

PROFORMA - I

PROPOSED BUILDING PLAN ON
S.NO. -136/2/1, GANGAPUR SHIWAR, AT-NASHIK.
FOR- SHRI. GOKUL SHIVAJI PATIL & OTHERS.

STAMPS OF APPROVAL OF PLANS:

APPROVED

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

B1/BP/49/2024

29/04/2024

Executive Engineer
TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

A)	AREA STATEMENTS.	SQ.M.
1)	AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	4300.00
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	2150.00
	b) AS PER MEASUREMENT SHEET	1079.70
	c) AS PER SITE	1079.70
2)	DEDUCTIONS FOR	-----
	a) PROPOSED ROAD WIDENING AREA	-----
	b) ANY D.P. RESERVATION AREA	-----
	(TOTAL a+b)	-----
3)	GROSS AREA OF PLOT (1-2)	1079.70
4)	RECREATIONAL OPEN SPACE	-----
	a) REQUIRED	430.00
	b) PROPOSED	430.00
5)	AMENITY SPACE	-----
	a) REQUIRED	15.00
	b) PROPOSED	15.02
6)	SERVICE ROAD AND HIGHWAY WIDENING	-----
7)	INTERNAL ROAD AREA	-----
8)	NET AREA OF PLOT = [3 - 5 (b)]	1079.70
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)	1187.67
10)	ADDITION OF AREA FOR F.S.I.	-----
A)	IN-SITU AREA AGAINST ROAD WIDNING [1.85XSR.NO.2(A)],IF ANY	-----
b)	IN-SITU AREA AGAINST AMENITY SPACE[2.00 OR 1.85XSR.NO.5(b)],	-----
c)	PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR.NO. 8)	-----
d)	TDR AREA	-----

OPEN SPACE
215.00 SQ.M.

9.45

9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)	1187.67
10) ADDITION OF AREA FOR F.S.I.	-----
a) IN-SITU AREA AGAINST ROAD WIDNING [1.85XSR.NO.2(A)], IF ANY	-----
b) IN-SITU AREA AGAINST AMENITY SPACE[2.00 OR 1.85XSR.NO.5(b)],	-----
c) PREMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR.NO. 8)	-----
d) TDR AREA	-----
e) ADDITIONAL FSI AREA UNDER CHAPTER VIII	-----
(TOTAL a+b+c+d+e)	-----
11) TOTAL AREA AVAILABLE (9+10)	1187.67
12) MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 15.4)	1943.46
13) TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.15.b)	-----
a) EXISTING BUILT-UP AREA	-----
b) PROPOSED BUILT-UP AREA	546.90
c) EXCESS BALCONY AREA COUNTED IN F.S.I.	NILL
d) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.	NILL
(TOTAL a+b+c+d)	546.90
14) F.S.I. CONSUMED (13/8) (SHOULD NOT BE MORE THAN SR.NO.12 ABOVE.)	0.51 %
15) AREA FOR INCLUSIVE HOUSING, IF ANY	-----
a) REQUIRED (20% OF SR. NO. 9)	-----
a) PROPOSED	-----

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON **01/02/21** & 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.

SIGN OF LICENCED ENGG. *[Signature]*

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.

OWNER (S) NAME
SHRI. GOKUL SHIVAJI PATIL & OTHERS.

OWNER (S) SIGN
[Signature]

NAME OF STRUCTRAL ENGINEER
ER. D. B. GAVHANE

SIGN OF ENGINEER
[Signature]

NAME OF ENGINEER
ER. VIJAY N. JAYBHAVE

SIGN OF ENGINEER
[Signature]

**JAYBHAVE & DHAYGUDE
ASSOCIATES**

BUILDING PLANNERS & DESIGNERS.

OFFICE :- SHRAMIK NAGAR, SATPUR, NASHIK.

Sl. No.	Particulars	Area (Sq. M.)
(1)	Built up area of flat / units on the respective floor shall tally with the total built up of that floor	101.01
(2)	Area of block A = 6.54x1.50 = 9.81 Sq. M.	9.81
(3)	Area of block B = 0.75x4.31 = 3.23 Sq. M.	3.23
(4)	Area of block C = 1.00x2.56 = 2.56 Sq. M.	2.56
(5)	Area of block D = 18.00x17.00 = 306.00 Sq. M.	306.00
(6)	Deduction 1 = 6.08x1.89 = 11.49 Sq. M.	11.49
(7)	Deduction 2 = 2.20x1.62 = 3.56 Sq. M.	3.56
(8)	Total area A+B+C = 15.60 Sq. M.	15.60
(9)	Total area A+B+C+D = 306.00 - 15.05 = 290.95 Sq. M.	290.95
(10)	Total B/U/P area of proposed first floor = 15.05 Sq. M.	15.05
(11)	Total B/U/P area of proposed second floor = 139.34 Sq. M.	139.34
(12)	Total B/U/P area = 101.01 + 306.55 + 139.34 = 546.90 Sq. M.	546.90

NOTE: 1) BUILT UP AREA OF ALL FLAT / UNITS ON THE RESPECTIVE FLOOR SHALL TALLY WITH THE TOTAL BUILT UP OF THAT FLOOR

2) ABOVE STATEMENT MAY VARY, WHEREVER REQUIRED.

FORM OF STATEMENT - 2
[Sr. No. 11 (h)]

AREA DETAILS OF FLAT / UNIT

Sl. No.	Particulars	Area (Sq. M.)
(1)	Built up area of flat / unit along with share of common areas like staircase/passage	101.01
(2)	Area of block A = 6.54x1.50 = 9.81 Sq. M.	9.81
(3)	Area of block B = 0.75x4.31 = 3.23 Sq. M.	3.23
(4)	Area of block C = 1.00x2.56 = 2.56 Sq. M.	2.56
(5)	Area of block D = 18.00x17.00 = 306.00 Sq. M.	306.00
(6)	Deduction 1 = 6.08x1.89 = 11.49 Sq. M.	11.49
(7)	Deduction 2 = 2.20x1.62 = 3.56 Sq. M.	3.56
(8)	Total area A+B+C = 15.60 Sq. M.	15.60
(9)	Total area A+B+C+D = 306.00 - 15.05 = 290.95 Sq. M.	290.95
(10)	Total B/U/P area of proposed first floor = 15.05 Sq. M.	15.05
(11)	Total B/U/P area of proposed second floor = 139.34 Sq. M.	139.34
(12)	Total B/U/P area = 101.01 + 306.55 + 139.34 = 546.90 Sq. M.	546.90

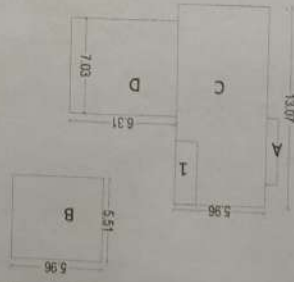
TOTAL B/U/P AREA CALCULATION
GROUND + FIRST + SECOND
101.01 + 306.55 + 139.34
TOTAL B/U/P AREA = 546.90 SQ. M.

AREA DIAGRAMME & CALCULATION FIRST FLOOR

AREA OF BLOCK A) = 6.54x1.50 = 9.81 SQ. M.
AREA OF BLOCK B) = 0.75x4.31 = 3.23 SQ. M.
AREA OF BLOCK C) = 1.00x2.56 = 2.56 SQ. M.
TOTAL AREA A+B+C = 15.60 SQ. M.

AREA OF BLOCK D) = 18.00x17.00 = 306.00 SQ. M.
DEDUCTION 1) = 6.08x1.89 = 11.49 SQ. M.
DEDUCTION 2) = 2.20x1.62 = 3.56 SQ. M.
TOTAL DED AREA = 15.05 SQ. M.

TOTAL AREA BLOCK D = 306.00 - 15.05 = 290.95 SQ. M.
TOTAL B/U/P AREA OF PROPOSED FIRST FLOOR = 15.05 SQ. M.



AREA DIAGRAMME & CALCULATION SECOND FLOOR

AREA OF BLOCK A) = 4.31x0.75 = 3.23 SQ. M.
AREA OF BLOCK B) = 5.96x5.51 = 32.84 SQ. M.
TOTAL AREA BLOCK A+B = 3.23 - 32.84 = 36.07 SQ. M.

AREA OF BLOCK C) = 5.96x13.07 = 77.90 SQ. M.
DEDUCTION 1) = 4.15x1.43 = 5.93 SQ. M.
TOTAL DED AREA = 5.93 SQ. M.

TOTAL AREA BLOCK C = 77.90 - 5.93 = 71.97 SQ. M.
AREA OF BLOCK D) = 6.31x4.96 = 31.30 SQ. M.
TOTAL B/U/P AREA OF PROPOSED SECOND FLOOR = 36.07 + 71.97 + 31.30 = 139.34 SQ. M.



SITE PLAN
(SCALE = 1:200)



9.0 M. W. ROAD

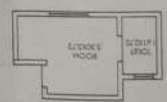
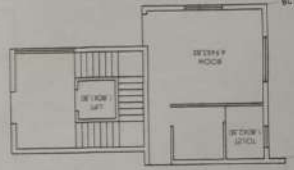
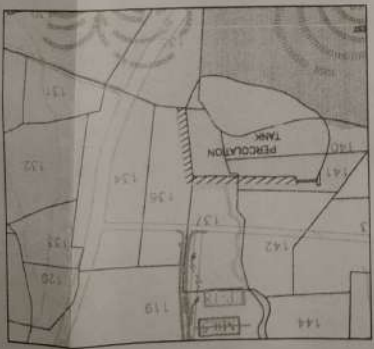
AMENITY SPACE
7.51 SQ. M.

AMENITY SPACE
7.51 SQ. M.

OPEN SPACE
215.00 SQ. M.

OPEN SPACE
215.00 SQ. M.

LOCATION PLAN



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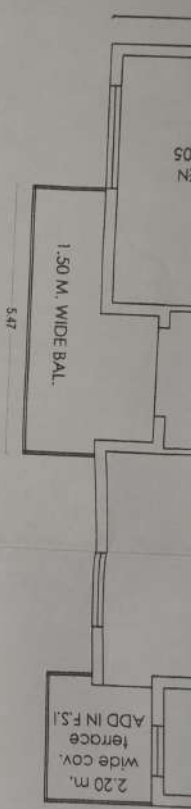
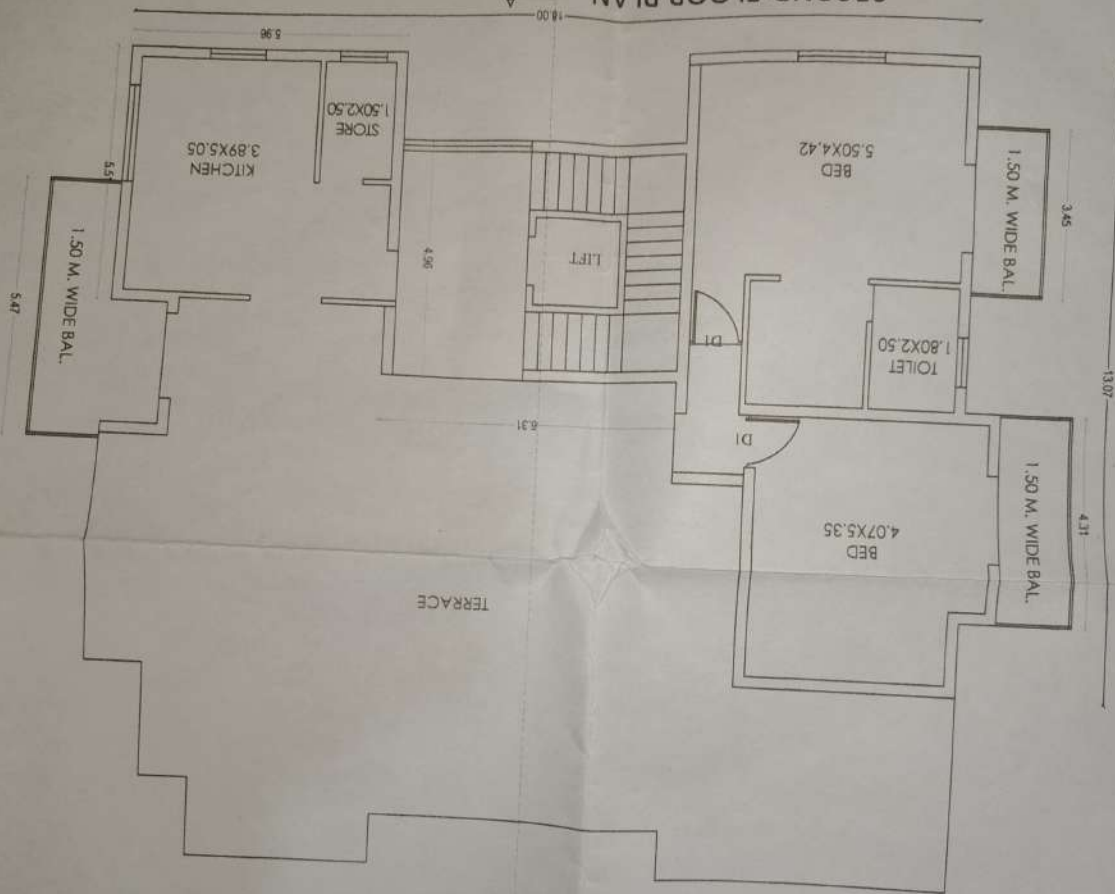
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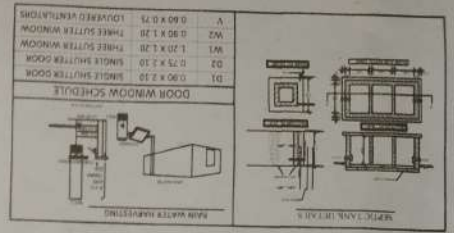
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SECOND FLOOR PLAN (SCALE = 1:100)



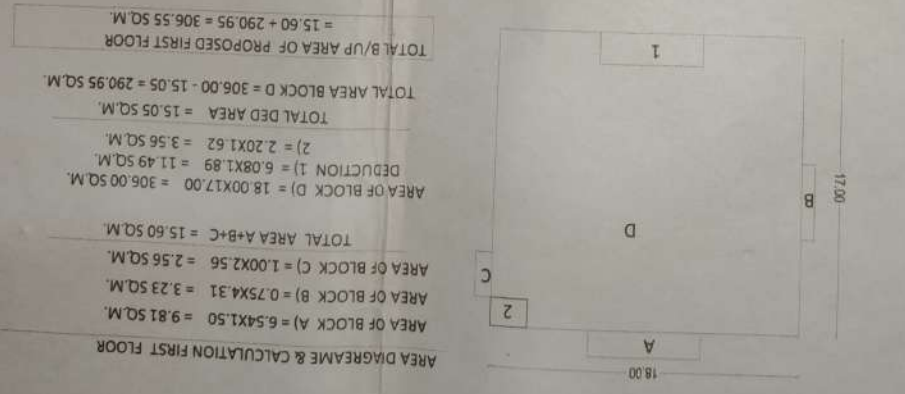
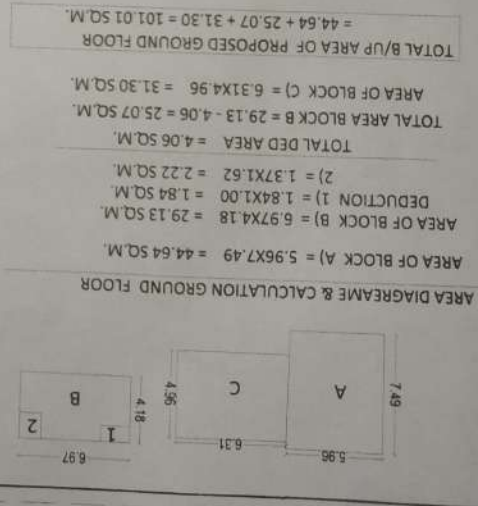


BALCONY AREA STATEMENT				
FLOOR	B/U/P AREA	PERMISSIBLE BAL AREA (15%)	PROPOSED BAL AREA	EXCESS BAL AREA
FIRST	308.55	45.98	26.37	NILL
SECOND	139.34	20.90	19.85	NILL
TOTAL	445.89	66.88	46.22	NILL

FORM OF STATEMENT - 2 [Sf. No. 11 (a)] PROPOSED BUILDING							
BUILDING NO.	(1)	(2)	(3)	(4)	(5)	(6)	(8)
FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA IN FS.	EXCESS TERRACE AREA WITHIN 20% IN FS.	DOUBLE HEIGHT TERRACE AREA COUNTED IN FS.	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FS.	TOTAL FS. (3+5+7)
GROUND FL.	101.01 SQ.M.	N.A.	N.A.	N.A.	N.A.	N.A.	101.01 SQ.M.
FIRST FL.	306.55 SQ.M.	N.A.	N.A.	N.A.	N.A.	N.A.	306.55 SQ.M.
2ND FL.	139.34 SQ.M.	N.A.	N.A.	N.A.	N.A.	N.A.	139.34 SQ.M.

NOTE:
1) BUILT UP AREA OF ALL FLAT / UNITS FLOOR
2) ABOVE STATEMENT MAY VARY, W/

BUILDING NO.	FLOOR NO.	FLAT / UNIT NO.	(1)	(2)	(3)
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-----	-----	-----	-----	-----	-----
-----	-----	-----	-----	-----	-----
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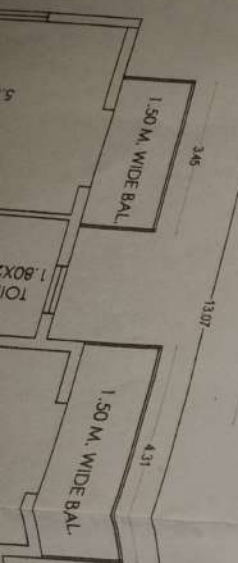
TOTAL GROUND 101.01

FIRST FLOOR PLAN
(SCALE = 1:100)

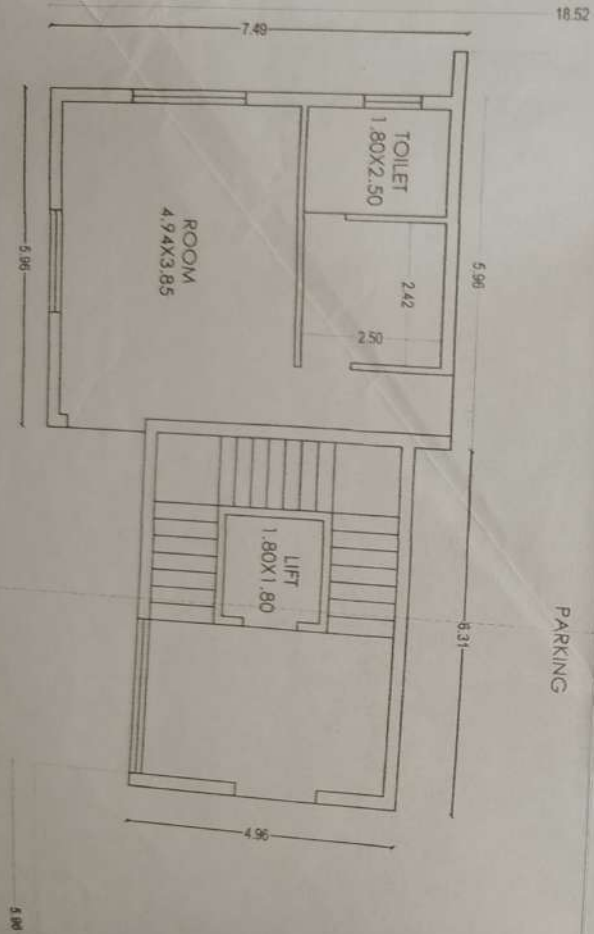


SECTION AT 'AA'
SCALE: 1:100

SECTION

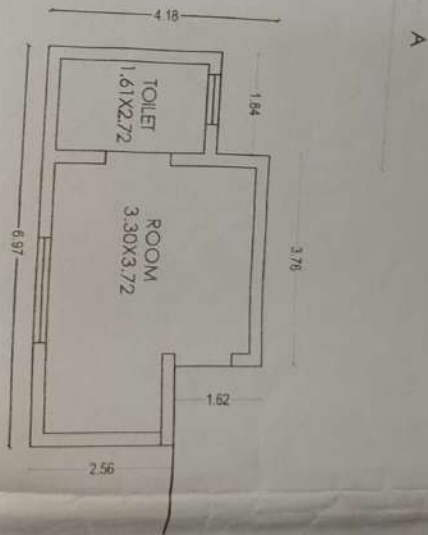


GROUND FLOOR PLAN
(SCALE = 1:100)

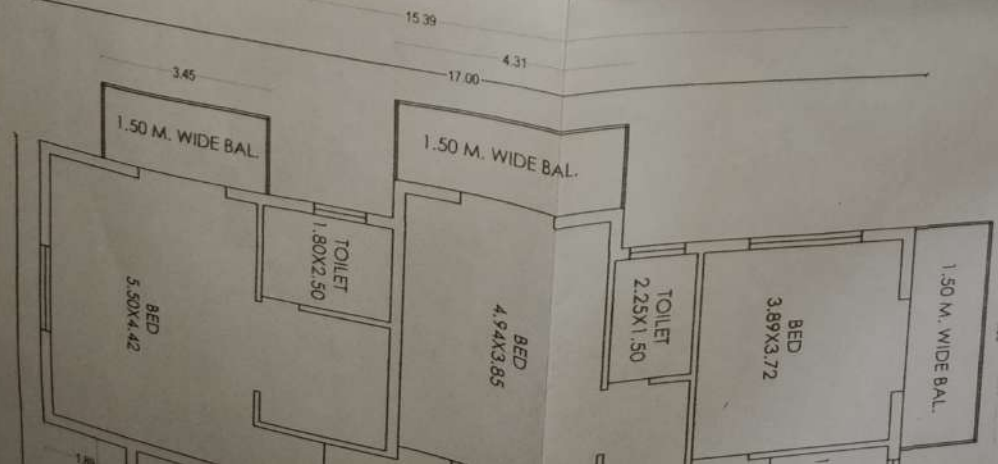


PARKING

FRONT ELEVATION
(SCALE = 1:100)



FIRST FLOOR
(SCALE = 1:100)



GOV. TERRACE

TERRACE

PROFORMA - I

PROPOSED BUILDING PLAN ON
S.NO. -136/2/1, GANGAPUR SHIWAR, AT-NASHIK.
FOR- SHRI. GOKUL SHIVAJI PATIL & OTHERS.

STAMPS OF APPROVAL OF PLANS:

APPROVED

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

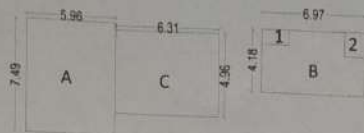
B1/BP/49/2024

29/04/2024


Executive Engineer
TOWN PLANING
 Nashik Municipal Corporation
 Nashik

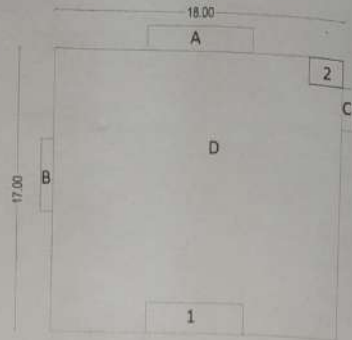
A)	AREA STATEMENTS.	SQ.M.
1)	AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED)	4300.00
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	2150.00
	b) AS PER MEASUREMENT SHEET	1079.70
	c) AS PER SITE	1079.70
2)	DEDUCTIONS FOR	-----
	a) PROPOSED ROAD WIDENING AREA	-----
	b) ANY D.P. RESERVATION AREA	-----
	(TOTAL a+b)	-----
3)	GROSS AREA OF PLOT (1-2)	1079.70
4)	RECREATIONAL OPEN SPACE	-----
	a) REQUIRED	430.00
	b) PROPOSED	430.00
5)	AMENITY SPACE	-----
	a) REQUIRED	15.00
	b) PROPOSED	15.02
6)	SERVICE ROAD AND HIGHWAY WIDENING	-----
7)	INTERNAL ROAD AREA	-----
8)	NET AREA OF PLOT = [3 - 5 (b)]	1079.70
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)	1187.67
10)	ADDITION OF AREA FOR F.S.I.	-----
	WITH AREA AGAINST ROAD WIDNING [1.85XSR.NO.2(A)],IF ANY	-----





AREA DIAGREAME & CALCULATION GROUND FLOOR

AREA OF BLOCK A) = $5.96 \times 7.49 = 44.64$ SQ.M.
 AREA OF BLOCK B) = $6.97 \times 4.18 = 29.13$ SQ.M.
 DEDUCTION 1) = $1.84 \times 1.00 = 1.84$ SQ.M.
 2) = $1.37 \times 1.62 = 2.22$ SQ.M.
 TOTAL DED AREA = 4.06 SQ.M.
 TOTAL AREA BLOCK B = $29.13 - 4.06 = 25.07$ SQ.M.
 AREA OF BLOCK C) = $6.31 \times 4.96 = 31.30$ SQ.M.
 TOTAL B/UP AREA OF PROPOSED GROUND FLOOR
 = $44.64 + 25.07 + 31.30 = 101.01$ SQ.M.



AREA DIAGREAME & CALCULATION FIRST FLOOR

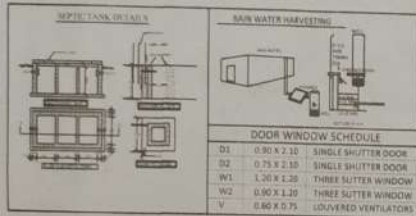
AREA OF BLOCK A) = $6.54 \times 1.50 = 9.81$ SQ.M.
 AREA OF BLOCK B) = $0.75 \times 4.31 = 3.23$ SQ.M.
 AREA OF BLOCK C) = $1.00 \times 2.56 = 2.56$ SQ.M.
 TOTAL AREA A+B+C = 15.60 SQ.M.
 AREA OF BLOCK D) = $18.00 \times 17.00 = 306.00$ SQ.M.
 DEDUCTION 1) = $6.08 \times 1.89 = 11.49$ SQ.M.
 2) = $2.20 \times 1.62 = 3.56$ SQ.M.
 TOTAL DED AREA = 15.05 SQ.M.
 TOTAL AREA BLOCK D = $306.00 - 15.05 = 290.95$ SQ.M.
 TOTAL B/UP AREA OF PROPOSED FIRST FLOOR
 = $15.60 + 290.95 = 306.55$ SQ.M.

BALCONY AREA STATEMENT

FLOOR	B/UP AREA	PERMISSIBLE BAL. AREA (15%)	PROPOSED BAL. AREA	EXCESS BAL. AREA
FIRST	306.55	45.98	26.37	NILL
SECOND	139.34	20.90	19.85	NILL
TOTAL	445.89	66.88	46.22	NILL

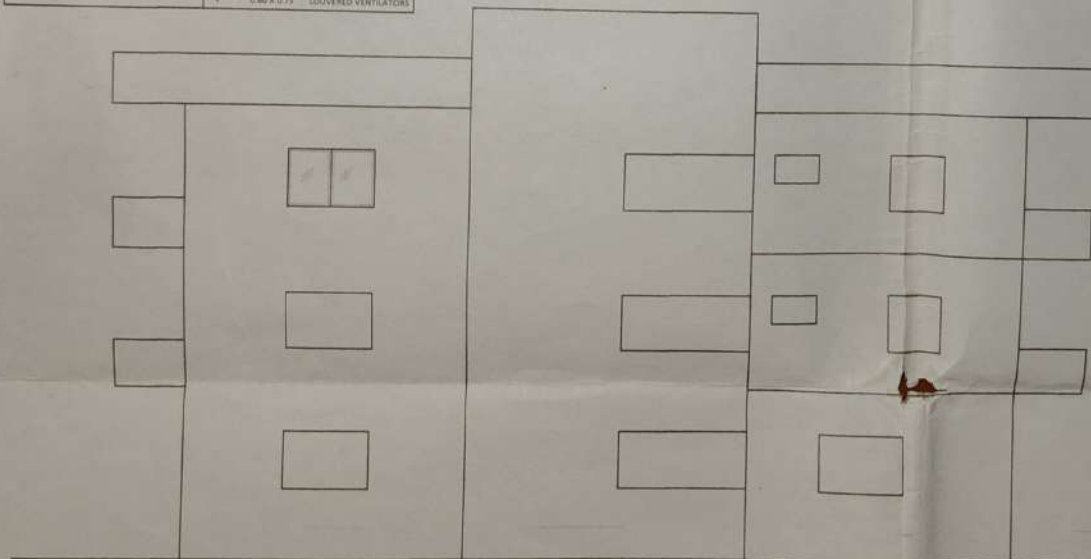
**FORM OF STATEMENT - 2
[Sr.No. 11 (a)]
PROPOSED BUILDING**

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR	BALCONY AREA WITHIN 15%	EXCESS BALCONY AREA COUNTED IN FSI.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN FSI.	TOTAL FSI. (3+5+7)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
-----	GROUND FL.	101.01 SQ.M.	N.A.	N.A.	N.A.	N.A.	101.01 SQ.M.
-----	FIRST FL.	306.55 SQ.M.	N.A.	N.A.	N.A.	N.A.	306.55 SQ.M.
-----	2ND FL.	139.34 SQ.M.	N.A.	3.64	N.A.	N.A.	139.34 SQ.M.

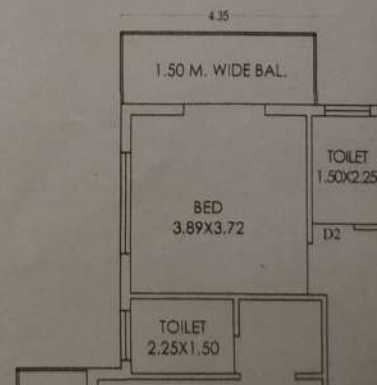
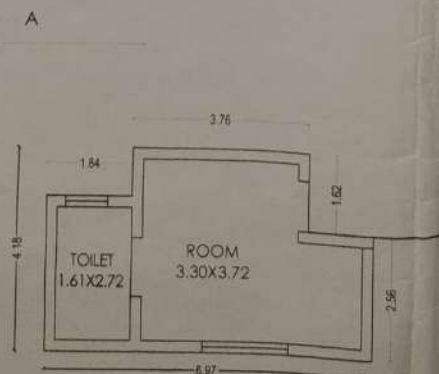


BUILDING NO.	FLOOR NO.	FLAT / UNIT NO.
(1)	(2)	(3)
-----	GROUND FL.	-----
-----	FIRST FL.	-----
-----	2ND FL.	-----

NOTE:
 1) BUILT UP AREA OF ALL FLAT FLOOR.
 2) ABOVE STATEMENT MAY V



**FRONT ELEVATION
(SCALE = 1:100)**



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PATIL GOKUL SHIVAJI

SHIVAJI DHARMAJI PATIL

01/06/1981

Permanent Account Number

ANDPP0192Q

Signature



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