

APPROVED

As per the accoupaning
occupancy Certificate

No. Nashik/ B2/31749/2023
Date : 09/05/2023


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik


c) TDR AREA	---
d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	---
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	454.90
b) ANGLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	272.00
c) TOTAL ENTITLEMENT (a+b)	726.90
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)x1.6 or 1.8	3.60
15) TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17b)	---
a) EXISTING BUIT-UP AREA	---
b) PROPOSED BUIT-UP AREA(AS PER P-LINE) (COMMERCIAL)	18.37
c) PROPOSED BUIT-UP AREA(AS PER P-LINE)(RESIDENTIAL)	704.11
d) TOTAL (a+b+c)	722.48
16) F.S.I CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.90%
17) AREA FOR INCLUSIVE HOUSING, IF ANY	---
a) REQUIRED(20% OF SR.NO.5)	---
b) PROPOSED	---

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/03/19 & 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.

[Signature]

SIGN OF LICENCED ENGG.

OWNER'S DECLARATION .

IWE UNDERSIGNED HEREBY CONFIRM THAT IWE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. IWE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO IWE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

गौरग बिल्डर्स अँड डेव्हलपर्स

[Signature]
OWNER

[Signature]

OWNER (S) NAME & SIGN

NAME OF ENGINEER	SIGN OF ENGINEER
ER. D. B. GAVHANE	<i>[Signature]</i>

SHRINIWAS CONSULTANTS

ER.D.B.GAVHANE. B.E.(CIVIL)

CONSULTING CIVIL ENGINEER

1,ATHARVA,GANGAPUR LINK ROAD,SHIVAJI NAGAR, SATPUR,NASHIK. ,MO-9850509740.

JOB.NO. :	SCALE :-	CAD BY : PRITAM LOKNAR
DATE :	AS SHOWN	CKD BY : DATTA GAVHANE

AREA STATEMENTS.	SQ.M.
1) AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDERED) (173.00 +170.00)	343.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	343.00
b) AS PER MEASUREMENT SHEET	343.00
c) AS PER SITE	---
2) DEDUCTIONS FOR	24.00
a) PROPOSED D.P. / D.P. ROAD WIDENING AREA /SERVICE ROAD/HIGHWAY WIDENING	---
b) ANY D.P. RESERVATION AREA	---
(TOTAL a+b)	24.00
3) BALANCE AREA OF PLOT (1-2)	319.00
4) AMENITY SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) ADJUSTMENT OF 2(b), IF ANY .	---
c) BALANCED PROPOSED -	---
5) NET AREA OF PLOT = [3 - 4 (c)]	---
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) PROPOSED -	---
7) INTERNAL ROAD AREA	---
8) PLOTABLE AREA (IF APPLICABLE)	319.00
9) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X1.1)	350.90
10) ADDITION OF AREA FOR F.S.I. ON PAYMENT OF PREMIUM	---
a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/ TOD ZONE	159.50
b) PROPOSED FSI ON PAYMENT OF PREMIUM	80.00
11) IN-SITU FSI / TDR LOADING	---
a) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO. 2(a)) , IF ANY	24.00
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	---
c) TDR AREA	---
d) TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	---
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	454.90
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	272.00
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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) (COMMERCIAL)	18.37
c) PROPOSED BUILT-UP AREA(AS PER P-LINE)(RESIDENTIAL)	704.11
d) TOTAL (a+b+c)	722.48
16) F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	0.99%
a) REQUIRED(20% OF SR.NO.5)	---
b) PROPOSED	---

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/03/19 & THE DIMENSIONS 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.

[Signature]
SIGN OF LICENCED ENGS.

OWNER'S DECLARATION .

I/WE UNDERSIGNED HEREBY CONFIRM...

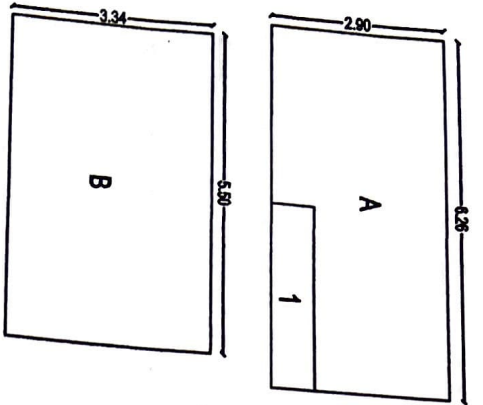
STATEMENT-3 (Area Detail of Apartment)

Building No.	Floor No.	Appartment. No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
A	(2)	(3)	(4)	(5)	(6)
1-	Ground Floor.	S1	7.71 sqm.	-	-
		S2	8.50 sqm.	-	-
	First Floor.	1	29.77 sqm.	10.53 sqm.	-
		2	29.71 sqm.	10.26 sqm.	-
		3	29.93 sqm.	5.13 sqm.	-
		4	29.53 sqm.	3.46 sqm.	-
	Second Floor.	5	29.77 sqm.	10.53 sqm.	-
		6	29.71 sqm.	10.26 sqm.	-
		7	29.93 sqm.	5.13 sqm.	-
		8	29.53 sqm.	3.46 sqm.	-
	Third Floor.	9	29.77 sqm.	10.53 sqm.	-
		10	29.71 sqm.	10.26 sqm.	-
		11	29.93 sqm.	5.13 sqm.	-
		12	29.53 sqm.	3.46 sqm.	-
	Fourth Floor.	13	29.77 sqm.	10.53 sqm.	-
		14	29.71 sqm.	10.26 sqm.	-
15		29.93 sqm.	5.13 sqm.	-	
16		29.53 sqm.	3.46 sqm.	-	

14.70

PARKING STATMENT

TYPE	CARPET AREA	TENEMENT (NO.)	CAR (NO.)		SCOOTER (NO.)	
			BY RULE	PROP.	BY RULE	PROP.
RESI	0-30	16	00	00	32	32
TOTAL			00	00	32	32
VISITOR (5%)			00	00	02	02
COM	0 - 100	01	02	02	06	06
TOTAL			02	02	40	40
TOTAL (0.90 FACTOR)			02	02	36	36
1 CAR X 6 SCOOTER			= 4X6= 24 Scooter			



AREA DIAGRAM & CALCULATION GROUND FLOOR.

AREA OF BLOCK 'A' - 6.26X2.90 = 18.15 SQ.M.
(RESIDENTIAL)

DEDUCTION '1' - 3.15X0.70 = 2.20 SQ.M.

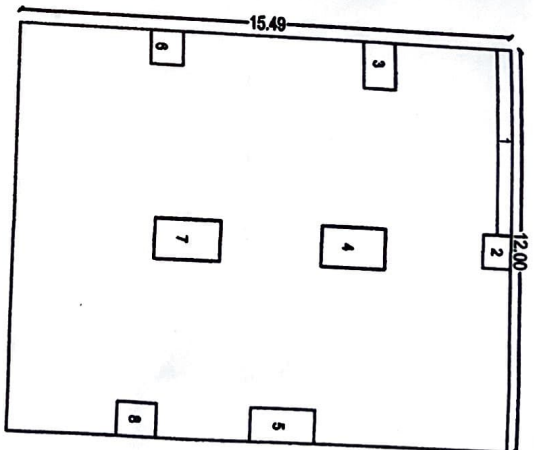
TOTAL AREA (RESIDENTIAL) = 18.15-2.20 = 15.95 SQ.M.

AREA OF BLOCK 'B' - 5.50X3.34 = 18.37 SQ.M.

TOTAL AREA (COMMERCIAL) = 18.37 SQ.M.

TOTAL AREA ON GROUND FLOOR

= 15.95 + 18.37 = 34.32 SQ.M.



AREA DIAGRAM & CALCULATION 1ST, 2ND, 3RD, 4TH FLOOR.

AREA OF BLOCK 'A' - 12.00X15.49 = 185.88 SQ.M.

DED. - 1) 5.55X0.45 = 2.49 SQ.M.

2) 1.00X0.89 = 0.89 SQ.M.

3) 1.40X1.00 = 1.40 SQ.M.

4) 1.20X2.00 = 2.40 SQ.M.

5) 1.00X2.00 = 2.00 SQ.M.

6) 1.00X1.00 = 1.00 SQ.M.

7) 1.20X 2.05 = 2.46 SQ.M.

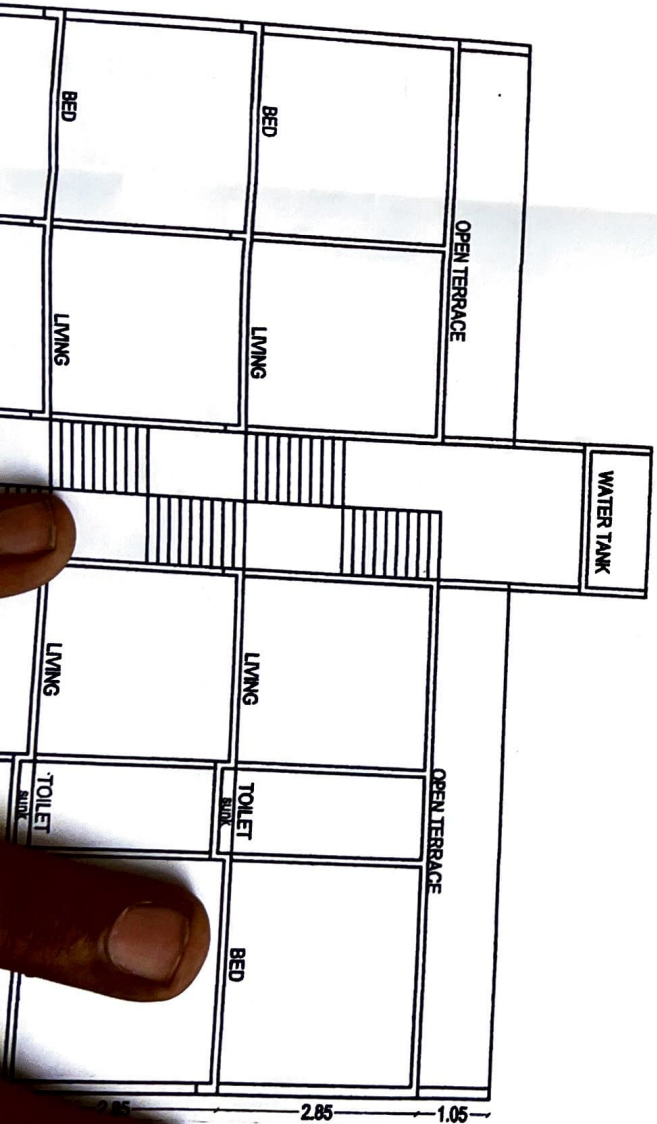
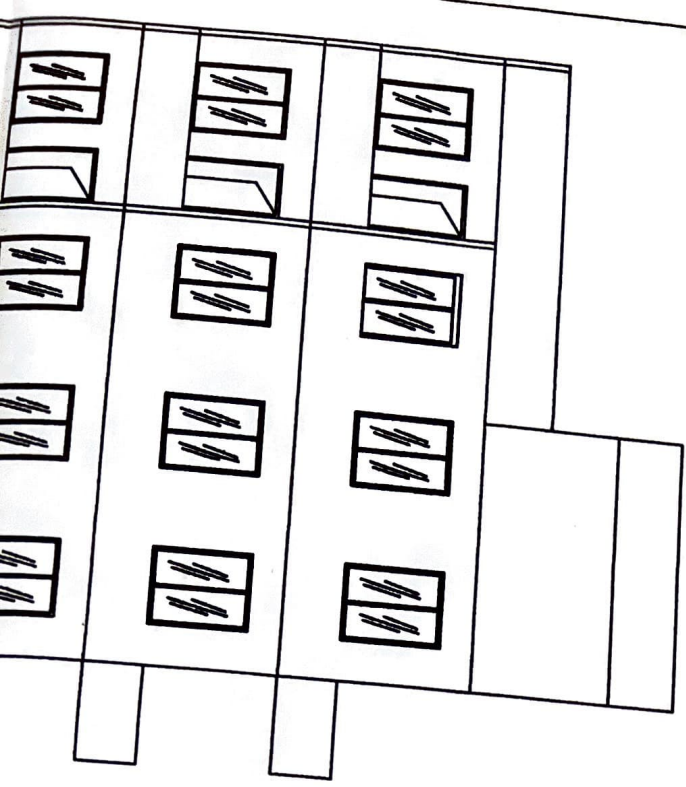
8) 1.00X1.20 = 1.20 SQ.M.

TOTAL DEDUCTION = 13.84 SQ.M.

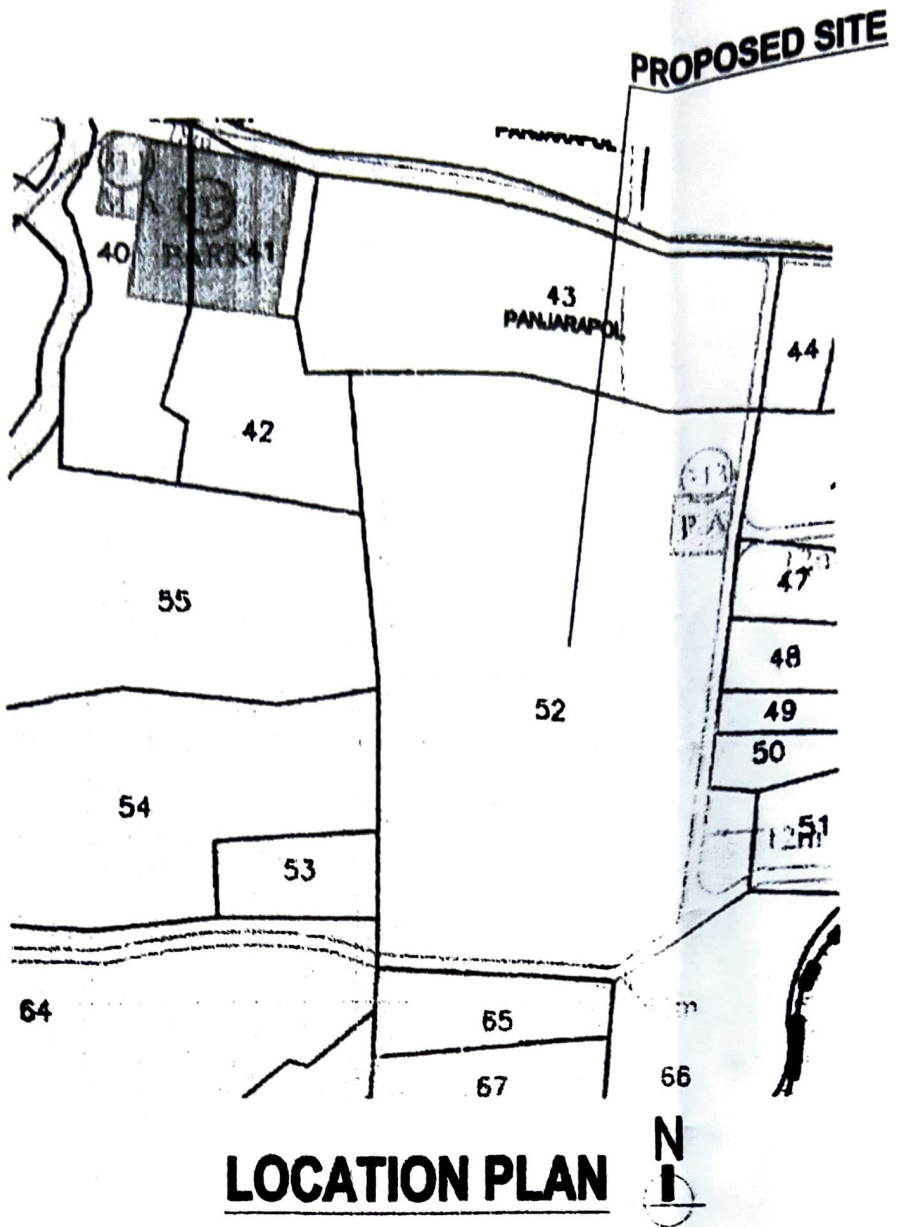
TOTAL B/UP AREA = 185.88 - 13.84 = 172.04 SQ.M.

TOTAL B/UP AREA OF BUILDING - A =

= GROUND+ FIRST + SECOND +THIRD +FOURTH
= 34.32 + 172.04 +172.04 +172.04 +172.04
= 722.48 SQ.M.



Building No
A
1-



LOCATION PLAN

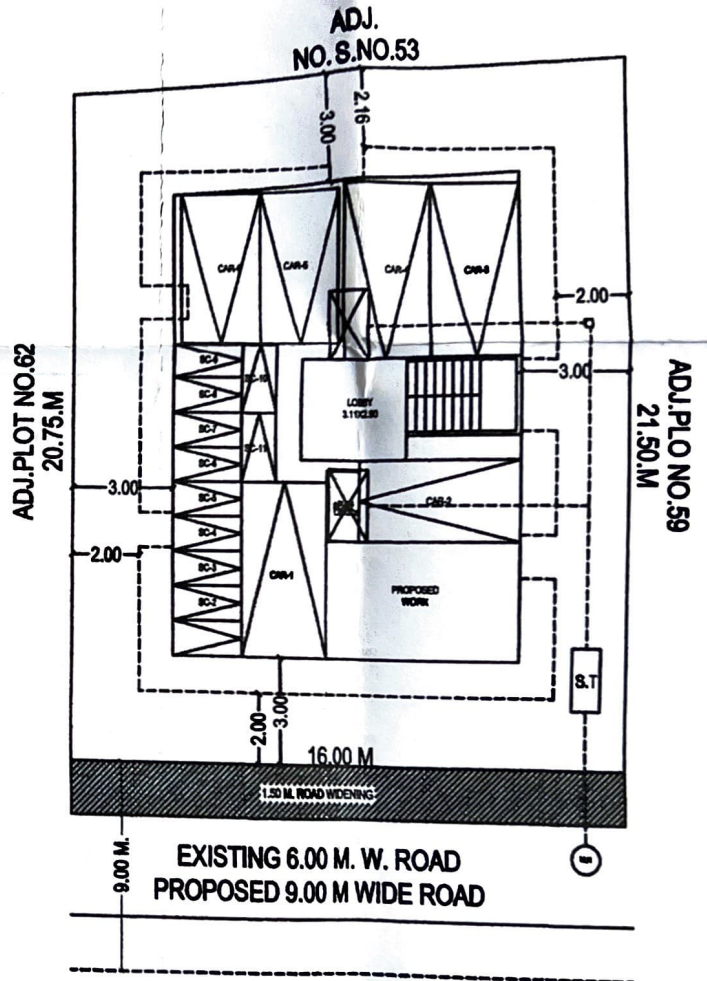
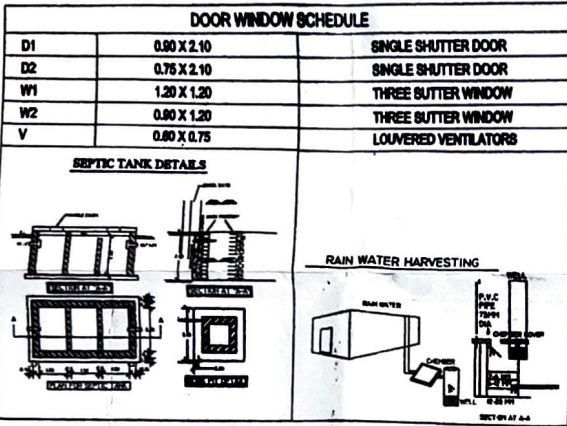
STATEMENT-3 (Area Detail of Apartment)

Floor No.	Appartment. No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
(2)	(3)	(4)	(5)	(6)
Ground Floor.	S1	7.71 sqm.	-	-
	S2	8.50 sqm.	-	-
First Floor.	1	29.77 sqm.	10.53 sqm.	-
	2	29.71 sqm.	10.26 sqm.	-
	3	29.93 sqm.	5.13 sqm.	-
	4	29.53 sqm.	3.46 sqm.	-
Second Floor.	5	29.77 sqm.	10.53 sqm.	-
	6	29.71 sqm.	10.26 sqm.	-



PARKING STATMENT

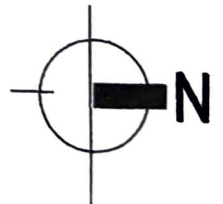
TYPE	CARPET AREA	TENEMENT (NO.)	CAR (NO.)		SCOOTER (NO.)	
			BY RULE	PROP.	BY RULE	PROP.
RESI	0-30	18	00	00	32	32
TOTAL			00	00	32	32
VISITOR (5%)			00	00	02	02
COM	0 - 100	01	02	02	06	06
TOTAL			02	02	40	40
TOTAL (0.90 FACTOR)			02	02	36	36
1 CAR X 6 SCOOTER			= 4X6= 24 Scooter			



FORM OF STATEMENT -2 [Sr.No. 9 (a)]

PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
A	(2)	(3)
—	GROUND. FLOOR	34.32 sqm.
—	FIRST. FLOOR	172.04 sqm.
—	SECOND. FLOOR	172.04 sqm.
—	THIRD. FLOOR	172.04 sqm.
—	FOURTH. FLOOR	172.04 sqm.
—	TOTAL	722.48 sqm.

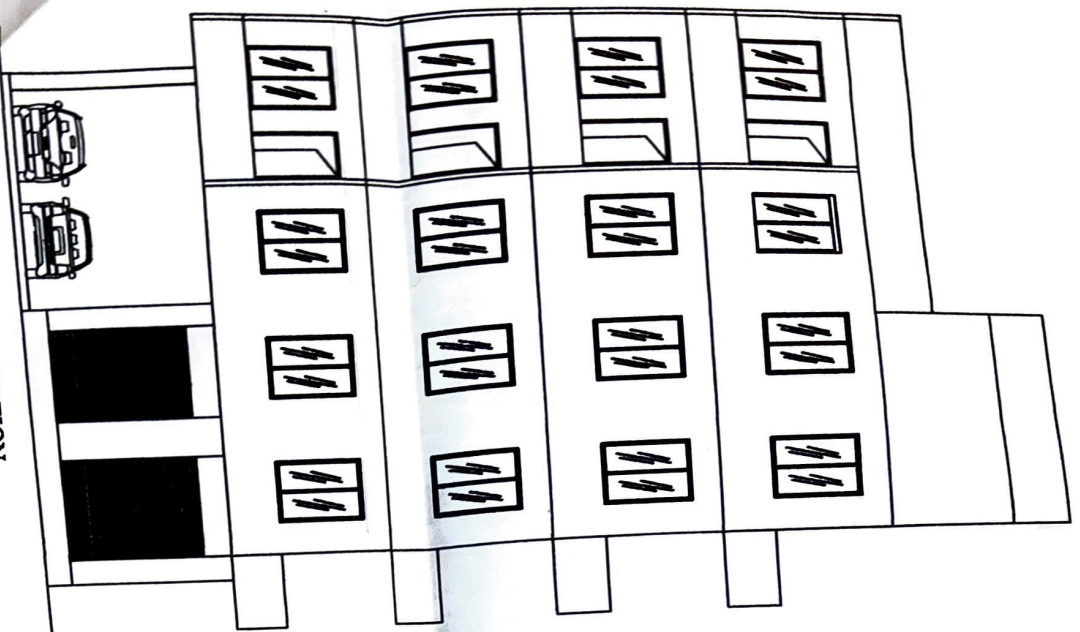
SITE PLAN
(SCALE = 1:200)



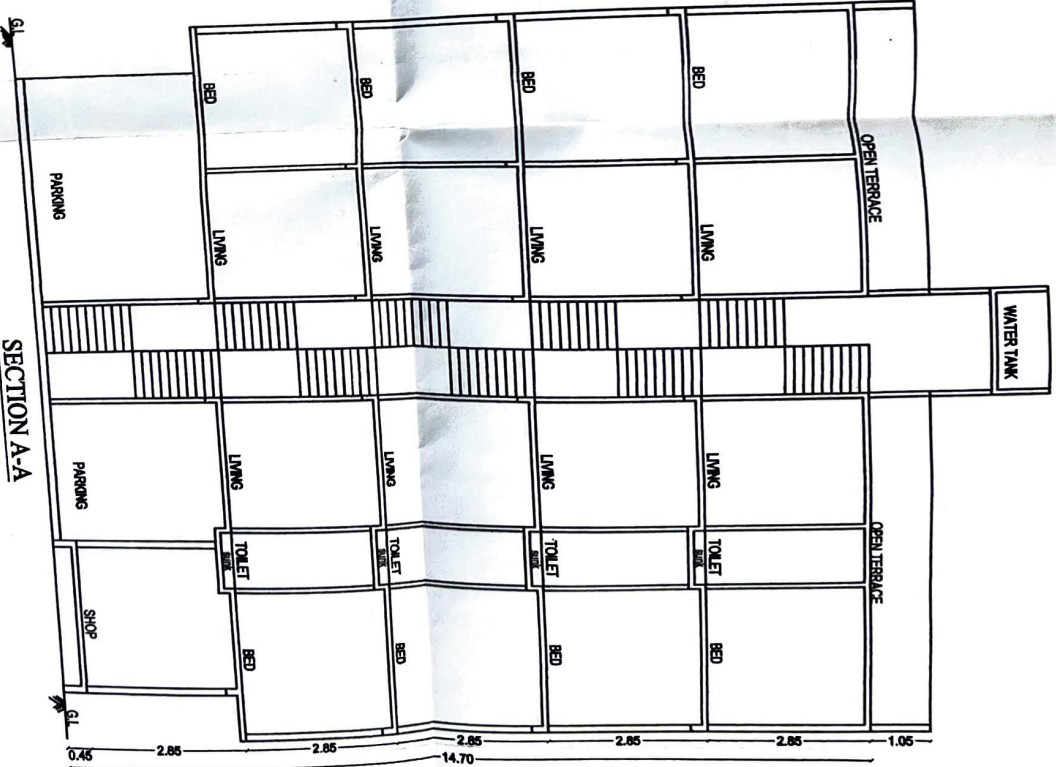
B

TOTAL AREA OF BUILDING A =
= 15.95 + 18.37 = 34.32 SQ.M.

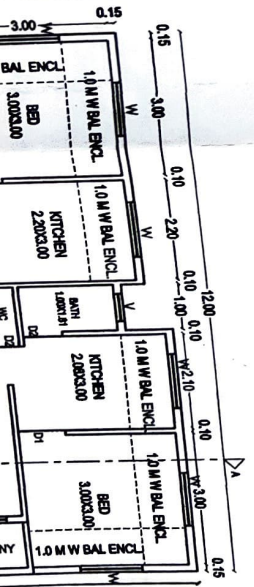
TOTAL B/UP AREA OF BUILDING A =
= GROUND+ FIRST + SECOND +THRD +FOUR
= 34.32 + 172.04 + 172.04 + 172.04 + 172.04
= 722.48 SQ.M.



FRONT ELEVATION



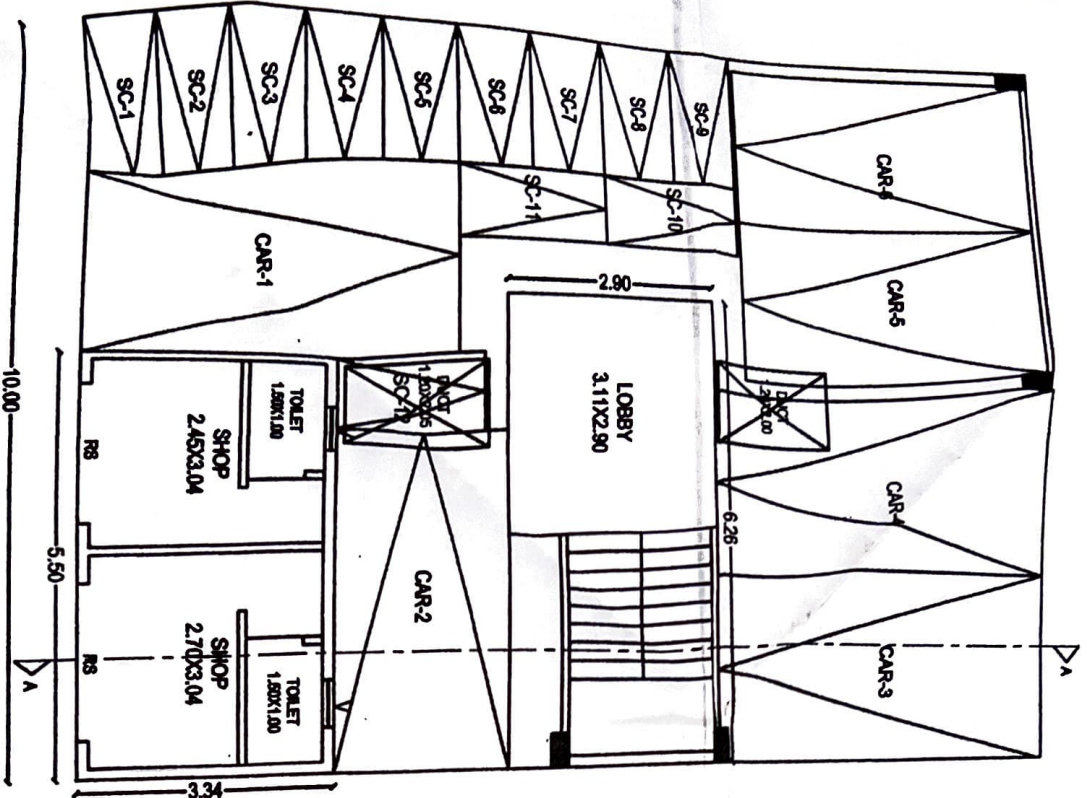
SECTION A-A



DOOR WINDOW SCHEDULE	
DI	60x215
D2	60x215
WI	130x150
W2	60x115
V	60x115

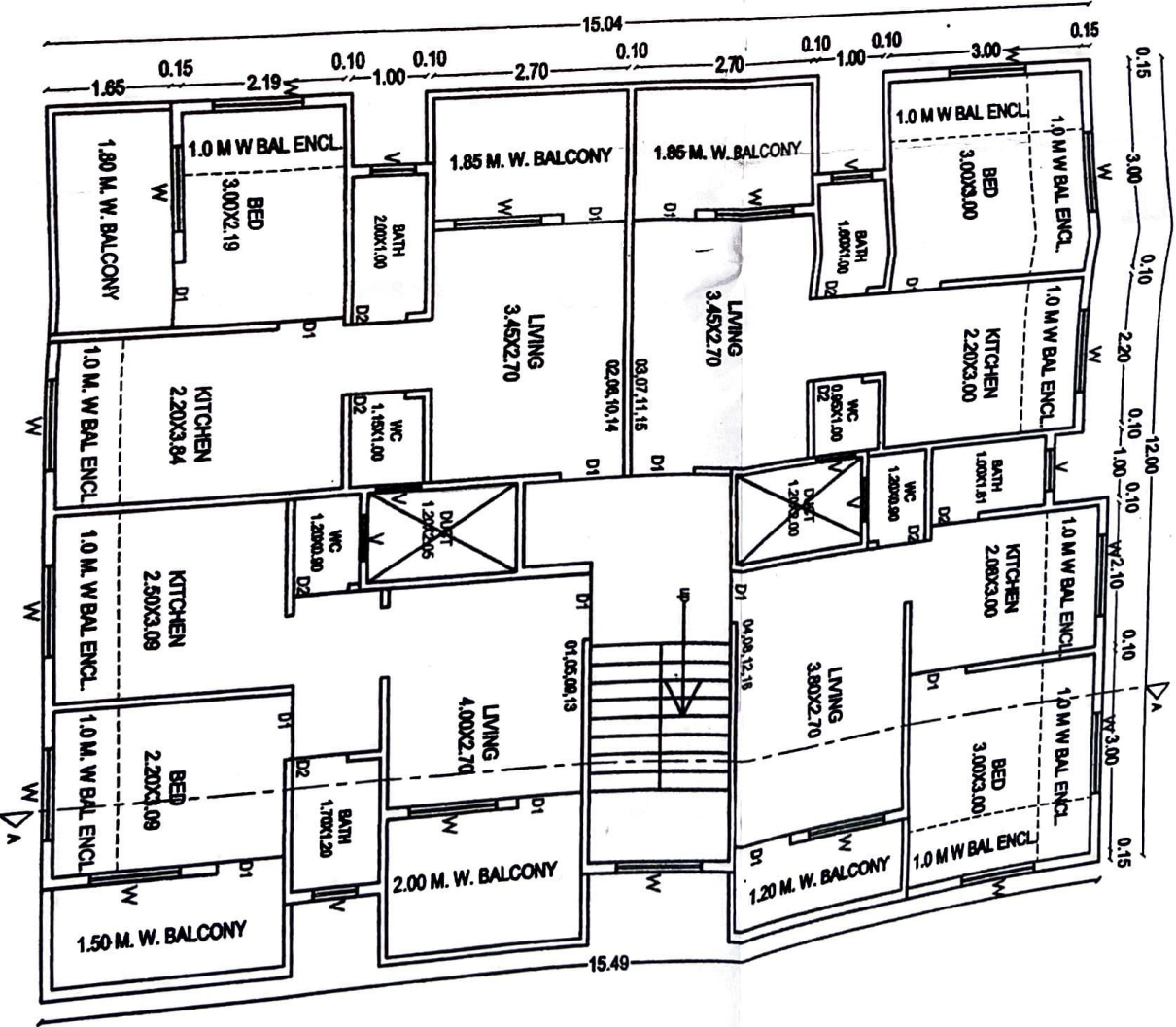
Building No.	
A	1-

FRONT ELEVATION



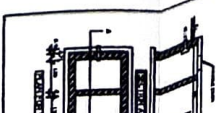
GROUND FLOOR PLAN.
SCALE 1:100

SECTION A-A



TYPICAL 1ST, 2ND, 3RD, 4TH FLOOR PLAN.
SCALE 1:100

SECTION	PLAN	SCALE
D1		0.50
D2		0.75
W1		1
W2		1
V		1



BUILD	NO	DATE	REVISION
A			