

PROFORMA - I

Completed Row-House Plan On P.No.45+46 In S.No.45/7+(P)

Sheet No.

At :- Village Makhmalabad Of Nashik.
For :- Mrs. Dakshaben Vinubhai Sandiya &
Mrs. Hetalben Atulbhai Kavthiya.

1

Approved

APPROVED

As per the accoupaning
occupancy Certificate

No. Nashik/ C 2 / 24821 / 19

Date : 22 / 03 / 20 19

3

Deputy Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

The previous Plan APPROVED No- C2/450/5685
DT- 04/10/2017 BY D.E. C T P J N M C.

A) AREA STATEMENT

1. Area Of Plot

299.53

Ownership documents (7/12, CTS extract)

299.53

The previous Plan Approved No - C2/450/5685

DT - 04/10/2017 BY D.E.C.T.P. N.M.C.

A) AREA STATEMENT		
1.	Area Of Plot	299.53
	a) As per ownership documents (7/12, CTS extract)	299.53
	b) as per measurement sheet	299.53
	c) as per site	299.53
2.	Deduction for	
	(a) Proposed D.P. / D.P. Road widening Area	-----
	(b) Any D.P. Reservation area	-----
	(Total a+b)	-----
3.	Gross Area of Plot (1-2)	299.53
4.	Recreational Open space	
	a) Required	-----
	b) Proposed	-----
5.	Amenity Space -	
	a) Required	-----
	b) Proposed	-----
6.	Service road and Highway widening	-----
7.	Internal Road area	12.00
8.	Net Area of Plot = [3 - 5(b)]	287.53
9.	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)	329.48
10.	Additional of area for F.S.I.	
	a) In-situ area against D.P. road [1.85x sr.no.2 (a)], if any	-----
	b) In-situ area against Amenity Space [2.00 or 1.85 x sr.no.5(b)],	-----
	c) Premium FSI area (subject to maximum of 0.3 of sr. no.8)	-----
	d) TDR area	-----
	e) Additional FSI area under chapter VIII	-----
	(Total of a+b+c+d+e)	-----
11.	Total area available (9+10)	329.48
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per regulation no. 15.4)	1.10
13.	Total Built-up Area in proposal. (excluding area at Sr.No.15 b)	329.48
	a) Existing Built-up Area	-----
	b) Proposed Built-up Area	319.76
	c) Excess Balcony area counted in F.S.I.	Nil
	d) Excess Double Height terraces area counted in F.S.I.	Nil
	(Total of a+b+c+d)	319.76
14.	F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	0.970%
15.	Area for Inclusive Housing in any	
	a) Required (20% of sr. no.9)	
	b) Proposed	

Certificate Of Area :

by me on

and the

5. Amenity Space -	
a) Required	
b) Proposed	
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b) Proposed	

Certificate Of Area :

Certified that the plot under reference was surveyed by me on _____ 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]
Sign Of Architect / Licened Engineer

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 structures 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.

D.V. Sandiya
(Mrs. D. V. Sandiya)

H.A. Kavthiya
(Mrs. H. A. Kavthiya)

Owner Name and Sign

[Signature]
SIGN OF STRUTURAL ENGG.
LIC NO. 49, VALID. DEC. 2020.

[Signature]
SIGN OF ARCHITBCT
LIC. NO. 51112, VALID. DEC. 2022


SHARDUL
SINGH
DESIGN'S

CONSULTING ENGINEERS
BULIDING PLANNERS
STRUCTURAL DESIGNERS
REGD. VALUERS & ARBITRATORS
PROJECT MANAGEMENT CONSULTANTS
5+6, PUSHPAK APTT., OPP. GOPAL PARK,
OLD PANDIT COLONY, NASHIK 1
PE-OFF. 2315146 MO.9422255752 / 9422747144

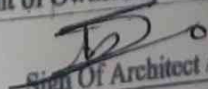
ER. R.K. SINGH
(CHARTERED ENGINEER)
B.E. (CIVIL) ANGE, I.M. A.I.V.
I.M. PVAL, I.M. ACEE INDIA
AR. SHARDUL V.B.
ARCHITECT (REGD.)

JOB NO : B - 97

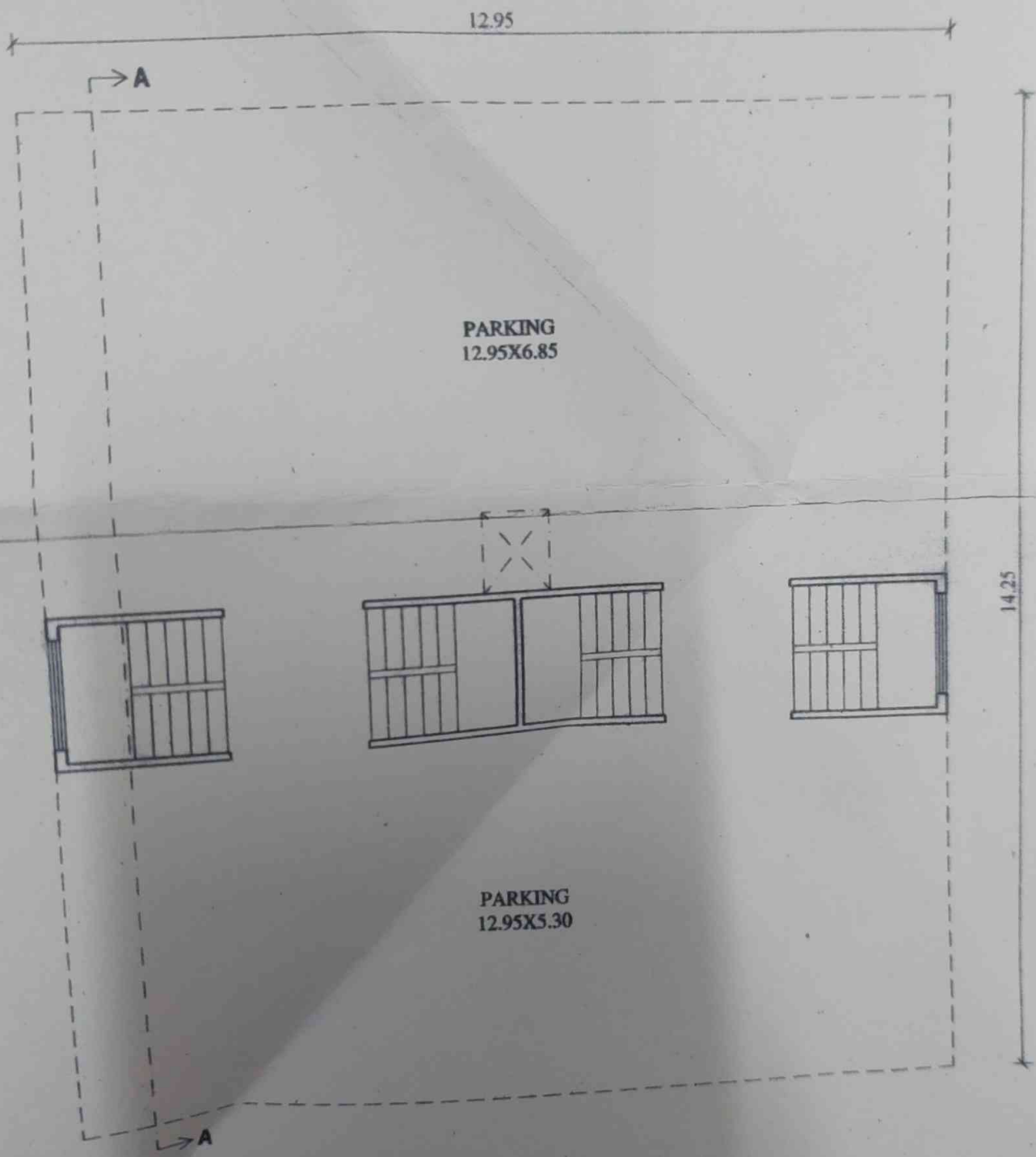
DRAWN BY : SUNILP.

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	a) Required (20% of sr. no.9)	
	b) Proposed	

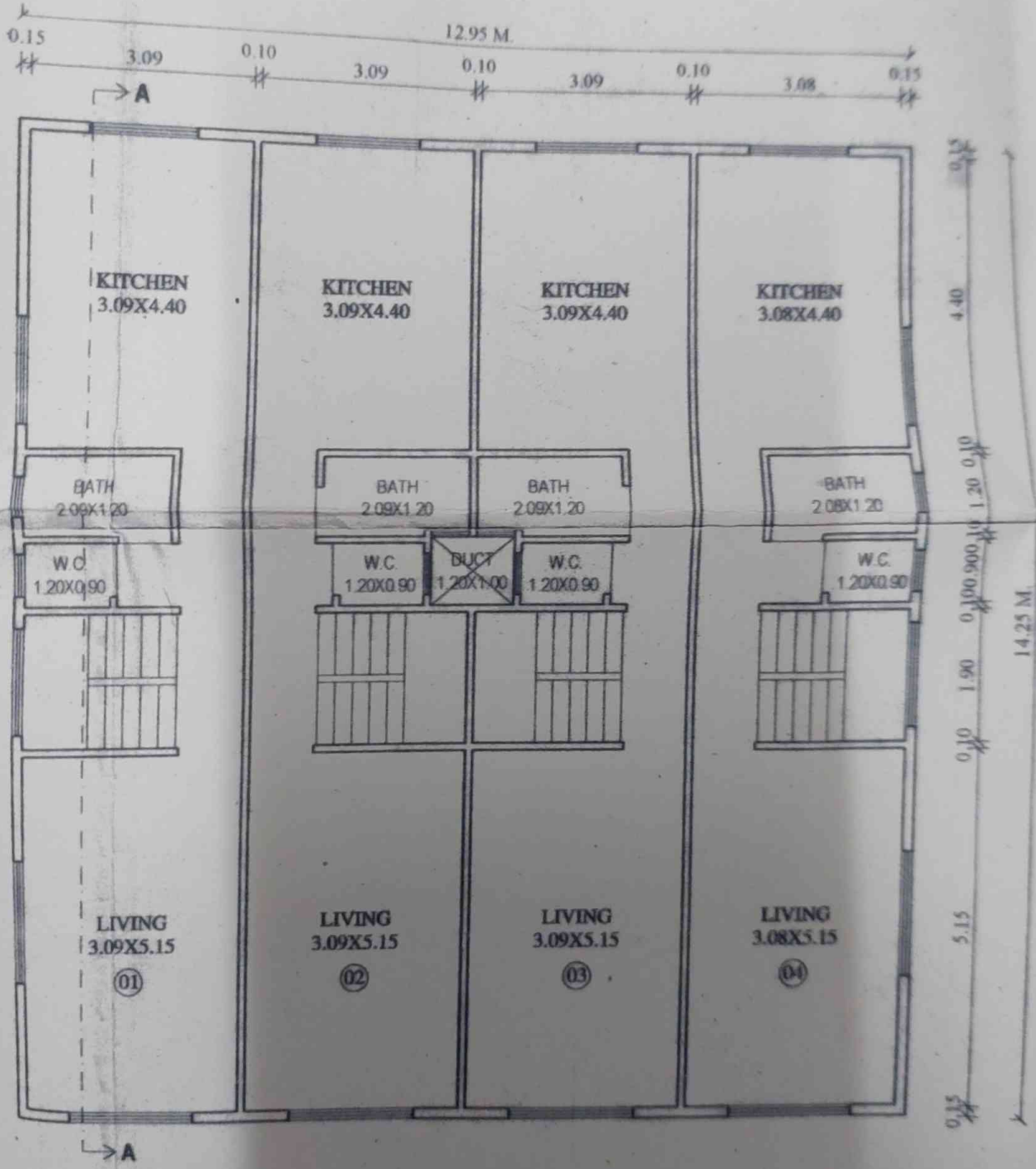
Certificate Of Area :
 Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.


 Sign Of Architect / Licened Engineer

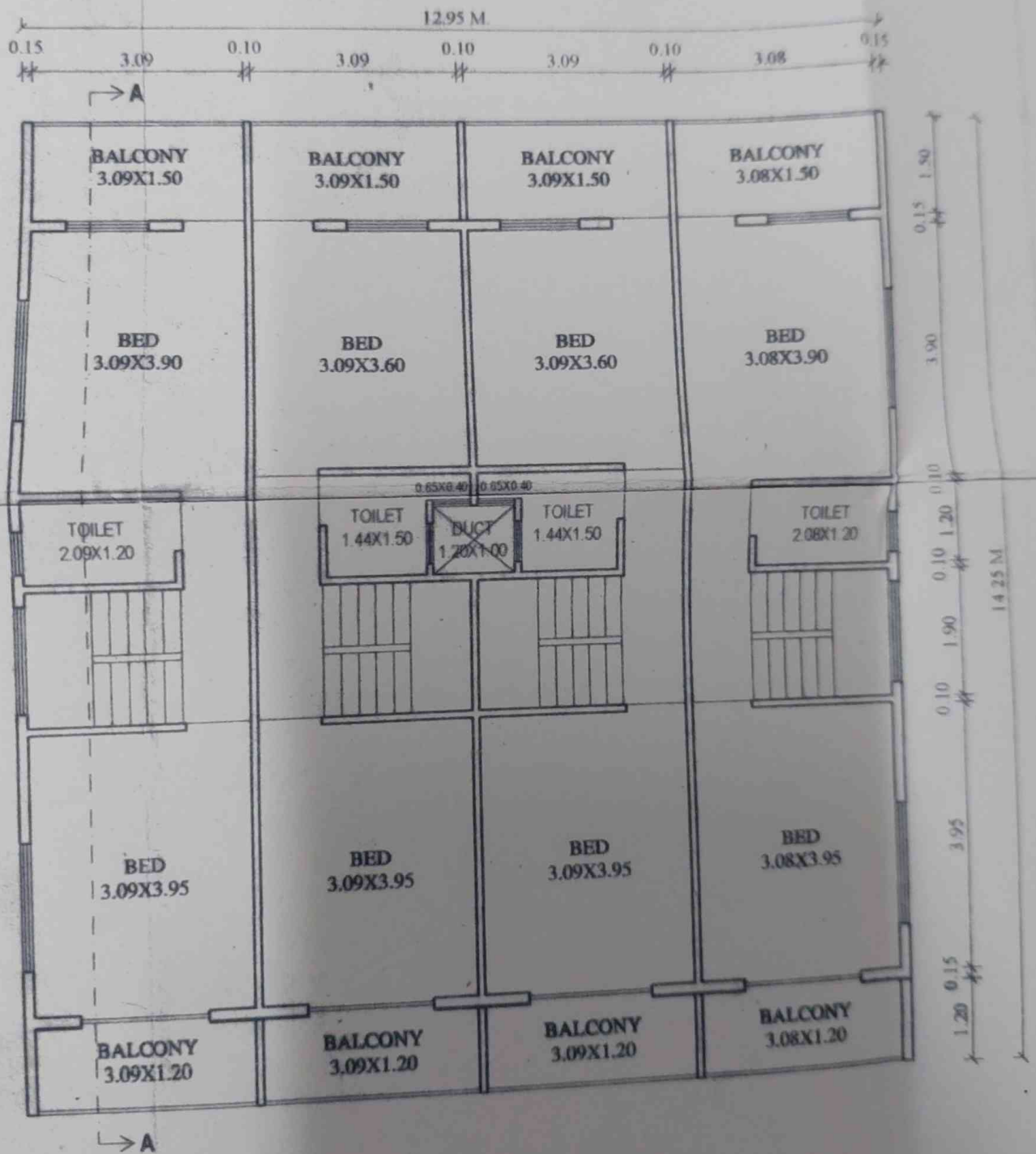
Owner's declaration :
 I/ We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the structures as per sanctioned plans. Also



PARKING FLOOR PLAN
SCALE : - 1 : 100



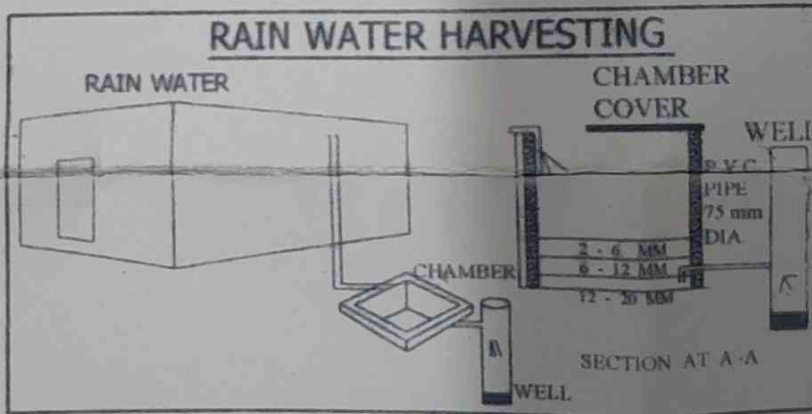
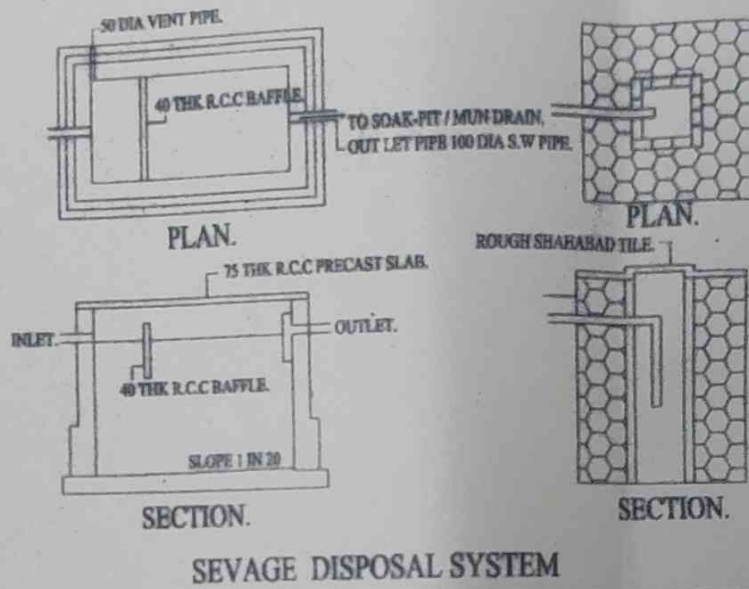
FIRST FLOOR PLAN
SCALE : - 1 : 100



SECOND FLOOR PLAN
 SCALE : - 1 : 100

SEPTIC TANK DETAILS.
 LIQUID CAPACITY OF SEPTIC TANK.
 NO OF USERS PERMITTED.
 NO USERS PROPOSED.

1800LTRS.
 USERS 50
 USERS 50



SCHEDULE OF DOORS & WINDOWS

D	1.00 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	1.80 X 1.20	M. S. WINDOW
W1	1.50 X 0.90	M. S. WINDOW
W2	1.80 X 1.20	M. S. WINDOW
V	0.60 X 0.75	M. S. VENTILATER

NOTE:
 1) Built up area of all flats / units on the respective floor shall tally with the total built-up of that floor.
 2) Above statements may vary, wherever required.

PARKING AREA STATEMENT

	ALLOWED			PROPOSED		
	CAR	SCOOTER	BICYCLE	CAR	SCOOTER	BICYCLE
Above 40 but less than 80 Sqmt (No Of row house = 7)	04	16	08	04	16	08
Total No Of Parking	04	16	08	04	16	08
	$12.50 \times 04 =$	$2.00 \times 16 =$	$0.70 \times 08 =$	$12.50 \times 04 =$	$2.00 \times 16 =$	$0.70 \times 08 =$
Total Area Of Parking	50.00 Sqmt	32.00 Sqmt	5.60 Sqmt	50.00 Sqmt	32.00 Sqmt	5.60 Sqmt
	$50.00 + 32.00 + 5.60 = 87.60 \text{ Sqmt}$			$(12.95 \times 5.30) + (12.95 \times 6.85) = 157.34 \text{ Sqmt}$		

The privacy P1

DT - 04/10/201

A) AREA STATEMENT

1. Area Of Plot
 - a) As per owner
 - b) as per meas
 - c) as per site
2. Deduction for
 - (a) Proposed I
 - (b) Any D.P.I
3. Gross Area of
4. Recreational O
 - a) Required
 - b) Proposed
5. Amenity Space
 - a) Required
 - b) Proposed
6. Service road a
7. Internal Road
8. Net Area of P
9. Built up area
(or net X 1.1
10. Additional e

Existing Building to be retained

Existing Building No.	Floor No.	Pinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(11)	(2)	(3)	(4)	(5)

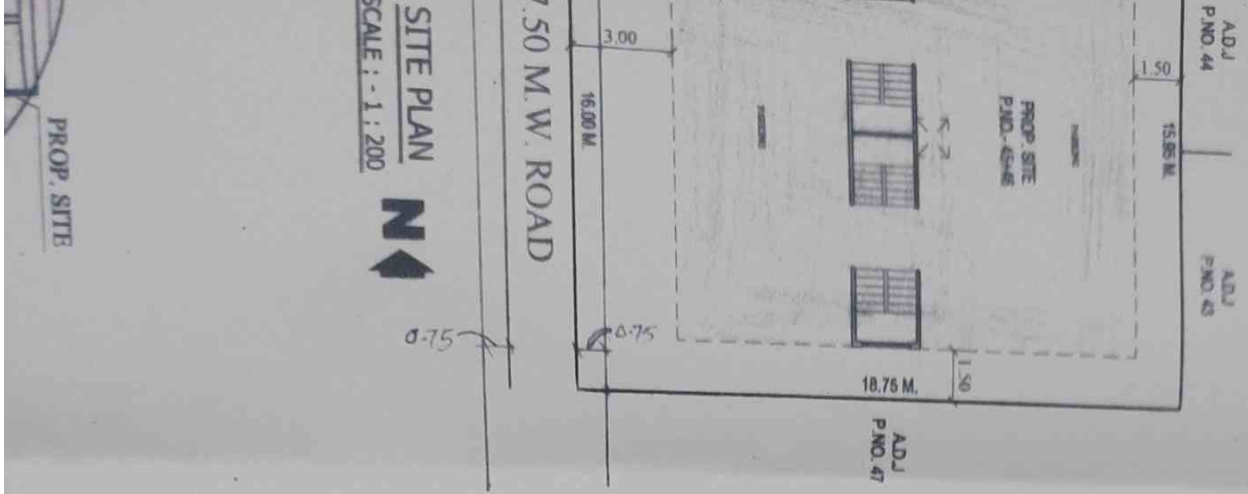
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor.	Balcony Area Within 15%	Excess Balcony Area counted in FSI.	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total FSI (3+5+7)
(11)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	First FL.	159.88 Sqm	---	---	---	---	159.88 Sqm
1	Second FL.	159.88 Sqm	---	---	---	---	159.88 Sqm

Area details of Unit

Building No.	Floor No.	Unit No.	Built up area of unit along with share of Common areas like staircase / passage	Area of Balcony attached to unit	Area of Double height terraces attached to flat / unit	Total area of unit
(11)	(2)	(3)	(4)	(5)	(6)	(7)
1	First FL.	1 To 4	159.88 Sqm	---	---	159.88 Sqm
1	Second FL.	1 To 4	159.88 Sqm	---	---	159.88 Sqm

Note :
 1) Built up area of all flats / units on the respective floor shall tally with the total built-up of that floor.
 2) Above statements may vary, wherever required.



PARKING AREA STATEMENT

	ALLOWED			PROPOSED		
	CAR	SCOOTER	BICYCLE	CAR	SCOOTER	BICYCLE
						08

APPROVED

As per the accompanying occupancy Certificate
 No. Nashik/C21248211
 Date : 22/03/2019

Deputy Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

Completed Row-House Plan On P.No.45+46 In S.I.
 At :- Village Makmalshahd Of Nashik.
 For :- Mrs. Dakshoba Vinubhai Sandhya &
 Mrs. Hetalben Anilbhai Kavthiya.

The previous plan approved
 DT-04/10/2019 BY D.E.C.

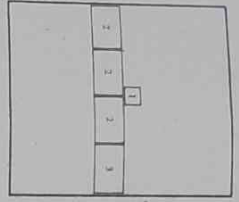
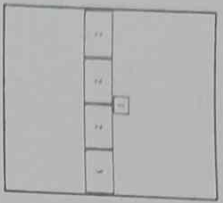
1. AREA STATEMENT

1. Area Of Plot	a) As per ownership documents (70)2. (
	b) as per measurement sheet
	c) as per site
2. Deduction for	



AREA CALCULATION & DIAGRAM

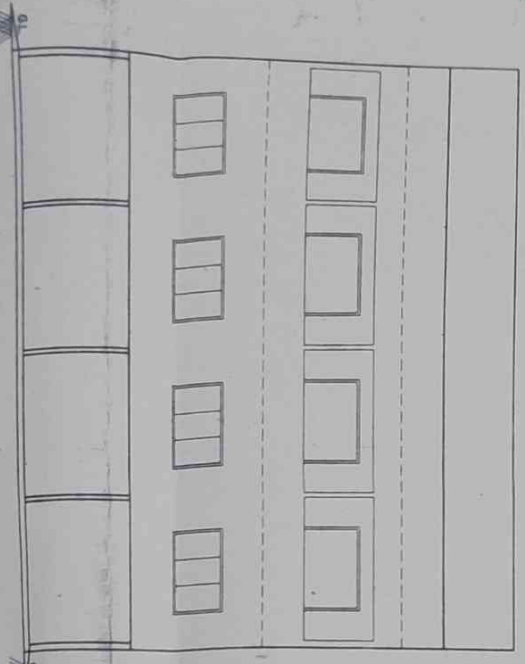
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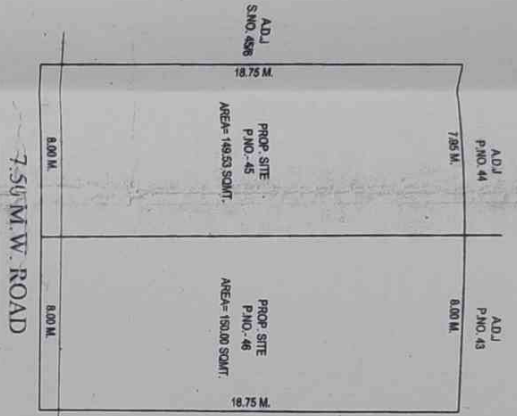
AREA CALCULATION ON FIRST FLOOR:
 BLOCK AREA - 12.95X14.25 = 184.54 SQMT.
 DEDUCTION - (1) 1.20X1.00X1 = 1.20 SQMT.
 DEDUCTION - (2) 3.09X1.90X3 = 17.61 SQMT.
 DEDUCTION - (3) 3.08X1.90X1 = 5.85 SQMT.
 TOTAL DEDUCTION = 24.66 Sqmt.
 NET B UP AREA - 184.54 - 24.66 = 159.88 Sqmt.

AREA CALCULATION ON SECOND FLOOR:
 BLOCK AREA - 12.95X14.25 = 184.54 SQMT.
 DEDUCTION - (1) 1.20X1.00X1 = 1.20 SQMT.
 DEDUCTION - (2) 3.09X1.90X3 = 17.61 SQMT.
 DEDUCTION - (3) 3.08X1.90X1 = 5.85 SQMT.
 TOTAL DEDUCTION = 24.66 Sqmt.
 NET B UP AREA - 184.54 - 24.66 = 159.88 Sqmt.

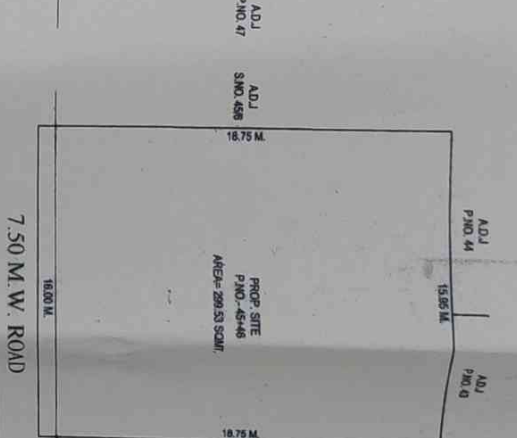
TOTAL B UP AREA ON FIRST + SECOND FLOOR
 = 159.88 + 159.88 = 319.76 sqmt



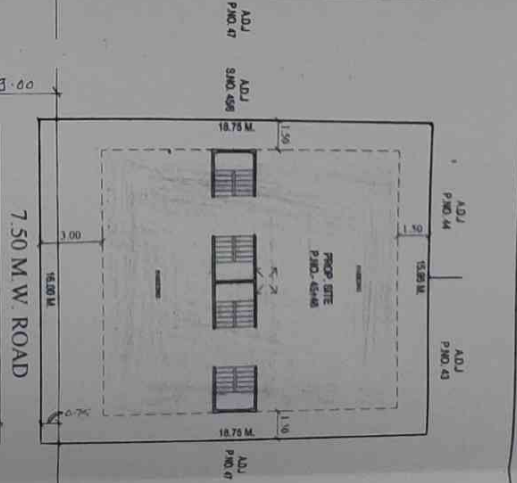
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SCALE: - 1:100



LOT BEFORE AMALGAMATION
SCALE: - 1:200



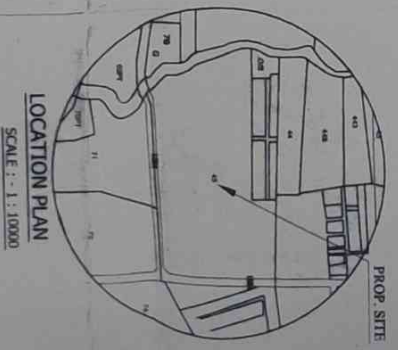
LOT AFTER AMALGAMATION
SCALE: - 1:200



SITE PLAN
SCALE: - 1:200



SECTION @ A-A
SCALE: - 1:100



LOCATION PLAN
SCALE: - 1:10000

AREA CALCULATION & DISCUSS



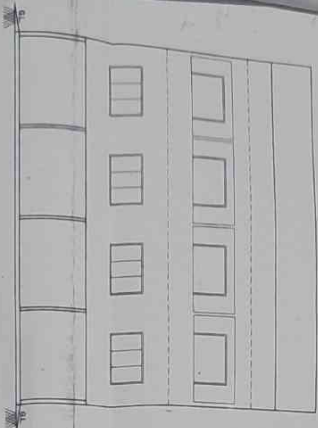
EXISTING BUILDING AREA CALCULATION:
 1. FLOOR AREA: 1,234.56 sqm
 2. TERRACE AREA: 123.45 sqm
 3. BALCONY AREA: 56.78 sqm
 4. TOTAL AREA: 1,414.79 sqm

PLOT BEFORE AMALGAMATION

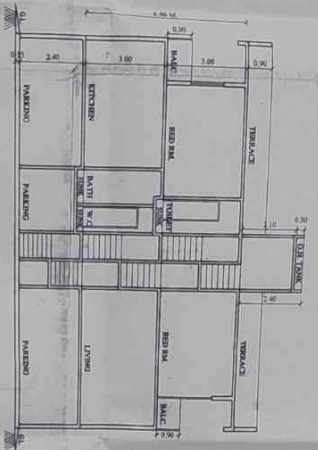
PLOT AFTER AMALGAMATION

SITE PLAN

Existing Building to be retained	Proposed Building
Building No. 101	Building No. 102
Area (sqm)	Area (sqm)
1,234.56	2,345.67
100%	100%



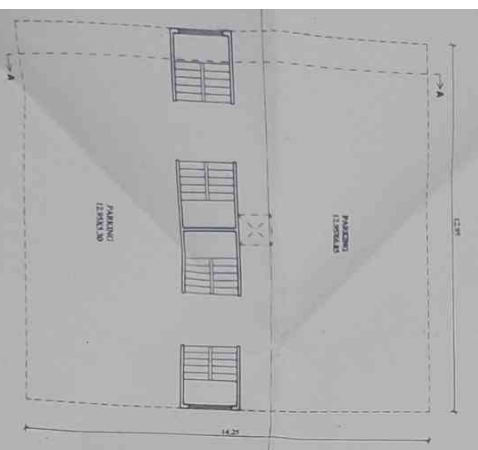
FRONT ELEVATION
SCALE: 1:100



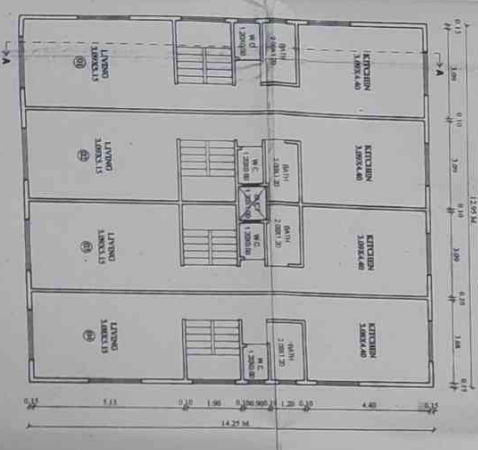
SECTION @ A-A
SCALE: 1:100



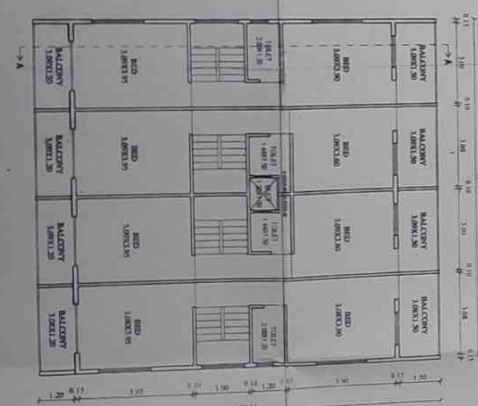
LOCATION PLAN
SCALE: 1:1000



PARKING FLOOR PLAN
SCALE: 1:100



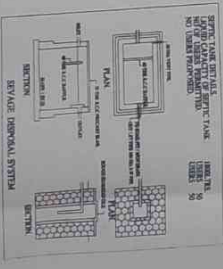
FIRST FLOOR PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100

PARKING AREA STATEMENT

ALLOWED	PROPOSED
CAR	SCOOTER
SCOOTER	BICYCLE
BICYCLE	CAR
CAR	SCOOTER
SCOOTER	BICYCLE



RAIN WATER HARVESTING

BEVERAGE DISPENSING SYSTEM

SCHEDULE OF DOORS & WINDOWS

Sl. No.	Size	Material
01	1.00 X 2.10	GLASS
02	0.75 X 2.10	GLASS
03	1.20 X 2.10	GLASS
04	1.50 X 2.10	GLASS
05	1.80 X 2.10	GLASS
06	2.10 X 2.10	GLASS

APPROVED
 Approved by the Municipal Corporation
 Date: 22/10/2023

CONSTRUCTION SPECIFICATIONS
 1. All works shall be done in accordance with the specifications of the relevant authorities.
 2. The contractor shall be responsible for obtaining all necessary permits and approvals.
 3. The contractor shall maintain the site at all times in a neat and tidy condition.
 4. The contractor shall be responsible for the safety of all workers and the public.
 5. The contractor shall be responsible for the disposal of all waste materials.