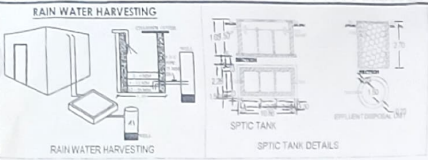


Painted Shaded



DOORS AND WINDOWS	
NO.	DESCRIPTION
01	1.00 X 2.00
02	1.50 X 2.00
03	1.50 X 2.00
04	1.50 X 2.00
05	1.50 X 2.00
06	1.50 X 2.00
07	1.50 X 2.00
08	1.50 X 2.00
09	1.50 X 2.00
10	1.50 X 2.00

FORM OF STATEMENT 2 (1/4 No. 4081)		
PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AT RED ZONE CONSTRUCTION LINE
(1)	(2)	(3)
	01	38.80
	02	24.35
	03	24.35
	TOTAL	87.50 SQ.MT

**CARPET AREA STATEMENT**

BUILDING FLOOR NO	ROOM	AREA	TOILET PASSAGES	AREA	BALCONY (OPEN)	TOTAL
FIRST FLOOR	LIVING	3.10 X 5.35 = 16.58	TOILET	2.10 X 1.50 = 3.15	3.10 X 1.00 = 3.10	
	KITCHEN	3.10 X 3.51 = 10.89	TOILET	2.10 X 1.50 = 3.15		
	BED RM	3.10 X 4.35 = 13.48				
	BED RM	3.10 X 3.51 = 10.89				
TOTAL		51.82 SQM		6.30 SQM		61.22 SQM
SECOND FLOOR	LIVING	3.10 X 5.35 = 16.58	TOILET	1.50 X 1.50 = 2.25	3.10 X 1.00 = 3.10	
	KITCHEN	3.10 X 3.51 = 10.89	TOILET	1.50 X 1.50 = 2.25		
	BED RM	3.10 X 4.35 = 13.48				
	BED RM	3.10 X 3.51 = 10.89				
TOTAL		51.82 SQM		4.94 SQM		59.56 SQM

**PARKING STATEMENT**

Chapter No. 6, Table No. 8B Area / Nos Of Tenament

Required Parking	Provided Parking
CAR	SCOOTER
For every 100 Tenament having each Unit carpet area 30.00 to 40.00 sqm.	NIL
For every 100 Tenament having each Unit carpet area 40.00 to 120.00 sqm.	6 NOS
5% Visitor Parking Residential	0.3
Multiplying Factor for Nashik Municipal Corporation Area 90 %	06
<b>TOTAL</b>	<b>6 NOS</b>

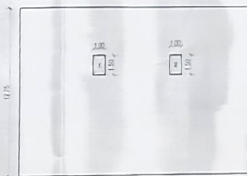
FORM OF STATEMENT 1 (1/4 No. 4081)				
EXISTING BUILDING OF REFERRED				
EXISTING BUILDING NO.	FLOOR NO.	FLOOR AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	UNOCCUPIED AREA OF FLOORS
(1)	(2)	(3)	(4)	(5)
			0.00 SQ.MT	

**PROPOSED SITE**



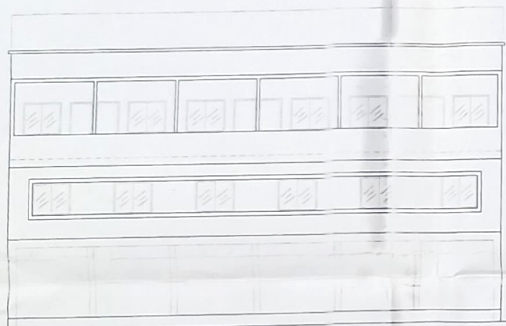
**LOCATION PLAN**  
(SCALE: 1:10,000)

**GROUND FL. AREA CALCULATION**  
AREA OF BLOCK = 19.48 X 2.00 = 38.96 SQ.MT  
NET B.U.P AREA = 38.96 SQ.MT  
NET TOTAL GROUND B.U.P AREA = 38.96 SQ.MT

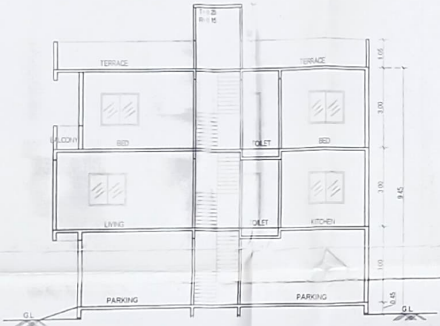


**FIRST & SECOND FL. AREA CALCULATION**  
AREA OF BLOCK = 19.48 X 12.75 = 247.35 SQ.MT

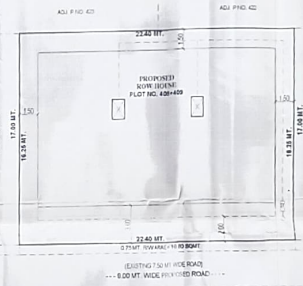
**DEDUCTION**  
1) 1.00 X 1.50 = 1.50 SQ.MT  
2) 1.00 X 1.50 = 1.50 SQ.MT  
TOTAL = 3.00 SQ.MT  
NET B.U.P AREA = 247.35 - 3.00 = 244.35 SQ.MT  
NET TOTAL FIRST&SECOND B.U.P AREA = 244.35 SQ.MT  
TOTAL GROUND & SECOND B.U.P AREA = 38.96 + 244.35 = 283.31 SQ.MT



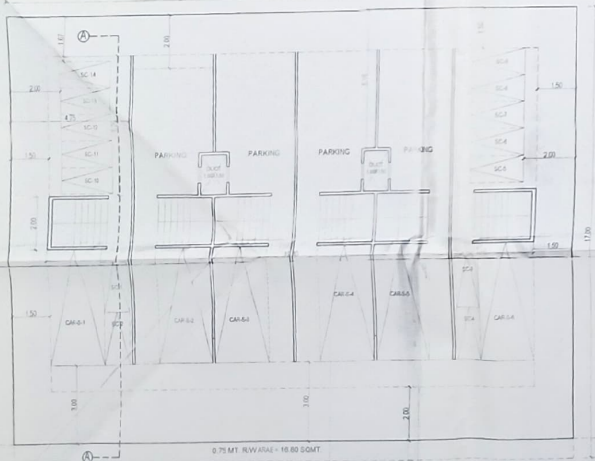
**FRONT ELEVATION**  
(SCALE: 1:100)



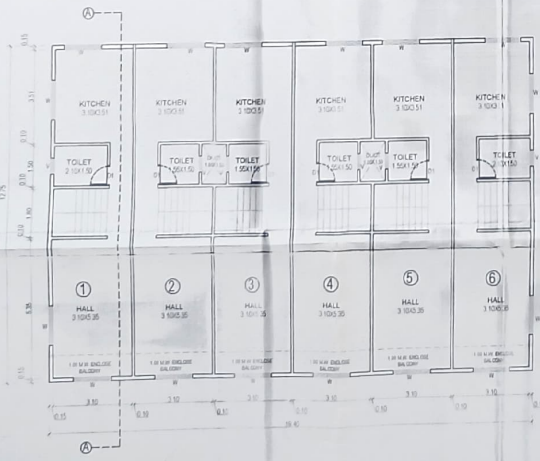
**SECTION AT-A-A**  
(SCALE: 1:100)



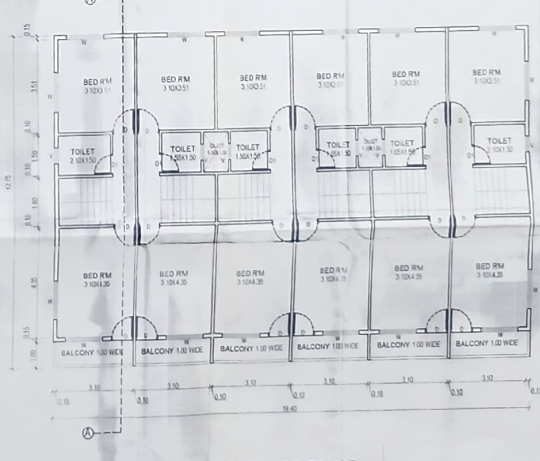
**SITE PLAN**  
(SCALE: 1:500)



**GROUND FLOOR PLAN**  
(SCALE: 1:100)



**FIRST FLOOR PLAN**  
(SCALE: 1:100)



**SECOND FLOOR PLAN**  
(SCALE: 1:100)

**STAMP OF APPROVAL**

**APPROVED**  
The Plans amended in accordance with the conditions mentioned in the accompanying commitment Certificate No. 2025  
09/07/2022 19/07/2022  
**Executive Engineer**  
**TOWN PLANNING**  
Nashik Municipal Corporation  
Nashik

Sl. No.	AREA STATEMENTS	AREA SQ.M
1	Total plot	380.90
2	Minimum area of a.b.c. to be considered	380.90
3	As per Ownership document (1/2, CTS Extract)	380.90
4	As per site plan	380.90
5	Delimitation for	
6	(a) Proposed D/P: Road widening Area / Service Road / Highway widening	16.80
7	(b) As per D/P: Reservation area	...
8	Minimum Area of Plot (1+2)	364.00
9	Minimum Area of Plot (1+2)	...
10	Minimum Area of Plot (1+2)	...
11	Adjustment of 2%	...
12	Balance Proposed	364.00
13	Net Plot Area (2+3+8)	364.00
14	Restrictive Open Space (if applicable)	...
15	As Required	...
16	As Proposed	...
17	General road area	...
18	Platform area (if applicable)	...
19	Walk up area with reference to State F.S. as per front road width	400.40
20	As per Scheme F/S	...
21	Addition of F/S on ground of premium	...
22	Minimum permissible premium F/S - based on road width of 120Z Zone	...
23	As Proposed F/S on ground of premium	...
24	As per F/S CTR building	33.60
25	Net Area (24+23)	...
26	Net Area (24+23) - 10% of 24+23	...
27	Net Area (24+23) - 10% of 24+23	...
28	Net Area (24+23) - 10% of 24+23	...
29	Net Area (24+23) - 10% of 24+23	...
30	Net Area (24+23) - 10% of 24+23	...
31	Net Area (24+23) - 10% of 24+23	...
32	Net Area (24+23) - 10% of 24+23	...
33	Net Area (24+23) - 10% of 24+23	...
34	Net Area (24+23) - 10% of 24+23	...
35	Net Area (24+23) - 10% of 24+23	...
36	Net Area (24+23) - 10% of 24+23	...
37	Net Area (24+23) - 10% of 24+23	...
38	Net Area (24+23) - 10% of 24+23	...
39	Net Area (24+23) - 10% of 24+23	...
40	Net Area (24+23) - 10% of 24+23	...
41	Net Area (24+23) - 10% of 24+23	...
42	Net Area (24+23) - 10% of 24+23	...
43	Net Area (24+23) - 10% of 24+23	...
44	Net Area (24+23) - 10% of 24+23	...
45	Net Area (24+23) - 10% of 24+23	...
46	Net Area (24+23) - 10% of 24+23	...
47	Net Area (24+23) - 10% of 24+23	...
48	Net Area (24+23) - 10% of 24+23	...
49	Net Area (24+23) - 10% of 24+23	...
50	Net Area (24+23) - 10% of 24+23	...

Certificate of Area  
I certify that the above area calculation was carried out by me in accordance with the provisions of the Maharashtra Building Act, 1962 and the rules made thereunder and the area is correct as per the records of the Survey of India, Nashik and the records of the Survey of India, Nashik.  
Owner's declaration  
I, the undersigned, hereby declare that the above area calculation was carried out by me in accordance with the provisions of the Maharashtra Building Act, 1962 and the rules made thereunder and the area is correct as per the records of the Survey of India, Nashik and the records of the Survey of India, Nashik.  
Owner's name: MR. BIPINBHAI HARIBHAI VAMJA & OTHERS

**PROPOSED RISK BASED ROW HOUSE PLAN**  
ON P.NO. 408+409, S.NO. 197/1 TO 100/1, 98/1, 99/1, 100/2, 101  
AT BHILASUR, SHIWAR IN NASHIK.  
FOR MR. BIPINBHAI HARIBHAI VAMJA & OTHER ONE  
OWNER'S SIGN: BIPIN H. VAMJA, Dinkarpran. A., 21/04/24  
STRU. ENG. SIGN: MR. BIPINBHAI HARIBHAI VAMJA & OTHERS  
ARCH. ENG./SUP. SIGN: MR. BIPINBHAI HARIBHAI VAMJA & OTHERS

**SHREENATH DESIGN & ASSOCIATES**  
BUILDING PLANNERS & DESIGNER  
OFFICE: 3, SHREEBHARATI BLDG, OPP. VINDHOTEL, GANGPUR ROAD, NASHIK  
SCALE: NORTH DATE: 26/05/2022 DEALT BY: LATHI  
AS SPECIFIED NORTH DATE: 26/05/2022 DATTU

# STAMP OF APPROVAL

## APPROVED

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

CN/168/2022 19/07/2022

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


A	AREA STATEMENTS	AREA SQ.M
1.	Area of plot (Minimum area of a,b,c, to be considered)	380.80
	a) As per Ownership document (7/12, CTS Extract)	380.80
	b) As per measurement sheet	
	c) As per site	380.80
2.	Deductions for	----
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	16.80
(b)	Any D.P. Reservation area	----
	(Total - a+b)	----
3.	Balance Area of Plot (1-2)	364.00
4.	Amenity Space (if applicable)	---
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance Proposed -	---
5.	Net Plot Area [3-4 (c)]	364.00
6.	Recreational Open space (if applicable)	---
	(a) Required -	---
	(a) Proposed -	---
7.	Internal road area	---
8.	Plotable area (if applicable)	---
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	400.40
10.	Addition of FSI on payment of premium	---
(a)	Maximum permissible premium FSI - based on road width / TOZ Zone.	---
(b)	Proposed FSI on payment of premium.	---
11.	In - situ FSI / TDR loading	---
(a)	In-situ area against D.P. road [2.00 X sr.no. 2 (a)], if any	33.60
(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	---
(d)	Total in - situ / TDR loading proposed [11 (a) + (b) + (c) ]	434.00
12.	Additional FSI area under Chapter No. 7	---
13.	Total entitlement of FSI in the proposal	---
(a)	[ 9 + 10 (b) + 11(d)] or 12 whichever is applicable.	95.00
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges.	529.00
(c)	Total entitlement (a+b)	---
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 1.6 or 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")	527.50
(c)	Total ( a+b)	527.50
16.	F.S.I. Consumed (15/13) should not be more than serial no. 14 above)	0.99%
17.	Area of inclusive Housing if any	---
(a)	Required (20 % of sr.no. 5)	---
(b)	Proposed	---

Certificate of Area :

121

ATION

35 SQMT.

QMT.

7.	Internal road area	---
8.	Plotable area (if applicable)	---
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	400.40
10.	Addition of FSI on payment of premium	---
	(a) Maximum permissible premium FSI - based on road width / TOZ Zone.	---
	(b) Proposed FSI on payment of premium.	---
11.	In - situ FSI / TDR loading	---
	(a) In-situ area against D.P. road [ 2.00 X sr.no. 2 (a) ], if any	33.60
	(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	---
	(d) Total in - situ / TDR loading proposed [11 (a) + (b) + (c) ]	434.00
12.	Additional FSI area under Chapter No. 7	---
13.	Total entitlement of FSI in the proposal	---
	a) [ 9 + 10 (b) + 11(d) ] or 12 whichever is applicable.	95.00
	b) Ancillary Area FSI upto 60% or 80% with payment of charges.	529.00
	c) Total entitlement (a+b)	---
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 1.6 or 1.8]	---
15.	Total Built-up Area in proposal (excluding area at Sr.No.17b)	---
	a) Existing Built-up Area.	527.50
	d) Proposed Built-up Area (as per 'P-line')	527.50
	c) Total ( a+b)	0.99%
16.	F.S.I. Consumed (15/13) should not be more than serial no. 14 above)	---
17.	Area of inclusive Housing if any	---
	a) Required ( 20 % of sr.no. 5 )	---
	b) Proposed	---

Certificate of Area :

Certificate that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimension of sides ect. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records / Land Records Department/City Survey records.

*[Signature]*  
LAHU RAMNATH WAGH

Owner's declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority /Collector. I/We would execute the structure as per approved 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]*  
BIPINBHAI HARIBHAI VAMJA  
शिवहरिभाऊ.भा.  
शिवहरिभाऊ

Owner's name : MR. BIPINBHAI HARIBHAI VAMJA & OTHER ONE

PROPOSED RISK BASED ROW HOUSE PLAN

ON P.NO.408+409, S.NO. 197/1 TO 10P/198/199/1/200P/201

AT - MHASRUL SHIWAR IN NASHIK.

FOR- MR. BIPINBHAI HARIBHAI VAMJA & OTHER ONE

OWNERS SIGN	STRU.ENG. SIGN	ARCH./ENG./SUP. SIGN
<p><i>[Signature]</i> BIPINBHAI HARIBHAI VAMJA शिवहरिभाऊ.भा. शिवहरिभाऊ</p> <p>MR. BIPINBHAI HARIBHAI VAMJA &amp; OTHER ONE</p>	<p><i>[Signature]</i> MR. SWANIL E. BHANAGE (REG. NO. 660194)</p>	<p><i>[Signature]</i> LAHU RAMNATH WAGH (REG. NO. 41/603203)</p>



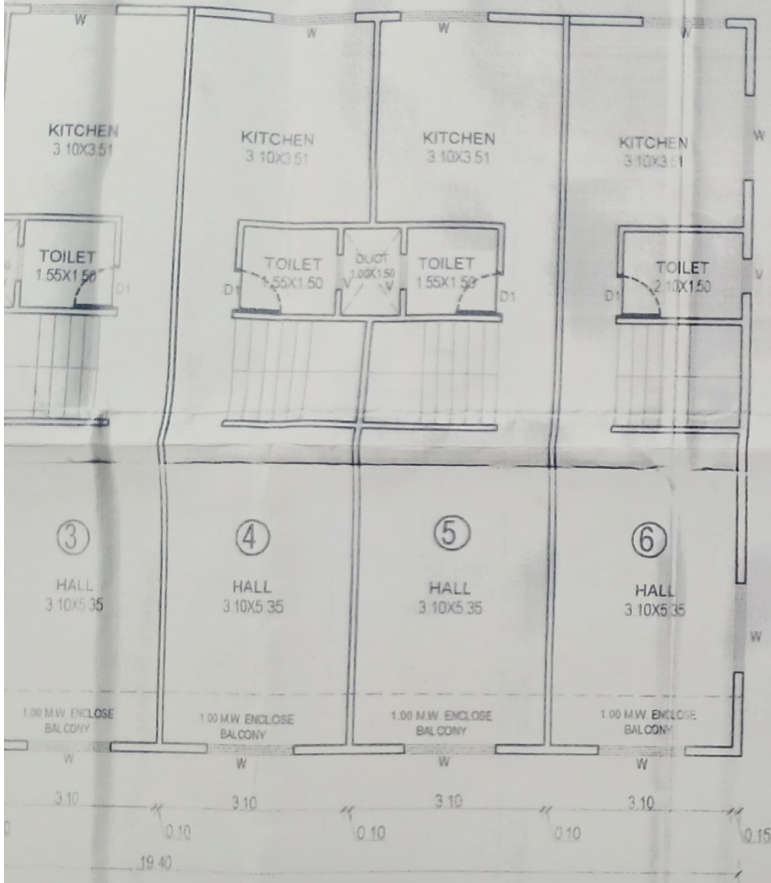
**SHREENATH DESIGN & ASSOCIATES**

BUILDING PLANNERS & DESIGNER  
OFFICE: 3, SHREESANMAN BLDG. OPP. VIHAR HOTEL, GANGPUR ROAD NASHIK

SCALE	NORTH	DATE	DEALT BY- LAHU
AS SPECIFIED		26/05/2022	DATTU

ION AT-A-A

(1:100)



OR PLAN



(EXISTING 7.50 MT WIDE ROAD)  
--- 9.00 MT. WIDE PROPOSED ROAD ---

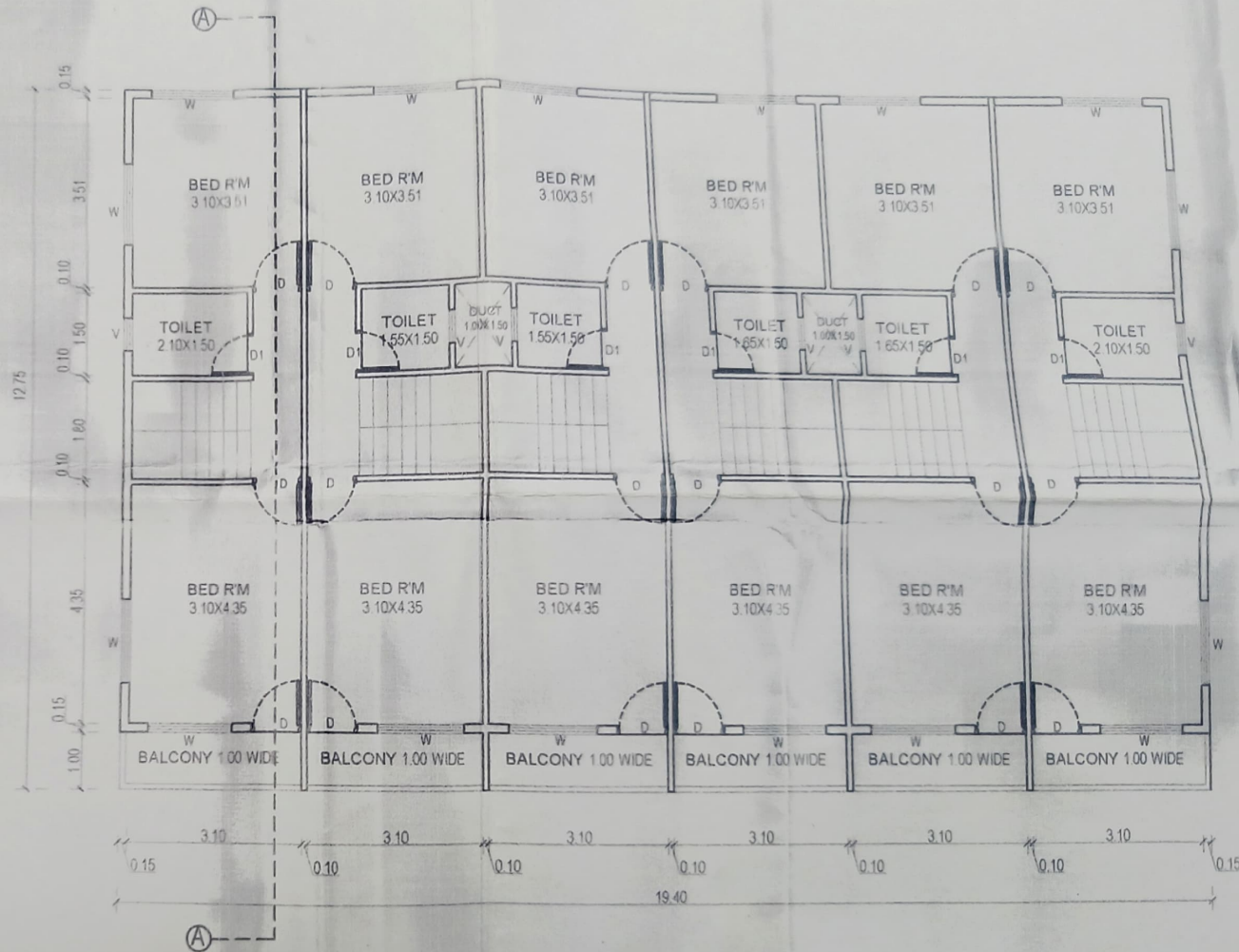
**SITE PLAN**  
(SCALE - 1 : 500)



1) 1.00 X 1.50 = 1.50 SQMT.  
2) 1.00 X 1.50 = 1.50 SQMT.  
TOTAL = 3.00 SQMT.  
NET B/UP AREA = 247.35 - 3.00 = 244.35 SQMT.

**NET TOTAL FIRST&SECOND B/UP AREA = 244.35 SQMT.**

**TOTAL GROUND & SECOND B/UP AREA 38.80 + 244.35 + 244.35 = 527.50 SQMT.**



**SECOND FLOOR PLAN**

(SCALE - 1 : 100)



12. Address

13. Total

14. Maximum width (feet)

15. Total

16. Fee

17. Area

18. Certificate of

19. Authority

20. Also known as

21. PR

22. F

**FORM OF STATEMENT 2**  
(To Be Filled On Plan)  
(Sr. No. 5(a))

**PROPOSED BUILDING**

BUILDING	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	G.F.	38.80
	F.F.	244.35
	S.F.	244.35
	TOTAL	527.50 SQMT.

**FORM OF STATEMENT 1**  
(To Be Filled On Plan)  
(Sr. No. 8(a)(iii))

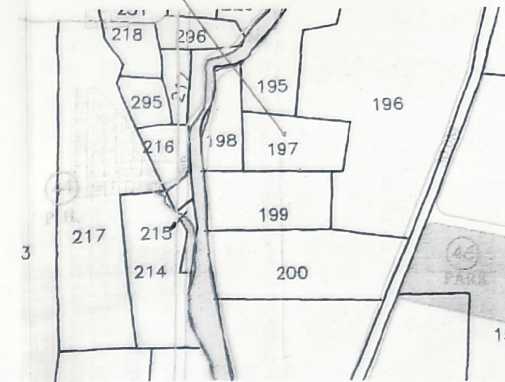
**BUILDING OF RETAINED**

TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS
(4)	(5)
MT.	

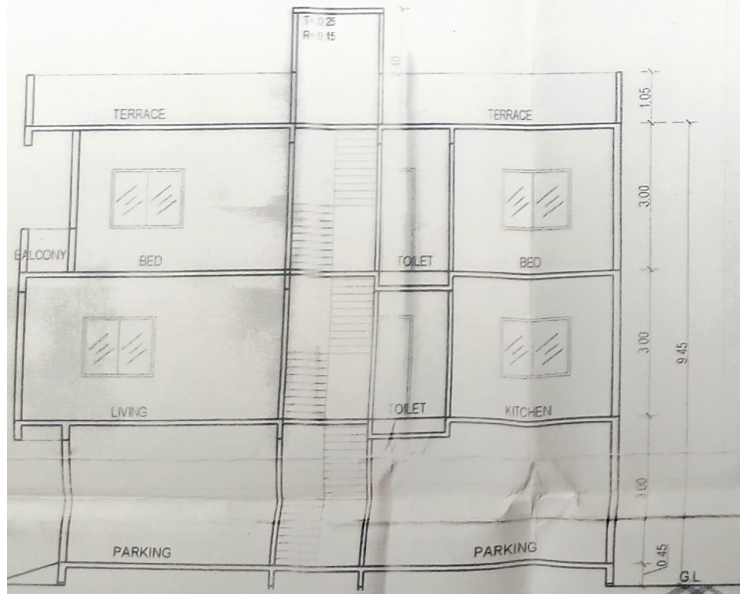
**PARKING STATEMENT.**

Chapter No. 8, Table No. 8B Sr.No.1 & 6	Area / Nos. Of Tenament	Required Parking		Provided Parking	
		CAR	SCOOTER	CAR	SCOOTER
For every two Tenament having each Unit carpet area 30.00 to 40.00 sqm.	NIL	NIL	NIL	NIL	NIL
For every two Tenament having each Unit carpet area 80.00 to 120.00 sqm.	6 NOS.	06	15	06	15
5% Visitor Parking Residential		0.3	0.75	0.3	0.75
<b>TOTAL</b>	<b>6 NOS.</b>	<b>5.67</b>	<b>14.17</b>	<b>5.67</b>	<b>14.17</b>
Multiplying Factor for Nashik Municipal corporation Area 90 %		06	14	06	14

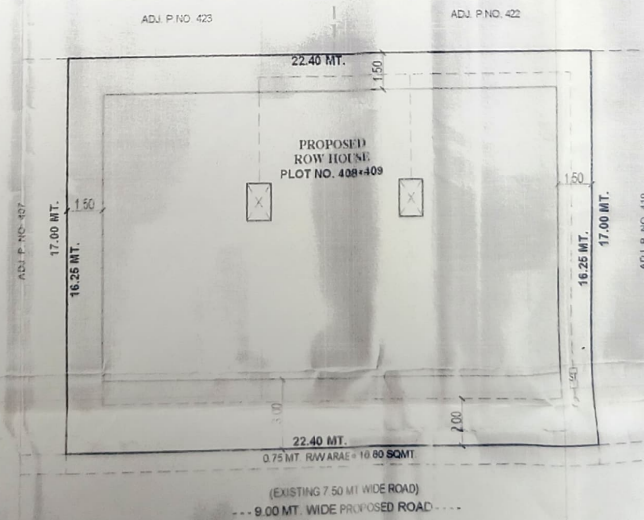
**PROPOSED SITE**



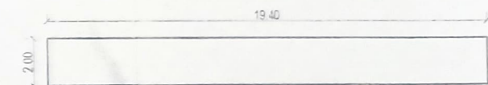
**LOCATION PLAN**  
(SCALE - 1 : 10,000)



**SECTION AT-A-A**  
(SCALE - 1 : 100)



**SITE PLAN**  
(SCALE - 1 : 500)

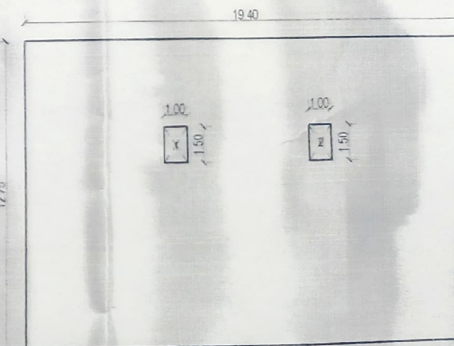


**GROUND FL. AREA CALCULATION**

AREA OF BLOCK = 19.40 X 2.00 = 38.80 SQMT.

NET B/UP AREA = 38.80 SQMT.

**NET TOTAL GROUND B/UP AREA = 38.80 SQMT.**



**FIRST & SECOND FL. AREA CALCULATION**

AREA OF BLOCK = 19.40 X 12.75 = 247.35 SQMT.

**DEDUCTION**

1) 1.00 X 1.50 = 1.50 SQMT.

2) 1.00 X 1.50 = 1.50 SQMT.

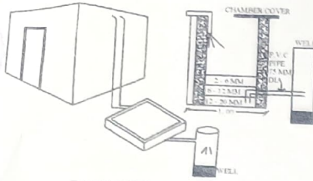
TOTAL = 3.00 SQMT.

NET B/UP AREA = 247.35 - 3.00 = 244.35 SQMT.

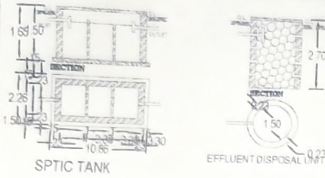
**NET TOTAL FIRST & SECOND B/UP AREA = 244.35 SQMT.**

**TOTAL GROUND & SECOND B/UP**  
**AREA 38.80 + 244.35 + 244.35 = 527.50 SQMT.**

**RAIN WATER HARVESTING**



RAIN WATER HARVESTING



SPTIC TANK DETAILS

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	0.90 X 2.10	T. W. PANELLLED DOOR
D1	0.75 X 2.10	T. W. PANELLLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
V	0.90 X 0.90	M. S. GLAZED COVERED

FORM OF STATEMENT 2 (To be Filled On Plan) [Sr. No. 2(a)]		
PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	G.F.	38.80
	F.F.	244.35
	S.F.	244.35
	TOTAL	527.50 SQMT.

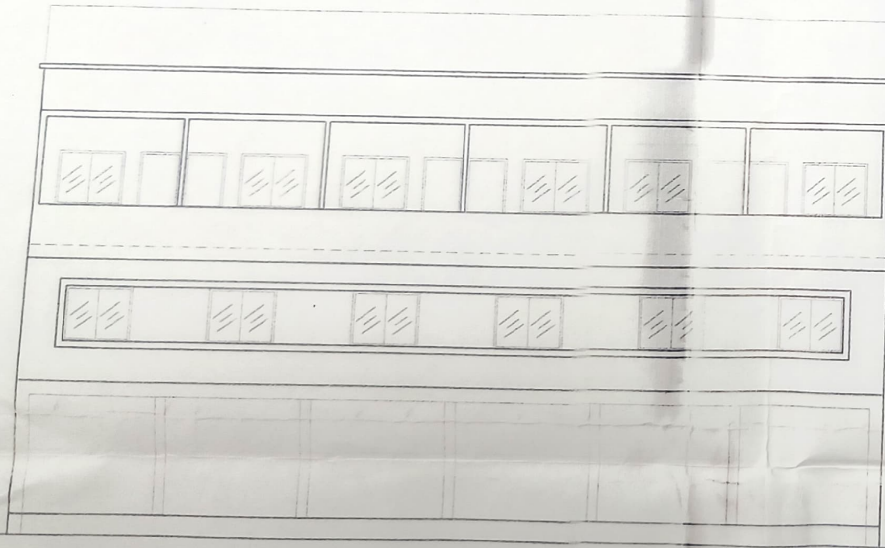
**CARPET AREA STATEMENT**

BUILDING FLOOR NO	ROOM	AREA	TOILET, PASSAGES	AREA	BALCONY (OPEN)	TOTAL
FIRST SECOND FLOOR ROW NO.1,6	LIVING	3.10 X 5.35 = 16.58	TOILET	2.10 X 1.50 = 3.15	3.10 X 1.00 = 3.10	
	KITCHEN	3.10 X 3.51 = 10.88	TOILET	2.10 X 1.50 = 3.15		
	BED R'M	3.10 X 4.35 = 13.48				
	BED R'M	3.10 X 3.51 = 10.88			TOTAL = 3.10	
	TOTAL	51.82 SQM		6.30 SQM	TOTAL = 58.12	61.22 SQM
FIRST SECOND FLOOR ROW NO.2,3,4,5	LIVING	3.10 X 5.35 = 16.58	TOILET	1.55 X 1.50 = 2.32	3.10 X 1.00 = 3.10	
	KITCHEN	3.10 X 3.51 = 10.88	TOILET	1.55 X 1.50 = 2.32		
	BED R'M	3.10 X 4.35 = 13.48			TOTAL = 3.10	
	BED R'M	3.10 X 3.51 = 10.88				
	TOTAL	51.82 SQM		4.64 SQM	TOTAL = 56.46	59.56 SQM

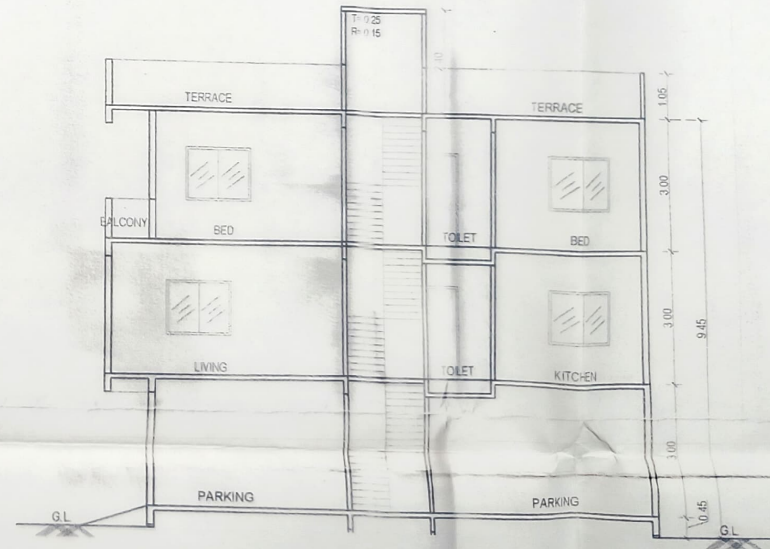
FORM OF STATEMENT 1 (To be Filled On Plan) [Sr. No. 2(a) (iii)]				
EXISTING BUILDING OF RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS
(1)	(2)	(3)	(4)	(5)
		00.00 SQMT.		

**PARKING STATEMENT.**

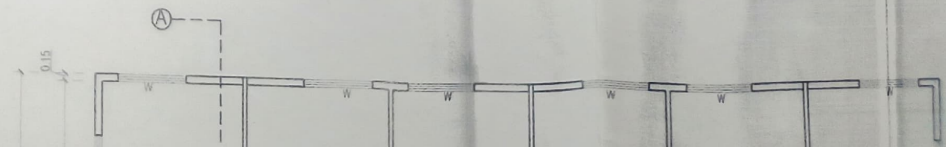
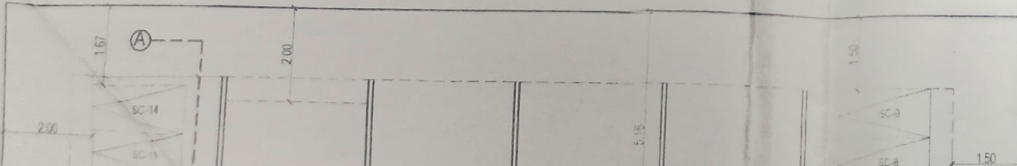
Chapter No. 8, Table No. 8B Sr.No.1 & 6	Area / Nos. Of Tenament	Require
		CAR
For every two Tenament having each Unit carpet area 30.00 to 40.00 sqm	NIL	NIL
For every two Tenament having each Unit carpet area 80.00 to 120.00 sqm.	6 NOS.	06
5% Visitor Parking Residential		0.3
TOTAL	6 NOS.	5.67
Multiplying Factor for Nashik Municipal corporation Area 90 %		06



FRONT ELEVATION  
(SCALE - 1 : 100)

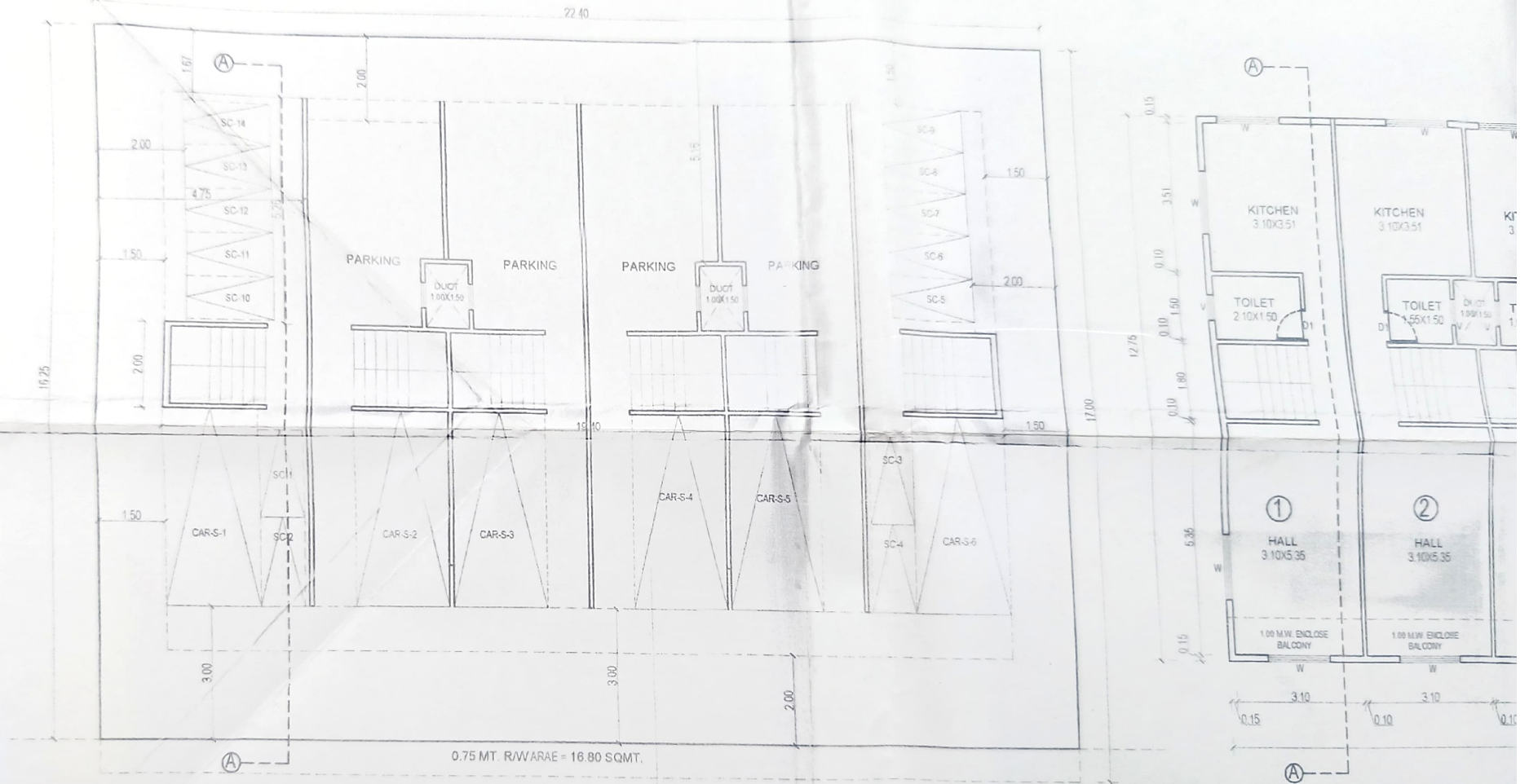


SECTION AT-A-A  
(SCALE - 1 : 100)



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

**SECTION AT-A**  
(SCALE - 1 : 100)



**GROUND FLOOR PLAN**  
(SCALE - 1 : 100)

**FIRST FLOOR**  
(SCALE - 1 : 100)

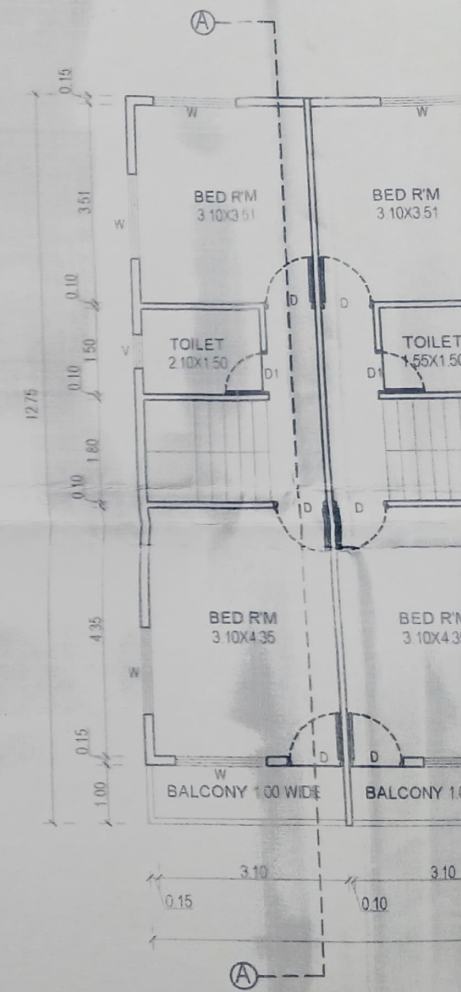
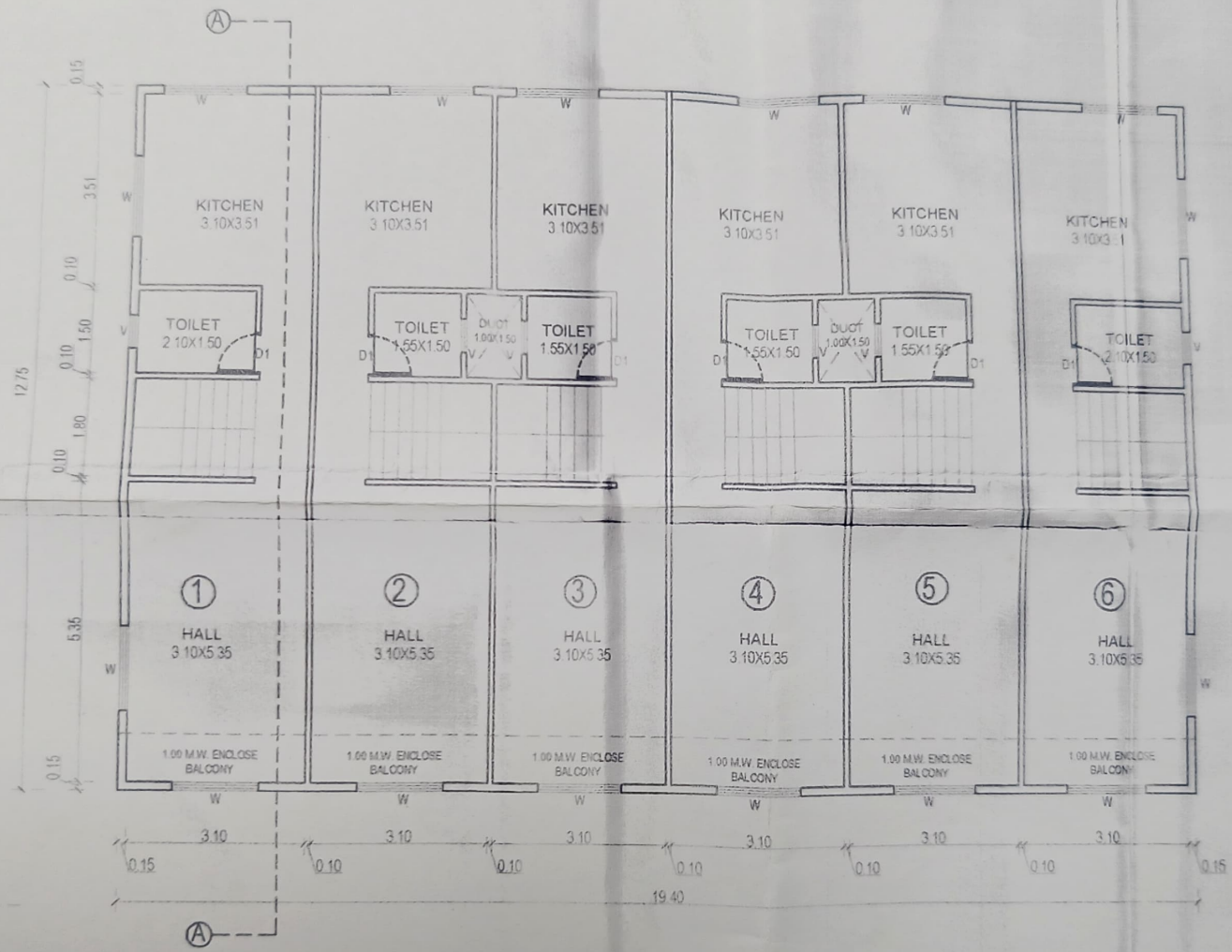
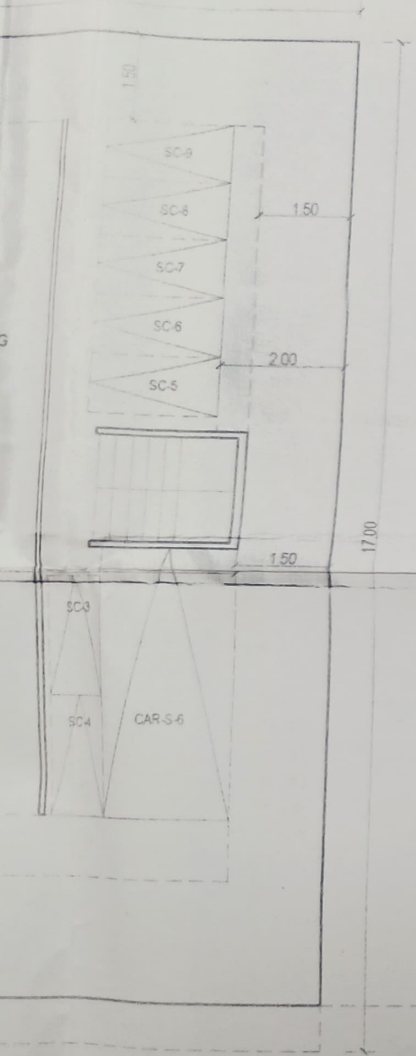




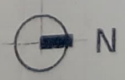
**SECTION AT-A-A**  
(SCALE - 1 : 100)

22.40 MT.  
0.75 MT. R.W. AREA = 10.80 SQMT  
(EXISTING 7.50 MT. WIDE ROAD)  
--- 9.00 MT. WIDE PROPOSED ROAD ---

**SITE PLAN**  
(SCALE - 1 : 500)



**FIRST FLOOR PLAN**  
(SCALE - 1 : 100)



SI  
(SC