

**PROPOSED BUILDING PLAN ON PLOT NO.- 35+36,S.  
 NO.56/1, P.NO.06 ,S.NO. -56/2, GANGAPUR SHIWAR,  
 AT-NASHIK. FOR- M/S. SHRINIWAS CONSTRUCTION  
 THROUGH PARTNER SHRI. DATTATRAY BHAUSAHEB  
 GAVHANE & OTHER ONE**

**DRAWING  
 SHEET NO.  
 01/01**

**STAMPS OF APPROVAL OF PLANS:**

**APPROVED**

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

B1/Bp/97/2021  23/06/2021

**Executive Engineer  
 TOWN PLANING  
 Nashik Municipal Corporation  
 Nashik**

double  
 terrace  
 ad to  
 ment  
 3)

A)	AREA STATEMENTS.	SQ.M.
1)	AREA OF PLOT ( MINIMUM AREA OF a,b,c TO BE CONSIDERED )	840.12
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	840.12



A)	AREA STATEMENTS.	SQ.M.
1)	AREA OF PLOT ( MINIMUM AREA OF a,b,c TO BE CONSIDERED )	840.12
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	840.12
b)	AS PER MEASUREMENT SHEET	840.12
c)	AS PER SITE	840.12
2)	DEDUCTIONS FOR	-----
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA /SERVICE ROAD/HIGHWAY WIDENING	-----
b)	ANY D.P. RESERVATION AREA	-----
	(TOTAL a+b)	-----
3)	BALANCE AREA OF PLOT (1-2)	840.12
4)	AMENITY SPACE (IF APPLICABLE)	-----
a)	REQUIRED	-----
b)	ADJUSTMENT OF 2(b), IF ANY -	-----
c)	BALANCED PROPOSED -	-----
5)	NET AREA OF PLOT = [ 3 - 4 (c) ]	-----
6)	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-----
a)	REQUIRED	-----
b)	PROPOSED -	-----
7)	INTERNAL ROAD AREA	-----
8)	PLOTTABLE AREA (IF APPLICABLE)	840.12
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)	924.13
10)	ADDITION OF AREA FOR F.S.I. ON PAYMENT OF PREMIUM	-----
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	-----
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	55.00
11)	IN-SITU FSI / TDR LOADING	-----
a)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO. 2(a)) , IF ANY	-----
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	-----
c)	TDR AREA	546.00
d)	TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	546.00
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-----
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1525.13
a)	(9+10(b)+11(d) OR 12 WHICHEVER IS APPLICABLE	780.00
b)	ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	2285.13
c)	TOTAL ENTITLEMENT (a+b)	-----
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)x1.6 or 1.8	3.60
15)	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	-----
a)	EXISTING BUILT-UP AREA	-----
b)	PROPOSED BUILT-UP AREA(AS PER P-LINE) (COMMERCIAL)	34.63





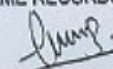


	SQ.M.
A) AREA STATEMENTS	
1) AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED )	840.12
a) AS PER OWNERSHIP DOCUMENT (7/12, CT'S EXTRACT)	840.12
b) AS PER MEASUREMENT SHEET	840.12
c) AS PER SITE	840.12
2) DEDUCTIONS FOR	
a) PROPOSED D.P. / D.P. ROAD WIDENING AREA /SERVICE ROAD/HIGHWAY WIDENING	-----
b) ANY D.P. RESERVATION AREA	-----
(TOTAL a+b)	-----
3) BALANCE AREA OF PLOT (1-2)	840.12
4) AMENITY SPACE (IF APPLICABLE)	-----
a) REQUIRED	-----
b) ADJUSTMENT OF 2(b), IF ANY -	-----
c) BALANCED PROPOSED -	-----
5) NET AREA OF PLOT = [ 3 - 4 (c) ]	-----
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	-----
a) REQUIRED	-----
b) PROPOSED -	-----
7) INTERNAL ROAD AREA	-----
8) PLOTABLE AREA (IF APPLICABLE)	840.12
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)	924.13
10) ADDITION OF AREA FOR F.S.I. ON PAYMENT OF PREMIUM	-----
a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	-----
b) PROPOSED FSI ON PAYMENT OF PREMIUM	55.00
11) IN-SITU FSI / TDR LOADING	-----
a) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO. 2(a)) , IF ANY	-----
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	-----
c) TDR AREA	546.00
d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	546.00
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	1525.13
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	780.00
c) TOTAL ENTITLEMENT (a+b)	2285.13
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)x1.8 or 1.8	3.60
15) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	-----
a) EXISTING BUILT-UP AREA	-----
b) PROPOSED BUILT-UP AREA(AS PER P-LINE) (COMMERCIAL)	34.63
c) PROPOSED BUILT-UP AREA(AS PER P-LINE)(RESIDENTIAL)	2243.86
d) TOTAL (a+b+c)	2278.49
16) F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.99%
17) AREA FOR INCLUSIVE HOUSING, IF ANY	-----
a) REQUIRED(20% OF SR.NO.5)	-----
b) PROPOSED	-----

ADJ.PLOT  
NO.34  
IF S.NO.56/1

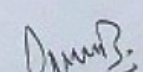
**CERTIFICATE OF THE AREA .**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/03/19 & THE DIMNSIONS OF SIDS ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

  
SIGN OF LICENCED ENGG.

**OWNER'S DECLARATION .**

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS 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.





FORM OF STATEMENT - 2  
(Sr.No. 9(a))

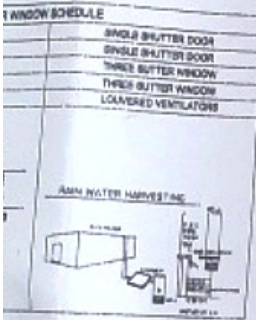
PROPOSED BUILDING	
FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(2)	(3)
GROUND FLOOR	51.08 sqm.
FIRST FLOOR	167.58 sqm.
SECOND FLOOR	167.58 sqm.
THIRD FLOOR	167.58 sqm.
FOURTH FLOOR	167.58 sqm.

FORM OF STATEMENT - 2  
(Sr.No. 9(a))

PROPOSED BUILDING	
FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(2)	(3)
GROUND FLOOR	15.35 sqm.
FIRST FLOOR	302.62 sqm.
SECOND FLOOR	306.57 sqm.
THIRD FLOOR	306.57 sqm.
FOURTH FLOOR	306.57 sqm.
FIFTH FLOOR	306.57 sqm.



**LOCATION PLAN**  
(SCALE = 1:10,000)



**STATEMENT-3 (Area Detail of Apartment)**

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
A	(2)	(3)	(4)	(5)	(6)
1-	Ground Floor.	01	6.40 sqm.	-	-
		02	6.36 sqm.	-	-
		03	6.43 sqm.	-	-
	First Floor.	01	35.98 sqm.	3.49 sqm.	-
		02	52.33 sqm.	3.57 sqm.	-
		03	47.26 sqm.	3.00 sqm.	-
	Second Floor.	04	35.98 sqm.	3.49 sqm.	-
		05	52.33 sqm.	3.57 sqm.	-
		06	47.26 sqm.	3.00 sqm.	-
	Third Floor.	07	35.98 sqm.	3.49 sqm.	-
		08	52.33 sqm.	3.57 sqm.	-
		09	47.26 sqm.	3.00 sqm.	-
Fourth Floor.	10	35.98 sqm.	3.49 sqm.	-	
	11	52.33 sqm.	3.57 sqm.	-	
	12	47.26 sqm.	3.00 sqm.	-	

**STATEMENT-3 (Area Detail of Apartment)**

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
B	(2)	(3)	(4)	(5)	(6)
	First Floor.	01	42.91 sqm.	2.70 sqm.	-
		02	38.49 sqm.	6.49 sqm.	-
		03	28.79 sqm.	4.32 sqm.	-
		04	38.79 sqm.	6.58 sqm.	-
		05	43.49 sqm.	2.89 sqm.	-
		06	34.98 sqm.	2.90 sqm.	-
	Second Floor.	07	42.91 sqm.	5.78 sqm.	-
		08	38.49 sqm.	6.49 sqm.	-
		09	28.79 sqm.	4.32 sqm.	-
		10	38.79 sqm.	6.58 sqm.	-
		11	43.49 sqm.	5.75 sqm.	-
		12	34.98 sqm.	2.90 sqm.	-
	Third Floor.	13	42.91 sqm.	5.70 sqm.	-
		14	38.49 sqm.	6.49 sqm.	-
		15	28.79 sqm.	4.32 sqm.	-
		16	38.79 sqm.	6.58 sqm.	-
		17	43.49 sqm.	5.75 sqm.	-
		18	34.98 sqm.	2.90 sqm.	-
	Fourth Floor.	19	42.91 sqm.	5.70 sqm.	-
		20	38.49 sqm.	6.49 sqm.	-
		21	28.79 sqm.	4.32 sqm.	-
		22	38.79 sqm.	6.58 sqm.	-
		23	43.49 sqm.	5.75 sqm.	-
		24	34.98 sqm.	2.90 sqm.	-
Fifth Floor.	25				

NO. 56/2 AT-NASHIK. FOR- M/S. SHRIN THROUGH PARTNER SHRI. D GAVHANE & OTHER ONE

STAMPS OF APPROVAL OF PL

AP  
The Plans  
As per the  
the accomp  
Certificate

13/10/2024

Exec  
TO  
Nashik

**A) AREA STATEMENTS.**

- AREA OF PLOT ( MINIMUM AREA OF a,b,c)
  - AS PER OWNERSHIP DOCUMENT
  - AS PER MEASUREMENT SHEET
  - AS PER SITE
- DEDUCTIONS FOR
  - PROPOSED D.P. / D.P. ROAD WITH
  - ANY D.P. RESERVATION AREA


(TOTAL a+b)
- BALANCE AREA OF PLOT (1-2)
- AMENITY SPACE (IF APPLICABLE)
  - REQUIRED
  - ADJUSTMENT OF 2(b), IF ANY.
  - BALANCED PROPOSED -
- NET AREA OF PLOT = [ 3 - 4 (c) ]
- RECREATIONAL OPEN SPACE (IF APPLICABLE)
  - REQUIRED
  - PROPOSED -
- INTERNAL ROAD AREA
- PLOTTABLE AREA (IF APPLICABLE)
- BUILT UP AREA WITH REFERENCE TO FRONT ROAD WIDTH (SR. NO. 8X1.1
- ADDITION OF AREA FOR PLOT



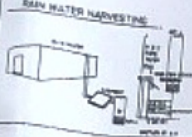
SECOND FLOOR	308.57 sqm.
THIRD FLOOR	308.57 sqm.
FOURTH FLOOR	308.57 sqm.
FIFTH FLOOR	308.57 sqm.

# LOCATION PLAN

(SCALE = 1:10,000)



DOOR WINDOW SCHEDULE	
	SINGLE SHUTTER DOOR
	SINGLE SHUTTER DOOR
	THREE BUTTER WINDOW
	THREE BUTTER WINDOW
	LOUVERED VENTILATORS

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment					
A	(2)	(3)	(4)	(5)	(6)					
						1-	Ground Floor.	01		
							02	8.40 sqm.	-	-
							03	8.36 sqm.	-	-
		First Floor.	01	9.40 sqm.	-	-				
							02	35.88 sqm.	3.49 sqm.	-
							03	32.33 sqm.	3.87 sqm.	-
		Second Floor.	04	47.28 sqm.	3.00 sqm.	-				
							05	35.88 sqm.	3.49 sqm.	-
							06	32.33 sqm.	3.57 sqm.	-
		Third Floor.	07	47.28 sqm.	3.00 sqm.	-				
							08	35.88 sqm.	3.49 sqm.	-
						09	32.33 sqm.	3.57 sqm.	-	
	Fourth Floor.	10	47.28 sqm.	3.00 sqm.	-					
						11	35.88 sqm.	3.49 sqm.	-	
						12	32.33 sqm.	3.57 sqm.	-	
							47.28 sqm.	3.00 sqm.	-	

Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment					
B	(2)	(3)	(4)	(5)	(6)					
						First Floor.	01	42.91 sqm.	2.70 sqm.	-
							02	36.49 sqm.	6.49 sqm.	-
							03	29.79 sqm.	4.32 sqm.	-
							04	39.79 sqm.	8.58 sqm.	-
							05	43.49 sqm.	2.80 sqm.	-
							06	34.88 sqm.	2.90 sqm.	-
		Second Floor.	07	42.91 sqm.	5.70 sqm.	-				
							08	36.49 sqm.	6.49 sqm.	-
							09	29.79 sqm.	4.32 sqm.	-
							10	39.79 sqm.	8.58 sqm.	-
							11	43.49 sqm.	5.75 sqm.	-
							12	34.88 sqm.	2.90 sqm.	-
		Third Floor.	13	42.91 sqm.	5.70 sqm.	-				
							14	36.49 sqm.	6.49 sqm.	-
							15	29.79 sqm.	4.32 sqm.	-
							16	39.79 sqm.	8.58 sqm.	-
							17	43.49 sqm.	5.75 sqm.	-
							18	34.88 sqm.	2.90 sqm.	-
		Fourth Floor.	19	42.91 sqm.	5.70 sqm.	-				
							20	36.49 sqm.	6.49 sqm.	-
							21	29.79 sqm.	4.32 sqm.	-
							22	39.79 sqm.	8.58 sqm.	-
							23	43.49 sqm.	5.75 sqm.	-
							24	34.88 sqm.	2.90 sqm.	-
		Fifth Floor.	25	42.91 sqm.	5.70 sqm.	-				
							26	36.49 sqm.	6.49 sqm.	-
							27	29.79 sqm.	4.32 sqm.	-
							28	39.79 sqm.	8.58 sqm.	-
							29	43.49 sqm.	5.75 sqm.	-
						30	34.88 sqm.	2.90 sqm.	-	

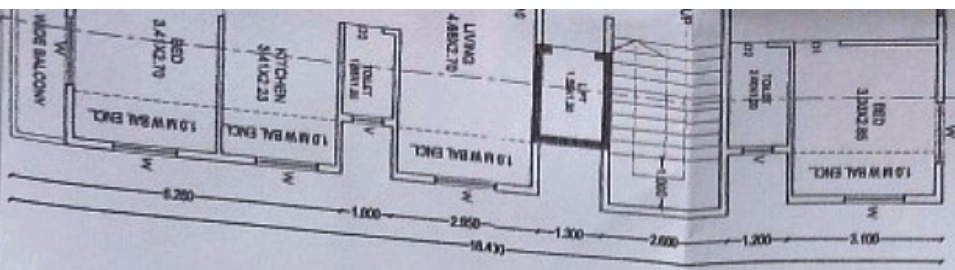
A) AREA STATEMENTS.	
1) AREA OF PLOT ( MINIMUM AREA	a) AS PER OWNERSHIP DOCUMENT
	b) AS PER MEASUREMENT
	c) AS PER SITE
2) DEDUCTIONS FOR	a) PROPOSED D.P. / D.P.
	b) ANY D.P. RESERVATION
	(TOTAL a+b)
3) BALANCE AREA OF PLOT (1-	
4) AMENITY SPACE (IF APPLICABLE)	a) REQUIRED
	b) ADJUSTMENT OF 20%
	c) BALANCED PROPOSAL
5) NET AREA OF PLOT = [ 3 - 4	
6) RECREATIONAL OPEN SPACE	a) REQUIRED
	b) PROPOSED -
7) INTERNAL ROAD AREA	
8) PLOTTABLE AREA (IF APPLICABLE)	
9) BUILT UP AREA WITH REFERENCE TO FRONT ROAD WIDTH (SR)	
10) ADDITION OF AREA FOR	a) MAXIMUM PERMISSIBLE
	b) PROPOSED FSI ON PAYMENT
11) IN-SITU FSI / TDR LOAD	a) IN-SITU AREA AGAINST DEDUCTIONS
	b) IN-SITU AREA AGAINST AMENITY SPACE
	c) TDR AREA
	d) TOTAL IN-SITU / TDR LOAD
12) ADDITIONAL FSI AREA UNDER	
13) TOTAL FSI PERCENTAGE OF PLOT	

9.00 M. WIDE ROAD



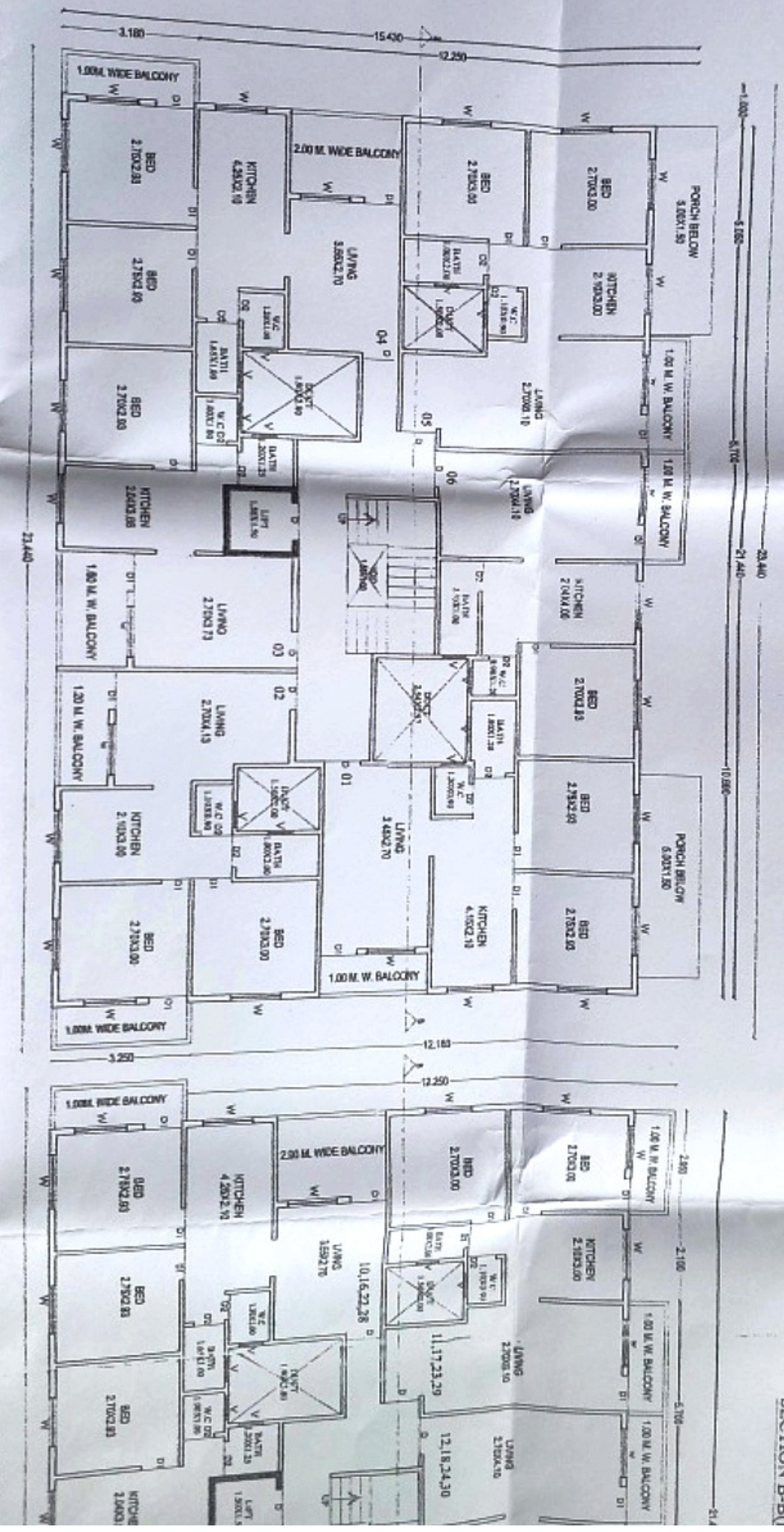
FRONT ELEVATION (BUILDING B)

SECTION B-B



FLOOR PLAN.  
SCALE: 1:100

FIRST FLOOR PLAN BUILDING B  
(SCALE = 1:100)



TYPICAL 2



**FRONT ELEVATION (BUILDING B)**



**FLOOR PLAN**

SCALE 1:100

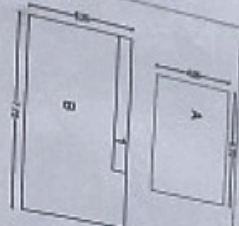
**FIRST FLOOR PLAN BUILDING - B**

(SCALE = 1:100)

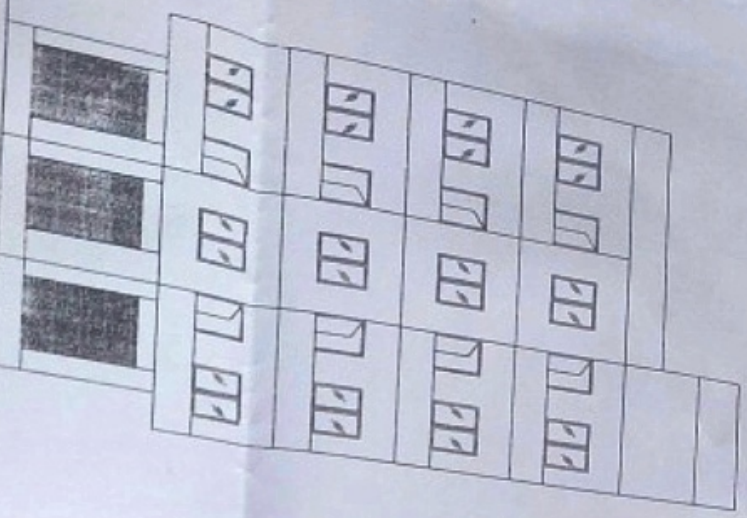




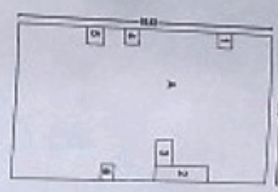




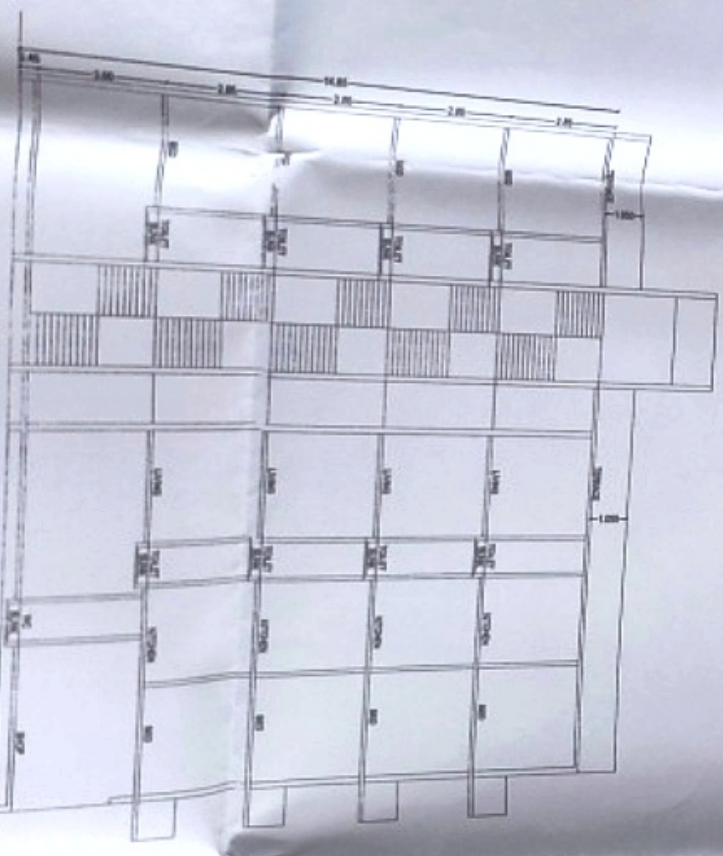
**AREA DIAGRAM & CALCULATION GROUND FLOOR**  
 AREA OF BLOCK 'A' - 4.70x4.05 = 19.04 SQ.M.  
 (RESIDENTIAL)  
 AREA OF BLOCK 'B' - 7.23x2.5 = 40.53 SQ.M.  
 DEDUCTION '1' - 5.82x1.05 = 6.10 SQ.M.  
 TOTAL AREA (COMMERCIAL) = 34.83 SQ.M.  
**TOTAL AREA ON GROUND FLOOR**  
 = 19.04 + 34.83 = 53.87 SQ.M.



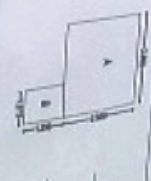
FRONT ELEVATION (BUILDING - A)



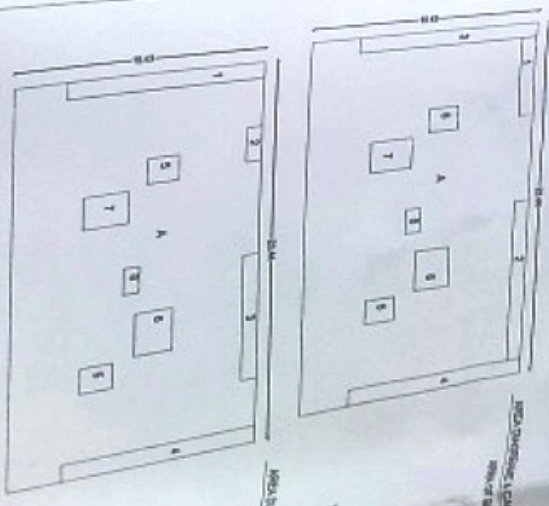
**AREA DIAGRAM & CALCULATION 1ST, 2ND AND 4TH FLOOR**  
 AREA OF BLOCK 'A' - 11.75x14.05 = 175.14 SQ.M.  
 DED. - 11.00x1.05 = 11.55 SQ.M.  
 21.00x1.05 = 22.05 SQ.M.  
 21.00x1.05 = 22.05 SQ.M.  
 41.00x1.05 = 43.05 SQ.M.  
 51.00x1.05 = 53.55 SQ.M.  
 61.00x1.05 = 64.05 SQ.M.  
 TOTAL DEDUCTIONS = 118.25 SQ.M.  
 TOTAL GUP AREA = 175.14 - 118.25 = 56.89 SQ.M.  
**TOTAL BI UP AREA OF BUILDING A -**  
 = GROUND FIRST + SECOND + THIRD + FOURTH  
 = 53.87 + 187.28 + 187.28 + 187.28  
 = 723.99 SQ.M.



SECTION A-A (BUILDING - A)



**AREA DIAGRAM & CALCULATION GROUND**  
 AREA OF BLOCK 'A' - 3.80x4.0 = 15.2  
 AREA OF BLOCK 'B' - 1.55x1.80 = 2.79  
 TOTAL BLOCK AREA - (15.2 + 2.79) = 17.99



**TOTAL BI UP AREA OF BUILDING A + BUILDING B**  
 = 723.99 + 1554.50 = 2278.49 SQ.M.