

LOCATION PLAN
(SCALE - NTS.)

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELED DOOR
D1	0.90 X 2.10	T. W. PANELED DOOR
D2	0.75 X 2.10	T. W. PANELED DOOR
W	0.90 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOUVERED

TITLE

PROPOSED PLOT AMALGAMATION &
RESIDENTIAL BUILDING PLAN ON
P. NO.7+8, S.NO.320/3/2 OF PATHARDI SHIWAR,
IN NASHIK FOR .
M/S GOVINDA CONSTRUCTION PARTNERSHIP
FIRM THROUGH PARTNER
SHRI GAJANAN D. PATIL AND OTHERS

APPROVAL STAMP

APPROVED

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

49/232

dated 15/09/2021

[Signature]
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

[Signature]

FORM OF STATEMENT 1
 (A DETAILS OF APARTMENT)

Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat	No. Of Units	Total Area
(A)	(B)	(C)		
38.11	4.07	---	05	43.18 X 5 = 215.90
39.42	6.68	---	05	38.10 X 5 = 290.50
39.42	6.68	---	05	38.10 X 5 = 290.50
38.41	4.07	---	05	42.48 X 5 = 212.40
38.41	4.07	---	05	42.48 X 5 = 212.40
39.42	6.68	---	05	38.10 X 5 = 290.50
39.42	6.68	---	05	38.10 X 5 = 290.50
38.11	4.07	---	05	43.18 X 5 = 215.90
38.11	4.07	---	02	43.18 X 2 = 86.36
41.30	6.68	---	02	48.18 X 2 = 96.36
41.30	6.68	---	02	48.18 X 2 = 96.36
38.41	4.07	---	02	42.48 X 2 = 84.96
38.41	4.07	---	02	42.48 X 2 = 84.96
41.30	6.68	---	02	48.18 X 2 = 96.36
41.30	6.68	---	02	48.18 X 2 = 96.36
38.11	4.07	---	02	43.18 X 2 = 86.36



DOORS AND WINDOWS

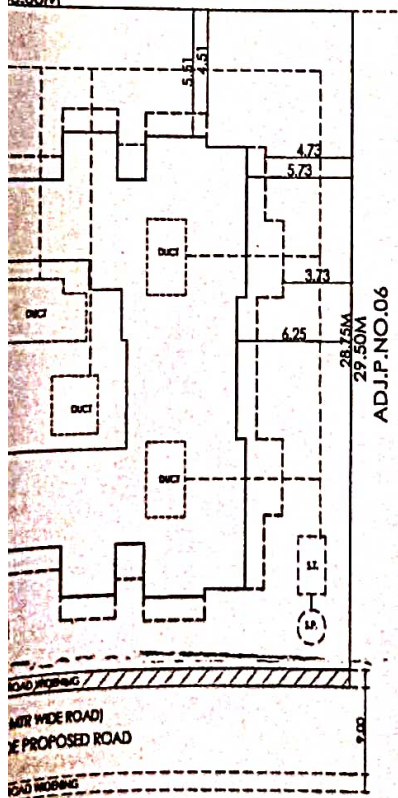
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELED DOOR
D1	0.90 X 2.10	T. W. PANELED DOOR
D2	0.75 X 2.10	T. W. PANELED DOOR
W	0.90 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOUVERED

TITLE
 PROPOSED PLOT AMALGAMATION &
 RESIDENTIAL BUILDING PLAN ON
 P. NO.7+8, S.NO.320/3/2 OF PATHARDI SHIWAR,
 IN NASHIK FOR .
 M/S GOVINDA CONSTRUCTION PARTNERSHIP
 FIRM THROUGH PARTNER
 SHRI GAJANAN D. PATIL AND OTHERS

APPROVAL STAMP
APPROVED

The Plans amended in Blue
 As per the conditions mentioned in
 the accompanying commencement
 Certificate No. 50/232 dated 15/09/2021
 Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

NO.320/4
 15.00M



T.D.R. STATEMENT
 PLOT AREA = 1006.24 SQMT.
 PERMISSIBLE T.D.R. 40% = 402.49 SQMT.
 TOTAL T.D.R. TAKEN = 402.00 SQMT.
 1) 402X12800/11030=466.50 SQM.
 DRC NO. 966, DATE - 07/06/2021

FORM OF STATEMENT 2
 PROPOSED BUILDING

Building No.	Floor No.	Total Built - Up Area of Floor, as per outer Construction Line. (Sq.mtr)
(1)	(2)	(3)
1	GROUND	74.58
	FIRST	466.16
	SECOND	466.16
	THIRD	466.16
	FOURTH	466.16
	FIFTH	466.16
	SIXTH	423.20
	SEVENTH	423.20
TOTAL	3253.78	

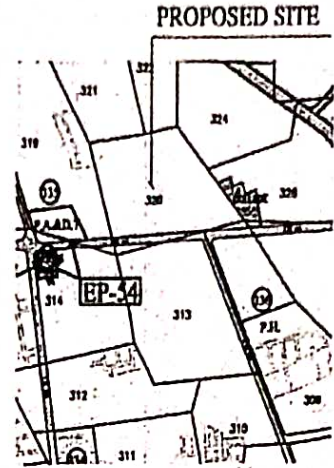
NO.320/4

PARKING STATEMENT

TYPE	CARPET AREA	TENTHENT		CAR		SCOOTER	
		UNIT	PROP.	BY RULE	RE.	BY RULE	RE.
RESIDENTIAL	> 30 m ²	---	---	00	00	00	00
RESIDENTIAL	38 - 40 m ²	28	---	14	14	28	28
RESIDENTIAL	48 - 60 m ²	28	---	14	14	70	70
RESIDENTIAL	68 - 120 m ²	---	---	00	00	00	00
RESIDENTIAL	> 120 m ²	---	---	00	00	00	00
VISITOR # %	---	---	---	02	02	06	06
COMMERCIAL	---	---	---	00	00	00	00
TOTAL REQUIRED	---	---	---	30	30	83	83
AS PER MULTIPLE FACTOR RULE NO 8.2.2 - 4.9	---	---	---	27	27	74	74

FORM OF STATEMENT 3
AREA DETAILS OF APARTMENT

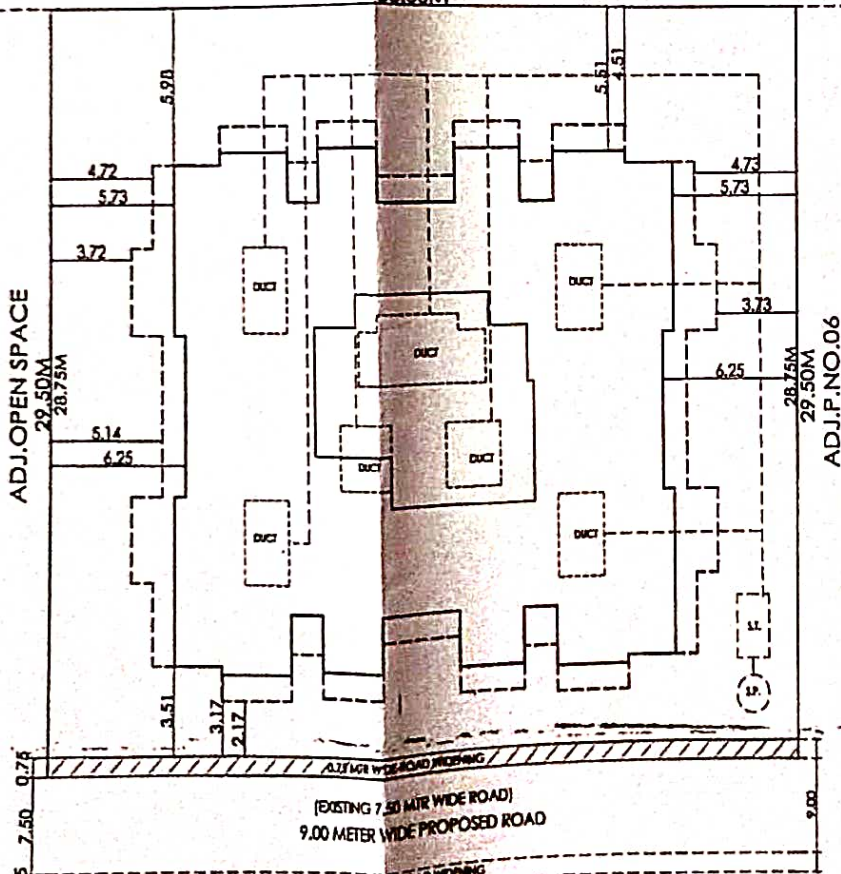
Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double Height terrace attached to flat	No. Of Units	Total Area
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	FIRST TO FIFTH FLOOR	F.NO.101.201.201 401.501	39.11	4.07	—	05	43.18 X 3 = 215.90
		F.NO.101.202.202 401.502	51.42	6.68	—	05	58.10 X 3 = 290.50
		F.NO.101.203.203 401.503	51.42	6.68	—	05	58.10 X 3 = 290.50
		F.NO.101.204.204 401.504	38.41	4.07	—	05	42.48 X 3 = 212.40
		F.NO.101.205.205 401.505	38.41	4.07	—	05	42.48 X 3 = 212.40
		F.NO.101.206.206 401.506	51.42	6.68	—	05	58.10 X 3 = 290.50
		F.NO.101.207.207 401.507	51.42	6.68	—	05	58.10 X 3 = 290.50
		F.NO.101.208.208 401.508	39.11	4.07	—	05	43.18 X 3 = 215.90
	SIXTH & SEVENTH FLOOR	F.NO.601.701	39.11	4.07	—	02	43.18 X 2 = 86.36
		F.NO.602.702	41.50	6.68	—	02	48.18 X 2 = 96.36
		F.NO.603.703	41.50	6.68	—	02	48.18 X 2 = 96.36
		F.NO.604.704	38.41	4.07	—	02	42.48 X 2 = 84.96
		F.NO.605.705	38.41	4.07	—	02	42.48 X 2 = 84.96
		F.NO.606.706	41.50	6.68	—	02	48.18 X 2 = 96.36
F.NO.607.707	41.50	6.68	—	02	48.18 X 2 = 96.36		
F.NO.608.708	39.11	4.07	—	02	43.18 X 2 = 86.36		



LOCATION PLAN
(SCALE - NTS.)

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELED DOOR
D1	0.90 X 2.10	T. W. PANELED DOOR
D2	0.75 X 2.10	T. W. PANELED DOOR
W	0.90 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOUVERED

ADJ.S.NO.320/4
35.00M

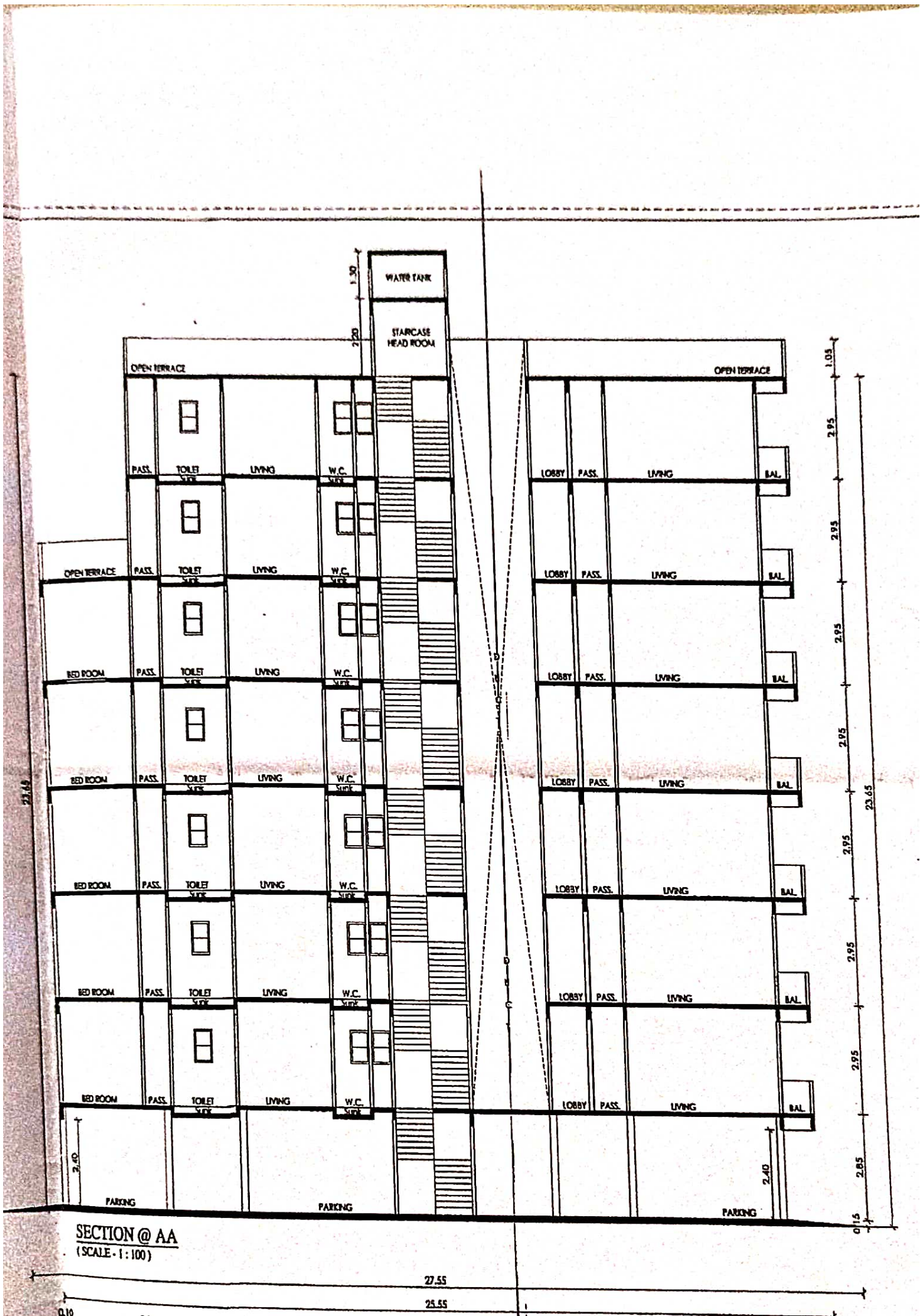


T.D.R. STATEMENT

PLOT AREA = 1006.24 SQMT.
PERMISSIBLE T.D.R. 40% = 402.49 SQMT.
TOTAL T.D.R. TAKEN = 402.00 SQMT.
1) 402X12800/11030=466.50 SQM.
DRC NO. 966, DATE - 07/06/2021

FORM OF STATEMENT 2
PROPOSED BUILDING

Building No.	Floor No.	Total Built - Up Area of Floor, as per outer Construction Line. (Sq.mtr)
(1)	(2)	(3)
1	GROUND	74.58
	FIRST	466.16
	SECOND	466.16
	THIRD	466.16
	FOURTH	466.16
	FIFTH	466.16
	SIXTH	425.20
	SEVENTH	425.20
TOTAL	3255.78	



SECTION @ AA
(SCALE - 1:100)

0.10

27.55

25.55

0.15

2.85

2.95

2.95

2.95

2.95

2.95

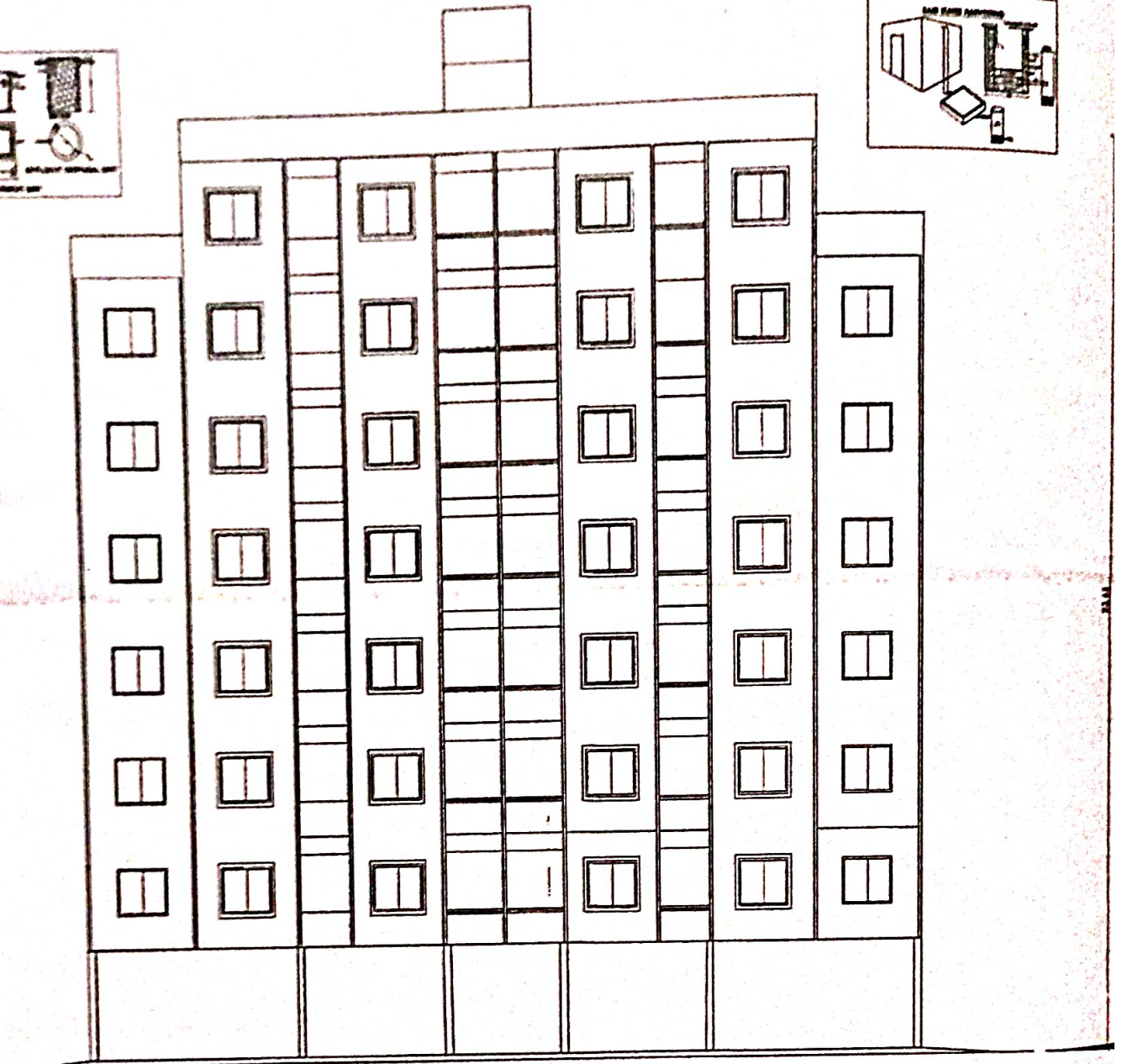
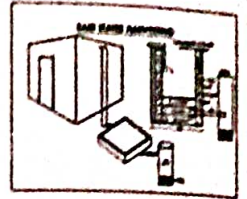
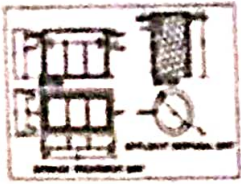
2.95

2.95

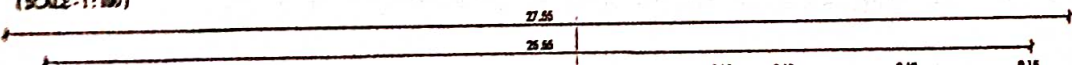
1.05

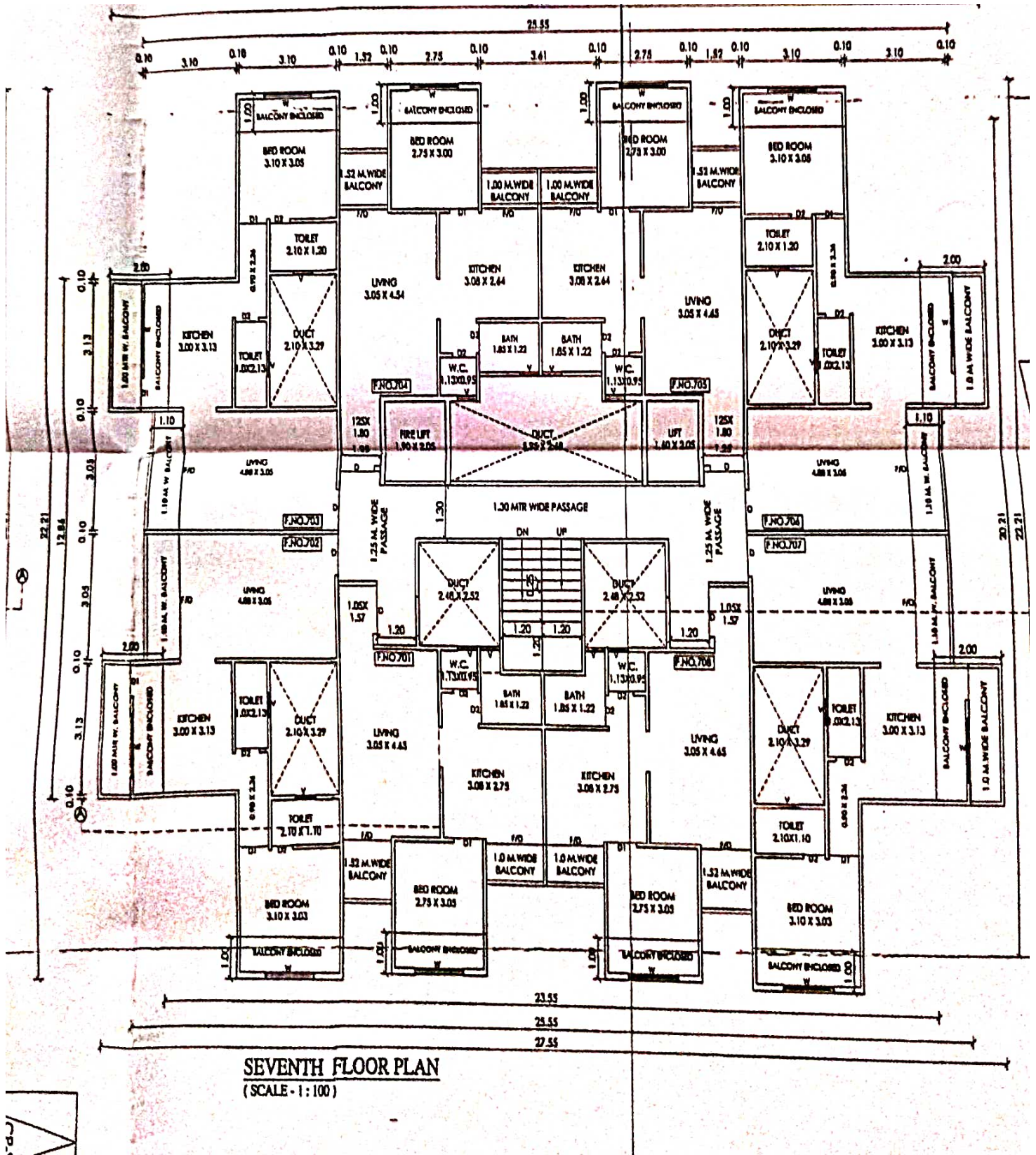
2.40

2.40

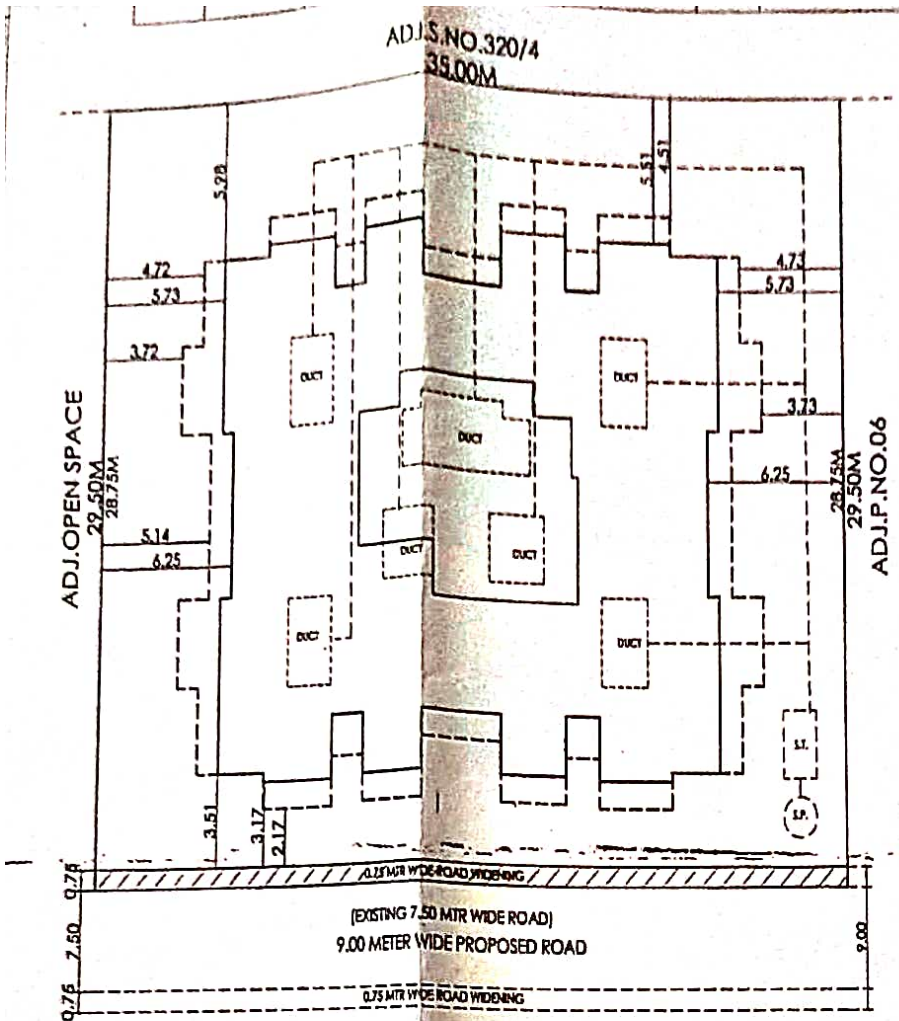


FRONT ELEVATION
(SCALE - 1:100)





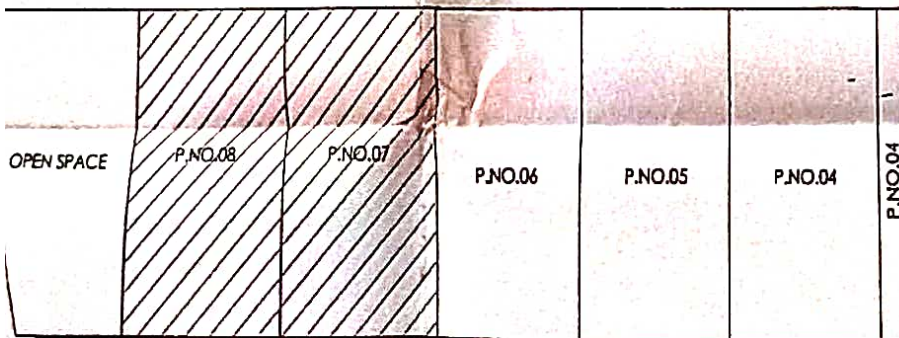
SEVENTH FLOOR PLAN
 (SCALE - 1 : 100)



SITE PLAN
(SCALE - 1:200)



ADJ.S.NO.320/4



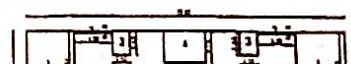
V | 040 X 040 | M. S. GOVIL | 07/06/2021

T.D.R. STATEMENT	
PLOT AREA	= 1006.24 SQMT.
PERMISSIBLE T.D.R. 40%	= 402.49 SQMT.
TOTAL T.D.R. TAKEN	= 402.00 SQMT.
1) 402X12800/11030=466.50 SQM.	
DRC NO. 966, DATE - 07/06/2021	

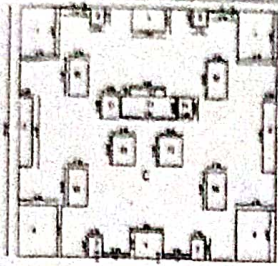
FORM OF STATEMENT 2		
PROPOSED BUILDING		
Building No.	Floor No.	Total Built - Up Area of Floor, as per outer Construction Line. (Sq.mtr)
(1)	(2)	(3)
1	GROUND	74.58
	FIRST	466.16
	SECOND	466.16
	THIRD	466.16
	FOURTH	466.16
	FIFTH	466.16
	SIXTH	425.20
	SEVENTH	425.20
	TOTAL	3255.78

PARKING STATEMENT							
TYPE	CARPET AREA	TENEMENT.		CAR		SCOOTER	
		UNIT	PROP.	BY RULE	RE.	BY RULE	RE.
RESIDENTIAL	> 30 m ²	—	—	00	00	00	00
RESIDENTIAL	30 - 40 m ²	28	—	14	14	28	28
RESIDENTIAL	40 - 80 m ²	28	—	14	14	70	70
RESIDENTIAL	80 - 120 m ²	—	—	00	00	00	00
RESIDENTIAL	> 120 m ²	—	—	00	00	00	00
VISITOR 5 %	—	—	—	02	02	06	06
COMMERCIAL	—	—	—	00	00	00	00
TOTAL REQUIRED	—	—	—	30	30	83	83
AS PER MULTIPLE FACTOR RULE NO B.2.2 - 0.8	—	—	—	27	27	75	75
TOTAL PROPOSED	—	—	—	27	27	75	75

AREA DIAGRAM & CALCULATION



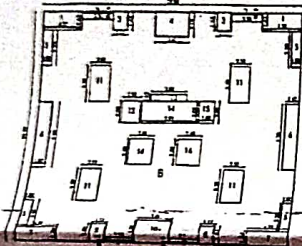
AREA DIAGRAM & CALCULATION



AREA CALCULATION FOR SIXTH & SEVENTH FLOOR

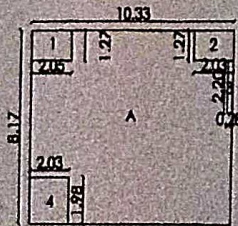
	27.55	X	22.21	X	1.00	X	1	=	611.89
1	4.20	X	4.81	X	1.00	X	2	=	40.40
2	3.30	X	0.15	X	1	X	2	=	0.99
3	1.52	X	1.63	X	1	X	2	=	4.96
4	3.61	X	2.15	X	1	X	1	=	7.76
5	1.42	X	6.20	X	1	X	2	=	17.61
6	4.20	X	4.54	X	1	X	2	=	38.14
7	1.52	X	1.83	X	1	X	2	=	5.54
8	2.95	X	0.15	X	1	X	2	=	0.89
9	3.61	X	2.35	X	1	X	1	=	8.48
10	2.10	X	3.29	X	1	X	4	=	27.44
11	1.90	X	2.05	X	1	X	1	=	3.89
12	3.80	X	0.43	X	1	X	1	=	2.39
13	5.95	X	2.05	X	1	X	1	=	3.28
14	1.60	X	2.05	X	1	X	1	=	3.28
15	2.48	X	2.52	X	1	X	2	=	12.30
TOTAL	0.00		0.00		0		0		184.69
NET BUILT-UP AREA	0.00		611.89 - 184.69						425.2
			425.20 X 02 FLOORS						850.4

ADJ.P.NO.06



AREA CALCULATION FOR FIRST TO FIFTH FLOOR

	27.55	X	22.21	X	1.00	X	1	=	611.89
1	4.20	X	1.61	X	1.00	X	2	=	13.52
2	3.30	X	0.15	X	1	X	2	=	0.99
3	1.52	X	1.63	X	1	X	2	=	4.96
4	3.61	X	2.15	X	1	X	1	=	7.76
5	1.00	X	3.20	X	1	X	4	=	12.80
6	1.42	X	6.20	X	1	X	2	=	17.61
7	4.20	X	1.54	X	1	X	2	=	11.26
8	1.20	X	1.80	X	1	X	2	=	5.54
9	2.95	X	0.15	X	1	X	2	=	0.89
10	3.61	X	2.35	X	1	X	1	=	8.48
11	2.10	X	3.29	X	1	X	4	=	27.44
12	1.90	X	2.05	X	1	X	1	=	3.89
13	3.80	X	0.43	X	1	X	1	=	2.39
14	5.95	X	2.05	X	1	X	1	=	3.28
15	1.60	X	2.05	X	1	X	1	=	3.28
16	2.48	X	2.52	X	1	X	2	=	12.30
TOTAL	0.00		0.00		0		0		143.73
NET BUILT-UP AREA	0.00		611.89 - 143.73						464.14
			464.14 X 05 FLOORS						2320.8



AREA CALCULATION FOR GROUND FLOOR

	10.33	X	8.17	X	1.00	X	1	=	84.40
1	2.05	X	1.27	X	1.00	X	1	=	2.60
2	2.03	X	1.27	X	1	X	1	=	2.58
3	0.98	X	2.20	X	1	X	1	=	0.42
4	2.03	X	1.98	X	1	X	1	=	4.02
TOTAL	0.00		0.00		0		0		9.62
NET BUILT-UP AREA	0.00		84.40 - 9.62						74.58

REF.
FINAL LAYOUT LETTER NO. LND/WS/201, DTD. 17/08/1996

AREA STATEMENT

1. AREA OF PLOT	
Minimum area of a.p.c. to be considered	
a) As per ownership document (7/12, CTS extract)	1032.50
b) As per measurement sheet	1032.50
c) As per site	1032.50
2. DEDUCTIONS FOR	
(a) Proposed D.P. Road Widening Area/Service Road/Highway widening	28.28
(b) Any D.P. Reservation Area	
(Total a+b)	28.28
3. Balance area of plot (1-2)	
1004.24	
4. Amenity Space (if applicable)	
(a) Required	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed	
5. Net Plot Area (3-4 (c))	
1004.24	
6. Recreational Open space (if applicable)	
(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. 5, Basic FSI)	
1106.86	
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI-based on road width/TOO zone.	
(b) Proposed FSI on payment of premium.	503.12
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.0 x Sr.No. (a), if any)	
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr.No. 4 (b) and / or (c))	
(c) TDR area (L-40%)	402.49
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	402.00
12. Additional FSI area under Chapter No. 7	
26.26	
13. Total entitlement of FSI in the proposal	
(a) (9+10(b)+11(d) or 12 whichever is applicable.	2038.12
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1222.00
(c) Total entitlement (a+b)	3260.12
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8)	
3.20	
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)	3255.78
(c) Total Area (a+b)	3255.78
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	
0.99%	
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	
(c) Total (a+b)	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 26/07/2021 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLEST WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

Yogesh T. Gaikwad
AR. YOGESH T. GAIKWAD

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.

M/s GOVINDA CONSTRUCTION

Govinda

Satish
PARTNER

Yogesh T. Gaikwad
AR. YOGESH T. GAIKWAD

Satish

ARCHITECT SIGN.

STRUCTURE ENGINEER SIGN.



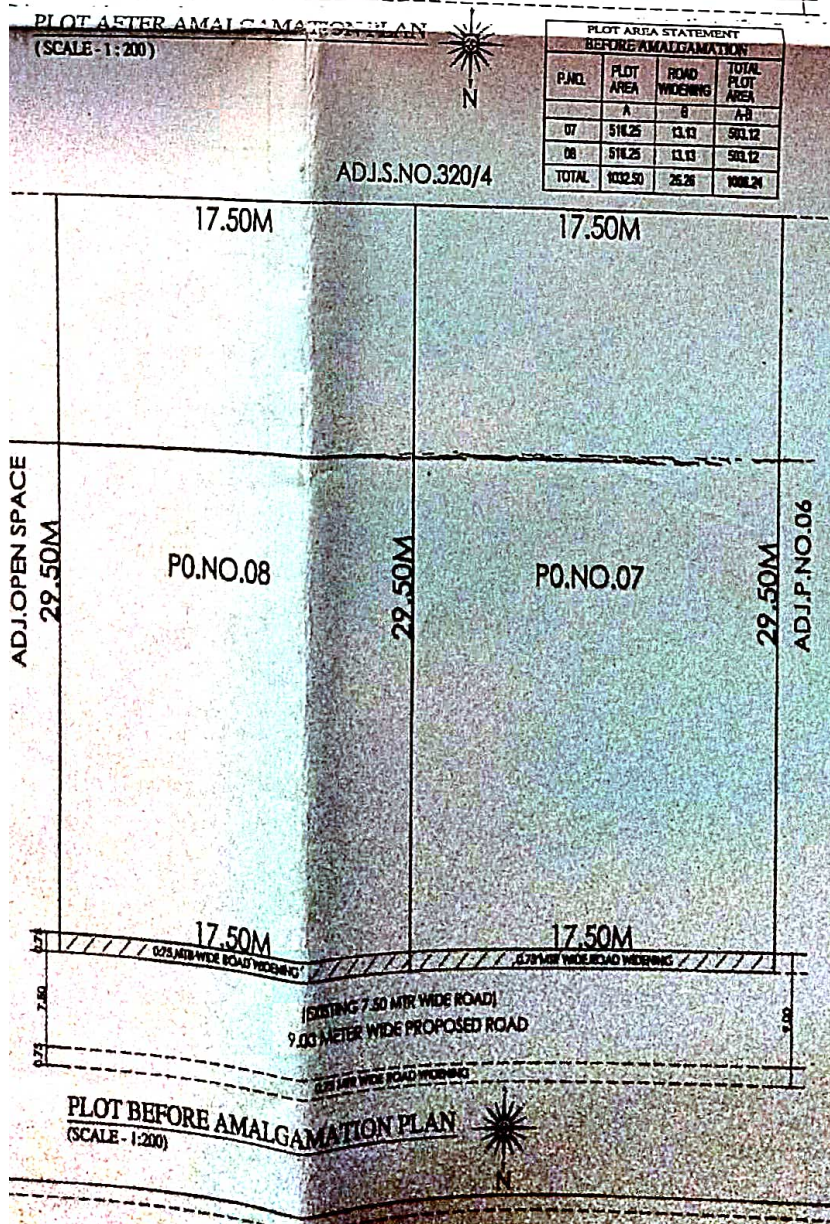
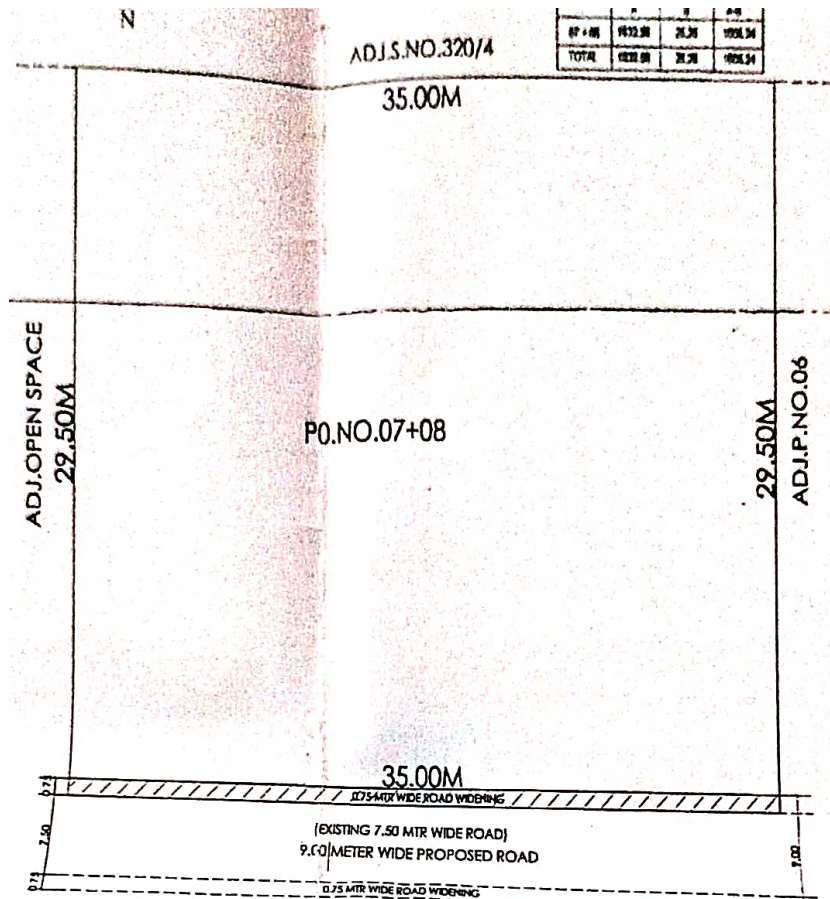
AR. YOGESH GAIKWAD

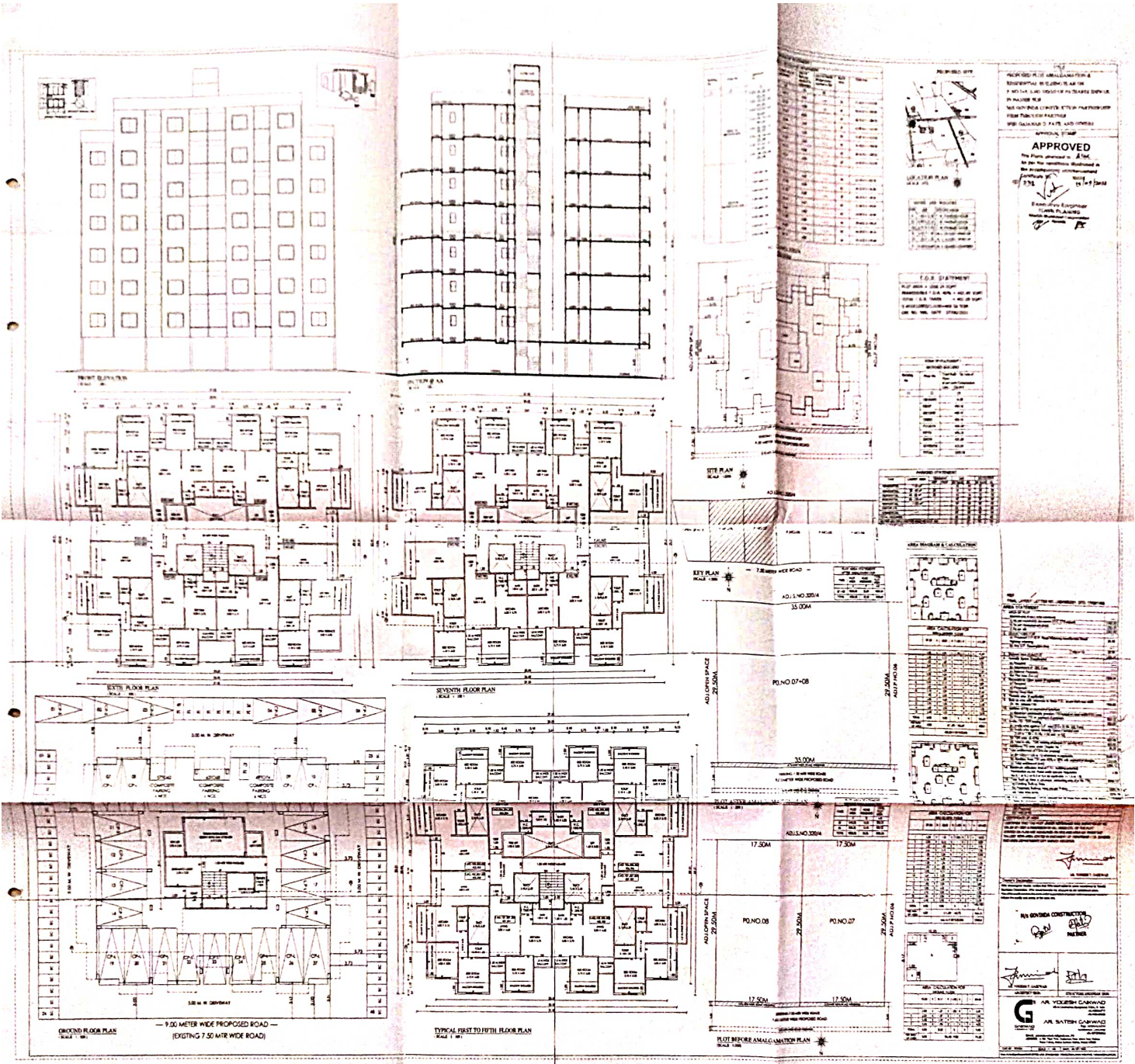
MS in Construction Management (USA), B. Arch.
+91-9689447777
+91-985355458

AR. SATISH GAIKWAD

Regd. Architect (AIA)
Architectural Consultant
+91-9773988813

EMAIL: govindaconstruction@gmail.com, PCL
ADDRESS: A-302, Third Floor, Parkside Plaza, Above Dairy Postbox
Bajaj Colony, Bhandarkar Kulkarni Garden, Nashik, 422003





NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5
6
7
8
9
10

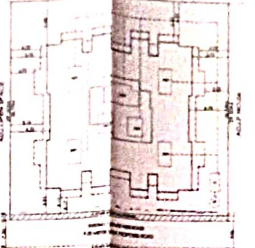


APPROVED

FOR THE PROVISION OF...

DATE: 15/12/2018

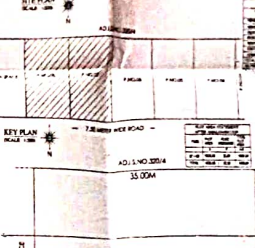
Signature: [Handwritten]



FOR STATEMENT

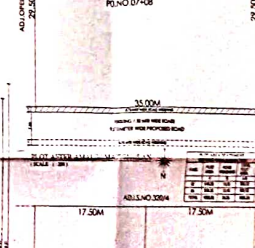
...

Signature: [Handwritten]



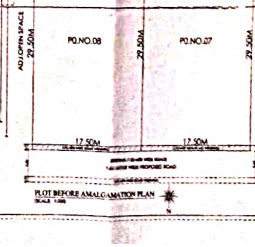
...

Signature: [Handwritten]



...

Signature: [Handwritten]



...

Signature: [Handwritten]

APPROVED

FOR THE PROVISION OF...

DATE: 15/12/2018

Signature: [Handwritten]

APPROVED

FOR THE PROVISION OF...

DATE: 15/12/2018

Signature: [Handwritten]