

**PROPOSED BUILDING PLAN ON PLOT NO.- 67,  
S.NO. 127, GANGAPUR SHIWAR, AT-NASHIK.  
FOR- SHRI.CHANAPPA IRAPPA MIREKAR THRO. GPA  
HOLDER YASH PANDURANG KATALE**

DRAWING  
SHEET NO.  
01/01

STAMPS OF APPROVAL OF PLANS:

**APPROVED**

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

B2/Bp) 16/2013      21/04/2023

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



AREA STATEMENTS.	SQ.M.
1) AREA OF PLOT ( MINIMUM AREA OF a,b,c TO BE CONSIDERED )	402.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	402.00
b) AS PER MEASUREMENT SHEET	402.00
c) AS PER SITE	402.00
2) DEDICATED FOR	-----
ED D.P. / D.P. ROAD WIDENING AREA /SERVICE ROAD/HIGHWAY WIDENING	16.32
RESERVATION	-----
(TOTAL	16.32
CE AREA OF PLO	385.68

... BUILDING POTENTIAL) PERMISSIBLE AS PER 6.3 or 6.4 as applicable): 1.0 or 1.8	3.20
...UDING AREA AT SR.NO.17b)	-----
... AREA(COMMERCIAL)	25.15
b) PROPOSED BUIT-UP AREA(RESIDENTIAL)	733.36
c) TOTAL (a+b)	758.51
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	-----

**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.

*[Signature]*

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.

*[Signature]*

OWNER (S) NAME & SIGN

NAME OF ENGINEER

SIGN OF ENGINEER

ER. D. B. GAVHANE

*[Signature]*

**SHRINIWAS CONSULTANTS**

**ER.D.B.GAVHANE. B.E.(CIVIL)**

CONSULTING CIVIL ENGINEER

1,ATHARVA,GANGAPUR LINK ROAD,SHIVAJI NAGAR, SATPUR,NASHIK. ,MO-9850509740.

JOB.NO.:

SCALE :-  
AS SHOWN

CAD BY : PRITAM LOKNAR

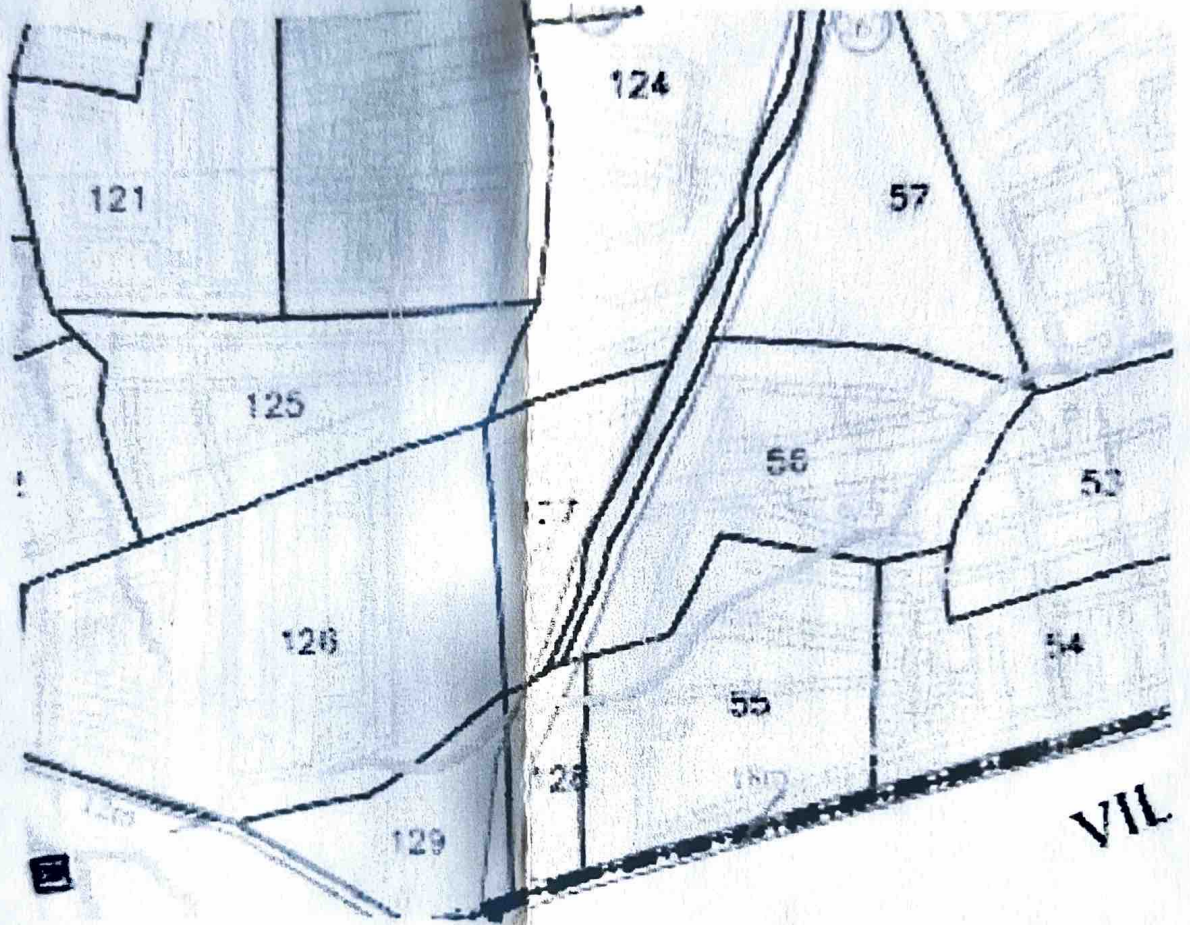
CKD BY : DATTA GAVHANE

DATE :

AREA STATEMENTS.		SQ.M.
1) AREA OF PLOT ( MINIMUM AREA OF a,b,c TO BE CONSIDERED )		402.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		402.00
b) AS PER MEASUREMENT SHEET		402.00
c) AS PER SITE		402.00
2) DEDUCTIONS FOR		-----
a) PROPOSED D.P. / D.P. ROAD WIDENING AREA /SERVICE ROAD/HIGHWAY WIDENING		16.32
b) ANY D.P. RESERVATION AREA		-----
(TOTAL a+b)		16.32
3) BALANCE AREA OF PLOT (1-2)		385.68
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		16.32
8) PLOTABLE AREA (IF APPLICABLE)		385.68
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)		424.25
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		25.00
11) IN-SITU FSI / TDR LOADING		-----
a) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO. 2(a) ) , IF ANY		32.64
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER		-----
c) TDR AREA		-----
d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))		-----
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		481.89
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.		289.00
c) TOTAL ENTITLEMENT (a+b)		770.89
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		3.20
15) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)		-----
a) PROPOSED BUILT-UP AREA(COMMERCIAL)		25.15
b) PROPOSED BUILT-UP AREA(RESIDENTIAL)		733.36
c) TOTAL (a+b)		758.51
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		-----

#### 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 STATEMENT PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATEMENT DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT RECORDS.



LOCATION PLAN



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

Building No.	Floor No.	Appartment. No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
'A'	Ground Floor.	1	10.87 SQ.M.	-	-
		2	10.87 SQ.M.	-	-
	First Floor.	1	29.32 SQ.M.	8.02 SQ.M.	-
		2	29.17 SQ.M.	9.59 SQ.M.	-
		3	29.05 SQ.M.	10.05 SQ.M.	-
		4	34.61 SQ.M.	3.15 SQ.M.	-
	Second Floor.	5	29.32 SQ.M.	8.02 SQ.M.	-
		6	29.17 SQ.M.	9.59 SQ.M.	-
		7	29.05 SQ.M.	10.05 SQ.M.	-
		8	30.71 SQ.M.	6.30 SQ.M.	-
	Third Floor.	9	29.32 SQ.M.	8.02 SQ.M.	-
		10	29.17 SQ.M.	9.59 SQ.M.	-
		11	29.05 SQ.M.	10.05 SQ.M.	-
		12	30.71 SQ.M.	6.30 SQ.M.	-
	Fourth Floor.	13	29.32 SQ.M.	8.02 SQ.M.	-
		14	29.17 SQ.M.	9.59 SQ.M.	-
15		29.05 SQ.M.	10.05 SQ.M.	-	
16		30.71 SQ.M.	6.30 SQ.M.	-	

2.90

2.90

2.90  
14.90

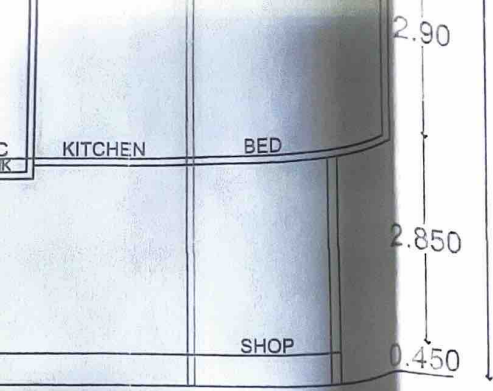
# FORM OF STATEMENT -2

[ Sr.No. 9 (a) ]

## PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
—	GROUND. FLOOR	43.03 sqm.
—	FIRST. FLOOR	178.81 sqm.
—	SECOND. FLOOR	178.81 sqm.
—	THIRD. FLOOR	178.81 sqm.
—	FORTH. FLOOR	178.81 sqm.

OPEN TERRACE

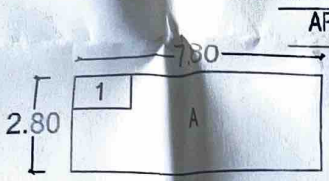


### PARKING STATEMENT

TYPE	CARPET AREA	TENEMENT (NO.)	CAR (NO.)		SCOOTER (NO.)	
			BY RULE	PROP	BY RULE	PROP.
RESI	0-30	12	00	00	24	24
	30-40	04	02	02	04	04
COM	0-100	01	0.44	0.44	1.33	1.33
TOTAL			2.44	2.44	29.33	29.33
VISITOR (5%)			0.10	0.10	1.40	1.40
TOTAL			2.54	2.54	30.73	30.73
TOTAL (0.90 FACTOR)			2.29	2.29	27.66	27.66

ADJ. S.  
NO.128

**AREA DIAGREAME & CALCULATION GROUND FLOOR.**

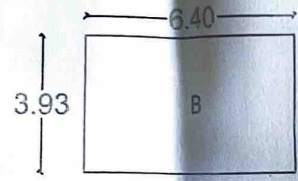


AREA OF BLOCK A - 7.80X2.50 = 19.50 SQ.M.

DEDUCTION - 1) 1.80X0.90 = 1.62 SQ.M.

TOTAL DEDUCTION = 1.62 SQ.M.

TOTAL B/UP AREA = 19.50 - 1.62 = 17.88 SQ.M.

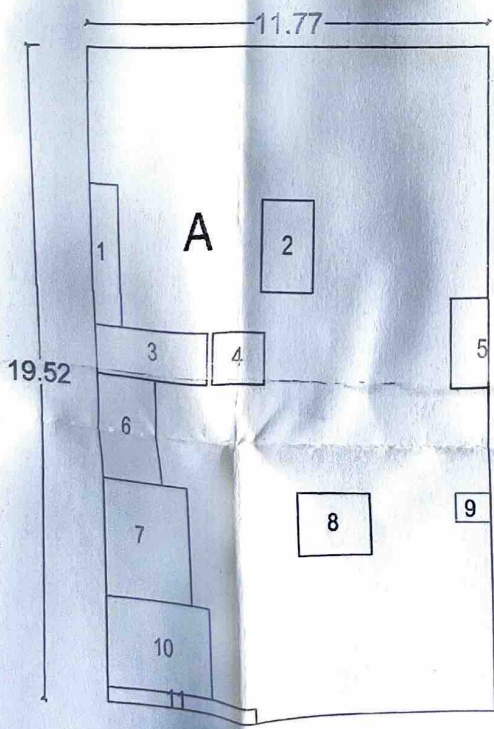


**AREA DIAGREAME & CALCULATION GROUND FLOOR. COMMERCIAL**

AREA OF BLOCK A - 6.40X3.93= 25.15 SQ.M.

TOTAL B/UP AREA COMMERCIAL = 25.15 SQ.M.

TOTAL B/UP AREA GR.FLOOR = A+ B  
= 17.88 + 25.15 = 43.03 SQ.M.



**AREA DIAGREAME & CALCULATION TYPICAL 1st TO 5th FLOOR.**

AREA OF BLOCK A - 11.77 X19.52 = 229.75 SQ.M.

- DEDUCTION - 1) 0.92X4.35 = 4.00 SQ.M.
- 2) 1.54X2.80 = 4.31 SQ.M.
- 3) 3.62X1.30 = 4.71 SQ.M.
- 4) 1.50X1.30 = 1.95 SQ.M.
- 5) 1.50X2.35 = 3.53 SQ.M.
- 6) 1.98X3.25 = 6.44 SQ.M.
- 7) 2.78X3.52 = 9.79 SQ.M.
- 8) 1.91X2.10 = 4.01 SQ.M.
- 9) 0.90X1.00 = 0.90 SQ.M.
- 10) 3.37X2.70 = 9.10 SQ.M.
- 11) 4.87X0.45 = 2.20 SQ.M.

TOTAL DEDUCTION = 50.94 SQ.M.

TOTAL B/UP AREA = 229.75 - 50.94 = 178.81 SQ.M.

TOTAL B/UP AREA CALCULATION  
= GROUND+ FIRST+ SECOND + THIRD+ FORTH  
= 43.03 + 178.81 + 178.81 + 178.81 + 178.81  
TOTAL B/UP AREA = 758.51 SQ.M.

M.	8.02 SQ.M.	-
M.	9.59 SQ.M.	-
M.	10.05 SQ.M.	-
M.	6.30 SQ.M.	-
M.	8.02 SQ.M.	-
M.	9.59 SQ.M.	-
M.	10.05 SQ.M.	-
M.	6.30 SQ.M.	-

ADJ. S.  
NO.126/2B

17.14 M.

ADJ. S.  
NO.128

2.000  
3.00

2.000

3.000

2.345

28.61 M.

ADJ. PLOT  
NO.66

PROPOSED  
CONSTRUCTION  
S No.127 Plot No.67

2.000

3.000

2.000

I.S

2.000

st TO 5th FLOOR.  
= 229.75 SQ.M.

- 4.00 SQ.M.
- 4.31 SQ.M.
- 4.71 SQ.M.
- 1.95 SQ.M.
- 3.53 SQ.M.
- 6.44 SQ.M.
- 9.79 SQ.M.
- 4.01 SQ.M.
- 0.90 SQ.M.
- 3.10 SQ.M.
- 20.30 SQ.M.
- 50.94 SQ.M.

0.94 = 178.81 SQ.M.

M.H

7.144

9.00 M COLONY ROAD

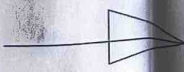
36.0 M WIDE ROAD

6.03 M.

4.71 M.

ADJ.  
Open space

36.00 M WIDE DP ROAD



N

SITE PLAN

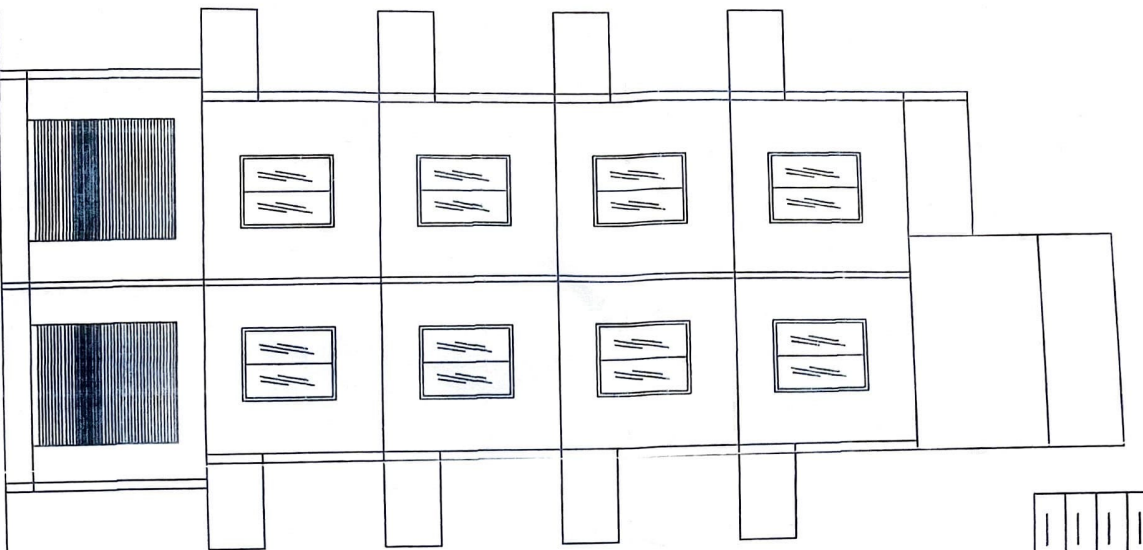
Scale 1:100

FORTH  
78.81

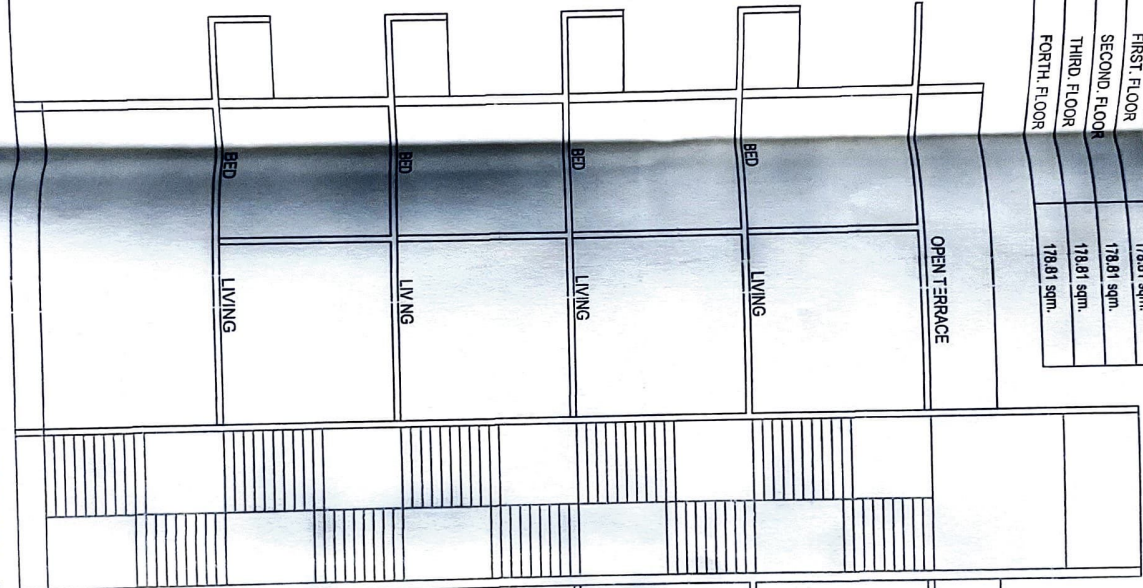


FORM OF STATEMENT - 2  
[S.No. 9 (a)]

PROPOSED BUILDING		TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
BUILDING NO.	FLOOR NO.	(3)
(1)	(2)	43.03 sqm.
	GROUND FLOOR	178.81 sqm.
	FIRST FLOOR	178.81 sqm.
	SECOND FLOOR	178.81 sqm.
	THIRD FLOOR	178.81 sqm.
	FOURTH FLOOR	178.81 sqm.



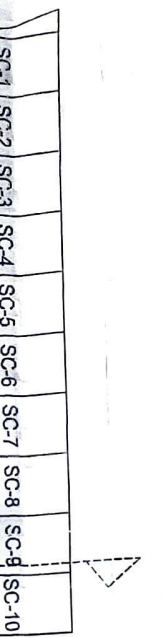
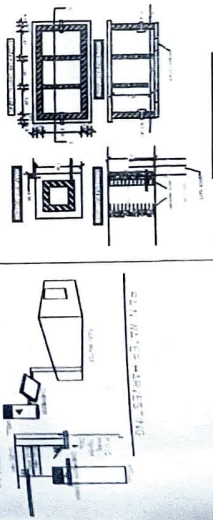
ELEVATION



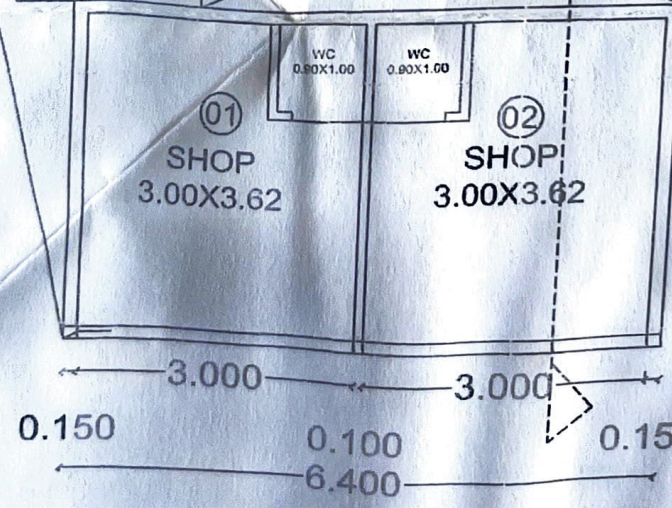
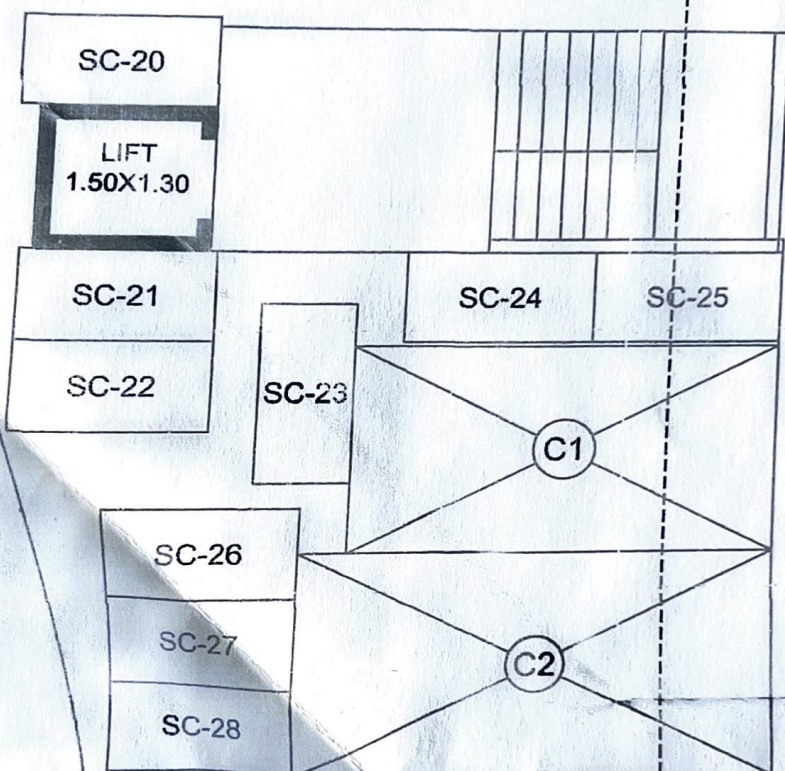
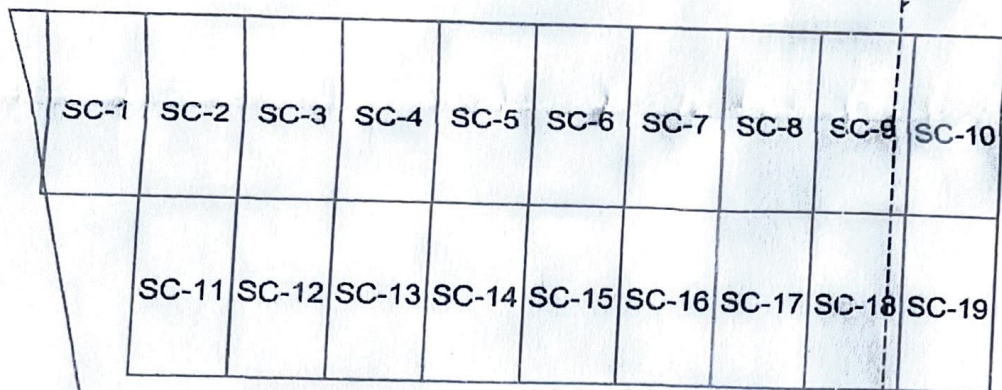
SECTION A-A



SEPTIC TANK DETAILS		
D2	0.75 X 2.10	SINGLE SHUTTER DOOR
W1	1.20 X 1.20	THREE SHUTTER WINDOW
W2	0.90 X 1.20	THREE SHUTTER WINDOW
V	0.60 X 0.75	LOWEERED VENTILATORS



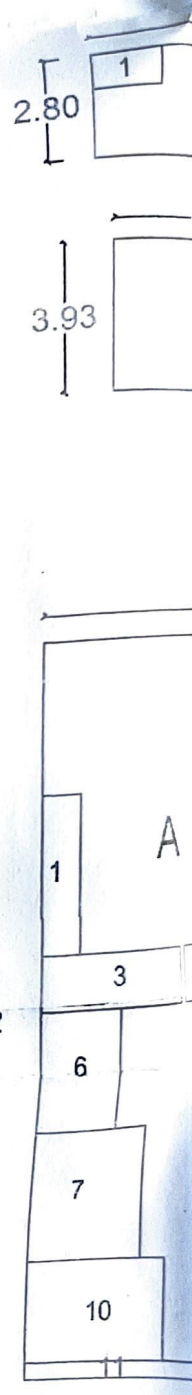
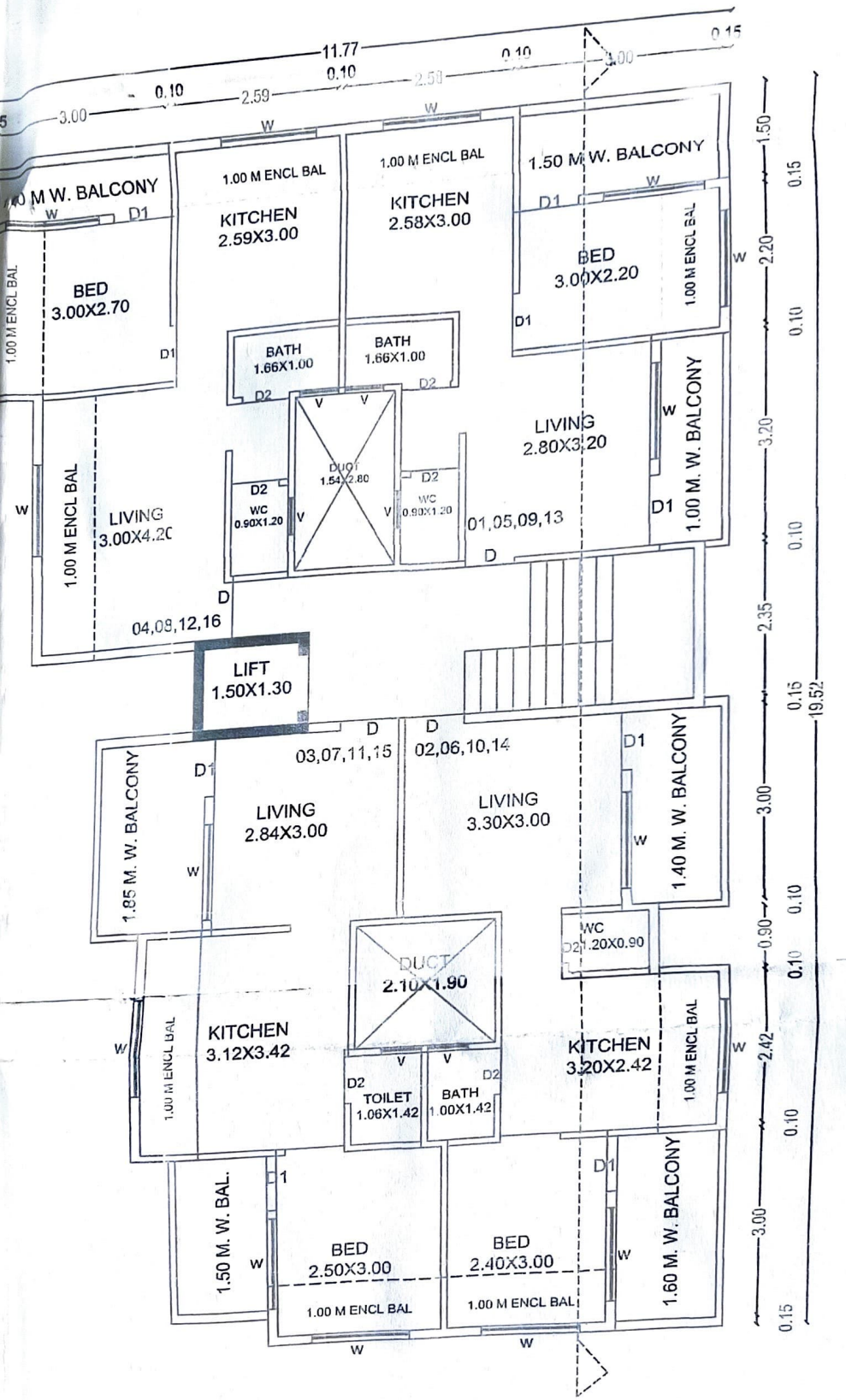
0.10  
3.00  
0.10  
2.50  
11.77  
0.40  
0.10  
0.10  
0.15  
1.50



# GROUND FLOOR PLAN

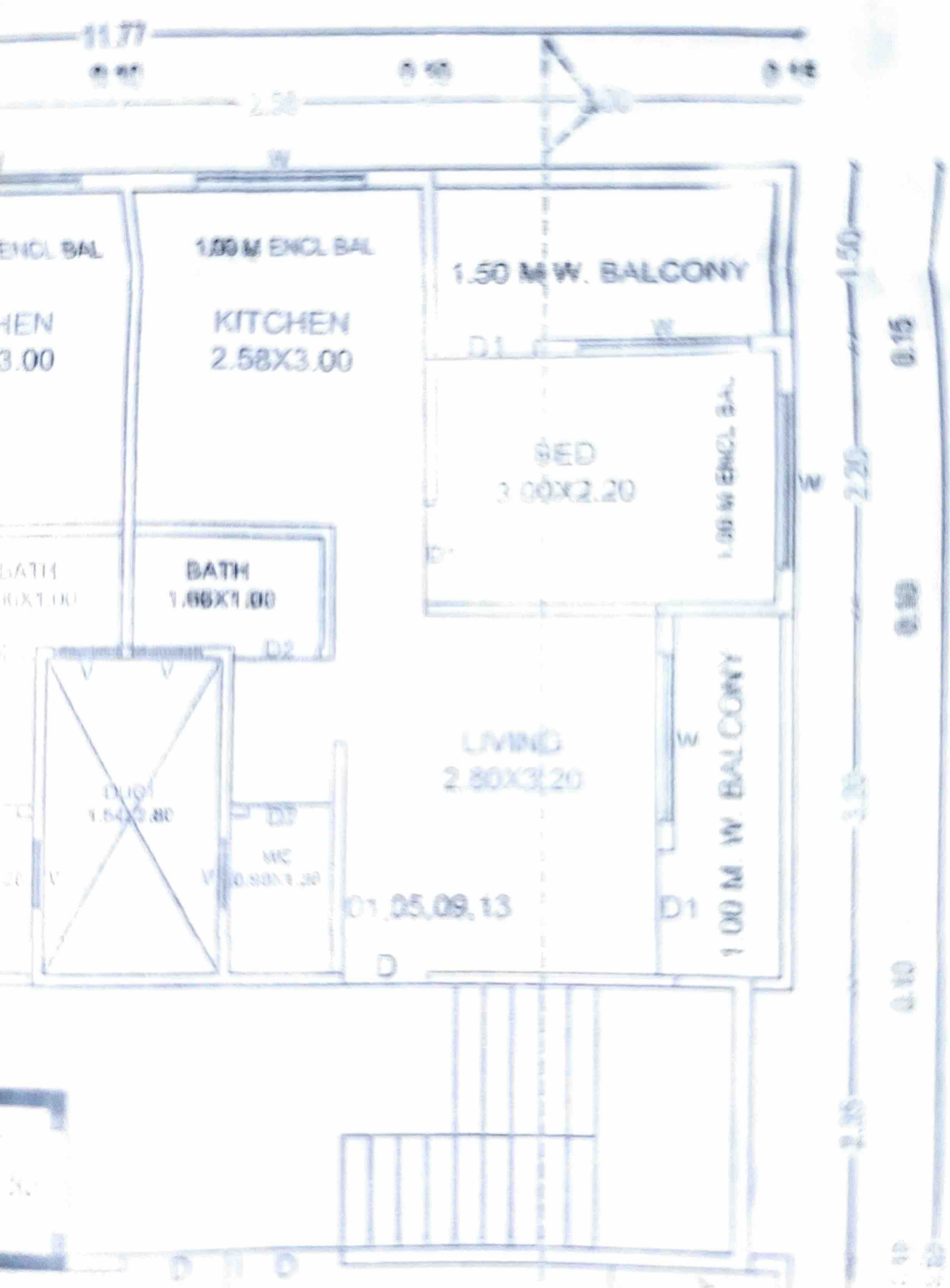
SCALE 1 : 100

# SECTION A-A



## TYPICAL 1st TO 4th FLOOR PLAN

SCALE 1 : 100



11.77

0.40

2.58

0.40

0.40

ENCLOS BAL

1.00 M ENCLOS BAL

1.50 M W. BALCONY

KITCHEN  
2.58 X 3.00

KITCHEN  
2.58 X 3.00

BED  
3.00 X 2.20

BATH  
1.80 X 1.00

BATH  
1.80 X 1.00

1.00 M ENCLOS BAL

1.50

0.15

2.20

0.50

3.00

0.10

2.30

3.80

TOILET  
0.90 X 1.20

WC  
0.90 X 1.20

01.05.09.13

1.00 M W. BALCONY

3.00

# SECTION A-A

