

Harshad Wagh



### Project Details

Proposal code -NMCB-24-34263  
Zone Type - Residential Zone - (R1)  
Location - Non-Congested  
Name of service providing level of San  
Sub service - Digitally signed by QAZI MOHAMED REJAZJALALUDDIN  
Cts No 10, 18, 12 IST  
Reason: Approved Drawing Plan  
Tahsil Lohandiguda Municipal Corporation  
Mouza Application Number : NMCB/2402683  
Prorate Proposal Number : 261848  
Certificate Number : NMCB/B/2024/APL/14132

### LEGENDS:

- PLOT BOUNDRY SHOWN WHITE
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN YELLOW LIGHT
- WATER LINE SHOWN BLUE DOTTED
- ENCLOSED BAL SHOWN BROWN
- TERRACE SHOWN DARK YELLOW
- OPEN BAL SHOWN BRAWN
- EXISTING SHOWN BLUE HATCHED

PA

Junior Engineer  
Date: 29/05/2024

PROFORMA I : AREA STATEMENT	
1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED) OR AREA OF SUBPLOT WITH SANCTIONED LAYOUT NO. AND SUBPLOT NO.	195.15
(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	195.15
(B) AS PER TILR OR CITY SURVEY MEASUREMENT SHEET	195.15
(C) AS PER DEMARCATED DRAWING AREA	195.15
LESS	
2. AREA NOT IN POSSESSION	0.00
3. ENTIRE AREA (1-2)	195.15
4. DEDUCTIONS FOR	-
(A) PROPOSED D.P./ D.P. ROAD WIDENING AREA /SERVICE ROAD / HIGHWAY WIDENING	13.7
(B) ANY D.P. RESERVATION AREA	0.00
(TOTAL A+B)	13.7
5. BALANCE AREA OF PLOT (3-4)	181.45
6. AMENITY SPACE	0.00
(APPLICABLE IF (1) > 20000 SQMT	-
(REQUIRED -(A) UPTO 20000 SQMT - NIL	-
(B) ABOVE 20000 SQMT - (A) + 5 % OF TOTAL AREA	0.00
7. NET PLOT AREA (5-6)	181.45
8. RECREATIONAL OPEN SPACE	-
(A) IF AREA (6) IS MORE THAN 4000 SQMT - 10 % OF (6) IS REQUIRED.	0.00
PROPOSED _____	0.00
(B) IF AREA IS LESS THAN 4000 SQMT -CHECK -	-
I) IF IT IS FULL NUMBER LIKE 1,2,125,419,ETC. AS PER 7.12 ABSTRACT OR CITY SURVEY NUMBER - NO RECREATIONAL OPEN SPACE IS REQUIRED	-
II) IF IT IS SUBDIVISION LIKE 1/2 ,2/5 , 125/1 419/1 ETC.THEN RECREATIONAL OPEN SPACE IS REQUIRED.	-
(A) 10 % SUBJECT TO MINIMUM 200 SQMT	0.00
PROPOSED _____	0.00
(B) EXEMPTION TO LEAVE OPEN SPACE SUBJECT TO AVAILING BASIC F.S.I OF 75 %	-
(C) EXEMPTION TO LEAVE OPEN SPACE SUBJECT TO PAYMENT OF 10 % LAND VALUE OF LAND AT (7) AS PER ANNUAL STATEMENT OF RATE	-

CERTIFICATE OF AREA:  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 2024-04-01 AND THE DIMENSIONS OF SIDES ETC. 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  
ER. VISHAL ROHIDAS BHAVSAR

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.

RECREATIONAL OPEN SPACE IS REQUIRED	
(A) 10% SUBJECT TO MINIMUM 200 SQMT	0 00
PROPOSED _____	0 00
(B) EXEMPTION TO LEAVE OPEN SPACE SUBJECT TO AVAILING BASIC F.S I OF 75 %	
(C) EXEMPTION TO LEAVE OPEN SPACE SUBJECT TO PAYMENT OF 10 % LAND VALUE OF LAND AT (7) AS PER ANNUAL STATEMENT OF RATE	

**CERTIFICATE OF AREA:**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 2024-04-01 AND THE DIMENSIONS OF SIDES ETC. 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.  
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 DILIP SAKHARAM WAGH

ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR NAME AND SIGNATURE

JOB NO.

Name Of : Owner Dilip Sakharam Wagh

Postal Address : 7, Shri Siddhivinayak Housing Society,, Nashik, Nashik, Maharashtra-422009

Phone No.: 9822566587

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential  
 BUILDING ON CTS. NO./SURVEY NO.- 874

**SITE ADDRESS :**  
 PLOT NUMBER: 07 /A, □ □ SURVEY NUMBER: 874/3/7/PLOT/7/A , AT NASHIK, □ □ TALUKA NASHIK, DISTRICT NASHIK. □ □

Name Of Engineer : VISHAL ROHIDAS BHAVSAR

LOGO	ADDRESS OF OFFICE
	OFFICE - B/H BHUJABAL FARM,

**OWNERS SIGN -**  
 Verified by applicant

**TECHNICAL PERSON SIGN**  
 Signature valid

Digitally signed by VISHAL ROHIDAS BHAVSAR  
 Date: 2024.08.10 10:08:50 IST  
 Reason: Technical Person Sign  
 Location: Nashik Municipal Corporation  
 Project Code : NMCB-24-34263  
 Application Number : NMCB/2024/20683  
 Proposal Number : 201948

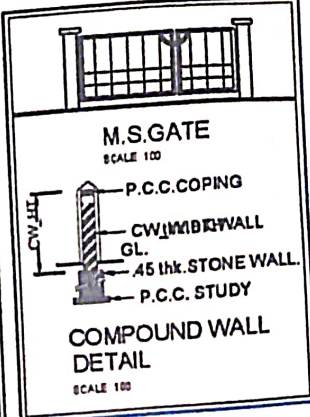
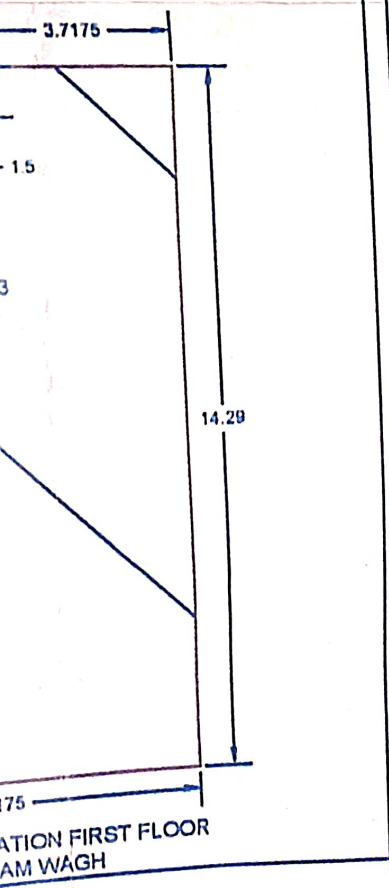
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Date: 29/04/24

JOB NO - NMCB-24-34263

CHECK BY --

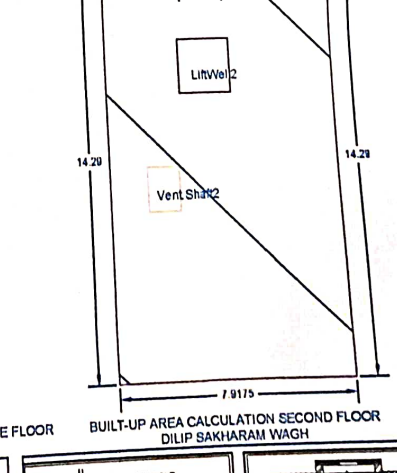
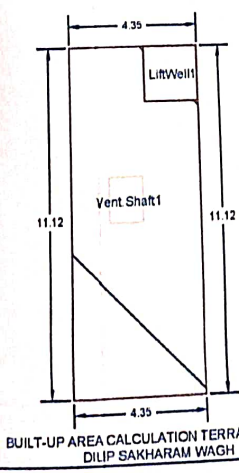
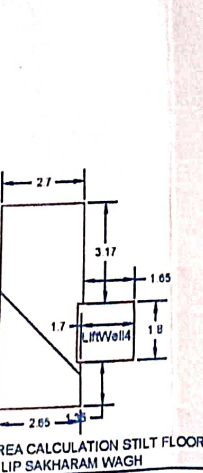
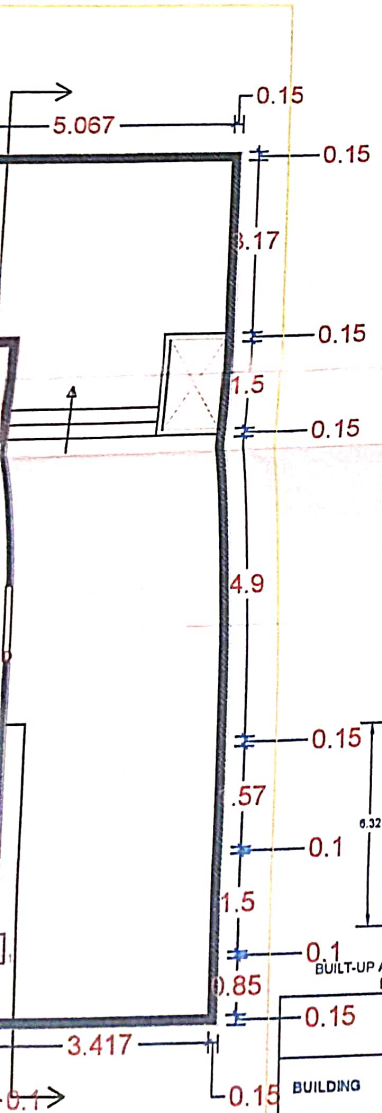
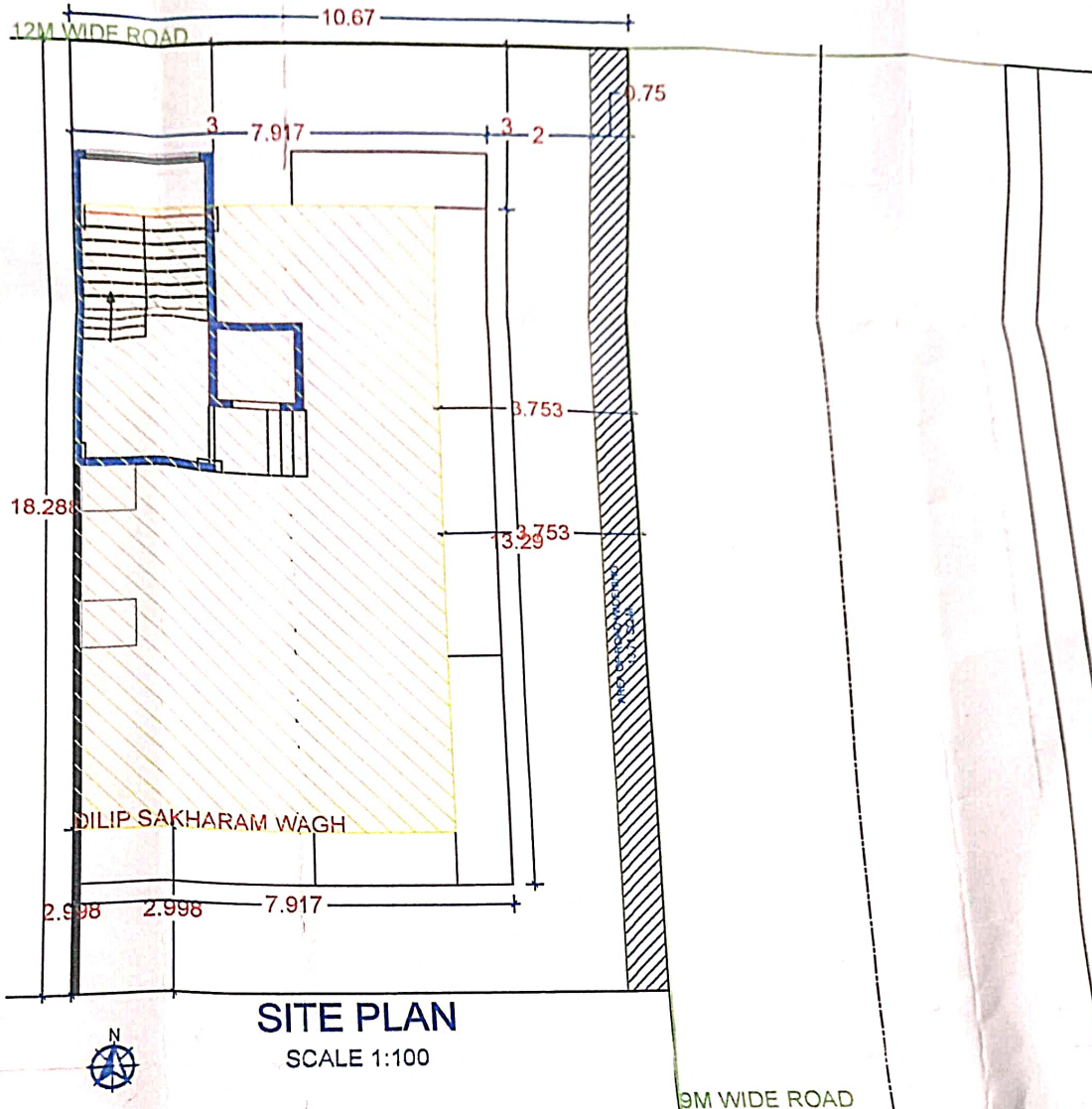
**SUBMISSION DRAWING**



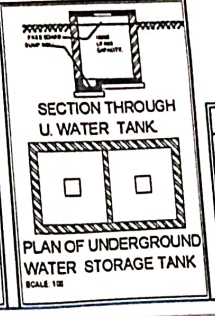
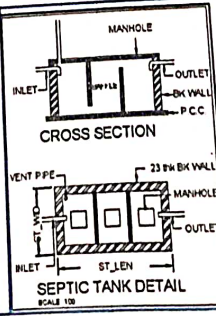
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BLOCK	14.29	7.92	111.84
BLOCK AREA TOTAL = 111.64 SQ.M			
VENT.SHA FT2	-	-	1.59
LIFTWELL2	-	-	3.24
TOTAL DEDUCTION = 4.83 SQ.M			
NET BUILTUP AREA = 106.81 SQ.M			

BUILT UP AREA CALCULATION FOR TERRACE FLOOR DILIP SAKHARAM WAGH			
AREA NAME	LENGTH	WIDTH	AREA(SQ.M)
BLOCK	11.12	4.35	48.37
BLOCK AREA TOTAL = 48.37 SQ.M			
VENT.SHA FT1	-	-	1.59
LIFTWELL1	-	-	3.24
TOTAL DEDUCTION = 4.83 SQ.M			
NET BUILTUP AREA = 43.54 SQ.M			

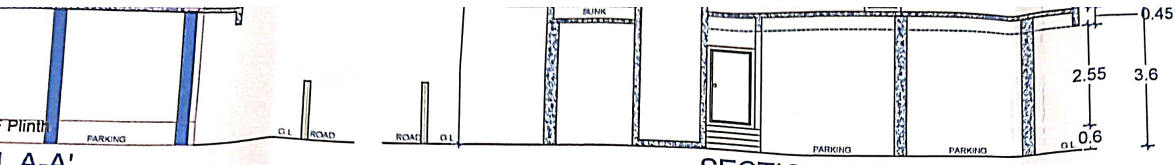


TELECOM ROOM			
BUILDING	REQ. SIZE	PROP. SIZE	STATUS
DILIP SAKHARAM WAGH	OTHER TELECOM ROOM	1.2X1.2	OK
DILIP SAKHARAM WAGH	OTHER TELECOM ROOM	1.2X1.2	OK
DILIP SAKHARAM WAGH	OTHER TELECOM ROOM	1.2X1.2	OK
DILIP SAKHARAM WAGH	OTHER TELECOM ROOM	1.2X1.2	OK



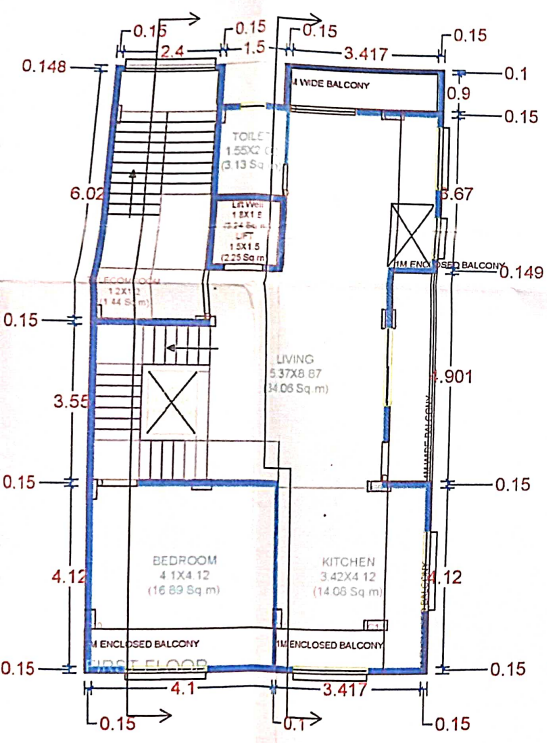
**WATER STORAGE REQUIREMENT**  
OVER HEAD WATER TANK REQUIRED  
4 TENEMENT = 20 PERSON X 135 Ltr  
2700 Ltr

2700 Ltr. X 1.5 = 4050 Ltr  
PROPOSED-O.H.W.T = 0. Ltr  
UGR Prop. 0

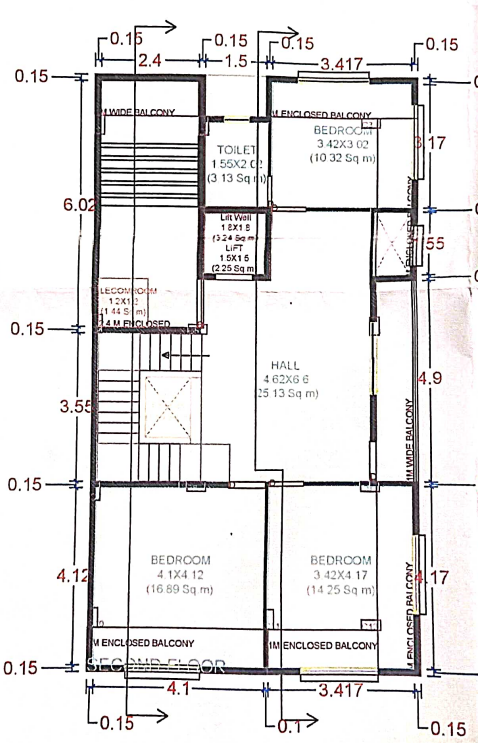


BLOCK AREA TOTAL = 48 37 SQM		
VENT. SHAF. TH	-	1.59
LIT. W. B. I	-	3.24
TOTAL DEDUCTION = 4 83 SQM		
NET BUILTUP AREA = 43 54 SQM		

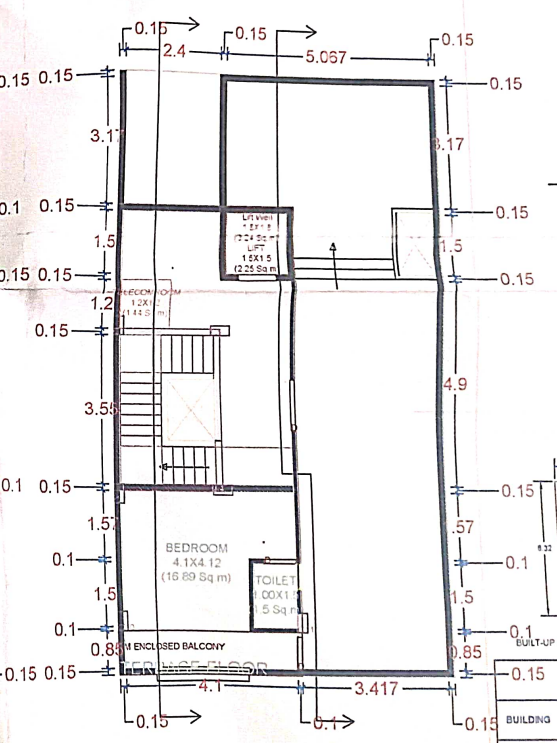
**SECTION B-B'**  
SCALE 1: 100



**FIRST FLOOR PLAN**  
SCALE 1:100

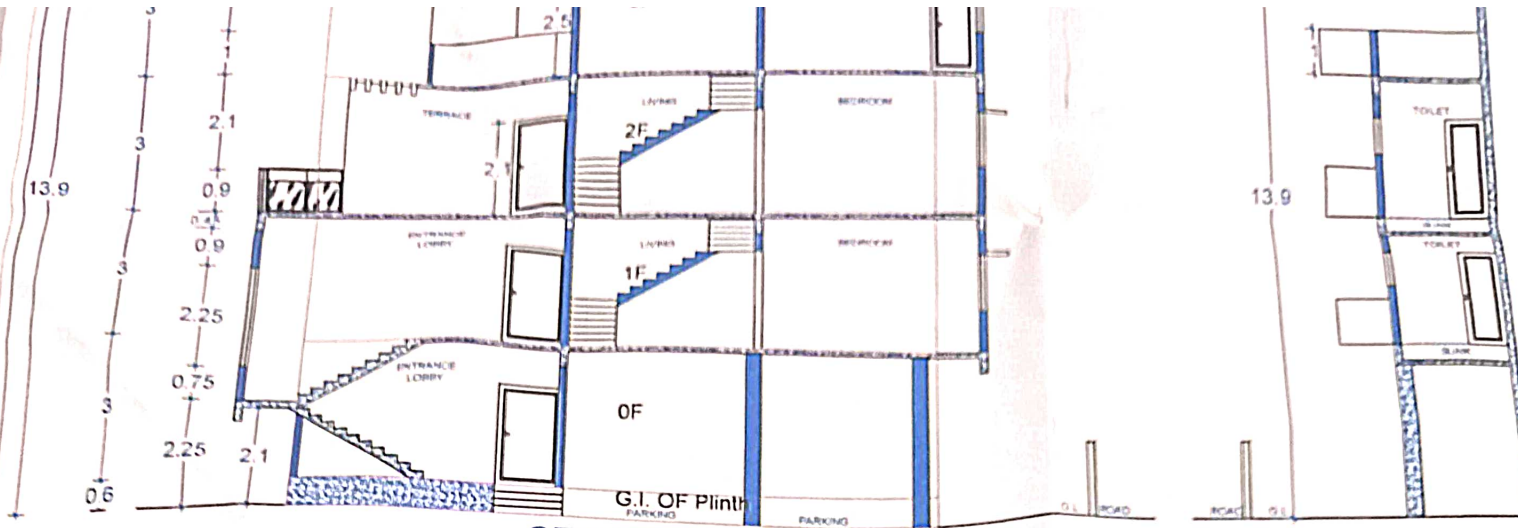


**SECOND FLOOR PLAN**  
SCALE 1:100

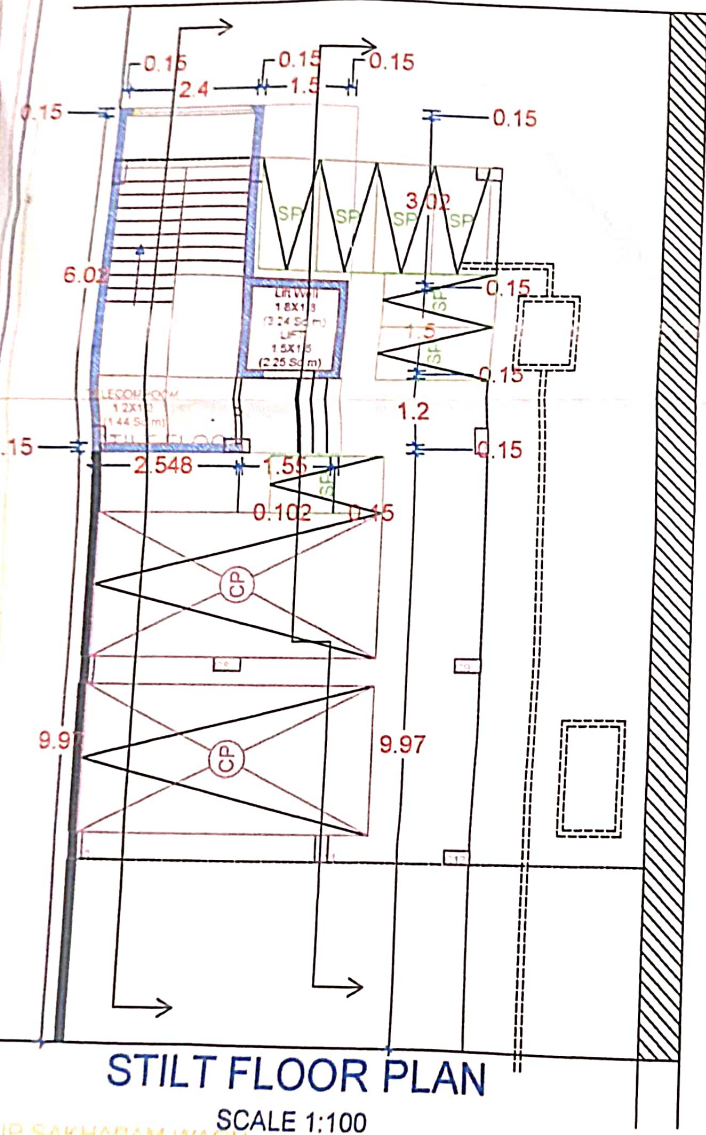


**TERRACE FLOOR PLAN**  
SCALE 1:100

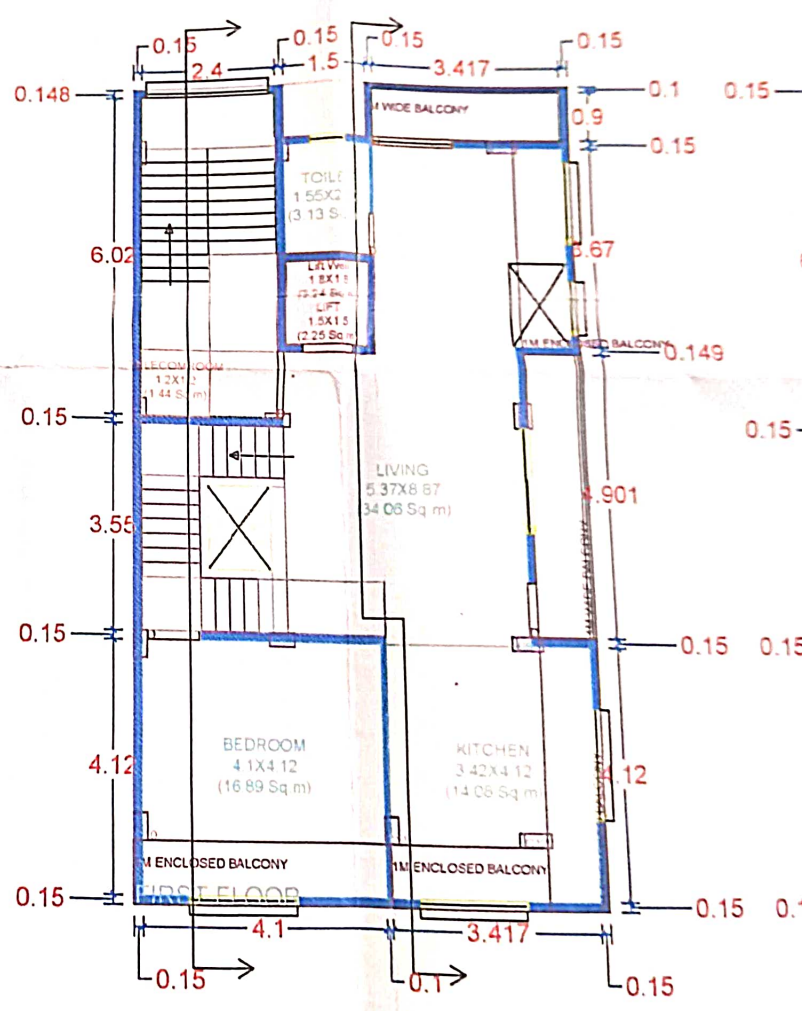
BUILT-UP AREA  
BUILDING  
DILIP SAKH  
DILIP SAKH  
DILIP SAKH  
DILIP SAKH



**SECTION A-A'**  
SCALE 1: 100



**STILT FLOOR PLAN**  
SCALE 1:100



**FIRST FLOOR PLAN**  
SCALE 1:100



DILIP SAKHARAM WAGH	STILT FLOOR	STILT	1	6.64	0	0	0	6.64
DILIP SAKHARAM WAGH	FIRST FLOOR	FIRST	1	77.68	15.31	0	0	92.97
DILIP SAKHARAM WAGH	SECOND FLOOR	SECOND	1	71.15	32.97	0	0	104.12
DILIP SAKHARAM WAGH	TERRACE FLOOR	TERRACE	1	32.47	4.36	0	0	36.82

AREA UTILIZATION OF ROADS AND RESERVATIONS						
DESCRIPTION OF AREA UTILIZATION			SURVEYED AREA (SQ.M)	QUANTITY OF DIVIDER GENERATION	TOTAL QUANTITY OF DIVIDER GENERATION	AREA FOR
BUILDING	RESERVATION TYPE	RESERVATION NO	NAME			
-	-	12.00 M DP ROAD WIDENING	13.7	27.4	27.4	0.00
-	-	TOTAL	13.7	27.4	27.4	13.7

**BUILT UP AREA CALCULATION FOR STILT FLOOR DILIP SAKHARAM WAGH**

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.32	4.35	19.96
BLOCK AREA TOTAL =19.96SQ.M			
LiftWell4	-	-	3.24
TOTAL DEDUCTION =3.24SQ.M			
NET BUILTUP AREA =16.72 SQ.M			

**BUILT UP AREA CALCULATION FOR FIRST FLOOR DILIP SAKHARAM WAGH**

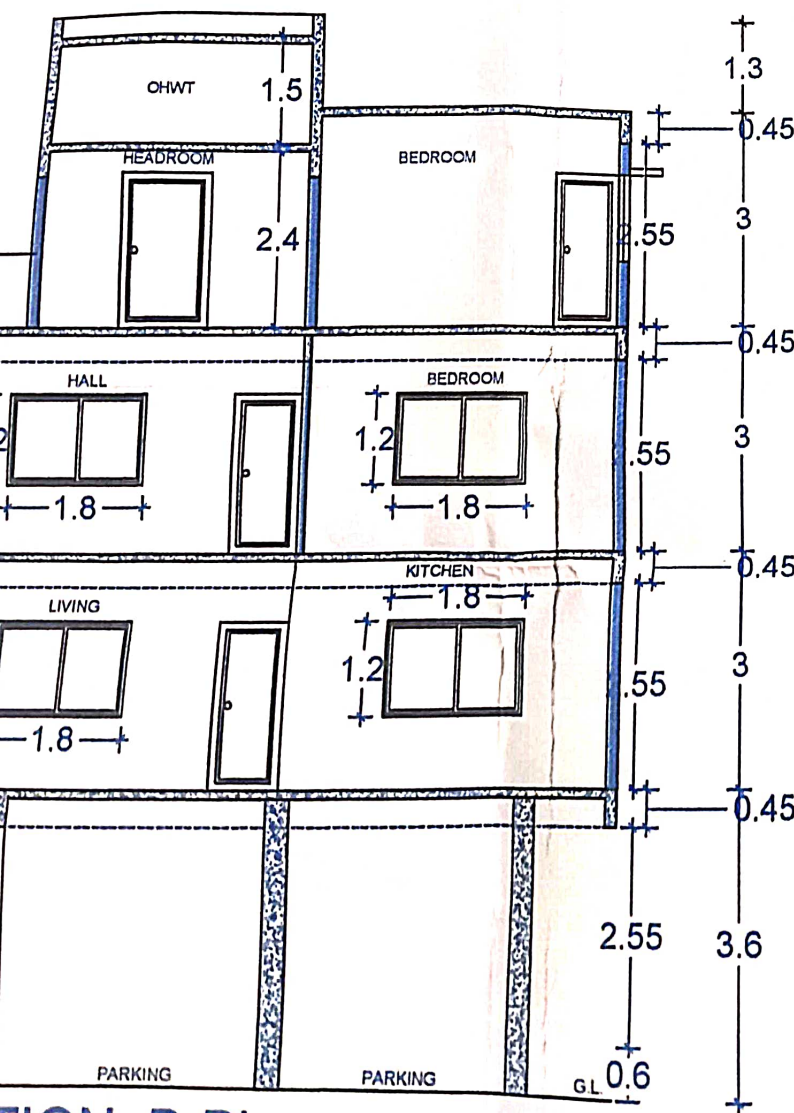
AREA NAME	LENGTH	WIDTH	AREA(SQ.M)
BLOCK	14.29	7.92	111.64
BLOCK AREA TOTAL =111.64SQ.M			
VENT.SHAFT 3	-	-	1.59
LIFTWELL3	-	-	3.24
TOTAL DEDUCTION =4.83SQ.M			
NET BUILTUP AREA =106.81 SQ.M			

**BUILT UP AREA CALCULATION FOR SECOND FLOOR DILIP SAKHARAM WAGH**

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.29	7.92	111.64
BLOCK AREA TOTAL =111.64SQ.M			
VENT.SHAFT 2	-	-	1.59
LIFTWELL2	-	-	3.24
TOTAL DEDUCTION =4.83SQ.M			
NET BUILTUP AREA =106.81 SQ.M			

**BUILT UP AREA CALCULATION FOR TERRACE FLOOR DILIP SAKHARAM WAGH**

AREA NAME	LENGTH	WIDTH	AREA(SQ.M)
BLOCK	11.12	4.35	48.37
BLOCK AREA TOTAL =48.37SQ.M			
VENT.SHAFT 1	-	-	1.59
LiftWell1	-	-	3.24
TOTAL DEDUCTION =4.83SQ.M			
NET BUILTUP AREA =43.54 SQ.M			



**SECTION B-B'**  
SCALE 1: 100



DILIP SAKHARAM WAGH

BUILDING	FLOORS	FSI AREA						BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.								
DILIP SAKHARAM WAGH	TERRACE FLOOR	0	48.37	0	0	0	0	4.35	0	2.25	3.24	0	1.59	0	43.54
DILIP SAKHARAM WAGH	SECOND FLOOR	0	111.64	0	0	0	0	40.57	0	2.25	3.24	0	1.59	0	106.81
DILIP SAKHARAM WAGH	FIRST FLOOR	0	111.64	0	0	0	0	23.92	0	2.25	3.24	0	1.59	0	106.81
DILIP SAKHARAM WAGH	STILT FLOOR	0	19.96	0	0	0	0	0	0	2.25	3.24	0	0	0	16.72
DILIP SAKHARAM WAGH	TOTAL	0	291.61	0	0	0	0	68.84	0	9	12.96	0	4.77	0	273.88

9.1 PER
9.2 EXIS INDEX
9.3 BAL BE CON
9.4 TOT PLINE
9.5 PR AREA EXCEE
9.6 INC

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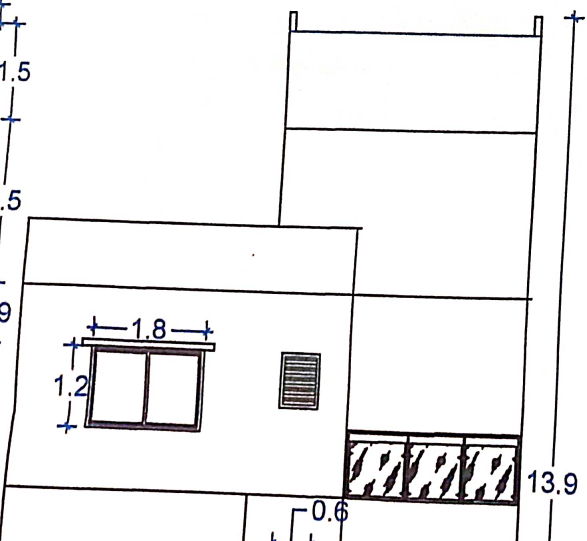
± 0.3

0.3 ±

TOTAL	FSI AREA
43.54	106.81
106.81	106.81
16.72	273.88

FSI DETAILS									
INDEX	BASIC FSI (ON SERIAL NO 1)	PREMIUM FSI (ON SERIAL NO 1)	TDR (ON SERIAL NO 1)	INCENTIVE FSI FOR GREEN BUILDING IF APPLICABLE (ON BASIC FSI)	ANCILLARY AREA 00% OF (2+3+4+5)	ANCILLARY AREA 80% OF (2+3+4+5)	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
9.1 PERMISSIBLE INDEX	1.1	0.5	0.65	0	0	0	2.25	0	0
9.2 EXISTING CONSUMED INDEX	0	0	0	0	0	0	0	0	0
9.3 BALANCE INDEX TO BE CONSUMED	1.1	0.5	0.65	0	0	0	0	0	0
9.4 TOTAL PERMISSIBLE PLINE AREA	199.59	97.57	126.84	0	127.93	0	551.93	0	0
9.5 PROPOSED P LINE AREA (SHOULD NOT EXCEED 9.4)	199.52	0	13.71	0	60.65	0	273.88	0.00	273.88
9.6 INDEX CONSUMED	1.1	0	0.07	0	0	0	1.17	0.00	0

BUILDING NAME	USE	TENANT AREA
DILIP SAKHARAM WAGH	RESIDENTIAL	PARKING NOT REQUIRED
TOTAL	-	-
VISITORS PARKING (5%)	-	-
TOTAL	-	-



CARPET AREA TABLE								
BUILDING NAME	FLOOR NAME	CARPET NAME	TENEMENT NO	CARPET AREA	ENCLOSED BALCONY AREA	NORMAL BALCONY AREA	MEZZANINE AREA	TOTAL CARPET AREA
DILIP SAKHARAM WAGH	STILT FLOOR	STILT	1	6.64	0	0	0	6.64
DILIP SAKHARAM WAGH	FIRST FLOOR	FIRST	1	77.66	15.31	0	0	92.97
DILIP SAKHARAM WAGH	SECOND FLOOR	SECOND	1	71.15	32.97	0	0	104.12
DILIP SAKHARAM WAGH	TERRACE FLOOR	TERRACE	1	32.47	4.35	0	0	36.82

BUILDING NAME	CARPET AREA
TOTAL	0

DESCRIPTION OF AREA UTILIZATION		
BUILDING	RESERVATION TYPE	RESERVATION
-	-	12.00 M WIDEN
-	-	TOTAL

**BUILT UP AREA CALCULATION FOR STILT FLOOR DILIP SAKHARAM WAGH**

BUILT UP AREA FOR FIRST FLOOR	
AREA NAME	AREA

ANCILLARY AREA 80% OF (2+3+4+5)	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
0	2.25	0	0
0	0	0	0
0	0	0	0
0	551.93	0	0
0	273.88	0.00	273.88
0	1.17	0.00	0

PARKING CHECK (TABLE 8B)									
			RATIO		REQUIRED				
BUILDING NAME	USE	TENAMENT AREA	CAR	SCOOTER	NO.OF TENA /AREA/UNITG	CAR	SCOOTER	TRANSPORT VEHICLE /AMBULANCE/MIH/ BUS	
DILIP SAKHARAM WAGH	RESIDENTIAL	PARKING NOT REQUIRED	0	0	4	0	0	-	
TOTAL	-	-	-	-	-	0	0	-	
VISITORS PARKING(5%)	-	-	-	-	-	0	0	-	
TOTAL	-	-	-	-	-	0	0	0	

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NO.8
DILIP SAKHARAM WAGH	W	2.2	2.25	1
DILIP SAKHARAM WAGH	W	1.5	1.2	1
DILIP SAKHARAM WAGH	W	1	4.2	1
DILIP SAKHARAM WAGH	W	1.74	1.2	2
DILIP SAKHARAM WAGH	W	1.8	1.2	6
DILIP SAKHARAM WAGH	W	2.2	1.2	1
DILIP SAKHARAM WAGH	W	1.8	1.5	2
DILIP SAKHARAM WAGH	V	0.6	0.8	1
DILIP SAKHARAM WAGH	V	0.6	0.8	3

CARPET AREA TABLE					
TENEMENT NO	CARPET AREA	ENCLOSED BALCONY AREA	NORMAL BALCONY AREA	MEZZA NIVE AREA	TOTAL CARPET AREA
1	6.64	0	0	0	6.64
1	77.65	15.31	0	0	92.97
1	71.15	32.97	0	0	104.12
1	32.47	4.35	0	0	36.82

PARKING CHECK AS PER MULTIPLYING FACTORS							
REQUIRED				PROPOSED			
BUILDING NAME	CAR	SCOOTER	TRANSPORT VEHICLE /AMBULANCE/MIH/ BUS	CAR	SCOOTER	TRANSPORT VEHICLE /AMBULANCE/MIH/ BUS	STATUS
TOTAL	0	0	0	2	7	0	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NO.8
DILIP SAKHARAM WAGH	D	1.5	2.1	1
DILIP SAKHARAM WAGH	D	0.9	2.1	4
DILIP SAKHARAM WAGH	D	0.84	2.1	2
DILIP SAKHARAM WAGH	D	1.2	2.1	4
DILIP SAKHARAM WAGH	D	0.75	2.1	1
DILIP SAKHARAM WAGH	D	0.75	2.1	4

AREA UTILISATION OF ROADS AND RESERVATIONS							
DESCRIPTION OF AREA UTILISATION			SURRENDERED AREA (SQ.M)	QUANTITY OF DRIVER GENERATION	TOTAL QUANTITY OF DRIVER GENERATION	AREA CONSIDERED FOR UTILISATION	REMAINING AREA FOR DRIVER GENERATION
BUILDING	RESERVATION TYPE	RESERVATION NO	NAME				
-	-	12.00.M DP ROAD WIDENING	13.7	27.4	27.4	0.00	0.00
-	-	TOTAL	13.7	27.4	27.4	13.71	13.69

BUILT UP AREA CALCULATION FOR FIRST FLOOR DILIP SAKHARAM WAGH		
LENGTH	WIDTH	Area(Sq.M)
32	4.35	19.96
BLOCK AREA TOTAL =19.96SQ.M		
-	-	3.24

BUILT UP AREA CALCULATION FOR FIRST FLOOR DILIP SAKHARAM WAGH			
AREA NAME	LENGTH	WIDTH	AREA(SQ. M)
BLOCK	14.29	7.92	111.64
BLOCK AREA TOTAL =111.64SQ.M			
VENT.SHAFT 3	-	-	1.59
LIFTWELL3	-	-	3.24

