

**STAMP OF APPROVAL**

PAGE NO

**APPROVED**

As per the accompanying  
occupancy Certificate

No. Nashik/ 29959/2022

Date : 10 / 10 / 20 22



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



A) AREA STATEMENT		SQ.M.	
1. AREA OF PLOT		555.45	
2. DEDUCTIONS FOR			
(a) ROAD WIDENING AREA		0.00	
(b) PROPOSED DP ROAD		0.00	
(c) ANY RESERVATION		0.00	
(d) FANNING AREA		0.00	
TOTAL (B+C+D)		0.00	
3. GROSS AREA OF PLOT (1-2):		555.45	
4. RECREATIONAL OPEN SPACE			
(a) REQUIRED AREA		0.00	
(b) PROPOSED AREA		0.00	
5. AMENITY SPACE			
(a) REQUIRED AREA		0.00	
(b) PROPOSED AREA		0.00	
6. SERVICE ROAD AND HIGHWAY WIDENING		000.00	
7. INTERNAL ROAD AREA		000.00	
8. NET AREA OF PLOT (3-5+6+7):		555.45	
9. BASIC PERMISSIBLE F.S.I.	1.1000	731.99	
10. ADDITION OF AREA FOR F.S.I.			
(a) ROAD WIDENING AREA (1.85 X 20')		0.00	
(b) DP ROAD AREA (1.85 X 20')		0.00	
(c) AMENITY SPACE (2.00 X 1.85 X 5%)		0.00	
(d) PREMIUM F.S.I. AREA		0.00	
(e) TDS AREA		180.00	
(f) ADD. F.S.I. AREA UNDER CHAPTER VIII		0.00	
TOTAL (A+B+C+D+E+F)		180.00	
11. TOTAL AREA (9+10):		911.99	
12. MAX UTILIZATION OF F.S.I. AS PER ROAD WIDTH		2.50	
13. PROPOSED BUILT UP AREA			
(a) EXISTING FLOOR AREA		0.00	
(b) PROPOSED RESIDENTIAL AREA		898.16	
(c) PROPOSED COMMERCIAL AREA		133.43	
(d) PROPOSED INDUSTRIAL AREA		0.00	
(e) PROPOSED SPECIAL USE AREA		0.00	
(f) EXCESS BALCONY AREA TAKEN IN F.S.I.		0.00	
(g) EXCESS TERRACE AREA TAKEN IN F.S.I.		000.00	
TOTAL BUILT UP AREA (B+G+D+E+F+G)		829.59	
14. F.S.I. CONSUMED (13/12)		1.2500	
15. AREA FOR INCLUSIVE HOUSING (14/12)			
(a) REQUIRED (20% OF 8)		000.00	
(b) PROPOSED		000.00	
B) BALCONY STATEMENT			
(a) PERMISSIBLE BALCONY AREA		124.44	
(b) PROPOSED BALCONY AREA		88.56	
(c) EXCESS BALCONY AREA (TOTAL)		0.00	
C) PARKING STATEMENT			
	CAR	CAR-S/SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	5	4	25
(b) PARKING PROVIDED	5	4	25

**CERTIFICATE OF AREA**

I CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON \_\_\_\_\_ 20\_\_ AND THE AREA IS AS STATED ON PLAN AND AS

(c) PROPOSED COMMERCIAL AREA	133.43
(d) PROPOSED INDUSTRIAL AREA	0.00
(f) PROPOSED SPECIAL FSI AREA	0.00
(g) EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
(h) EXCESS TERRACE AREA TAKEN IN F.S.I.	000.00
TOTAL BUILT UP AREA (a to h) (Excluding Area 15.b)	829.59
14. F.S.I. CONSUMED (13/8)	1.2500
15. AREA FOR INCLUSIVE HOUSING, If Any	
(a) REQUIRED (20% of 9)	000.00
(b) PROPOSED	000.00

### B) BALCONY STATEMENT

(a) PERMISSIBLE BALCONY AREA	124.44
(b) PROPOSED BALCONY AREA	68.56
(c) EXCESS BALCONY AREA (TOTAL)	0.00

### C) PARKING STATEMENT

	CAR-L	CAR-S	SCOOTER	CYCLE
(a) PARKING REQUIRED BY RULE	5	4	25	25
(b) PARKING PROVIDED	5	4	25	25

### 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 RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

Sign of Architect/Licensed Eng./Supervisor

### OWNER'S DECLARATION

I/We understand hereby conform that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute person so as to ensure the quality and safety as the work site.

Owner's Sign.

### LEGEND

PLOT BOUNDARY SHOWN BLACK	_____	_____
PROPOSED WORK SHOWN RED	_____	_____
DRAINAGELINE SHOWN RED DOTTED	_____	_____
WATERLINE SHOWN BLACK DOTTED	_____	_____
EXISTING TO BE RETAINED BLACK	_____	_____
DEMOLISHION SHOWN HATCHED YELLOW	_____	_____

OWNER'S NAME:

OWNER'S SIGN:

SMT. SHOBHA UTTAM TAKALKAR GPA KARDA  
CONSTRUCTION PROP. NARESH JAGUMAL KARADA


PROJECT: COMPLETION OF COMMERCIAL+RESIDENTIAL BUILDING

PLOT NO: 01 CTS NO:  
FINAL PLOT NO: SURVEY NO: 46/1C/1+2(P)  
VILLAGE: Deolali

ARCHITECT/ENGINEER/SURVEYOR'S NAME:

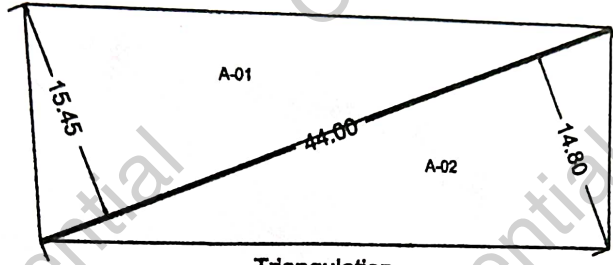
Sign:

PRASHANT MURALIDHAR THEMASKAR  
Darshan Niwas Tilak Path B/H Jai Ram Hospital Beside  
de Santoshi Mata Mandir

	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
			1:100		
	INWARD NO. : NMC/TPD/Deolali/BP/0819/2018				
	KEY NO. :				
DATE	03-10-2022	SHEET NO.	1 / 1		

PROVED COPY) AS PER THE SOFT COPY SUBMITTED BY THE ARCHITECT/ LICENSE ENGINEER

9.75

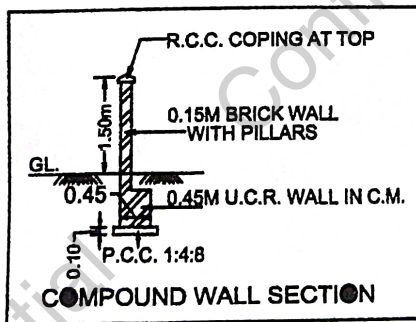


Triangulation

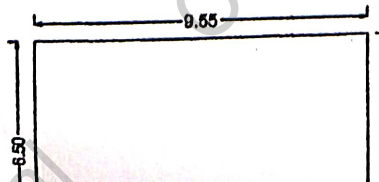
TRIANGLE	AREA
A-01	339.79
A-02	325.66
TOTAL (PLOT)	665.45

BUILDING WISE COVERAGE TABLE

BUILDING	AREA
A-1 (HARI MANTRA)	253.82



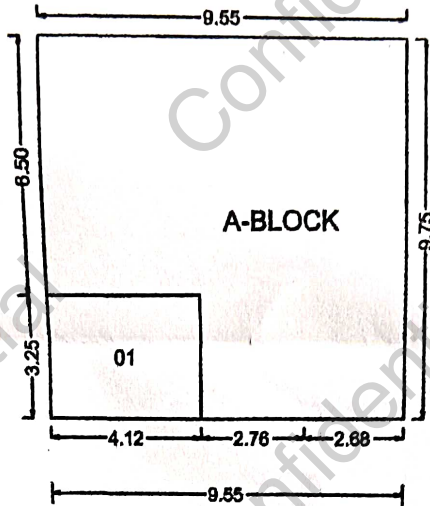
FIRST FLOOR PLAN



- A) AREA STATE**
1. AREA OF PLOT
  2. DEDUCTIONS FOR
    - (a) ROAD WIDENING
    - (b) PROPOSED DRIVE
    - (c) ANY RESERVATION
    - (d) FANNING AREA
 TOTAL (a+b+c+d)
  3. GROSS AREA OF PLOT
  4. RECREATIONAL AREA
    - (a) REQUIRED AREA
    - (b) PROPOSED AREA
  5. AMENITY SPACE
    - (a) REQUIRED AREA
    - (b) PROPOSED AREA
  6. SERVICE ROAD
  7. INTERNAL ROAD
  8. NET AREA OF PLOT
  9. BASIC PERMISSIBLE AREA
    - (a) ROAD WIDENING
    - (b) DP ROAD AREA
    - (c) AMENITY SPACE
    - (d) PREMIUM F.S.I.
    - (e) TDR AREA
    - (f) ADD. F.S.I. AREA
 TOTAL (a+b+c+d+e+f)
  11. TOTAL AREA (9+10)
  12. MAX. UTILIZABLE AREA
  13. PROPOSED BUILT UP AREA
    - (a) EXISTING FLOOR
    - (b) PROPOSED REAR
    - (c) PROPOSED COVERED
    - (d) PROPOSED INCLUSIVE
    - (f) PROPOSED SPECIAL
    - (g) EXCESS BALCONY
    - (h) EXCESS TERRACE
 TOTAL BUILT UP AREA
  14. F.S.I. CONSUMED
  15. AREA FOR INCLUSIVE
    - (a) REQUIRED (20%)
    - (b) PROPOSED

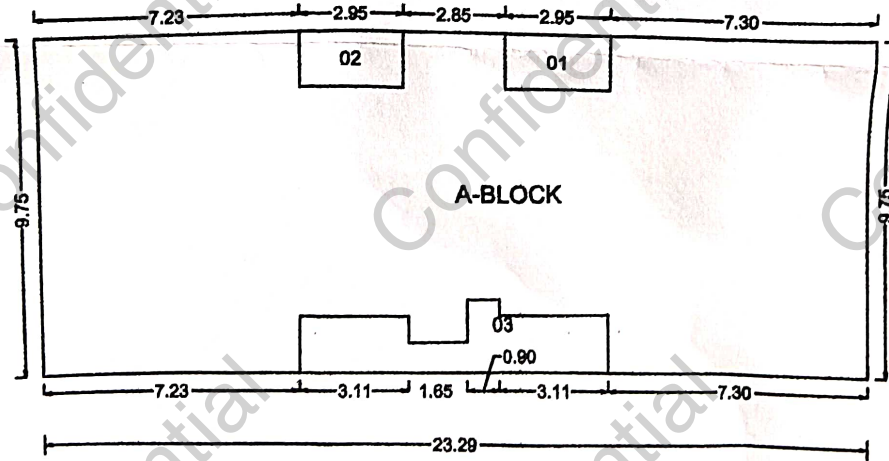
COMPOUND WALL SECTION

FIRST FLOOR PLAN



POLYGON	SIZE	AREA
A-BLOCK	9.55 X 9.75	93.15
01	3.25 X 4.12	13.38
TOTAL		79.77

FIRST FLOOR PLAN



POLYGON	SIZE	AREA
A-BLOCK	9.75 X 23.29	227.04
01	1.80 X 2.95	4.73
02	1.80 X 2.95	4.73
03	---	13.20
TOTAL		204.39

- 12. MAX.
- 13. PROP
  - (a) EXIS
  - (b) PRO
  - (c) PROI
  - (d) PROI
  - (f) PROF
  - (g) EXCE
  - (h) EXCE
- TOTAL E
- 14. F.S.I. C
- 15. AREA
  - (a) REQU
  - (b) PROF
- B) BALC**
  - (a) PERM
  - (b) PROF
  - (c) EXCE
- C) PARK**
  - (a) PARK
  - (b) PARK

CERTIFIED TH  
AND  
MEASURED C  
IN DOCUMEN  
SURVEYED R

We underst  
Nashik Munic  
quality and s

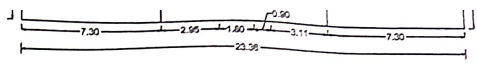
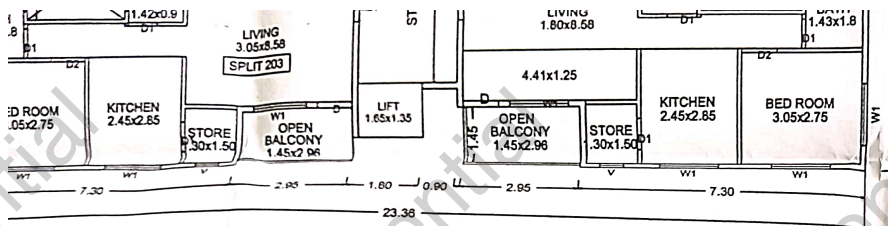
**LEGEND**  
PLOT BOUNDAR  
PROPOSED WOF  
DRAINAGELINE S  
WATERLINE SHO  
EXISTING TO BE  
DEMOLITION SI

OWNER'S N  
**SMT. SHOB**  
CONSTRUCT

PROJECT: C  
PLOT NO:  
FINAL PLOT  
VILLAGE:

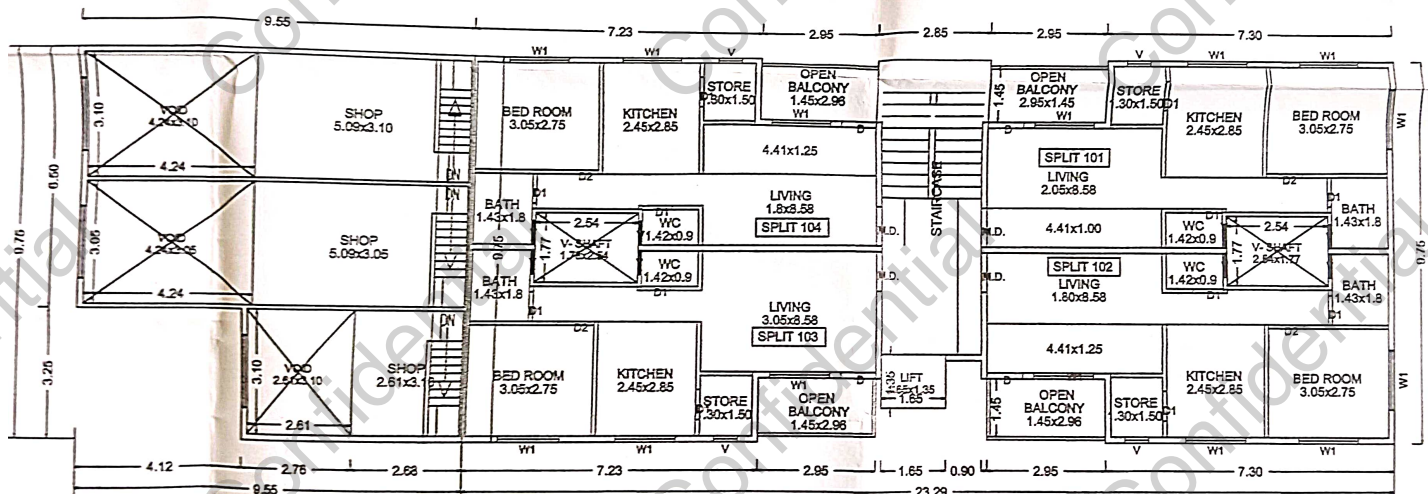
**ARCHITECT**  
PRASHANT M  
Darshan Niwas  
de Santoshi Mat





POLYGON	SIZE	AREA
A-BLOCK	9.75 X 23.36	227.76
01	1.60 X 2.95	4.73
02	1.60 X 2.95	4.73
03	---	13.08
TOTAL	---	205.22

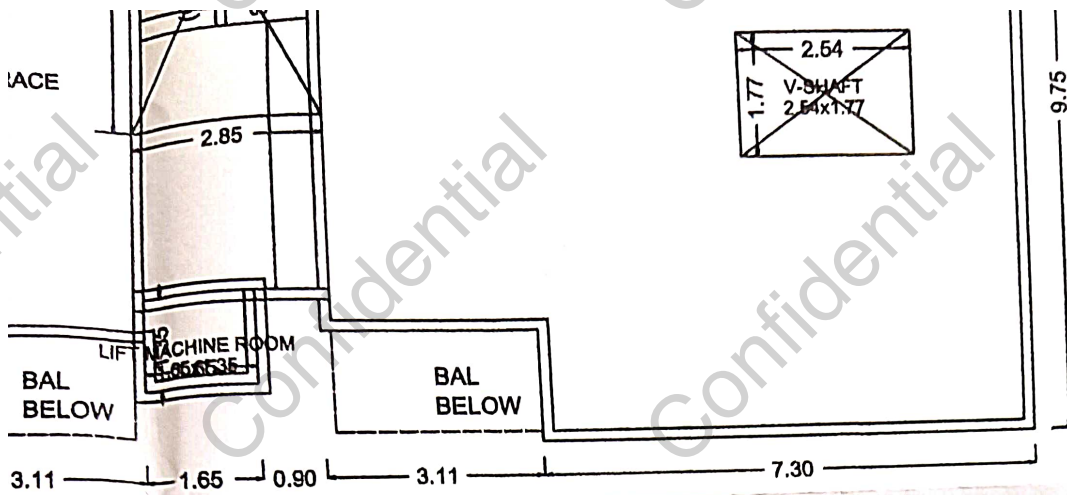
**COMPLETED SECOND FLOOR PLAN**  
SCALE 1:100



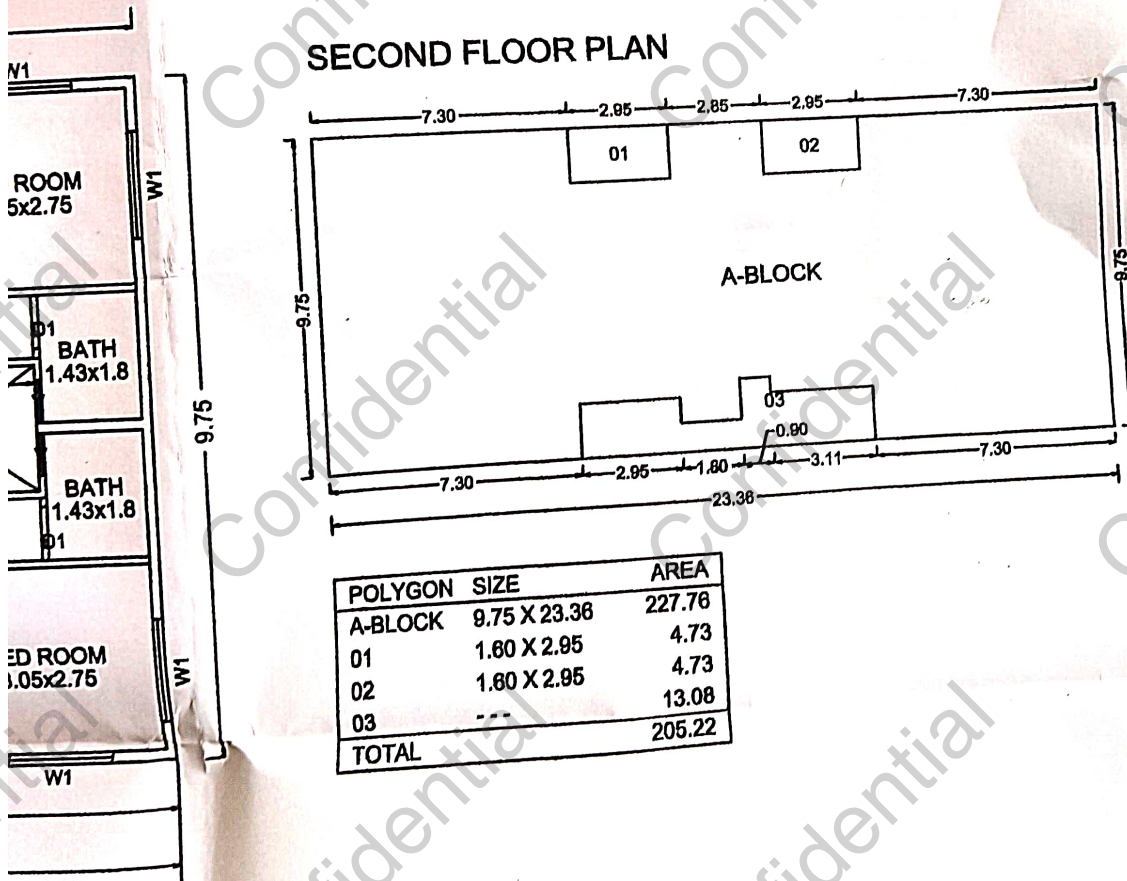
**COMPLETED FIRST FLOOR PLAN**  
SCALE 1:100



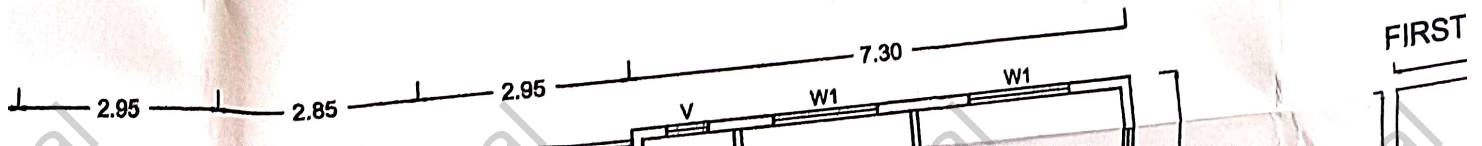




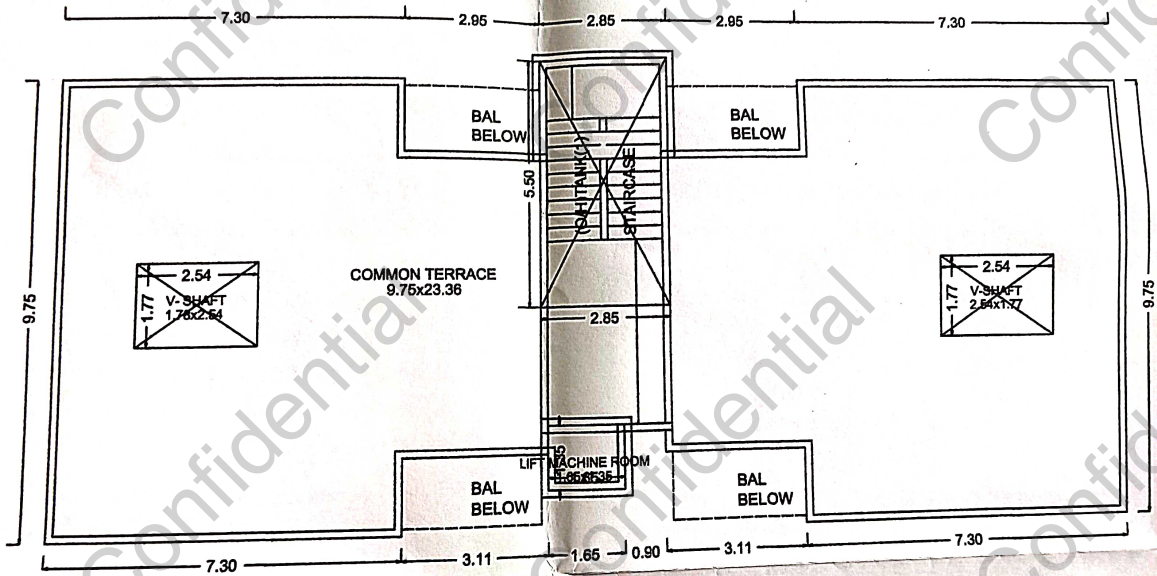
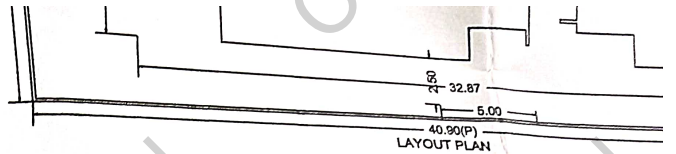
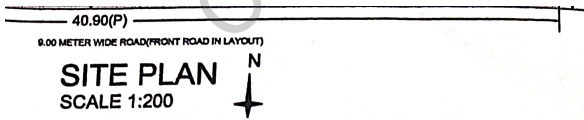
RACE FLOOR PLAN  
SCALE 1:100



POLYGON	SIZE	AREA
A-BLOCK	9.75 X 23.36	227.76
01	1.80 X 2.95	4.73
02	1.80 X 2.95	4.73
03	---	13.08
TOTAL		205.22

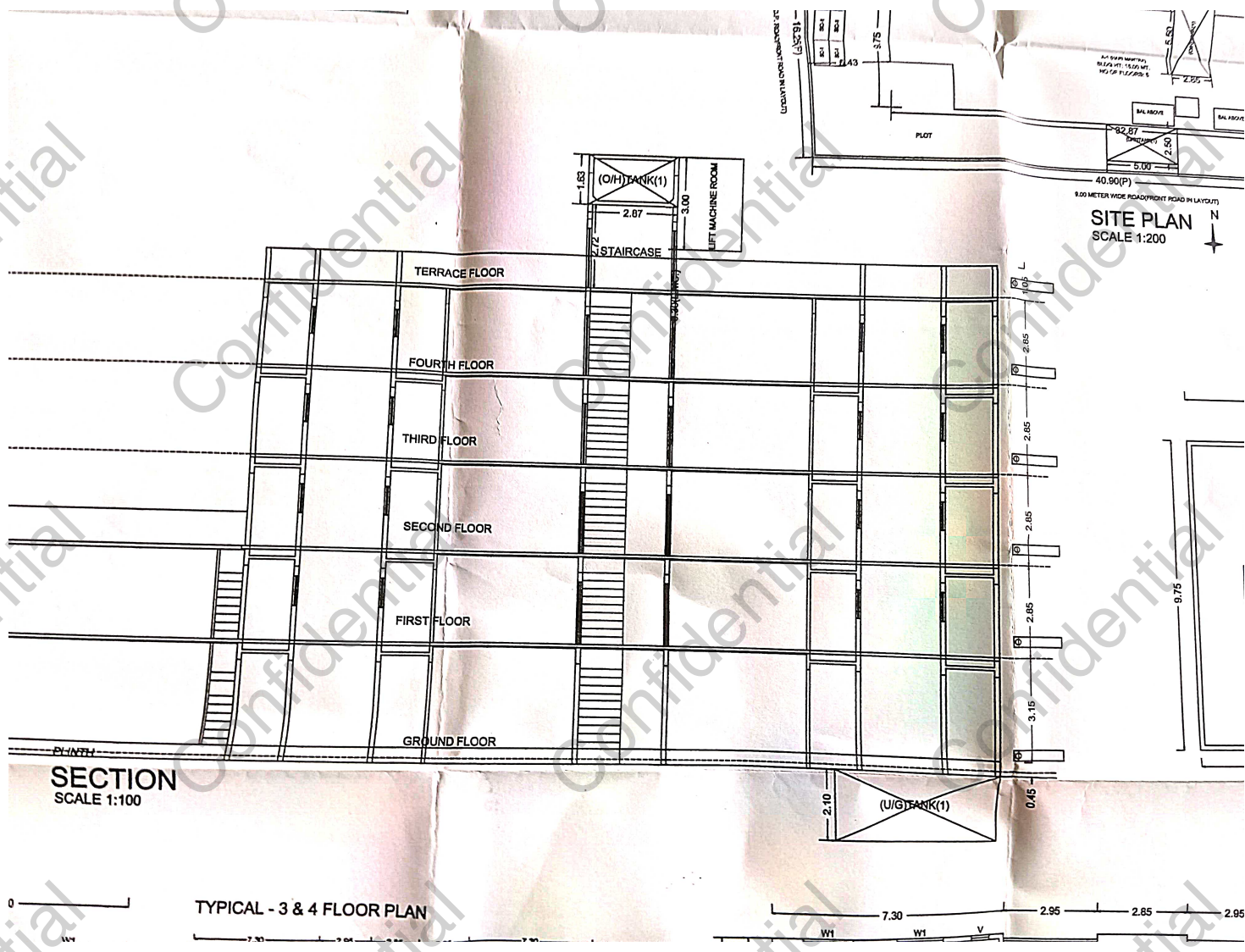






**TERRACE FLOOR PLAN**  
SCALE 1:100







239.44  
 9.86  
 9.86  
 13.08  
 206.64

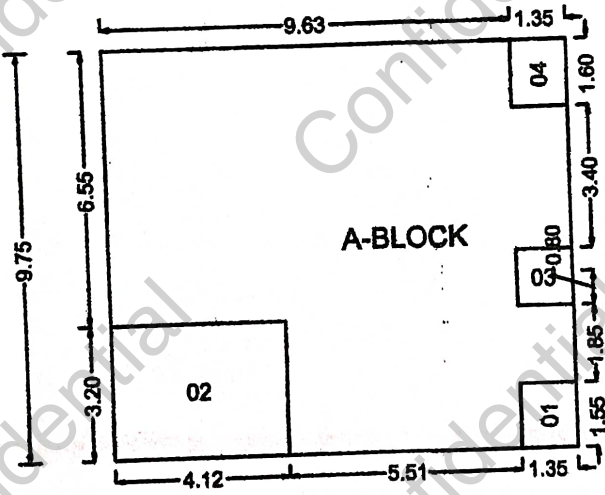
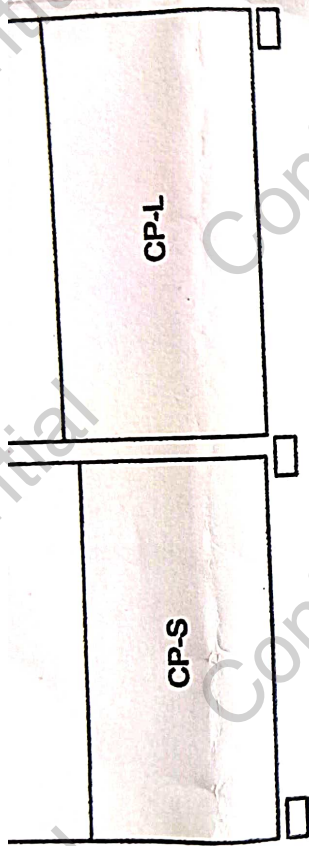
3.05X2.10

W1

W1

7.30

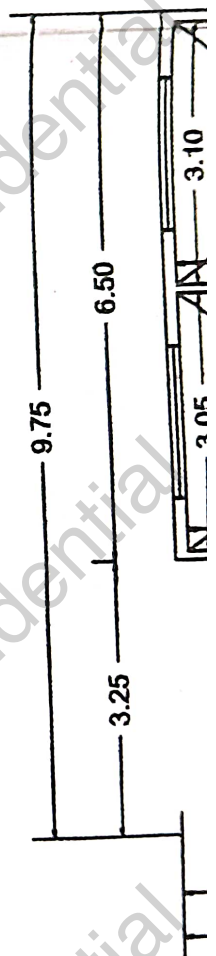
### GROUND FLOOR PLAN



POLYGON	SIZE	AREA
A-BLOCK	9.75 X 10.98	107.06
01	1.35 X 1.55	2.09
02	3.20 X 4.12	13.17
03	1.35 X 1.35	1.82
04	1.35 X 1.60	2.16
<b>TOTAL</b>		<b>87.81</b>



AN

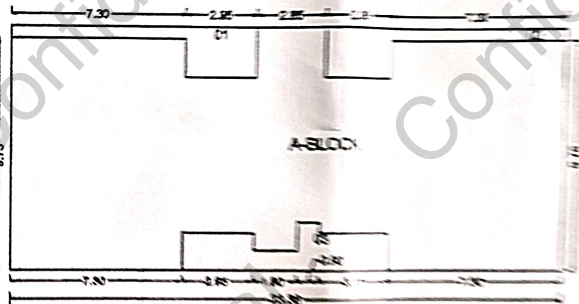
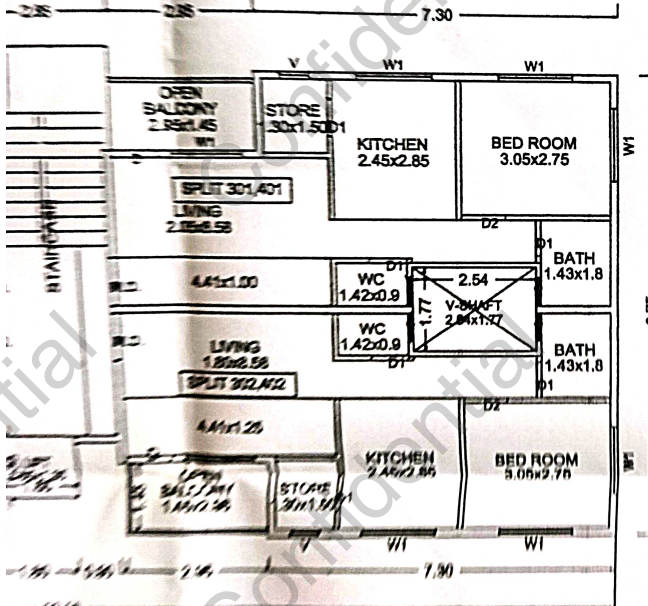




**SECTION**  
SCALE 1:100



**TYPICAL - 3 & 4 FLOOR PLAN**

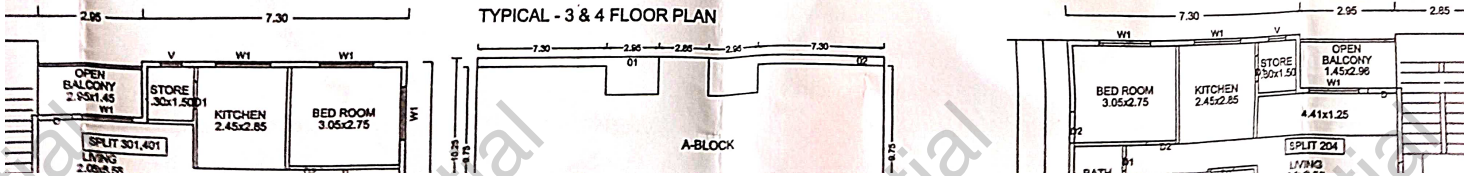
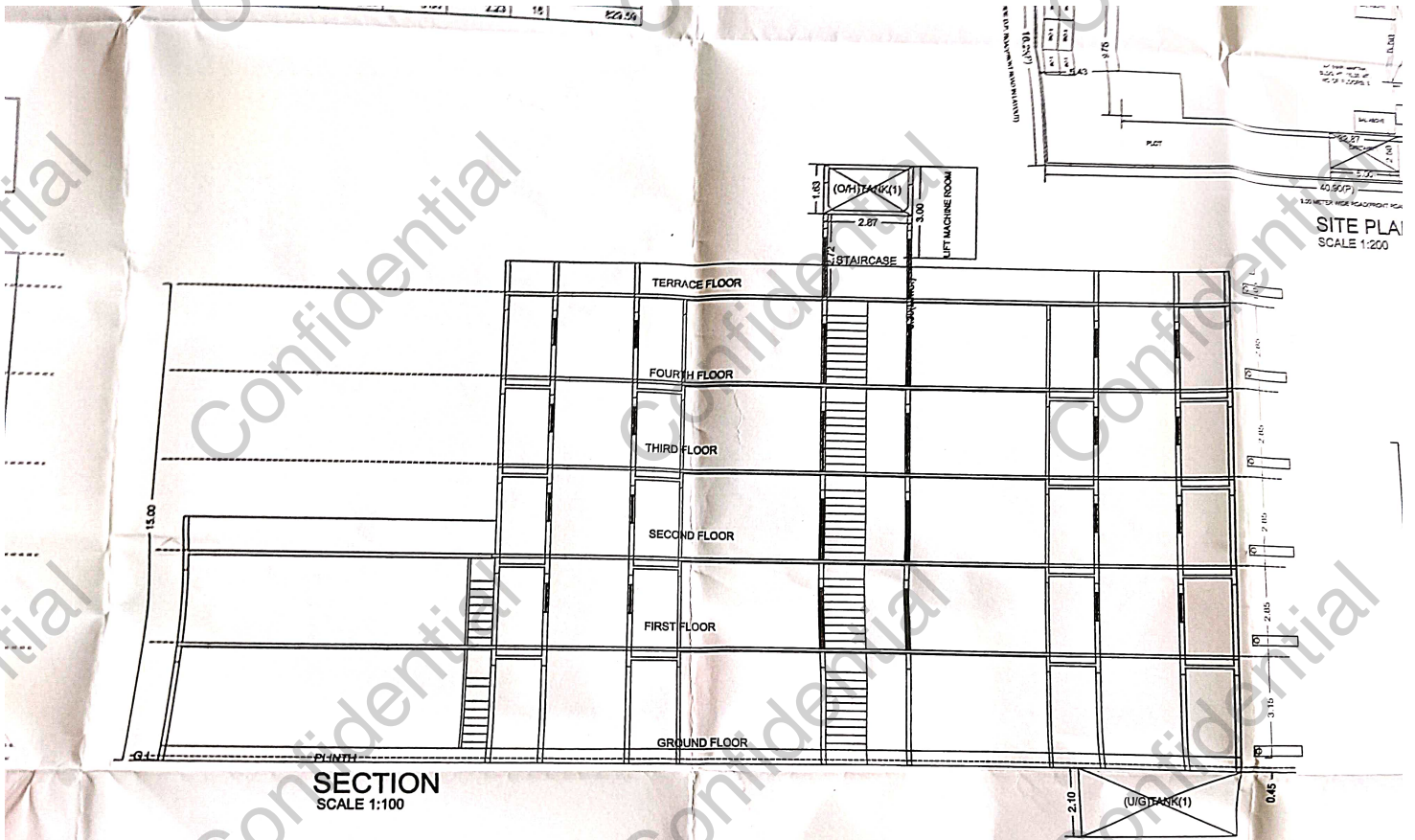


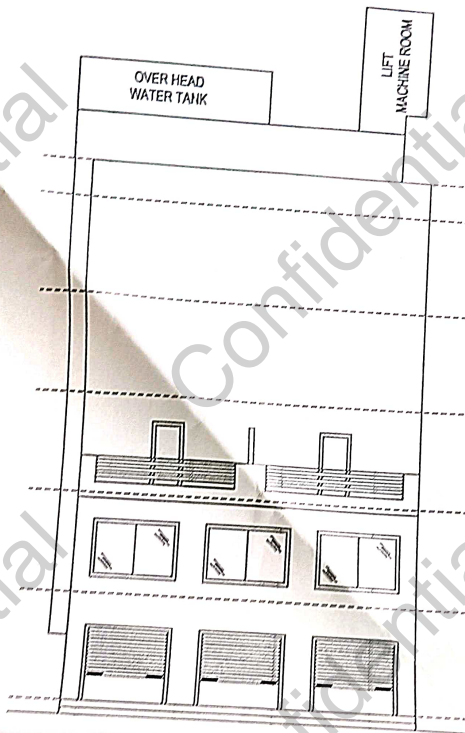
POLYCON SIZE	AREA
A-BLOCK	10.28 X 28.88
01	...
02	...
03	...
TOTAL	...

**TYPICAL - 3 & 4 FLOOR PLAN**

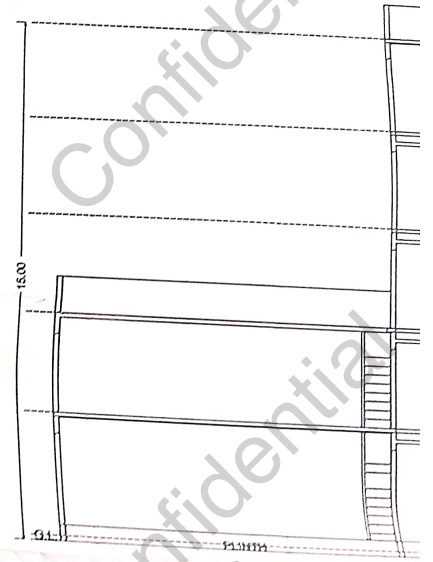


Confidential

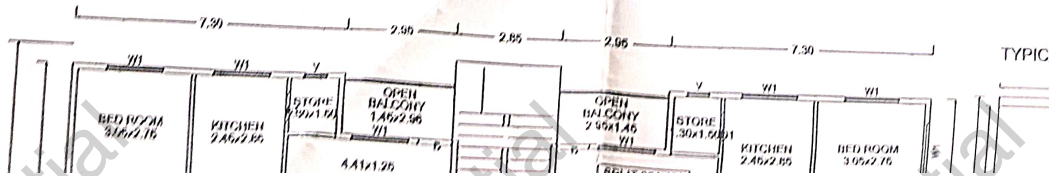




ELEVATION  
SCALE 1:100



SECTION  
SCALE 1:100





**OPENING SCHEDULE: A (HARI MANTRA)**

NAME	WIDTH	HEIGHT	NOS.
D1	0.75	2.10	51
D2	0.90	2.10	18
D	0.90	2.10	18
M.D.	1.00	2.10	18
R.S.	2.40	2.10	03

NAME	WIDTH	HEIGHT	NOS.
V	0.60	0.90	51
W1	1.50	1.65	58

**FLOOR WISE FSI STATEMENT: A (HARI MANTRA)**

FLOORS	FSI AREA				BALCONY			PASSAGE	STAIR		LIFT	TERRACE	LIFT M/C ROOM	TENE	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS		NORMAL STAIR	FIRE STAIR					
GROUND FLOOR	87.81	0.00	0.00	0.00	13.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0	87.81
FIRST FLOOR	45.62	173.41	0.00	0.00	32.85	17.14	0.00	0.00	19.72	0.00	2.23	0.00	-	4	219.53
SECOND FLOOR	0.00	174.25	0.00	0.00	26.14	17.14	0.00	0.00	19.72	0.00	0.00	0.00	-	4	174.25
THIRD FLOOR	0.00	174.25	0.00	0.00	26.14	17.14	0.00	0.00	21.15	0.00	0.00	0.00	-	4	174.25
FOURTH FLOOR	0.00	174.25	0.00	0.00	26.14	17.14	0.00	0.00	21.15	0.00	0.00	0.00	-	4	174.25
TOTAL	133.43	696.16	0.00	0.00	124.44	68.56	0.00	0.00	81.74	0.00	2.23	0.00	0.00	16	829.59

**PARKING CALCULATION**

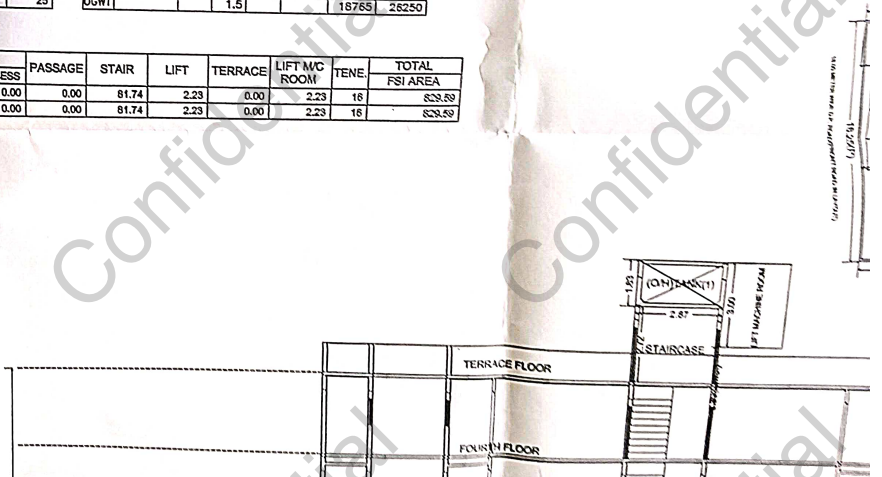
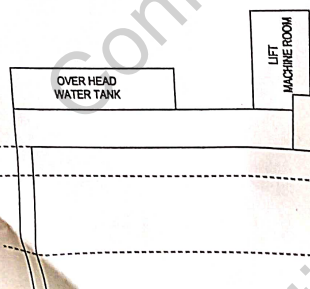
TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
RESIDENTIAL	0-40	4	16	1	4	4	16	4	16
RESIDENTIAL	40.00-80	1	0	1	0	4	0	2	0
RESIDENTIAL	80.00-120	1	0	2	0	2	0	2	0
RESIDENTIAL	> 120.00	1	0	3	0	2	0	2	0
COMMERCIAL	118.72	100	2	2	4	4	8	4	8
VISITOR				5%(Car)	1	5%(SC)	1	5%(CY)	1
TOTAL	REQUIRED	-	-	-	9	-	25	-	25
TOTAL	PROPOSED	-	-	-	9	-	25	-	25

**WATER REQUIREMENT**

TANK	OCCUPANT LOAD		CONS / DAY (LIT)	REQD. CAP. (LIT)	PROP. CAP. (LIT)
	FACT				
OHWT	RESI.REQMT.	16	5	80	10800
	COM.REQMT.	88	3	30	1350
		46	6	8	350
	IND.REQMT.	-NA-	-NA-	-NA-	-NA-
	SPE.REQMT.	-NA-	-NA-	-NA-	-NA-
				12510	
FIRE REQMT.				0	
				12510	31359
UGWT		1.5		18765	26250

**BUILDING WISE FSI STATEMENT**

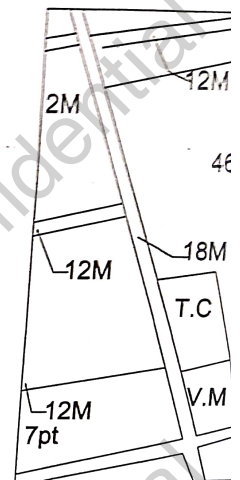
BUILDING	FSI AREA				BALCONY			PASSAGE	STAIR	LIFT	TERRACE	LIFT M/C ROOM	TENE	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.	PERM.	PROP.	EXCESS							
A-1 (HARI MANTRA)	133.43	696.16	0.00	0.00	124.44	68.56	0.00	0.00	81.74	2.23	0.00	2.23	16	829.59
TOTAL	133.43	696.16	0.00	0.00	124.44	68.56	0.00	0.00	81.74	2.23	0.00	2.23	16	829.59



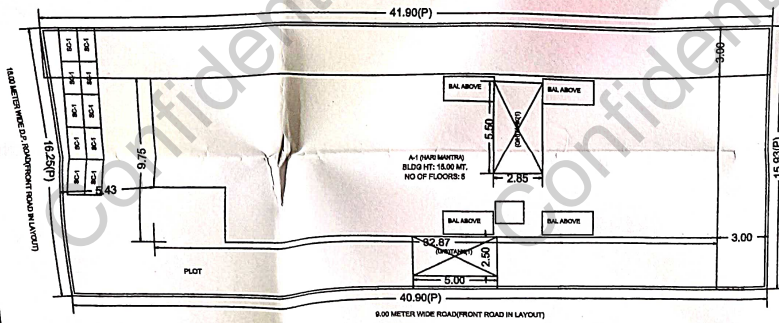
TOTAL
FSI AREA
87.81
219.03
174.25
174.25
174.25
829.59

**CARPET DETAILS**

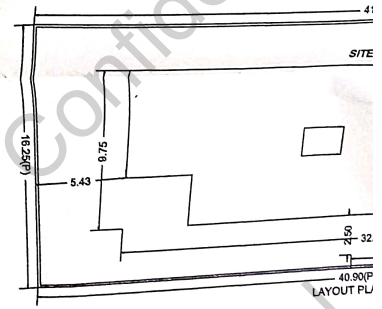
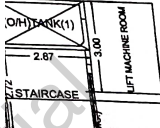
BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA	ENC BAL AREA	TERRACE AREA	OPEN BAL AREA
A (HARI MANTRA)	GROUND FLOOR PLAN	SPLIT SHOP 1	48.62	0.00	0.00	0.00
		SPLIT SHOP 2	45.89	0.00	0.00	0.00
		SPLIT SHOP 3	28.22	0.00	0.00	0.00
	SECOND FLOOR PLAN	SPLIT 201	39.80	0.00	0.00	4.29
		SPLIT 202	39.80	0.00	0.00	4.29
		SPLIT 203	39.94	0.00	0.00	4.29
		SPLIT 204	39.94	0.00	0.00	4.29
TYPICAL - 3 & 4 FLOOR	PERMIT 301,401	SPLIT 301,401	39.80	0.00	0.00	4.29
		SPLIT 302,402	39.80	0.00	0.00	4.29
		SPLIT 303,403	39.80	0.00	0.00	4.29
		SPLIT 304,404	39.80	0.00	0.00	4.29
FIRST FLOOR PLAN	SPLIT 101	SPLIT 101	39.80	0.00	0.00	4.29
		SPLIT 102	39.80	0.00	0.00	4.29
		SPLIT 103	39.80	0.00	0.00	4.29
		SPLIT 104	39.80	0.00	0.00	4.29



LOCATION PLAN



SITE PLAN  
SCALE 1:200



LAYOUT PLAN