

# Signature valid

Digitally signed by QAZI MOHAMED AEJAZ JAMAL HUSSAIN  
Date: 2024.06.03 12:16:28 IST  
Reason: Approved Drawing Plan  
Location: Nashik Municipal Corporation  
Project Code : NMCB-24-47727  
Application Number : NMCB202403010  
Proposal Number : 265040  
Certificate Number : NMCB/B/2024/APL/14045



PA

Junior Engineer

approved by Authority / Collector.  
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 : Shyam Karbhari Jachak

Postal Address : Jachak Mala, Nandur  
Rasta, Nashik, Nashik, Maharashtra-422010

Phone No.: 7588038460

**DESCRIPTION OF PROJECT :**

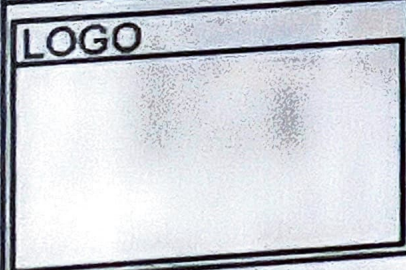
Type of Proposal : Residential

BUILDING ON CTS. NO./SURVEY NO.- 203/1/2/2/1/2/4

SITE ADDRESS :

PLOT NO.21C, S.NO.203/1/2/2/1/2/4, PATHARDI SHIVAR, NASHIK

Name Of Engineer : Digvijay Madhukar Patil



ADDRESS OF OFFICE

OFFICE -  
Nashik

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN  
Signature valid



SCALE - 1:100

Date: 14/05/24

JOB NO - NMCB-24-47727

CHECK BY --

**SUBMISSION DRAWING**

PA

Junior Engineer  
Date: 26/05/2024

**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.	94.54
(a) As per ownership document (7/12, CTS extract)	94.54
(b) as per TILR or City Survey measurement sheet	94.54
(c) as per Demarcated drawing area	95.46
LESS	0.00
2. Area not in possession	94.54
3. Entire area (1-2)	-
4. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening	7.74
(b) Any D.P. Reservation area	0.00
(Total a+b)	7.74
5. Balance area of plot (3-4)	86.80
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)	86.80
8. Recreational Open Space	-
(a) If area (6) 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 2024-05-01 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.)

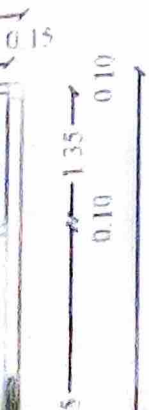
**Owner's Declaration -**

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

No.





BUILDING	FLOORS	FBI AREA										ROW HOUSE				
		COMM	R.T. B.	HO	EDU	MS	RE-22	BALCONY	TERRACE	LEFT	LEFTFIELD	RIGHT	VAULT	REMAINING	REMAINING	
ROW HOUSE	FIRST FLOOR	0.00	41.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
ROW HOUSE	GROUND FLOOR	0.00	41.8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
ROW HOUSE	TOTAL	0.00	83.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		

**PER DETAIL 3**

Sl. No.	Item	Basic Qty (on serial no 1)	Proposed Qty (on serial no 1)	TOT (on serial no 1)	Incentive Pay for green building if applicable (on basic F 8)	Auxiliary Area sqm. of (2+3+4+5)	Auxiliary Area sqm. of (2+3+4+5)	Total	Provisional Amount (on 1) if applicable	Drawing Value
1	Permissible loads	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
2	Existing loads	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Residual loads to be Demolished	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
4	Total Permissible Floor Area	95.48	47.27	37.81	0.00	31.13	0.00	231.69	0.00	0.00
5	Proposed Floor Area (Checkered Area: 94.1)	88.55	0.00	0.00	0.00	0.00	0.00	88.56	0.00	88.56
6	Area Consumed	1.02	0.00	0.00	0.00	0.00	0.00	1.02	0.00	0.00

**Carpet Area Table**

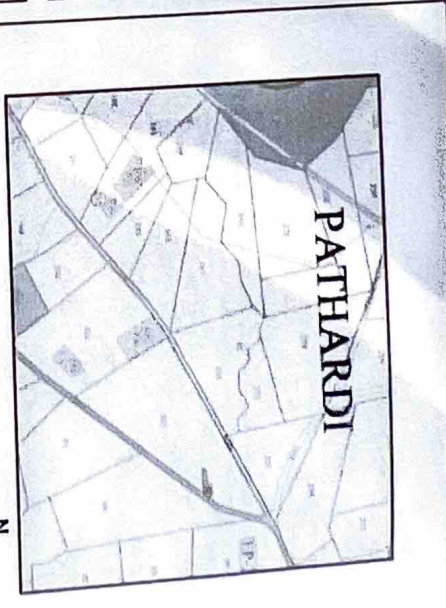
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Recreation Area	Total Carpet Area
ROW HOUSE	FIRST FLOOR	ROW HOUSE	1	76.43	0.00	0.00	0.00	76.43

**Area utilisation of Roads and Reservations**

Description of area utilisation	Reservation Type	Reservation No	Name	Quantity of surrendered Area (in SqM)	Quantity of DR/DTR generation	Total Quantity of DR/DTR generation	Area considered for DR utilisation	Remaining area for DR generation
				7.74	15.48	15.48	0.00	0.00
			<b>Total</b>	7.74	15.48	15.48	0.00	15.48

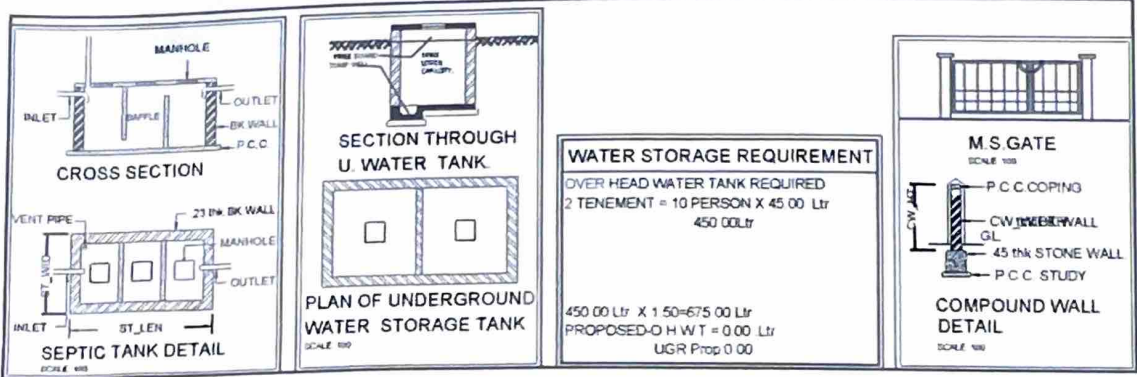
**Parking Check (Table 8B)**

Building Name	USE	TREATMENT AREA	Car	RATIO		HO OF		Required	
				Car	schooler	Total Area/Units	Car	schooler	Vehicle/Ambulance /Mini Bus
ROW HOUSE	Residential	parking not required	0	0	0	1	0.00	0.00	0.00
Total							0.00	0.00	0.00



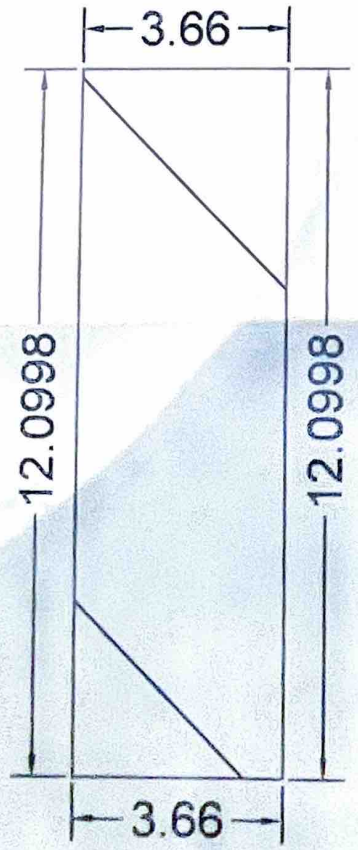
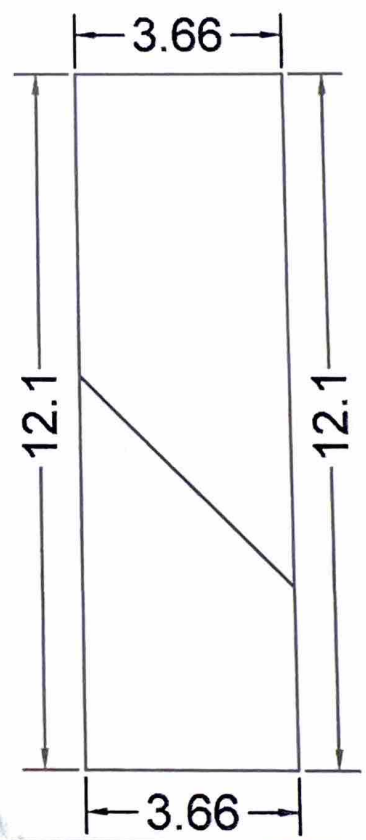
**Project Details**  
 Proposal code: TUCOS 24.47727  
 Zone Type: Residential Zone - (R1)  
 Location: Non-Congested  
 Name of service: Building Development  
 Sub service:  
 On the Survey No. 233/12/21/24  
 Titled: Pathardi  
 Muzari:  
 Division: Urban  
 District: Urban  
 District: Urban





## BUILT-UP AREA CALCULATION GROUND FLOOR ROW HOUSE

BUILT UP AREA CALCULATION FOR GROUND FLOOR ROW HOUSE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.10	3.66	44.28
BLOCK AREA TOTAL = 44.28 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net BuiltUp Area = 44.28 Sq.M			



BUILT UP AREA CALCULATION FOR FIRST FLOOR ROW HOUSE			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.10	3.66	44.28
BLOCK AREA TOTAL = 44.28 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net BuiltUp Area = 44.28 Sq.M			

## BUILT-UP AREA CALCULATION FIRST FLOOR ROW HOUSE

ADJ  
OPEN  
SPACE  
5.16

1.50

1.50

12.10

PROPOSED  
SITE  
P.NO.21C

13.00

ADJ  
P.NO  
21B

18.50

ADJ  
P.NO  
22

18.50

3.66  
ROW HOUSE

PORCH 1.5M WIDE

1.50

3.40

9.0M WIDE ROAD

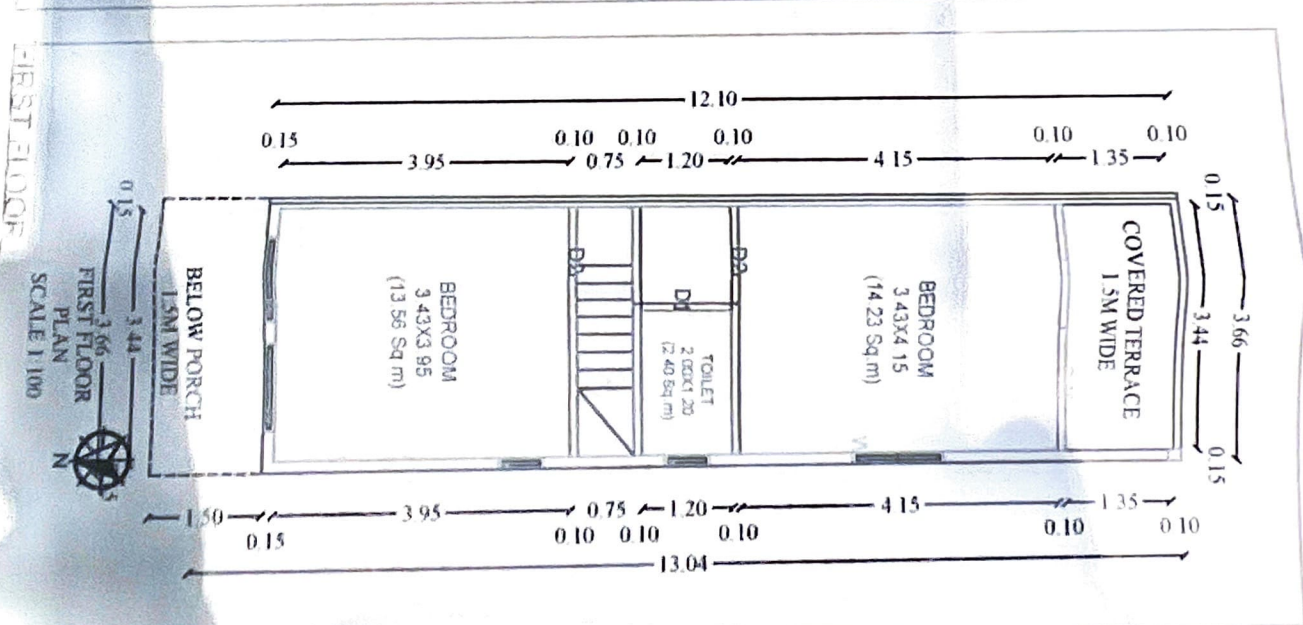
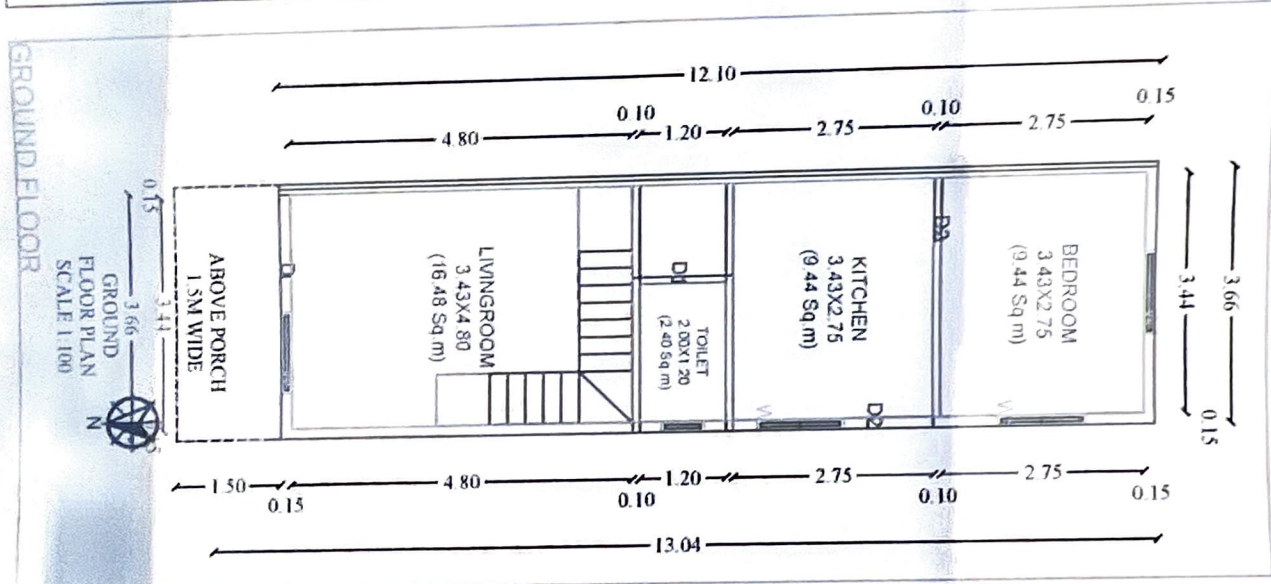
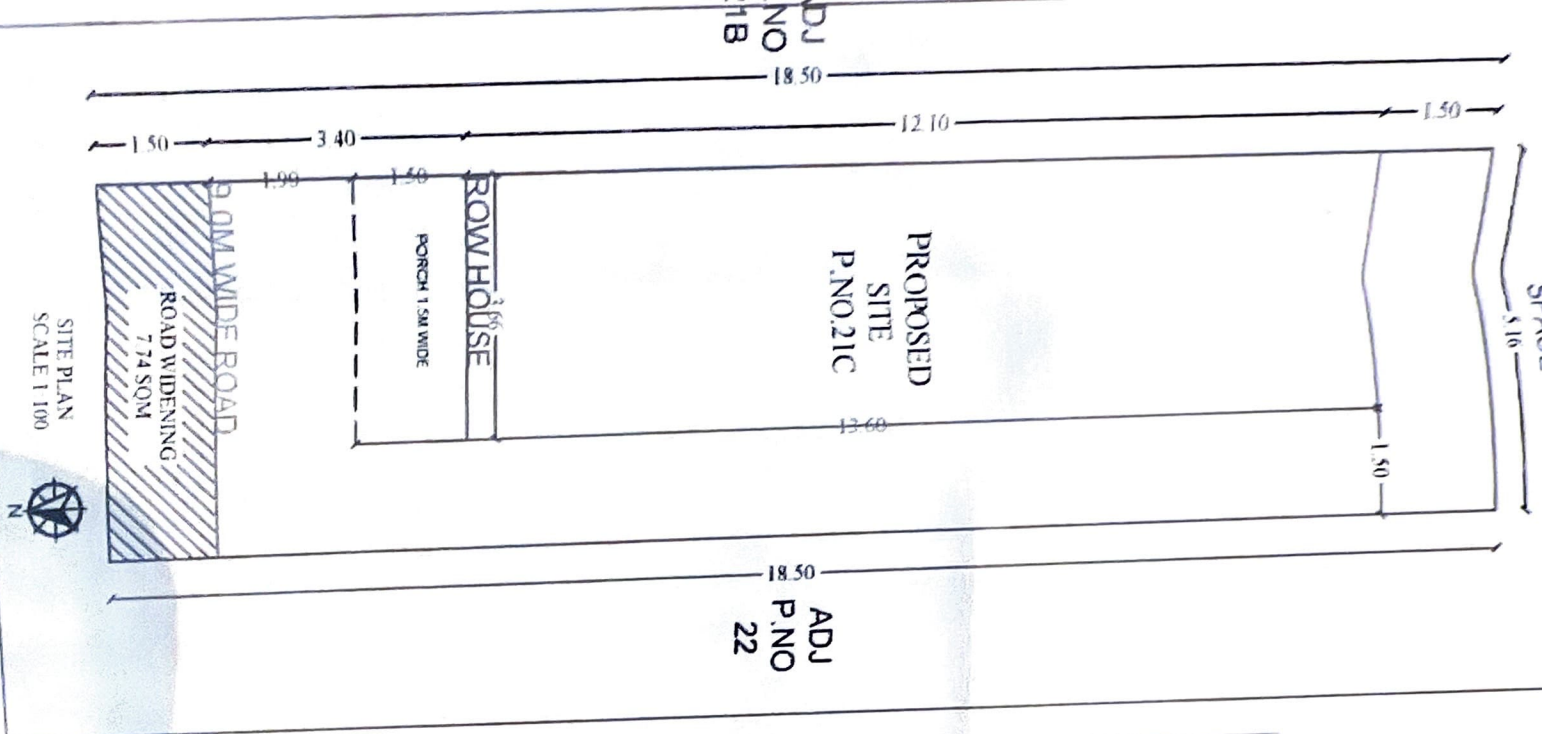
ROAD WIDENING  
7.74 SQM

1.00

1.50

SITE PLAN  
SCALE 1:100







# Signature valid

Digitally signed by QAZI MOHAMMED AEJAZ JAMALI  
Date: 2024.06.03 12:17:02 IST  
Reason: Approved Drawing Plan  
Location: Nashik Municipal Corporation  
Project Code : NMCB-24-47721  
Application Number : NMCB202403000  
Proposal Number : 264987  
Certificate Number : NMCB/B/2024/APU14047



*PA*

Junior Engineer  
Date: 26/05/2024

## Proforma 1 : 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. 94.54

(a) As per ownership document (7/12, CTS extract) 94.54

(b) as per TILR or City Survey measurement sheet 95.46

(c) as per Demarcated drawing area

LESS 0.00

2. Area not in possession 94.54

3. Entire area

4. Deduction widening Area /Service 7.74

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 Shyam Karbhari Jachak

Postal Address : Jachak Mala, Nandur  
Rasta, Nashik, Nashik, Maharashtra-422010

Phone No.: 7588038460

### DESCRIPTION OF PROJECT :

Type of Proposal : Residential

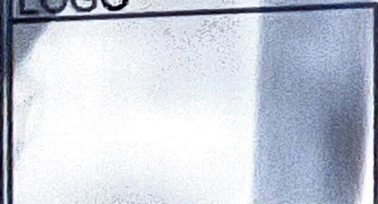
BUILDING ON CTS. NO./SURVEY NO.- 203/1/2/2/1/2/4

SITE ADDRESS :

Plot No.21A, S.No.203/1/2/2/1/2/4, Pathardi Shivar, Nashik

Name Of Engineer : Digvijay Madhukar Patil

LOGO



ADDRESS OF OFFICE

OFFICE -  
Nashik

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN  
Signature valid

Digitally signed by DIGVIJAY MADHUKAR Patil  
Date: 2024.05.30 16:27:53 IST  
Reason: Technical Person DSO  
Location: Nashik, Maharashtra  
Project Code: NMCB-24-47721  
Application Number: NM/25/24/20000  
Proposal Number: 204987



SCALE - 1:100

Date: 14/05/24

JOB NO - NMCB-24-47721

CHECK BY - -

## SUBMISSION DRAWING

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.	94 54
(a) As per ownership document (7/12, CTS extract)	94 54
(b) as per TILR or City Survey measurement sheet	94 54
(c) as per Demarcated drawing area	95 46
LESS	
2 Area not in possession	0 00
3. Entire area (1-2)	94 54
4 Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	7.74
(b) Any D.P. Reservation area	0.00
(Total a+b)	7.74
5 Balance area of plot (3-4)	86 80
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)	86 80
8 Recreational Open Space	-
(a) If area (6) 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 2024-05-01 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 -

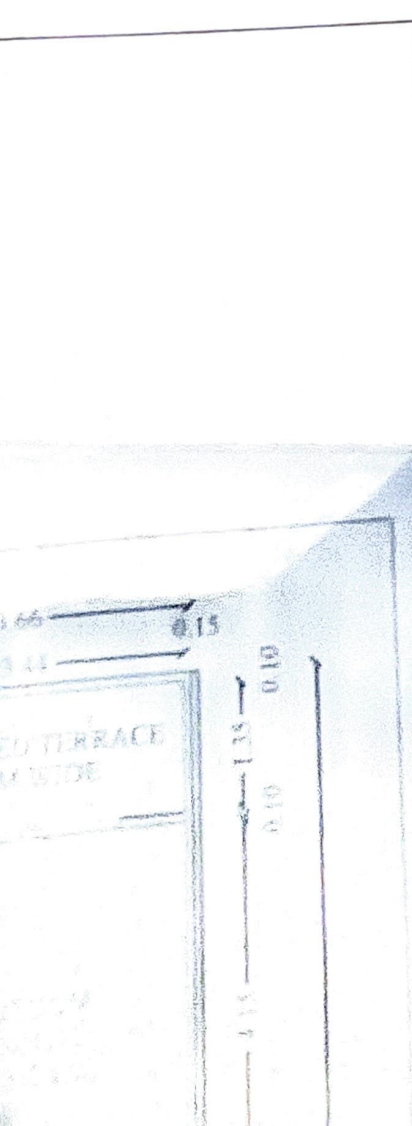
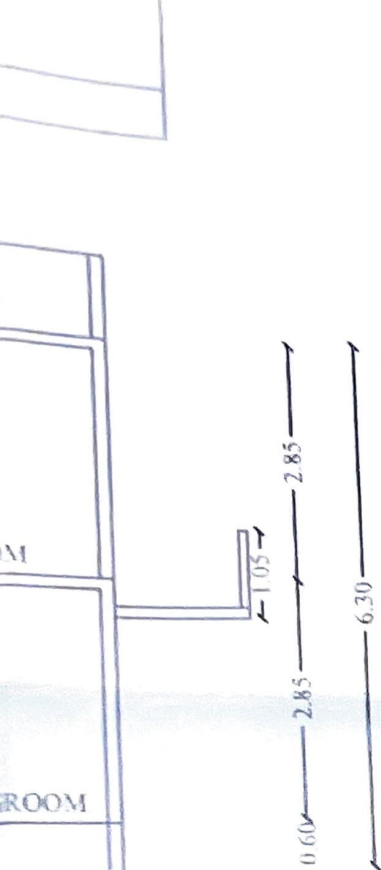
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No

Name Of Owner Shyam Karbhari Jachak





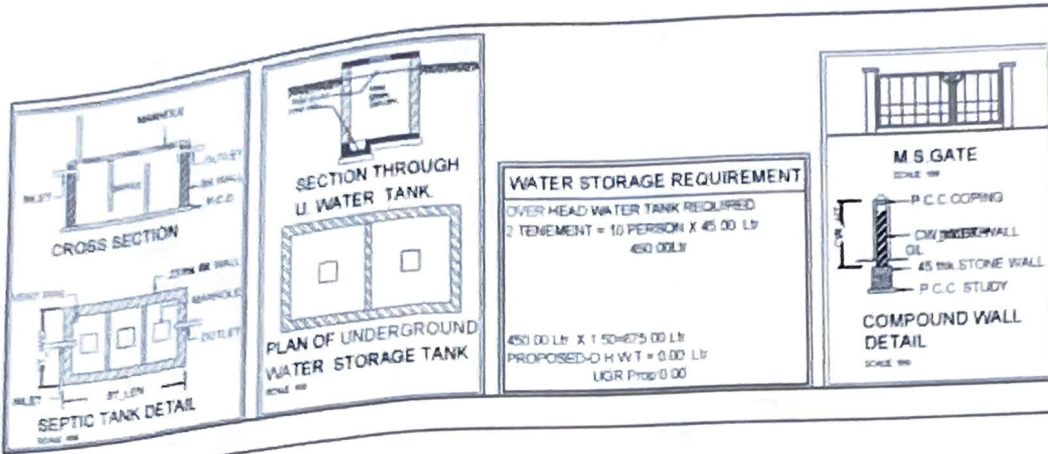


**LOCATION PLAN**  
**SCALE 1/10,000**



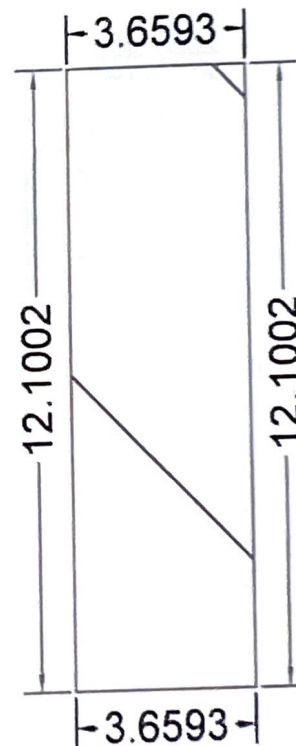
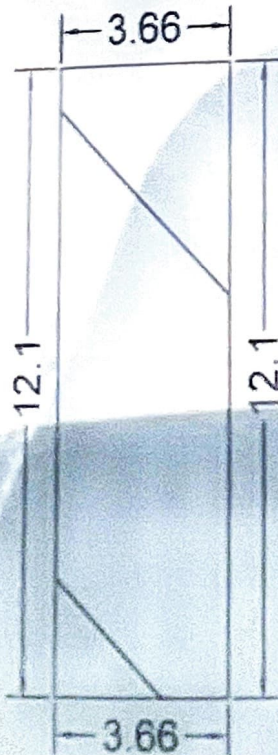
**Project Details**

Proposed Area: 1141 Sq. Mts. 37/21  
Zone Type: Residential Zone - (R1)  
Location: Near Crosspoint  
Name of service: Building Development  
Site service:  
Cts No./Survey No.: 203/12/2/10/11  
Tahsil: Pathardi  
Muzra:  
Pincode Value: 000



## BUILT-UP AREA CALCULATION GROUND FLOOR ROW HOUSE

BUILT UP AREA CALCULATION FOR GROUND FLOOR ROW HOUSE			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	12.10	3.66	44.27
			BLOCK AREA TOTAL = 44.27 Sq M
			TOTAL Deduction = 0.00 Sq M
			Net BuiltUp Area = 44.27 Sq M



BUILT UP AREA CALCULATION FOR FIRST FLOOR ROW HOUSE			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	12.10	3.66	44.28
			BLOCK AREA TOTAL = 44.28 Sq M
			TOTAL Deduction = 0.00 Sq M
			Net BuiltUp Area = 44.28 Sq M

## BUILT-UP AREA CALCULATION FIRST FLOOR ROW HOUSE

ADJ  
OPEN  
SPACE

5.16

1.50

1.20

12.10

PROPOSED  
SITE  
P.NO.21A

13.60

ADJ  
P.NO  
20

18.50

ADJ  
P.NO  
21B

18.50

ROW HOUSE

3.66

PORCH 1.5M WIDE

3.400

4.900

1.900

3.40

9.0M WIDE ROAD

ROAD WIDENING  
7.74 SQM

1.50

SITE PLAN  
SCALE 1:100



ROW HOUSE

