

SHEET NO. 2/1

**PROPOSED AMALGAMATION & REVISE RESIDENTIAL
BUILDING PLAN OF PLOT NO. 36 + 37 IN S. NO. 9 / 1
TO 9 & 10P
AT - WADALA SHIWAR NASHIK
FOR:- RABIYA MUGHAIZ KOKNI
PROPRIETOR ARFAT CONSTRUCTION**

APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. dated 19/10/2023
A4/RBP/197/2023


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

REF. FINAL LAY-OUT NO. LND/WS/124 DT. 16/02/2002

AREA STATEMENTS	SQ.M.
1. Area Of land	
(Minimum area of a,b,c to be considered)	
(a)As per ownership document (7/12, CTS extract) AFTER	385.00
(b)as per measurement sheet AMALGAMATION	385.00
(c)as per site	385.00
2. Deductions for	-
(a)Proposed D.P/D.P Road widening Area/Service Road/Highway widening	16.50
(b)Any D.P.Reservation area	-
(Total a+b)	-
3. Balance Area of plot(1-2)	368.50
4. Amenity space 10%	-
(a) Required-	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5. Net Plot Area [3-4(c)]	368.50
6. Recreational open space 10%	-
(a) Required-	-
(b) Proposed-	-
7. Internal Road Area	-
8. Platable Area (if applicable)	-
9. Built up area with reference to Basic F.S.I as per front road width	
(Sr.no. 5X(basic FSI) 1.10) 368.50X1.10	405.35
10. Addition of FSI on Payment of Premium= (368.50X0.50)	
(c) Maximum permissible premium FSI-based on road width/TOD Zone	184.25

Certificate No. dated 19/10/2023
A4/RBP/197/2023

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

08/12/2022

Required

REF. FINAL LAY-OUT NO. UND/WS/124 DT. 16/02/2002

Scooter	AREA STATEMENTS	SQ.M.
00	1. Area Of land (Minimum area of a,b,c to be considered)	
00	(a)As per ownership document (7/12, CTS extract) AFTER	385.00
12	(b)as per measurement sheet AMALGAMATION	385.00
	(c)as per site	385.00
00	2. Deductions for (a)Proposed D.P/D.P Road widening Area/Service Road/Highway widening	16.50
12	(b)Any D.P.Reservation area	
	(Total a+b)	-
1.05	3. Balance Area of plot(1-2)	368.50
25 NOS.	4. Amenity space 10%	
	(a) Required-	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed -	
	5. Net Plot Area [3-4(c)]	368.50
	6. Recreational open space 10%	
	(a) Required-	
	(b) Proposed-	
	7. Internal Road Area	
	8. Platable Area (if applicable)	
	9. Built up area with reference to Basic F.S.I as per front road width (Sr.no. 5X(basic FSI) 1.10) 368.50X1.10	405.35
	10. Addition of FSI on Payment of Premium= (368.50X0.50)	
	(a) Maximum permissible premium FSI-based on road width/TOD Zone	184.25
	(b) Proposed FSI on payment of premium.	184.25
	11. In-situ FSI / TDR loading	
	(a) In-situ area against D.P road[2.0XSr.No.2(a)],if any	-
	(b) In-situ area against Amenity Space if handed over [2.0 or 1.85 Sr.No.4(b)]and / or (c)	-
	(c) TDR area =	147.40
	(d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	147.40
	12. Additional FSI area under Chapter No.7	33.00
	13. Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	770.00
	(b.I) Ancillary Area FSI upto 60% with payment of charges.(Resi.)	462.00
	(c) Total entitlement (a+b)	1232.00
	14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width {(as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8}	-
	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')	1232.00
	(c) Total (a+b)	1232.00
	16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)	1.00

	(c) as per site	385.00
00	2. Deductions for	-
	(a) Proposed D.P/D.P Road widening Area/Service Road/Highway widening	16.50
12	(b) Any D.P.Reservation area	-
	(Total a+b)	-
1.05	3. Balance Area of plot(1-2)	368.50
25 NOS.	4. Amenity space 10%	-
	(a) Required-	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed -	-
	5. Net Plot Area [3-4(c)]	368.50
	6. Recreational open space 10%	-
	(a) Required-	-
	(b) Proposed-	-
	7. Internal Road Area	-
	8. Platable Area (if applicable)	-
	9. Built up area with reference to Basic F.S.I as per front road width	-
	(Sr.no. 5X(basic FSI) 1.10) 368.50X1.10	405.35
	10. Addition of FSI on Payment of Premium= (368.50X0.50)	-
	(a) Maximum permissible premium FSI-based on road width/TOD Zone	184.25
	(b) Proposed FSI on payment of premium.	184.25
	11. In-situ FSI / TDR loading	-
	(a) In-situ area against D.P road[2.0XSr.No.2(a)],if any	-
	(b) In-situ area against Amenity Space if handed over	-
	[2.0 or 1.85 Sr.No.4(b)]and / or (c)]	-
	(c) TDR area =	147.40
	(d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	147.40
	12. Additional FSI area under Chapter No.7	33.00
	13. Total entitlement of FSI in the proposal	-
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	770.00
	(b.) Ancillary Area FSI upto 60% with payment of charges.(Resi.)	462.00
	(c) Total entitlement (a+b)	1232.00
	14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width {(as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8}	-
	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')	1232.00
	(c) Total (a+b)	1232.00
	16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)	1.00
	17. Area Of Inclusive Housing, If any	-
	(a) Required (20% of sr.no.5)	-
	(b) Proposed	-
	18. Total Residential Tenements	24 Nos.
	19. Total Commercial Units	00 Nos.

ment -2	
ilding	
Total Built-up Area of floor, as per outer construction line	
13.40	
203.10	
203.10	
203.10	
203.10	
203.10	
203.10	
1232.00	

ENT
= 368.50 SQ.MT.
= 147.40 SQ.MT.
= 147.40 SQ.MT.

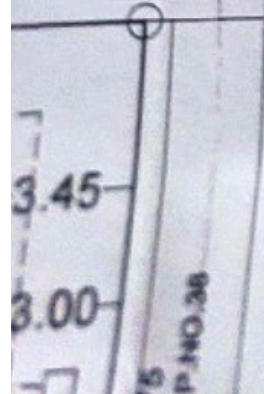
022
23 DATE = 14/10/2023
PER 29TH JANUARY
CY

D.R. AREA
EADYRECKONER RATE
D.R.RATE(PURCHES)
UCTION

NOTE :-
• PLOT BOUNDRY SHOWN IN THICK BLACK.
• PROPOSED WORK SHOWN IN RED.
• DRAINAGE LINE SHOWN IN DOTTED RED

Certificate of Area :
Certified that the plot under reference was surveyed by me on 16/03/2023 & the dimensions 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. Scheme Records/ Land Records Department /City Survey records.

Signature
(Name Of Architect/Licensed Engineer/Supervisor.)



STATEMENT
 LOT = 368.50 SQ.MT.
 R. AREA = 147.40 SQ.MT.
 REA = 147.40 SQ.MT.
 24/03/2022
 - 8261-2023 DATE = 14/10/2023
 D.R. AS PER 29TH JANUARY
 ENT POLICY
 X = T.D.R. AREA
 R.R. = READYRECKONER RATE
 R.Y. = T.D.R.RATE(PURCHES)
 Y = DEDUCTION

(d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	147.40
12. Additional FSI area under Chapter No.7	33.00
13. Total entitlement of FSI in the proposal	-
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	770.00
(b.I) Ancillary Area FSI upto 60% with payment of charges.(Resi.)	462.00
(c) Total entitlement (a+b)	1232.00
14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width {(as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8}	-
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')	1232.00
(c) Total (a+b)	1232.00
16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)	1.00
17. Area Of Inclusive Housing, if any	
(a) Required (20% of sr.no.5)	
(b) Proposed	
18. Total Residential Tenements	24 Nos.
19. Total Commercial Units	00 Nos.

NOTE :-

- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED

Certificate of Area :

Certified that the plot under reference was surveyed by me on 16/03/2023 & the dimensions 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. 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 sanctioned by Nashik Municipal Corporations 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 the quality and safety at the work site.

ARFAT CONSTRUCTION
OWNERS SIGN.

RABIYA MUGHAIZ KOKNI Proprietor
PROPRIETOR ARFAT CONSTRUCTION

ARFAT CONSTRUCTION

Proprietor

RABIYA MUGHAIZ-KOKNI
PROPRIETOR ARFAT CONSTRUCTION

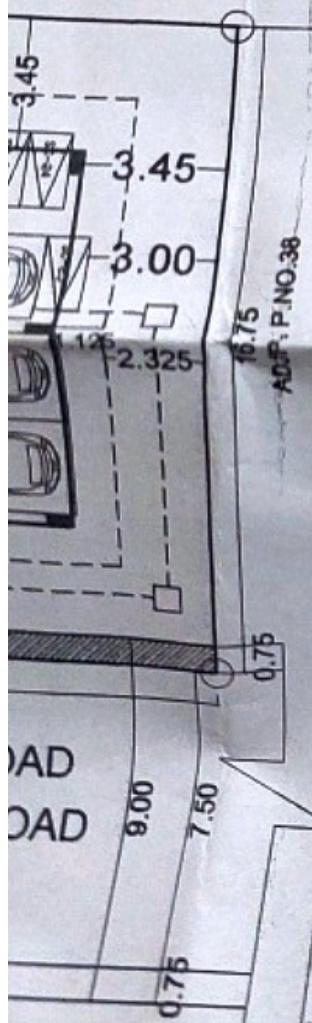
LICENSED SUPERVISOR SIGN

MANIYAR I.L.
SUPERVISOR-1 LICENCE NO.53

STRUCTURE ENGINEER SIGN

for
Bhavsar

Bhavsar Bhanuvilas P.
Structural Consultant
B.P. BHAVSAR
STRUCTURE ENGINEER NO.122

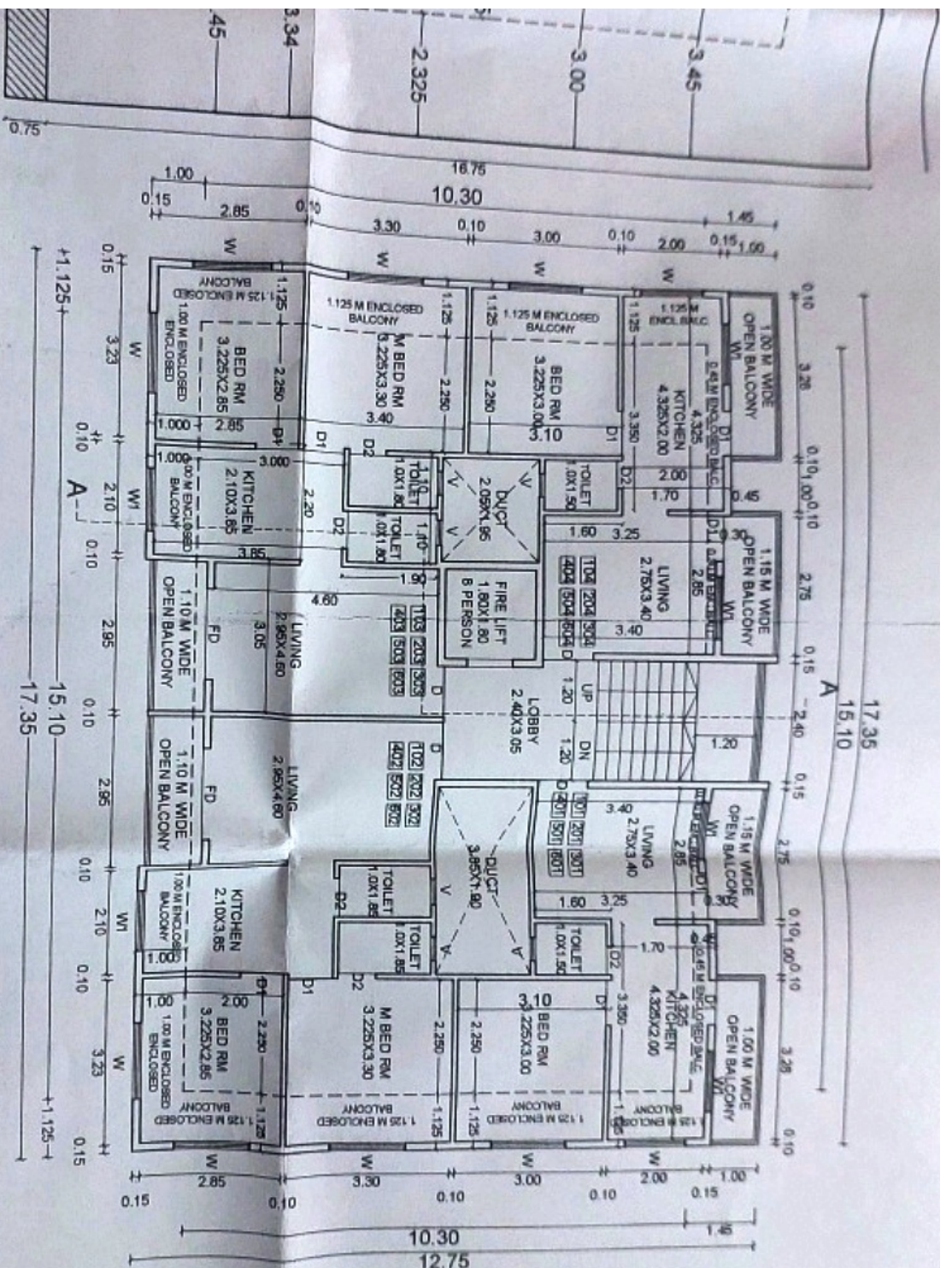


RIMS ASSOCIATES
CONSULTING ENGINEER
FIRST FLOOR, GALAXY APT.NEAR
JMCT COLLEGE WADALA ROAD
NASHIK 422006.
MOB: 9823786198/9923987869
DATE - 25/09/23 DRG. NO.
SCALE - 1:100 CAD BY-MAN
RV. NO. - CHD BY-MAN

OWNERS SIGN.
ARFAT CONSTRUCTION

Proprietor
RABIYA MUGHAIZ-KOKNI
PROPRIETOR ARFAT CONSTRUCTION
LICENSED SUPERVISOR SIGN

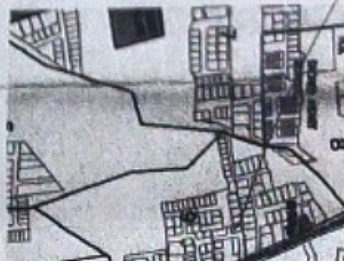
MANIYAR I.L.
SUPERVISOR-1 LICENCE NO.53
STRUCTURE ENGINEER SIGN
for
Bhavsar
Bhavsar Bhanuvilas P.
Structural Consultant
B.P. BHAVSAR
STRUCTURE ENGINEER NO.122



FIRST TO SIXTH FLOOR PLAN
SCALE:1=100

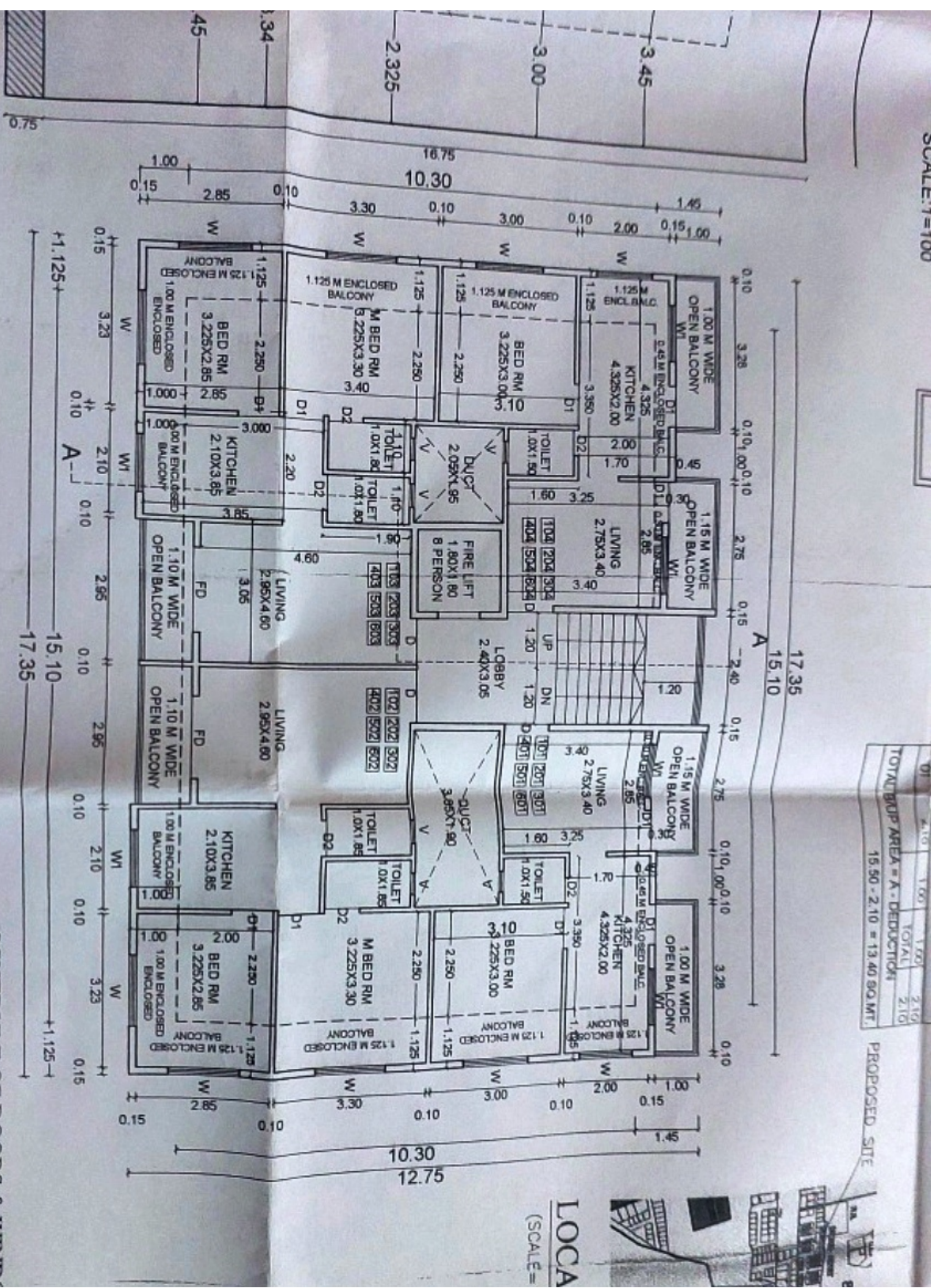
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	SPECIFICATION
W	1.50 M X 1.20 M	MILD STEEL GLAZED WINDOWS
W1	1.20 M X 1.20 M	MILD STEEL LOUVER VENTILATOR
V	0.80 M X 0.60 M	RCC FRAMED FLUSH DOORS
D	1.00 M X 2.10 M	RCC FRAMED FLUSH DOORS
D1	0.90 M X 2.10 M	RCC FRAMED FLUSH DOORS
D2	0.75 M X 2.10 M	RCC FRAMED FLUSH DOORS



LOCATION PLAN
(SCALE=1:10,000)

SCALE: 1=100



TOTAL BHP AREA = A - DEDUCTIONS	15.50 - 2.10 = 13.40 SQ.M
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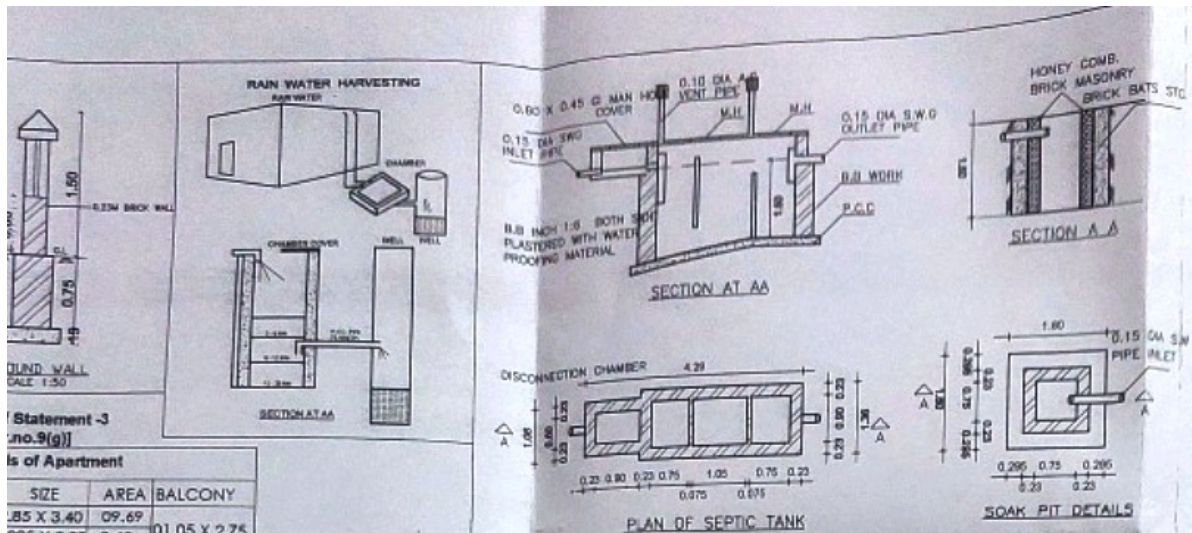
PROPOSED SITE

LOCA (SCALE=)

FIRST TO SIXTH FLOOR PLAN
SCALE: 1=100

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	SPECIFICATION
W	1.50 M X 1.20 M	MILD STEEL GLAZE
W1	1.20 M X 1.20 M	MILD STEEL LOUVE
V	0.60 M X 0.60 M	RCC FRAMED FLU
D	1.00 M X 2.10 M	RCC FRAMED FLU
D1	0.90 M X 2.10 M	RCC FRAMED FLU
D2	0.75 M X 2.10 M	RCC FRAMED FLU



PROPOSED AMALGAM BUILDING PLAN OF PL TO 9 & 10P AT - WADALA SHIWAR FOR:- RABIYA MUGHAI PROPRIETOR AP

APP
 The Plans are As per the con the accompan Certificate No. AH1RBP.

Statement-3 (no.9(g))

Size of Apartment

SIZE	AREA	BALCONY
2.85 X 3.40	09.67	01.05 X 2.75 = 2.88 SQ.M
3.25 X 2.00	6.65	
1.0 X 1.60	1.60	
2.25 X 3.10	9.99	
	29.93	

SIZE	AREA	BALCONY
1.5 X 4.60	14.03	01.00 X 2.95 = 2.95 SQ.M
1.0 X 3.85	8.47	
1.0 X 1.90	2.09	
1.0 X 1.90	2.09	
1.5 X 2.85	9.19	
1.5 X 3.40	10.96	
	46.83	

Table No.8B-Parking Requirments as per order no.Navi-13 Dt.28/12/2022

Sr.No.	Occupancy	Size of tenement	Parking Spaces Required		
			Area	Car	Scooter
1	Residential Multi-Family Residential	150sq.m. & above. (every tenement =2:3)	00	00	00
		Flat under 80-150sq.m.(every tenement =1:3)	00	00	00
		Flat under 40-80sq.m. (every two tenement =1:5)	12	06	12
		Flat under 30-40sq.m. (every two tenement =1:2)	00	00	00
		Flat under 0-30sq.m. (every two tenement =1:2)	12	00	12
		In addition 5% visitors parking	00	00	1.05
		TOTAL		6 NOS.	25 NOS.

REF. FINAL LAY-OUT NO. 11

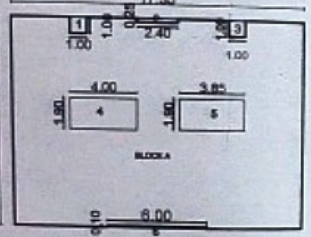
AREA STATEMENTS

- Area Of land
(Minimum area of a,b,c to be considered)
(a)As per ownership document
(b)as per measurement sheet
(c)as per site
- Deductions for
(a)Proposed D.P./D.P Road widening
(b)Any D.P.Reservation area
- Balance Area of plot(1-2)
- Amenity space 10%
(a) Required-
(b) Adjustment of 2(b), if any -
(c) Balance Proposed -
- Net Plot Area [3-4(c)]
- Recreational open space 10%
(a) Required-
(b) Proposed-
- Internal Road Area
- Plotable Area (if applicable)
- Built up area with reference to Section 5X(basic FSI) 1.10
- Addition of FSI on Payment of Premium
(a) Maximum permissible premium
(b) Proposed FSI on payment of premium
- In-situ FSI / TDR loading
(a) In-situ area against D.P road,
(b) In-situ area against Amenity Space [2.0 or 1.85 Sr.No.4(b)]and / or
(c) TDR area =
(d) Total in-situ / TDR loading proposed
- Additional FSI area under Chapter 13
- Total entitlement of FSI in the plot
(a) [9+10(b)+11(d)] or 12 whichever is less
(b) Ancillary Area FSI upto 60%
(c) Total entitlement (a+b)
- Maximum utilization limit of F.S.I. per Road width ((as per Regulation X 1.6 OR 1.8)
- Total Built-up Area in proposal (a) Existing Built-up Area
(b) Proposed Built-up Area (as per Regulation X 1.6 OR 1.8)
(c) Total (a+b)
- F.S.I. Consumed(15/13)(should not exceed 115%)
- Area Of Inclusive Housing, if any
(a) Required (20% of sr.no.5)
(b) Proposed
- Total Residential Tenements
- Total Commercial Units

AREA STATEMENT

WIDTH	NOS	TOTAL AREA
3.10	1.00	15.50
1.00	1.00	2.10
	TOTAL	21.0

A - DEDUCTION
 21.0 - 2.10 = 13.40 SQ.MT.



'P'LINE AREA CALCULATION

FIRST TO SIX FLOOR

AREA OF BLOCK 'A'

SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	17.35	12.75	1.00	221.21

DEDUCTION

	LENGTH	WIDTH	NOS	AREA
01	1.00	1.00	1.00	1.00
02	2.40	0.25	1.00	0.60
03	1.00	1.00	1.00	1.00
04	4.00	1.90	1.00	7.60
05	3.85	1.90	1.00	7.31
06	6.00	0.10	1.00	0.60
			TOTAL	18.11

TOTAL BUIP AREA = A - DEDUCTION
 221.21 - 18.11 = 203.10 SQ.MT.

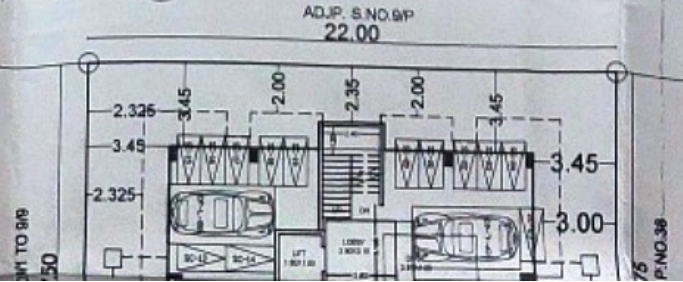
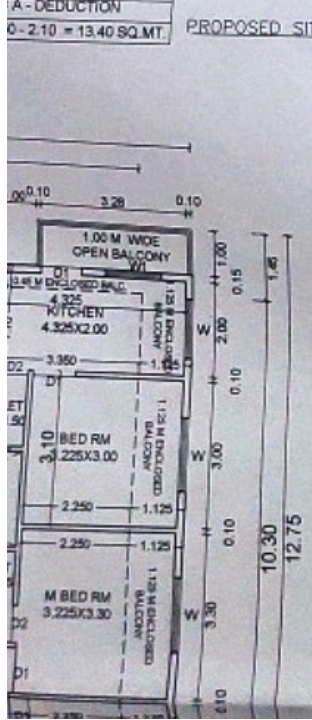
From of Statement -2 [Sr.no.9(a)] Proposed Building

Floors No.	Total Built-up Area of floor, as per outer construction line
GF (LIFT+LOBBY)	13.40
1ST FLOOR	203.10
2ND FLOOR	203.10
3RD FLOOR	203.10
4TH FLOOR	203.10
5TH FLOOR	203.10
6TH FLOOR	203.10
TOTAL	1232.00

TDR AREA STATEMENT

- NET AREA OF THE PLOT = 368.50 SQ.MT.
- 0.40% ALLOWED T.D.R. AREA = 147.40 SQ.MT. (368.50 X 0.40%)
- PURCHASED T.D.R. AREA = 147.40 SQ.MT.
- DRC NO.1037 DATE = 24/03/2022
- TDR AGREEMENT NO. = 8 - 8261-2023 DATE = 14/10/2023
- CALCULATION OF T.D.R. AS PER 29TH JANUARY 2 MAY 2016 GOVERNMENT POLICY
 $Y = X \times R \times R$
 $R.Y.$
 $Y = 147.40 \times 10800 / 5500$
 $Y = 292.12 \text{ SQ.MT.}$

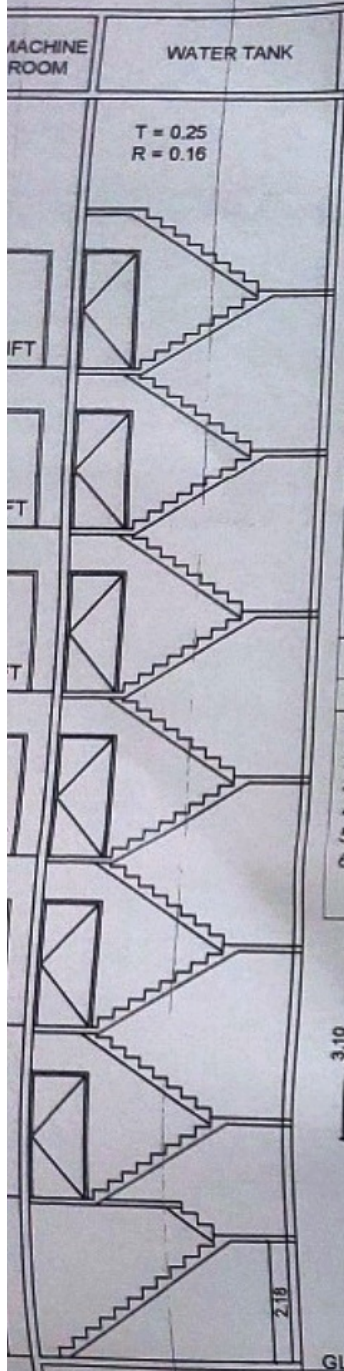
X = T.D.R. AREA
 R.R. = READY RECKONER RATE
 R.Y. = T.D.R. RATE/PURCHASES
 Y = DEDUCTION



NOTE :-

- PLOT BOUNDARY SHOWN IN
- PROPOSED WORK SHOWN
- DRAINAGE LINE SHOWN IN

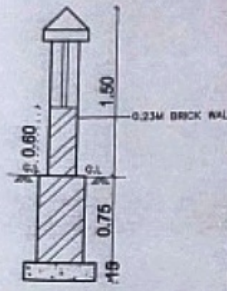
Certificate of Area :
 Certified that the plot under refer & the dimensions of all sides etc. of the plot on plan are measured on site and are in accordance with the document of ownership / T.P. Scheme Survey records.



MACHINE ROOM

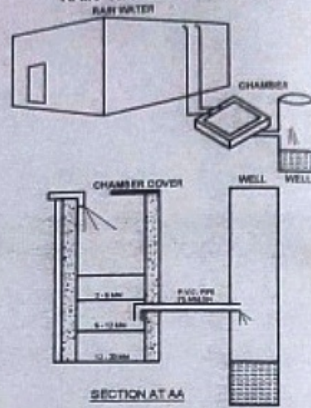
WATER TANK ROOM

T = 0.25
R = 0.16

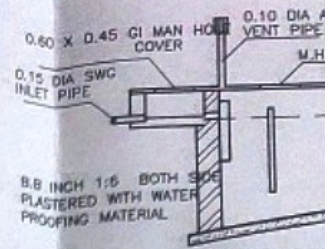


COMPOUND WALL
SCALE 1:50

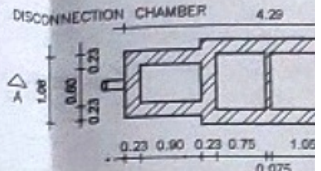
RAIN WATER HARVESTING



SECTION AT AA



SECTION AT AA



PLAN OF SE

From of Statement -3
[Sr.no.9(g)]

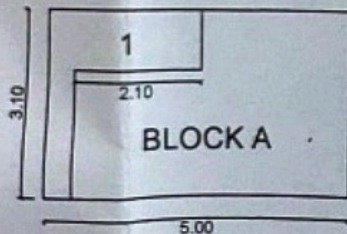
Area Details of Apartment

FLAT NO.	ROOM	SIZE	AREA	BALCONY
101,104.	LIVING	2.85 X 3.40	09.69	01.05 X 2.75 = 2.88 SQ.M
201,204.	KITCHEN	4.325 X 2.00	8.65	
301,304.	TOILET	1.10 X 1.60	1.60	
401,404.	BED RM.	3.225 X 3.10	9.99	
501,504.				
601,604.	TOTAL		29.93	

FLAT NO.	ROOM	SIZE	AREA	BALCONY
102,103.	LIVING	3.05 X 4.60	14.03	01.00 X 2.95 = 2.95 SQ.M
202,203.	KITCHEN	2.20 X 3.85	8.47	
302,303.	TOILET	1.10 X 1.90	2.09	
402,403.	TOILET	1.10 X 1.90	2.09	
502,503.	BED RM.	3.225 X 2.85	9.19	
602,603.	BED RM.	3.225 X 3.40	10.96	
	TOTAL		46.83	

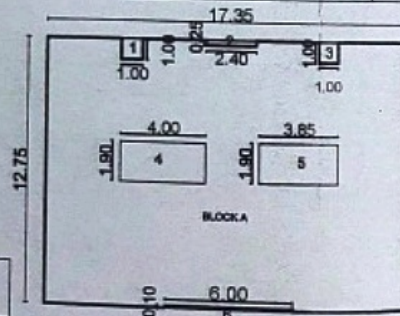
Table No.8B-Parking Requirments

Sr.No.	Occupancy	Size of tenement
	Residential	150sq.m. & above. (every ten)
	Multi-Family Residential	Flat under 80-150sq.m.(every tene
1		Flat under 40-80sq.m. (every two =1:5)
		Flat under 30-40sq.m. (every two =1:2)
		Flat under 0-30sq.m. (every two =1:2)
		In addition 5% visitors parking



'P'LINE AREA CALCULATION

GROUND FLOOR				
AREA OF BLOCK 'A'				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	5.00	3.10	1.00	15.50
DEDUCTION				
01	2.10	1.00	1.00	2.10
			TOTAL	2.10
TOTAL B/UP AREA = A - DEDUCTION				
15.50 - 2.10 = 13.40 SQ.MT.				



'P'LINE AREA CALCULATION

FIRST TO SIX FLOOR			
AREA OF BLOCK 'A'			
SR.NO	LENGTH	WIDTH	N
A	17.35	12.75	
DEDUCTION			
01	1.00	1.00	
02	2.40	0.25	
03	1.00	1.00	
04	4.00	1.90	
05	3.85	1.90	
06	6.00	0.10	
TOTAL B/UP AREA = A - DEDU			
221.21 - 18.11 = 2			

PROPOSED SITE

