



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भाम्मशः)

जावक क्र./सवि/29999/353e

दिनांक 39/10/2014

No. A/21155

श्री./श्रीमती

~~श्री. अर्जुन भोसले अगदी सर.शा. नं. 467 -
शहमारे व.प्रा.लि. नं. 30/10/2013~~

संदर्भ : तुमचा दिनांक 08/10/2014 चा अर्ज क्रमांक 21155

महाशय,

दाखला देण्यात येतो की ~~आडगाव~~ शिवारातील / सि.स.नं. स. नं. 30/10/2013

प्लॉट नं. ~~---~~ मधील इमारतीच्या ~~सकल पार्किंग + चार जागे~~

मजल्याचे इकडील बांधकाम परवानगी क्र. सी 3/1000/300 दिनांक 30/12/2013 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. ~~इतीमजि हांडे~~

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवसेत्तर/शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र

9050.50 चौ.मी.

चौ.मी.

व नटई क्षेत्र

9355.50 चौ.मी.

चौ.मी.

- 1) सदर इमारतीचा वापर निवासी/निवसेत्तर/शैक्षणिक कारणाकरिताच करता येईल त्या वापरात बदल करता येणार नाही वापरात बदल करावयाची झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- 2) घरपट्टी आकारणीसाठी आकारणी प्रत अधिकक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी घरपट्टी बाबत संबंधित विभागाकडे त्वरीत संपर्क साधावा.
- 3) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- 4) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

- 5) ~~वाळणी वेद करणे खात्री तज्ञांकडून रु. 2 रु. 100000/ पाऊ. 8002/20 दि. 39/10/14 अन्वये अरले असे.
एव वी.सी. 2 नं. 802008 अखुन नगररक्त दाखला क्रमांक 88 दि. 28/10/14 झाला असे.~~

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक 175.

III. Flow of Title :-

The property bearing Gat No. 467 adm. H. 0-94 R + P.K. H. 0-01 R Total area adm. H. 0-95 R was originally owned and possessed by Mr. Arjun Bhau Chavanke and the Charge of Aadgaon V.K.S.S.S. Ltd. was appearing in the other rights column of the said property prior to 1970.

- 8) Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

- 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 self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis 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) 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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 11) 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.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) 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.
- 14) 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.
- 15) 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 Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the 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.
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 18) N. A. order No. 280/2013 Dated: 13/11/2013 submitted with the application.
- 19) Adequate space from the plot w/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 1,33,400/- is paid for development charges w. r. to the proposed Construction vide R. No./B.No. 87/540 Dated: -07/12/2013.
B) Rs. 1,57,500 /- is paid for development charges w. r. to proposed land development vide R. No./B.No. 45/538 Dtd: -07/12/2013.



1/3

NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ Panch/CS/709/3986

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 10/12/2013

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, Shri. Vikrant Ramesh Rohamare.

C/o. Ar. Kshitij Dhande. & Stru. Engg. Yogin Kulkarni Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. ..

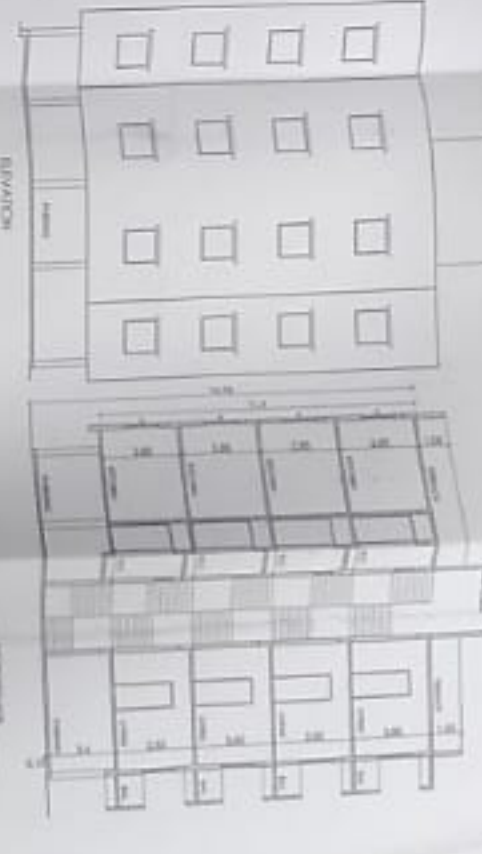
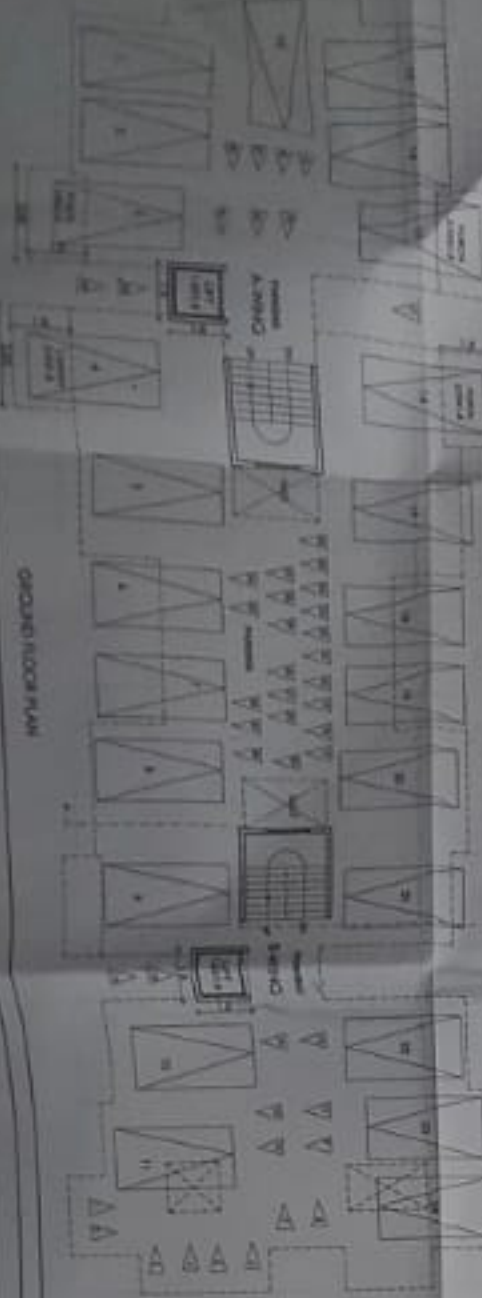
Of G.No. 467/1/1 of Adgoan Shiwar.

Ref - Your Application & Plan dated: 01/11/2013 Inward No. C5/BP/4975/193

Sanction of building permit & 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 permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay 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 35)

- 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 completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit 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 Bombay Provincial 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 date of 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 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.



BALCONY ESTABLISHMENT CALC.

ITEM	UNIT	QUANTITY	REMARKS
CONCRETE SLAB	Sq. M	18.18	2.00 x 9.09
STEEL REINFORCEMENT	Kg	181.8	10% of concrete volume
FORMWORK	Sq. M	36.36	2 x slab area
PAINT	Ltr	18.18	10% of slab area
FINISH	Sq. M	18.18	2.00 x 9.09

REINFORCEMENT DETAILS

REINFORCEMENT SCHEDULE

ITEM	UNIT	QUANTITY	REMARKS
CONCRETE	Sq. M	18.18	2.00 x 9.09
STEEL	Kg	181.8	10% of concrete volume
FORMWORK	Sq. M	36.36	2 x slab area
PAINT	Ltr	18.18	10% of slab area
FINISH	Sq. M	18.18	2.00 x 9.09

CURBOURD AREA CALCULATION

FIRST FLOOR		AREA OF TOTAL C/B STRIP	
BUILDING SIDE	LENGTH	WIDTH	AREA
EAST	26.20	0.60	15.72
WEST	26.20	0.60	15.90
	3.15	0.30	0.95
NORTH	7.20	0.60	4.50
SOUTH	7.60	0.60	4.56
TOTAL			41.63

2ND FLOOR		AREA OF TOTAL C/B STRIP	
BUILDING SIDE	LENGTH	WIDTH	AREA
EAST	26.20	0.60	15.72
WEST	26.20	0.60	15.90
	3.15	0.30	0.95
NORTH	7.20	0.60	4.50
SOUTH	7.60	0.60	4.56
TOTAL			41.63

THIRD FLOOR		AREA OF TOTAL C/B STRIP	
BUILDING SIDE	LENGTH	WIDTH	AREA
EAST	26.20	0.60	15.72
WEST	26.20	0.60	15.90
	3.15	0.30	0.95
NORTH	7.20	0.60	4.50
SOUTH	7.60	0.60	4.56
TOTAL			41.63

FOURTH FLOOR		AREA OF TOTAL C/B STRIP	
BUILDING SIDE	LENGTH	WIDTH	AREA
EAST	26.20	0.60	15.72
WEST	26.20	0.60	15.90
	3.15	0.30	0.95
NORTH	7.20	0.60	4.50
SOUTH	7.60	0.60	4.56
TOTAL			41.63

NEW AREA STATEMENT				
FLOOR	AREA AS PREVIOUSLY APPROVED	EXTRA AREA IN F.S.I	NEW EXCESS BALCONY	TOTAL PSI (3+4+5)
1	2	3	4	5
GROUND FLOOR	6.48	--	--	6.48
FIRST FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
SECOND FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
THIRD FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
FOURTH FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
EXCESS BALCONY	14.38	--	--	14.38
TOTAL	1586.86	166.52 SQM	22.32	1775.70

PLOT AND TDR STATEMENT		Sqmt
1. NET AREA OF PLOT		1134.02
2. BASIC F.S.I. AS PER NEW DCPM (1.1)	(1134.02 X 1.1)	1247.42
3. TDR PURCHASED (455.00 SQMT)		455.00
ED & SALE DEED REGD. NO.		
DATE		
T.D.R. CERTIFICATE NO.		
DATE		
4. PREMIUM PSI (<30% (73.50 SQMT))		73.50
TOTAL		1775.92

NOTES:
 1. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE PLAN.
 2. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE PLAN.
 3. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE PLAN.
 4. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE PLAN.

SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
DT	1.200 X 2.400	T.W. PANELLED DOOR
DB	0.750 X 2.400	T.W. PANELLED DOOR
DD	1.500 X 2.400	T.W. PANELLED DOOR
DE	4.500 X 1.800	M.S. SLIDING DOOR
DF	3.000 X 2.400	M.S. SLIDING DOOR
WF	2.100 X 1.800	M.S. GLAZED WINDOW
WD	1.200 X 1.800	M.S. GLAZED WINDOW
V	1.700 X 1.800	M.S. GLAZED VENTILATOR

SEPTIC TANK
 CITY OF NASHIK
 2 x 2.5 x 3.0 CM



APPROVAL

APPROVED

As per the accompanying occupancy Certificate
 No. Nashik C-2/2155/3639
 Date: 31/7/2017

(Signature)
 Executive Engineer
 (Town Planning Dept.)
 Nashik Municipal Corporation

REFERENCE
 N.A Order No. 280/2013 Dated -13/11/2013

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 work under supervision of proper technical person so as to ensure the quality & safety of the work site.

Owner (s) Name & Signature

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on 30/06/17 & dimensions of all sides etc. of the plot stated on plan are or measured on site and the area so worked out tallies with the area stated in document of ownership/Top. scheme Records/ Land Records, department/ City Survey Records.

(Signature)
 Sign of Architect

AREA STATEMENT		Sqmt.
1. AREA OF THE PLOT		1500.00
(Minimum area of a.b.c to be considered)		1500.00
a. As per ownership document (D19,OTS extract)		---
b. As per measurement sheet		---
c. As per site		---
2. DEDUCTIONS FOR		0
a) Proposed D.P./D.H. Road widening Area		0
b) Any D.P. Reservation area		0
TOTAL (a+b)		0
3. GROSS AREA OF THE PLOT (1-2)		1500.00
4. Non-structural Open Space		---
a) Required		150.00
b) Proposed		---
5. Amenity space (T.S.A.S)		---
a) Required		25.00
b) Proposed		---
6. Service road & Highway widening		192.58
7. Internal road area		1154.02
8. Net Area of Plot = (3-6)		---
9. Built up area with reference to Basic F.S.I. as per front road with (area 8 x 1.1)		1247.42
10. Addition of area for F.S.I.		---
(a) In-situ area against D.P. road (1.50m x 2.25) 5 mty		---
(b) In-situ area against Amenity Space (2.0 or 1.80m x 5.0)		73.50
(c) Premium FSI area (subject to maximum of 2.3 of area 8)		455.00
10. TDR Area		---
(a) Additional FSI Area under chapter VI		1775.92
(Total a+b+c+d)		1775.92
11. Total area available		1775.92
12. Maximum utilization of FSI Permissible as per Road width (as per Regulations, 15.4)		1.1
13. Total Built-up Area in proposal (excluding area of G. No.16.3)		0
a) Existing Built-up Area		1759.00
b) Proposed Built-up Area		36.70
c) Excess Safety area counted in FSI		0
d) Excess Double Height terraces area counted in FSI		0
(Total a+b+c+d)		1775.70
14. F.S.I. Computed 130 (should not be more than as no.12 above)		985
15. Area for Inclusive Housing, F. City		NA
a) Required (20% of area 8)		NA
b) Proposed		---

STRUCTURAL ENGINEER: OWNER
 TOWN PLANNING ARCHITECT: *(Signature)*
 ARCHITECT: *(Signature)*

MR. KSHITIJ B. DHANDE
 MR. VIKRANT RAMESH ROHAMARE
 REVISED BUILDING PERMISSION & COMPLETION OF RESIDENTIAL BUILDING ON G. NO. - 467/1/1 AT ADGAON SHIVAR, NASHIK.
 FOR: MR. VIKRANT RAMESH ROHAMARE

Kshitij .B. Dhande
 Architect (Civil) Registered No. CA508497
 ARCHITECT & INTERIOR DESIGNER
 PLAT NO. 25, SAJOL APPCL, NEAR RAJPU BUNGLOW, NEERA NAGAR, NASHIK-422 208.
 PHONE: (0253) 212016
 CELL: 98 222 84289

C. C. for P. No:- .. Of G.No. 467/1/1 of Adgoan Shiwar.

- 21) Tree plantat on shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs.7,500/- Deposited vide B.No./R.No. 92/2326
Date:- . 07/12/2013. As per Order No 137 Dt. 18/03/2003.

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

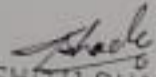
- 23) A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.

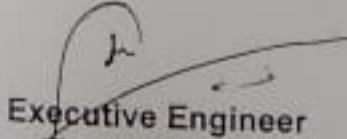
- a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

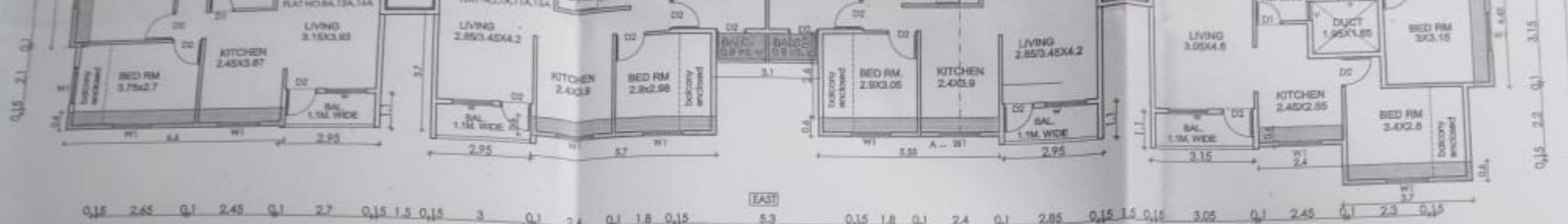
- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.
25) Proper arrangement for rain water harvesting should be made at site.
26) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
28) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.
29) Drainage connection charges Rs. 36,000/- is paid vide R.No./B.No. 81/8336
Dtd: 07/12/2013.
30) Welfare cess charges Rs. 1,93,700/- is paid vide R.No./B.No. 81/8336 dtd: 07/12/2013.
31) This permission is given on the strength of DRC No: 635 dtd:25/06/2013 and 455.00 Sq.mt TDR area utilized from the same.
32) This permission is given on the basis of affidavit given by applicant dtd:06/12/2013 regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C. regarding drinking water supply connection shall be binding on applicant.
33) N.M.C. shall not supply water for construction purpose.
34) This permission is given on the basis of affidavit given by applicant dtd:06/12/2013 for disposal fo excavated/debris material on his own at the prescribed site.
35) This permission is given on the basis of affidavit given by applicant dtd.06/12/2013 regarding Local BodyTax.Local BodyTax should be paid forLBTRegistration No.NSK 602894 before Completion Certificate.

TRUE COPY

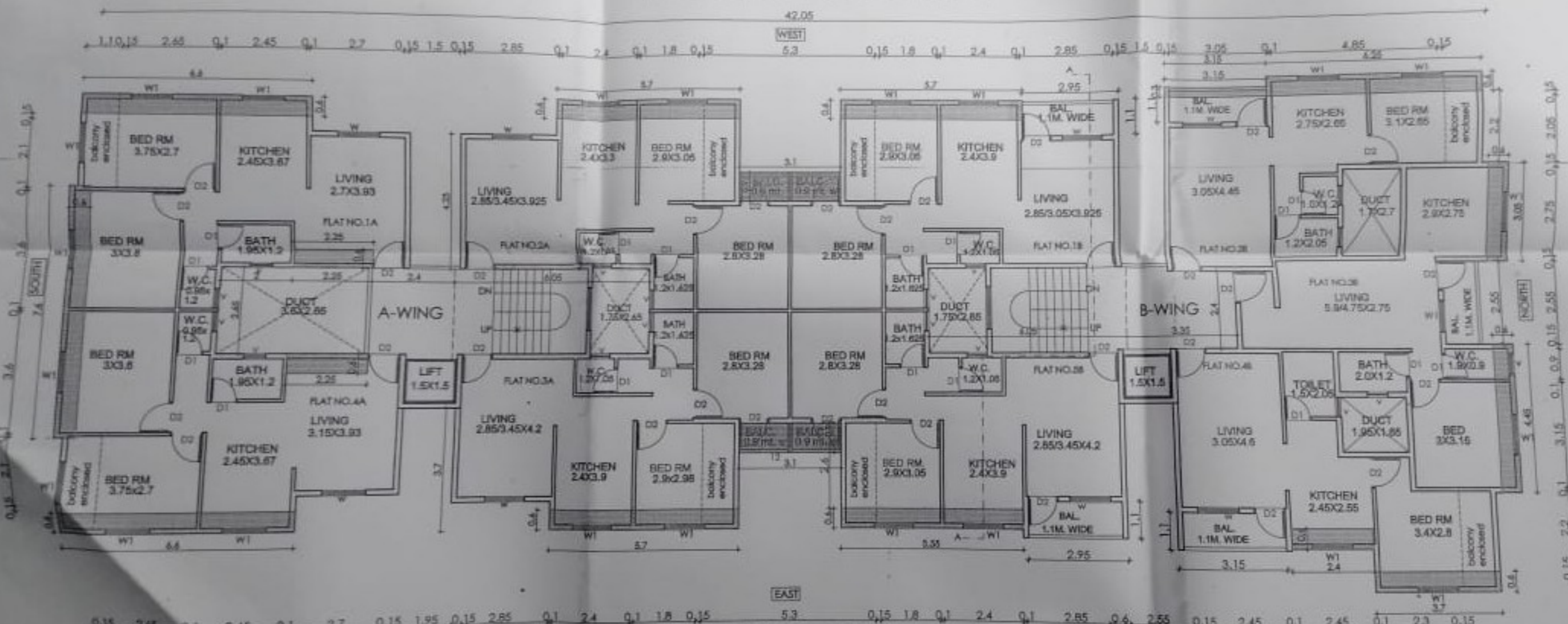

Ar. KSHITIJ DHANDE
CA/99/24881


Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik.

No. LND / BP
Nashik, Dt. / / 20
Copy to: Divisional Officer,
----- Division
Nashik Municipal Corporation, Nashik.



TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN



FIRST FLOOR PLAN

ADJ. G. NO. 464
 FINAL APPROVED
 DATE 11/10/10



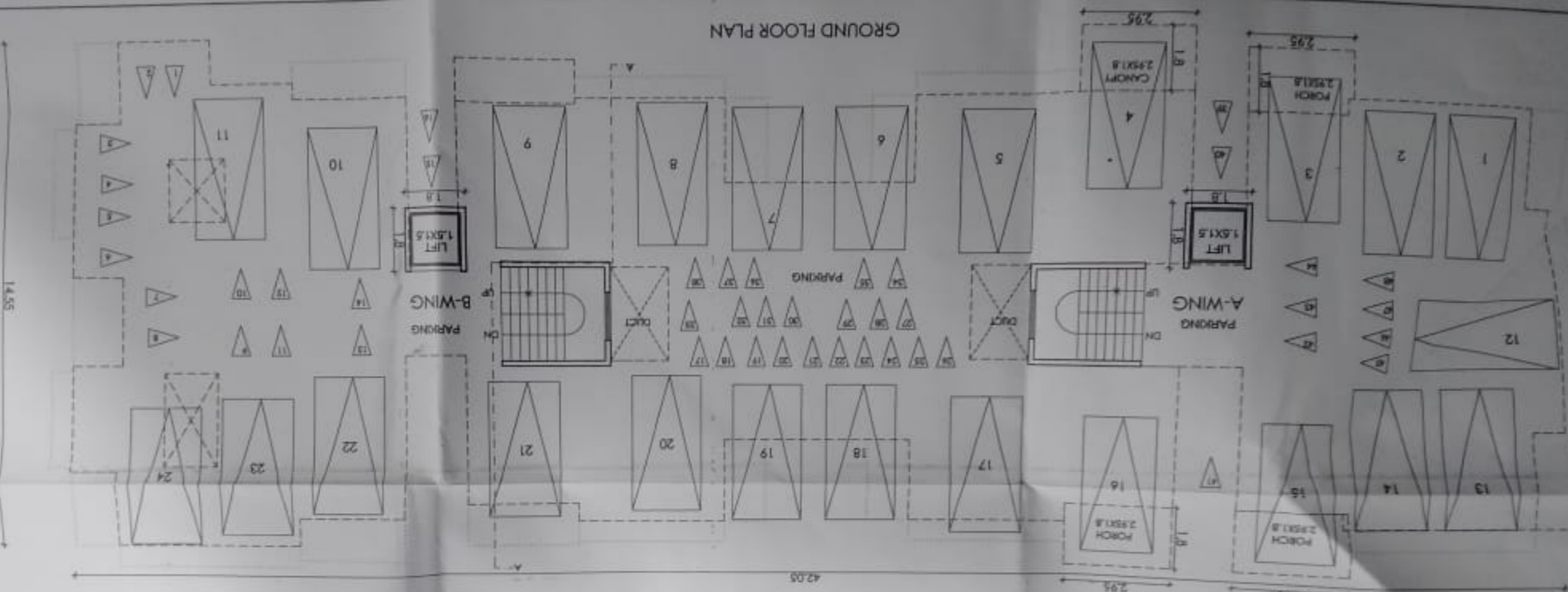
AREA DIAGRAM

FLOOR
GROUND FLOOR
FIRST FLOOR
SECOND FLOOR

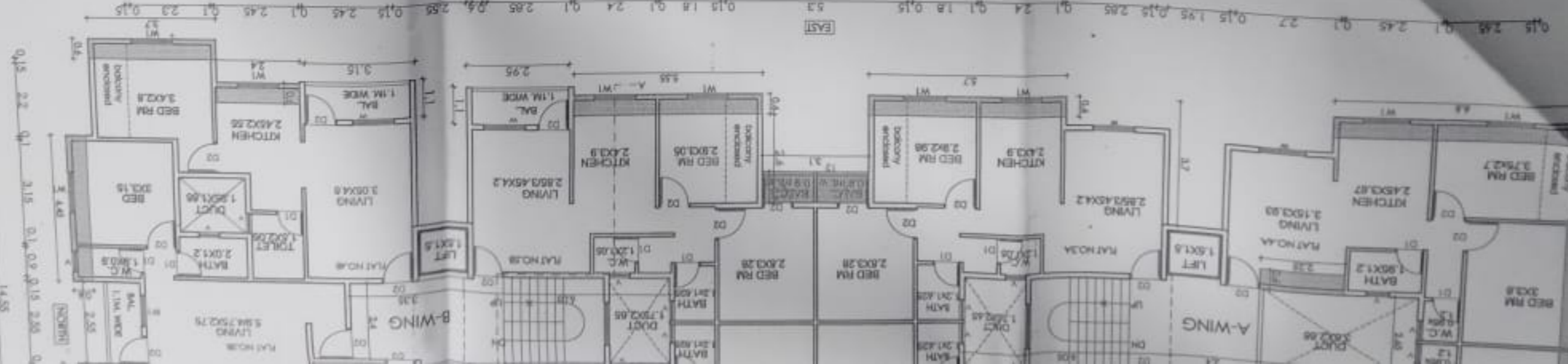
FLOOR	
GROUND FLOOR	
FIRST FLOOR	
SECOND FLOOR	
THIRD FLOOR	
FOURTH FLOOR	
TOTAL	
EXCESS BALCONY	
TOTAL BUILT UP AREA	
PAR	
FOR PLOT	
FOR RESIDENTIAL	
FOR COMMERCIAL	
TOTAL PARKING	

AREA STATEMENT	
GROUND FLOOR/UP	
FIRST FLOOR	
SECOND FLOOR	
THIRD FLOOR	
FOURTH FLOOR	
TOTAL EXCESS B.	

GROUND FLOOR PLAN



FIRST FLOOR PLAN





CURBROAD AREA CALCULATION

FIRST FLOOR			
AREA OF TOTAL C/R STRIP			
BUILDING SIDE	LENGTH	WIDTH	AREA
EAST	26.20	0.60	15.72
WEST	26.20	0.60	15.90
	3.15	0.30	0.95
NORTH	7.20	0.60	4.50
SOUTH	7.60	0.60	4.56
TOTAL			41.63

2ND FLOOR

AREA OF TOTAL C/R STRIP			
BUILDING SIDE	LENGTH	WIDTH	AREA
EAST	26.20	0.60	15.72
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THIRD FLOOR

AREA OF TOTAL C/R STRIP			
BUILDING SIDE	LENGTH	WIDTH	AREA
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WEST	26.20	0.60	15.90
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FOURTH FLOOR

AREA OF TOTAL C/R STRIP			
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TOTAL			41.63

NEW AREA STATEMENT

FLOOR	AREA AS PREVIOUSLY APPROVED	EXTRA AREA IN F.S.I	NEW EXCESS BALCONY	TOTAL FSI (3+4+5)
1	2	3	4	5
GROUND FLOOR	6.48	--	--	6.48
FIRST FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
SECOND FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
THIRD FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
FOURTH FLOOR	391.50	41.63	3.1 X 0.9 X 2 = 5.58	438.71
EXCESS BALCONY	14.38	--	--	14.38
TOTAL	1586.58	166.52 SQM	22.32	1775.70

PLOT AND FSI STATEMENT

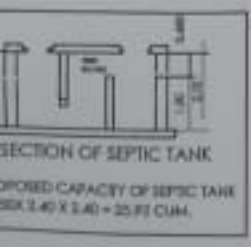
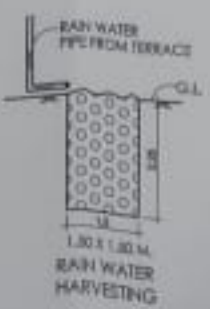
	Sqmt
1. NET AREA OF PLOT	1134.02
2. BASIC F.S.I. AS PER NEW OCPR (1.1) (1134.02x1.1)	1247.42
3. FSI PURCHASED (455.00 sqmt)	455.00
(D.R. SALE DEED REGD. NO. DATE: T.D.R. CERTIFICATE NO. DATE: ZONE: 'D')	
4. PREMIUM FSI (-00%) (73.50 sqmt)	73.50
TOTAL	1775.92

NOTES:

- 1) PLOT BOUNDARY SHOWN IN THICK BLACK
- 2) PROPOSED WORK SHOWN IN RED FILLED IN
- 3) DRAINAGE LINE SHOWN IN RED DOTTED
- 4) WATER SUPPLY LINE SHOWN IN BLACK DOTTED

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D1	1,000 X 2,400	T.W PANELLED DOOR
D2	0,750 X 2,400	T.W PANELLED DOOR
D3	1,500 X 2,400	T.W PANELLED DOOR
S0	4,000 X 2,400	M.S. SLIDING DOOR
SD1	2,300 X 2,400	M.S. SLIDING DOOR
W1	2,100 X 1,800	M.S. GLAZED WINDOW
W2	1,200 X 1,800	M.S. GLAZED WINDOW
V	0,750 X 0,900	M.S. GLAZED VENTILATOR



STORAGE CAPACITY OF SEPTIC TANK
1.50 X 2.40 X 2.40 = 25.92 CUM.

APPROVAL

APPROVED
As per the accompanying occupancy Certificate
No. Nashik C 2 / 21155 / 3635
Date: 31/7/2017

Structural Engineer
(Town Planning Dept.)
Nashik Municipal Corporation

REFERENCE
NA Order No. - 250/2013 Dated - 13/11/2013

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 work under supervision of proper technical person so as to ensure the quality & safety of the work.

Owner (s) Name & Signature

STATEMENT OF AREA:
Certified that the plot under reference was surveyed by me on...
Dimensions of all sides etc. of the plot stated on plan are as measured on site and the area worked out holds with the area stated in document of ownership (i.e. scheme Records/ Land Records, department City Survey Records).

Sign of Architect

AREA STATEMENT

	Sqmt.
1. AREA OF THE PLOT	1900.00
(Minimum area of a.p.c. to be considered)	
a. As per ownership document (712, CTS extract)	
b. As per measurement sheet	
c. As per site	
2. DEDUCTIONS FOR	
a) Proposed O.P./D.P. Road widening Area	0
b) Any D.P. Reservation area	0
TOTAL (a+b)	0
3. GROSS AREA OF THE PLOT (1-2)	1900.00
4. Recreational Open Space	
a) Required	
b) Proposed	150.00
5. Amenity space (i.e. a.s.)	
a) Required	
b) Proposed	25.00
6. Service road & Highway widening	
7. Internal road area	190.78
8. Net Area of Plot = (3-6)	1134.02
9. Built up area with reference to Basic F.S.I. as per front road width (a/c. 8 x 1.1) (1134.02 x 1.1)	1247.42
10. Addition of area for F.S.I.	
(a) In-situ area against D.P. road (1.50 x 2) x 1.1 if any	
(b) In-situ area against Amenity Space (2.0 or 1.50 x 2) x 1.1 if any	
(c) Premium FSI area (subject to maximum of 0.3 of a/c. 8)	73.50
(d) TDR Area	455.00
(e) Additional FSI Area under chapter VI-B	
(Total a+b+c+d)	1775.92
11. Total area available	1775.92
12. Maximum utilization of FSI Permissible as per Road width (as per Regulations, 15.4)	1.1
13. Total Built-up Area in proposed (excluding area at Sr. No. 15.3)	
a) Existing Built-up Area	0
b) Proposed Built-up Area	1739.00
c) Excess Balcony area counted in FSI	36.70
d) Excess Double Height terraces area counted in FSI	0
(Total a+b+c+d)	1775.70
14. F.S.I. Consumed (13) (should not be more than a/c. 12 above)	98%
15. Area for Inclusive Housing, if any	NA
a) Required (20% of a/c. 8)	NA
b) Proposed	NA
STRUCTURAL ENGINEER	OWNER
Yoon Kulkarni	
ARCHITECT	A. B. Sawarkar
MR. KSHITIJ .B. DHANDE	MR. VIKRANT RAMESH ROHAMARE
REVISED BUILDING PERMISSION & COMPLETION OF RESIDENTIAL BUILDING ON G. NO. : 467/1/1 AT ADGAON SHIWAR, NASHIK. FOR- MR. VIKRANT RAMESH ROHAMARE	
Kshitij .B. Dhande Architect Course Registered no. CA9904881	
ARCHITECT & INTERIOR DESIGNER	
FLAT NO. 05, RAJOL APPT., NEAR BAPU BUNGLOW, INDRA NAGAR, NASHIK-422 205 PHONE : (0253) 2320810 CELL : 94 222 84285	DRG. NO. 38-2017-YD