 x St. No. 4 (b) and overch). (c) TDR area	0.00 831.00



NO.	DESCRIPTION	AREA (SQ.M)
1	FLOOR AREA	18.15
2	WALL AREA	20.00
3	ROOF AREA	18.15
4	TOTAL	56.30



ADJ.S.NO.984/2B FINAL LAYOUT
NO. CD/16. DT. 02/11/1999

SR.	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of 4.8, 6 to be considered) (a) As per ownership document (711, CTS correct)	6021.19
2	(b) As per measurement sheet (c) As per site 3. Deductions for: a) Proposed D.P./D.P. Road widening Area b) Proposed D.P. Reservation area (Total area)	0.00
3	Balance Area of Plot (1-2)	6021.19
4	Area of Plot (1-2)	6021.19
5	Area of Plot (1-2) - 4(a)	6021.19
6	Area of Plot (1-2) - 4(b)	6021.19
7	Area of Plot (1-2) - 4(c)	6021.19
8	Area of Plot (1-2) - 4(d)	6021.19
9	Area of Plot (1-2) - 4(e)	6021.19
10	Area of Plot (1-2) - 4(f)	6021.19
11	Area of Plot (1-2) - 4(g)	6021.19
12	Area of Plot (1-2) - 4(h)	6021.19
13	Area of Plot (1-2) - 4(i)	6021.19
14	Area of Plot (1-2) - 4(j)	6021.19
15	Area of Plot (1-2) - 4(k)	6021.19
16	Area of Plot (1-2) - 4(l)	6021.19
17	Area of Plot (1-2) - 4(m)	6021.19
18	Area of Plot (1-2) - 4(n)	6021.19
19	Area of Plot (1-2) - 4(o)	6021.19
20	Area of Plot (1-2) - 4(p)	6021.19
21	Area of Plot (1-2) - 4(q)	6021.19
22	Area of Plot (1-2) - 4(r)	6021.19
23	Area of Plot (1-2) - 4(s)	6021.19
24	Area of Plot (1-2) - 4(t)	6021.19
25	Area of Plot (1-2) - 4(u)	6021.19
26	Area of Plot (1-2) - 4(v)	6021.19
27	Area of Plot (1-2) - 4(w)	6021.19
28	Area of Plot (1-2) - 4(x)	6021.19
29	Area of Plot (1-2) - 4(y)	6021.19
30	Area of Plot (1-2) - 4(z)	6021.19

114.48 M.
110.44 M.
ADJ.P.NO.4

ADJ. CIDCO
53.35 M.

PROPOSED SITE
LOCATION PLAN
Scale: 1/1000

NOTE: (As per clause 11.11) :-
1. Plot Line: Thick Black
2. Existing Street: Green
3. Future Street: Green Dotted
4. Drainage & Sewage Work: Red Dotted

REFERENCE:
1) REVISSED APPROVED PLAN NO. CD/21, DATED: 04/09/2020

14. Permissible as per Road width (As per Regulation No. 61 or 62 or 63 or 64 as applicable) 1.8 or 1.51
15. Total build-up Area in proposal (including area as per S.N. (17))
a) Existing Build-up Area
b) Proposed Build-up Area
c) Total (a+b)
16. F.S.L. Consumed (155) (should not be more than serial no.12 above)
17. Area for Inclusive Housing, if any
a) Required (29% of total area)
b) Proposed
18. Commercial area
Residential area
Total area

16886.83
16886.83
16886.83
2.81
191.50
16695.33
16886.83

114.48 M.
110.44 M.

Certificate of Area:
Certified that the plot under reference was surveyed by me & Owner 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.

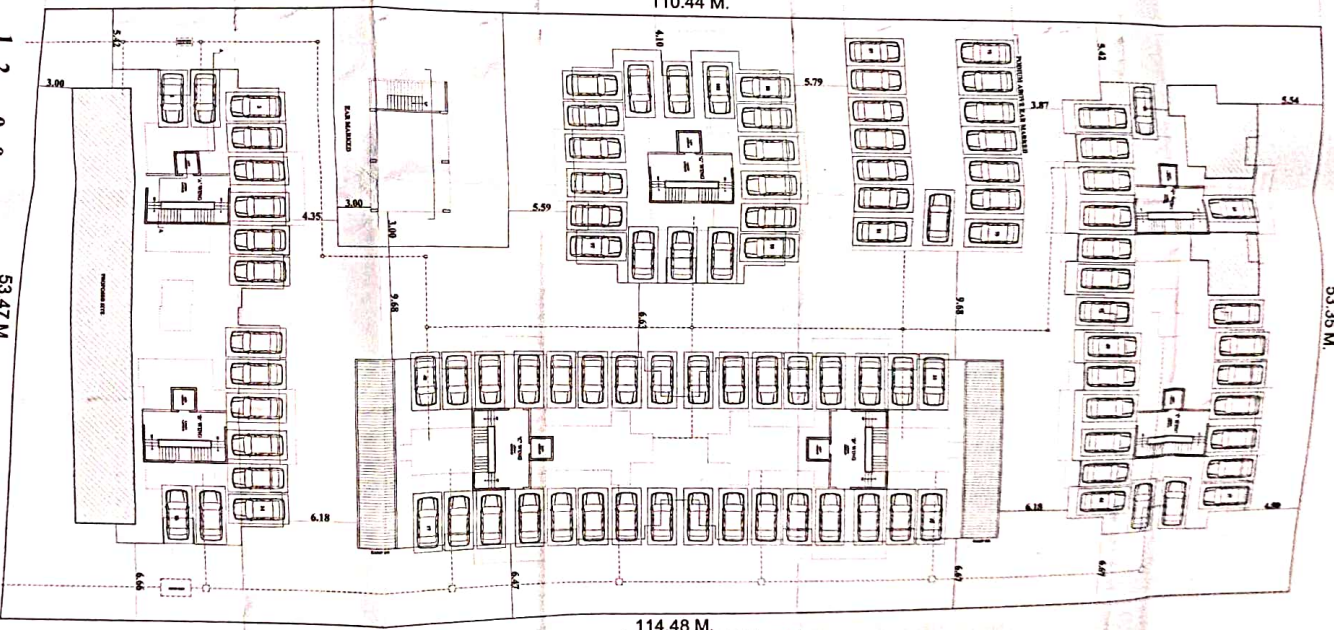
Signature
As: Sagar A. Kalbre

Owner's Declaration -
I/we (supervisor of proper technical person so as to ensure

PLANT SERTING TANK
CAPACITY FOR 20 PERSONS
(SIZE 12 X 1.5 X 1.5)

LOCATION PLAN
Scale: 1:5000

ADI, CIDCO
53.35 M.



ADIPNO.4

NO. CD/16. DT. 02/11/1999
ADJ.S.NO.984/2B FINAL LAYOUT

12.00 M . 53.47 M .
W I D E R O A D

SITE PLAN
SCALE: 1:5000

(1) Particulars	(2) Proposed	(3) Existing
1. Proposed	1.24	
2. Internal Road area	7466.28	
3. For Fire S.I. reserve from layout	8212.91	
4. Built up area on private lands	0.00	
5. Built up area with reference to Master P.S.I. as per Form 9	2076.00	
6. Road width (car on 4 X 8 Bucle P.VI) previously approved		
7. Addition of P.S.I. on payment of premium		
8. (a) Minimum permissible premium P.S.I. - based on road width / T.O.D. Zone.		
9. (b) Proposed P.S.I. on payment of premium.		
10. In-Situ P.VI / T.O.D. handling		
11. (a) In-situ area against D.P. road (120 x 6 St. No. 1161) @ 1200 sq.m x St. No. 4 (Open work)	0.00	
12. (b) In-situ area against Amenity Space (if handed over)	0.00	
13. (c) T.O.D. area	831.00	
14. (a) Total length / T.O.D. handling proposed (11)	831.00	
15. (b) (i) (ii) (iii)	0.00	
16. Additional P.S.I. area under Chapter No. 7	0.00	
17. Total entitlement of P.S.I. in the proposal	11119.91	
18. (a) (i) + (1807/1161) or 13 whichever is applicable.	5766.92	
19. (b) Auxiliary Area P.S.I. upto 60% with payment of charges. (Total Allowed 6611.98 sq.m)	16886.83	
20. (c) Total entitlement (a+b)		
21. (a) Maintain utilization limit of P.S.I. (building potential) permissible as per Provision No. 6.1 or 6.2 or 6.3 or 6.4 as applicable (car per 1.5 or 1.8)		
22. Total Built-up Area in proposal (excluding area at Sr.No.17)	16886.83	
23. (a) Existing Built-up Area	281	
24. (b) Proposed Built-up Area	16886.83	
25. (c) Total (a+b)		
26. P.S.I. Consumed (1455) (should not be more than serial no.12 above)		
27. Area for Inclusive Housing, if any		
28. a) Required (20% of sr.no.5)		
29. b) Proposed		
30. Commercial area	191.50	
31. Residential area	16695.33	
32. Total area	16886.83	

Certificate of Area:

Certified that the plot under reference was surveyed by me & Owner 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. Schema Records/ Land Records Department/City Survey records.

Signature
Ar. Sagar A. Kabre

Owner's Declaration -

I/we supervision of proper technical person so as to ensure undersigned hereby confirm that I/we would abide by plans approved by Authority / Collector. I/we would execute the structure as per approved plans. Also I/we would execute the work under quality and safety at the work site.

Signature
FOR: ROONGTA HOMES LLP

ROONGTA HOMES LLP
P. K. Lakshmi
MANAGER

ARCHITECT SIGN STRUCENG. SIGN OWNER SIGN

KABRE CONSULTANTS

AR. SAGAR A. KABRE

ARCHITECT, INTERIOR DESIGNER,
VANRI HOUSE, MICO CIRCLE NASHIK.

ALCUM
DING PLAN
984/2/A.

Drawing
Sheet
No.: 2

APPROVAL

APPROVED
[Signature]
[Stamp]

ROONGTA HOMES LLP
P. K. Lakshmi
PARTNER

OWNER SIGN

LTANTS
KABRE
DESIGNER,
MICO CIRCLE NASHIK.