

Signature valid

Digitally signed by Hemachandra Tukaram Narayan
Date: 2023.12.18 17:55:23 IST
Reason: Approved Drawing Plan
Location: Nashik Municipal Corporation
Project Code : NMCB-23-105189
Application Number : NMCB202306592
Proposal Number : 230014
Certificate Number : NMCB/B/2023/APL/11195



TITLE

**PROPOSED RESIDENTIAL ROW HOUSE ON
PLOT NO. 27, S.NO.229/1, NASHIK SHIWAR,
NASHIK
FOR.
Mr.Gurav Samadhan Sunil**

Proforma I : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	96.00
(a) As per ownership document (7/12, CTS extract)	96.00
(b) as per TILR or City Survey measurement sheet	96.00
(c) as per Demarcated drawing area	96.00
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	96.00

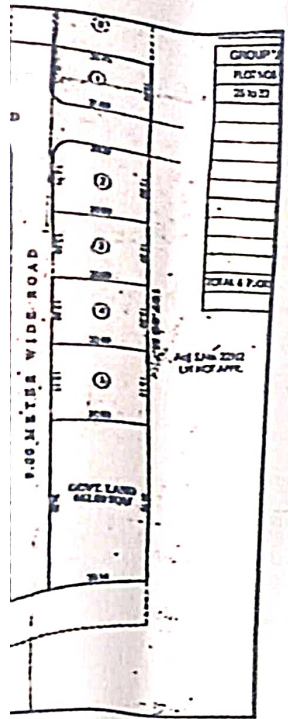
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LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	96.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	3.60
(b) Any D.P. Reservation area	0.00
(Total a+b)	3.60
5.Balance area of plot (3-4)	92.40
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	92.40
8. Recreational Open Space	-
(a) If area (5) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed _____	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:

Certified that the plot under reference was surveyed by me on 2023-12-01 and the



7. Net Plot Area (5-6)	-
8. Recreational Open Space	0.00
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed _____	-
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1,2,125,419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc. then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-12-01 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
 (Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
 I/We 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 supervision of proper technical person so as to ensure the quality and safety at the work site.
 Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of : Owner Gurav Samadhan Sunil

Postal Address : at post holnanthe, taluka shirpur dist dhule, Ajande Bk, Dhule, Maharashtra-425405

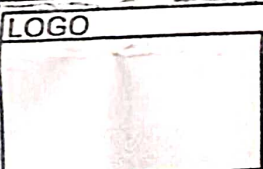
Phone No.: 7811062778

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
 BUILDING ON CTS. NO./SURVEY NO.- 229

SITE ADDRESS :
 PLOT NO. 27, S.NO.229/1, NASHIK SHIWAR, NASHIK

Name Of Structural Engineer : lekhraj kailash pandit



ADDRESS OF OFFICE
 OFFICE -
 ambekar market fl.no4 sheetal apt. shri krushna nagar satpur colony

OWNERS SIGN -
 Verified by applicant

TECHNICAL PERSON SIGN
 Signature valid

SCALE - 1:100 Date: 10/12/23

JOB NO - NMCB-23-105189 CHECK BY --

SUBMISSION DRAWING

ails
 opment
 - (R1)

HITE
 RED
 YELLOW LIGHT
 DOTTED
 BROWN
 YELLOW
 DOTTED

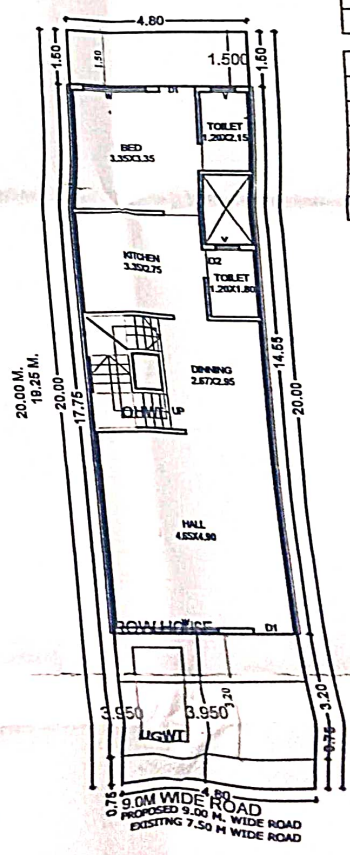
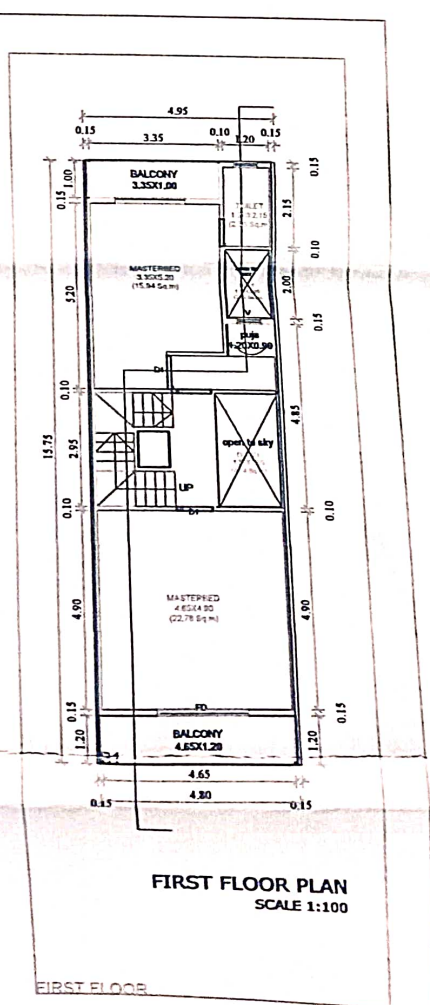
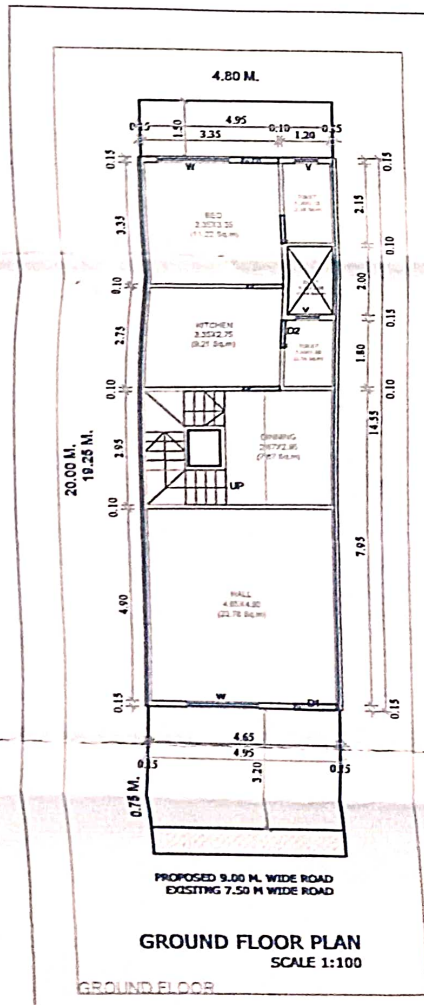
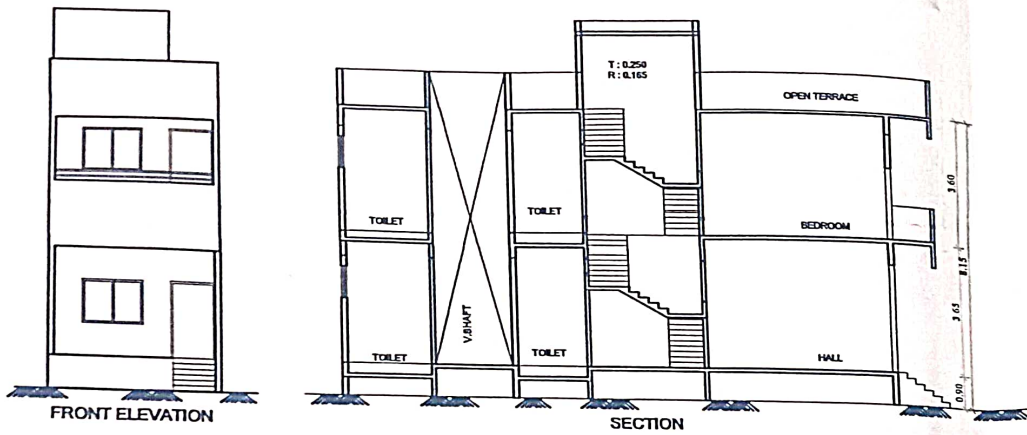
BUILDING	FLOORS	FSI AREA				ROWHOUSE			
		COMM.	RESL.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERP.
ROW HOUSE	FIRST FLOOR	0.00	75.60	0.00	0.00	0.00	0.00	5.76	0.00
ROW HOUSE	GROUND FLOOR	0.00	69.84	0.00	0.00	0.00	0.00	5.76	0.00
ROW HOUSE	Total	0.00	145.44	0.00	0.00	0.00	0.00	5.76	0.00

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20% if Applicable)	Remaining Value
9.1 Permissible Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P-Line Area)	101.64	46.20	36.96	0.00	60.98	0.00	245.78	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	101.64	0.00	0.00	0.00	34.56	0.00	136.20	0.00	136.20
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

Building Name	Floor Name	Carpet name	Tenement No
ROW HOUSE	GROUND FLOOR	GP	1
ROW HOUSE	FIRST FLOOR	FP	1

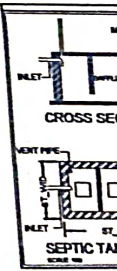
Description of area utilisation	Area	Area reserved for SDR
Total	-	3.50

Building Name	USE	TENEMENT AREA	car
ROW HOUSE	Residential	parking not required	0
Total	-	-	-
Visitors parking(5%)	-	-	-
Total	-	-	-



Building Name	Carried Bus
Total	0

ELD NAME	NAME
ROW HOUSE	D1
ROW HOUSE	CP
ROW HOUSE	D2
ROW HOUSE	D1
ROW HOUSE	CP2



AREA	TYPE
Built-up Area	...
...	...

BUILT-UP AREA

ROWHOUSE

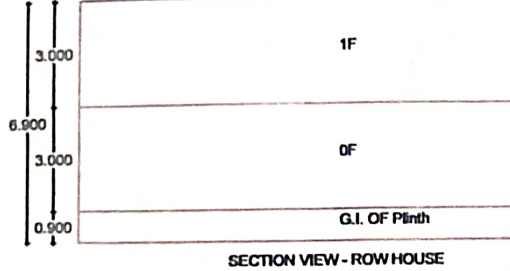
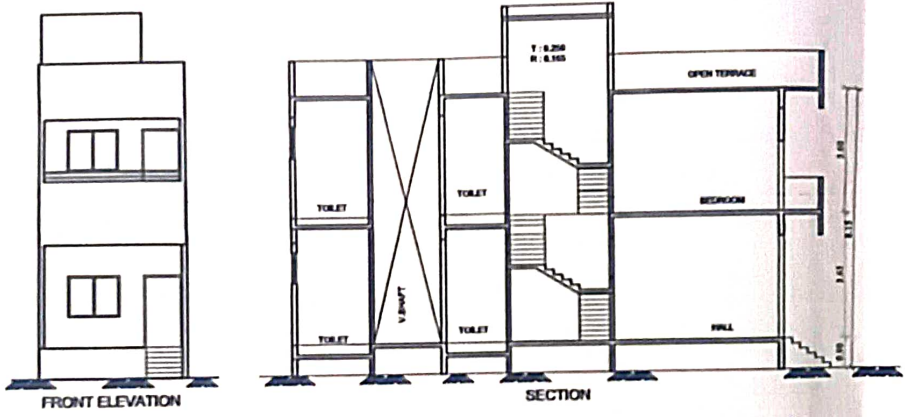
BUILDING	FLOORS	FSI AREA					INS.	MEZZ.	BALCONY	TERRACE
		COMM.	RESL.	IND.	EDU.	PROP.				
ROW HOUSE	FIRST FLOOR	0.00	75.60	0.00	0.00	0.00	0.00	0.00	5.76	0.00
ROW HOUSE	GROUND FLOOR	0.00	69.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ROW HOUSE	Total	0.00	145.44	0.00	0.00	0.00	0.00	0.00	5.76	0.00

Sl Index	Basic FSI (on serial no 1)		TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 80% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (100% if Applicable)	Drawing Value
	Basic FSI	Premium FSI							
6.1 Permissible Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
6.2 Existing Commercial Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.3 Balance Index to be Consumed	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
6.4 Total Permissible PLM Area	101.64	48.20	38.96	0.00	60.88	0.00	245.78	0.00	0.00
6.5 Proposed PLM Area (Should not exceed 6.4)	101.64	0.00	0.00	0.00	34.56	0.00	136.20	0.00	136.20
6.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

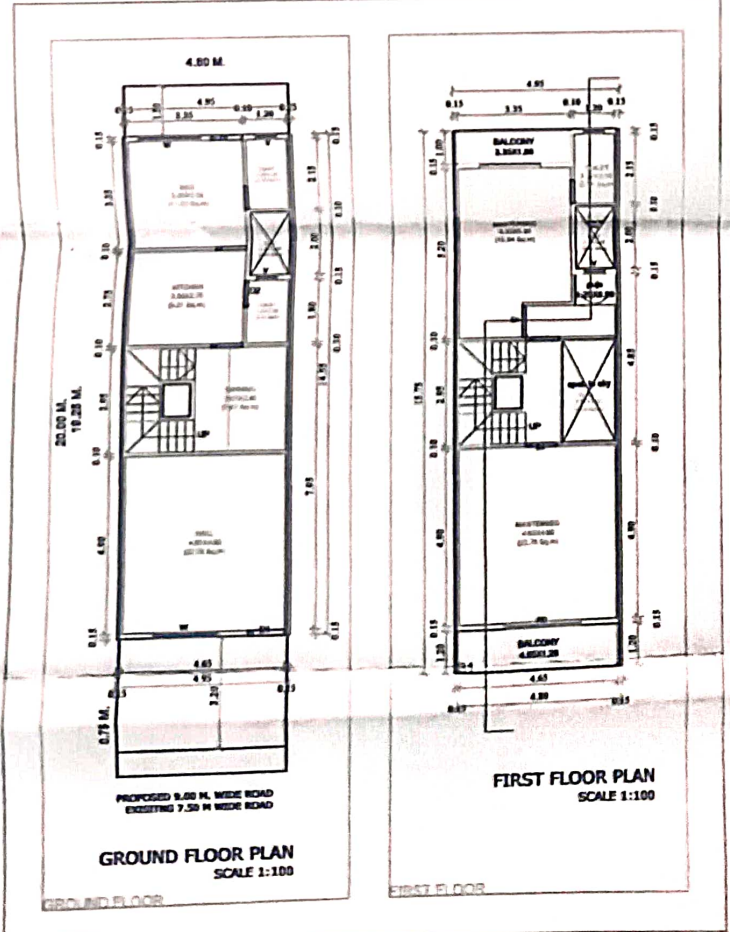
Carpet Area Table				
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area
ROW HOUSE	GROUND FLOOR	CP	1	57.21
ROW HOUSE	FIRST FLOOR	FF	1	57.27

Area utilization of Roads and Reserves				
Description of area utilization		Area surrendered in Sqft	Quantity of DRIVER generation	
		Total	3.00	7.20

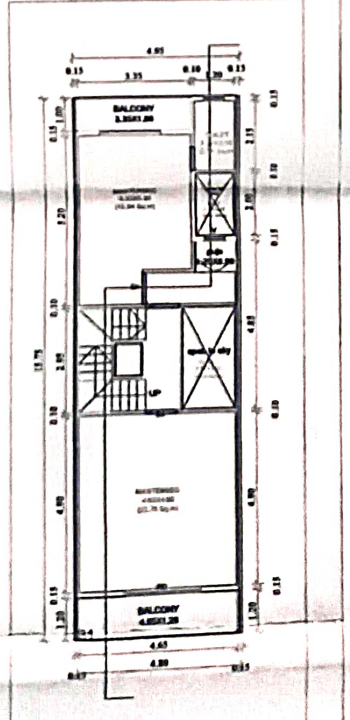
Parking Check Table				
Building Name	USE	TENEMENT AREA	RATIO	
			car	motor
ROWHOUSE	Residential	parking not required	0	0
Total	-	-	-	-
Visitors parking(%)	-	-	-	-
Total	-	-	-	-



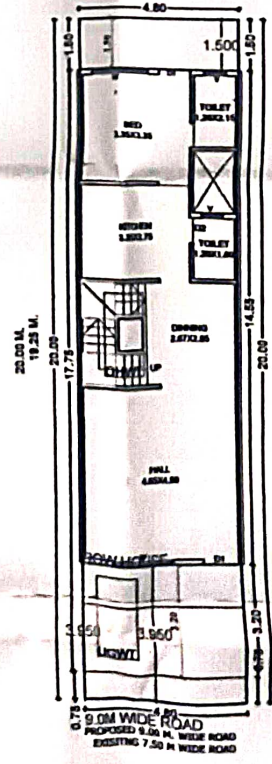
SECTION VIEW - ROW HOUSE



GROUND FLOOR PLAN SCALE 1:100



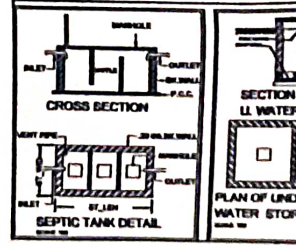
FIRST FLOOR PLAN SCALE 1:100



BLOCK PLAN SCALE 1:100

Building Name	Required		
	Carried Over	Scatter	Transport Vehicle/Industrial/Commercial Use
Total	0	0	0

SCHEDULE OF OPENING			
BLD NAME	NAME	LENGTH	HEIGHT
ROW HOUSE	D1	1.85	2.10
ROW HOUSE	CP	0.90	2.10
ROW HOUSE	D2	0.70	2.10
ROW HOUSE	D3	0.85	2.10
ROW HOUSE	CP2	1.20	2.10



BUILT-UP AREA CALCULATION FIRST FLOOR			
Sl. No.	Description	Area (sq.m)	Remarks
1	Hall	4.80	
2	Kitchen	3.95	
3	Living Room	11.75	
4	Bedroom	3.95	
5	Toilet	1.85	
6	Bathroom	1.85	
7	Open Terrace	3.00	
8	Balcony	4.80	
9	Staircase	3.00	
10	W.C. Room	1.85	
11	W.C. Room	1.85	
12	W.C. Room	1.85	
13	W.C. Room	1.85	
14	W.C. Room	1.85	
15	W.C. Room	1.85	
16	W.C. Room	1.85	
17	W.C. Room	1.85	
18	W.C. Room	1.85	
19	W.C. Room	1.85	
20	W.C. Room	1.85	
21	W.C. Room	1.85	
22	W.C. Room	1.85	
23	W.C. Room	1.85	
24	W.C. Room	1.85	
25	W.C. Room	1.85	
26	W.C. Room	1.85	
27	W.C. Room	1.85	
28	W.C. Room	1.85	
29	W.C. Room	1.85	
30	W.C. Room	1.85	
31	W.C. Room	1.85	
32	W.C. Room	1.85	
33	W.C. Room	1.85	
34	W.C. Room	1.85	
35	W.C. Room	1.85	
36	W.C. Room	1.85	
37	W.C. Room	1.85	
38	W.C. Room	1.85	
39	W.C. Room	1.85	
40	W.C. Room	1.85	
41	W.C. Room	1.85	
42	W.C. Room	1.85	
43	W.C. Room	1.85	
44	W.C. Room	1.85	
45	W.C. Room	1.85	
46	W.C. Room	1.85	
47	W.C. Room	1.85	
48	W.C. Room	1.85	
49	W.C. Room	1.85	
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51	W.C. Room	1.85	
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79	W.C. Room	1.85	
80	W.C. Room	1.85	
81	W.C. Room	1.85	
82	W.C. Room	1.85	
83	W.C. Room	1.85	
84	W.C. Room	1.85	
85	W.C. Room	1.85	
86	W.C. Room	1.85	
87	W.C. Room	1.85	
88	W.C. Room	1.85	
89	W.C. Room	1.85	
90	W.C. Room	1.85	
91	W.C. Room	1.85	
92	W.C. Room	1.85	
93	W.C. Room	1.85	
94	W.C. Room	1.85	
95	W.C. Room	1.85	
96	W.C. Room	1.85	
97	W.C. Room	1.85	
98	W.C. Room	1.85	
99	W.C. Room	1.85	
100	W.C. Room	1.85	

BUILT-UP AREA CALCULATION FIRST FLOOR

ROWHOUSE

MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
					SHAFT	Deduction	FSIAREA	
0.00	5.76	0.00	0.00	0.00	6.94	0.00	0.00	68.66
0.00	0.00	0.00	0.00	0.00	2.30	0.00	0.00	67.54
0.00	5.76	0.00	0.00	0.00	9.24	0.00	0.00	136.20

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
ROW HOUSE	GROUND FLOOR	GF	1	57.01	0.00	0.00	57.01
ROW HOUSE	FIRST FLOOR	FF	1	57.27	0.00	5.76	57.27

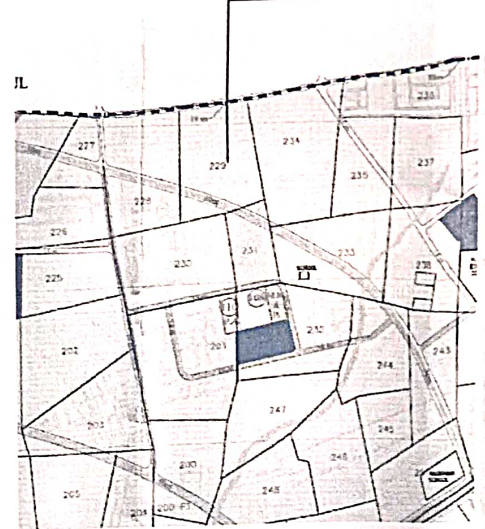
Area utilisation of Roads and Reservations

Description of area utilisation	Area surrendered in SqM	Quatum of DR/DR generation	Total Quatum of DR/DR generation	Area considered for DR utilisation	Remaining area for DRC generation
Total	3.60	7.20	7.20	0.00	7.20

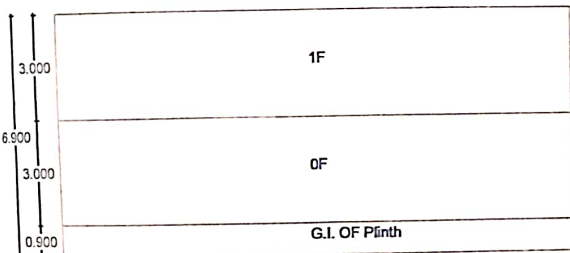
Parking Check (Table 69)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Ten/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
ROW HOUSE	Residential	parking not required	0	0	2	0.00	0.00	-
Total	-	-	-	-	-	0.00	0.00	-
Visitors parking(5%)	-	-	-	-	-	0.00	0.00	0
Total	-	-	-	-	-	0.00	0.00	0.00

PROPOSED SITE



LOCATION PLAN



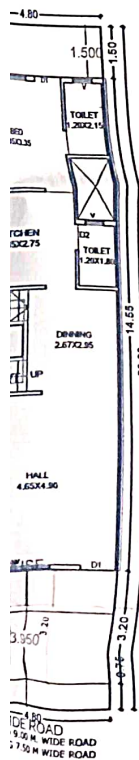
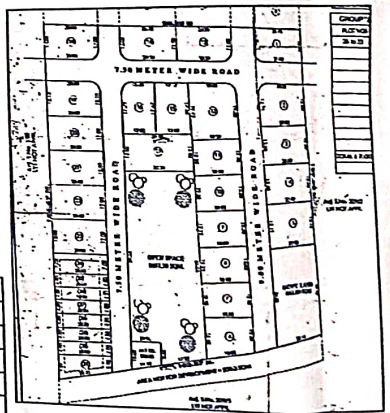
SECTION VIEW - ROW HOUSE

Parking Check As Per Multiplying Factor : 0.99

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	0	0	0	0	0	0	OK

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.	BLD NAME	NAME	LENGTH	HEIGHT	NOS.
ROW HOUSE	D1	1.05	2.10	1	ROW HOUSE	FD1	1.83	2.10	1
ROW HOUSE	CP	0.99	2.10	1	ROW HOUSE	FD2	2.23	2.10	1
ROW HOUSE	D2	0.75	2.10	3	ROW HOUSE	V	0.60	0.75	4
ROW HOUSE	Z1	0.90	2.10	4	ROW HOUSE	W	1.80	1.20	2
ROW HOUSE	EP2	1.90	2.10	1					



BLOCK PLAN
SCALE 1:100

CROSS SECTION

SECTION THROUGH UJ WATER TANK

WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
2 TENEMENT = 10 PERSON X 135.00 Ltr
1350.00 Ltr

1350.00 Ltr X 1.50 = 2025.00 Ltr
PROPOSED QUANTITY = 0.00 Ltr
UGR Prop: 000L/00

M.S.GATE

SCALE 1:50

P.C.C. COPING
C.W. MASONRY WALL
AS P.L. STONE WALL
P.C.C. STUDY

COMPOUND WALL DETAIL

BUILT UP AREA CALCULATION FIRST FLOOR ROW HOUSE

NO.	DESCRIPTION	AREA (SQ.M)	TOTAL
1	Carpet Area	57.01	57.01
2	Enclosed Balcony Area	0.00	57.01
3	Normal Balcony Area	5.76	62.77
4	Other	0.00	62.77
5	Deduction	0.00	62.77
6	Net Built up Area	62.77	62.77

BUILT-UP AREA CALCULATION FIRST FLOOR ROW HOUSE

BUILT UP AREA CALCULATION GROUND FLOOR ROW HOUSE

NO.	DESCRIPTION	AREA (SQ.M)	TOTAL
1	Carpet Area	57.27	57.27
2	Enclosed Balcony Area	0.00	57.27
3	Normal Balcony Area	5.76	63.03
4	Other	0.00	63.03
5	Deduction	0.00	63.03
6	Net Built up Area	63.03	63.03

BUILT-UP AREA CALCULATION GROUND FLOOR ROW HOUSE

Project Details

Proposal code - Building Development
 Zone Type - Residential Zone - (R1)
 Location - Non-Congested
 Name of service -
 Sub service - 27
 Cts No./Survey No. - 229
 Tahsil : Nashik - 1 to 371
 Moulzas :
 Prorata Value : 0.00

LEGENDS:

- PLOT BOUNDARY SHOWN WHITE
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN YELLOW LIGHT
- WATER LINE SHOWN BLUE DOTTED
- ENCLOSED BAL SHOWN BROWN
- TERRACE SHOWN DARK YELLOW
- OPEN BAL SHOWN BROWN
- EXISTING SHOWN BLUE HATCHED

