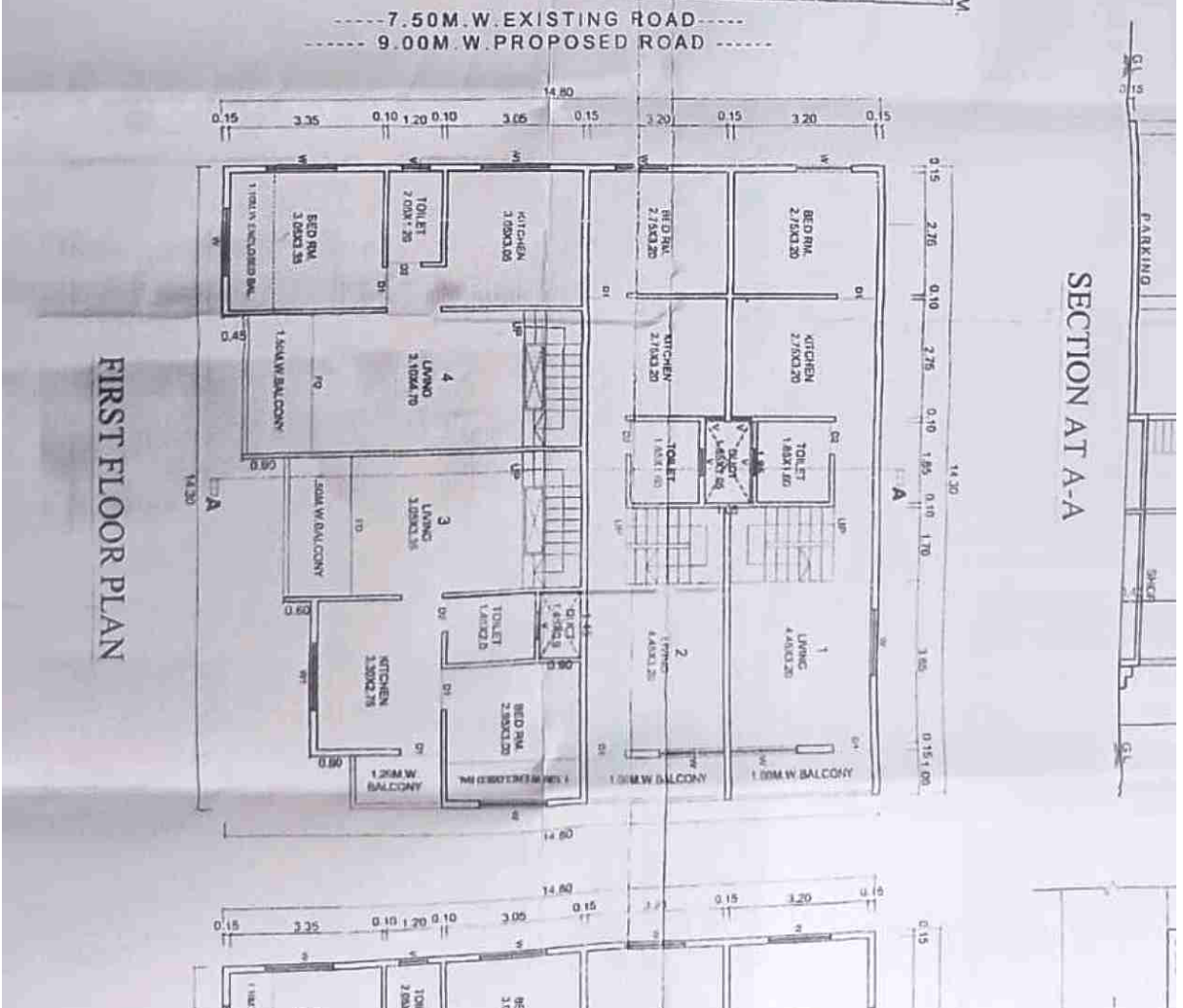


FRONT ELEVATION



quired
Scooter
0
0
9
0
0
5
0
15

**FULL COMPLETION**

PROPOSED RESIDENTIAL CUM COMM.

BUILDING PLAN OF PLOT NO. 12, S.NO. 158/1,

SATPUR SHIWAR, AT -NASHIK

FOR- SHREE SAMARTH CONSTRUCTION

THROUGH PARTNER MR.SANDEEP M. SONJE

**Stamps of Approval of Plans:-**

**APPROVED**

As per the accompanying

Occupancy Certificate

No. Nashik/ 84/2022/2022

Date: 11/10/2022

*[Signature]*

Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

AREA STATEMENTS	SQ.M.
1. Area Of land (Minimum area of a,b,c to be considered)	328.55
(a) As per ownership document (7/12, GTS extract)	
(b) As per measurement sheet	
(c) As per site	
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	13.71
(b) Any D.P. Reservoir area	
(Total a+b)	
3. Balance Area of plot (1-2)	315.25
4. Amenity space 10%	
(a) Required-	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area [2-4(c)]	315.25
6. Recreational open space 10%	
(a) Required-	
(b) 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. 5X(basic F&I) 1.10)	346.77
10. Addition of FSI on Payment of Premium=(324.73X0.50=162.36)	
(a) Maximum permissible premium FSI-based on road width/TOD Zone	
(b) Proposed FSI on payment of premium.	
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0X Sr.No.2(a)], if any	13.73
(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 = (324.73X 0.50) = 129.88	
(d) Total in-situ / TDR loading proposed [(11(a)+b)+(c)]	13.73
12. Additional FSI area under Chapter No.7	
13. Total entitlement of FSI in the proposal	
(a) $[(10)(0)+11(d)]$ or 12 whichever is applicable.	360.47
(b) Ancillary Area FSI upto 60% with payment of charges (Hes.)	60.00
(b) Ancillary Area FSI upto 60% with payment of charges (contn.)	
(c) Total entitlement (a+b)	440.47
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 6.4 as applicable) X 1.6 CH 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)	439.12
(c) Total (a+b)	
15a. Residential Built-up Area in proposal	411.78
15b. Non Residential Built-up Area in proposal	27.34
16. F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	0.91
17. Area Of Inclusive Housing, if any	
(a) Required (20% of sr no 5)	
(b) Proposed	
18. Total Residential Tenements	4 Nos.
19. Total Commercial Units	2 Nos.

- NOTE**
- PLOT BOUNDARY SHOWN IN THICK BLACK.
  - PROPOSED WORK SHOWN IN RED.
  - DRAINAGE LINE SHOWN IN DOTTED RED.
  - INTERNAL WALL 100 MM THK.

**Certificate of Area**

Certified that the plot under reference was surveyed by the surveyor appointed by the owner on 27/03/2021 & 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 (DR), Survey records.

*[Signature]*

(Name Of Architect/Licensed Engineer/Supervisor)

**Owner's Declaration**

I/We understand hereby confirm that I/we would adhere plans sanctioned by Nashik Municipal Corporation 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.

**Owner's Name & Signature**

*[Signature]*

Mr. Sandeep J. Pawar

Owner's Signature

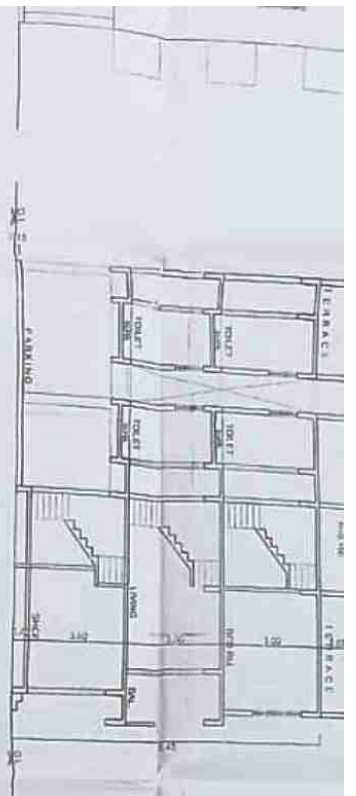
Name Of Architect/Signature

*[Signature]*

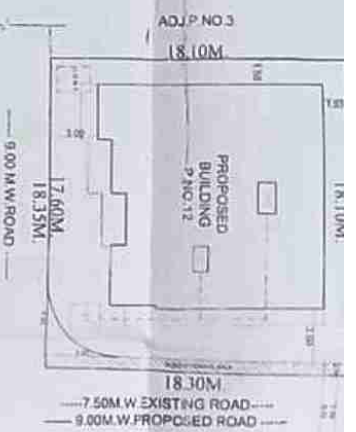
Mr. Sandeep J. Pawar

Signature Of R.C.C.DES





SECTION AT A-A



SITE PLAN  
SCALE: 1:200



FIRST FLOOR PLAN



SECOND FLOOR PLAN

10	Address of Plot (or) extent of Foundation (23.1, 23.0, 23.1, 23.0)	
11	Area of Plot (sq. m)	13.73
12	Area of Building (sq. m)	13.73
13	Area of Plot (sq. m) less Area of Building (sq. m)	0.00
14	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m)	0.00
15	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m) less Area of Road (sq. m)	0.00
16	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m)	0.00
17	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m)	0.00
18	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m)	0.00
19	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m)	0.00
20	Area of Plot (sq. m) less Area of Building (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m) less Area of Road (sq. m)	0.00

NOTE:  
 1. PLOT BOUNDARY SHOWN IN THICK BLACK  
 2. PROPOSED WORK SHOWN IN RED  
 3. EXISTING WORK SHOWN IN DOTTED RED  
 4. INTERNAL WALL (NO. 200) 100 MM THK

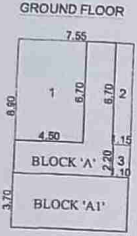
Owner's Declaration:  
 (Name of Architect/Engineer/Supervisor)  
 Signature  
 Certified that the plot under reference was surveyed by the surveyor appointed by the owner on 27/03/2021 & the dimensions of all sides etc. of the plot stated on plan are preserved for the use and area so worked out tables with area stated in document for reference of P. (District Registrar) Land Records Department (DR) Survey records.

Owner's Signature  
 Name of Architect/Engineer  
 Name of Architect/Engineer  
 Signature  
 Name of Architect/Engineer/Supervisor

DESIGN CONSULTANTS  
 2/6, 1st Floor, 1st Cross Street, Bangalore  
 Ph: 98456 78901  
 Email: info@designconsultants.com

NO. 1	DATE	SCALE	DRAWN BY	CHECK BY	REGISTRATION NO.
2021	27/03/2021	AS SHOWN	MEHANA	S.P.	

**'P'LINE DIAGRAM & CALCULATION**  
(SCALE=1:200)



**'P'LINE AREA CALCULATION**  
GROUND FLOOR (RESIDENTIAL)

AREA OF BLOCK 'A'	Sr.No	LENGTH	WIDTH	NOS	TOTAL AREA
A	1	7.55	6.70	1.00	50.565
DEDUCTION					
	1	4.50	0.70	1.00	3.150
	2	1.15	0.70	1.00	0.805
	3	1.10	2.20	1.00	2.420
B					6.375
TOTAL					44.190
TOTAL BHP AREA = A - B					44.190
GROUND FLOOR					44.190 sq.m

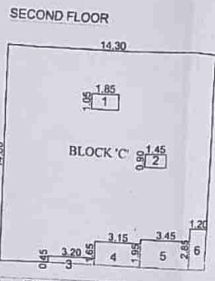
**'P'LINE AREA CALCULATION**  
GROUND FLOOR (Commercial)

AREA OF BLOCK 'A1'	Sr.No	LENGTH	WIDTH	NOS	TOTAL AREA
A	1	7.55	3.70	1.00	27.935
GROUND FLOOR					27.935 sq.m



**'P'LINE AREA CALCULATION**  
FIRST FLOOR

AREA OF BLOCK 'B'	Sr.No	LENGTH	WIDTH	NOS	TOTAL AREA
A	1	14.30	14.80	1.00	211.64
DEDUCTION					
	1	1.85	1.05	1.00	1.943
	2	3.20	0.45	1.00	1.440
	3	3.15	1.85	1.00	5.828
	4	3.45	1.85	1.00	6.373
	5	1.20	2.85	1.00	3.420
B					18.99
TOTAL					192.65
TOTAL BHP AREA = A - B					192.65
FIRST FLOOR					192.65 sq.m



**'P'LINE AREA CALCULATION**  
SECOND FLOOR

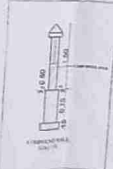
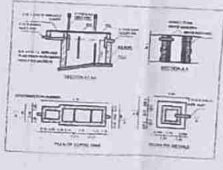
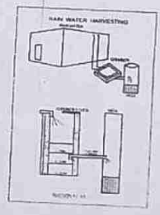
AREA OF BLOCK 'C'	Sr.No	LENGTH	WIDTH	NOS	TOTAL AREA
A	1	14.30	14.80	1.00	211.64
DEDUCTION					
	1	1.85	1.05	1.00	1.943
	2	3.20	0.45	1.00	1.440
	3	3.15	1.85	1.00	5.828
	4	3.45	1.85	1.00	6.373
	5	1.20	2.85	1.00	3.420
B					18.99
TOTAL					192.65
TOTAL BHP AREA = A - B					192.65
SECOND FLOOR					192.65 sq.m



**LOCATION PLAN**  
(SCALE=1:10,000)

**Table No. 8B-F**

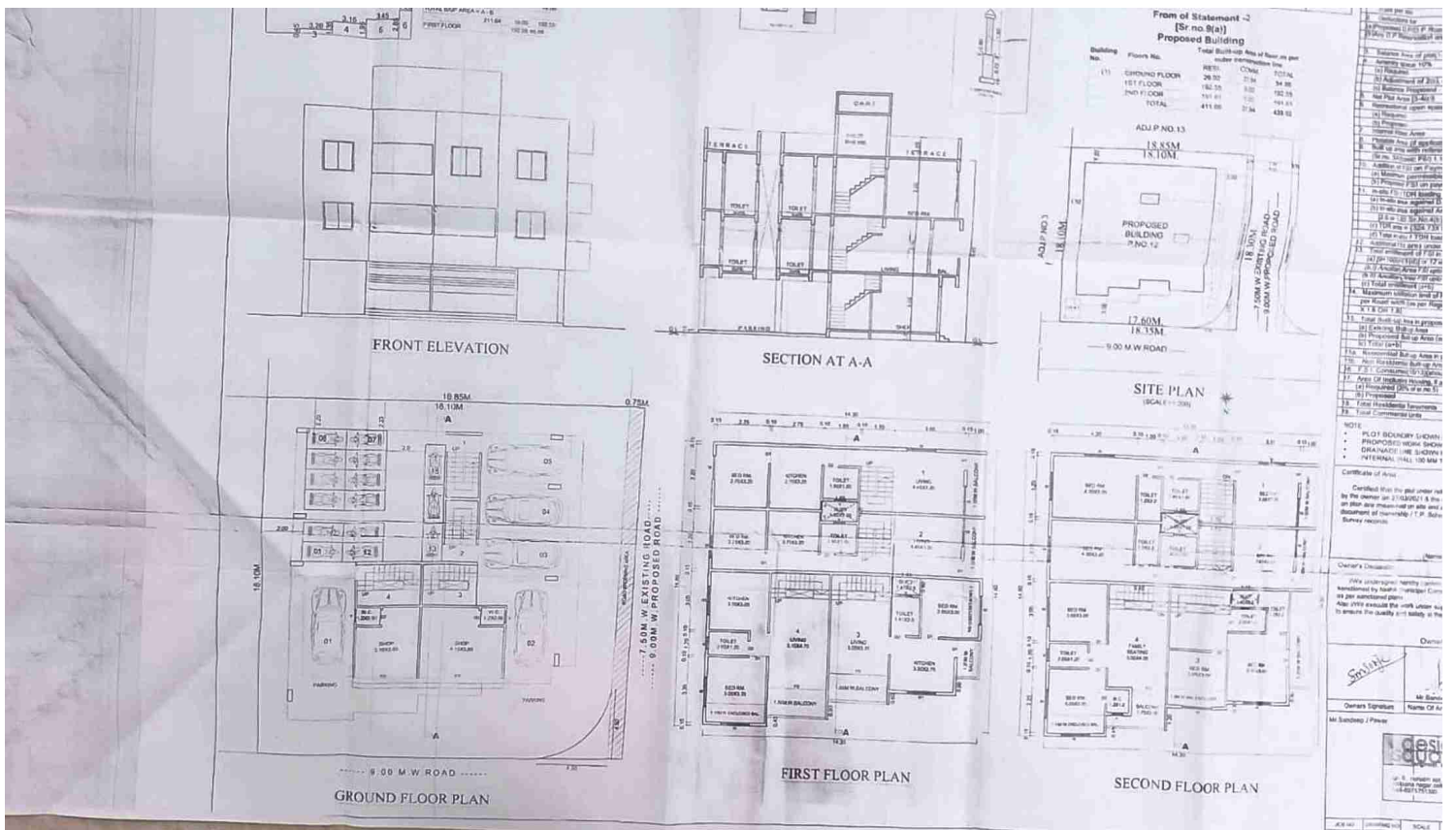
Sr.No.	Occupancy	Size of tenor
1	Multiplying Factor (0.9)	
	Residential	150sq.m. & above (even)
	Multi-Family Residential	Flat under 80-150sq.m (even) Flat under 40-80sq.m (even) Flat under 30-40sq.m (even) Flat under 0-30sq.m (even)
6	Mercantile (including departmental store, shop & other Commercial users)	For every 100 sq.m carpet area
	In addition 5% visitors parking	
TOTAL		



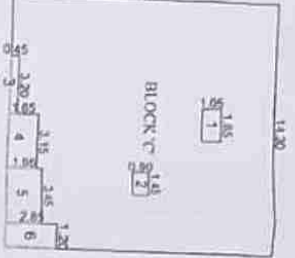
Building No.	Floors No.
(1)	GROUND FLOOR
	1ST & 2ND FLOOR
	TOTAL

Building No.	Floors No.
(1)	GROUND FLOOR
	1ST FLOOR
	2ND FLOOR
	TOTAL

ADJ.P.N  
18.8  
18.10



SECOND FLOOR



LOCATION PLAN  
(SCALE: 1:10000)



PLANE AREA CALCULATION

Sl. No.	DESCRIPTION	AREA (sq.m)	NO. OF ROOMS	TOTAL AREA (sq.m)
1	1.80	1.80	1.80	1.80
2	1.45	0.87	1.45	1.45
3	2.20	0.82	1.45	1.45
4	2.15	1.42	1.45	1.45
5	1.20	2.88	1.88	1.88
6	1.20	2.88	1.88	1.88
TOTAL				10.28



Table No. 8B - Parking Requirements

Sl. No.	Occupancy	Size of tenement	Parking Spaces Required
1	Residential (1) Multi-family Residential	150sq m. & above: (Every tenement +2.31) Flat under 40-150sq m. (Every tenement +1.31) Flat under 30-40sq m. (Every two tenements +1.31) Flat under 20-30sq m. (Every two tenements +1.21) Flat under 0-20sq m. (Every two tenements +0.21)	Car: 0 Scooter: 0
2	Commercial (Hotels, departmental stores, shopping & other commercial uses) in addition 5% visitors parking	For every 100 sq m carpet area (2.5)	Car: 2 Scooter: 3
TOTAL			Car: 2 Scooter: 3

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

Area Details of Apartment

Building No.	Floors No	Apartment No	Carpet area (sq.m)	Area of Balcony attached to Apartment	Area of Double height terrace adjoined to flat
(1)	GROUND FLOOR	1	11.15	0.00	0.00
	1ST & 2ND FLOOR	2	27.94	13.13	0.00
TOTAL			39.09	13.13	0.00

From of Statement - 2  
(Sr. no 9(a))

Proposed Building

Building No.	Floors No.	REST. CONVM. TOTAL	Area of floor as per outer construction line
(1)	GROUND FLOOR	28.92	27.94
	1ST FLOOR	182.55	0.00
	2ND FLOOR	191.61	0.00
TOTAL		411.08	27.94



**FULL COMPLETION**  
PROPOSED RESIDENTIAL CUM COMM. BUILDING PLAN OF PLOT NO. 12, S.NO. 158/1, SATPUR SHIVAR, AT -NASHIK FOR - SHREE SAMARTH CONSTRUCTION THROUGH PARTNER MR.SANDEEP M. SONJE

**APPROVED**  
I/As per the accompanying occupancy Certificate  
No. Nashik/ 6412022/2022  
Date: 14/06/2022  
Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

AREA STATEMENTS

Sl. No.	Description	Area (sq.m)
1	Area of land	50.81
2	(Minimum area of a D.C. to be considered)	328.55
3	(a) Net Plotted Area (712: CTS extract)	315.25
4	(b) Net Plotted Area (712: CTS extract)	315.25
5	(c) Net Plotted Area (712: CTS extract)	315.25
6	(d) Net Plotted Area (712: CTS extract)	315.25
7	(e) Net Plotted Area (712: CTS extract)	315.25
8	(f) Net Plotted Area (712: CTS extract)	315.25
9	(g) Net Plotted Area (712: CTS extract)	315.25
10	(h) Net Plotted Area (712: CTS extract)	315.25
11	(i) Net Plotted Area (712: CTS extract)	315.25
12	(j) Net Plotted Area (712: CTS extract)	315.25
13	(k) Net Plotted Area (712: CTS extract)	315.25
14	(l) Net Plotted Area (712: CTS extract)	315.25
15	(m) Net Plotted Area (712: CTS extract)	315.25
16	(n) Net Plotted Area (712: CTS extract)	315.25
17	(o) Net Plotted Area (712: CTS extract)	315.25
18	(p) Net Plotted Area (712: CTS extract)	315.25
19	(q) Net Plotted Area (712: CTS extract)	315.25
20	(r) Net Plotted Area (712: CTS extract)	315.25
21	(s) Net Plotted Area (712: CTS extract)	315.25
22	(t) Net Plotted Area (712: CTS extract)	315.25
23	(u) Net Plotted Area (712: CTS extract)	315.25
24	(v) Net Plotted Area (712: CTS extract)	315.25
25	(w) Net Plotted Area (712: CTS extract)	315.25
26	(x) Net Plotted Area (712: CTS extract)	315.25
27	(y) Net Plotted Area (712: CTS extract)	315.25
28	(z) Net Plotted Area (712: CTS extract)	315.25
29	(aa) Net Plotted Area (712: CTS extract)	315.25
30	(ab) Net Plotted Area (712: CTS extract)	315.25
31	(ac) Net Plotted Area (712: CTS extract)	315.25
32	(ad) Net Plotted Area (712: CTS extract)	315.25
33	(ae) Net Plotted Area (712: CTS extract)	315.25
34	(af) Net Plotted Area (712: CTS extract)	315.25
35	(ag) Net Plotted Area (712: CTS extract)	315.25
36	(ah) Net Plotted Area (712: CTS extract)	315.25
37	(ai) Net Plotted Area (712: CTS extract)	315.25
38	(aj) Net Plotted Area (712: CTS extract)	315.25
39	(ak) Net Plotted Area (712: CTS extract)	315.25
40	(al) Net Plotted Area (712: CTS extract)	315.25
41	(am) Net Plotted Area (712: CTS extract)	315.25
42	(an) Net Plotted Area (712: CTS extract)	315.25
43	(ao) Net Plotted Area (712: CTS extract)	315.25
44	(ap) Net Plotted Area (712: CTS extract)	315.25
45	(aq) Net Plotted Area (712: CTS extract)	315.25
46	(ar) Net Plotted Area (712: CTS extract)	315.25
47	(as) Net Plotted Area (712: CTS extract)	315.25
48	(at) Net Plotted Area (712: CTS extract)	315.25
49	(au) Net Plotted Area (712: CTS extract)	315.25
50	(av) Net Plotted Area (712: CTS extract)	315.25
51	(aw) Net Plotted Area (712: CTS extract)	315.25
52	(ax) Net Plotted Area (712: CTS extract)	315.25
53	(ay) Net Plotted Area (712: CTS extract)	315.25
54	(az) Net Plotted Area (712: CTS extract)	315.25
55	(ba) Net Plotted Area (712: CTS extract)	315.25
56	(bb) Net Plotted Area (712: CTS extract)	315.25
57	(bc) Net Plotted Area (712: CTS extract)	315.25
58	(bd) Net Plotted Area (712: CTS extract)	315.25
59	(be) Net Plotted Area (712: CTS extract)	315.25
60	(bf) Net Plotted Area (712: CTS extract)	315.25
61	(bg) Net Plotted Area (712: CTS extract)	315.25
62	(bh) Net Plotted Area (712: CTS extract)	315.25
63	(bi) Net Plotted Area (712: CTS extract)	315.25
64	(bj) Net Plotted Area (712: CTS extract)	315.25
65	(bk) Net Plotted Area (712: CTS extract)	315.25
66	(bl) Net Plotted Area (712: CTS extract)	315.25
67	(bm) Net Plotted Area (712: CTS extract)	315.25
68	(bn) Net Plotted Area (712: CTS extract)	315.25
69	(bo) Net Plotted Area (712: CTS extract)	315.25
70	(bp) Net Plotted Area (712: CTS extract)	315.25
71	(bq) Net Plotted Area (712: CTS extract)	315.25
72	(br) Net Plotted Area (712: CTS extract)	315.25
73	(bs) Net Plotted Area (712: CTS extract)	315.25
74	(bt) Net Plotted Area (712: CTS extract)	315.25
75	(bu) Net Plotted Area (712: CTS extract)	315.25
76	(bv) Net Plotted Area (712: CTS extract)	315.25
77	(bw) Net Plotted Area (712: CTS extract)	315.25
78	(bx) Net Plotted Area (712: CTS extract)	315.25
79	(by) Net Plotted Area (712: CTS extract)	315.25
80	(bz) Net Plotted Area (712: CTS extract)	315.25
81	(ca) Net Plotted Area (712: CTS extract)	315.25
82	(cb) Net Plotted Area (712: CTS extract)	315.25
83	(cc) Net Plotted Area (712: CTS extract)	315.25
84	(cd) Net Plotted Area (712: CTS extract)	315.25
85	(ce) Net Plotted Area (712: CTS extract)	315.25
86	(cf) Net Plotted Area (712: CTS extract)	315.25
87	(cg) Net Plotted Area (712: CTS extract)	315.25
88	(ch) Net Plotted Area (712: CTS extract)	315.25
89	(ci) Net Plotted Area (712: CTS extract)	315.25
90	(cj) Net Plotted Area (712: CTS extract)	315.25
91	(ck) Net Plotted Area (712: CTS extract)	315.25
92	(cl) Net Plotted Area (712: CTS extract)	315.25
93	(cm) Net Plotted Area (712: CTS extract)	315.25
94	(cn) Net Plotted Area (712: CTS extract)	315.25
95	(co) Net Plotted Area (712: CTS extract)	315.25
96	(cp) Net Plotted Area (712: CTS extract)	315.25
97	(cq) Net Plotted Area (712: CTS extract)	315.25
98	(cr) Net Plotted Area (712: CTS extract)	315.25
99	(cs) Net Plotted Area (712: CTS extract)	315.25
100	(ct) Net Plotted Area (712: CTS extract)	315.25