

REVISION OF FULL COMPLETED BUILDING & CHANGE OF USE FROM MATERNITY HOME TO HOSPITAL BUILDING (75 Bedded by scheme changes, IN S.NO 7172, F.P NO 408, T.P SCHEME II, P NO 3-5 AT - GANGAPUR ROAD NASHIK

FOR DR MANOJ B. CHOPDA & MRS. DR RASHMI M. CHOPDA  
STAMP OF APPROVAL

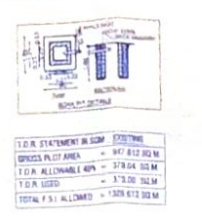
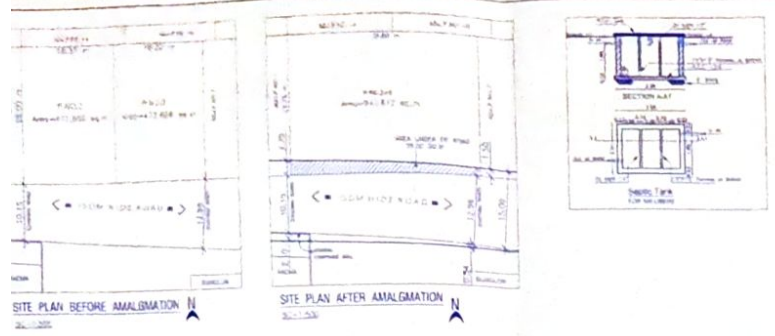
**APPROVED**  
The Plans submitted for As per the conditions mentioned in the CHANGE OF USE Certificate No. dated 12/01/2021  
**Executive Engineer TOWN PLANNING Nashik Municipal Corporation Nashik**

PREVIOUS APPROVALS  
ANULSED APPROVAL: VCE LETTER NO. 14/10/2018 DATED 07/10/2018  
COMPLETION LETTER NO. 288 01-05/10/2020

- AREA STATEMENTS** 562 MT
1. Area of plot (Minimum area of A.D.C. to be considered) 547.512
2. Deductions for  
a) Proposed O.P./D.P./Road widening Area 78.00  
b) Any D.P. Reservation Area  
Total 945.512
3. Gross Area of plot (1-2) 629.512
4. Recreational Open space  
a) Required  
b) Proposed  
6. Amenity space  
a) Required  
b) Proposed
5. Service road and highway widening  
7. Internal Road Area  
8. Net Area of Plot (3-5 (a)) 665.612
9. Built up area with reference to Basic F.S.I. as per front road width (Per no 8 & 11) 556.57
10. Addition of area for F.S.I.  
a) In situ area against D.P. roads (1/30th or 1/20th of area) 78.00  
b) In situ area against Amenity Space (2/30th or 1/20th of area) 28.00  
c) Premium F.S.I. area (subject to maximum of 0.50 or 5%) 434.81  
d) TDR area = 0.05% (665.25sq.m) (555.25\*76.00) 467.28  
e) Additional FSI area under cracker VII  
Total (a+b+c+d+e) 1003.08
11. Total Area available (9+10) 1256.65
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no 13.4) 2.25
13. Total Built-up Area in proposed building area at no 13 (a) 1302.38  
a) Existing Built-up Area (as per completion letter) 1302.38  
b) Proposed Built-up Area (Additional area) 313.28  
c) Access Battery Area counted in F.S.I. (In excess area) 20.20  
d) Excess Cracker Height Area (as per F.S.I.)  
Total (a+b+c+d) 1636.73
14. F.S.I. Consumed (13)/(9+10) not more than 12 (above) 1.88
15. Area for inclusive Housing, if any  
a) Required (12% of A.D.C.)  
b) Proposed
16. No. of Tenements proposed  
17. Proposed Non-Residential area 1003.08
18. Proposed Residential area

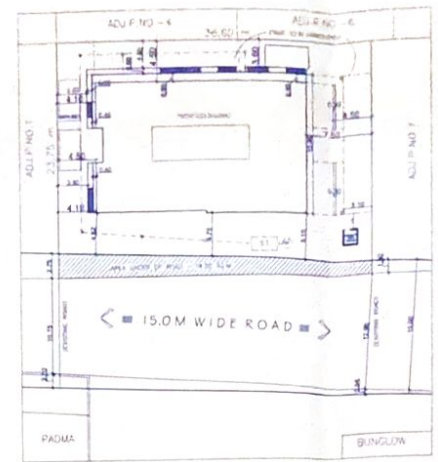
**CERTIFICATE OF AREA**  
I hereby certify that the area as shown by the plan is correct and that the same is in accordance with the provisions of the Town Planning Act and the Town Planning Regulations and the provisions of the Maharashtra Municipal Corporation Act and the Maharashtra Municipal Corporation Rules.

DR MANOJ B. CHOPDA & MRS. DR RASHMI M. CHOPDA  
DR. MANOJ B. CHOPDA  
DR. RASHMI M. CHOPDA  
Sankhla & Associates  
Architects & Engineers  
Plot No. 10, Gangapur Road, Nashik - 422001  
Ph: 0253-2511100, 2511101, 2511102, 2511103, 2511104, 2511105  
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E-mail: info@sankhla.com, manoj@sankhla.com, rashmi@sankhla.com  
www.sankhla.com

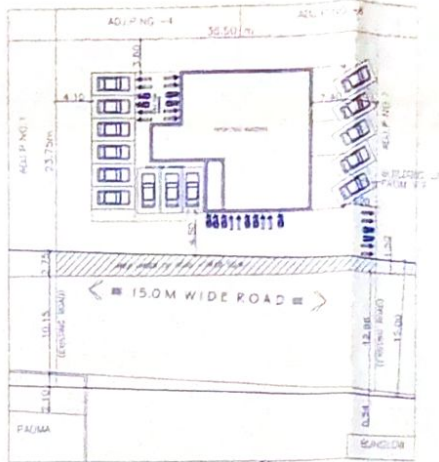


**T.D.R. STATEMENT IN SQ.M**

EXISTING	378.00
PROPOSED	378.00
TOTAL F.S.I. ALLOWED	1308.612



SITE PLAN N



PARKING PLAN N



FRONT ELEVATION (EXISTING)

**SANITATION STATEMENT**

WC	BATH	U	R.B	
EXISTING REQUIRED	6	4	2	4
PROVIDED	1	1	1	1
FOR NEW AREA REQUIRED	4	—	—	—
PROVIDED	2	—	2	3
PROPOSED TOTAL	5	1	3	4

SEWERING WATER FACILITY - 1 ON EACH FLOOR

**FORM OF STATEMENT 2**

Building No.	Floor No.	Previously approved total built up area	Proposed additional area	Total Built Up Area of Floor (2+3+4)	Excess Battery area counted in F.S.I.	Total FSI (5+6)
(A)	(1)	(2)	(3)	(4)	(5)	(6)
GR. STILT	355.54	21.30	378.84	1.71	378.55	—
FIRST	371.07	23.28	394.33	5.08	399.41	—
SECOND	383.07	31.46	414.55	13.47	428.02	—
THIRD	193.70	237.05	430.75	432.45	—	—
TOTAL	1303.38	313.09	1616.47	20.26	1636.73	—

TOTAL B.U.P. AREA = 1636.73 SQ.M

**PARKING AREA STATEMENT IN SQ.M**

FOR HOSPITAL BUILDING  
AS PER NEW RULES - FOR 60 SQ.M CARPET = 2CARS - 6BIKES - 5 CYCLES  
PROPOSED CARPET AREA = 100 SQ.M = 17.88 SQ.M  
REQUIRED PARKING = 17.88/2 = 8.94 = 19 NO. OF CARS  
12.88/5 = 2.58 = 6 NO. OF BIKES  
12.88/5 = 2.58 = 6 NO. OF CARS  
PROPOSED REQUIRED PARKING - 4 CARS - 12 BIKES - 10 CYCLES

TYPE	REQUIRED	PROVIDED	PHYSICAL	REQ.	PRO.
FOUR WHEELER	26	13	78	43	36
TWO WHEELER	13	78	43	36	29

ASSUMED PARKING  
LARGE CARS - 5 NO X1 00X2 50 = 62.50 SQ.M  
SMALL CARS - 8 NO X1 50X2 00 = 82.80 SQ.M  
BIKES - 35 NO X1 00X2 00 = 70.00 SQ.M  
CYCLES - 29 NO X0.50X1.40 = 20.30 SQ.M  
ADDITIONAL PARKING AREA = 235.60 SQ.M

**TOTAL ADDITIONAL B.U.P. AREA**

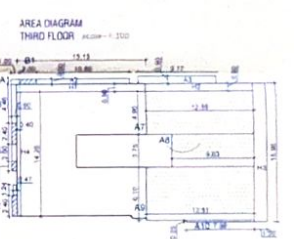
FLOOR	Area (SQ.M)	Car Area (C)	Total Area
Ground	12.00	9.30	21.30 SQ.M
First	19.84	9.42	29.26 SQ.M
Second	24.82	6.88	31.70 SQ.M
Third	232.32	4.72	237.05 SQ.M
TOTAL	316.60	30.00	346.60 SQ.M

ADDITIONAL B.U.P. AREA TOTAL = 313.09 SQ.M

**TOTAL AREA UNDER HANDSHIP**

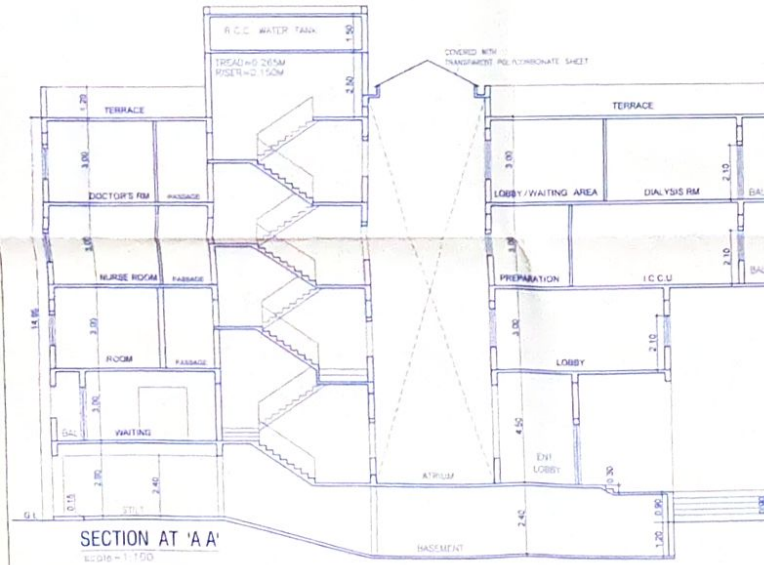
FLOORS	AREA
G	51.18 sq.m
1st	60.84 sq.m
2nd	72.84 sq.m
3rd	74.41 sq.m
TOTAL	259.27 sq.m

**AREA UNDER HANDSHIP**  
TOTAL = 259.27 sq.m

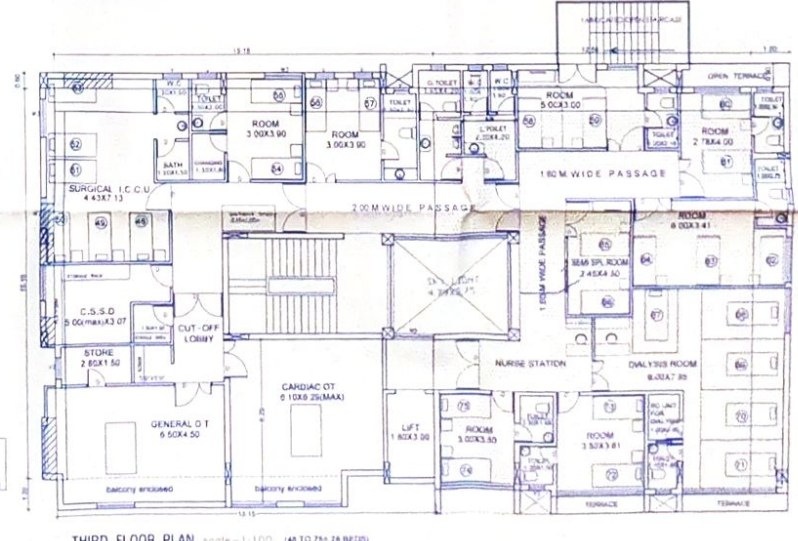


**ADDITIONAL B.U.P. AREA CALCULATION 3RD FLOOR**

Sl. No.	DESCRIPTION	Area (SQ.M)
A1	20.00 X 10.00	200.00
A2	10.00 X 10.00	100.00
A3	10.00 X 10.00	100.00
A4	10.00 X 10.00	100.00
A5	10.00 X 10.00	100.00
A6	10.00 X 10.00	100.00
A7	10.00 X 10.00	100.00
A8	10.00 X 10.00	100.00
A9	10.00 X 10.00	100.00
A10	10.00 X 10.00	100.00
A11	10.00 X 10.00	100.00
A12	10.00 X 10.00	100.00
A13	10.00 X 10.00	100.00
A14	10.00 X 10.00	100.00
A15	10.00 X 10.00	100.00
A16	10.00 X 10.00	100.00
A17	10.00 X 10.00	100.00
A18	10.00 X 10.00	100.00
A19	10.00 X 10.00	100.00
A20	10.00 X 10.00	100.00
A21	10.00 X 10.00	100.00
A22	10.00 X 10.00	100.00
A23	10.00 X 10.00	100.00
A24	10.00 X 10.00	100.00
A25	10.00 X 10.00	100.00
A26	10.00 X 10.00	100.00
A27	10.00 X 10.00	100.00
A28	10.00 X 10.00	100.00
A29	10.00 X 10.00	100.00
A30	10.00 X 10.00	100.00
A31	10.00 X 10.00	100.00
A32	10.00 X 10.00	100.00
A33	10.00 X 10.00	100.00
A34	10.00 X 10.00	100.00
A35	10.00 X 10.00	100.00
A36	10.00 X 10.00	100.00
A37	10.00 X 10.00	100.00
A38	10.00 X 10.00	100.00
A39	10.00 X 10.00	100.00
A40	10.00 X 10.00	100.00
A41	10.00 X 10.00	100.00
A42	10.00 X 10.00	100.00
A43	10.00 X 10.00	100.00
A44	10.00 X 10.00	100.00
A45	10.00 X 10.00	100.00
A46	10.00 X 10.00	100.00
A47	10.00 X 10.00	100.00
A48	10.00 X 10.00	100.00
A49	10.00 X 10.00	100.00
A50	10.00 X 10.00	100.00
A51	10.00 X 10.00	100.00
A52	10.00 X 10.00	100.00
A53	10.00 X 10.00	100.00
A54	10.00 X 10.00	100.00
A55	10.00 X 10.00	100.00
A56	10.00 X 10.00	100.00
A57	10.00 X 10.00	100.00
A58	10.00 X 10.00	100.00
A59	10.00 X 10.00	100.00
A60	10.00 X 10.00	100.00
A61	10.00 X 10.00	100.00
A62	10.00 X 10.00	100.00
A63	10.00 X 10.00	100.00
A64	10.00 X 10.00	100.00
A65	10.00 X 10.00	100.00
A66	10.00 X 10.00	100.00
A67	10.00 X 10.00	100.00
A68	10.00 X 10.00	100.00
A69	10.00 X 10.00	100.00
A70	10.00 X 10.00	100.00
A71	10.00 X 10.00	100.00
A72	10.00 X 10.00	100.00
A73	10.00 X 10.00	100.00
A74	10.00 X 10.00	100.00
A75	10.00 X 10.00	100.00
A76	10.00 X 10.00	100.00
A77	10.00 X 10.00	100.00
A78	10.00 X 10.00	100.00
A79	10.00 X 10.00	100.00
A80	10.00 X 10.00	100.00
A81	10.00 X 10.00	100.00
A82	10.00 X 10.00	100.00
A83	10.00 X 10.00	100.00
A84	10.00 X 10.00	100.00
A85	10.00 X 10.00	100.00
A86	10.00 X 10.00	100.00
A87	10.00 X 10.00	100.00
A88	10.00 X 10.00	100.00
A89	10.00 X 10.00	100.00
A90	10.00 X 10.00	100.00
A91	10.00 X 10.00	100.00
A92	10.00 X 10.00	100.00
A93	10.00 X 10.00	100.00
A94	10.00 X 10.00	100.00
A95	10.00 X 10.00	100.00
A96	10.00 X 10.00	100.00
A97	10.00 X 10.00	100.00
A98	10.00 X 10.00	100.00
A99	10.00 X 10.00	100.00
A100	10.00 X 10.00	100.00



SECTION AT 'A A'



THIRD FLOOR PLAN scale - 1:100 (48 TO 78.28 INCHES)



LOCATION PLAN

AREA CALCULATIONS - EXISTING BUILDING

**GROUND + STILT FLOOR PLAN**

Block = 28.20 x 15.46 = 435.97 SQ.M

**REDUCTIONS:-**

- 1) 11.50 x 3.75 = 43.125
- 2) 5.05 x 3.75 = 18.9375
- 3) 1.25 x 3.75 = 4.6875
- 4) 13.20 x 0.30 = 3.96

GR. FLOOR = 386.20 + 13.96 = 400.16 SQ.M

**FIRST FLOOR PLAN**

Block = 28.20 x 15.46 = 435.97 SQ.M

**REDUCTIONS:-**

- 1) 3.20 x 3.75 = 12.00
- 2) 11.50 x 3.75 = 43.125
- 3) 5.25 x 1.80 = 9.45
- 4) 11.20 x 0.30 = 3.36

TOTAL = 64.90 SQ.M

FIRST FLOOR = 435.97 - 64.90 = 371.07 SQ.M

SECOND FLOOR PLAN

Block = 28.20 x 15.46 = 435.97 SQ.M

**REDUCTIONS:-**

- 1) 11.50 x 3.75 = 43.125
- 2) 5.05 x 3.75 = 18.9375
- 3) 3.25 x 1.80 = 5.85
- 4) 13.20 x 0.30 = 3.96

TOTAL = 52.90 SQ.M

SECOND FLOOR = 435.97 - 52.90 = 383.07 SQ.M

THIRD FLOOR PLAN

Block = 15.15 x 15.46 = 234.22 SQ.M

**REDUCTIONS:-**

- 1) 8.20 x 3.75 = 30.75
- 2) 13.20 x 0.30 = 3.96
- 3) 3.25 x 1.80 = 5.85

TOTAL = 40.52 SQ.M

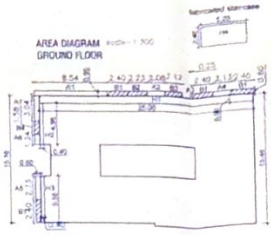
THIRD FLOOR = 234.22 - 40.52 = 193.70 SQ.M

**BUILT UP AREA SUMMARY IN SQ.M EXISTING BUILDING**

FLOOR	BUILT UP AREA	EXCESS BALCONY	TOTAL B.U.P
STILT + GROUND	356.54	1.71	357.25
FIRST	371.07	5.08	376.15
SECOND	383.07	13.47	396.54
THIRD	193.70		193.70
TOTAL	1303.38	20.25	1323.64

**BALCONY AREA STATEMENT IN SQ.M EXISTING BUILDING**

FLOOR	PROPOSED BALCONY	EXCESS BALCONY
STILT	180.18/10=18.02	3.75+4.53+6.48 = 14.76
FIRST	371.07/10 = 37.1	11.47+3.30+4.27+3.20 = 22.24
SECOND	383.07/10 = 38.3	17.05+5.88+3.53+2.42+1.8 = 30.68
THIRD	193.70/10 = 19.37	43.14+1.2 = 44.34
TOTAL	776.22	92.77



**PREVIOUS APPROVED 222 CLUB AREA FOR GROUND FLOOR**

Sr No	DIMENSION	Area (SQ.M)
B1	2.40X3.00	7.20
B2	2.33X3.00	6.99
B3	1.12X3.00	3.36
B4	1.54X3.00	4.62
TOTAL		22.17

**ADDITIONAL B-UP AREA CALCULATION FOR GROUND FLOOR**

Sr No	DIMENSION	Area (SQ.M)
A1	0.84X3.00	2.52
A2	2.38X3.00	7.14
A3	0.20X3.00	0.60
A4	2.13X3.00	6.39
A5	0.80X3.75	3.00
A6	0.80X1.24	0.99
A7	0.80X3.04	2.42
TOTAL		22.06

**AREA UNDER HARSHIP FOR GROUND FLOOR**

Sr No	DIMENSION	Area (SQ.M)
H1	3.00X3.00	9.00
H2	2.40X3.00	7.20
H3	0.80X3.00	2.40
H4	0.80X3.00	2.40
H5	0.80X3.00	2.40
H6	0.80X3.00	2.40
H7	0.80X3.00	2.40
TOTAL		34.80

REVISION OF FULL COMPLETED BUILDING & CHANGE OF USE FROM MATERNITY HOME TO HOSPITAL BUILDING (75 Boded by internal changes) IN S NO 717/73 F.P NO 466 T.P. SCHEME II P.N 3+5 AT - GANGAPUR ROAD NASHIK

FOR: DR MANUJI B. CHOPDA & MRS. DR. RASHMI M. CHOPDA

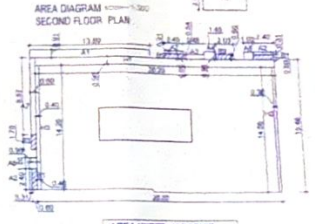
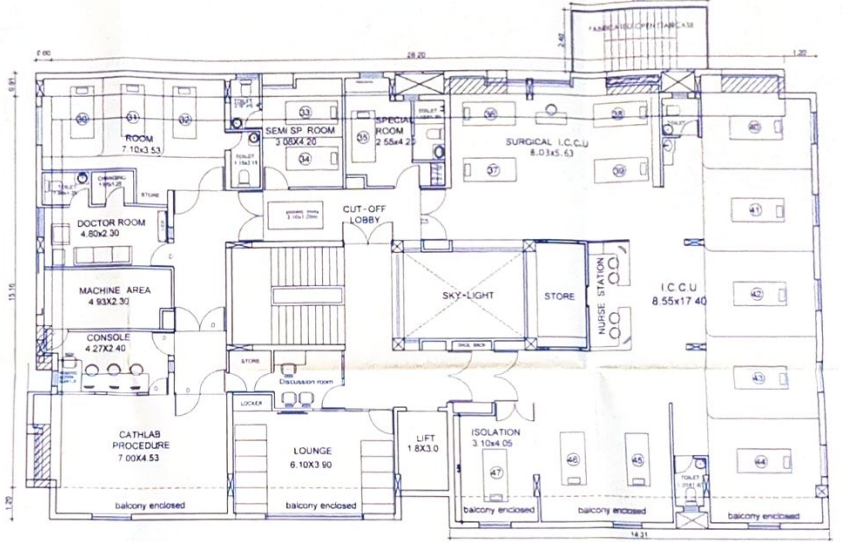
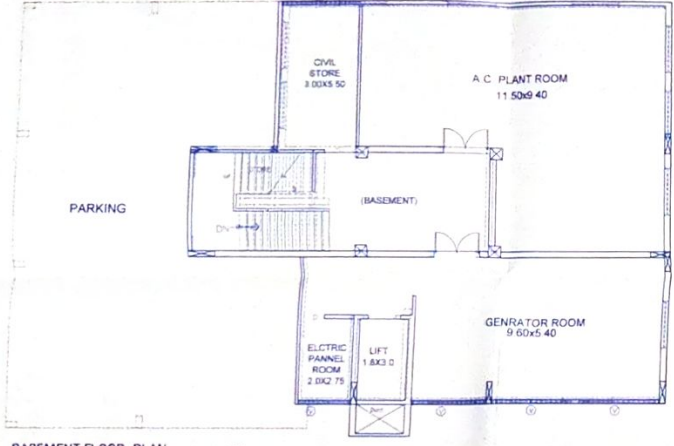
STAMP OF APPROVAL

**APPROVED**

The Plans amended in As per the conditions mentioned in the CHARGE OF USE Certificate No. dated 31/01/2022

**Executive Engineer**  
Nashik Municipal Corporation  
Nashik

PREVIOUS APPROVAL LETTER NO.14/2012 DATED 01/03/2012  
COMPLETION LETTER NO. 258 DT-20/10/2019



**PREVIOUS APPROVED 222 CLUB AREA 2ND FLOOR**

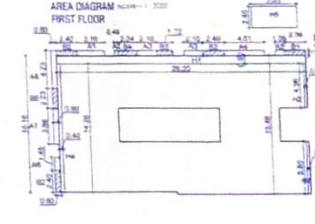
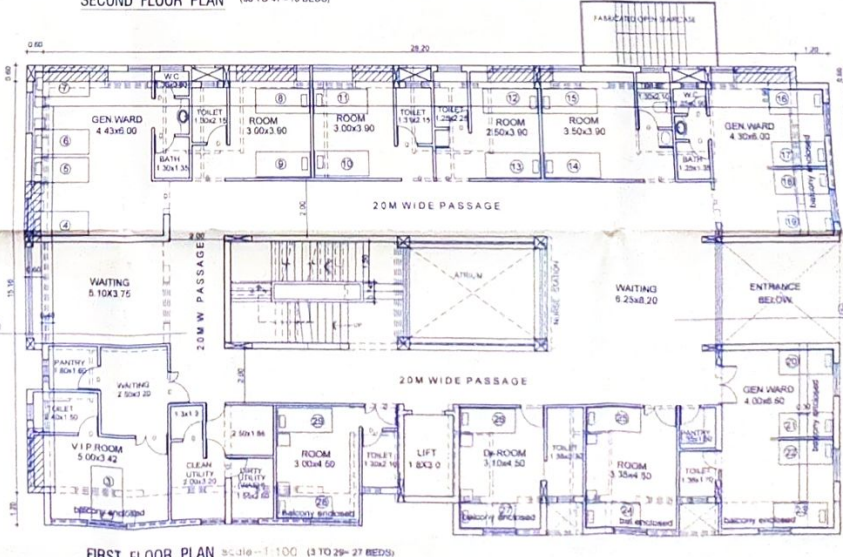
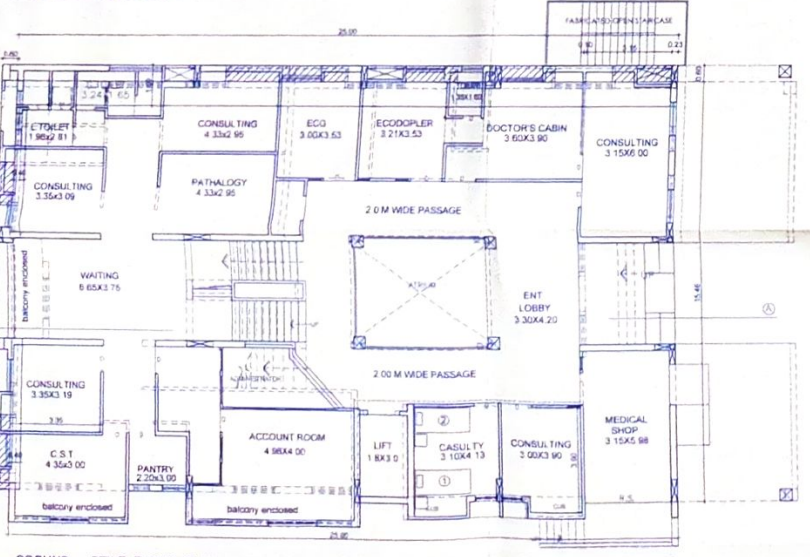
Sr No	DIMENSION	Area (SQ.M)
B1	2.40X3.00	7.20
B2	2.33X3.00	6.99
B3	1.12X3.00	3.36
TOTAL		17.55

**ADDITIONAL B-UP AREA CALCULATION 2ND FLOOR**

Sr No	DIMENSION	Area (SQ.M)
A1	1.12X3.00	3.36
A2	2.40X3.00	7.20
A3	2.38X3.00	7.14
A4	1.12X3.00	3.36
A5	1.12X3.00	3.36
A6	0.80X1.24	0.99
A7	0.80X3.04	2.42
TOTAL		24.82

**AREA UNDER HARSHIP FOR 2ND FLOOR**

Sr No	DIMENSION	Area (SQ.M)
H1	3.00X3.00	9.00
H2	2.40X3.00	7.20
H3	0.80X3.00	2.40
H4	0.80X3.00	2.40
H5	0.80X3.00	2.40
H6	0.80X3.00	2.40
H7	0.80X3.00	2.40
TOTAL		34.80



**PREVIOUS APPROVED 222 CLUB AREA 1ST FLOOR**

Sr No	DIMENSION	Area (SQ.M)
B1	2.40X3.00	7.20
B2	2.33X3.00	6.99
B3	1.12X3.00	3.36
B4	2.34X3.00	7.02
B5	2.33X3.00	6.99
TOTAL		31.56

**ADDITIONAL B-UP AREA CALCULATION 1ST FLOOR**

Sr No	DIMENSION	Area (SQ.M)
A1	1.12X3.00	3.36
A2	2.40X3.00	7.20
A3	2.38X3.00	7.14
A4	1.12X3.00	3.36
A5	1.12X3.00	3.36
A6	0.80X1.24	0.99
A7	0.80X3.04	2.42
TOTAL		28.86

**AREA UNDER HARSHIP FOR 1ST FLOOR**

Sr No	DIMENSION	Area (SQ.M)
H1	3.00X3.00	9.00
H2	2.40X3.00	7.20
H3	0.80X3.00	2.40
H4	0.80X3.00	2.40
H5	0.80X3.00	2.40
H6	0.80X3.00	2.40
H7	0.80X3.00	2.40
TOTAL		34.80

DR MANUJI B. CHOPDA & MRS. DR. RASHMI M. CHOPDA

DR. Manuji B. Chopda



ARCHITECT'S SIGNATURE

**Sankha**  
Architect & Interior Designer

STRUCTURAL ENG. SIGNATURE

DR. Manuji B. Chopda