

PROPOSED RESI. BUILDING PERMISSION  
OF PLOT NO. 5, S.NO. 65/A,  
@ CHUNCHALE SHIWAR FOR  
MR. UTTAM N. DATIR & OTHERS.

Stamps of Approval of Plans:

**APPROVED**

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

B2/BP/312/2023 24/03/2023

Deputy Engineer  
TOWN PLANING  
Nashik Municipal Corporation  
Nashik

TENTATIVE LAYOUT = RP/CHUNCHALE/05 DT. 7/1/1981

**AREA STATEMENT**

area of lot (sq) 7.80 7.80 5.85 5.85 7.30 5.01 2.1 2.4 6.0 6.0 5.6 5.6 1.7 1.7

1. AREA OF PLOT (Minimum area of a,b,c. to be considered)	-----
a) As per ownership document (7/12, CTS extract)	279.00
b) As per measurement sheet	-----
c) As per site	279.00
2. DEDUCTIONS FOR	-----
(a) Proposed COLONY Widening Area/Service Road/ Highway widening	0.0
(b) Any D.P. Reservation Area	-----
(Total a+ b)	0.00
3. Balance area of plot (1-2)	279.00
4. Amenity Space (if applicable)	-----
(a) Required	-----
(b) Adjustment of 2(b), if any -	-----
(c) Balance Proposed -	-----
5. Net Plot Area (3-4 (c))	279.00
6. Recreational Open space (if applicable)	-----
(a) Required -	-----
(a) Proposed -	-----
7. Internal Road Area	-----
8. Plottable area (if applicable)	-----
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	306.90
10. Addition of FSI on payment of premium	-----
(a) Maximum permissible premium FSI-based on road width/TOD zone.	139.50
(b) Proposed FSI on payment of premium.	139.50
11. In-situ FSI / TDR loading	-----
(a) In-situ area against COLONY road [2.0 x Sr.No. (a)], if any	---
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4 (b) and / or (c)]	-----
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
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.	446.40
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	266.90
(c) Total entitlement (a+b)	713.30
14. Maximum utilization limit of F.S.I. (building potential)	713.30
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)	-----
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)	711.74
(c) Total (a+b)	711.74
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	99%
17. Area for Inclusive Housing, if any	-----
(a) Required (20% of Sr.No. 5)	-----
(b) Proposed (COMM.-9 NOS., RESI.-40 NOS.)	-----

**Certificate of Area:**

Certified that the plot under reference was surveyed by me on \_\_\_\_\_ 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.)

**Owners Declaration**

I/We under signed 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.

3/11/2023  
(Signature Owners )

MR. KISHOR CHOPDA  
STR. ENGINEER SIGN

1) ME. Uttam Datir

MR. HEMANT PAWAR  
ENGINEER SIGN

2) ME. Baburao Datir

3) ME. Samadhan Datir

OWNER SIGN



gr. II., rishabh apt., behind pandit bungalow, kalpana nagar, college road, nashik.

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B2/BP/312/2023 24/03/2023

Deputy Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

TENTATIVE LAYOUT = RP/CHUNCHALE/85 DT. 7/1/1991

**AREA STATEMENT**

1. AREA OF PLOT		
(Minimum area of a,b,c. to be considered)		
a) As per ownership document (7/12, CTS extract)		279.00
b) As per measurement sheet		279.00
c) As per site		279.00
2. DEDUCTIONS FOR		
(a) Proposed COLONY Widening Area/Service Road/ Highway widening		0.00
(b) Any D.P. Reservation Area		0.00
	(Total a+ b)	0.00
3. Balance area of plot (1-2)		279.00
4. Amenity Space (if applicable)		
(a) Required		0.00
(b) Adjustment of 2(b), if any -		0.00
(c) Balance Proposed -		0.00
5. Net Plot Area (3-4 (c))		279.00
6. Recreational Open space (if applicable)		
(a) Required -		0.00
(a) Proposed -		0.00
7. Internal Road Area		
8. Plottable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)		306.90
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI-based on road width/TOD zone.		139.50
(b) Proposed FSI on payment of premium.		139.50
11. In-situ FSI / TDR loading		
(a) In-situ area against COLONY road [2.0 x Sr.No. (a)], if any		0.00
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4 (b) and / or (c)]		0.00
(c) TDR area		0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))		0.00
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.		446.40
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.		286.90
(c) Total entitlement (a+b)		713.30
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 5, 1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		713.30
15. Total Built-up Area in proposal. (excluding area at sr.No.17b)		
(a) Existing Built-up Area.		0.00
(b) Proposed Built-up Area (as per 'P-line)		711.74
(c) Total (a+b)		711.74
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)		99%
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No. 5)		0.00
(b) Proposed (COMM.-9 NOS., RESI.-40 NOS.)		0.00

**Certificate of Area:**

Certified that the plot under reference was surveyed by me on \_\_\_\_\_ 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/ I.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

**Owners Declaration**

I/We under signed 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.

(Signature Owners )

MR. HEMANT CHOPDA  
STR. ENGINEER SIGN

1) MR. Uttam Datir

2) MR. Bapurao Datir

3) MR. Samadhan Datir

MR. HEMANT PAWAR  
ENGINEER SIGN

OWNER SIGN

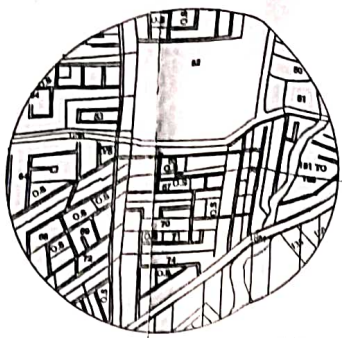
**design associates**  
soudre  
building planner & interior design  
gr. fl., rishabh apt., behind pandit bungalow,  
kalpana nagar, college road, nashik.  
cell-9921363790.

SCALE: DRG NO =  
A/B/S/R =

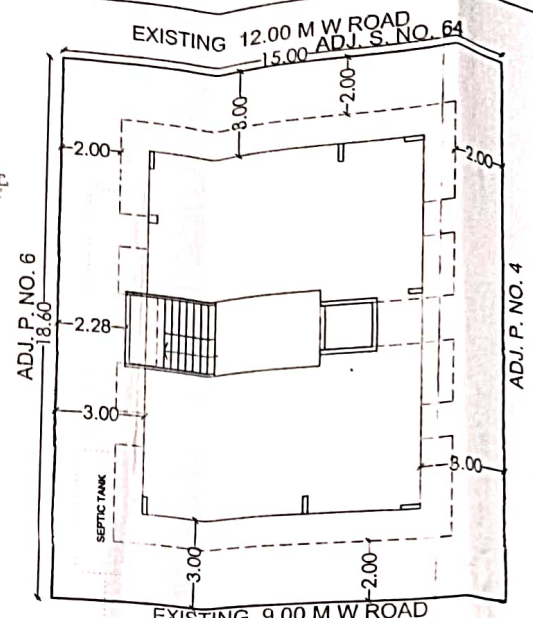
CHK. BY = P.S.  
CAD BY = H.P.

**FORM OF STATEMENT 2  
PROPOSED BUILDING**

Building No. (1)	Floor No. (2)	TOTAL BUILT UP AREA OF FLOOR (3)
	LIFT	3.24
	FIRST	146.34
	SEC.	146.34
	THIRD	146.34
	FOURTH	146.34
	FIFTH	123.14
	Total	711.74



**LOCATION PLAN**  
SCALE 1:10000



**SITE PLAN**  
SCALE 1:1500

**AREA CALCULATION**  
TYP. 1st TO 5th FLOOR

AREA OF BLOCK 'A'					
SR. NO	LENGTH	WIDTH	NOS	TOTAL AREA	
A	11.00	14.60	1.00	160.60	
DEDUCTION					
1	1.38	2.40	1.00	3.31	
2	4.23	1.50	1.00	6.35	
3	1.00	1.15	4.00	4.60	
B	TOTAL				14.26
TOTAL B.U.P AREA = A - B + B1					
160.60					

**AREA CALCULATION**  
5th FLOOR

AREA OF BLOCK 'A'					
SR. NO	LENGTH	WIDTH	NOS	TOTAL AREA	
A	11.00	14.60	1.00	160.60	
DEDUCTION					
1	1.38	2.40	1.00	3.31	
2	4.23	1.50	1.00	6.35	
3	1.00	1.15	4.00	4.60	
4	2.00	1.55	2.00	6.20	
5	2.00	2.00	2.00	8.00	
6	4.50	1.00	2.00	9.00	
B	TOTAL				37.46
TOTAL B.U.P AREA = A - B + B1					
160.60					

**ANCILLARY AREA CALCULATION**

RESIDENTIAL =  $711.74 / 1.6 \times 0.6 = 266.90$   
TOTAL = 266.90 SQ.MT.

**FORM OF STATEMENT 3  
AREA DETAILS OF UNIT**

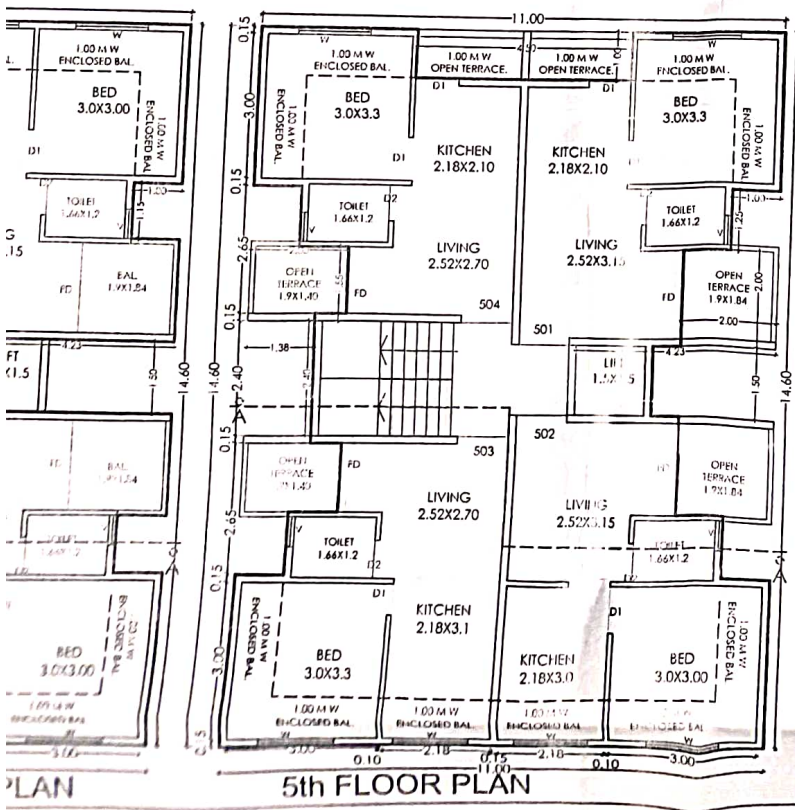
Building No.	Floor No.	Flat / unit No.	Carpet area of flat / Including Internal wall & Excluding External wall			Typical flat / unit	Total area of flat (4'S)
			BAL.	CB	TOTAL		
I	2	101 TO 501	27.77	3.79	0.00	31.5600	5
		102 TO 502	27.77	3.79	0.00	31.5600	5
		103 TO 403	26.30	2.87	0.00	29.1700	5
		104 TO 404	26.30	2.87	0.00	29.1700	5
		TOTAL					607.30

**FORM OF STATEMENT 3  
AREA DETAILS OF UNIT**

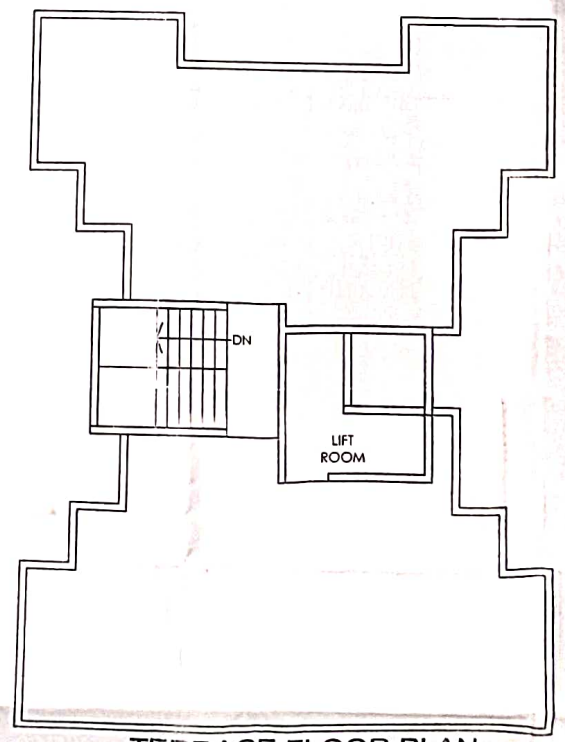
Building No.	Floor No.	Flat / unit No.	Carpet area of flat / Including Internal wall & Excluding External wall			Typical flat / unit	Total area of flat (4'S)
			BAL. / OPEN TERRACE	TOTAL			
I	2	101 TO 401	27.77	3.79	31.56	4	126.24
		102 TO 402	27.77	3.79	31.56	4	126.24
		103 TO 403	26.30	2.87	29.17	4	116.68
		104 TO 404	26.30	2.87	29.17	4	116.68
		501	25.59	5.97	31.56	1	31.56
		502	27.77	3.79	31.56	1	31.56
		503	26.30	2.87	29.17	1	29.17
		504	24.12	5.05	29.17	1	29.17

**PARKING AREA STATEMENT**

FLAT/SHOP	REQUIRED		PROPOSED	
	CAR	SCOOTER	CAR	SCOOTER
FLAT UNDER 30	20	0	20	
5% VISITORS PARKING	0	0	1	
TOTAL	0	0	21	4
0.9%	0	0	21	4



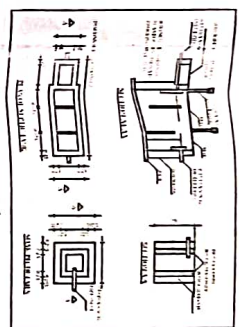
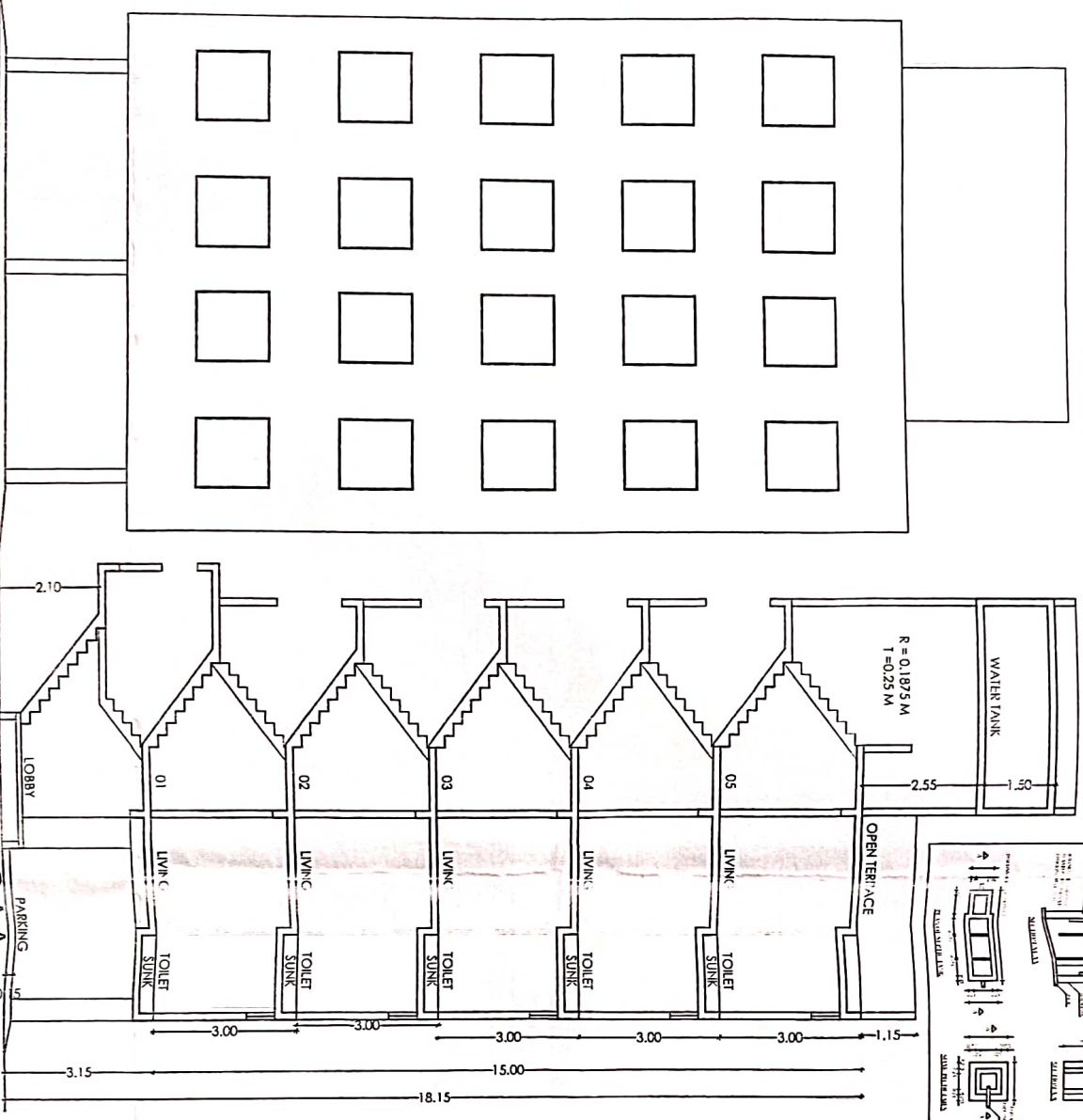
**5th FLOOR PLAN**



**TERRACE FLOOR PLAN**

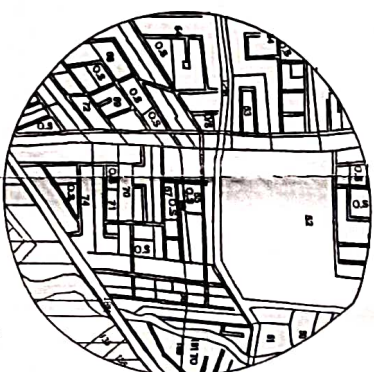
F- FRONT ELEVATION

SECTION @ A-A



FORM OF STATEMENT 2  
PROPOSED BUILDING

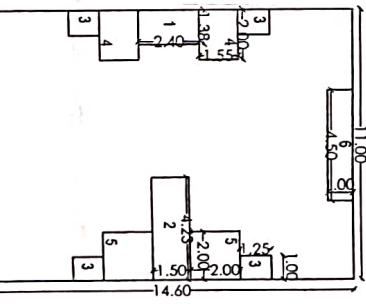
Build No.	FLOOR	TOTAL BUILT UP AREA OF FLOOR
(1)	(2)	(3)
	LIFT	3.24
	FIRST	146.34
	SEC.	146.34
	THIRD	146.34
	FOURTH	146.34
	FIFTH	123.14
	Total	711.74



LOCATION PLAN N  
SCALE 1:10000

AREA CALCULATION

TYPE	AREA OF BLOCK 'W'	LENGTH	WIDTH	NO'S	TOTAL AREA
A	11.00	14.60	1.00	160	160.60
1	1.38	2.40	1.00	3	3.31
2	4.23	1.50	1.00	6	6.35
3	1.00	1.15	4.00	4	4.60
			TOTAL		14.26
TOTAL BUILT AREA = A + B + D1					146.34
160.60					14.26
					123.14



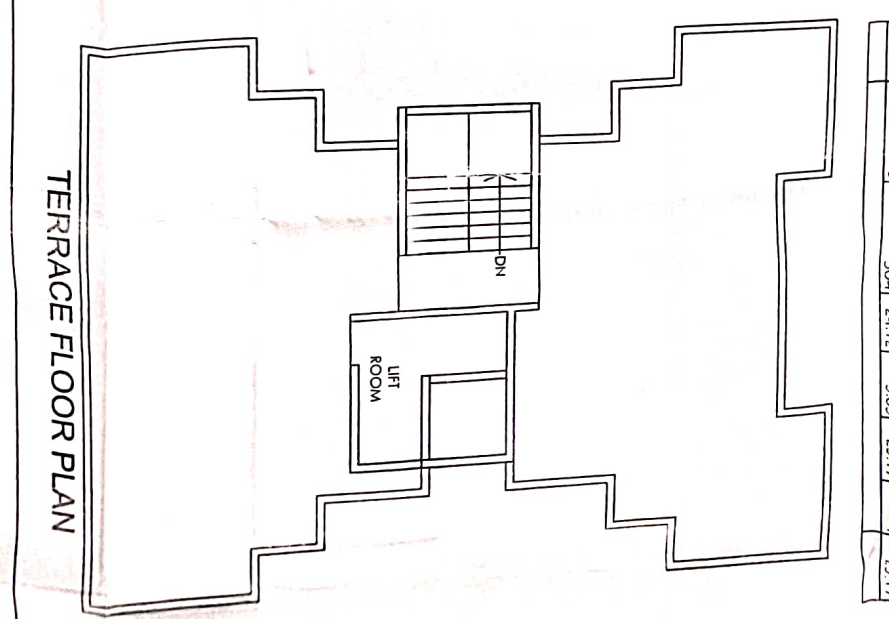
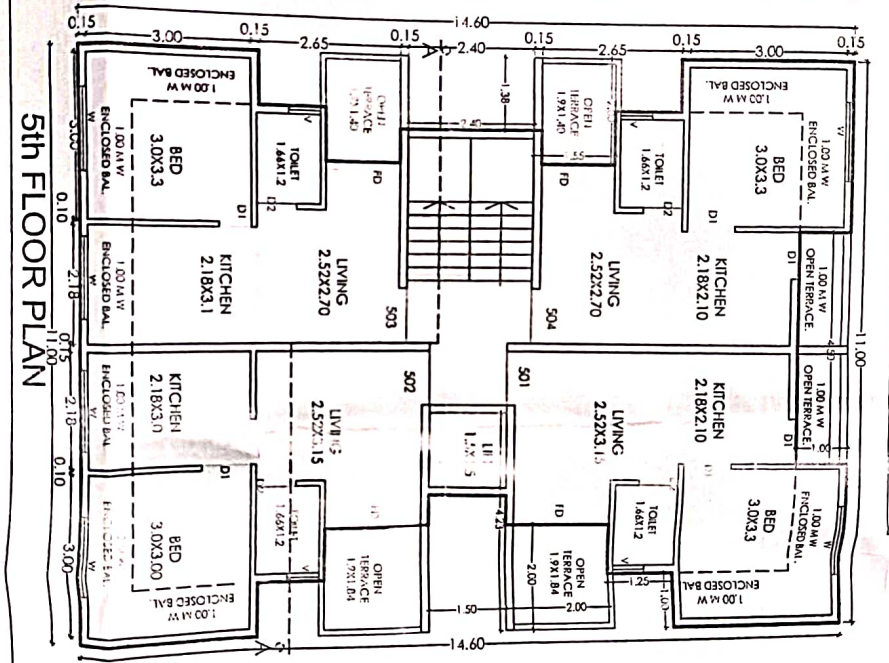
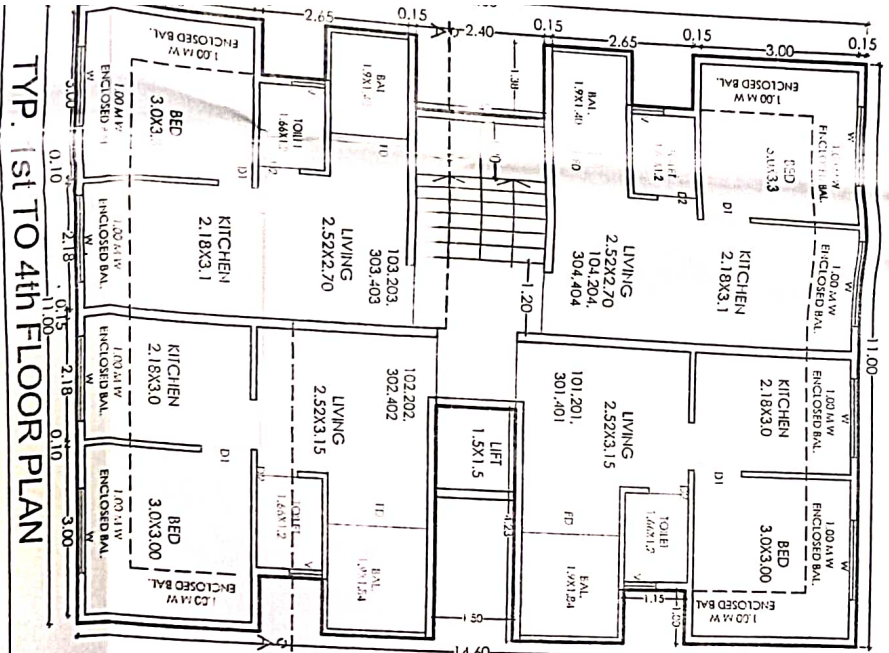
AREA CALCULATION

5th FLOOR	AREA OF BLOCK 'W'	LENGTH	WIDTH	NO'S	TOTAL AREA
A	11.00	14.60	1.00	160	160.60
1	1.38	2.40	1.00	3	3.31
2	4.23	1.50	1.00	6	6.35
3	1.00	1.15	4.00	4	4.60
4	2.00	1.50	3.00	6	6.20
5	2.00	2.00	2.00	9	9.00
6	4.50	1.00	2.00	9	9.00
			TOTAL		37.46
TOTAL BUILT AREA = A + B + D1					123.14
160.60					37.46

PARKING AREA STATEMENT

REQUIRED	PROPOSED
FLAT/BI/UP CAR/SCOOTER	CAR/SCOOTER
20	20
0	0
0	1
5% VISITORS PARKING	
0	21
TOTAL	21
0.9%	4
	14

SECTION @ A-A



**PARKING AREA STATEMENT**

	REQUIRED	F. PROPOSED
FLAT UNDER 30	20	20
CAR / SCOOTER	0	1
5% VISITORS PARKING	0	21
<b>TOTAL</b>	<b>20</b>	<b>42</b>
0.9%	0	14

TOTAL BALF AREA = A + B + B1

160 GO	37.46	123.14
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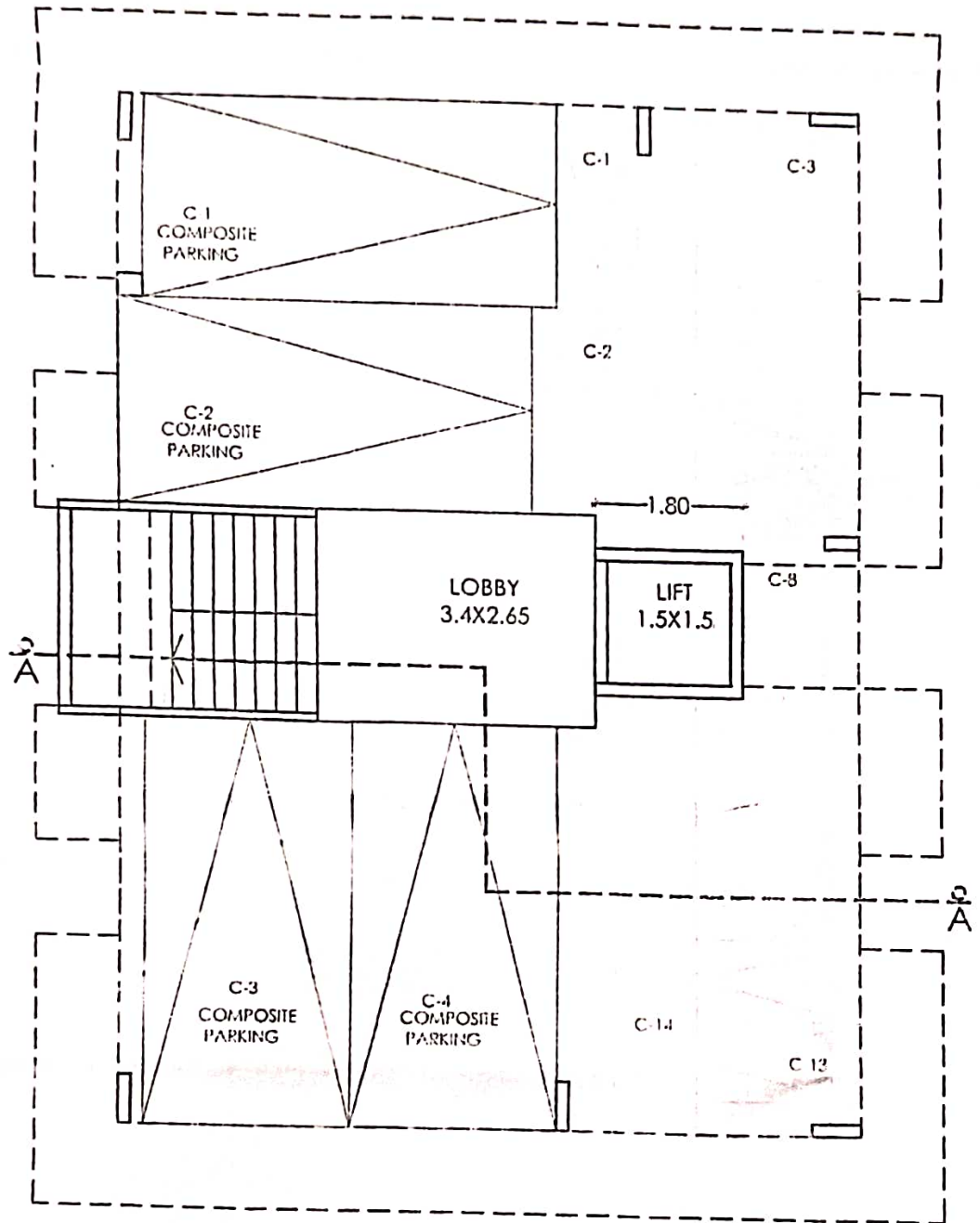
**FORM OF STATEMENT 3**  
AREA DETAILS OF UNIT

Building No.	Floor No.	Unit No.	Original Area of Unit / Including Retained wall	Open / Excluding Estimated wall	Total	1/100th of Unit	Total area of Unit
1	2	101 TO 401	27.77	3.79	31.56	4	126.24
1	4	102 TO 402	27.77	3.79	31.56	4	126.24
1	4	103 TO 403	26.30	2.07	28.37	4	115.60
1	4	104 TO 404	26.30	2.07	28.37	4	115.60
5	5	501	25.59	5.97	31.56	1	31.56
5	5	502	27.77	3.79	31.56	1	31.56
5	5	503	26.30	2.07	28.37	1	28.37
5	5	504	24.12	2.07	26.19	1	26.19
		<b>TOTAL</b>			<b>29.17</b>	<b>1</b>	<b>29.17</b>

1st TO 5th	123.14	26.30	2.07	0.00	29.17	5	145.85
1st TO 5th	160.00	26.30	2.07	0.00	29.17	5	187.54
<b>TOTAL</b>							<b>607.30</b>

15 F. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50.

# FRONT ELEVATION



# GROUND FLOOR PLAN