

DWG. SHEET NO.:- 01

PROPOSAL IN NON- CONGESTED AREA , ZONE:- RESIDENTIAL

PROJECT TITLE:-

MUNICIPAL DRAWING FOR BUILDING PERMISSION
OF PROPOSED RESIDENTIAL BUILDING ON
S.NO. - 41/ 1 / 1 TO 6 P.NO. -2
AT - ANANDWALI SHIWAR, NASHIK.
FOR- Miss.SHITAL SANDEEP THAKARE &
Mr.SANDEEP PARASHRAM THAKARE.

STAMP OF APPROVAL

APPROVED

The Plans amended in

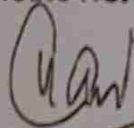
As per the conditions Mentioned in
the accompanying commencement

Certificate No.

dated

B1/186

21/05/2024



Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik.

PREVIOUS APPROVAL HISTORY :-

DATE :- 4 / 2 / 2004



PREVIOUS APPROVAL HISTORY :-

LAYOUT LETTER NO. :- LNDWS/91

DATE :- 4 / 2 / 2004

N.A. ORDER NO. :- Maha/Kaksh/3/N.A.P.N/4/260/2001

DATE :- 11 / 10 / 2002

PROFORMA - I

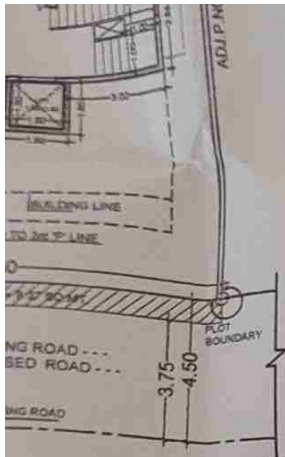
A.	AREA STATEMENT	SQ. MT.
	1. AREA OF THE PLOT AS PER AS PER 7/12 (Minimum area of a, b, c to be considered)	217.81
	a) As per ownership document (7/12 cts extract)	217.81
	b) as per measurement sheet (AS PER F.P.RECORD)	217.81
	c) as per site	217.81
	2. Deductions for	
	a) Proposed D.P./D.P./colony road widening Area	9.37
	b) Any D.P. Reservation area	000.00
	(Total a+b)	9.37
	3. GROSS AREA OF THE PLOT (1 - 2)	208.44
	4. Amenity space (If applicable)-	000.00
	(a) Required -	000.00
	(b) Adjustment of 2(b), if any -	000.00
	(c) Balance Proposed -	000.00
	5. NET AREA OF THE PLOT = [3-2]	208.44
	6. Recreational Open space (if applicable)	000.00
	(a) Required	000.00
	(b) Proposed	000.00
	7. Internal Road area	000.00
	8. Plotable area (if applicable)	000.00
	9. Built up area with reference to basic F.S.I. as per front road width ie. (Sr. no-5 x 1.10 basic FSI)	229.28
	10. Addition of FSI on payment of premium (Table 6G,4)	
	(a) Maximum permissible premium FSI (0.50 of Sr.-3)	108.90
	(b) Proposed FSI on payment of premium	0.00
	11. In-situ FSI / TDR	
	(a) In-situ area against colony road / [2.0xSr, No.2(a)]	18.74
	(b) In-situ area against Amenity space if handed over	000.00
	(c) TDR area	000.00
	(d) Total in-situ/TDR loading proposed [11(a)+(b)+(c)] =	18.74
	12. Additional commercial built-up area	000.00
	13. Total entitlement of FSI in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	248.02
	(b1) Ancillary Area FSI upto 60% (for residential use)	119.99
	(b2) Ancillary Area FSI upto 80% (non-residential use)	000.00
	(c) Total entitlement(a+b1+b2)	368.01
	14. Maximum utilization limit of FSI as per road width __m. Max.building potential x 1.6(for resi.)&1.8 (for comm.)	2.00 + ANCILLARY F.S.I.
	15.Total Built-up Area in Proposal.(excluding area at sr.17b)	
	(a) Existing built-up area	000.00
	(b) proposed Built-up area (as per 'P'-line)	368.01
	(c) Total built-up area in proposal 15(a+b)	368.01
	16. FSI consumed (15/13) (should not be more than sr.14)	1.00
	17. Area for inclusive housing , if any	000.00
	(a) Required (20% of sr. no.5)	000.00
	(b) Proposed	

SE WAS SURVEYED BY
NSIONS OF SIDES ETC.
ON SITE AND THE AREA SO
IN DOCUMENT OF OWNERSHIP/
TMENT/CITY SURVEY RECORDS

OF LICENSED ARCHITECTS

THAT I WOULD ABIDE BY
PAL CORPORATION. I WOULD

YOGIN KULKARNI
REG NO. 61149



AN
1:200

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(a) Required (20% of sr. no.5)	000.00
(b) Proposed	000.00

REFERENCE WAS SURVEYED BY
DIMENSIONS OF SIDES ETC.
MADE ON SITE AND THE AREA SO
MENTIONED IN DOCUMENT OF OWNERSHIP/
MUNICIPALITY DEPARTMENT/CITY SURVEY RECORDS

[Signature]

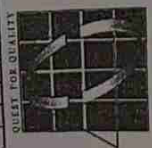
SIGNATURE OF LICENSED ARCHITECTS

I HEREBY FIRM THAT I/WE WOULD ABIDE BY
MUNICIPAL CORPORATION. I/WE
WILL CONSTRUCT AS PER SANCTIONED PLANS. ALSO
I/WE WILL CONSTRUCT UNDER SUPERVISION OF PROPER
AUTHORITY TO ENSURE THE QUALITY AND SAFETY

[Signature]

OWNER'S NAME AND SIGNATURE

- STATEMENTS
- 1. in thick black
 - 2. OPEN SPACE in
 - 3. shown in red
 - 4. shown in dotted red
 - 5. shown in black
 - 6. shown in blue
 - 7. UNFINISHED shown in
 - 8. 3 & 0.15 M.
 - 9. 0.5 M.



ARCHITECT:
Mr. KISHOR SHINDE
2-SURABHI APT. RACA COLONY
SHARANPUR ROAD, NASHIK.
PH.-(0253)-2315777.

[Signature]

ARCHITECTS'S SIGN

YOGIN KULKARNI
REG NO. 01145

[Signature]

[Signature]

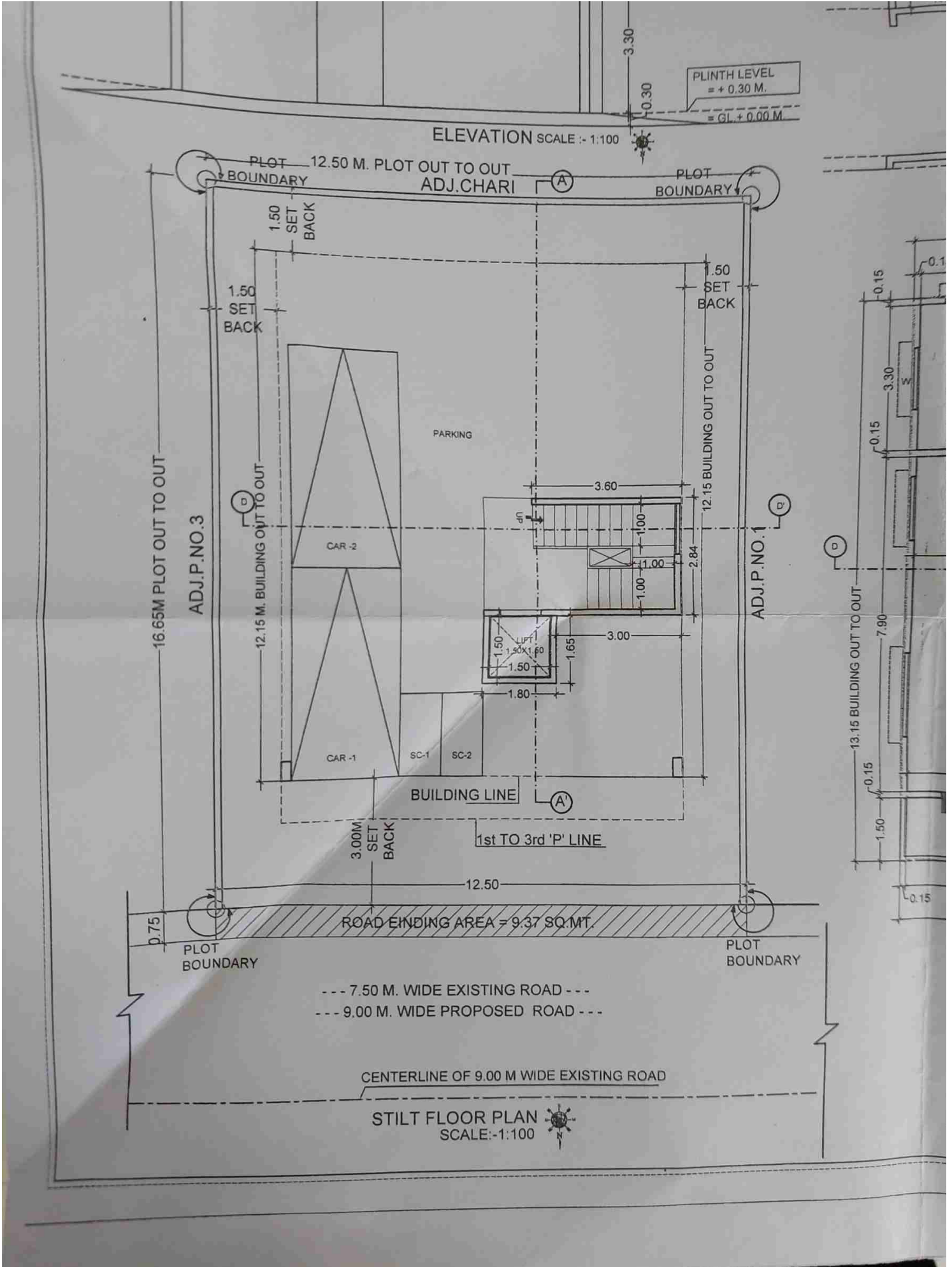
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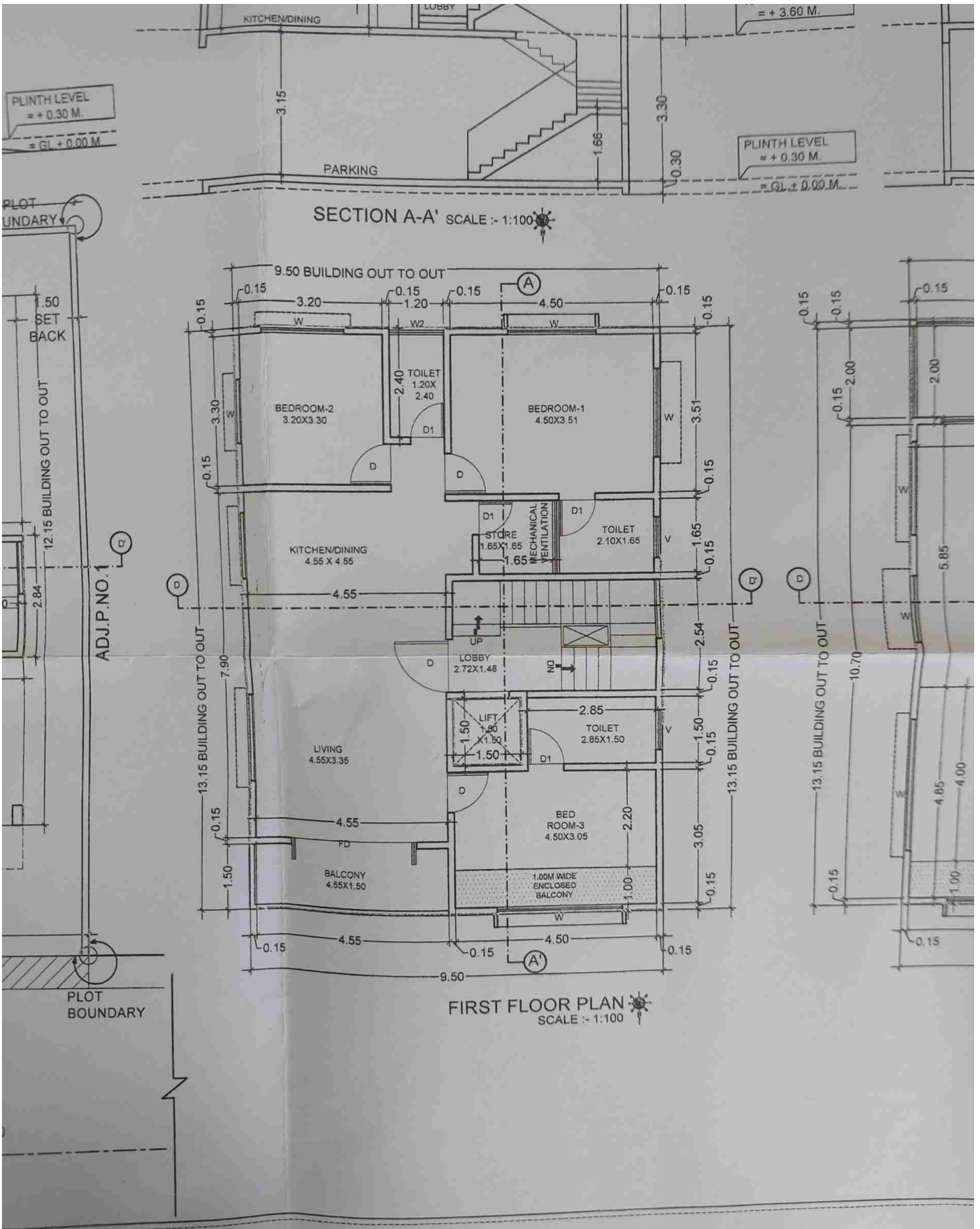
OWNER'S SIGN

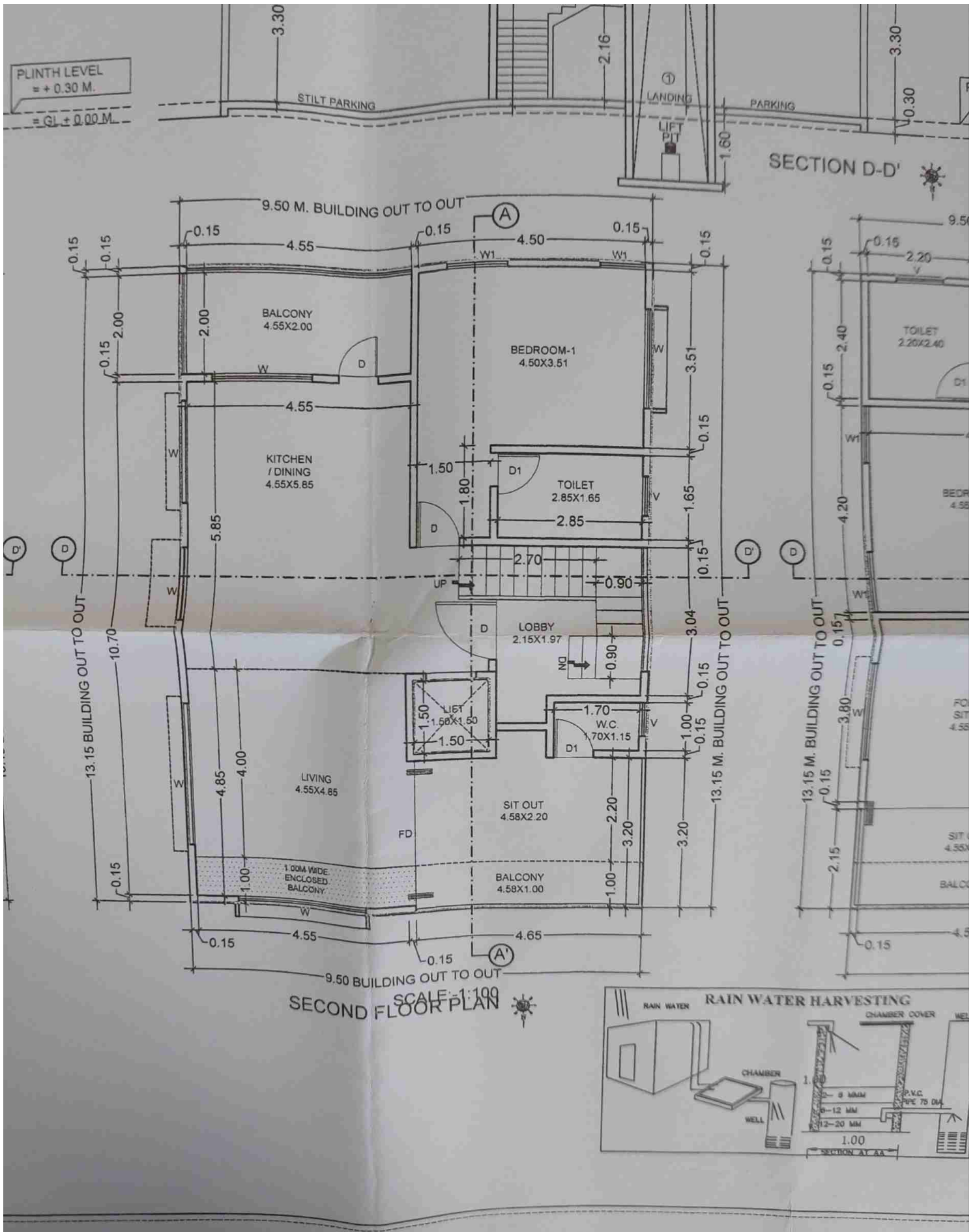
STRU. ENGG.'S SIGN

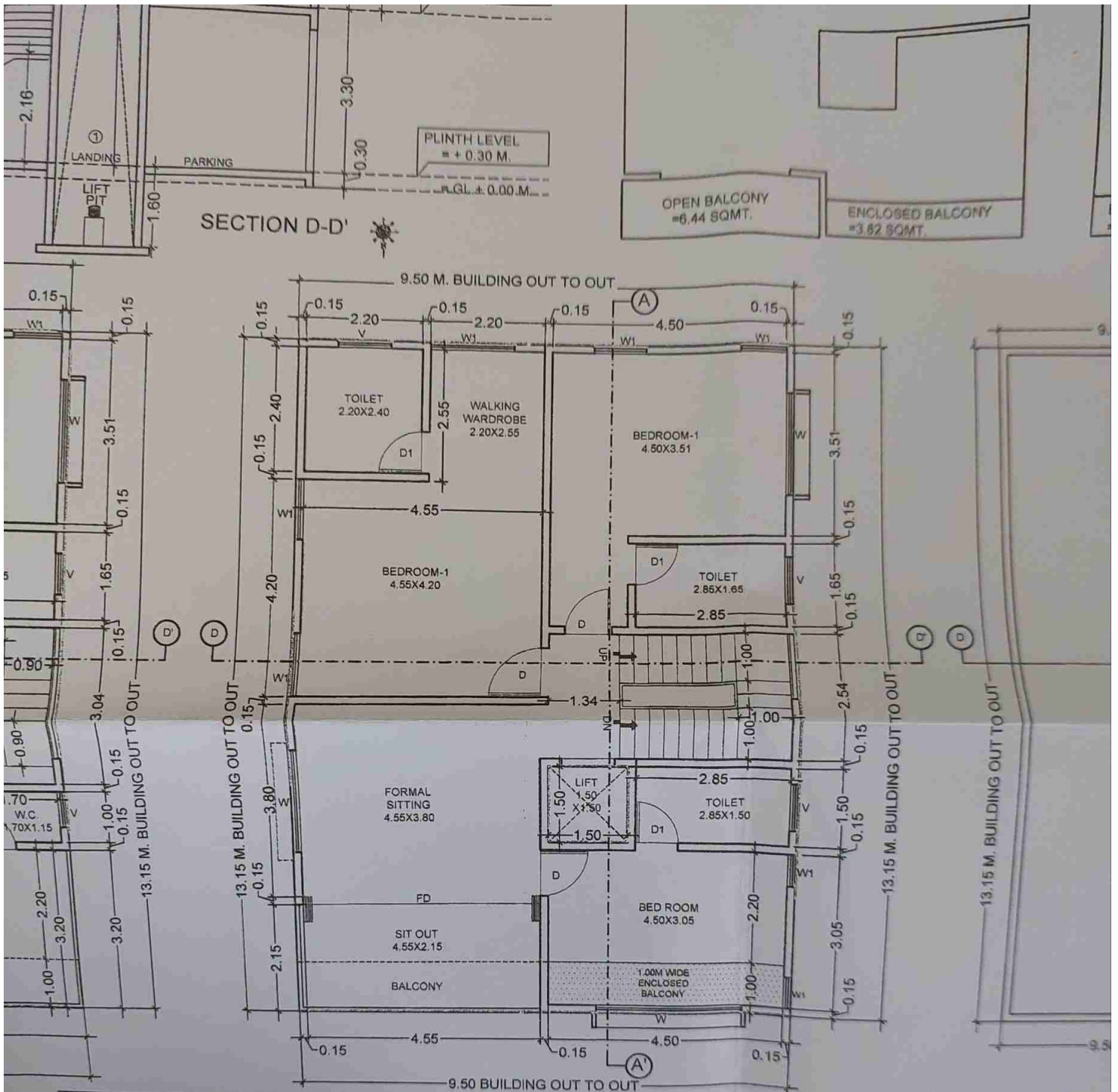
\\192.168.1.250\all projects\CURRENT PROJECT\BUNGALOW\BUNG.OTHERS\THAKRE C/O NITIN BHADANE\FINAL\02...MD. THAKARE.dwg

JOB.NO.	DRG.NO.	DATE	SCALE	DRAWN BY	CHECKED BY
C-050/2110	M.D.-1	23-04-2024	AS SHOWN	UJWALA	AR. K.S.

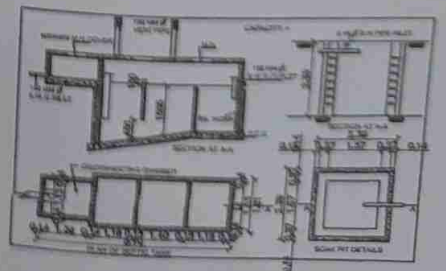
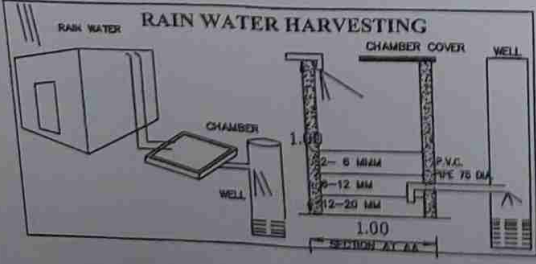


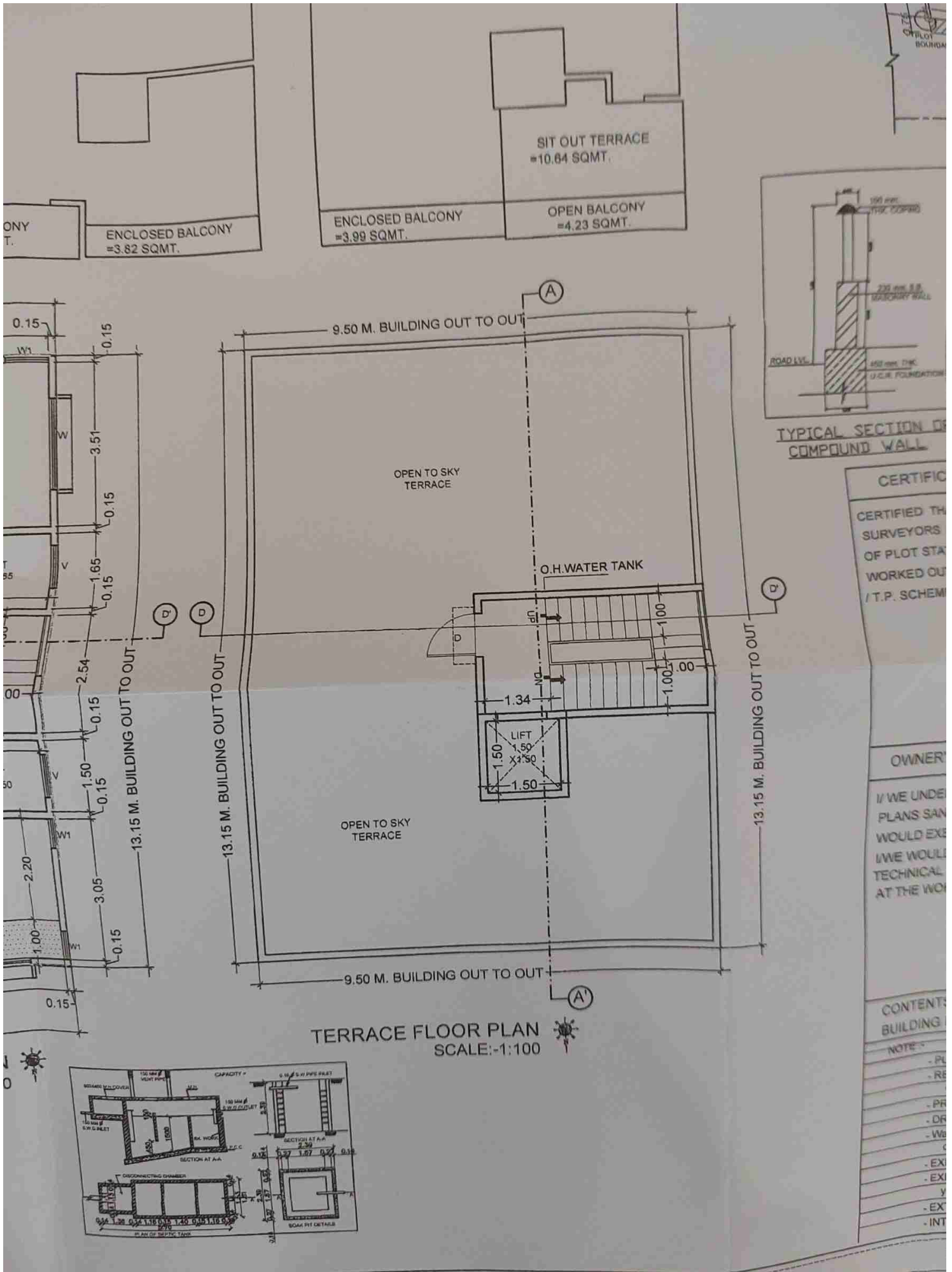






THIRD FLOOR PLAN
SCALE:-1:100





STATEMENT - 02 F.S.I. AREA STATEMENT.
GROSS AREA OF PLOT = 217.81

NET AREA OF PLOT = 208.44

[A] S.NO.	[B] ALLOWABLE F.S.I.	[C] ALLOWABLE BUILT-UP AREA	[D] PREVIOUSLY APPROVED BUILT-UP AREA	[E] NEW PROPOSED BUILT-UP AREA	[F] = E3-03 BUILT-UP AREA FOR PAYMENT	[G] REMARK			
(1)	(2)	(3)	(D1) RESIDENTIAL	(D2) NON-RESIDENTIAL	(D3) = D1+D2 TOTAL	(E1) RESIDENTIAL	(E2) NON-RESIDENTIAL	(E3) = E1+E2 TOTAL	
(1)	BASIC F.S.I. 1.10	229.28	000.00	000.00	000.00	229.28	000.00	229.28	000.00
(2)	PREMIUM F.S.I. 0.50	108.90	000.00	000.00	000.00	000.00	000.00	000.00	000.00
(3)	T.D.R. F.S.I.								
(a)	D.P. road TDR	ROAD X 0	000.00	000.00	000.00	18.74	000.00	18.74	18.74
(b)	IN SITU TDR	---	000.00	000.00	000.00	000.00	000.00	000.00	000.00
(c)	TDR AREA	---	000.00	000.00	000.00	000.00	000.00	000.00	000.00
(d)	TOTAL TDR (a+b+c)	87.12	000.00	000.00	000.00	000.00	000.00	000.00	000.00
(4)	OTHER F.S.I.	0.00	000.00	000.00	000.00	248.02	000.00	248.02	248.02
(5)	TOTAL (1+2+3+4)	2.00	000.00	000.00	000.00	000.00	000.00	000.00	000.00
(6)	ANCILLARY F.S.I.	80% comm	000.00	000.00	000.00	119.99	000.00	119.99	119.99
		60% Resl	000.00	000.00	000.00	368.01	000.00	368.01	368.01
(7)	TOTAL	138.00	000.00	000.00	000.00	368.01	000.00	368.01	368.01
	GRAND TOTAL (5+7)	563.30				368.01		368.01	368.01

STATEMENT - 02 B-UP AREA STATEMENT FOR PROPOSED BUILDING

(1) Floor No.	(2) COMMERCIAL AREA (in smt.)	(3) RESIDENTIAL AREA (in smt.)	(4) TOTAL AREA (in smt.)	(5) REMARK
Ground Floor	0.00	122.67	122.67	BUNGLOW
First Floor	0.00	122.67	122.67	
Second Floor	0.00	122.67	122.67	
Third Floor	0.00	368.01	368.01	
TOTAL PROPOSED	0.00	368.01	368.01	

STATEMENT - 03

(1) Building No.	(2) Floor No.	(3) Apt. No.
	Gr. FLOOR	
	1st FLOOR	
	2nd FLOOR	
	3rd FLOOR	
	TOTAL	

STATEMENT - 04

OCCUPANCY

PARKING FOR RESIDENCE

for every Tenement

Carpet Area = 150 SQM. & ABOVE

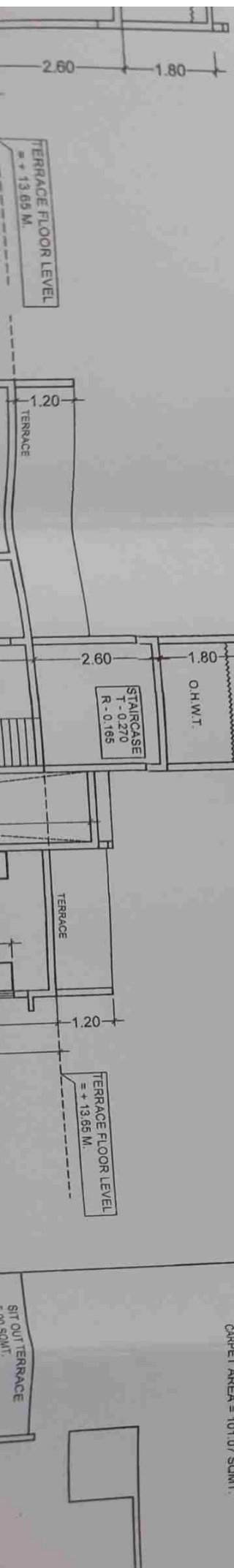
Add visitor's / Garage park

TOTAL

Total Parking = rounded off

PROPOSED PARKING

3rd FLOOR PLAN
CARPET AREA = 101.07 SQMT.



DWG. SHEET

PROPOSAL IN NON- CONGESTED AREA
PROJECT TITLE:-

MUNICIPAL DRAWING FOR
OF PROPOSED RESIDENTIAL
S.NO. - 41/1/1 TO 6 P.NO. -
AT - ANANDWALI SHIVAR,
FOR - Miss. SHITAL SANDEEP
Mr. SANDEEP PARAS

STAMP OF

APPT
The Plans are
As per the cont
the accompani
Certificate No.
B1/186
EXECUTIVE
TOW
Nashik Mu

STATEMENT- 03 CARPET AREA STATEMENT [Sr. No.-9(g)] (Area in smt.)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Building No.	Floor No.	Apt./shop/unit No.	RERA Carpet area of Apt./shop/unit	Enclosed Balcony Area attached Apt./shop/unit	Open Balcony Area attached Apt./shop/unit	Terrace Area attached Apt./shop/unit	Total carpet 7=4+5	Grand Total 9=6+7+8	Remark
	Gr. FLOOR	---	0.00	000.00	000.00	000.00	00.00	00.00	Parking
	1st FLOOR	---	104.12	3.82	6.44	000.00	107.94	114.38	Bungalow
	2nd FLOOR	---	86.30	3.99	13.33	10.64	90.29	114.26	Bungalow
	3rd FLOOR	---	101.07	4.05	4.50	5.00	105.12	114.62	Bungalow
	TOTAL		291.49	11.86	24.27	15.64	303.35	343.26	

STATEMENT- 04 PARKING AREA STATEMENT

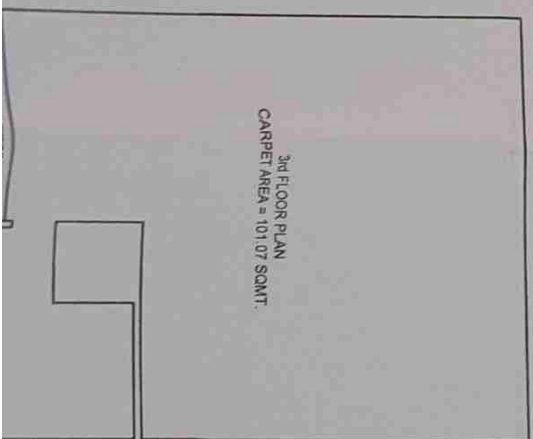
PARKING FOR RESIDENCE for every Tenement	REQUIRED		PROPOSED	
	BIG CAR	TOTAL	BIG CAR	TOTAL
Carpet Area = 150SQM. & ABOVE	0.00	2.00	0.00	2.00
Add visitor's / Garage parking(5% of I=I)	0.00	0.10	0.00	0.10
TOTAL	0.00	2.10	0.00	2.10
Total Parking = rounded off I+I= say	0.00	2.10	1.00	2.00
PROPOSED PARKING	0.00	2.00	1.00	2.00

(F)	(G)
ESTIMATED BUILDUP AREA FOR PAYMENT	REMARK
229.28	229.28
000.00	000.00
18.74	18.74
000.00	000.00
000.00	000.00
000.00	000.00
000.00	000.00
248.02	248.02
000.00	000.00
119.99	119.99
368.01	368.01
368.01	368.01

BUILDING

(5)	REMARK
	BUNGLOW

3rd FLOOR PLAN
CARPET AREA = 101.07 SQMT.



SCHEDULE OF OPENING

Description	Area	Material
Dm	1.20 x 2.40	FOLDING DOOR(main door)
FD	2.00 X 2.10	FOLDING/SLIDING door
D1	1.05 X 2.40	DOOR
D2	1.00 X 2.40	DOOR
D3	0.90 X 2.40	DOOR
D4	0.7 X 2.10	FLUSH DOOR
W1	3.00 X 1.50	M. S. WINDOWS
W2	2.40 X 1.50	M. S. WINDOWS
W3	2.26 X 1.50	M. S. WINDOWS
W4	2.39 X 1.50	M. S. WINDOWS
W5	2.00 X 1.50	M. S. WINDOWS
W6	1.80 X 1.50	M. S. WINDOWS
W7	1.00 X 1.50	M. S. WINDOWS
W8	0.80 X 1.50	M. S. WINDOWS
V1	2.00 X 1.50	GLASS LOUVERED WINDOW
V2	1.80 X 1.50	GLASS LOUVERED WINDOW
V3	1.00 X 1.50	GLASS LOUVERED WINDOW

PROPOSED SITE



LOCATION PLAN

SCALE-NTS



12.50 BUILDING OUT TO OUT

NEW PROPOSED BUILT-UP AREA (E2)	[E3]+E+EE TOTAL	[F] = E3-D3 BUILT-UP AREA FOR PAYMENT	[G] REMARK
28	000.00	229.28	229.28
00	000.00	000.00	000.00
1	000.00	18.74	18.74
0	000.00	000.00	000.00
0	000.00	000.00	000.00
0	000.00	000.00	000.00
0	000.00	000.00	000.00
0	000.00	000.00	000.00
2	000.00	248.02	248.02
2	000.00	000.00	000.00
2	000.00	119.99	119.99
0	000.00	368.01	368.01
368.01		368.01	368.01

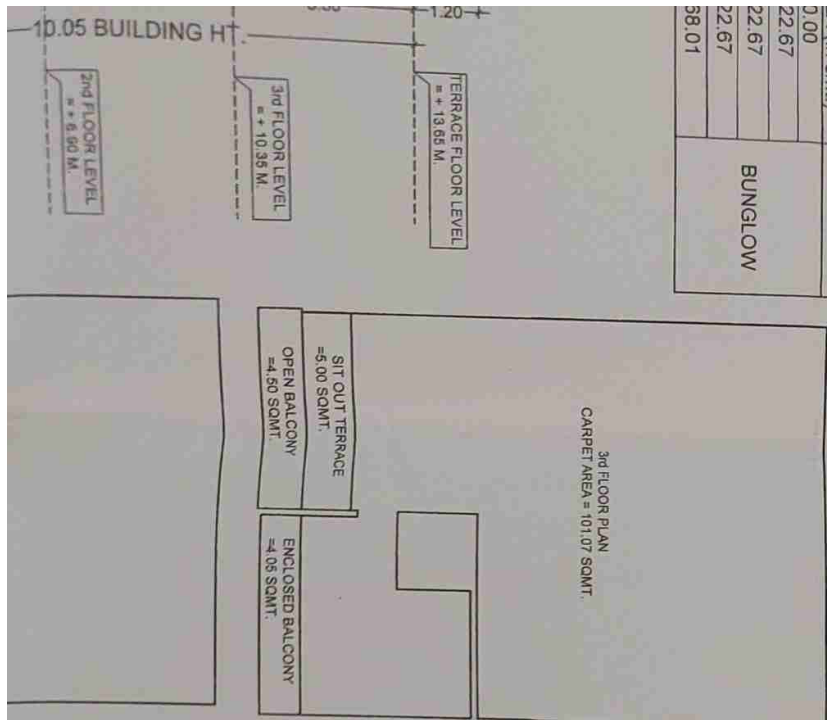
STATEMENT - 03 CARPET AREA STATEMENT (Sr. No.-9(g)) (Area in sqm.)

(1) Building No.	(2) Floor No.	(3) Apt./shop/unit No.	(4) RERA Carpet area of Apt./shop/unit	(5) Enclosed Balcony Area attached Apt./shop/unit	(6) Open Balcony Area attached Apt./shop/unit	(7) Terrace Area attached Apt./shop/unit	(8) Total carpet area 7=4+5+6+7	(9) Grand Total 9=6+7+8	(10) Remark
	Gr. FLOOR	---	0.00	000.00	000.00	000.00	00.00	00.00	Parking
	1st FLOOR	---	104.12	3.82	6.44	000.00	107.94	114.38	Bungalow
	2nd FLOOR	---	86.30	3.99	13.33	000.00	90.29	114.26	Bungalow
	3rd FLOOR	---	101.07	4.05	4.50	5.00	105.12	114.62	Bungalow
	TOTAL		291.49	11.86	24.27	15.64	303.35	343.26	

STATEMENT - 04 PARKING AREA STATEMENT

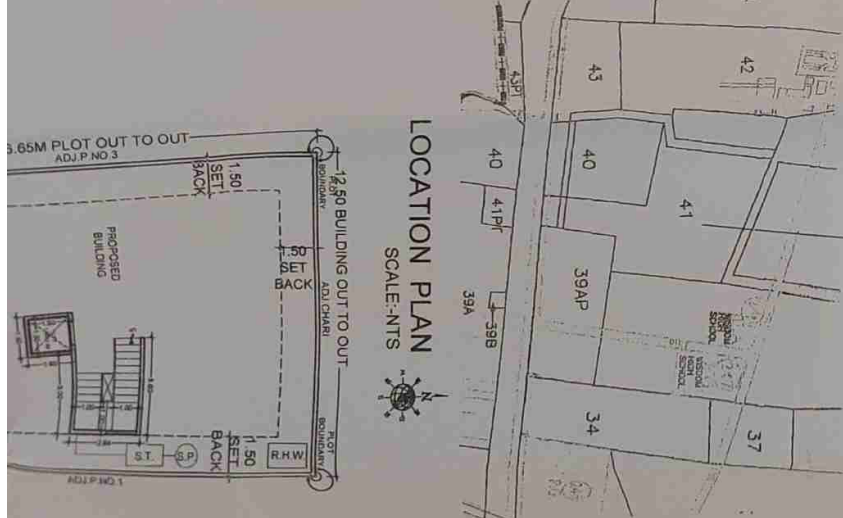
OCCUPANCY	REQUIRED		PROPOSED	
	BIG CAR	SCOOTER	BIG CAR	SCOOTER
PARKING FOR RESIDENCE for every Tenement	0.00	2.00	0.00	2.00
Carpet Area = 150SQM. & ABOVE	0.00	0.10	0.00	0.10
Add visitors / Garage parking (5% of I=II)	0.00	0.00	0.00	0.00
TOTAL	0.00	2.10	0.00	2.10
Total Parking = rounded off I+II= say	0.00	2.10	0.00	2.00
PROPOSED PARKING	0.00	2.00	0.00	2.00

(4)	(5)
TOTAL EA (in sqm.)	REMARK
0.00	
22.67	
22.67	BUNGLOW
38.01	



SCHEDULE OF OPENING

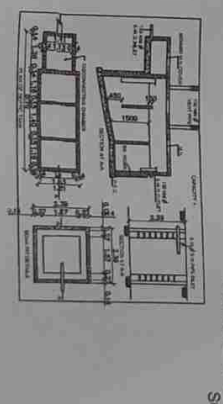
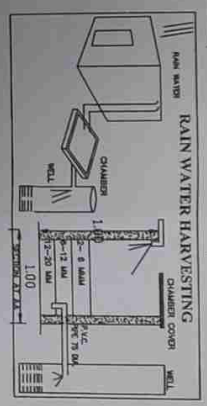
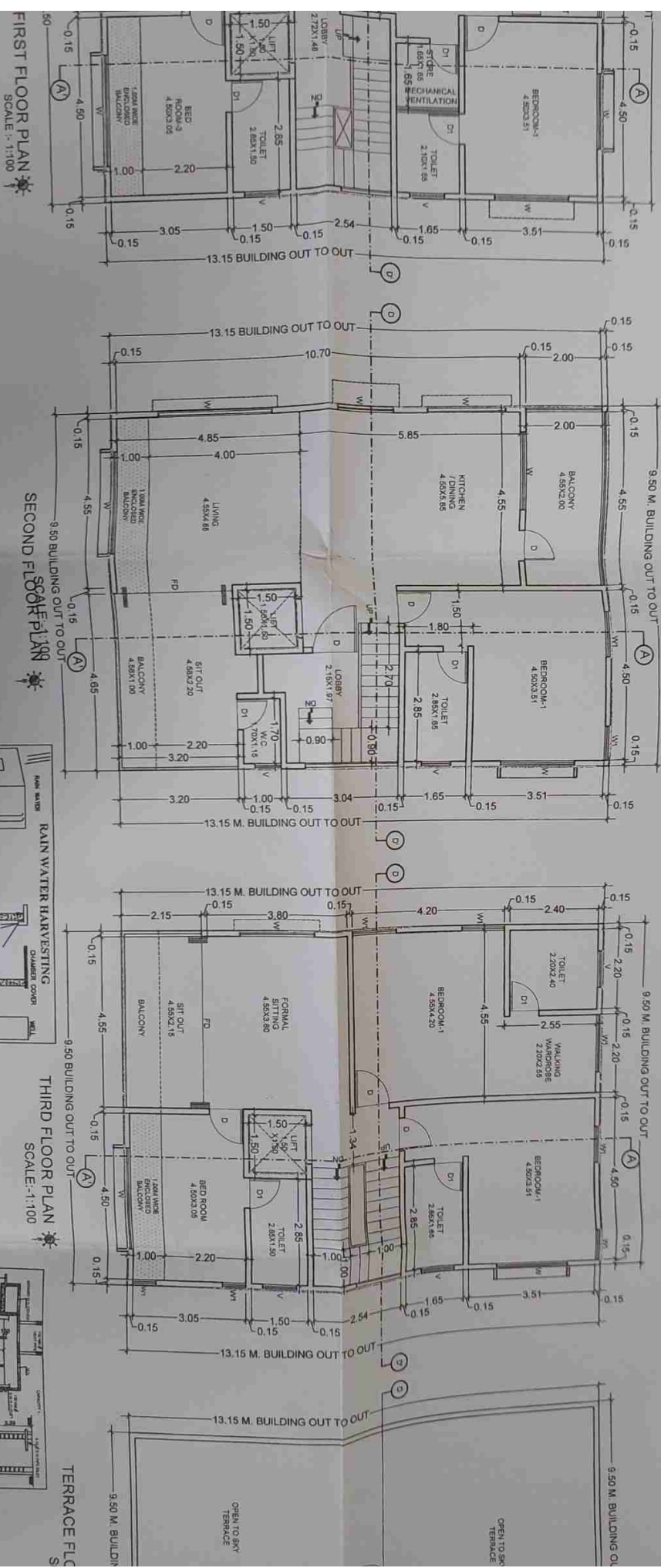
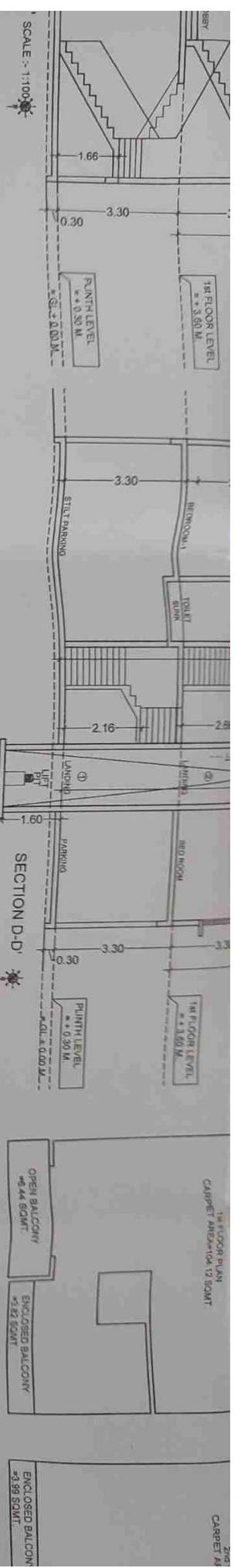
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FD	FOLDING DOOR (main door)																		
D1	DOOR																		
D2	DOOR																		
D3	DOOR																		
D4	DOOR																		
W1	M. S. WINDOWS																		
W2	M. S. WINDOWS																		
W3	M. S. WINDOWS																		
W4	M. S. WINDOWS																		
W5	M. S. WINDOWS																		
W6	M. S. WINDOWS																		
W7	M. S. WINDOWS																		
W8	M. S. WINDOWS																		
V1	GLASS LOUVERED WINDOW																		
V2	GLASS LOUVERED WINDOW																		
V3	GLASS LOUVERED WINDOW																		
V4	GLASS LOUVERED WINDOW																		
V5	GLASS LOUVERED WINDOW																		

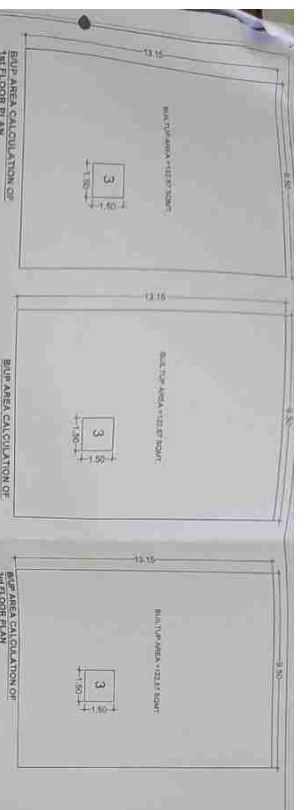


DWG. NO. B1/18C
 PROPOSAL IN NON-CON PROJECT TITLE:-
 MUNICIPAL DRAWING OF PROPOSED RE S.NO. - 41/1/1 TO AT - ANANDWALI FOR - Miss. SHITAL Mr. SANDEEP

STAMP

PREVIOUS AT LAYOUT LETT
 N.A. ORDER DATE :- 11/1/1
 AREAS:
 1. AREA
 2. AREA
 3. AREA
 4. AREA
 5. AREA





BIP AREA CALCULATION OF FIRST FLOOR PLAN
 BUILDING = 1,800 X 1,111
 REDUCTION = 1,800 X 1,111 X 0.15
 BIP AREA = 1,800 X 1,111 X 0.85
TOTAL BIP AREA OF FIRST FLOOR = 1,728.57 SQ.M

BIP AREA CALCULATION OF SECOND FLOOR PLAN
 BUILDING = 1,800 X 1,111
 REDUCTION = 1,800 X 1,111 X 0.15
 BIP AREA = 1,800 X 1,111 X 0.85
TOTAL BIP AREA OF SECOND FLOOR = 1,728.57 SQ.M

BIP AREA CALCULATION OF THIRD FLOOR PLAN
 BUILDING = 1,800 X 1,111
 REDUCTION = 1,800 X 1,111 X 0.15
 BIP AREA = 1,800 X 1,111 X 0.85
TOTAL BIP AREA OF THIRD FLOOR = 1,728.57 SQ.M

STATEMENT OF S.I. AREA STATEMENT

Sl. No.	Particulars	Area (sq.m)	Remarks
1	Ground Floor	1,728.57	
2	First Floor	1,728.57	
3	Second Floor	1,728.57	
4	Third Floor	1,728.57	
5	Roof Area	1,800.00	
6	Open Area	1,800.00	
7	Staircase	1,800.00	
8	Lift	1,800.00	
9	Common Area	1,800.00	
10	Other	1,800.00	
11	Total	17,285.70	

STATEMENT - 03 CARPET AREA STATEMENT

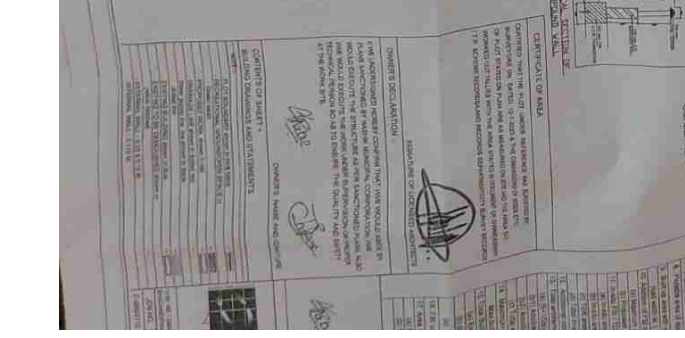
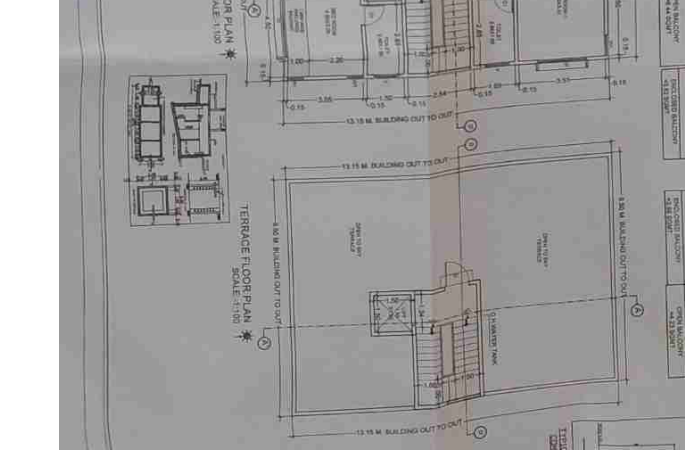
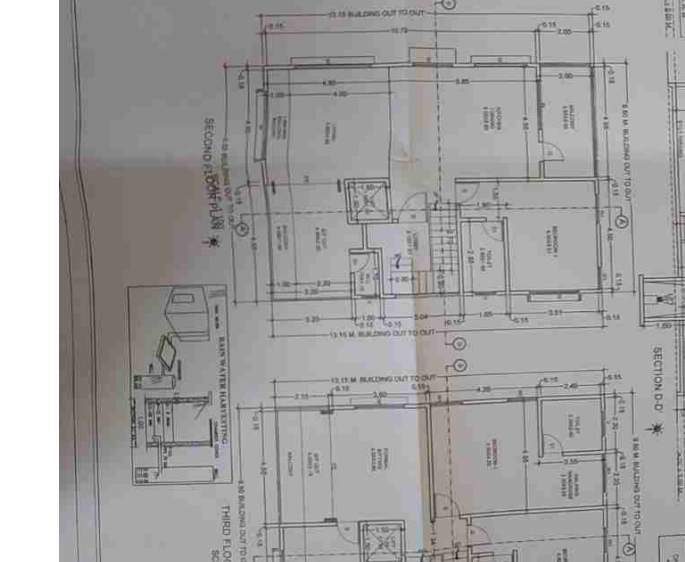
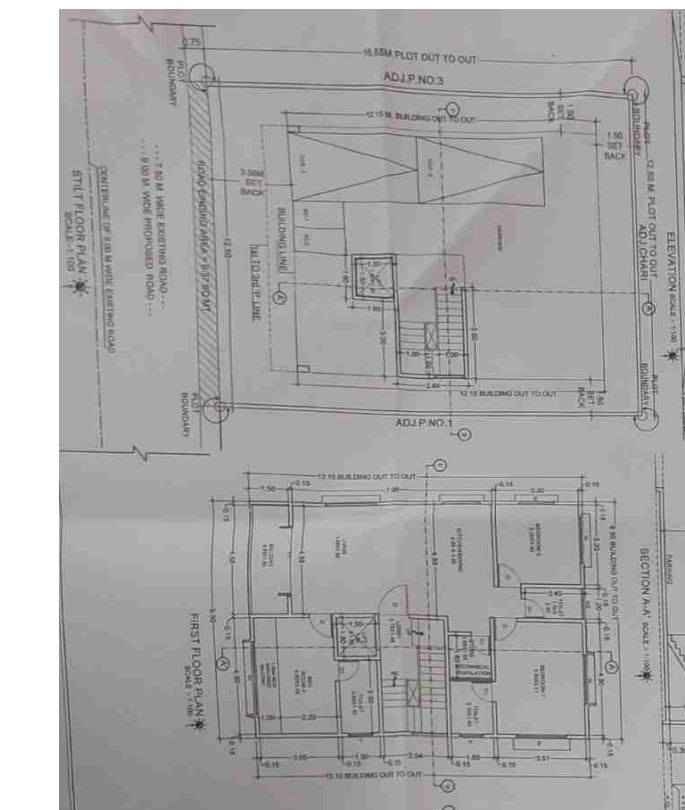
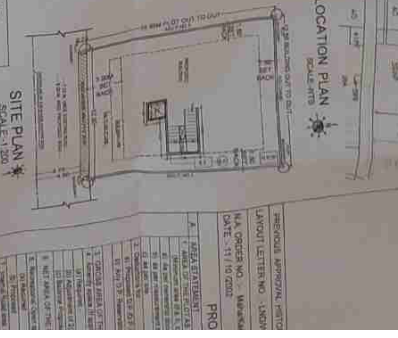
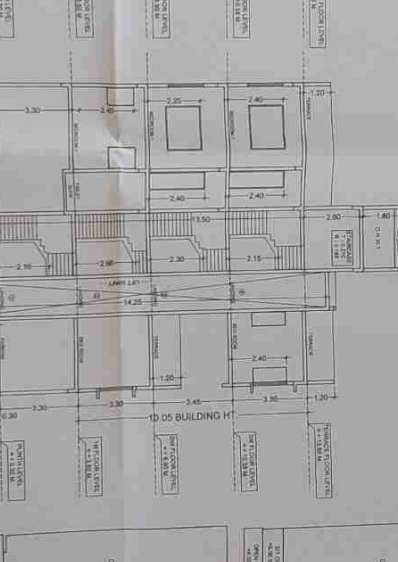
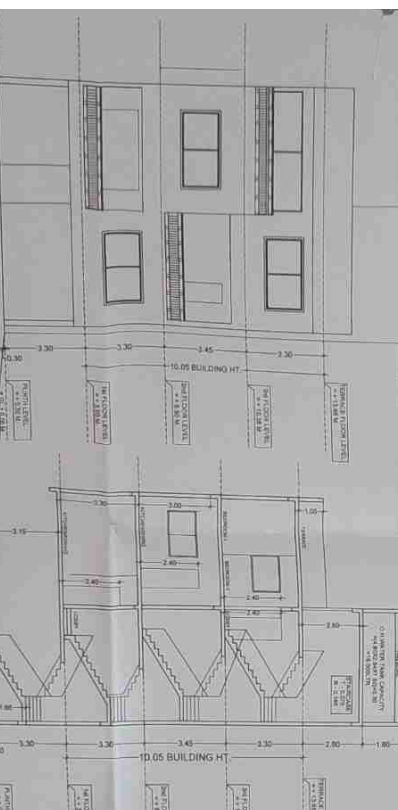
Sl. No.	Particulars	Area (sq.m)	Remarks
1	Ground Floor	1,728.57	
2	First Floor	1,728.57	
3	Second Floor	1,728.57	
4	Third Floor	1,728.57	
5	Total	6,914.28	

STATEMENT - 04 PARKING AREA STATEMENT

Sl. No.	Particulars	Area (sq.m)	Remarks
1	Open Parking	1,800.00	
2	Covered Parking	1,800.00	
3	Total	3,600.00	

SCHEDULE OF OPENING

Sl. No.	Description	Area (sq.m)	Remarks
1	Door	1,800.00	
2	Window	1,800.00	
3	Other	1,800.00	
4	Total	5,400.00	



LOCATION PLAN

SCALE: 1:100

OWNERS DECLARATION

I, the undersigned, being the owner of the land and building, hereby declare that the above is a true and correct statement of the area of the building and land, and that the same has been prepared in accordance with the provisions of the relevant laws and regulations.

[Signature]

CONTRACT OF SALE

This contract is made between the undersigned, the owner of the land and building, and the purchaser, who has purchased the same from me, and it is hereby agreed that the same shall be held in accordance with the provisions of the relevant laws and regulations.

[Signature]

PROFESSIONAL APPROVAL

I, the undersigned, being a registered professional, hereby certify that the above is a true and correct statement of the area of the building and land, and that the same has been prepared in accordance with the provisions of the relevant laws and regulations.

[Signature]

APPROVE

The Plan prepared by me is approved for the purpose of the relevant laws and regulations.

[Signature]

DMG SHEET NO. 01

PROPOSED RESIDENTIAL BUILDING AT ANANDWADI SHIKHAR, KASIK, FOR THE SHRI. SANDER THAKA MANDEER PABHARAM TRUST

STAMP OF APPR