PROFORMA 1
BUILDING PERMISSION OF PROPOSEDCOMMERCIAL
+RESIDENTIAL BUILDING ON PLOT NO.1+2,S.NO.78/1/A/78/3/1/2,
NANDUR DASAK SHIWAR, NASHIK.
LAND OWNER BUASANI BUILDTECH PARTNERSHIP FIRM
THROUGH PARTNER SHRI. VINAY ANIL WANKHEDE & OTHERS

STAMP OF APPROVAL

SHEET NO. 1/3

APPROVED

The Plans amended in ....
As per the conditions Mentioned in
the accompanying commencement
Certificate No. C1/153 dated 19/06/2023
2023

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

AREA CALCULATION PLINE AREA

GROUND FLOOR

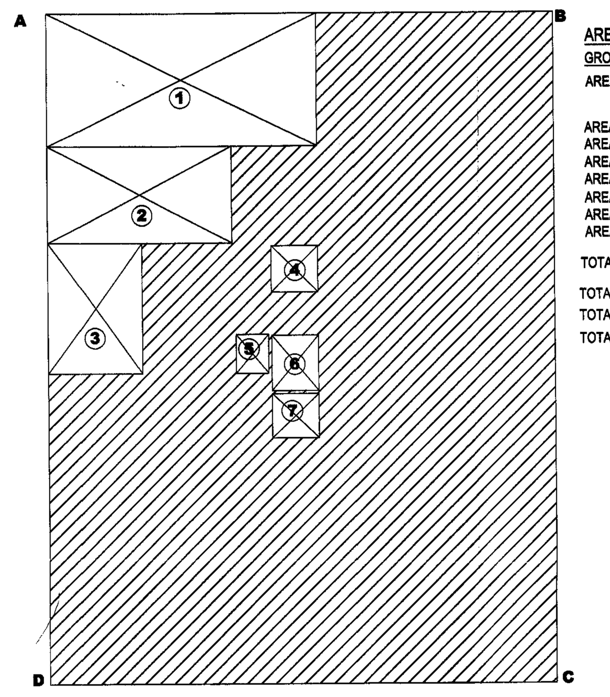
AREA OF BLOCK ABCD = 24.62X32.61 = 802.85 SQ.M.

DEDUCTION

AREA OF BLOCK 1 =13.12X6.46 = 84.75 SQ.M.
AREA OF BLOCK 2 =8.98X4.70= 42.20 SQ.M.
AREA OF BLOCK 3 =4.58X6.35 = 29.08 SQ.M.
AREA OF BLOCK 4 =2.25X2.25 = 5.06 SQ.M.
AREA OF BLOCK 5 =1.58X1.91= 3.01 SQ.M.
AREA OF BLOCK 6 =2.25X2.70 = 6.07 SQ.M.
AREA OF BLOCK 7 =2.25X2.15=4.83 SQ.M.

TOTAL DEDUCTION =175.00 SQ.M.

TOTAL PLINE AREA OF GROUND FLOOR =802.85-175.00=627.85 SQ.M....A
TOTAL RESIDENTIAL PLINE AREA OF GROUND FLOOR =96.15 SQ.M....A
TOTAL COMMERCIAL PLINE AREA OF GROUND FLOOR =531.70 SQ.M....A



AREA CALCULATION PLINE AREA

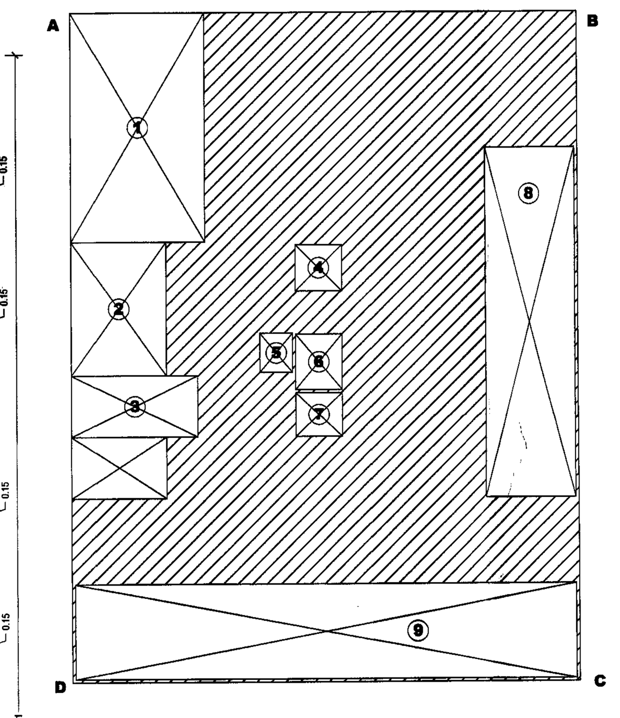
FIRST FLOOR

AREA OF BLOCK ABCD = 24.62X32.61 = 802.85 SQ.M.

DEDUCTION

AREA OF BLOCK 1 =6.10X11.16 = 68.07 SQ.M.
AREA OF BLOCK 2 =4.58X6.50= 29.77 SQ.M.
AREA OF BLOCK 3 =6.10X3.00 = 18.30 SQ.M.
AREA OF BLOCK 4 =2.25X2.25 = 5.06 SQ.M.
AREA OF BLOCK 5 =1.58X1.91= 3.01 SQ.M.
AREA OF BLOCK 6 =2.25X2.70 = 6.07 SQ.M.
AREA OF BLOCK 7 =2.25X2.15=4.83 SQ.M.
AREA OF BLOCK 8 =3.60X17.80=64.08 SQ.M.
AREA OF BLOCK 9 =24.32X3.95=96.06 SQ.M.

TOTAL DEDUCTION =295.25 SQ.M.
TOTAL PLINE AREA OF FIRST FLOOR =802.85-295.25=507.60 SQ.M....A
TOTAL RESIDENTIAL PLINE AREA OF FIRST FLOOR =210.10 SQ.M....A
TOTAL COMMERCIAL PLINE AREA OF FIRST FLOOR =297.50 SQ.M....A



AREA STATEMENT

		SQ.M.
1	AREA OF THE PLOT	
	MINIMUN AREA OF a,b,c TO BE CONSIDERED	1704.85
	a) AS PER OWNERSHIP DOCUMENT(7/12,CTS EXTRACT)	1704.85
	b) AS PER MEASUREMENT SHEET	1704.85
	c) AS PER SITE	
2	DEDUCTION FOR	
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00
	b) ANY D.P. RESERVATION AREA	-
	(TOTAL a+b)	0.00
3	BALANCE AREA OF THE PLOT (1-2)	1704.85
4	AMENITY SPACE(IF APPLICABLE)	
	a) REQUIRED	-
	b) ADJUSTMENT OF 2(B),IF ANY	-
	c) BALANCE PROPOSED	-
5	NET PLOT AREA (3-4(C))	1704.85
6	RECREATIONAL OPEN SPACE(IF APPLICABLE)	
	a) REQUIRED	-
	b) PROPOSED	-
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	-
9	BUILTUP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR. NO.5 X 1.1)	2835.10
10	ADDITIONS OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED IN ROAD WIDTH	852.33
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	831.84
11	IN SITU FSI / TDR LOADING	
	a) IN SITU AREA AGAINST D.P. ROAD(2.00 X SR.NO.2(a)	207.00
	b) IN SITU AREA AGAINST AMINITY SPACE (2.00 OR 1.85 X SR.NO.4(b) AND/OR(C)	-
	c) TDR AREA (SUBJECT TO MAXIMUM OF 1.4 OF SR.NO.8)	2200.00
	d) (TOTAL IN-SITU / TDR LOADING PROPOSED (a+b+c)	2407.00
12	ADDITIONAL FSI UNDER CHAPTER NO.7	-
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
	a) (9+10(b)+11(d) or 12 WHICHEVER IS APPLICABLE	5873.94
	b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	3615.03
	c) TOTAL ENTITLEMENT (a+b)	9488.97
	MAXIMUM UTILIZATION OF FSI(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	4.80
15	TOTAL BUILTUP AREA PROPOSAL (excluding area at sr.no.17b)	
	a) EXISTING/APPROVED BUILTUP AREA	0.00
	b) PROPOSED BUILTUP AREA (as per P-Line)	9486.55
	c) TOTAL (a+b)	9486.55
16	FSI CONSUMED (15/13) SHOULD NOT MORE THAN SR.NO.14	-
15	AREA FOR INCLUSIVE HOUSING IF ANY	-
	a) REQUIRED (20% OF SR.NO.5)	-
	b) PROPOSED	-

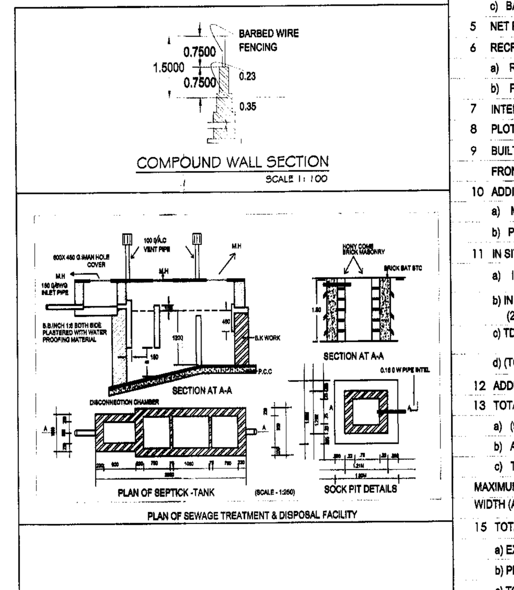
CERTIFICATE OF THE AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/01/2021 AND DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT. LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS

SIGNATURE OF ARCHITECT

OWNERS DECLERATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SEFETY AT THE WORK SITE.

OWNERS NAME AND SIGNATURE

ARCHITECTS NAME AND SIGNATURE



COMPOUND WALL SECTION
SCALE 1 : 100

PLAN OF SEWAGE TREATMENT & DISPOSAL FACILITY

SCHEDULE OF OPENINGS

D1 = 1.00 x 2.10
D2 = 0.90x2.10
D3 = 0.75x2.10
W1= 1.50 x 1.80
W2= 1.20 x 1.80
W3= 0.55x1.80
FW= 1.58 x 2.1
V = 0.60 X 0.75
RS1 =3.00X5.00

ARCHITECT'S SIGN	R.C.C. CONSULTANT

ARCHITECT : A.V. MALPURE

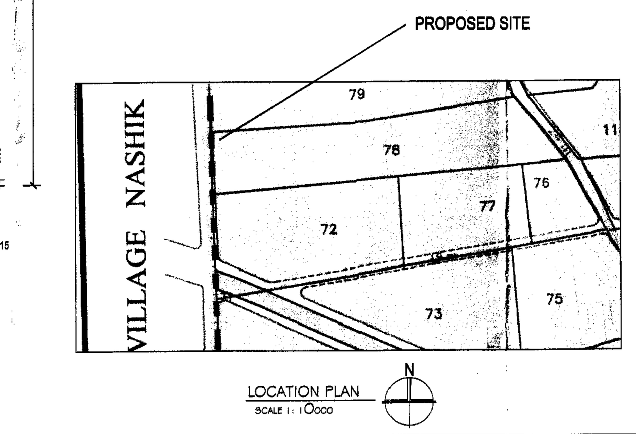
LAND OWNER
LAND OWNER BUASANI BUILDTECH PARTNERSHIP FIRM
THROUGH PARTNER SHRI. VINAY ANIL WANKHEDE & OTHERS

TITLE
BUILDING PERMISSION DRAWING

PROJECT
BUILDING PERMISSION OF PROPOSED COMMERCIAL
+RESIDENTIAL BUILDING ON PLOT NO.1+2,S.NO.78/1/A/78/3/1/2,
NANDUR DASAK SHIWAR, NASHIK.

CONSULTING ARCHITECT
LOGICAL SPACES
AR. ABHIJIT V. MALPURE
3,ARYA HEIGHTS, YEOLEKAR MALA,
COLLEGE ROAD, NASHIK-7.
CELL 9423478935

SCALE	1:100
DATE	-22/05/2023
DELT BY	AVM
CHKD BY	AVM
JOB NO.	JF3
DRG NO.	M1



LOCATION PLAN
SCALE 1 : 1000

T.D.R STATEMENT

NET PLOT AREA=1704.85 SQ.M.
ALLOWED T.D.R. = 2200.00 SQ.M.
PROPOSED T.D.R.= 2200.00 SQ.M.
PURCHASED T.D.R
AS PER FORMULA =95.13SQ.M.
D.R. C. NO. - 459 DT. 08/04/2011
SALE DEED NO. 3070 DT.9/3/2023

FORMULA AS PER NOTIFICATION-TPS-1813/3067 DT. 28/01/2016
FORMULA: X=(Rg/Rr) X Y
X=PERMISSIBLE UTILISATION OF TDR/DR IN SQ.M.
ON RECEIVING PLOT = 2200.00 SQ.M.
Rg=RATE FOR LAND IN RS.PER SQ.M. AS PER ASR
OF GENERATING PLOT IN GENERATING YEAR=RS.16500/SQ.M.
Rr=RATE FOR LAND IN RS PER SQ.M. AS PER ASR
OF RECEIVING PLOT IN GENERATING YEAR= RS 800/SQ.M.
Y= TDR DEBITED FROM DRC IN SQ.M.
2200=(16500/800) X Y
Y= (2200X800) /16500=95.13 SQ.M.
SO TDR DEBITED FROM DRC=95.13 SQ.M.

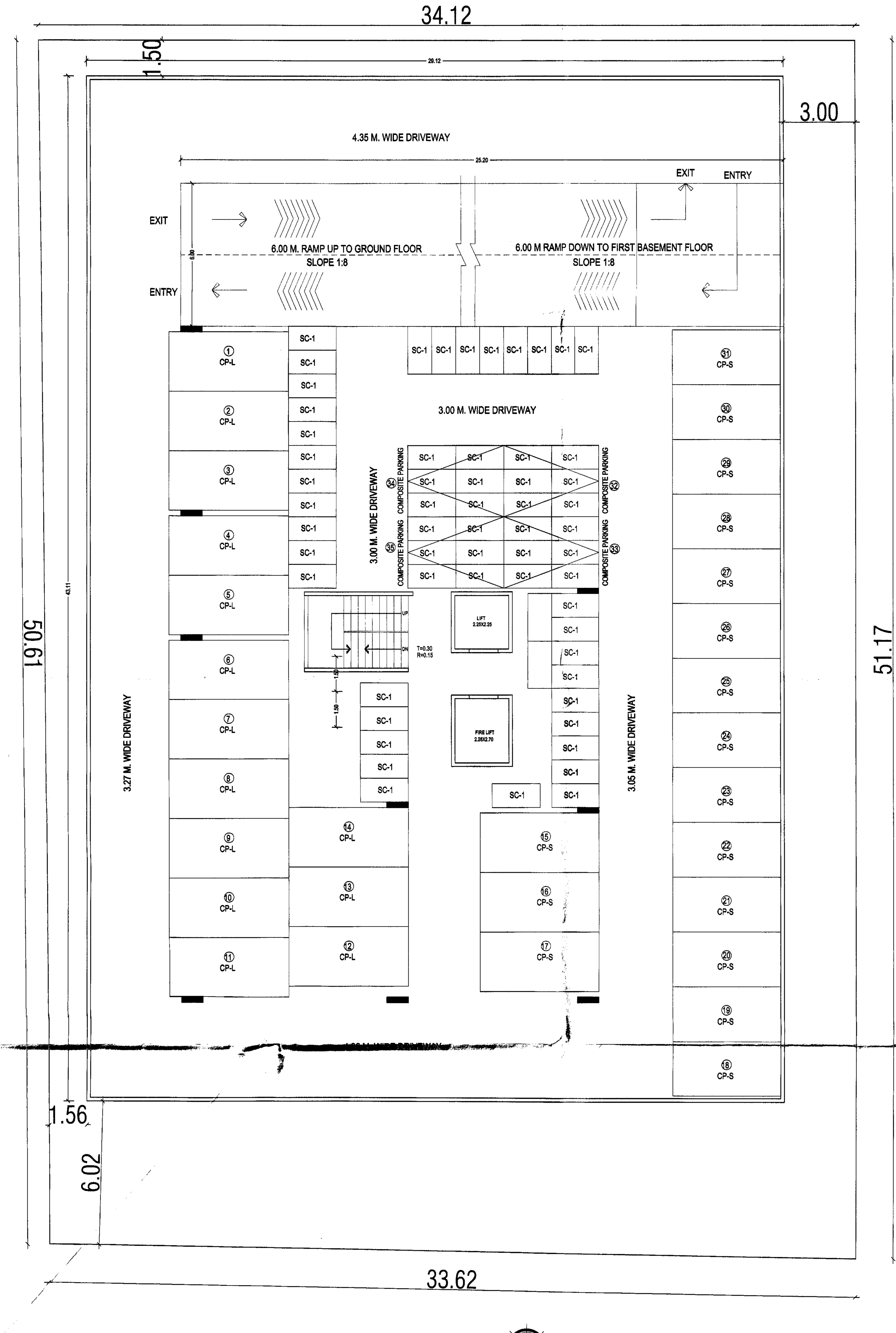
ANCILLERY FSI CALCULATION

	PROPOSED FSI	PERMISSIBLE ANCILLERY FSI	TOTAL PLINE AREA
COMMERCIAL	460.67	80% = 368.53	829.20 SQ.M.
RESIDENTIAL	5410.85	60% = 3246.50	8657.35 SQ.M.
TOTAL	5871.52	TOTAL PERMISSIBLE ANCILLERY FSI =368.53+3246.50=3615.03	9486.55 SQ.M.

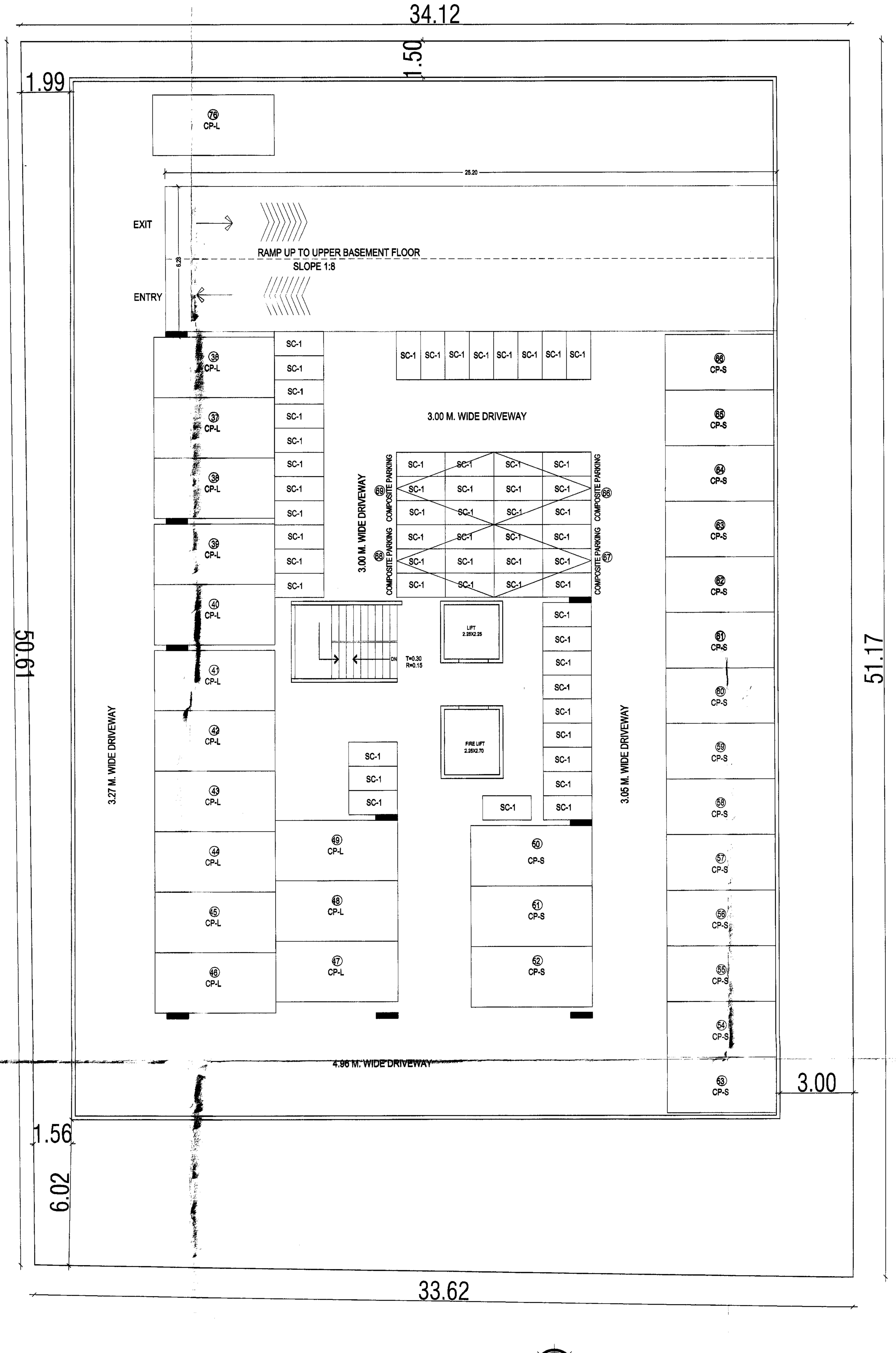
FORM OF STATEMENT TWO
SR.NO. 9(A)

BUILDING NO.	FLOOR NO.	TOTAL B/UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
I	GROUND FLOOR	96.15+531.70=627.85
	FIRST FLOOR	210.10+297.50=507.60
	SECOND FLOOR	446.58
	3 TO 20 FLOOR	439.14
	TOTAL	9486.55
TOTAL COMMERCIAL BUILTUP AREA=829.20 SQ.M.		
TOTAL RESIDENTIAL BUILTUP AREA=8657.35 SQ.M.		

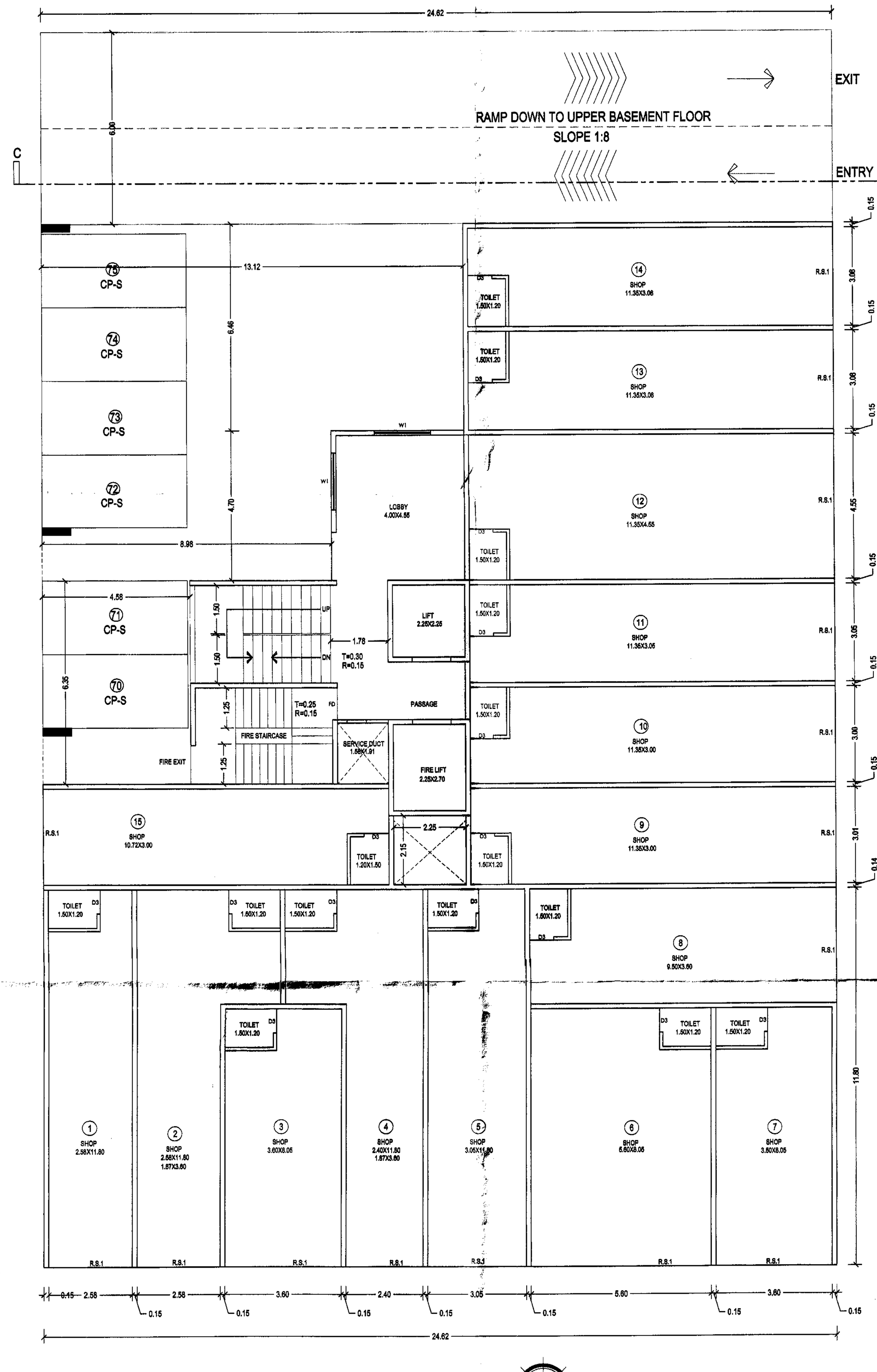
CARPET AREA OF TENAMENT	NO.OF TENAMENT	PARKING STATEMENT FOUR WHEELER REQUIRED	PROPOSED	RESIDENTIAL TWO WHEELER REQUIRED	PROPOSED
40 TO 80 SQ.M.	38	19	19	38	38
80 TO 150 SQ.M.	38	38	38	38	38
VISITORS(5%)		3	3	4	4
TOTAL		60	60	80	80
CARPET AREA OF TENAMENT		PARKING STATEMENT FOUR WHEELER REQUIRED	PROPOSED	COMMERCIAL TWO WHEELER REQUIRED	PROPOSED
SHOPS	802.14	16	16	48	48
TOTAL PARKING REQ		76	76	128	128
90%		68	68	123	123



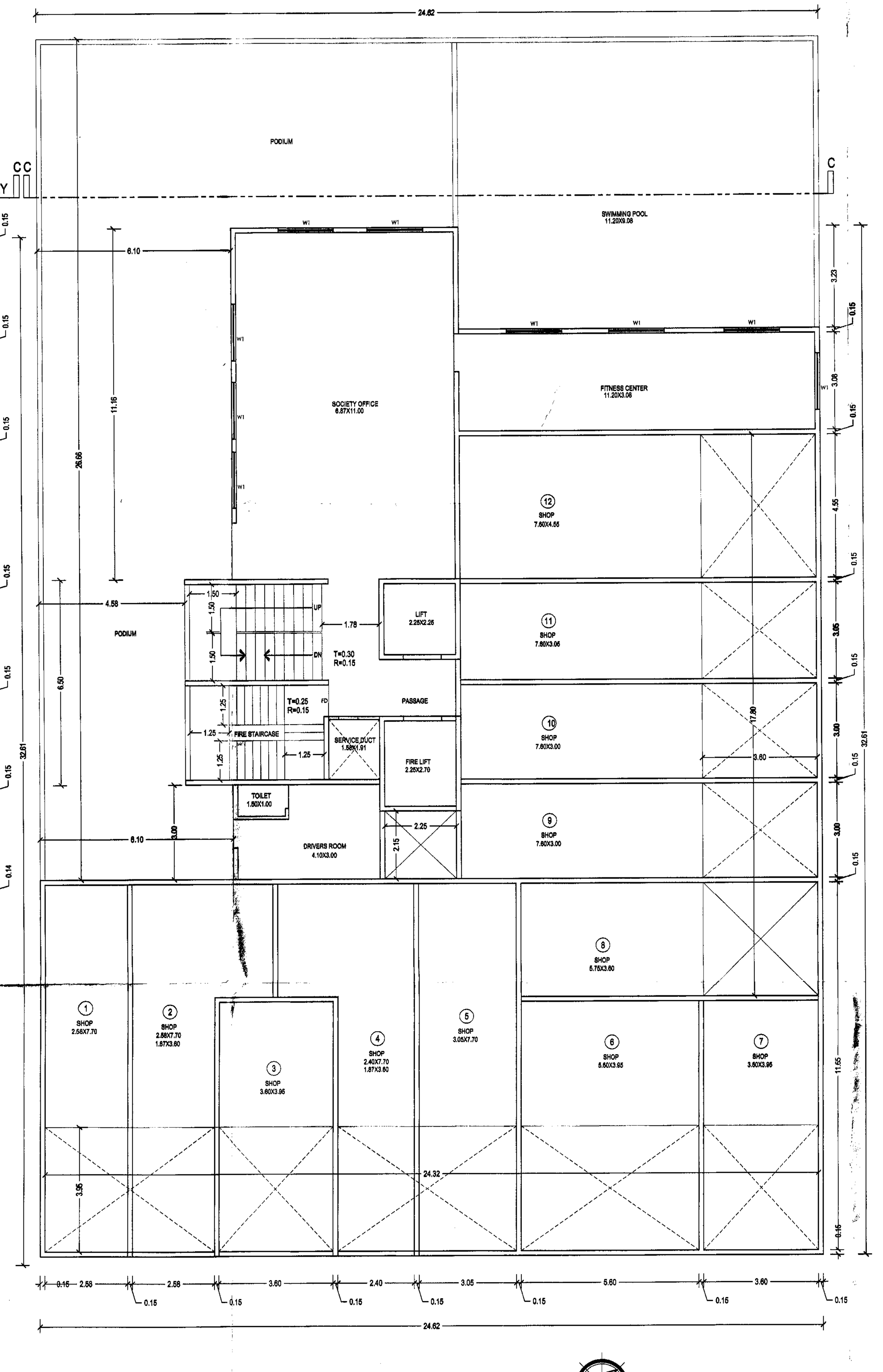
FIRST BASEMENT FLOOR PLAN
SCALE 1 : 100



SECOND BASEMENT FLOOR PLAN
SCALE 1 : 100



GROUND FLOOR PLAN
SCALE 1 : 100



FIRST FLOOR PLAN
SCALE 1 : 100