

REVISION OF FULL COMPLETED BUILDING &  
CHANGE OF USE FROM MATERNITY HOME TO  
HOSPITAL BUILDING (75 Bedded by internal changes)  
IN S.NO 717/3, F.P. NO 466, 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 amended in .....  
As per the conditions Mentioned in  
the ~~CHANGE OF USE~~  
Certificate No.                      dated

३१३१६११/११११११११/३२९/२०२२                      १८/०२/२०२२

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

PREVIOUS APPROVALS

PREVIOUS APPROVAL- VIDE LETTER NO A1/133 DATED- 07/10/2008  
COMPLETION LETTER NO. 2580 DT-05/10/2009

AREA STATEMENTS :-	SQ. MT.
1. Area of plot (Minimum area of a,b,c to be considered)	947.612
a) As per ownership document (7/12, CTS extract)	
b) as per measurement sheet	---
c) as per site	
2. Deductions for	
a) Proposed D.P./D.P.Road widening Area	78.00
b) Any D.P.Reservation Area	----
Total (a+b)	----
3. Gross Area of plot. (1-2)	869.612
4. Recreational Open space	
a) Required	----
b) Proposed	----
5. Amenity space	
a) Required	----
b) Proposed	----
6. Service road and Highway widening	----
7. Internal Road Area	----
8. Net Area of Plot =[ 3-5 (b)]	869.612
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no 8 x1.1)	956.57
10. Addition of area for F.S.I.	
a) In-situ area against D.P.road [1.85x sr.no.2 (a)] if any	78.00
b) In-situ area against Amenity Space [2.00 or 1.85xsr.no.5 (b)]	----
c) Premium F.S.I. area (subject to maximum of 0.5 of sr.no.8)	434.81
d) TDR area - 0.65%= 565.25sq.m. (565.25-78.00)	487.25
e) Additional FSI area under chapter VIII	----
Total (a+b+c+d+e)	1000.06
11. Total Area available (9+10)	1956.63
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no.15.4)	2.25
13. Total Built-up Area in proposal (excluding area at sr.no.15b)	
a) Existing Built-up Area (completed b/up area)	1303.38
b) Proposed Built-up Area (Additional area)	313.09
c) Excess Balcony Area counted in F.S.I. (completed bal.area)	20.26
d) Excess Double Height terrace Area counted in F.S.I.	----
Total (a+b+c+d)	1636.73
14. F.S.I. Consumed(13/8)(shuold not be more than sr.no.12 above)	1.88
15. Area for inclusive Housing, if any	
a) Required (20% of sr.no.9)	----
b) Proposed	----
16. No. of Tenements proposed	----
17. Proposed Non Residential area	1636.73
18. Proposed Residential area	----

CERTIFICATE OF AREA :-

certified that plot under reference was surveyed by me on 20/02/17  
& the dimensions, grades etc. of plot stated on plan are as measured on site &  
area so worked out tallies with the area stated in document of ownership/ T.P.schemo  
Records Department/City Survey records.



**ADDITIONAL B-UP AREA CALCULATION - 3RD FLOOR**

Sr. No.	DIMENSION	Area (SQ.M.)
A1	1.00X0.60	0.60
A2	10.89X0.60	6.53
A3	9.17X0.90	8.25
A4	0.47X1.24	0.58
A5	0.60X2.00	1.20
A6	0.60X4.46	2.67
A7	12.55 X 4.96	62.25
A8	9.63 X 3.75	36.11
A9	12.61 X 6.10	76.92
A10	7.96 X 0.25	1.99
H2	12.55X0.90	11.29
H3	1.50X15.96	23.94
TOTAL	----	232.33

AREA OF 3RD FLOOR= 232.33 sq.m.

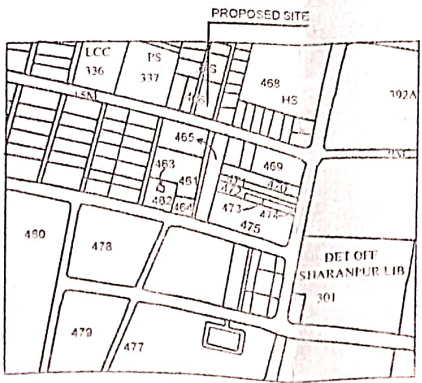
**AREA UNDER HARDSHIP FOR 3RD FLOOR**

Sr. No.	DIMENSION	Area (SQ.M.)
H1	15.15X0.90	13.64
H2	12.55X0.90	11.29
H3	1.50X15.96	23.94
H4	0.40X14.26	5.70
A1	1.00X0.60	0.60
A2	10.89X0.60	6.53
A3	9.17X0.90	8.25
A4	0.47X1.24	0.58
A5	0.60X2.00	1.20
A6	0.60X4.46	2.68
TOTAL	----	74.01

**PREVIOUS APPROVED CUB. AREA 3RD FLOOR**

Sr. No.	DIMENSION	Area (SQ.M.)
B1	2.00X0.60	1.20
B2	0.60X2.40X2	2.88
B3	0.60X1.07	0.64
TOTAL	----	4.72

AREA OF 3RD FLOOR= 4.72 sq.m.



**LOCATION PLAN**

**NOTE :-**  
 PLOT BOUNDRY SHOWN IN THICK BLACK  
 PROPOSED WORK SHOWN IN RED.  
 DRAINAGE LINE SHOWN IN DOTTED RED.

5. Amenity space	a) Required	----
	b) Proposed	----
6. Service road and Highway widening		----
7. Internal Road Area		----
8. Net Area of Plot = [ 3-5 (b)]		869.612
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no 8 x1.1)		956.57
10. Addition of area for F.S.I.		
	a) In-situ area against D.P.road [1.85x sr.no.2 (a)] if any	78.00
	b) In-situ area against Amenity Space [2.00 or1.85xsr.no.5 (b)]	----
	c) Premium F.S.I. area (subject to maximum of 0.5 of sr.no.8)	434.81
	d) TDR area - 0.65%= 565.25sq.m. (565.25-78.00)	487.25
	e) Additional FSI area under chapter VIII	----
	<b>Total (a+b+c+d+e)</b>	<b>1000.06</b>
11. Total Area available (9+10)		1956.63
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no.15.4)		2.25
13. Total Built-up Area in proposal (excluding area at sr.no.15b)		
	a) Existing Built-up Area (completed b/up area)	1303.38
	b) Proposed Built-up Area (Additional area)	313.09
	c) Excess Balcony Area counted in F.S.I. (completed bal.area)	20.26
	d) Excess Double Height terrace Area counted in F.S.I.	----
	<b>Total (a+b+c+d)</b>	<b>1636.73</b>
14. F.S.I. Consumed(13/8)(shuold not be more than sr.no.12 above)		1.88
15. Area for inclusive Housing, if any		
	a) Required (20% of sr.no.9)	----
	b) Proposed	----
16. No. of Tenements proposed		----
17. Proposed Non Residential area		1636.73
18. Proposed Residential area		----

**CERTIFICATE OF AREA :-**

certified that plot under reference was surveyed by me on 20/02/17 & the dimension and area etc. of plot stated on plan are as measured on site & area so worked out tallies with the area stated in document of ownership/ T.P. scheme Records Department/City Survey records.

SIGNATURE OF LICENSED ARCHITECTS/ENGINEERS

**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)*  
 DR MANOJ B. CHOPDA & MRS. DR RASHMI M. CHOPDA  
 Owner (S) name and signature

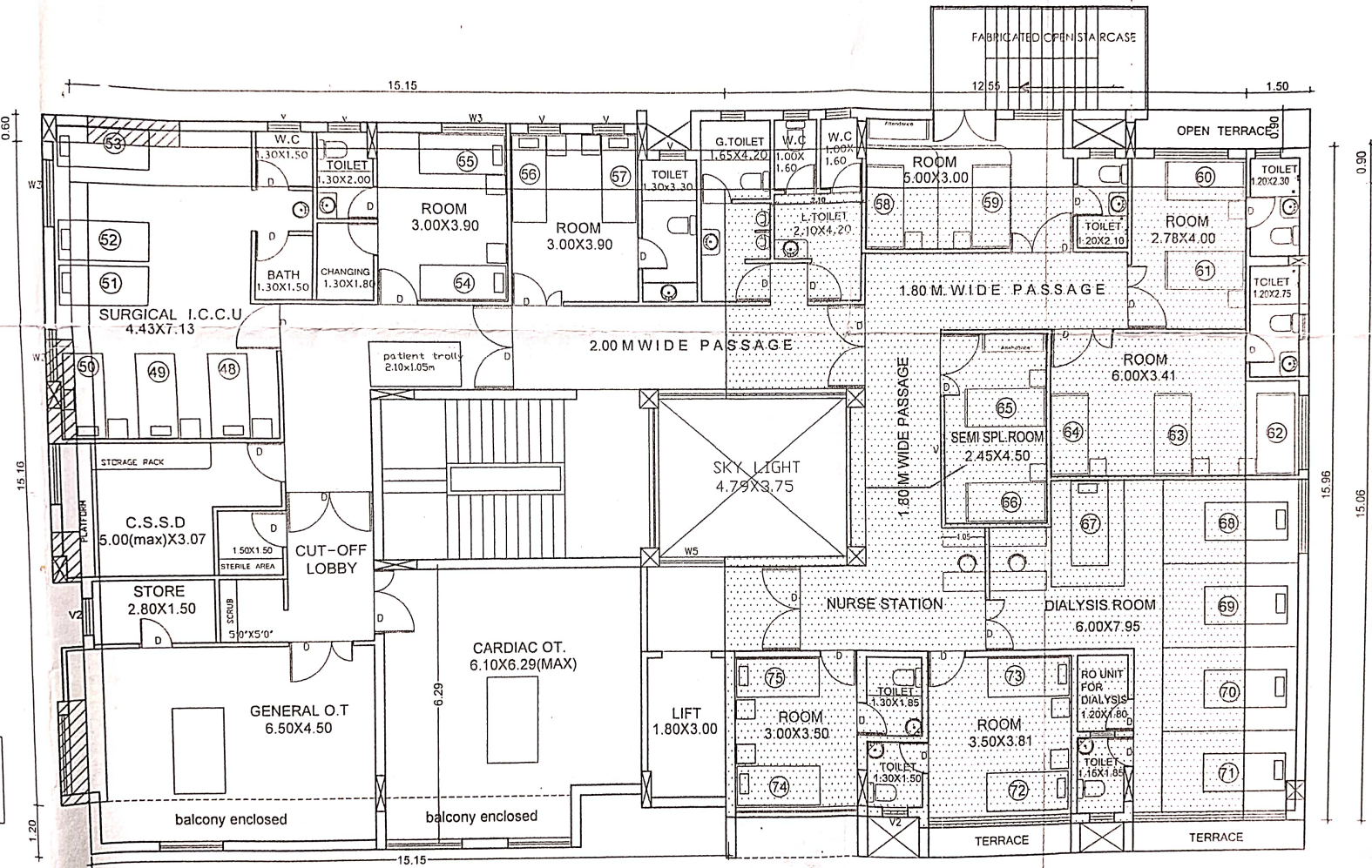
*(Signature)*  
 REG. NO. CA/88/11/67  
 ARCHITECT'S SIGNATURE

*(Signature)*  
 MR. S.D. RATNAPARKHI  
 1st.Floor, Prince Tower  
 TIDKE COLONY, NASHIK.  
 STRUCTURAL ENG. SIGN.

**Sankhla ASSOCIATES**  
 Architect & Interior Designer

"Tith" 16, Shri Sai Nagar, Behind Jande Saw Mill  
 Near Dwarka Point, Nashik Poona Road, Nashik-422 011.  
 PH.: 0253-2595034, Telef.: 0253-2590137.

SA4-12/17/2017 MUM/16/2017 change of use	DRG. :- 1/2	SCALE :- AS SHOWN
DATE :- 20/12/2017	DRN BY:- RANJANA	CHD BY:-

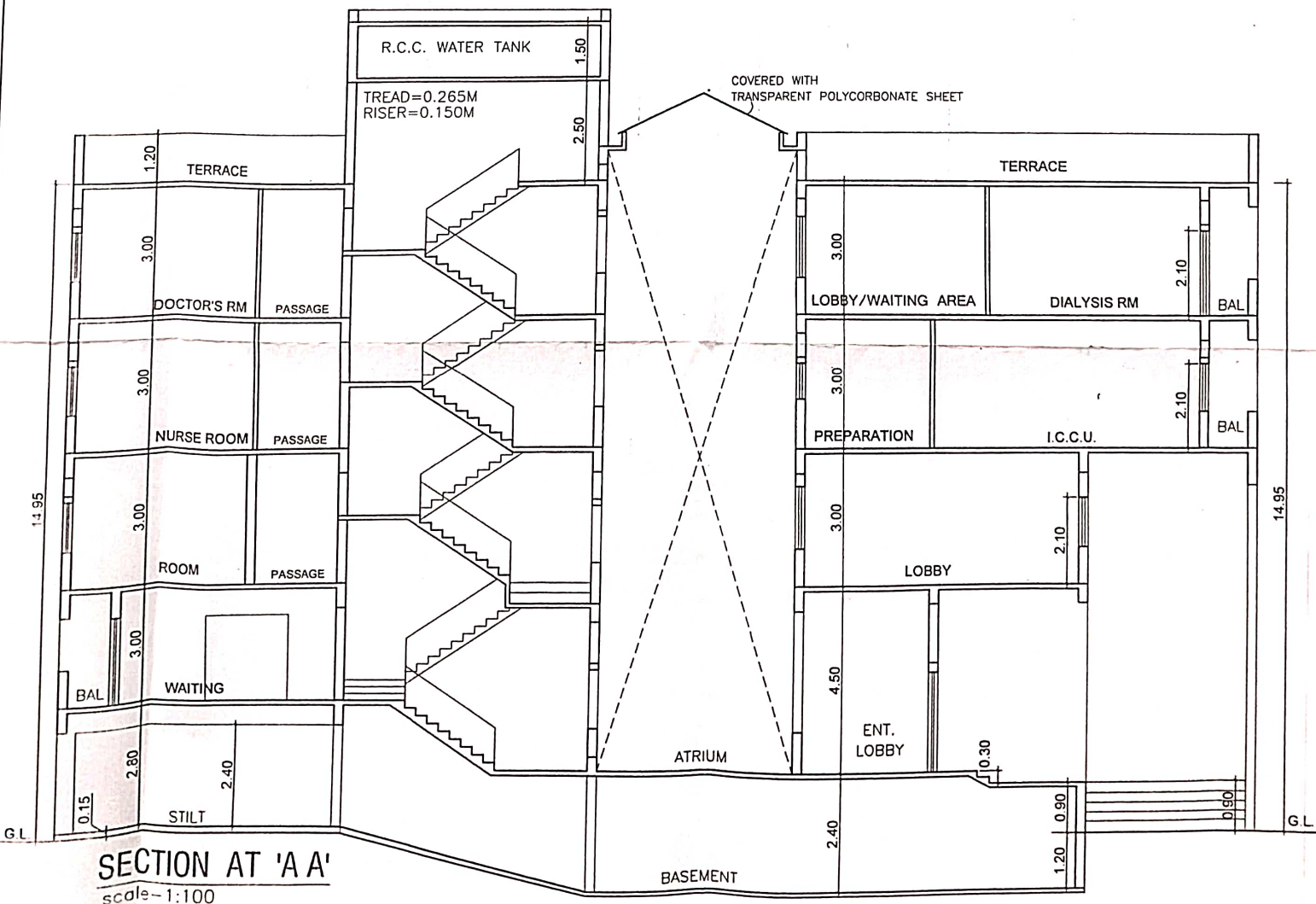


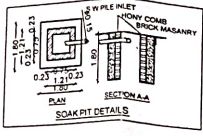
**THIRD FLOOR PLAN** scale-1:100 (48 TO 75= 28 BEDS)



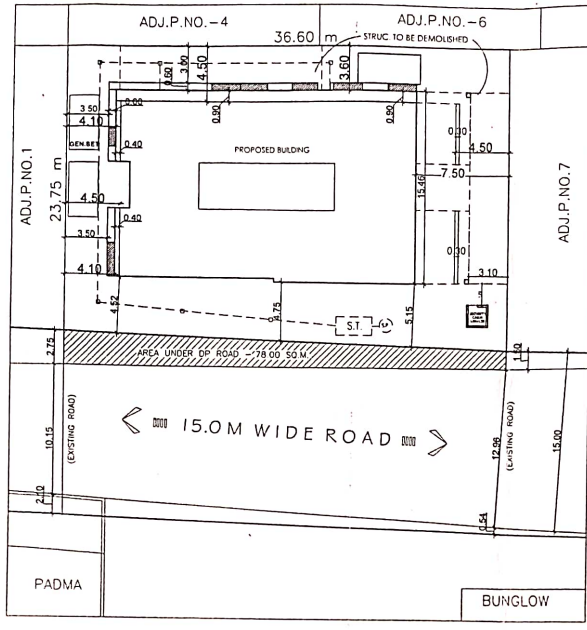


FRONT ELEVATION (EXISTING)

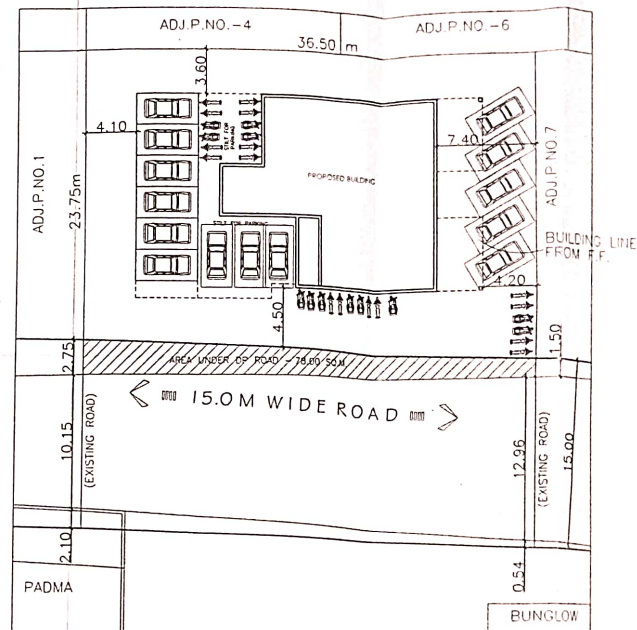




T.D.R. STATEMENT IN SQM	EXISTING
GROSS PLOT AREA	= 947.612 SQ.M.
T.D.R. ALLOWABLE 40%	= 379.04 SQ.M.
T.D.R. USED	= 379.00 SQ.M.
TOTAL F.S.I. ALLOWED	= 1326.612 SQ.M.



**SITE PLAN N**  
SC-1:300



**PARKING PLAN N**  
SC-1:300

SANITATION STATEMENT				
	W.C.	BATH	U	W.B.
	1-FOR 8 BED 1-100 PER.-M 2-100 PER.-F	1-FOR 8 BED	1-50 PER.-M	2-FOR 30 BED 1-100 PER.-M 1-100 PER.-F
EXISTING REQUIRED	6	4	2	4
PROVIDED	16	14	3	
FOR NEW AREA REQUIRED	4	--	1	1
FOR NEW AREA PROVIDED	5	--	2	3
PROVIDED TOTAL	21	14	5	7

DRINKING WATER FACILITY → 1 ON EACH FLOOR

FORM OF STATEMENT 2 [Sr No 11(a) PROPOSED BUILDING]						
Building No.	Floor No.	Previously approved total built up area	Proposed additional area	Total Built Up Area of floor (2+3+4)	Excess Balcony area counted in Fsi	Total FSI (5+6)
(A)	(1)	(2)	(3)	(4)	(5)	(6)
	GR./STILT	355.54	21.30	376.84	1.71	378.55
	FIRST	371.07	23.26	394.33	5.08	399.41
	SECOND	383.07	31.48	414.55	13.47	428.02
	THIRD	193.70	237.05	430.45	--	430.45
	TOTAL	1303.38	313.09	1616.47	20.26	1636.73

TOTAL B/UP AREA = 1636.73 SQ.M.

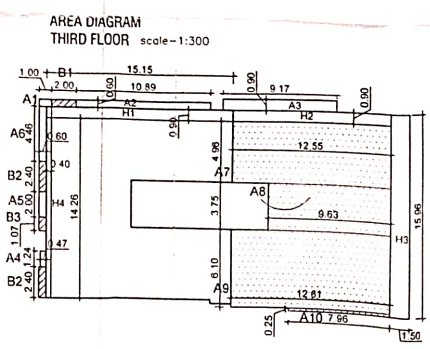
F.S.I STATEMENT			
NET PLOT AREA= 669.612 sq m			
F.S.I	Allowable	Area in sq m	Utilized FSI
BASIC F.S.I	1.10	956.57	956.57
PREMIUM F.S.I	0.50	434.81	223.16
T.D.R. ALLOWED	0.65	487.25	379.00
0.65=565.25-78.00			
ROAD/W F.S.I	---	78.00	78.00
ALLOWABLE F.S.I	2.25	1956.63	1636.73
T.D.R. ALREADY PURCHASED = 379.00 SQ.M.			
PREMIUM F.S.I = 224.00 SQ.M.			

PARKING AREA STATEMENT IN SQM				
FOR HOSPITAL BUILDING				
AS PER NEW RULES = FOR 80SQ.M.CARPET = 2CARS - 6BIKES - 5 CYCLES				
PROPOSED CARPET AREA = 1030.50/80 = 12.88 SQ.M.				
REQUIRED PARKING = 12.88 X 2 = 25.76 = 26 NO OF CARS				
12.88 X 6 = 77.28 = 78 NO OF BIKES				
12.88 X 5 = 64.40 = 65 NO OF CARS				
PROPOSED REQUIRED PARKING = 4 CARS - 12 BIKES - 10 CYCLES				
TOTAL PARKING	FOUR WHEELER	TWO WHEELER	CYCLE	PRO.
	REQUIRED	REQUIRED	REQUIRED	
	PROVIDED	PROVIDED	PROVIDED	
Additional Parking	---	13	---	29

LARGE CARS - 5 NO X 5.00X2.50 = 62.50 SQ.M  
SMALL CARS - 8 NO X 4.50X2.30 = 82.80 SQ.M  
BIKES - 35 NO X 1.00X2.00 = 70.00 SQ.M  
CYCLES - 29 NO X 0.50X1.40 = 20.30 SQ.M  
ADDITIONAL PARKING AREA = 235.60 SQ.M.

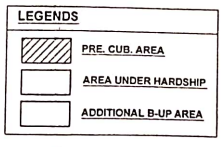
TOTAL ADDITIONAL B/UP AREA			
FLOOR	Area (SQ M)	Cub Area	Total Area
Ground	12.00	9.30	21.30 SQ M
First	13.84	9.42	23.26 SQ M
Second	24.92	6.56	31.48 SQ M
Third	232.33	4.72	237.05 SQ M
TOTAL	316.60	30.00	313.09 SQ M

ADDITIONAL B/UP AREA TOTAL = 313.09 SQ.M.



ADDITIONAL B-UP AREA CALCULATION - 3RD FLOOR		
Sr No	DIMENSION	Area (SQ M)
A1	1.00X0.60	0.60
A2	10.88X0.60	6.53
A3	9.17X0.90	8.25
A4	0.47X1.24	0.58
A5	0.60X2.00	1.20
A6	0.60X4.46	2.67
A7	12.55 X 4.96	62.25
A8	9.63 X 3.75	36.11
A9	12.61 X 6.10	76.92
A10	7.96 X 0.25	1.99
H2	12.55X0.90	11.29
H3	1.50X15.96	23.94
TOTAL	---	232.33

AREA OF 3RD FLOOR = 232.33 sq m

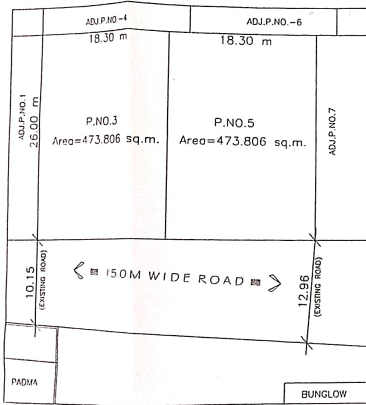


TOTAL AREA UNDER HARDSHIP	
FLOORS	AREA
Gr.	51.18 sq m
1st	60.64 sq m
2nd	72.84 sq m
3rd	74.41 sq m.
TOTAL	259.07 sq m

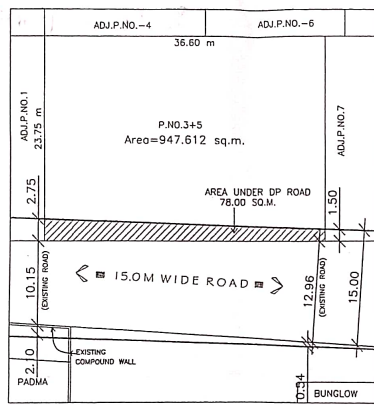
AREA UNDER HARDSHIP TOTAL = 259.07 sq.m.



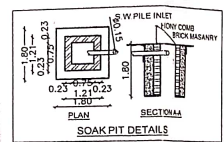
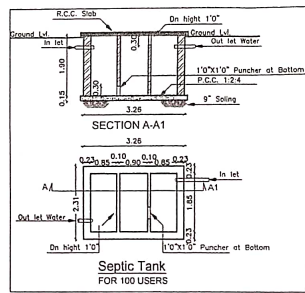
AREA UNDER HARDSHIP FOR 3RD FLOOR		
Sr No	DIMENSION	Area (SQ M)
H1	15.15X0.90	13.64



SITE PLAN BEFORE AMALGMATION N  
SC-1:500

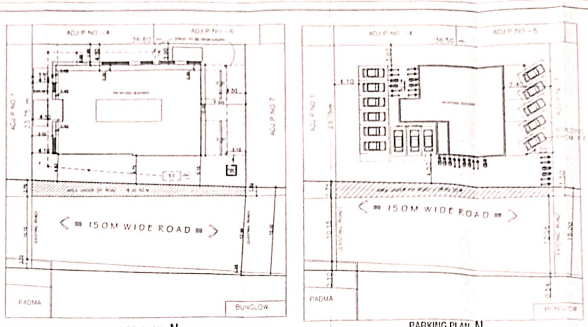
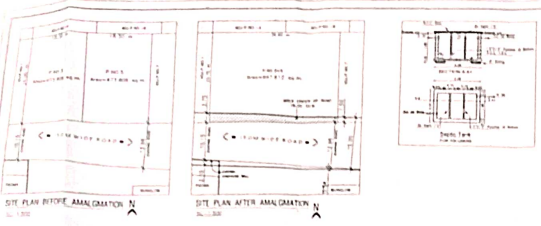


SITE PLAN AFTER AMALGMATION N  
SC-1:500



T.D.R. STATEMENT IN SQM EXISTING	
GROSS PLOT AREA	= 947.612 SQ.M.
T.D.R. ALLOWABLE 40%	= 379.04 SQ.M.
T.D.R. USED	= 379.00 SQ.M.
TOTAL F.S.I. ALLOWED	= 1266.612 SQ.M.





**SANITATION STATEMENT**

NO.	DATE	BY	REVISION
1	10/10/00	...	...
2	10/10/00	...	...
3	10/10/00	...	...
4	10/10/00	...	...
5	10/10/00	...	...

**FORM OF STATEMENT 2**

FLOOR	Area (SQ M)	Use	Area (SQ M)	Use
1st	1200	...	...	...
2nd	1200	...	...	...
3rd	1200	...	...	...
TOTAL	3600	...	...	...

**F.S.I. STATEMENT**

Category	Area (SQ M)	Percentage
Basic FSI	...	...
Premium FSI	...	...
Allowable FSI	...	...

**PARKING AREA STATEMENT**

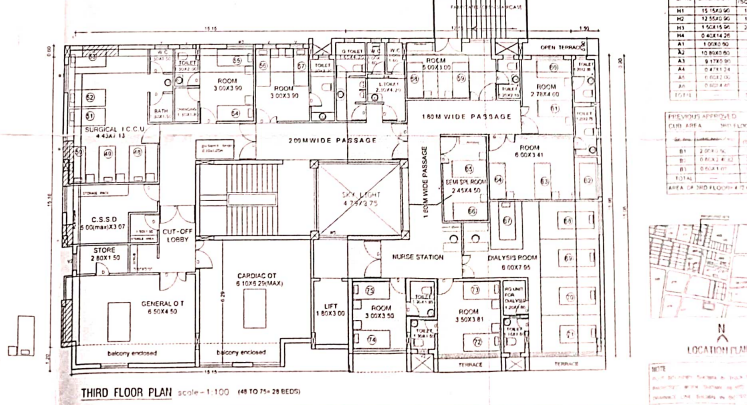
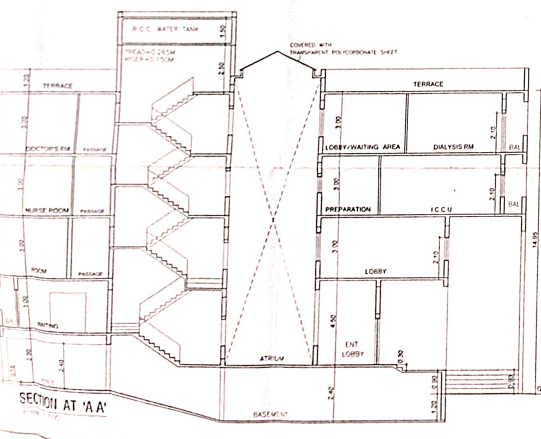
Category	Area (SQ M)	Dimensions
Proposed	...	...
Required	...	...
Additional	...	...

**TOTAL ADDITIONAL BHP AREA**

FLOOR	Area (SQ M)	Use
1st	...	...
2nd	...	...
3rd	...	...
TOTAL	...	...

**AREA UNDER HANDSHIP**

Category	Area (SQ M)
Proposed	...
Required	...
Additional	...



**REVISION OF FULL COMPLETED BUILDING**

**APPROVED**

**EXECUTIVE ENGINEER**

**Sanjiv**