

APPROVED

2/2

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated

B2/BP/44/2023 27/04/2023


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik 

AREA STATEMENT

No.	Particular	Sq.M.
1	Area Of Plot (Minimum area of a,b,c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	506.24
	(b) As per measurement sheet	506.24
	(c) As per site	506.24
	(d) Proposed Area Under Development	506.24
2	Deductions For	
	(a) AREA UNDER 18.0 M ROAD WIDENING	0.00
	(b) AREA UNDER 9.00 M ROAD WIDENING AS PER LAYOUT	43.12
	(b) Any D.P. Reservation Area	0.00
	(Total a+b)	43.12
3	Balance Area of Plot (1-2)	463.12
4	Amenity space (if applicable)	
	(a) Required	0.00
	(b) Adjustment of 2(b), if any	0.00
	(c) Balance Proposed	0.00

CARPET AREA STATEMENT

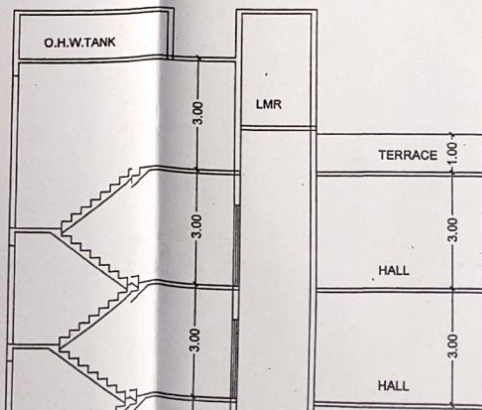
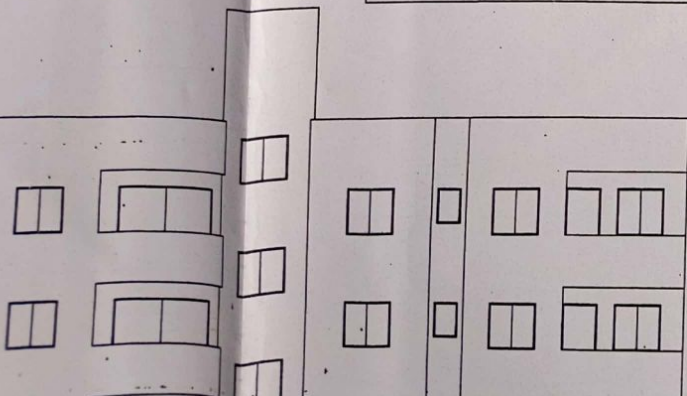
FLOOR	FLAT / SHOP NO	UNIT WISE CARPET AREA (AS PER REFA WITH INTERNAL WALL & ENCLOSED BAL	OPEN BALCONY AREA	TERRACE AREA	TOTAL CARPET OF TYPICAL FLAT / SHOP / OFFICE	NO. OF TYPICAL FLOOR	TOTAL CARPET AREA OF BUILDING
		A	B	C	D=A+B+C	E	F=E*D
TYPICAL 1ST TO 5TH FLOOR	101,201,301,401,501	38.81	3.18	0.00	41.79	5	208.95
	102,202,302,402,502	36.00	4.00	0.00	40.00	5	200.00
	103,203,303,403,503	46.47	3.24	0.00	51.71	5	258.55
	104,204,304,404,504	37.81	3.3	0.00	41.11	5	205.55
	105,205,305,405,505	38.95	3.08	0.00	42.01	5	210.05
SIXTH FLOOR	601	51.00	4.00	12.49	68.39	1	68.39
	602	46.47	3.24	24.36	76.07	1	76.07
	603	52.96	6.36	16.95	76.30	1	76.30
TOTAL					28	1303.86	

TABLE NO 8 B PARKING REQUIREMENT

SR.NO	AUTHORITY / AREA	SIZE OF TENEMENT	PROVIDE PARKING		ACTUAL PARKING AS PER TABLE NO 8C	
			CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.=8FLAT	1	2	4	8
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.=20FLAT	1	2	10	20
		TOTAL			14.00	28.00
		VISITOR 5%			0.70	1.40
		TOTAL			14.70	29.40
		TOTAL PARKING REQUIRED			14.70	29.40
TABLE NO 8C PARKING REQUIREMENT						
SR.NO	AUTHORITY / AREA	MULTIPLYING FACTOR	0.90		1	
2	NASHIK MUNICIPAL CORPORATION AREA.	REQUIRED		13	29	
		PROPOSED		13	29	

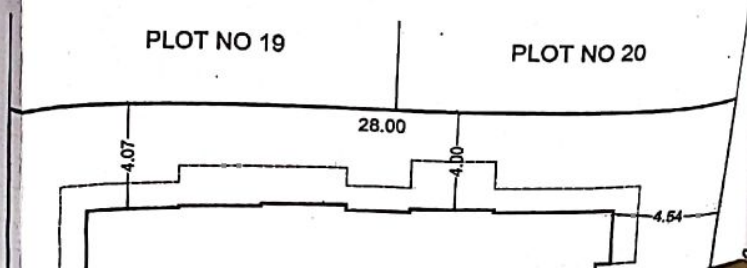
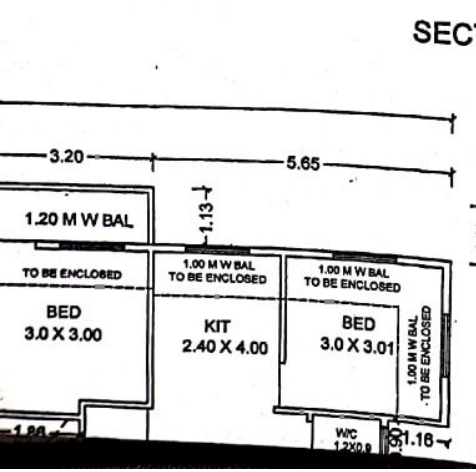
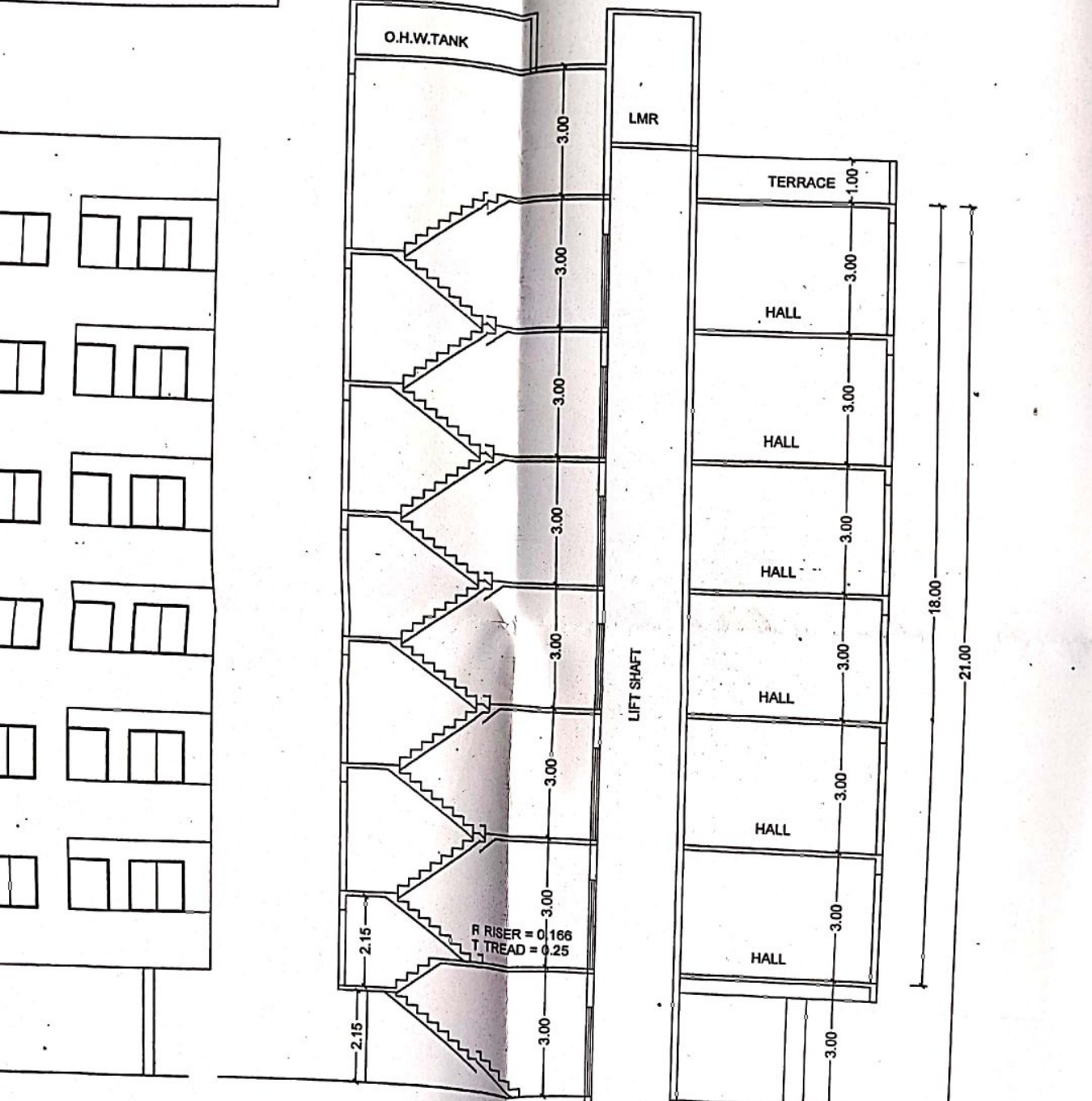
T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBALE	T.D.R. PROPOSED
506.24	185.24	100.00
REG AGREEMENT NO - 7 - 3550-2023 DATE - 27.03.2023		
D.R. C. NO - 1037 DATE - 24.03.2022		
100 X 12700/5500 = 230.90 FOR DEDUCTION IN DRC		



D. R. STATEMENT	
PERMISSIBLE	T.D.R. PROPOSED
85.24	100.00
O - 7 - 3550-2023	DATE - 27.03.2023
R. C. NO - 1037	DATE - 24.03.2022
230.90 FOR DEDUCTION IN DRC	

2	NASHIK MUNICIPAL CORPORATION AREA.	FACTOR	1
		REQUIRED	13
		PROPOSED	13

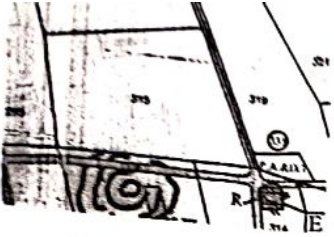


No.	Area
1	(a) A (b) A (c) A (d) P
2	Dedu (a) A (b) A (c) A
3	Bala
4	Ame (a) R (b) A (c) B
5	Net P
6	Rec (a) R (b) P
7	Interr
8	Plot
9	Built (Sr. N Addit
10	(a) M (b) P
11	In-si (a1) M (a2) M (b) In (2.00 (c) IT (d) T
12	Addit
13	Total (a) (9 (b) And (c) Tot
14	Maxim per Ro applic
15	Total B (a) Exist (b) Prop (c) Total
16A	RESIDE
16B	COMME
16	F.S.I. Co above.)
17	Area for (a) Requir (b) Propos

Certified that the plot un
of sides etc. of plot state
with the area stated in d
Department/City Survey

We undersigned hereby
Collector. I/We would ex

14.56
4.48
24.18
3.28
4.20
33.17
2.71
21.55
27.50
31.55
37.35

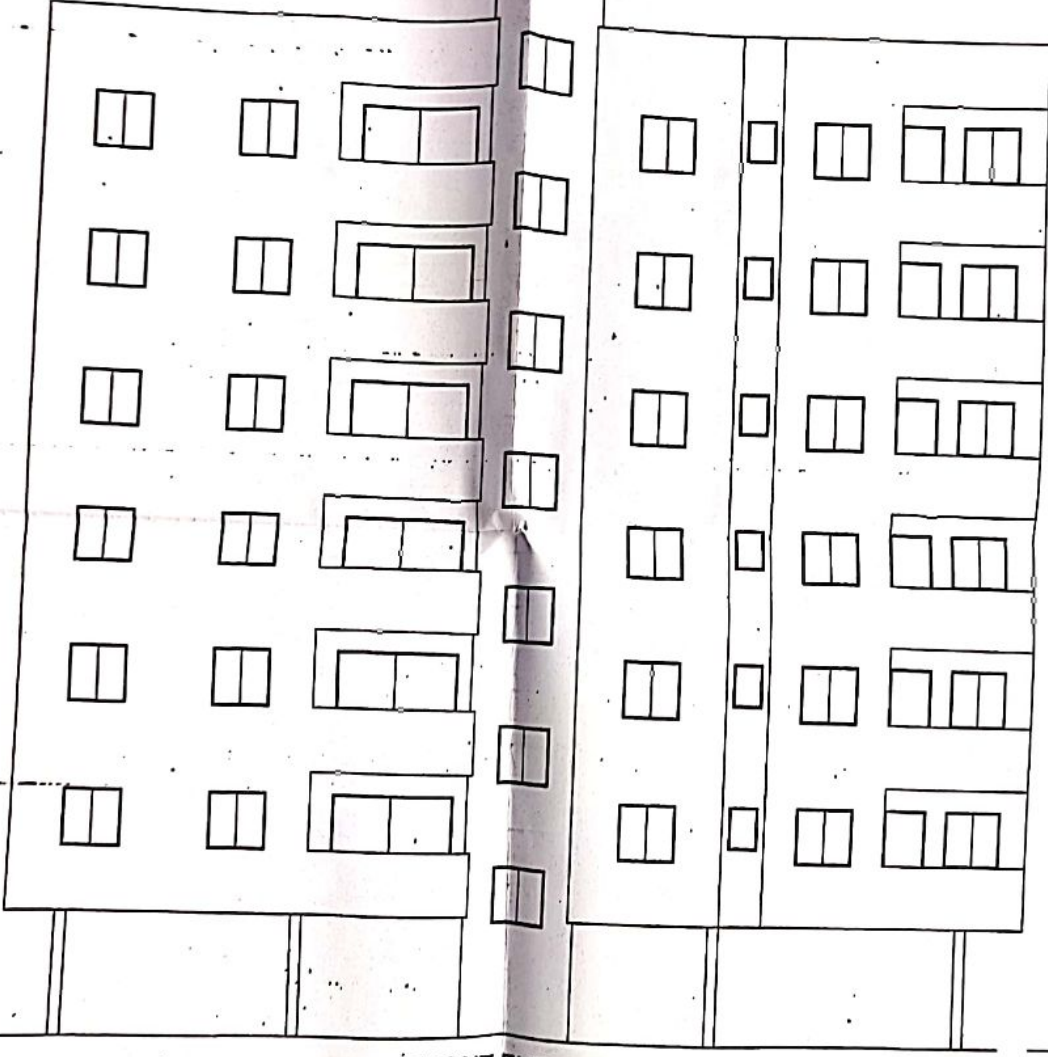


LOCATION PLAN
(SCALE 1:10000)

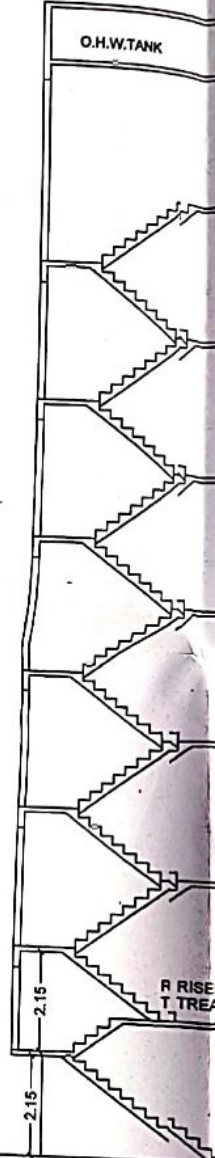
	104,204,304,404,504	37.81	3.24	0.00	40.00	0	200.00
	105,205,305,405,505	38.95	3.3	0.00	51.71	0	208.65
SIXTH FLOOR	601	61.90	3.06	0.00	41.11	0	208.65
	602	48.47	4.00	12.40	42.01	0	210.05
	603	62.60	3.24	24.30	68.30	1	68.39
TOTAL			6.30	16.98	76.07	1	76.07
						28	1303.86

T. D. R. STATEMENT		
PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
608.24	185.24	100.00
REG AGREEMENT NO - 7 - 3850-2023 DATE - 27.03.2023		
D.R. C. NO - 1037 DATE - 24.03.2022		
100 X 12700/5600 = 230.80 FOR DEDUCTION IN DRC		

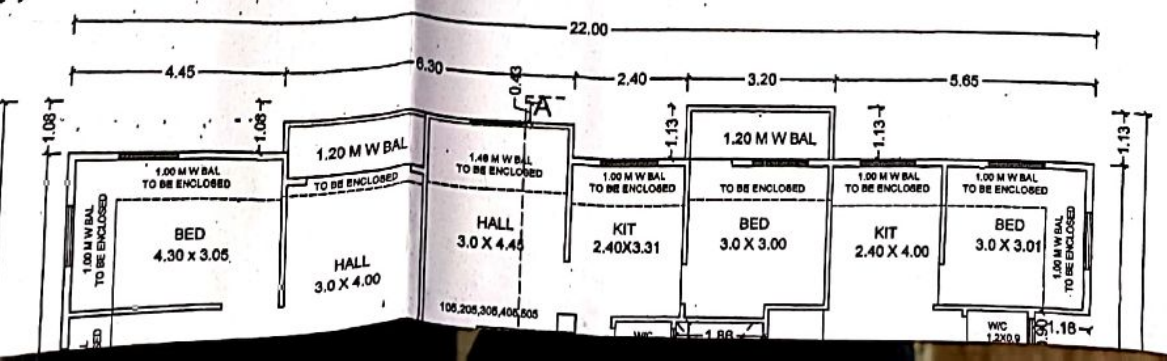
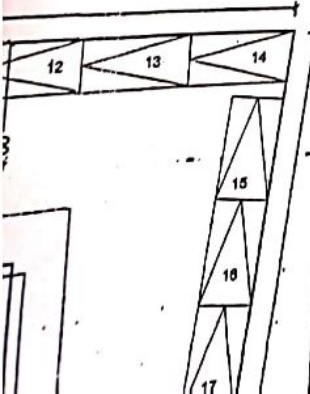
1	RESIDENTIAL
2	HASHIM



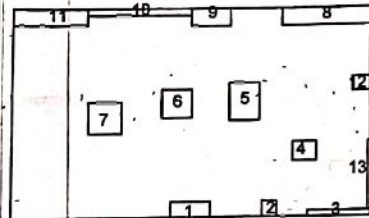
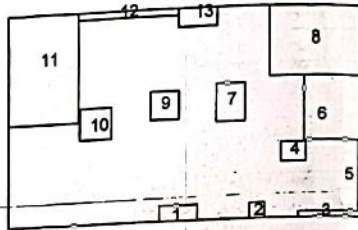
FRONT ELEVATION



SECTION A-A



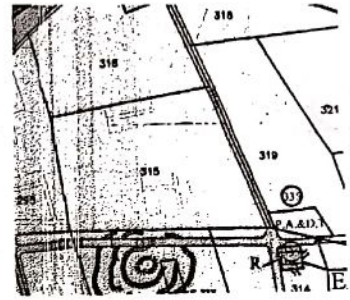
GROUND FLOOR PLAN				
FLOOR	Width	Length	Total number	Total Sq.M.
Block Area	3.60	2.50	1	9.00
DEDUCTION				
1	0.00	0.00	1	0.00
Total Deduction Area				0.00
BLOCK AREA IN SQ.M.				9.00
TOTAL DEDUCTION				0.00
TOTAL FLOOR B.U.P AREA IN SQ.M				9.00



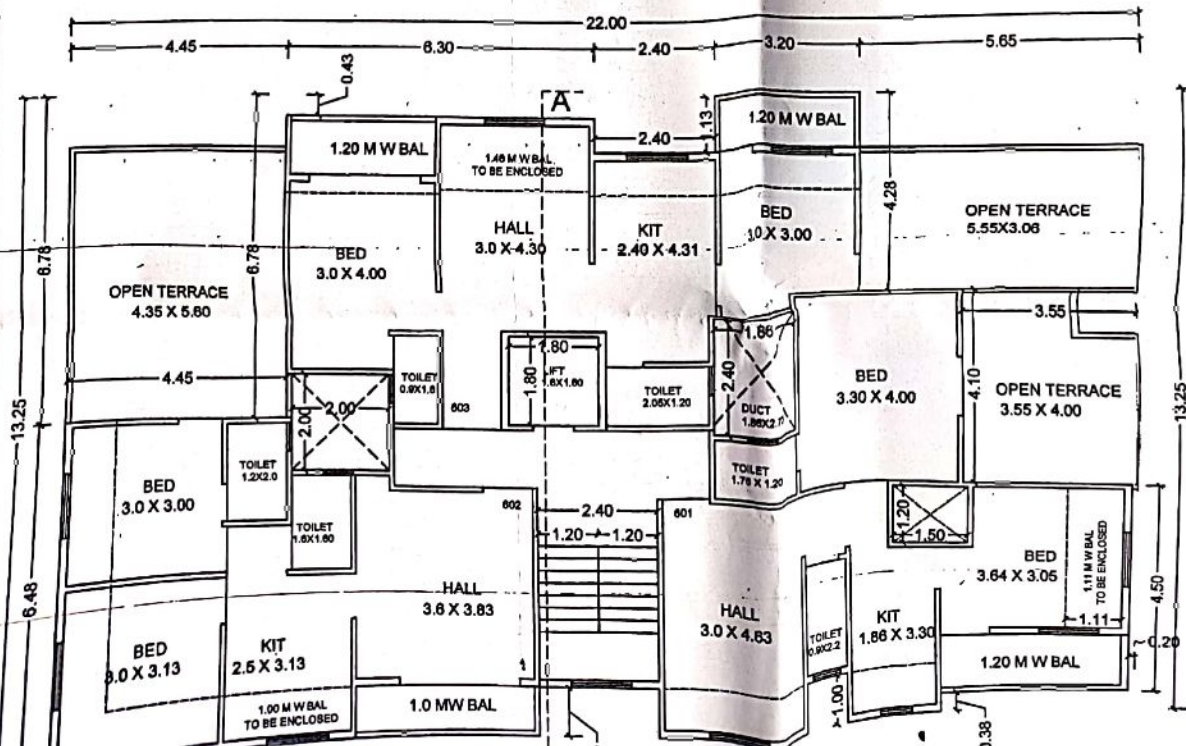
TYPICAL FIRST TO FIFTH FLOOR					
FLOOR	SR. NO	Width	Length	Total number	Total Sq.M.
Block Area	22.00	13.25	1	291.50	
DEDUCTION					
1	2.40	1.00	1	2.40	
2	0.90	1.00	1	0.90	
3	3.99	0.38	1	1.52	
4	1.50	1.20	1	1.80	
5	1.86	2.40	1	4.46	
6	1.80	1.80	1	3.24	
7	2.00	2.00	1	4.00	
8	5.65	1.13	1	6.38	
9	2.40	1.13	1	2.71	
10	6.30	0.43	1	2.71	
11	4.45	1.08	1	4.81	
12	1.16	0.90	1	1.04	
13	0.20	4.40	1	0.88	
Total Deduction Area				36.66	
BLOCK AREA IN SQ.M.				291.50	
TOTAL DEDUCTION				36.66	
TOTAL FLOOR B.U.P AREA IN SQ.M				254.84	

SIXTH FLOOR					
FLOOR	SR. NO	Width	Length	Total number	Total Sq.M.
Block Area	22.00	13.25	1	291.50	
DEDUCTION					
1	2.40	1.00	1	2.40	
2	0.90	1.00	1	0.90	
3	3.99	0.38	1	1.52	
4	1.50	1.20	1	1.80	
5	4.50	0.20	1	0.90	
6	3.55	4.10	1	14.56	
7	1.86	2.40	1	4.46	
8	6.65	4.28	1	24.18	
9	1.80	1.80	1	3.24	
10	2.00	2.00	1	4.00	
11	4.45	6.78	1	30.17	
12	6.30	0.43	1	2.71	
13	2.40	1.13	1	2.71	
Total Deduction Area				93.55	
BLOCK AREA IN SQ.M.				291.50	
TOTAL DEDUCTION				93.55	
TOTAL FLOOR B.U.P AREA IN SQ.M				197.95	

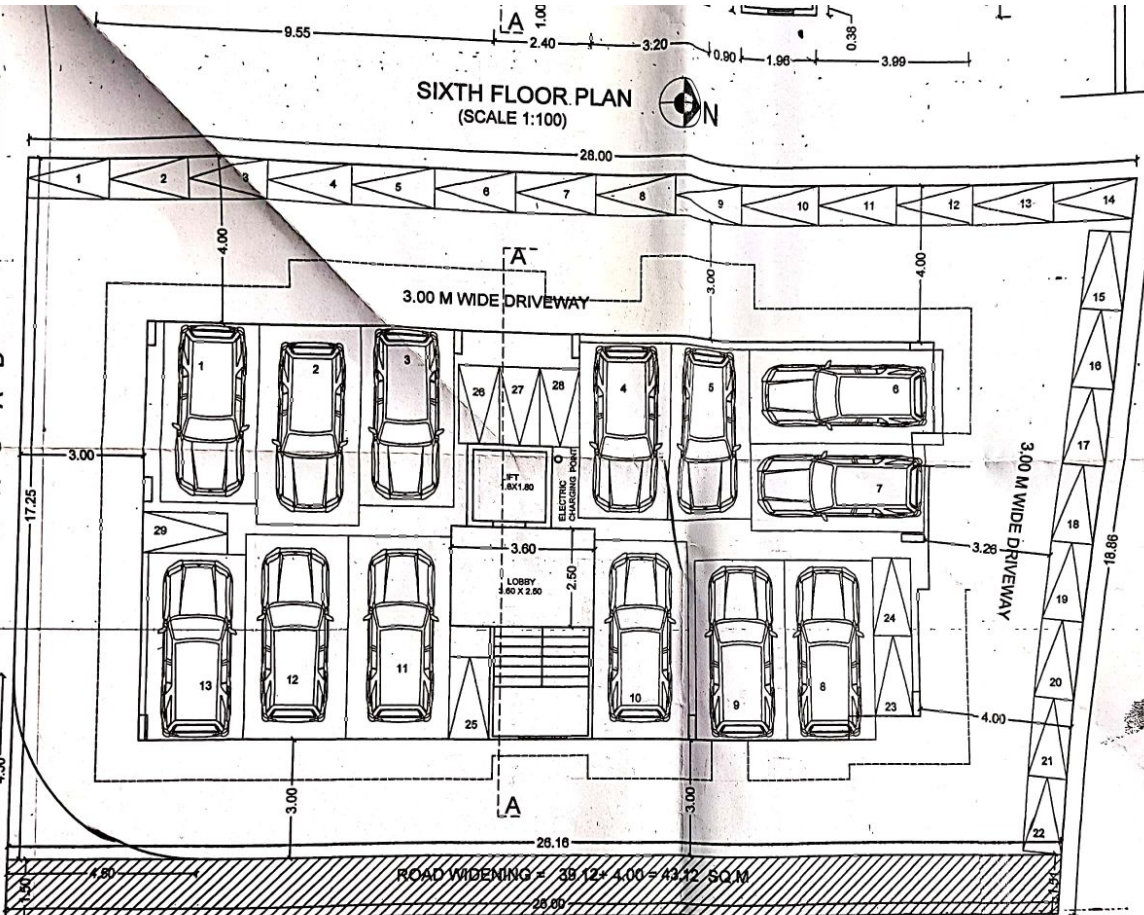
B/UP AREA STATEMENT	
FLOOR NO.	TOTAL B.U.P AREA
GROUND FLOOR	9.00
FIRST FLOOR	254.64
SECOND FLOOR	254.64
THIRD FLOOR	254.64
FOURTH FLOOR	254.64
FIFTH FLOOR	254.64
SIXTH FLOOR	197.95
TOTAL B.U.P AREA	1480.15



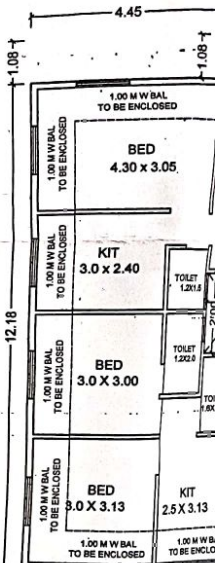
LOCATION PLAN
(SCALE 1:10000)



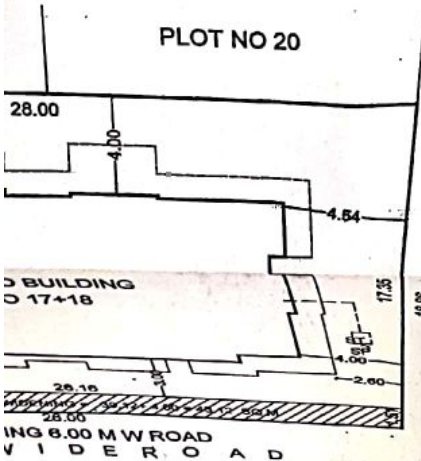
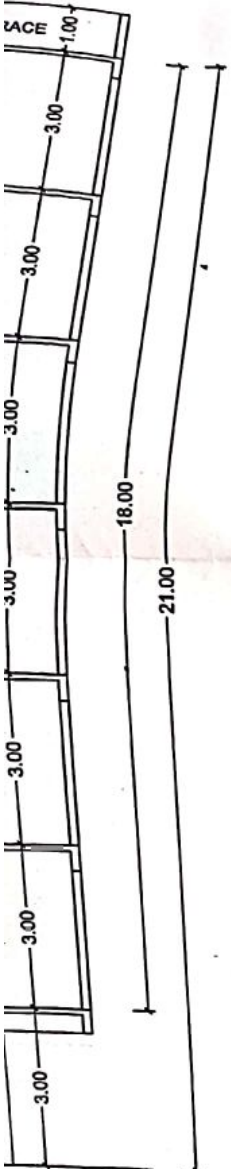
SIXTH FLOOR PLAN
(SCALE 1:100)



EXISTING 6.00 M W ROAD
9.00 M. W I D E R O A D
GROUND FLOOR PLAN
(SCALE 1:100)



MULTIPLYING FACTOR	0.00	1
REQUIRED	13	29
PROPOSED	13	29



AREA STATEMENT		Sq.M.
No.	Particular	
	Area Of Plot (Minimum area of #,b,o to be considered)	508.24
1	(a) As per ownership document (7/12, CTS extract)	508.24
	(b) As per measurement sheet	508.24
	(c) As per alto	508.24
	(d) Proposed Area Under Development	508.24
	Deductions For	
2	(a) AREA UNDER 18.0 M ROAD WIDENING	0.00
	(b) AREA UNDER 9.00 M ROAD WIDENING AS PER LAYOUT	43.12
	(b) Any D.P. Reservation Area	0.00
	(Total a+b)	43.12
3	Balance Area of Plot (1-2)	463.12
	Amenity space (if applicable)	
4	(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))	463.12
	Recreational Open space (if applicable)	
6	(a) Required	0.00
	(b) Proposed	0.00
-7-	Internal Road area	0.00
8	Plotable area (if applicable)	0.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI 1.1)	509.43
	Addition of FSI on payment of premium	
10	(a)Maximum permissible premium FSI - based on road width(0.50)	231.56
	(b) Proposed FSI on payment of premium.	231.56
	In-situ FSI / TDR loading	
11	(a1)Area under 9.00 m road widening	86.24
	(a2)Area under 18.0 m road widening	0.00
	(b)in-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and /or(c)),	0.00
	(c)TDR area (0.40)	99.01
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	185.25
12	Additional FSI area under Chapter No. 7	0.00
	Total entitlement of FSI in the proposal	
13	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	926.24
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	555.74
	(c) Total entitlement (a+b)	1481.98
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)	NIL
	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
15	(a) Existing Built-up Area.	0.00
	(b) Proposed Built-up Area (as per 'P-line')	1480.15
	(c) Total (a+b)	1480.15
16A	RESIDENTIAL BUILT-UP AREA IN PROPOSAL	1480.15
16B	COMMERCIAL BUILT-UP AREA IN PROPOSAL	0.00
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.9988
	Area for Inclusive Housing, if any	
17	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

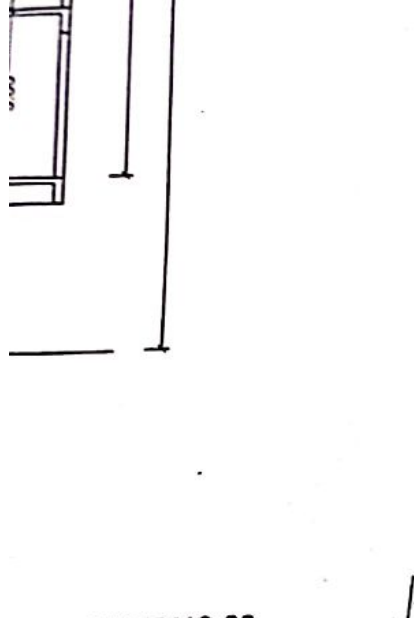
Certified that the plot under reference was surveyed by me on 19-01-2022 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

ER. RAVINDRA VINCHURKAR
ER. RAVINDRA VINCHURKAR

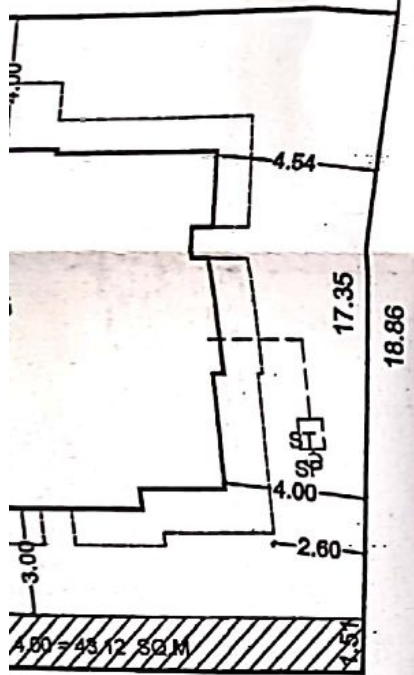
Owner's Declaration
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the

PROPOSED AMALGAMATION & RESIDENTIAL BUILDING PLAN ON P. NO - 17+18, S. NO-3124 AT - PATHARDI SHIVAR NASHIK FOR SHIVPRASAD ENTERPRISES THROUGH PARTNER SHRI. BHARATBHAI LALJI BHAI GAJIPARA.

ER. SIGN: *ER. RAVINDRA VINCHURKAR*
BYR. ER. SIGN: *ER. RAVINDRA VINCHURKAR*
OWNER'S SIGN: *SHRI. B. L. GAJIPARA*
CONSULTANTS: *ER. RAVINDRA VINCHURKAR*



PLOT NO 20



ADJ. S.NO 313

12	Additional FSI area under Chapter No. 7	185.25
	Total entitlement of FSI in the proposal	0.00
13	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	928.24
	(c) Total entitlement (a+b)	555.74
		1481.98
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.6 or 1.8}	NIL
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')	1480.15
	(c) Total (a+b)	1480.15
16A	RESIDENTIAL BUILT -UP AREA IN PROPOSAL	1480.15
16B	COMMERCIAL BUILT -UP AREA IN PROPOSAL	0.00
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.9988
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

Certificate of Area

Certified that the plot under reference was surveyed by me on 19-01-2022 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]
ER.RAVINDRA VINCHURKAR

Owner's Declaration

We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

[Signature]
SHRI. B. L. GAJIPARA.

PROPOSED AMALGAMATION & RESIDENTIAL BUILDING PLAN ON P.NO - 17+18, S.NO-312/4 AT - PATHARDI SHIWAR NASHIK FOR SHIVPRASAD ENTERPRISES THROUGH PARTNER SHRI. BHARATBHAI LALJIBHAI GAJIPARA.

ER. SIGN	STR. Er. SIGN	OWNERS SIGN
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
ER.RAVINDRA VINCHURKAR	C.D. PATEL	SHRI. B. L. GAJIPARA.

SAMARTH CONSULTANTS
Engineers, building planners & Interior designer
Shriram Sankul Badade Nagar Shivaji Chouk Nashik.
Mo.no. 9923402338

DATE :-25.03.2023 SCALE :- 1:100 CAD BY :- MK

