

PROPOSED AMALGAMATION + REVISED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN ON PLOT NO. 1+2, S.NO. 320/1/1/A+1B/2B AT NASHIK SHIWAR, NASHIK. FOR- GAJRA ASSOCIATES PARTNERSHIP FIRM & AVENUE REALTY PARTNERSHIP FIRM.

**APPROVED**

The Plans amended in ..... As per the conditions mentioned in the accompanying commencement Certificate No. dated 01/08/2023 09/08/2023

Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

PREVIOUS APPROVED BUILDING PERMISSION NO. LND/BP/C/157/2022 DATE: 07/07/2022

**PROFORMA - A**

| AREA STATEMENT   | IN SQ. MT. |
|--|------------|
| 1. Area of plot 1 + plot 2 (Minimum dimensions to be considered)   | 2078.70    |
| a) As per ownership document (7/12, CTS extract)   | 2078.70    |
| b) as per measurement sheet  |            |
| c) as per site   |            |
| 2. Deductions for  |            |
| a) Proposed D.P Road widening Area FSI as per layout   |            |
| b) Colony road - [64.12 x 10 (fanning)]  | 74.12      |
| (Total a+b)  | 74.12      |
| 3. Balance Area of Plot (1-2)  | 2004.58    |
| 4. Amenity Space - (if applicable)   |            |
| (a) Required   | 0.00       |
| (b) Adjustment of 2(b), if any-  | 0.00       |
| (c) Balance proposed   | 0.00       |
| 5. Net Plot Area [3-4(c)]  | 2004.58    |
| 6. Recreational Open space (if applicable)   |            |
| (a) Required   | 0.00       |
| (b) Proposed   | 0.00       |
| 7. Internal Road area  | 0.00       |
| 8. Plotable area (if applicable)   | NA         |
| 9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1)  | 2205.03    |
| 10. Addition of FSI on payment of premium  |            |
| (a) Maximum permissible premium FSI - based on road width / TOD zone (S. No. 1 X 0.5)  | 1039.35    |
| (b) Proposed FSI on payment of premium   | 1039.35    |
| 11. In situ FSI / TDR loading  |            |
| (a) In situ area against D.P. road   |            |
| (2.0 X Sr.No.2 (a)) If any-273.83+274.10=547.93  | 547.93     |
| In situ area against Colony Road - 64.12 x 2   | 128.24     |
| (b) In situ area Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4(b) and / or (c))   | 0.00       |
| (c) TDR area (1.40 x s.no.1) = 600+1834  | 2234.00    |
| (d) Total in situ/TDR loading proposed [11(a)+(b)+(c)]   | 2910.17    |
| 12. Addition FSI area under Chapter No. 7  |            |
| (a) [8+10(b)+11(c)] or 12 whichever is applicable  | 6154.56    |
| (b) Ancillary Area FSI upto 80% or 80% with payment of charges   | 3745.62    |
| (c) Total entitlement (a+b)  | 9900.18    |
| 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) (3.00) | 0.00       |
| 15. Total Built-up Area in proposal (excluding area at Sr.No 17 b)   |            |
| a) Existing Built-up Area  | 0.00       |
| b) Proposed Built-up Area (as per 'P-Line')  | 9852.53    |
| c) Total (a+b)   | 9852.53    |
| 16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)  | 1.00       |
| 17. Area for Inclusive Housing, if any   |            |
| a) Required (20% of Sr.No.3)   | NA         |
| b) Proposed  | NA         |

**CERTIFICATE OF AREA**

CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/12/2022 AND DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE & AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T. P. SCHEME RECORDER /LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE  
LICENSED ARCHITECT

**OWNER'S DECLARATION**

I/WE UNDERSTAND HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AS THE WORK SITE.

SIGNATURE  
OWNER'S SIGN.

**SCHEDULE OF DOOR /WINDOW**

| DOOR / WINDOW | SIZE        | TYPE               |
|---------------|-------------|--------------------|
| D             | 1.05X2.100  | DOOR               |
| D1            | 0.900X2.100 | DOOR               |
| D2            | 0.750X2.100 | FLUSHED DOOR       |
| W             | 1.800x1.200 | ALU. GLAZED WINDOW |
| V             | 0.600x1.200 | ALU. GLAZED WINDOW |
| SD            | 2.100x1.200 | SLIDING DOOR       |

| SIGNATURE OF ARCHITECT | SIGNATURE OF STRUCTURAL ENG. | SIGNATURE OF OWNER |
|------------------------|------------------------------|--------------------|
| <i>[Signature]</i>     | <i>[Signature]</i>           | <i>[Signature]</i> |

**ARCHITECT  
SUMIT & BANSRI KUMATH**

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**FORM OF STATEMENT-2**

PROPOSED BUILDING[sr.no.9(a)]

| BUILDING NO.          | FLOOR NAME               | TOTAL BUIL-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE | FSI            | ANCILLARY      |
|-----------------------|--------------------------|--|----------------|----------------|
| COMMERCIAL            | UPPER GROUND             | 419.92   | 233.29         | 186.63         |
|                       | 1ST                      | 313.30   | 174.06         | 139.24         |
|                       | UPPER GROUND             | 51.72  | 32.33          | 19.40          |
|                       | 1ST                      | 392.44   | 245.28         | 147.17         |
|                       | 2ND                      | 760.33   | 475.21         | 285.12         |
|                       | 3RD                      | 760.33   | 475.21         | 285.12         |
|                       | 4TH                      | 760.33   | 475.21         | 285.12         |
|                       | 5TH                      | 760.33   | 475.21         | 285.12         |
|                       | 6TH                      | 760.33   | 475.21         | 285.12         |
|                       | 7TH                      | 760.33   | 475.21         | 285.12         |
|                       | 8TH (REFUGE + AMENITIES) | 723.31   | 452.07         | 271.24         |
|                       | 9TH                      | 760.33   | 475.21         | 285.12         |
|                       | 10TH                     | 699.27   | 437.04         | 262.23         |
| 11TH                  | 643.42                   | 402.14   | 241.28         |                |
| 12TH                  | 643.42                   | 402.14   | 241.28         |                |
| 13TH (REFUGE)         | 643.42                   | 402.14   | 241.28         |                |
| <b>TOTAL PROPOSED</b> |                          | <b>9852.53</b>   | <b>6106.91</b> | <b>3745.62</b> |

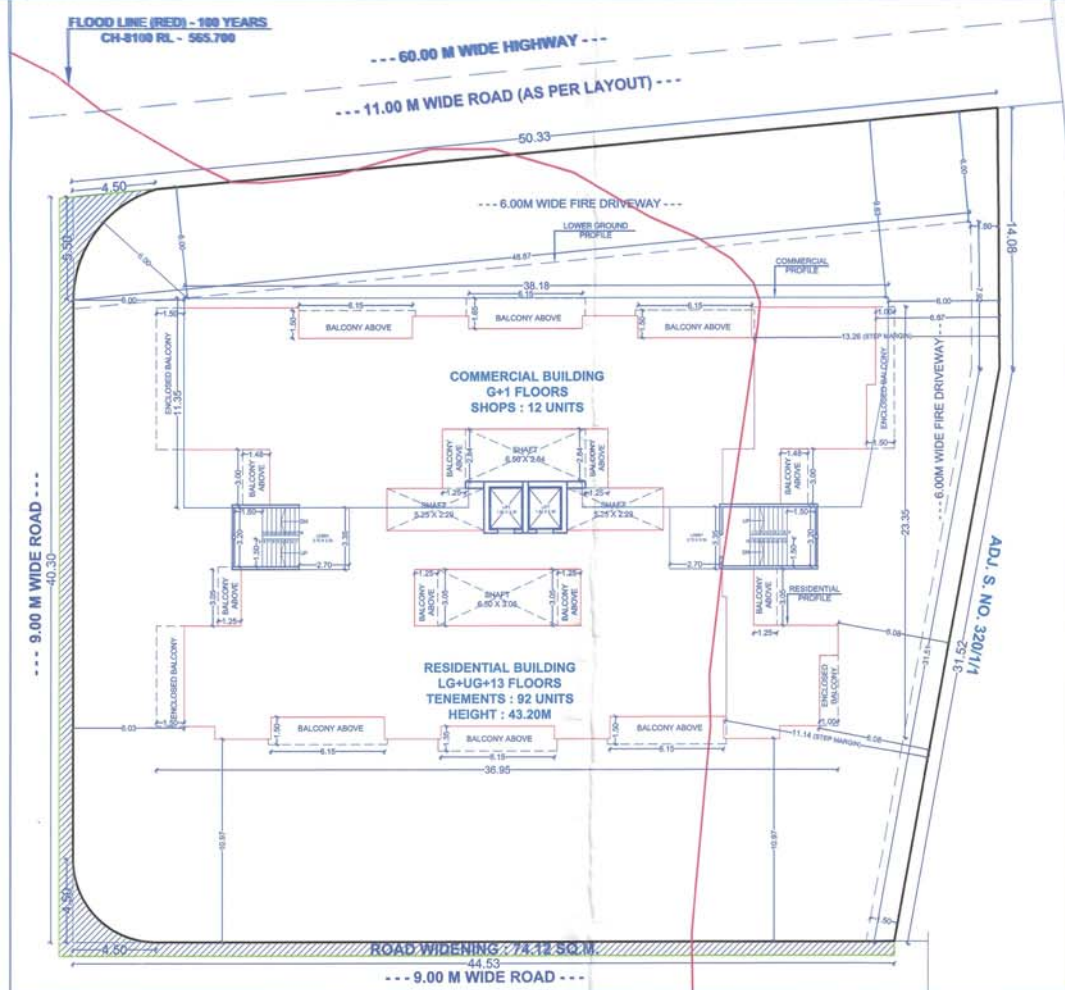
PROPOSED SITE



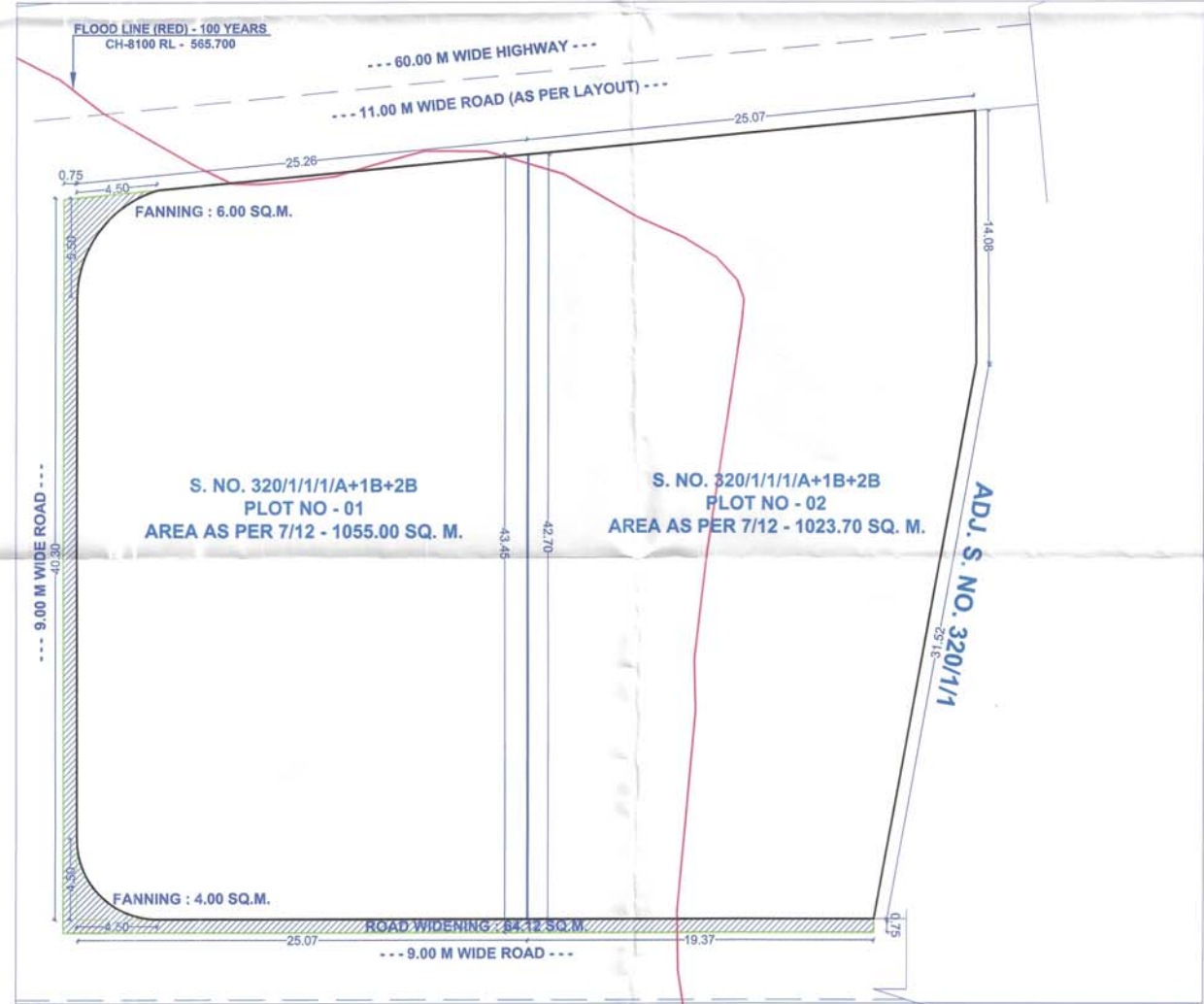
LOCATION PLAN (SCALE 1:10000)

**TDR STATEMENT**

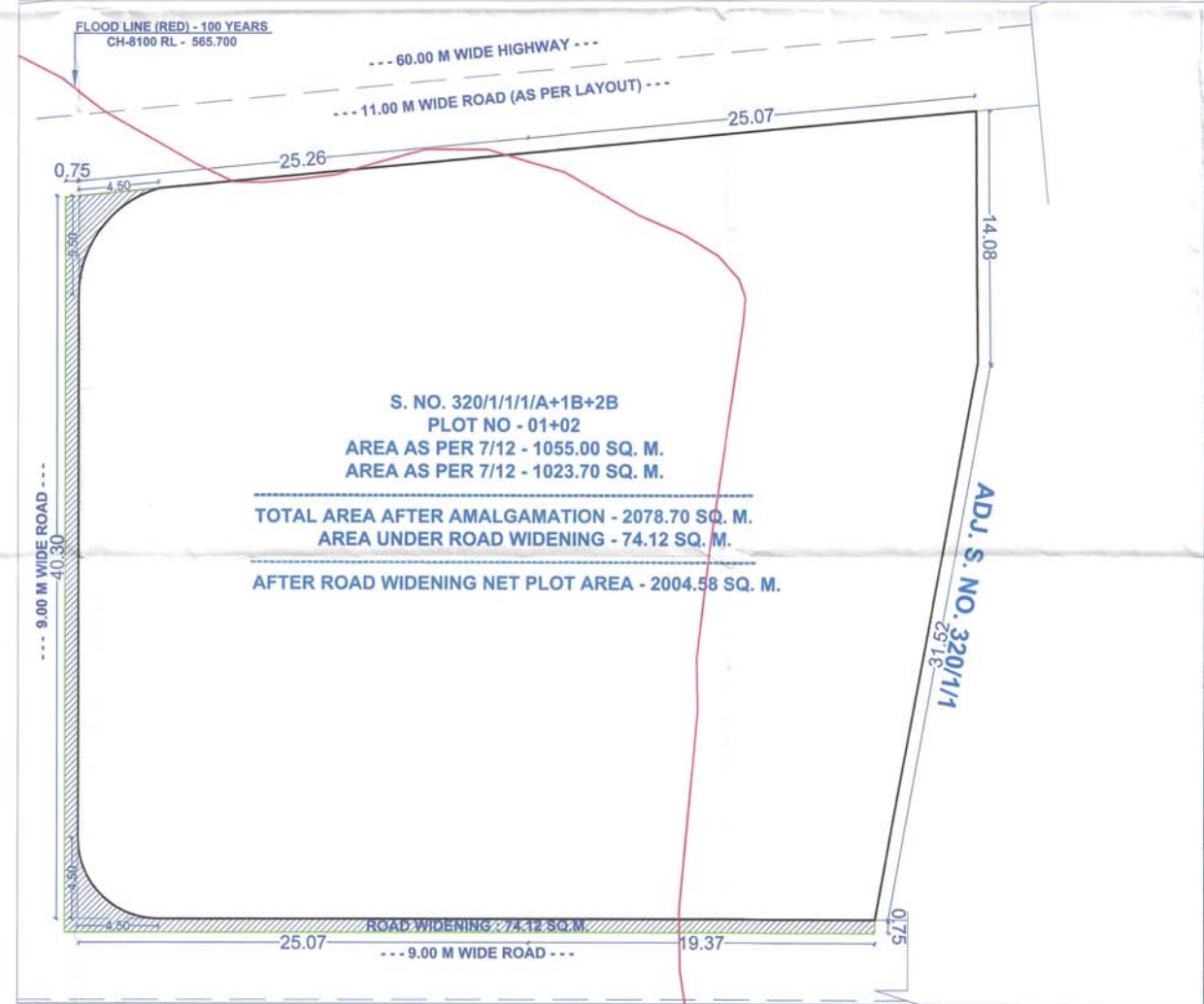
- TDR STATEMENT**
- AREA OF THE NET PLOT = 2078.70 SQ.MT.
  - ALLOWABLE TDR AREA @ 1.40 % = 2910.17 SQ.MT.
  - TDR PARCELS TAKEN (600+1635) = 2235.00 SQ.MT.
- TDR AGREEMENT NO-5-2996-2022 DATE- 10/03/2022 DRC NO.-1031 DATE- 15/02/2022  
600.00 X 21670/12700+1023.78 SQ.M.
  - TDR AGREEMENT NO-1-3430-2023 DATE- 30/03/2023 DRC NO.-1087 DATE- 13/03/2023  
1635.00 X 21700/40000+886.98 SQ.M.



**SITE PLAN (SCALE 1:200)**



**BEFORE AMALGAMATION PLAN (SCALE 1:200)**



**AFTER AMALGAMATION PLAN (SCALE 1:200)**