



## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ Risk Based/c1/48/2022

DATE :- 09/05/2022

### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

TO, **Mr. Prakash Pavaji Gajare.**

**C/o. Er. Harshad Bhamare & Stru.Engg. Rahul Thorat Of Nashik.**

**Sub :-** Sanction of Building Permission & Commencement Certificate on Plot No. 30 of S.No./G.No. 45/6/1 of Makhamalabad Shiwar, Nashik.

**Ref :-** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/Risk Based In Dated:-30/12/2021 Inward No.C1/RiBP/1605.  
2) Final Layout No. LND/WS/192/2021 Dt:07/07/2021.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ..... subject to the following conditions.

#### **CONDITIONS (1 to 46)**

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) Wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply.
- A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- a] Name and Address of the owner/developer, Architect/Engineer and Contractor.
- b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
- c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
- d] F.S.I. permitted.
- e] Number of Residential/Commercial flats with their areas.
- f] Address where copies of detailed approved plans shall be available for inspection.
- B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.

C. C. For Plot No. 30 of S.No./G.No. 45/6/1 of Makhamalabad Shiwar, Nashik.

- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
- 32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &,in addition,necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of Hon.Commissioner Order No.158/2019 Dt.23/05/2019.
- 35) This Risk Based (Low/Moderate Risk) Building permission is granted on the basis of self declaration givan by Architect Dated:30/12/2021.
- 36) This permission is given the basis of N. A. order No. 52/2013 Dt:06/09/2014 submitted with the application.

### Charges Recovery

- 37) Rs.13,170/- is paid for development charges w.r.to the proposed Construction Vide R.No. 847 Date :06/05/2022.
- 38) Rs.Nil/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. ---- Date : ----.
- 39) Drainage Connection Charges Rs.2351/- is paid vide R.No. 847 Date :06/05/2022.
- 40) Welfare Cess charges Rs.18,315/- is paid Vide R.No. 847 Date :06/05/2022.
- 41) Rs.1000/-vide R.No. 848 Date :06/05/2022 against Treeplantation deposit.
- 42) Scrutiny ChargesRs.384/- vide R.No. 847 Date :06/05/2022.
- 43) Charges for "Premium FSI" is paid Rs.Nil/-vide R.No./B.No. ---- Date : ----
- 44) Charges for "Ancillary Permium is Paid FSI" Rs.12,620/- vide R.No. 849 Date:06/05/2022.
- 45) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change,New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following stricly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.2351/- is paid vide R.No. 847 Date :06/05/2022.

### Additional Conditions

- 46) NMC Tax for Vacant plot shall be paid before Completion.

  
Sectional Engineer  
Town Planning Department  
Nashik Municipal Corporation,Nashik.

No. LND / BP / CI / 48 / 2022  
Nashik, Dt. 09 / 05 / 2022  
Copy to : Divisional Officer

H.K. Bharamani



**PROPOSED RESIDENTIAL BUNGALOW**  
**P NO :- 30 S NO:45/6/1**  
**AT MAKHMALBAD SHIWAR , NASHIK.**  
**FOR -SHRI.PRAKASH P.GAJARE.(P NO-30)**

STAMPS OF APPROVAL OF PLANS

**APPROVED**

The plans amended in..  
 in accordance with the conditions Mentioned in  
 the accompanying commencement

Certificate No  
 C/148/2022

dated  
 09/05/2022

*(Handwritten Signature)*

**SECTIONAL ENGINEER,**  
**TOWN PLANING DEPARTMENT**  
**NASHIK MUNICIPAL CORPORETION, NASHIK**

*H.K. Bhambare*



**AREA STATEMENT**

**SQM.**

1. Area of plot. (Minimum area of a,b,c to be considered)	55.91
a) As per ownership document ( 7/12.CTS extract )	55.91
b) As per plan sheet	

as per FSI	00.00
(a) in-situ area against D.P. road [2.0x Sr.No.2 (a) ],if any	
(b) in-situ area against Amenity Space if handed over, 2.00 or 1.85xSr No.4 (b) and / or (c)].	
(c) TDR area	00.00
(d) Total in-situ/TDR loading proposed (11(a)+(b)+(c))	61.50
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposed	61.50
a) [9+10(b)+11(d)] or 12 whichever is applicable.	
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	15.00
c) Total entitlement (a+b)	76.50
14. maximum utilization limit of FSI (building potential) permissible as per road width {(as per Regulation No.6.1 or 6.3 or 6.4 as applicable)x1.6 or 1.8}	
15. Total Built-up Area in proposed (excluding area at Sr.No.17 b)	75.66
a) Existing Built-up Area	00.00
b) Proposed Built-up Area (as per 'P-line')	75.66
c) Total (a+b)	75.66
16. F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	0.98%
17. Area for Inclusive Housing ,if any	
a) Required (20% of Sr No.5)	
b) Proposed	

*H.K. Bharamast*

*P. Prasad*

*[Signature]*

Architects Sign.      Stru.Engineer      Owners Sign.

ARCHITECTURAL  
CONSULTANT



**NABHANGAM  
ENGINEERS**  
BUILDING YOUR DREAMS

**NABHANGAM ENGINEERS**

BUILDING PLANNER & GOVERNMENT REGISTERED VALUERS  
55, OMKAR UJSHAKIRAN CO. ONLY, SAMBHAJI CHOWK, NEAR  
CITY CENTRE MALL, NASHIK - 422002

Email: nabhangamengineers@gmail.com  
Tel: 0253-242275/242275/242275/242275

SCALE: 1:100

DATE: 01/03/2022

DRN BY: VP (Draughtsman)

CD BY: Harshad Bharamare.

H.V. Bhambhani



AREA STATEMENT

SQM.

1. Area of plot. (Minimum area of a,b,c to be considered)	55.91
a) As per ownership document ( 7/12.CTS extract )	55.91
b) As per measurement sheet	
c) As per site	
2. Deduction for.	
a) proposed D.P./D.P. Road widening area.	00.00
b) Any D.P.Reservation area.	
( Total a+b )	55.91
3. Balance Area of plot ( 1-2 )	55.91
4. Amenity Space (if applicable)	
a) Required	
b) Proposed	
c) Balance Proposed	
5. Net Plot Area( 3-4 (c) )	55.91
6. Recreational Open Space (if applicable)	
a) Required	
b) Proposed	
7. Internal Road Area	
8. Platable area (if applicable)	55.91
9. Built up area with reference to basic F.S.I as per front road width (Sr.No.5xbasic FSI)	61.50
10. Addition of FSI on payment of premium	00.00
a) Maximum permissible premium FSI-based on road width/TOD zone	
b) Proposed FSI on payment of premium.)	
11. In-situ FSI/TDR loading	
a) In-situ area against D.P.road [2.0x Sr.No.2 (a) ],if any	00.00
b) In-situ area against Amenity Space if handed over. [2.00 or 1.85xSr No.4 (b) and / or (c)].	
c) TDR area	00.00
d) total in-situ/TDR loading proposed ( 11 (a)+(b)+(c) )	61.50
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposed	61.50
a) [9+10(b)+11(d)] or 12 whichever is applicable.	
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	15.00
c) Total entitlement (a+b)	76.50
14. maximum utilization limit of FSI (building potential) permissible as per road width [(as per Regulation No.6.1 or 6.3 or 6.4 as applicable)x1.6 or 1.8]	
15. Total Built-up Area in proposed (excluding area at Sr.No 17 b1)	75.66
a) Existing Built-up Area	00.00
b) Proposed Built-up Area (as per 'P-line')	75.66
c) Total (a+b)	75.66
16. F.S.I Consumed (15/13) (should not be more than serial No.14 above.)	0.98%
17. Area for Inclusive Housing ,if any	
a) Required (20% of Sr No.5)	
b) Proposed	

H.V. Bhambhani

Proposed

[Signature]

(3)	29.59
30	29.59
	38.64
30	38.64
<b>9 + 38.64 = 68.23 SQ.M</b>	

**LOCATION PLAN**  
SCALE 1:10,000

**Owners declaration:-**

I/We under signed hereby confirm that I/We would abide by plan sanctioned by Nashik Municipal Corporation. I/We would execute the structure as 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

*[Handwritten Signature]*

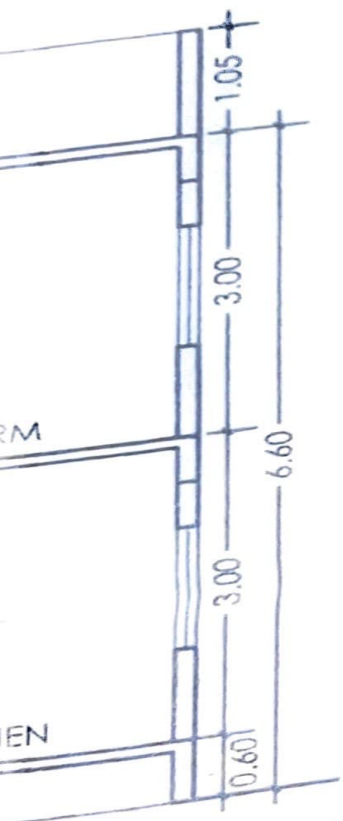
Owner (s) Name and Signature

**Certificate Of Area.**

Certified that plot under reference was surveyed by me on 01/11/2020 and the dimension of sides etc. of plot stated on plan are as measured on site and area so worked out tallies with the area stated in document of ownership/T.P. Scheme records/Land records department/City Survey records.

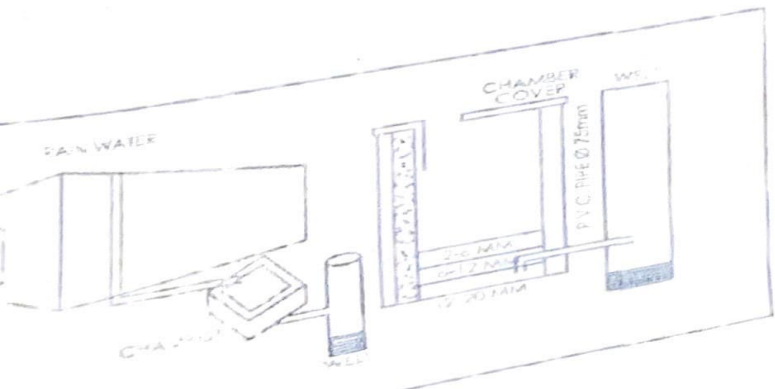
*[Handwritten Signature: H.K. Bhamax]*

Signature  
(Name of Architects/Licensed Engineer/Supervisor.)



**Form of Statement 2**  
**[Sr.No.9 (a) ] Proposed Building**

Building No.	Floor no	Total Built-up Area Of Floors, as per outer Construction line.
(1)	(2)	(3)
	Ground Flr	32.77
	First Floor	42.89
<b>Residential</b>		<b>75.66</b>
<b>Total Net B/up Area</b>		

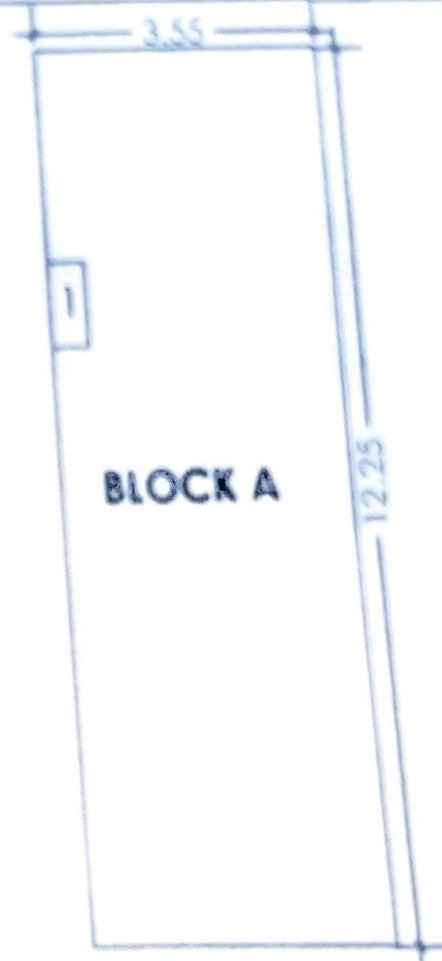
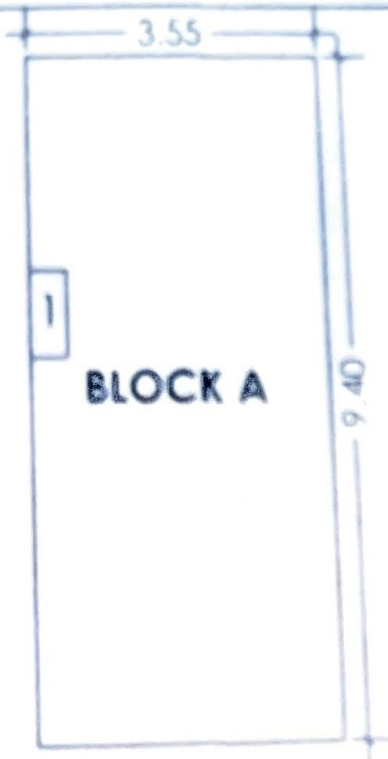


**Schedule Of Openings.**

Type	Size	Specification
D	1.05mx2.10m	D.W Hush Door
D1	0.90mx2.10m	"
D2	0.75mx2.10m	All Sliding Window
W	1.50mx1.20m	"
W1	0.90mx1.20m	"
W2	0.60mx1.20m	"
V	0.60mx0.90m	All Glass Ventilation

G.W. S.P. Inlet

## AREA CALCULATION STATEMENT



### AREA CALC GROUND FLR

A	3.55	X	9.40	=	33.37
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Deduction

1	0.50	X	1.20	=	0.60
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33.37 - 0.60					32.77
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**TOTAL NET B/UP AREA      32.77**

### Total Bulltup Area

Ground Floor = 32.77 sq.m

First Floor b/up = 42.89 sq.m

**Total B/up Area = 75.66 sq.m**

### AREA CALCULATION FIRST FLOOR

A	3.55	X	12.25	=	43.49
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Deduction

1	0.50	X	1.20	=	0.60
---	------	---	------	---	------

43.49 - 0.60					42.89
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**TOTAL NET B/UP AREA      42.89**

Existin  
Buildin  
No

(1)

C

B

R



NT		
12.25		
A		
25	=	43.49
20	=	0.60
		42.89
<b>AREA</b>		<b>42.89</b>

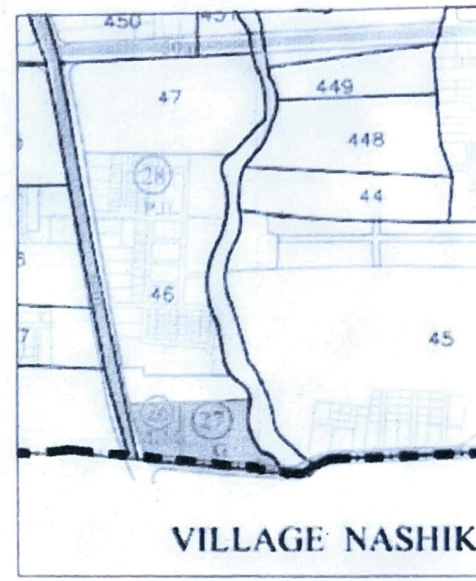
**Form of Statement 1 [Sr.No.8 (a) (iii)]  
Existing Building To Be Retained**

Existing Building No	Floor No	Plinth Area	Total Floor Area Of Existing Building	Use/ Occpancy Of Floors
(1)	(2)	(3)	(4)	(5)
-	-	-	-	-

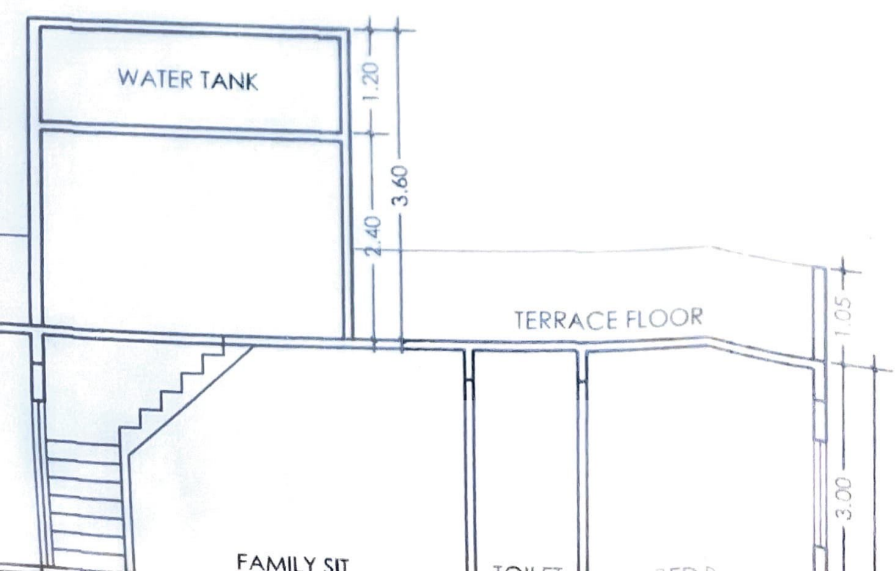
**FORM OF STATEMENT 3 [SR.NO.9 (G)]  
Carpet Area Details of Row Bungalow Plot No-30**

Bldg No	Floor No	Plot No	Carpet Area of Row Houses
(1)	(2)	(3)	(4)
Resi Bldg	Ground Floor	30	29.59
<b>TOTAL</b>			<b>29.59</b>
Resi Bldg	First Floor	30	38.64
<b>TOTAL</b>			<b>38.64</b>
<b>TOTAL CARPET AREA = 29.59 + 38.64 = 68.23 SQ.M</b>			

1. plot boundary shown in thick black.
2. proposed work shown in red.
3. drainage line shown in dotted red.
4. external wall 0.15 m thick.
5. internal wall 0.10 m thick.



**LOCATION PLAN**  
 SCALE 1:10,000



**Owners declaration:-**  
 I/We under signed hereby confirm that I/We would be sanctioned by Nashik Municipal Corporation. I/We would construct the structure as per sanctioned plans. Also I/We would carry out the work under supervision of proper technical person to ensure the quality and safety at the work site.

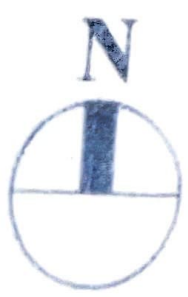
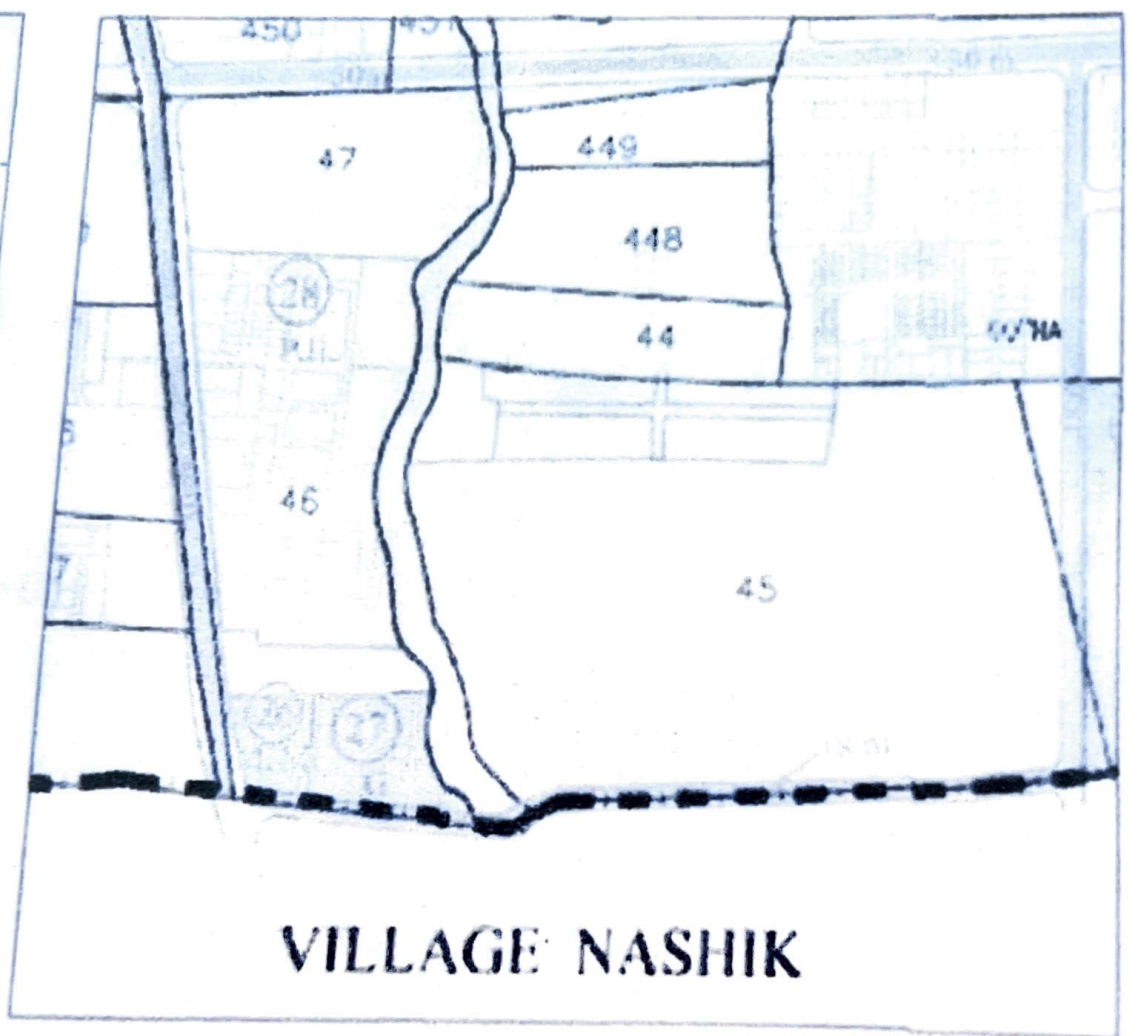
Owner (s) Name and Signature

**Certificate Of Area.**  
 Certified that plot under reference was surveyed on 01/11/2020 and the dimension of sides etc. of plot as per plan are as measured on site and area so worked out tallies with the area stated in document of ownership Scheme records/Land records department/City Corporation.

Signature   
 (Name of a certified person)

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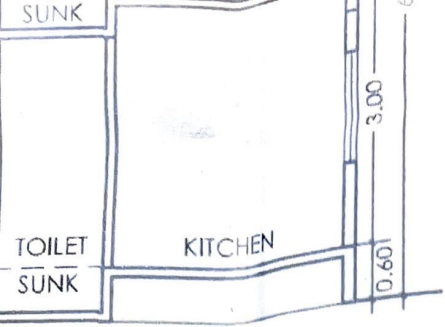


# LOCATION PLAN

SCALE 1:10,000

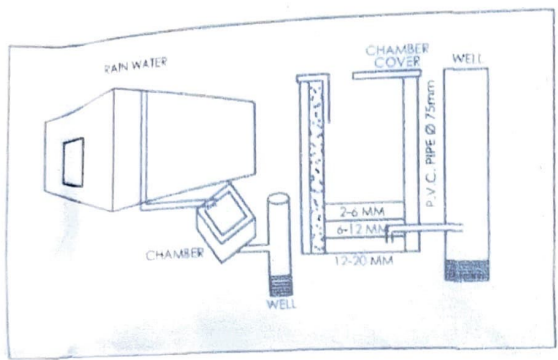
## Contractors declaration:-

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



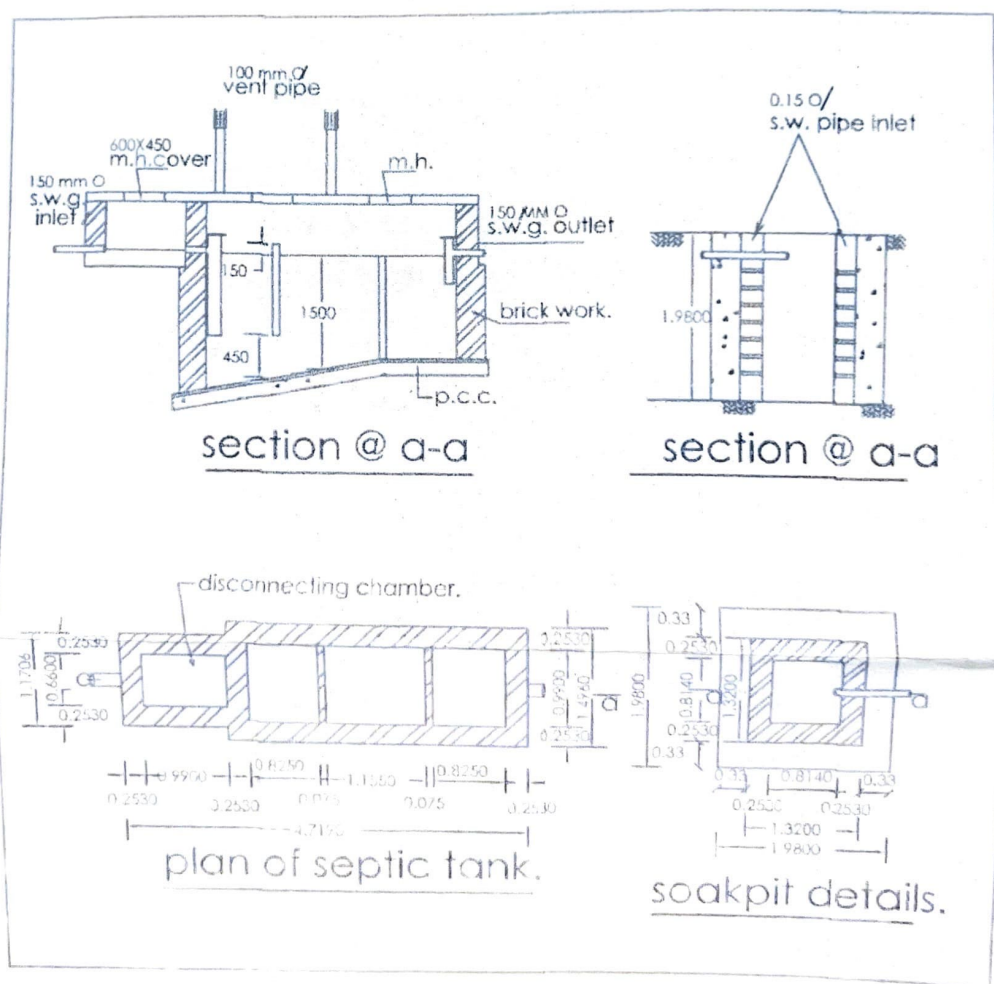
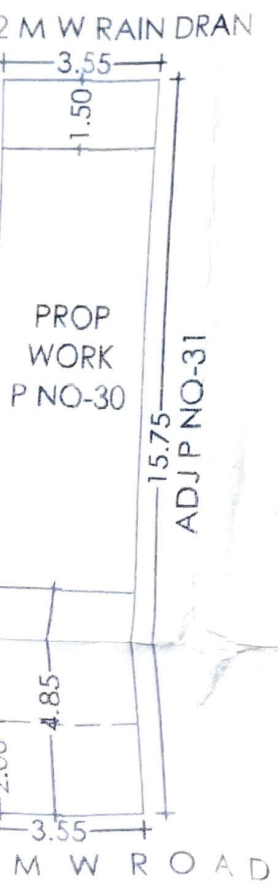
[Sr.No.9 (a) ] Proposed Building

Building No.	Floor no	Total Built-up Area Of Floors, as per outer Construction line.
(1)	(2)	(3)
Residential	Ground Flr	32.77
	First Floor	42.89
<b>Total Net B/up Area</b>		<b>75.66</b>



Schedule Of Openings.

Type	Size	Specification
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W	1.50mx1.20m	"
W1	0.90mx1.20m	"
W2	0.60mx1.20m	"
V	0.60mx0.90m	All Glass Ventilation



4. Amenity Space
  - a) Required
  - b) Proposed
  - c) Balance Pl
5. Net Plot Area
6. Recreational O
  - a) Required
  - b) Proposed
7. Internal Road A
8. Platable area (
9. Built up area wi
 

(Sr.No.5basic
10. Addition of FSI
  - a) Maximum p
  - b) Proposed FS
11. In-situ FSI/TDR lo
  - a) In-situ area a
  - b) In-situ area a
  - (2.00 or 1.85xSr
  - c) TDR area
  - d) total in-situ/T
12. Additional FSI ar
13. Total entitlement
  - a) [9+10(b) + 11
  - b) Ancillary Are
  - c) Total entitle
14. maximum utiliza
 

width (as per
15. Total Built-up Ar
  - a) Existing Buil
  - b) Proposed B
  - c) Total (a+b)
16. F.S.I Consumed
17. Area for Includ
  - a) Required
  - b) Proposed

H.V. Bharam

Architect

ARCHITECT  
CONSULTANT

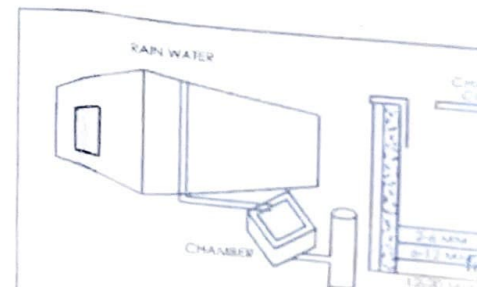
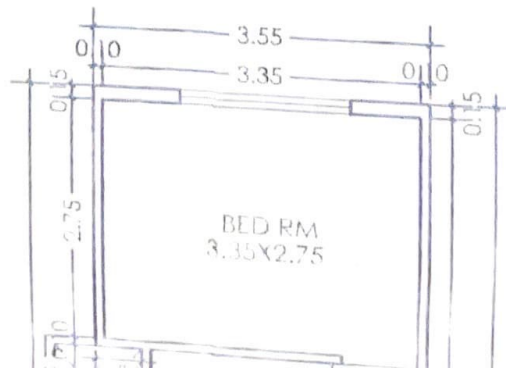
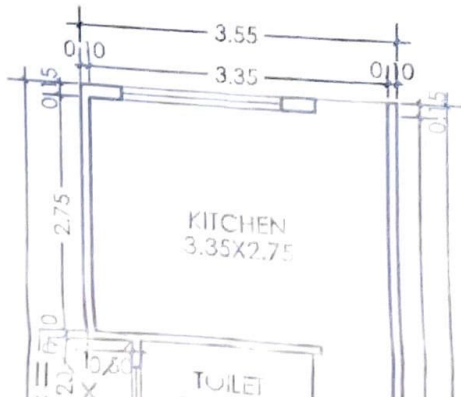
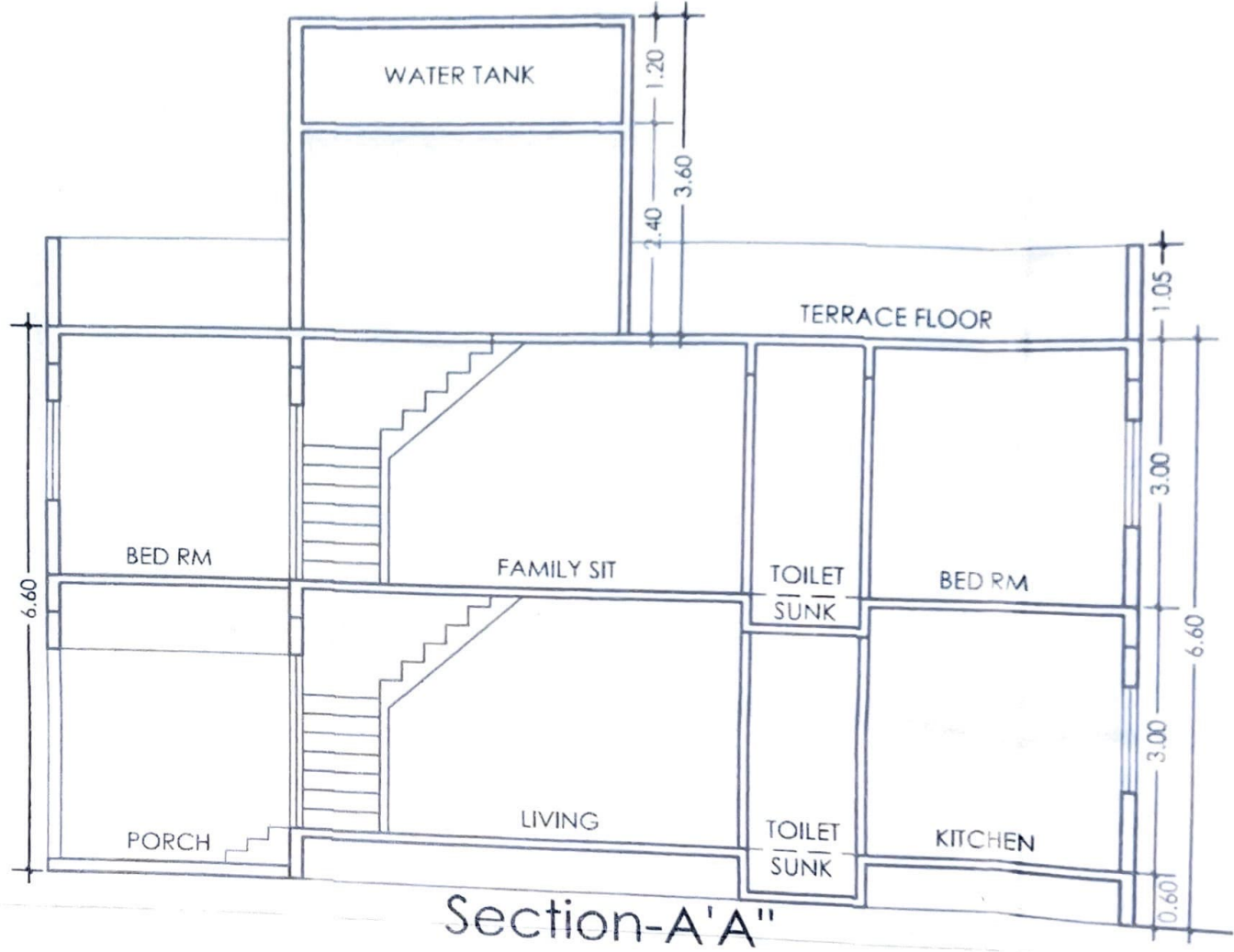
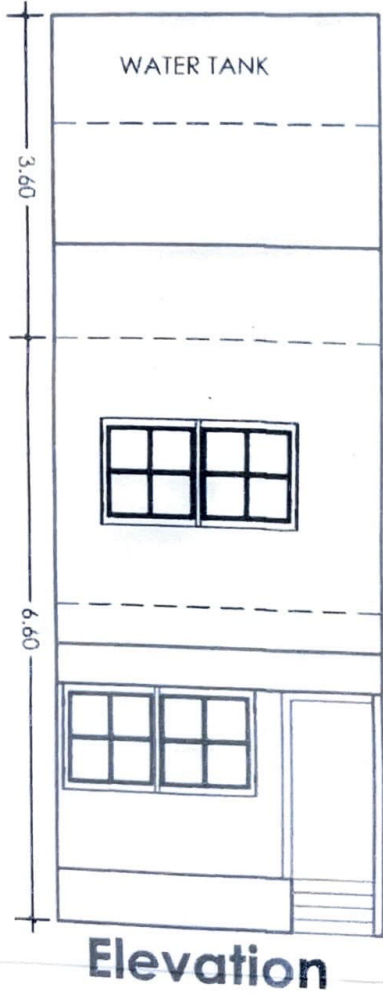


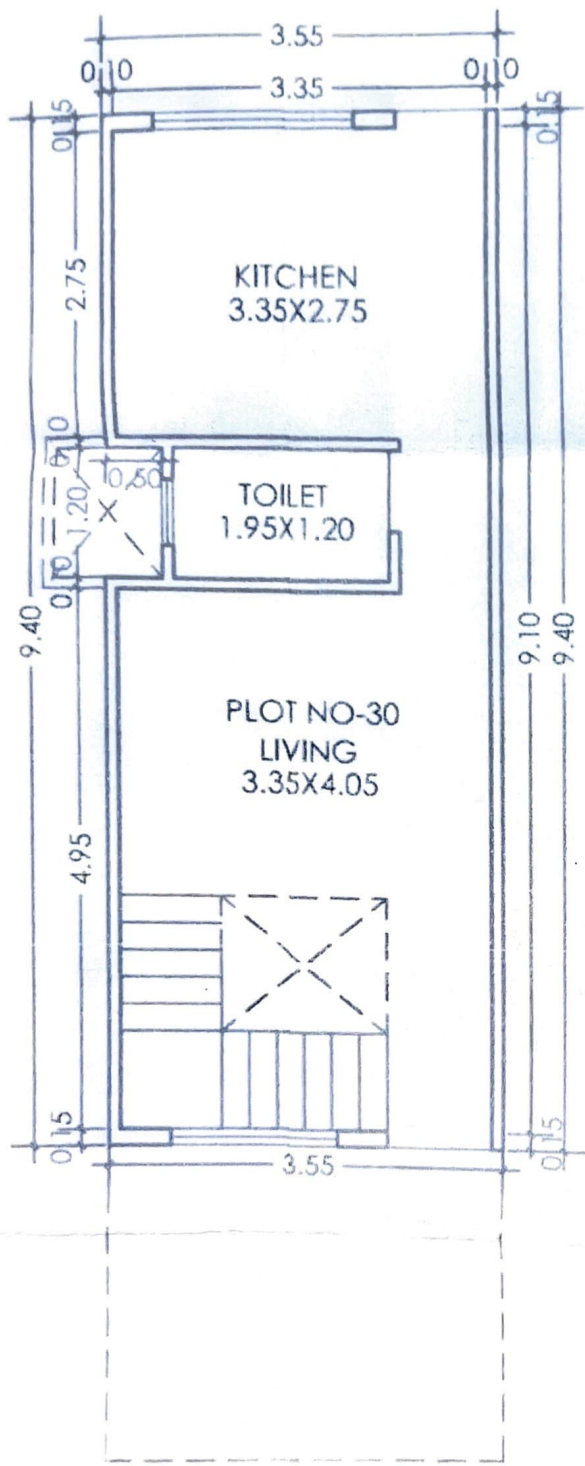
SCALE: 1:100  
DRN BY: VP (Dr)

Total Buildup Area  
 Ground Floor = 32.77 sq.m  
 First Floor b/up = 42.89 sq.m  
**Total B/up Area = 75.66 sq.m**

1	0.50	X	1.20	=	0.60
					42.89
<b>TOTAL NET B/UP AREA</b>					<b>42.89</b>

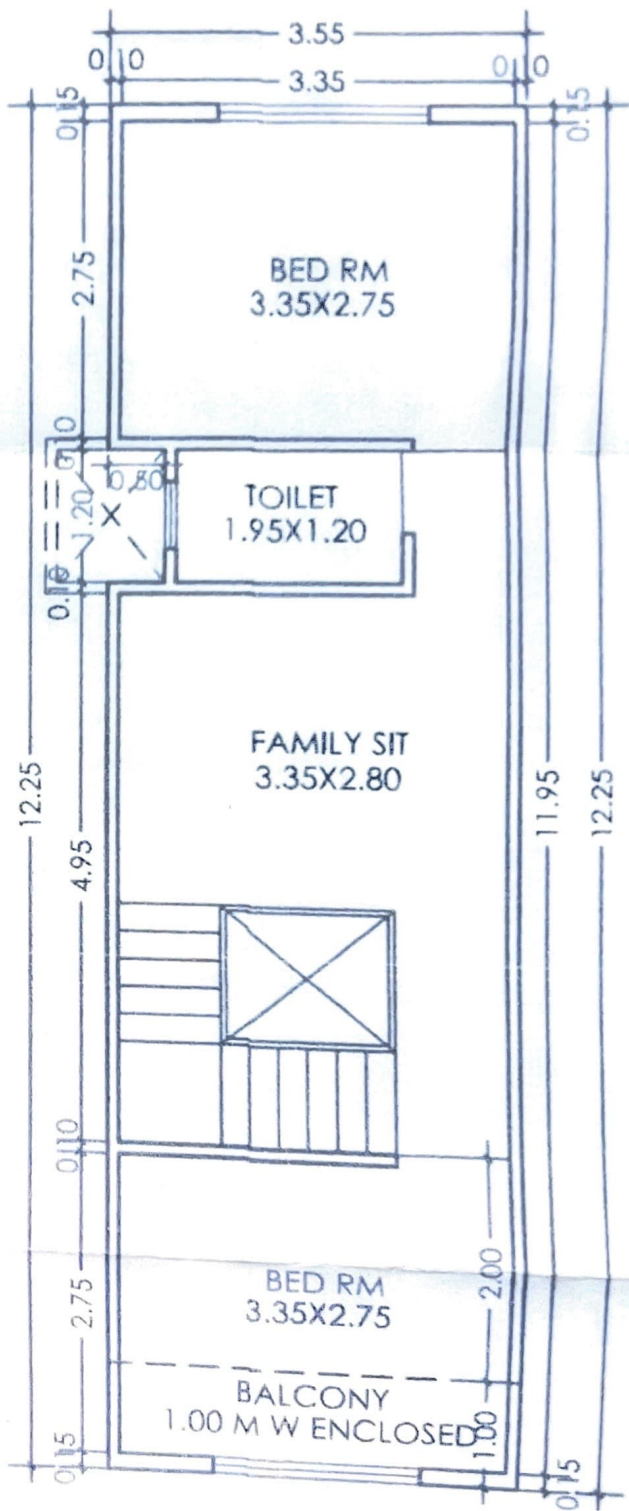
2. proposed work shown in red.
3. drainage line shown in dotted red.
4. external wall 0.15 m thick,
5. internal wall 0.10 m thick.





Ground Floor Plan

Scale: 1:100



First Floor Plan

Scale: 1:100



SIT

Sc

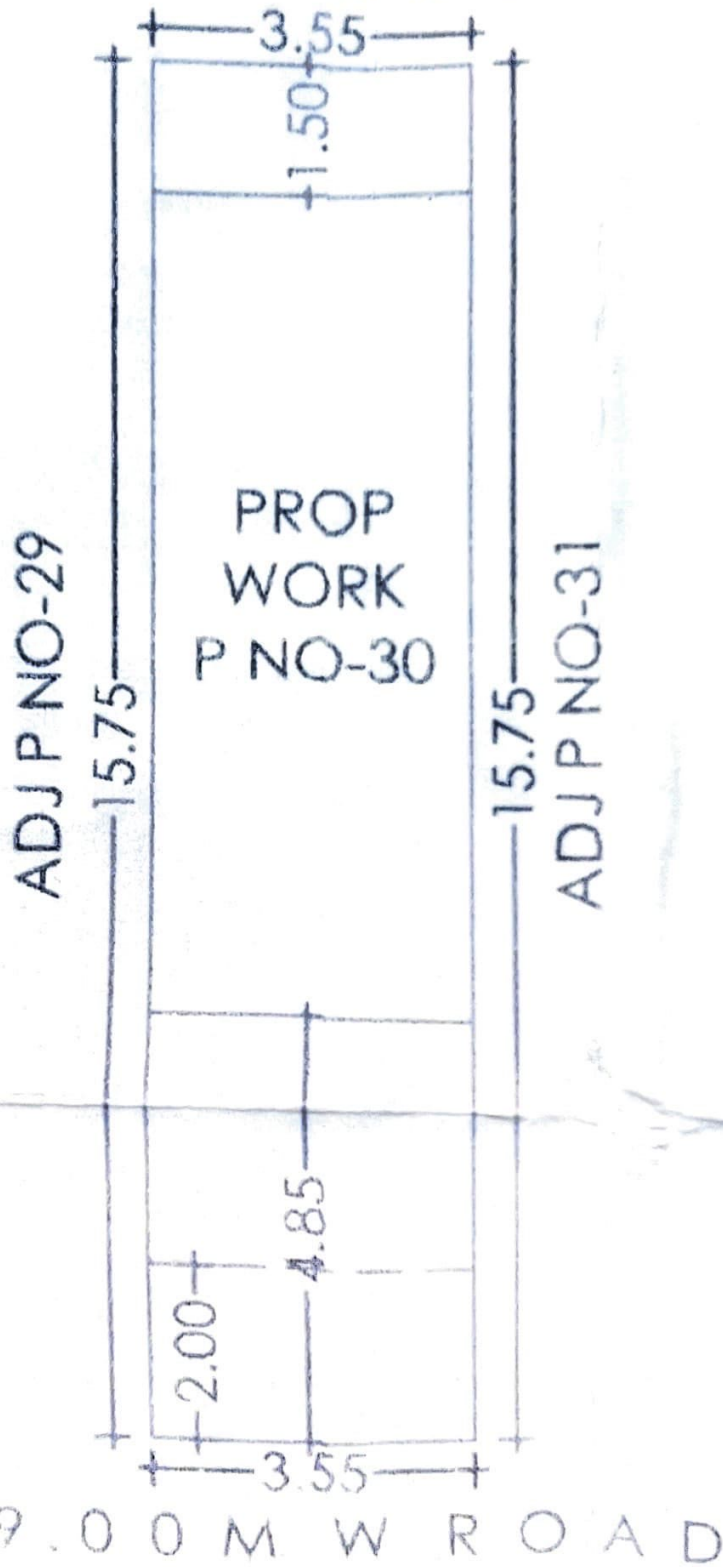
ADJ 2 M

ADJ P NO-29

15.75

9.00

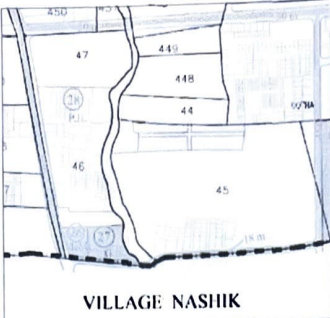
ADJ 2 M W RAIN DRAN



**SITE PLAN**

Scale: 1:200

No.8 (a) (iii) Retained	Use/Occupancy Of Floors (5)
Carpet Area of Row Houses (4)	
29.59	
29.59	
38.64	
38.64	
38.64 = 68.23 SQ.M	



**LOCATION PLAN**  
SCALE 1:10,000

**Owners declaration:-**  
I/We under signed hereby confirm that I/We would abide by plan sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the Work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Owner (s) Name and Signature

**Certificate Of Area.**  
Certified that plot under reference was surveyed by me on 01/11/2020 and the dimension of sides etc. of plot stated on plan are as measured on site and area so worked out tallies with the area stated in document of ownership/T.P. Scheme records/Land records department/City Survey records.

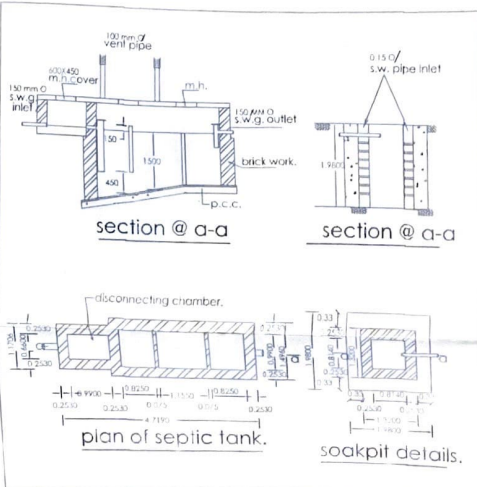
Signature *H.K. Bharamare*  
(Name of Architects/Licensed Engineer/Supervisor.)

**Form of Statement 2**  
**[Sr.No.9 (a) ] Proposed Building**

Building No.	Floor no	Total Built-up Area Of Floors, as per outer Construction line.
(1)	(2)	(3)
Residential	Ground Flr	32.77
	First Floor	42.89
<b>Total Net B/up Area</b>		<b>75.66</b>

**Schedule Of Openings.**

Type	Size	Specification
D	1.05mx2.10m	D.W Flush Door
D1	0.90mx2.10m	"
D2	0.75mx2.10m	All Sliding Window
W	1.50mx1.20m	"
W1	0.90mx1.20m	"
W2	0.60mx1.20m	"
V	0.60mx0.90m	All Glass Ventilation



PROFORMA SHEET NO:1

**PROPOSED RESIDENTIAL BUNGALOW**  
P NO :- 30 S NO:45/6/1  
AT MAKHMALBAD SHIWAR , NASHIK.  
FOR -SHRI.PRAKASH P.GAJARE.(P NO-30)

STAMPS OF APPROVAL OF PLANS

**APPROVED**  
In plans amended in...  
the conditions mentioned in...  
accompanying commencement...  
Certificate No dated  
*11/4/2022* *09/05/2022*

*H.K. Bharamare*  
**SECTIONAL ENGINEER,**  
TOWN PLANNING DEPARTMENT  
NASHIK MUNICIPAL CORPORATION, NASHIK



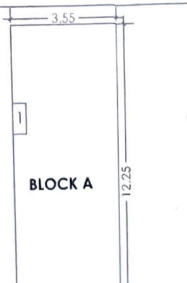
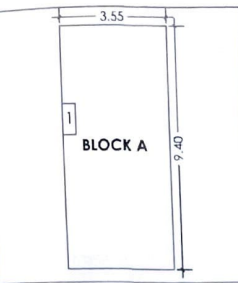
AREA STATEMENT	SQM.
1. Area of plot (Minimum area of a,b,c to be considered)	55.91
a) As per ownership document (7/12/CTS extract)	55.91
b) As per measurement sheet	
c) As per site	
2. deduction for:	
a) proposed D.P./D.P. Road widening area	00.00
b) Any D.P. Reservation area	
(Total a+b)	55.91
3. balance Area of plot (1-2)	55.91
4. Amenity Space (if applicable)	
a) Required	
b) Proposed	
c) Balance Proposed	
5. Net Plot Area (3-4 (c))	55.91
6. Recreational Open Space (if applicable)	
a) Required	
b) Proposed	
7. Internal Road Area	
8. Platable area (if applicable)	55.91
9. Built up area with reference to basic F.S.I as per front road width (Sr.No.5 basic FSI)	61.50
10. Addition of FSI on payment of premium	00.00
a) Maximum permissible premium FSI-based on road width/FOO zone	
b) Proposed FSI on payment of premium.	
11. In-situ FSI/TDR loading	00.00
a) In-situ area against D.P. Road (2.0x Sr.No.2 (a) ) if any	
b) In-situ area against Amenity Space if handed over, (2.00 or 1.85x Sr.No.4 (b) and / or (c)).	
c) TDR area	00.00
(d) Total In-situ/TDR loading proposed (11 (a)+(b)+(c))	61.50
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposed	61.50
a) (9+10(b)+11(d)) or 12 whichever is applicable	
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	15.00
c) Total entitlement (a+b)	76.50
14. maximum utilization limit of FSI (building potential) permissible as per road width ((as per Regulation No.6.) or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	
15. Total Built-up Area in proposed (excluding area of Sr.No.17 b)	75.66
a) Existing Built-up Area	00.00
b) Proposed Built-up Area (as per P-line)	75.66
c) Total (a+b)	75.66
16. F.S.I. consumed (15/13) (should not be more than serial No.14 above)	0.98%
17. Area for Inclusive Housing, if any	
a) Required (20% of Sr.No.5)	
b) Proposed	

*H.K. Bharamare* *Prakash* *J.P.*  
Architects Sign. Stru.Engineer Owners Sign.

**ARCHITECTURAL CONSULTANT**  
**NABHANGIAN ENGINEERS**  
BUILDING PLANNER & GOVERNMENT REGISTERED VALUERS  
S3 OMAKAR,USHAYIRAN COLONY, SAMBHALI CHOWK, NEAR  
CITY CENTRE MALL, NASHIK. 422002  
Email - nabhangianengineers@gmail.com  
Mobile - 9422758053/920573711

SCALE 1:100 DATE 01/03/2022  
DESIGNER VP (Draughtsman) CHECKED BY Harshad Bharamare.

**AREA CALCULATION STATEMENT**



**AREA CALC GROUND FLR**  
A 3.55 X 9.40 = 33.37

Deduction  
1 0.50 X 1.20 = 0.60  
33.37-0.60 = 32.77

**TOTAL NET B/UP AREA 32.77**

**Total Bullup Area**  
Ground Floor = 32.77 sq.m  
First Floor b/up = 42.89 sq.m  
**Total B/up Area = 75.66 sq.m**

**AREA CALCULATION FIRST FLOOR**

A 3.55 X 12.25 = 43.49

Deduction  
1 0.50 X 1.20 = 0.60  
43.49-0.60 = 42.89

**TOTAL NET B/UP AREA 42.89**

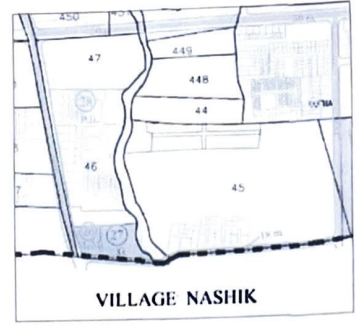
**Form of Statement 1 [Sr.No.8 (a) (III)] Existing Building To Be Retained**

Existing Building No	Floor No	Plinth Area	Total Floor Area Of Existing Building	Use/ Occupancy Of Floors
(1)	(2)	(3)	(4)	(5)
-	-	-	-	-

**FORM OF STATEMENT 3 [SR.NO.9 (G)] Carpet Area Details of Row Bunglow Plot No-30**

Bldg No	Floor No	Plot No	Carpet Area of Row Houses
(1)	(2)	(3)	(4)
Resi Bldg	Ground Floor	30	29.59
<b>TOTAL</b>			<b>29.59</b>
Resi Bldg	First Floor	30	38.64
<b>TOTAL</b>			<b>38.64</b>

**TOTAL CARPET AREA = 29.59 + 38.64 = 68.23 SQ.M**



**LOCATION PLAN**  
SCALE 1:10,000

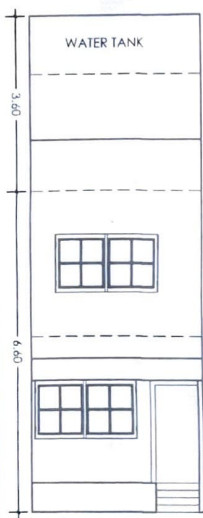
1. plot boundary shown in thick black.
2. proposed work shown in red.
3. drainage line shown in dotted red.
4. external wall 0.15 m thick.
5. internal wall 0.10 m thick.

**Owners declaration:-**  
I/We under signed hereby confirm that I/We would abide by plan sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

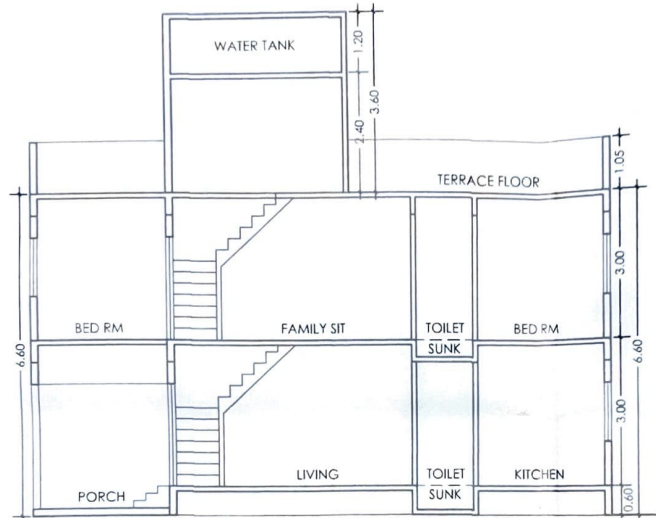
Owner (s) Name and signature

**Certificate Of Area.**  
Certified that plot under reference was surveyed by me on 01/11/2020 and the dimension of sides etc. of plot stated on plan are as measured on site and area so worked out tallies with the area stated in document of ownership/I.P. Scheme records/Land records department/City Survey records.

Signature **H.K. Bhamax**  
(Name of Architects/Licensed Engineer/Supervisor.)



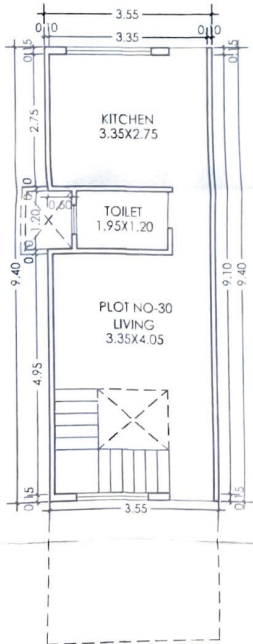
**Elevation**



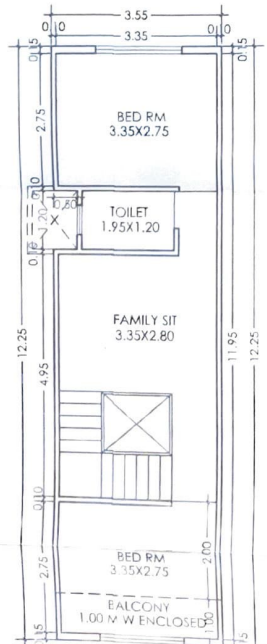
**Section-A'A''**

**Form of Statement 2 [Sr.No.9 (a)] Proposed Building**

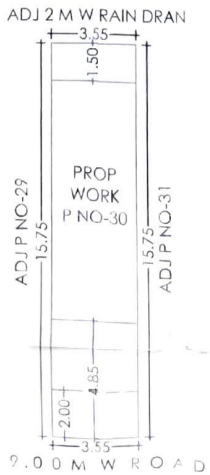
Building No.	Floor no	Total Built-up Area Of Floors, as per outer Construction line.
(1)	(2)	(3)
<b>Residential</b>	Ground Flr	32.77
	First Floor	42.89
<b>Total Net B/up Area</b>		<b>75.66</b>



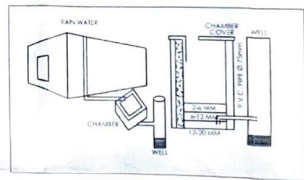
**Ground Floor Plan**  
Scale:1:100



**First Floor Plan**  
Scale:1:100

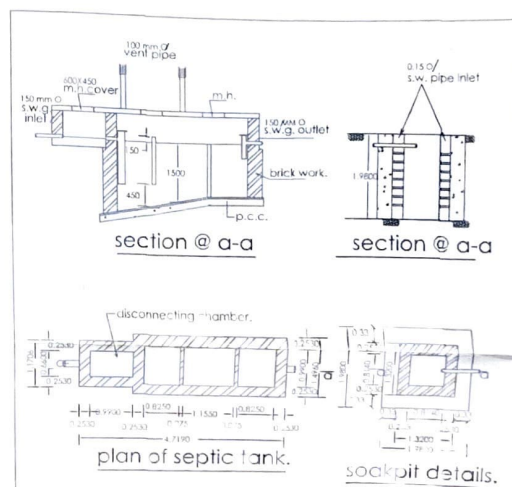


**SITE PLAN**  
Scale:1:200



**Schedule Of Openings.**

Type	Size	Specification
D	1.05mx2.10m	D.W Flush Door
D1	0.90mx2.10m	-
D2	0.75mx2.10m	All Sliding Window
W	1.50mx1.20m	-
W1	0.90mx1.20m	-
W2	0.60mx1.20m	-
V	0.60mx0.90m	All Glass Ventilation



**plan of septic tank.**

**soakpit details.**