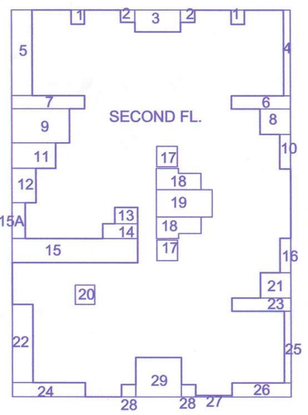
APPROVED

The Plans amended in .....
As per the consitions mentioned in the accompaining commencement Certificate No. C/1324/2024 dated 11/03/2024

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

SECOND FLOOR P. LINE B/UP AREA



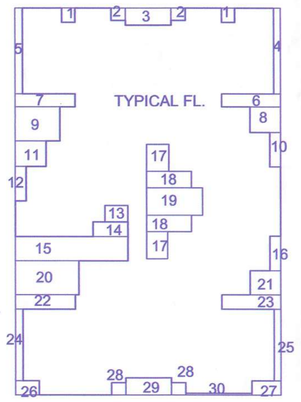
BLOCK AREA - A
25.74 X 35.93 = 924.83 SQM.

DEDUCTION -
1) 1.22 X 1.32 X 2 = 3.22 SQM.
2) 1.32 X 1.14 X 2 = 3.00 SQM.
3) 4.22 X 2.04 X 1 = 8.60 SQM.
4) 7.97 X 0.62 X 1 = 4.94 SQM.
5) 1.89 X 7.97 X 1 = 15.06 SQM.
6) 5.46 X 1.22 X 1 = 6.66 SQM.
7) 6.73 X 1.22 X 1 = 8.21 SQM.
8) 2.83 X 2.36 X 1 = 6.67 SQM.
9) 5.40 X 3.16 X 1 = 17.06 SQM.
10) 1.00 X 3.20 X 1 = 3.20 SQM.
11) 4.05 X 2.36 X 1 = 9.55 SQM.
12) 2.22 X 3.20 X 1 = 7.10 SQM.
13) 2.11 X 1.52 X 1 = 3.20 SQM.
14) 3.22 X 1.37 X 1 = 4.41 SQM.
15) 11.61 X 2.23 X 1 = 28.89 SQM.
15A) 3.31 X 1.22 X 1 = 4.03 SQM.
16) 1.00 X 3.20 X1 = 3.20 SQM.
17) 2.05 X 2.51 X 2 = 10.29 SQM.
18) 4.13 X 1.52 X 2 = 12.55 SQM.
19) 5.16 X 2.54 X 1 =13.10 SQM.
20) 1.80 X 1.80 X 1 = 3.24 SQM.
21) 2.81 X 2.36 X 1 = 6.63 SQM.
22) 1.89 X 7.83 X 1 = 14.79 SQM.
23) 5.46 X 1.22 X 1 = 6.66 SQM.
24) 8.24 X 1.32 X 1 = 10.87 SQM.
25) 0.62 X 6.65 X 1 = 4.12 SQM.
26) 5.44 X 1.32 X 1 = 7.18 SQM.
27) 3.35 X 0.15 X 1 = 0.50 SQM.
28) 1.32 X 1.14 X 2 = 3.00 SQM.
29) 4.22 X 3.51 X 1 =14.18 SQM.

TOTAL DEDUCTION - 244.11SQM.

924.83 - 244.11 = 680.72 SQM..
SECOND FLOOR P. LINE AREA = 680.72 SQM.

TYPICAL FLOOR P. LINE B/UP AREA
THIRD FLOOR TO FOURTEEN FLOOR P. LINE B/UP AREA



BLOCK AREA - A
24.53 X 35.93 = 881.36 SQM.

DEDUCTION -
1) 1.22 X 1.32 X 2 = 3.22 SQM.
2) 1.32 X 1.14 X 2 = 3.00 SQM.
3) 4.22 X 2.04 X 1 = 8.60 SQM.
4) 7.97 X 0.62 X 1 = 4.94 SQM.
5) 0.67 X 7.97 X 1 = 5.33 SQM.
6) 5.46 X 1.22 X 1 = 6.66 SQM.
7) 5.51 X 1.22 X 1 = 6.72 SQM.
8) 2.83 X 2.36 X 1 = 6.67 SQM.
9) 4.20 X 3.16 X 1 = 13.27 SQM.
10) 1.00 X 3.20 X 1 = 3.20 SQM.
11) 2.83 X 2.36 X 1 = 6.67 SQM.
12) 1.00 X 3.20 X 1 = 3.20 SQM.
13) 2.11 X 1.52 X 1 = 3.20 SQM.
14) 3.22 X 1.37 X 1 = 4.41 SQM.
15) 10.39 X 2.23 X 1 = 23.16 SQM.
16) 1.00 X 3.20 X1 = 3.20 SQM.
17) 2.05 X 2.51 X 2 = 10.29 SQM.
18) 4.13 X 1.52 X 2 = 12.55 SQM.
19) 5.16 X 2.54 X 1 =13.10 SQM.
20) 5.85 X 3.28 X 1 = 19.18 SQM.
21) 2.83 X 2.36 X 1 = 6.67 SQM.
22) 5.51 X 1.22 X 1 = 6.72 SQM.
23) 5.46 X 1.22 X 1 = 6.66 SQM.
24) 0.67 X 6.65 X 1 = 4.45 SQM.
25) 0.62 X 6.65 X 1 = 4.12 SQM.
26) 2.18 X 1.32 X 1 = 2.87 SQM.
27) 2.69 X 1.32 X 1 = 3.55 SQM.
28) 1.32 X 1.14 X 2 = 3.00 SQM.
29) 4.22 X 2.04 X 1 = 8.60 SQM.
30) 6.11 X 0.15 X 1 = 0.91 SQM.

TOTAL DEDUCTION - 208.12 SQM.

881.36 - 208.12 = 673.24 SQM..
TYPICAL FLOOR P. LINE AREA = 673.24 SQM.

TOTAL AREA OF PLOT - 2035.00 SQM.

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No./Name	Total Built Up Area of floor, as per outer construction line	Total
[1]	[2]	[3]	
1	GROUND FLOOR	372.40 SQM.	372.40 SQM.
	FIRST FLOOR	189.90 SQM.	189.90 SQM.
		COMMERCIAL AREA	562.30 SQM.
	GROUND FLOOR	0.00 SQM.	0.00 SQM.
	FIRST FLOOR	488.40 SQM.	488.40 SQM.
	SECOND FLOOR	680.72 SQM.	680.72 SQM.
	THIRD FLOOR	673.24 SQM.	673.24 SQM.
	FOURTH FLOOR	673.24 SQM.	673.24 SQM.
	FIFTH FLOOR	673.24 SQM.	673.24 SQM.
	SIXTH FLOOR	673.24 SQM.	673.24 SQM.
	SEVENTH FLOOR	673.24 SQM.	673.24 SQM.
	EIGHT FLOOR	673.24 SQM.	673.24 SQM.
	NINE FLOOR	673.24 SQM.	673.24 SQM.
	TEN FLOOR	673.24 SQM.	673.24 SQM.
	ELEVENTH FLOOR	673.24 SQM.	673.24 SQM.
	TWELVE FLOOR	673.24 SQM.	673.24 SQM.
	THIRTEEN FLOOR	673.24 SQM.	673.24 SQM.
	FOURTEEN FLOOR	673.24 SQM.	673.24 SQM.
		Total (RESI AREA)	9248.00 SQM.

COMMERCIAL AREA - 562.30 SQM.
RESIDENTIAL AREA - 9248.00 SQM.
TOTAL P. LINE AREA - 9810.30 SQM.

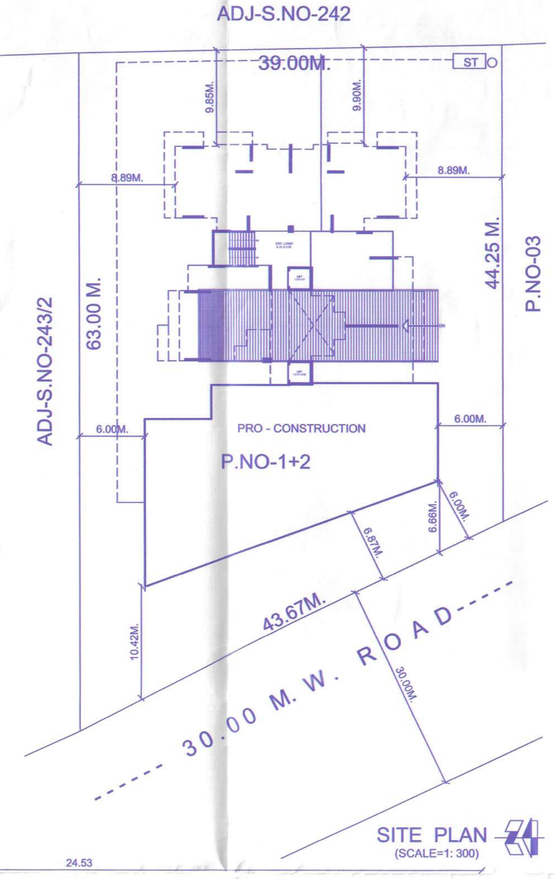
T. D. R. STATEMENT

PLOT AREA	T.D.R. PROPOSED
2035.00 SQM.	2740.90+112.25 = 2853.15 SQM AS PER AGGREMENT PROPOSED - 2849 .00
REG AGGREMENT NO - 7- 572-2024 DATE - 15/01/2024 D.R. C. NO -1118 DATE -9/10/2023 2440.90 X 15450/ 15150 = 2795.18 SQM.	
REG AGGREMENT NO - 6- 1994 - 2024 DATE - 24/02/2024 D.R. C. NO - 969 DATE - 10/06/2021 108.10 X 14850/ 14300 = 112.25 SQM.	

LOCATION PLAN
(SCALE=1:10,000)

NOTE:-
* PLOT LINES ARE THICK BLACK
* EXISTING STRUCTURE ARE GREEN DOTTED
* FUTURE STREET IF ANY ARE GREEN DOTTED
* PERMISSIBLE BUILDING LINE ARE THICK DOTTED BLACK
* EXISTING WORK ARE WHITE
* DEMOLISHED WORK ARE YELLOW HATCHED
* PROPOSED WORK ARE RED LINE
* DRAINAGE LINE ARE DOTTED RED
* WATER SUPPLY WORK ARE BLACK DOTTED
* DEVIATIONS WORK RED HATCHED

COMMERCIAL	ANCILLARI	
546.02	242.67	303.35
RESIDENTIAL		
9251.69	3469.39	5782.30
	3712.06	6085.65



SITE PLAN
(SCALE=1: 300)

AREA STATEMENT

		SQM.
1.	Area of plot (Minimum area of a,b,c,tobe considered)	
	a) As per ownership document (7/12,CTS extract)	2035.00
	b) as per measurement sheet	2035.00
	c) as per site	2035.00
2.	Deductions for.	--
	(a) Proposed 9.00 M. W. Road widening Area/Service Road/ Highway widening	--
	(b) Any .D.P. Reservation area.	--
	(TOTAL a+b)	--
3.	Balance area of plot (1-2)	2035.00
4.	Amenity Space (if applicable)	--
	(a) Required	--
	(b) Adjustement of 2(b) if any	--
	(c) Balance Proposed	
5.	Net Plot Area (3-4 (C))	2035.00
6.	Recreational Open space (if applicable)	--
	(a) Required	--
	(b) Proposed	--
7.	Internal Road area	--
8.	Plotable area (if applicable) 2035.00X1.10	
9.	Built up area with reference to Basic F.S.I as per front road width (sr. No. 5x basic FSI) 2035.00X1.10	2238.50
10.	Addition of F.S.I. on payment of premium.	--
	(a) Maximum permissible premium FSI-based on road width /TOD Zone (b) Proposed FSI on payment of premium Per-1017.50 SQM.	1017.50
11.	In - situ FSI / TDR loading	--
	(a) In-situ area against 9.0 M. W. road (2.0 x Sr.No .2 (a)) if any	--
	(b) In-situ area against Amenity space if handred over (2.00. or 1.85 x Sr No. 4 (b) and / or (c))	--
	(c) T.D.R. Area Per-2035X1.40=2849	2849.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	2849.00
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	6105.00
	(b) Ancillary area FSI up to 60% or 80% with payment of charges	3712.06
	(c) Total entitlement (a+b)	9817.06
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) 600.21x2x1.60=	--
15.	Total Built -up Area in proposal (excluding area at Sr.No.17.b)	--
	(a) Existing Built -up Area	--
	(b) Proposed Built -up Area (as per 'P-Line')	9810.30 SQM.
	(c) Total (a+b)	9810.30 SQM.
16.	F.S.I. Consumed (15/13) (should not be more than serial no-14 above)	--
17.	Area for inclusive Housing if any	--
	(a) Required (20% of sr no. 5)	NIL
	(b) Proposed	--

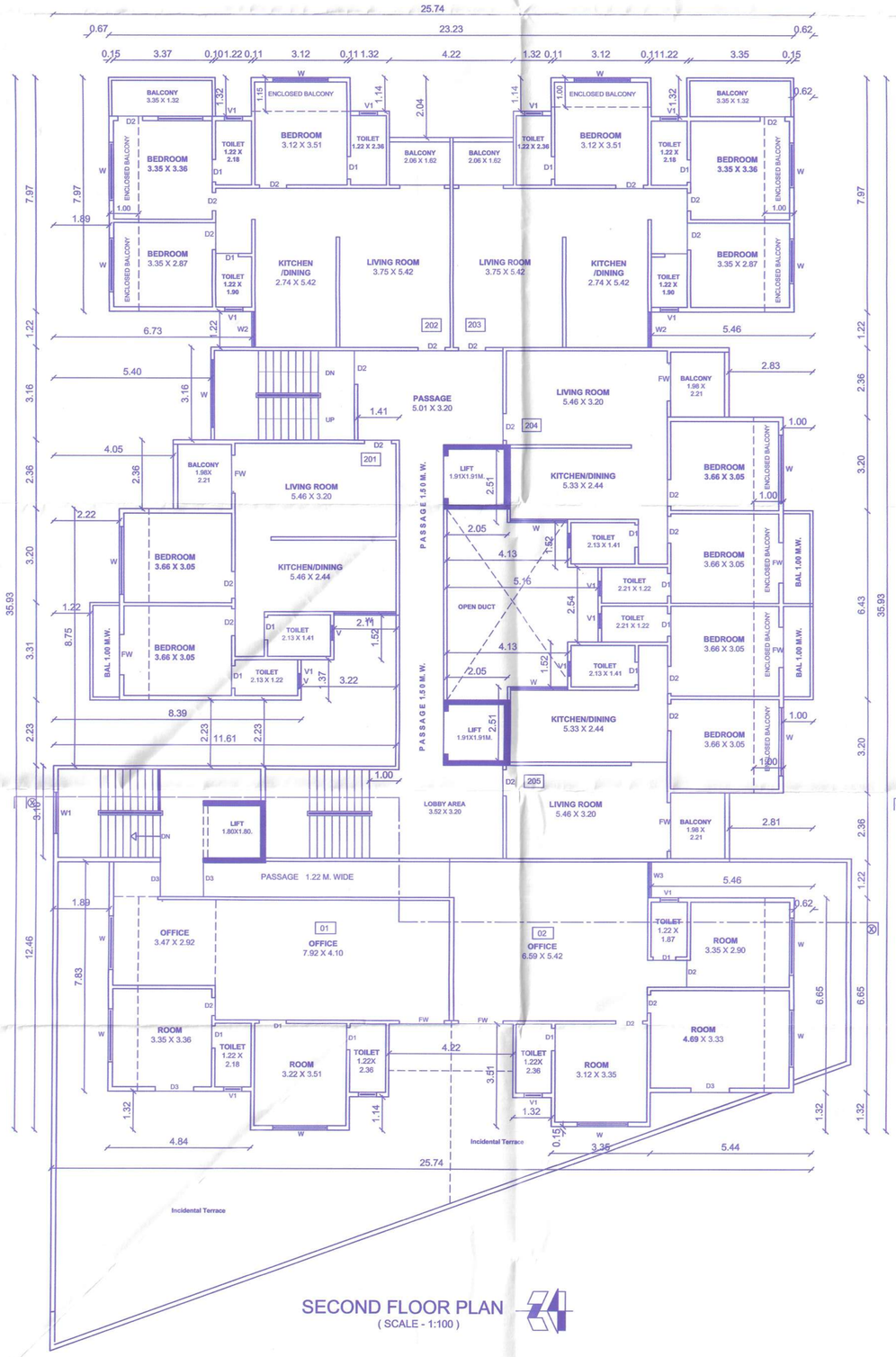
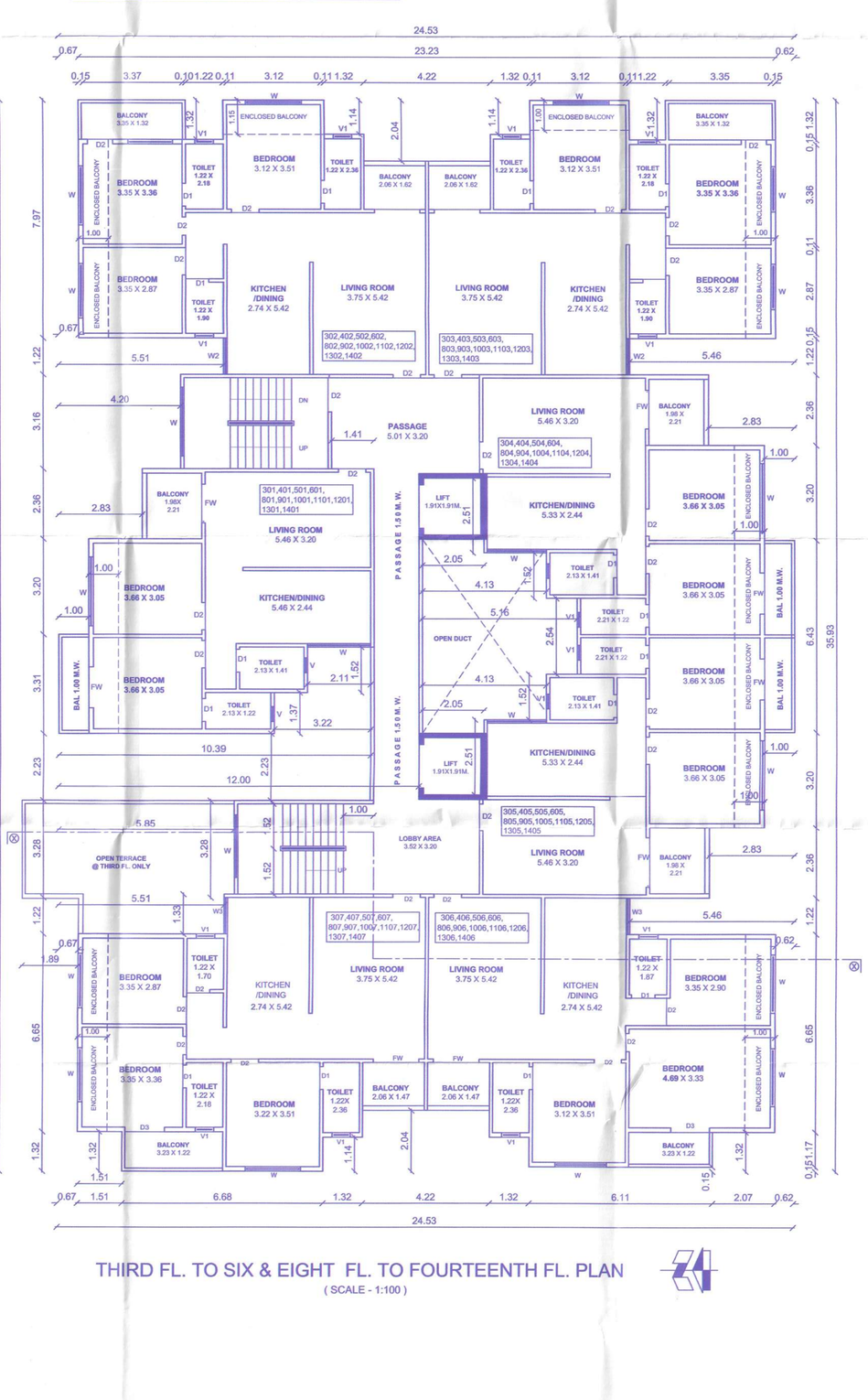
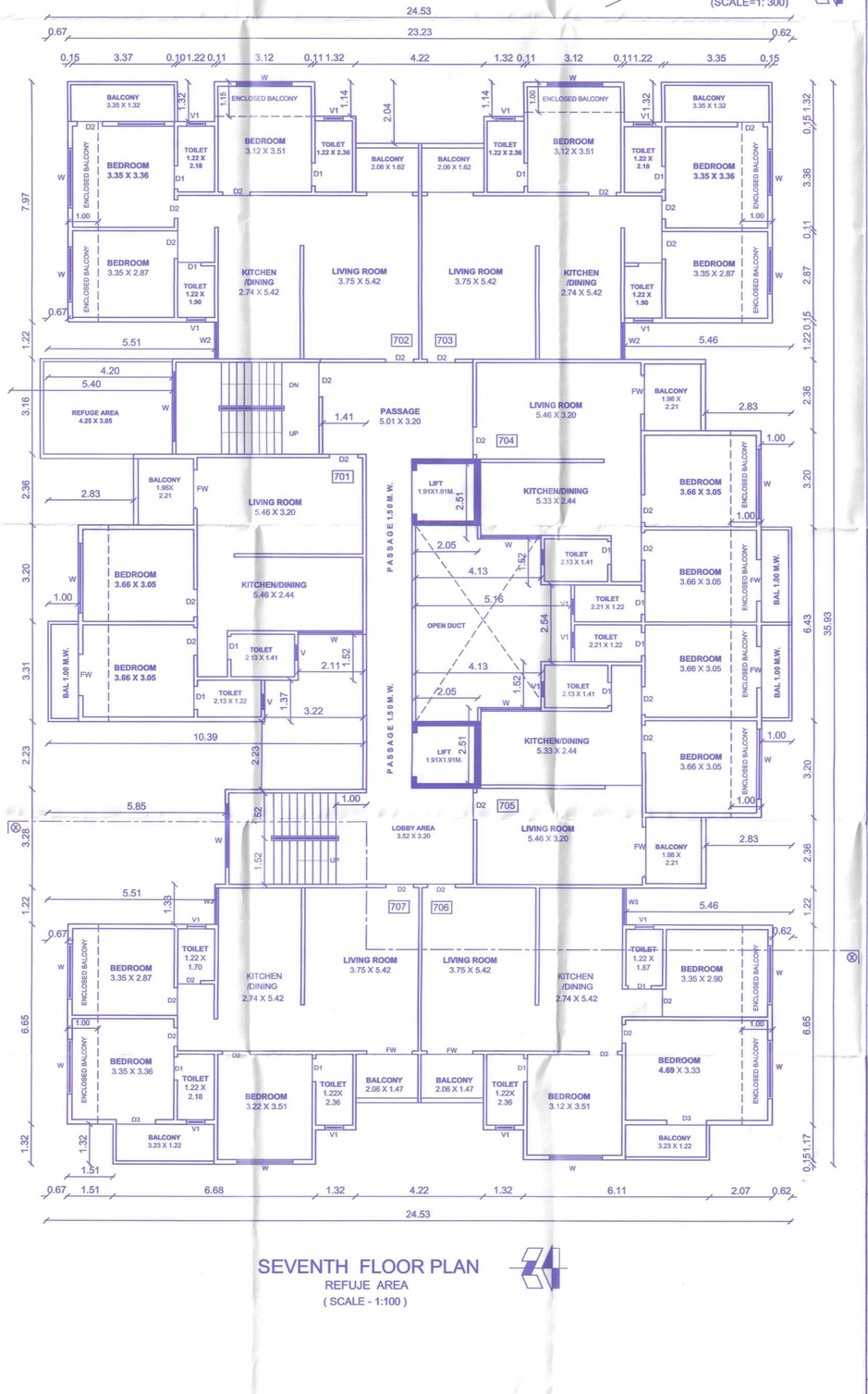
Certified that the plot under reference was surveyed by me on 16 / 04 /2021 and the dimensions of sides etc . of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records /land Records Department /

Er - Ashok N. Jamdar.
R.No.134199

Signature.
Structural Engineer

Owners 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 pproved plans Also I/We would execute the work under supervision of proper technical person as to ensure the quality and safety at the work site.

DAKASH REALTY PARTNERSHIP FIRM
TH- PARTNER SHRI KETANBHAI MAGANBHAI LADANI & OTHER
Owner Name & Signature.

Er Ashok Jamdar.
Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
5th Floor, Siddhi Pooj Business Square
Behind Lele Hospital, Kulkarni Colony,
Sharnpur Road Nashik - 422002
ph : 0253 -2574602.

JOB NO-	DATE	SCALE	DRAWN BY-	CHECKED BY
	30 / 09 / 2023	1:100	VIKAS	A.N.J.