

PROPOSED AMLAGAMATION & BUILDING
PLAN ON P.NO.19+20 IN ,S.NO.966/1/11 /2 TO
3/ 1 TO 3 / 1 TO 5 AT- NASHIK SHIWAR,NASHIK
FOR,
Mr. RAJENDRA VASANTRAO GORHE

APPROVAL

1/2

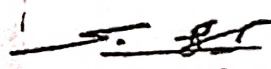
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APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. dated

82/BP/630/2022


31/03/2022


Executive Engineer

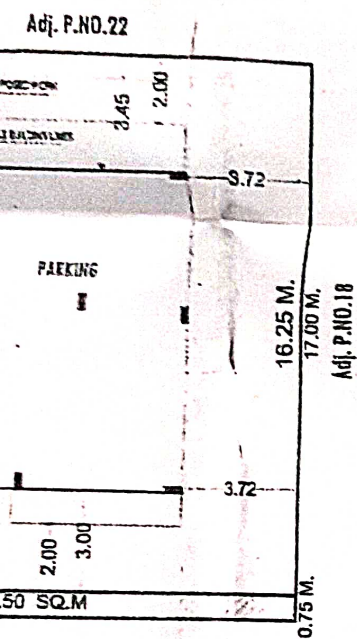
TOWN PLANNING

Nashik Municipal Corporation
Nashik.

TRUE COPY

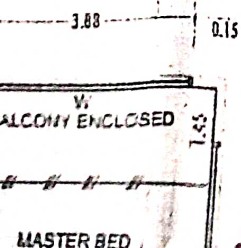

GS ASSOCIATES
Regd. Architects
Regd. No. CA/2008/43639

PROPOSED BUILDING	
FLOOR NO.	Total Built-up Area of Floor As per Outer Construction Line (Sq.mt)
GROUND FLOOR	25.50
FIRST FLOOR	228.12
SECOND FLOOR	228.12
THIRD FLOOR	228.12
FOURTH FLOOR	228.12
FIFTH FLOOR	228.12
SIXTH FLOOR	131.58
TOTAL	1297.68



M. WIDE ROAD ---
D M. WIDE ROAD ---

SITE PLAN
(SCALE 1:200)



REFERENCE

- 1) DEMARKEDED FINAL LAY-OUT NO. LND/WS/66 Dated- 04/05/1999.
- 2) N.A. ORDER NO. 251/99 Dated- 11/08/1999.

Proforma - I: Area Statement		SQ.MT
1. Area of plot (Minimum area of a, b, c to be considered)		
(a) As per ownership document (7/12, CTS extract)		442.00
(b) as per measurement sheet		442.00
(c) as per site		442.00
2. Deductions for		
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening		31.69
(b) Any D.P. Reservation area		
(Total a+b)		31.69
3. Balance area of plot (1-2)		
		410.31
4. Amenity Space (if applicable)		
a) Required -		---
(b) Adjustment of 2(b), if any -		---
(c) Balance Proposed -		---
5. Net Plot Area (3-4 (c))		
		410.31
6. Recreational Open space (if applicable)		
(a) Required -		---
(b) Proposed -		---
7. Internal Road area		

8. Plotable area (if applicable)		

9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10)		
		451.34
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI - based on road width/TOD Zone. (subject to maximum of 0.5 of Sr.No. 5)		205.16
(b) Proposed FSI on payment of premium.		205.16
11. In-situ FSI / TDR loading		
a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any UDCPR-2020 (31.69 x 2)		63.38
b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or (c)).		---
(c) TDR area (subject to maximum of 0.40 of Sr.No. 5)		164.12
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		110.00
12. Additional FSI area under Chapter No. 7		

13. Total entitlement of FSI in the proposal		
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.		829.88
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		467.80
(c) Total entitlement (a+b)		1297.68
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		
		2.00
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)		
(a) Existing Built-up Area.		---
(b) Proposed Built-up Area (as per 'P-line')		1297.68
(c) Total (a+b)		1297.68
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		

17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)		06
(b) Proposed		---

Certified that the plot under reference was surveyed by me on 09/01/2021 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of ownership/ T.P. Scheme Records / Lands Records Dept. / City Survey Records.

(b) Proposed Built-up Area	1297.88
(c) Total (a+b)	1297.88
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	...
17. Area for Inclusive Housing, if any	...
(a) Required (20% of Sr.No.5)	08
(b) Proposed	08

Certified that the plot under reference was surveyed by me on 09/ 01/ 2021 and the dimensions of sides etc. of plot stated on site and the area so worked out tallies stated in document of ownership/ T.P. Scheme Records / Lands Records Dept. / City Survey Records.

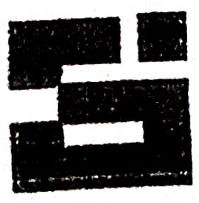
SDI-XXX
Signature of Regd. Architect.
Ar. GANESH SONAWANE.
A.I.A. CA / 2008 / 43539

I / We undersigned confirm that I / We abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the structure as per sanctioned plans. Also I / We execute the work under supervision of proper technical person so as to ensure and safety at the work site.

SDI-XXX
Mr. RAJENDRA VASANTRAO GORHE
Owner(s) name and Signature

SDI-XXX
Signature of Regd. Architect
Ar. GANESH SONAWANE
A.I.A. CA / 2008 / 43539

SDI-XXX
Signature of Sml. Engineer
Name: Kishor Chopda
Regd. No. selr129



G S ASSOCIATES
A UNIT OF ARCHITECTS & APPROVED VALUERS

24, PITRUSMRUTI, OPP. YOGVIDHYA DHAM NEAR KOTAK
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COLLAGE ROAD, NASHIK 422 001
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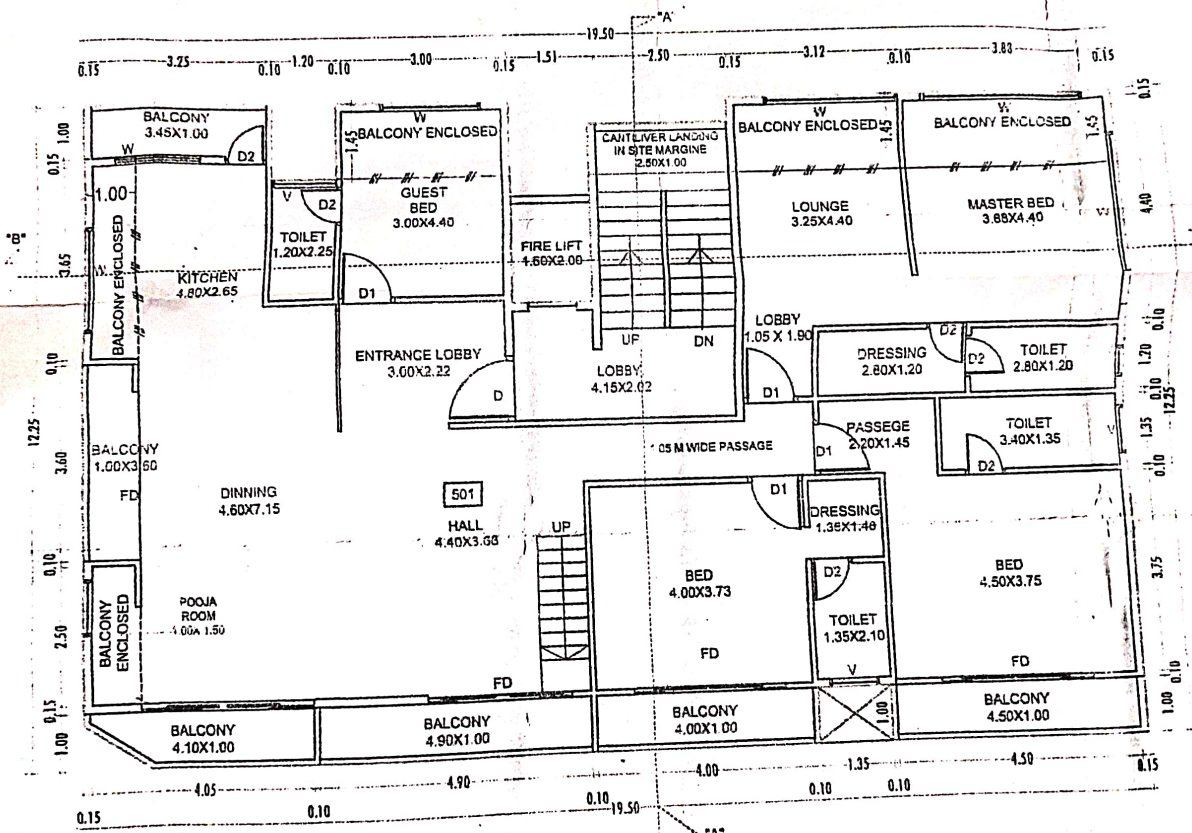
REGD. NO. CA/2008/43539 IOV-A-26000

SCALE = 1:100 29.03.2022 DRG. BY = smol CHECK BY = GS

c:\users\admin\desktop-sadguru nagar 5 blue prints.dwg

0.15
0.10
1.20
0.10
1.25
0.10
0.10
3.75
1.00
0.10

26.00	0.00	203.00
0.00	0.00	19.01
11.55	0.00	84.55
FIFTH FLOOR AREA		1118.56



FIFTH FLOOR PLAN
(SCALE 1:100)

- (c) Total Enclosure (a+b)
- 14. Maximum utilization limit of width (as per Regulation No. 6)
- 15. Total Built-up Area in prop
 - (a) Existing Built-up Area
 - (b) Proposed Built-up Area (as
 - (c) Total (a+b)
- 16. F.S.I. Consumed (15/13)
- 17. Area for Inclusive Housing
 - (a) Required (20% of Gr.No.
 - (b) Proposed

Certified that the dimensions of sides of document of owners

I/We unders Corporation. I/We work under supervision

SDI-XXX
Signature of Regd. Archt.
At. GANESH SONAWA
ALLIA, CA / 2008 / 43



SCALE = 1:100
users admin

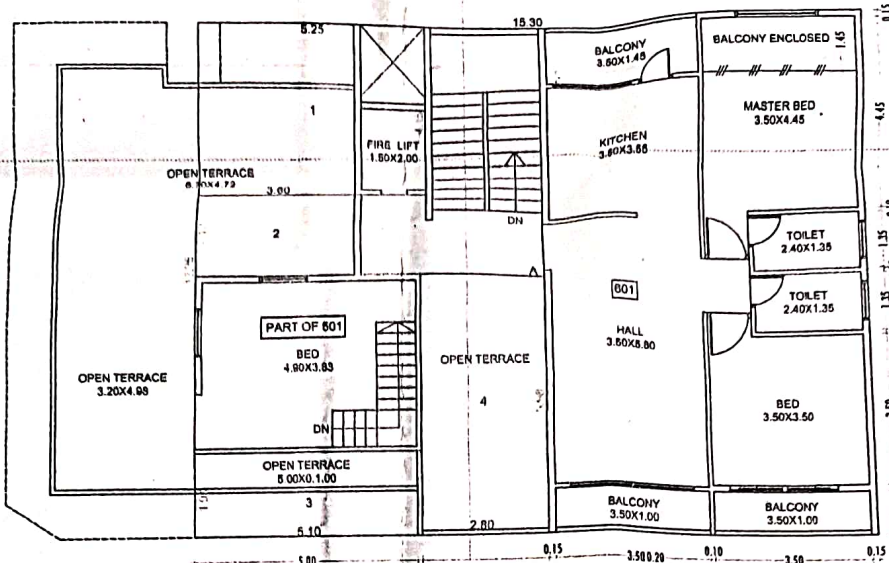
FRONT ELEVATION

SECTION A - A

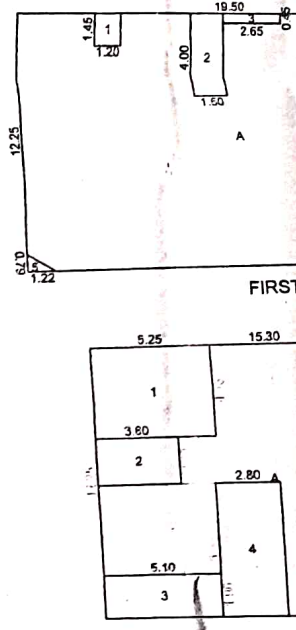
BUILT-UP AREA CALCULATION

GROUND FLOOR	
A	4.45 X 0.25 X 1
DEDUCTIONS	
1	1.85 X 1.40 X 1
TOTAL	
SERVICE DEDUCTIONS /	
TOTAL DEDUCTIONS	
NET BUILT UP AREA	

STAIRCASE LIFT
GROUND FLOOR
SCALE 1:100



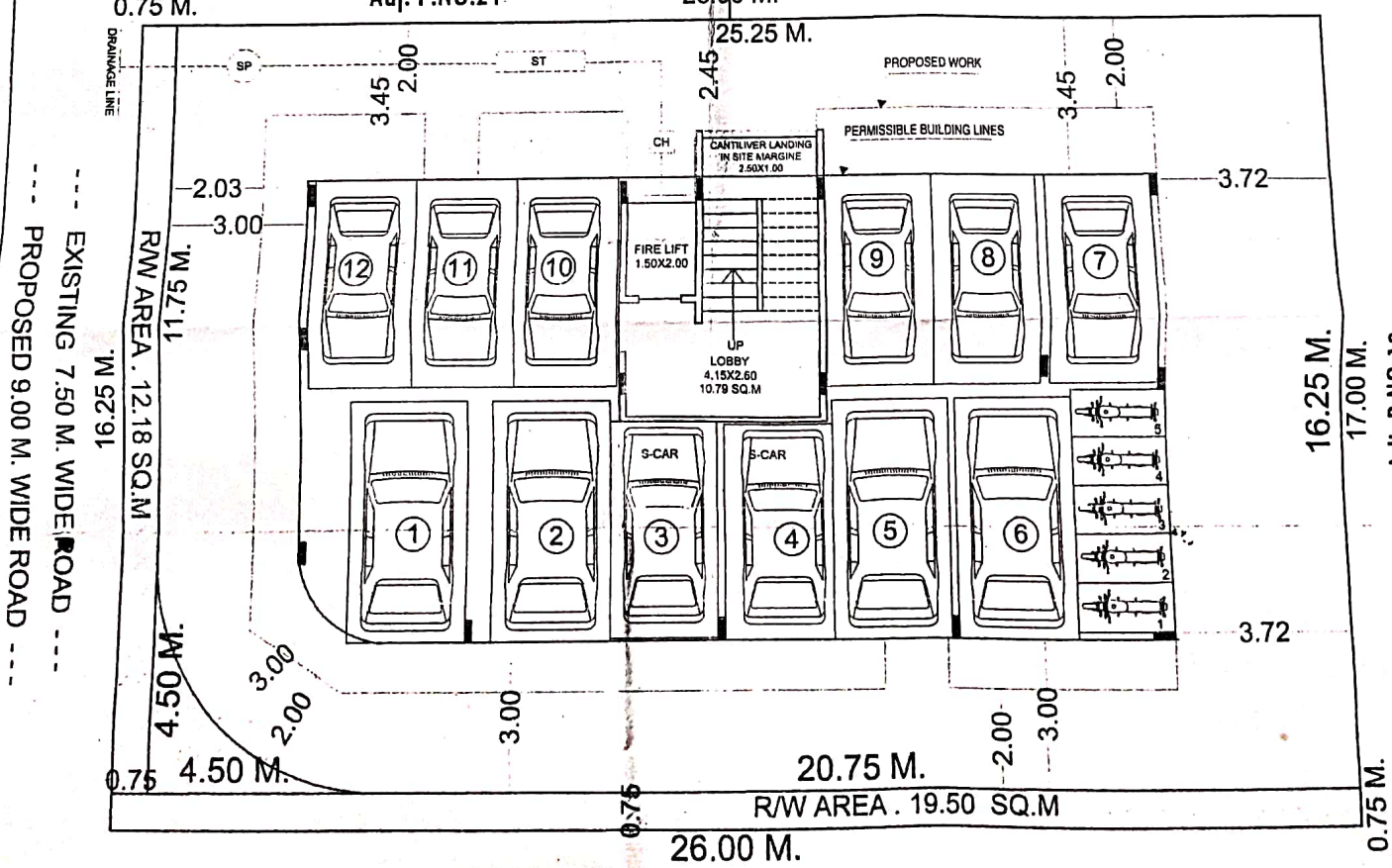
SIXTH FLOOR PLAN
(SCALE 1:100)



Adj. P.NO.21

26.00 M.

Adj. P.NO.22



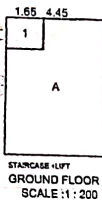
R/W AREA . 19.50 SQ.M

26.00 M.

--- EXISTING 7.50 M. WIDE ROAD --- GROUND & PARKING PLAN
 --- PROPOSED 9.00 M. WIDE ROAD --- (SCALE 1:100)

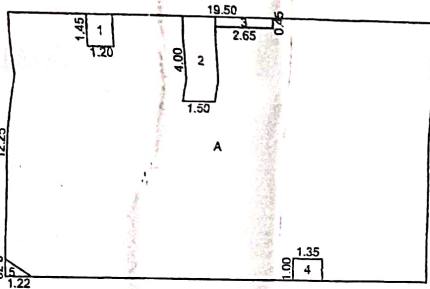
SECTION A - A

SECTION B - B



BUILT-UP AREA CALCULATION

GROUND FLOOR		SQ.MT.
A	4.45 X 6.25 X 1 NO	27.81
DEDUCTIONS		
1	1.65 X 1.40 X 1 NO	2.31
TOTAL		2.31
SERVICE DEDUCTIONS		
TOTAL DEDUCTIONS		2.31
NET BUILT UP AREA		25.50



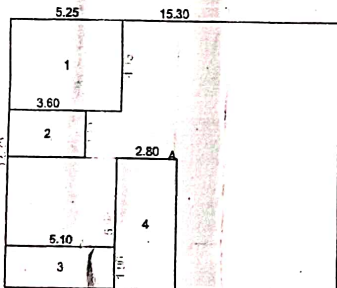
BUILT-UP AREA CALCULATION

FIRST TO FIFTH FLOOR		SQ.MT.
A	19.50 X 12.25 X 1 NO	238.88

DEDUCTIONS		
1	1.20 X 1.45 X 1 NO	1.74
2	1.50 X 4.00 X 1 NO	6.00
3	2.65 X 0.45 X 1 NO	1.19
4	1.35 X 1.00 X 1 NO	1.35
5	0.50 X 0.79 X 1.22 X 1 NO	0.48
TOTAL		10.76

TOTAL DEDUCTIONS	10.76
NET BUILT UP AREA	228.12

FIRST TO FIFTH FLOOR
SCALE : 1 : 200



BUILT-UP AREA CALCULATION

SIXTH FLOOR		SQ.MT.
A	15.30 X 12.25 X 1 NO	187.43

DEDUCTIONS		
1	5.25 X 4.15 X 1 NO	21.79
2	3.60 X 2.12 X 1 NO	7.63
3	5.10 X 1.90 X 1 NO	9.69
4	2.80 X 5.99 X 1 NO	16.74
TOTAL		55.85

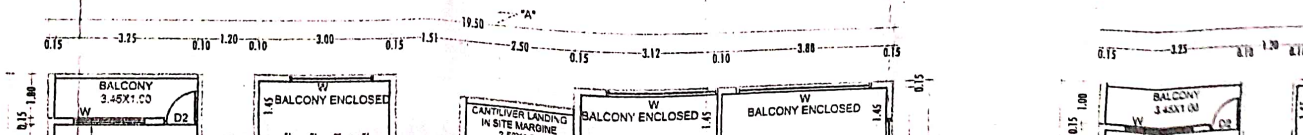
TOTAL DEDUCTIONS	55.85
NET BUILT UP AREA	131.58

SIXTH FLOOR
SCALE : 1 : 200

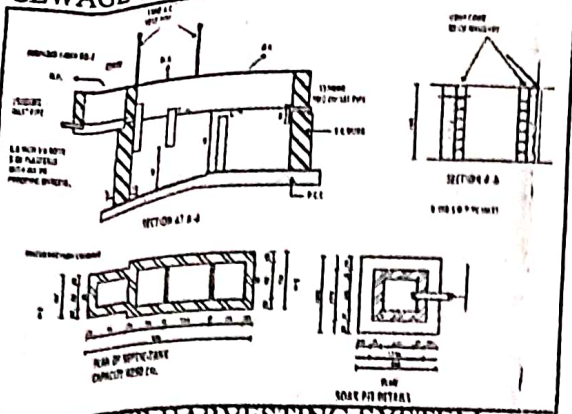
PARKING STATEMENT					
SR. No.	TENEMENTS PROPOSED	REQUIRED PARKING (for Two Tenements above 40 but less 80 m ²)		PARKING PROVIDED (for Two Tenement above 40 but less 80 m ²)	
		FOUR Wheeler	TWO Wheeler	FOUR Wheeler	TWO Wheeler
1	RESIDENTIAL 05 NOS (150sq.m. and above)	10	15	10	15
2	RESIDENTIAL 01 NOS (40 but less 80 m ²)	01	2.5	01	2.5
3	VISITORS PARKING 5%	0.55	0.88	0.55	0.88
4	TOTAL	11.55	18.38	11.55	18.38
5	FACTOR 0.90	10	17	10	17
GRAND TOTAL		10	17	10	17

FROM OF STATEMENT [SR.NO.08 (a) (iii)] EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

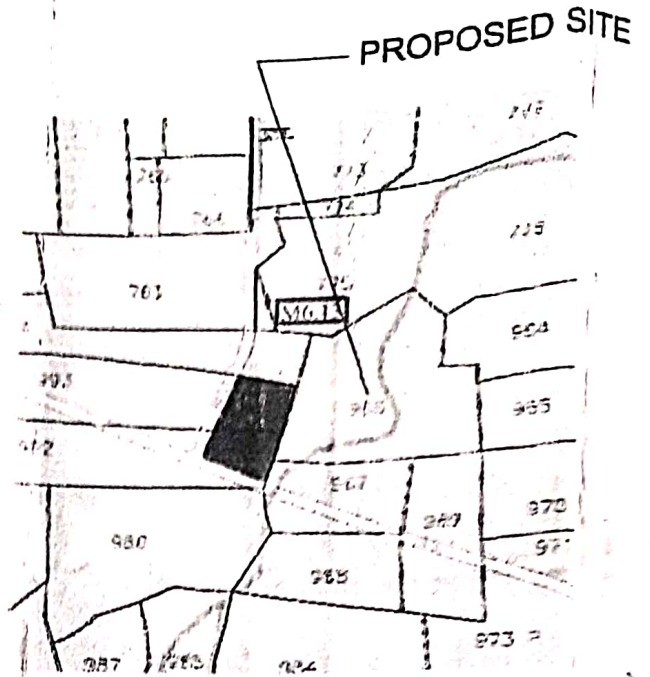
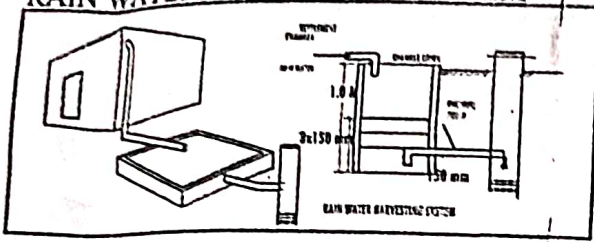
FROM OF STATEMENT D3 [SR.NO.09 (g)] AREA DETAILS OF APARTMENT						
BUILDING NO.	FLOOR NO.	APARTMENT No	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	TOTAL AREA IN SQ.M
1	FIRST FLOOR	101	177.00	25.00	0.00	203.00
1	SECOND FLOOR	201	177.00	25.00	0.00	203.00
1	THIRD FLOOR	301	177.00	25.00	0.00	203.00
1	FOURTH FLOOR	401	177.00	25.00	0.00	203.00
1	FIFTH FLOOR	501	177.00	25.00	0.00	203.00
1	SIXTH FLOOR	501/A	19.01	0.00	0.00	19.01
1		601	73.00	11.55	0.00	84.55
FIRST SECOND THIRD FOURTH FIFTH & SIXTH FLOOR AREA						1118.56



SEWAGE TREATMENT FACILITY



RAIN WATER HARVESTING SYSTEM



LOCATION PLAN

SCALE : 1 : 1000



TYPE	SIZE	SPECIFICATION
D2	0.75 X 2.10	TEAK WOOD FRAME STEEL GLAZED WINDOW
D1	0.90 X 2.10	
D	1.05 X 2.10	
W	1.50 X 1.50	
V	0.90 X 0.75	VENTILATOR
FD	2.40 X 2.40	ROLLING SHUTTER

F.S.I. AREA STATEMENT	
1. PLOT AREA	= 410.31 M ²
2. BASIC F.S.I (10 %)	= 41.03 M ²
3. ROAD WIDENING (31.69 X 2)	= 63.38 M ²
5. PREMIUM PROPOSED	= 205.16 M ²
6. T.D.R PROPOSED	= 110.00 M ²
6. ANCILLARY AREA FSI UPTO 60%	= 467.80 M ²
TOTAL	= 1297.68 M²

FROM OF STATEMENT 2 PROPOSED BUILDING	
FLOOR NO.	Total Built-up Area of Floor As per Outer Construction Line (Sq.mt)
GROUND FLOOR	25.50
FIRST FLOOR	228.12
SECOND FLOOR	228.12
THIRD FLOOR	228.12
FOURTH FLOOR	228.12
FIFTH FLOOR	228.12
SIXTH FLOOR	131.58
TOTAL	1297.68

PARKING PROVIDED
Two Tenament above
0 but less 80 m²)

Two
Wholesaler

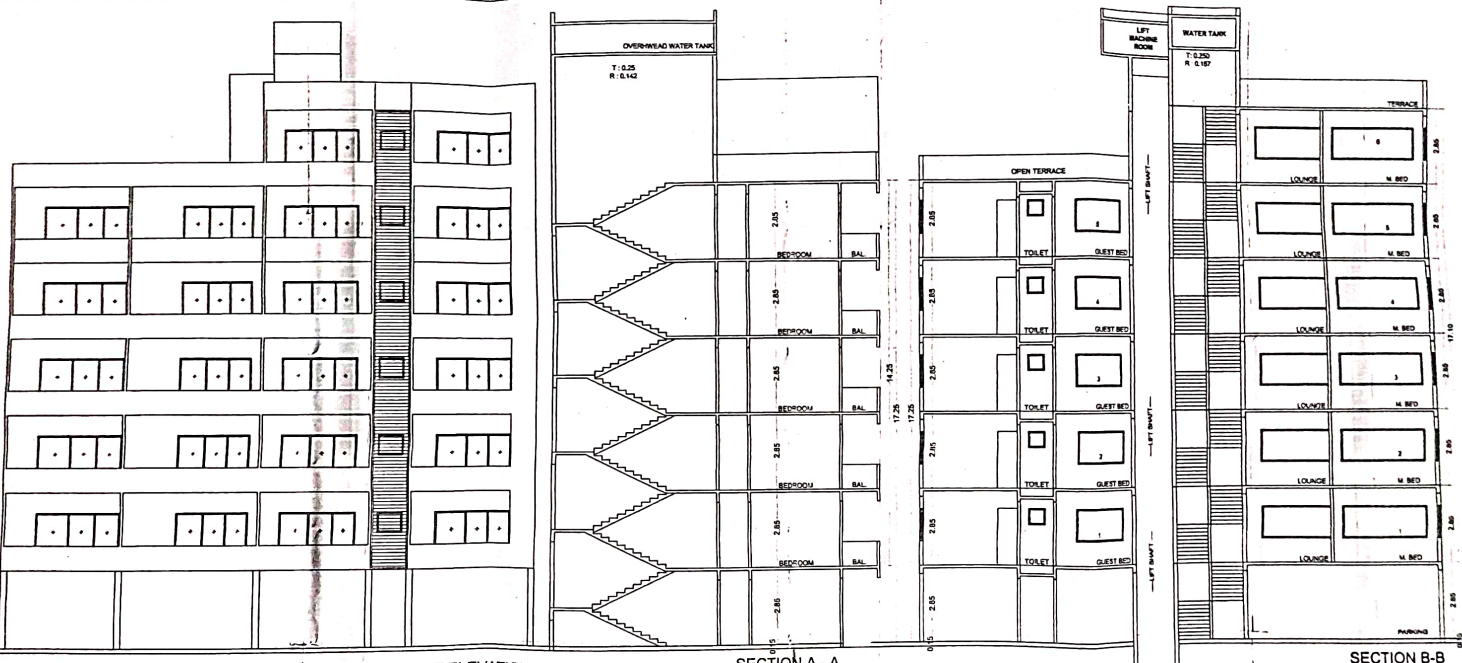
0.75 M.

Adj. P.NO.21

Adj. P.NO.22

2.00

25.25 M.



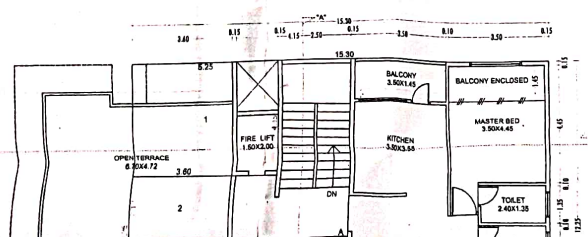
FRONT ELEVATION

SECTION A - A

SECTION B - B



TYPE	S
D2	0.75
D1	0.90
D	1.05
W	1.50
V	0.90
FD	2.40



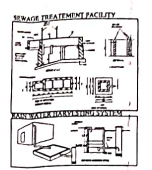
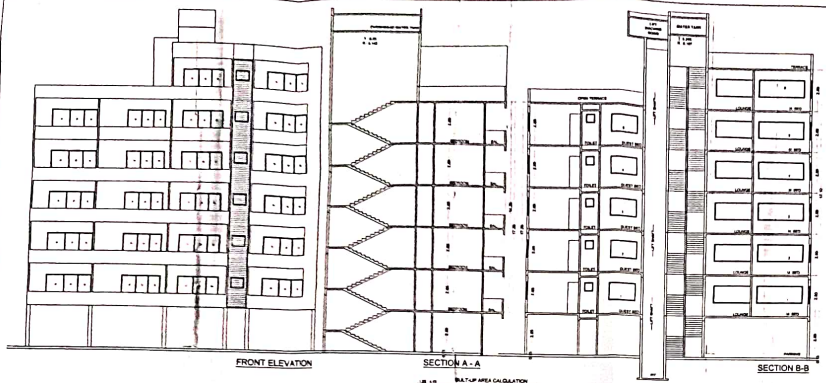
BUILT-UP AREA CALCULATION		50 MT
GROUND FLOOR		
A	4.45 X 8.25 X 1 NO	27.81
DEDUCTIONS		
T	1.85 X 1.40 X 1 NO	2.31
TOTAL		25.50
SERVICE DEDUCTIONS /		
TOTAL DEDUCTIONS /		2.31
NET BUILT UP AREA /		25.50



BUILT-UP AREA CALCULATION		50 MT
FIRST TO FIFTH FLOOR		
A	18.50 X 12.25 X 1 NO	226.88
DEDUCTIONS		
1	1.20 X 1.45 X 1 NO	1.74
2	1.50 X 4.00 X 1 NO	6.00
3	2.85 X 0.45 X 1 NO	1.19
4	1.35 X 1.00 X 1 NO	1.35
5	0.50 X 0.79 X 122 X 1 NO	0.48

SR. NO.	TENANTS PROVIDED	REQUIRED PARKING		PROVIDED PARKING	
		NO.	%	NO.	%
1	RESIDENTIAL DE VICE (BALKON AND AREA)	12	10	12	10
2	RESIDENTIAL AT GATE (100 NO. OF VEH)	07	2.5	07	2.5
3	VISITOR PARKING 1.5	0.55	0.58	0.58	0.5
4	FACTOR 2.5R	10	17	13	17
GRAND TOTAL		30	30	32	30

PN 13
10/1/82



TYPE	SIZE	SPECIFICATION
CF	0.75 x 2.10	1100 W.P.
CF	0.75 x 2.10	STEAK WOOD FRAME
D	1.05 x 2.10	STEEL GLAZED WINDOW
W	1.50 x 1.50	1100 W.P.
V	0.90 x 0.75	VENTILATOR
FD	2.40 x 2.40	SCROLLING SHUTTER

31 AREA STATEMENT

1. FLOOR AREA	1152.00
2. B.A.C.F. (10%)	115.20
3. ROAD HOLDINGS (ST. 20 x 2.1)	115.20
4. PERMITTED HOLDINGS	816.60
5. 10% HOLDINGS	81.66
6. HOLDINGS LEFT OVER	1.50
TOTAL	1152.00

PROPOSED AMALGAMATION & BUILDING PLAN ON P.N.O. 19-20-21 & NO. 200/111 (2) TO 3/1 TO 3/11 TO 8 AT NASHIK SHIVARNAASHIK FOR M. RAJENRA VASANTRAO GORHE

APPROVAL

TRUE COPY

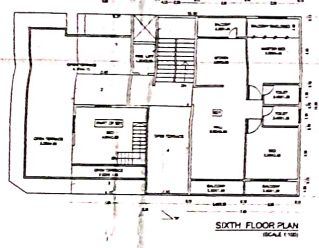
APPROVED

As per the conditions mentioned in the accompanying correspondence

6/24/82 (20/1/82) 3/8/74/23

ENGINEER IN CHARGE

G S ASSOCIATES

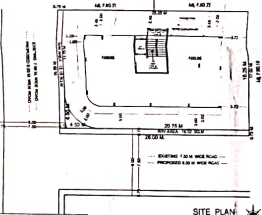


BUILDUP AREA CALCULATION

FLOOR NO.	AREA (SQ. M.)	PERCENTAGE
1	1152.00	100%
2	1152.00	100%
3	1152.00	100%
4	1152.00	100%
5	1152.00	100%
6	1152.00	100%
TOTAL	6912.00	

FORM OF STATEMENT (IN SQ. M.)

FLOOR NO.	AREA (SQ. M.)	PERCENTAGE
1	1152.00	100%
2	1152.00	100%
3	1152.00	100%
4	1152.00	100%
5	1152.00	100%
6	1152.00	100%
TOTAL	6912.00	



TRUE COPY

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As per the conditions mentioned in the accompanying correspondence

6/24/82 (20/1/82) 3/8/74/23

ENGINEER IN CHARGE

G S ASSOCIATES

PROPOSED AMALGAMATION & BUILDING PLAN ON P.N.O. 19-20-21 & NO. 200/111 (2) TO 3/1 TO 3/11 TO 8 AT NASHIK SHIVARNAASHIK FOR M. RAJENRA VASANTRAO GORHE

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6/24/82 (20/1/82) 3/8/74/23

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