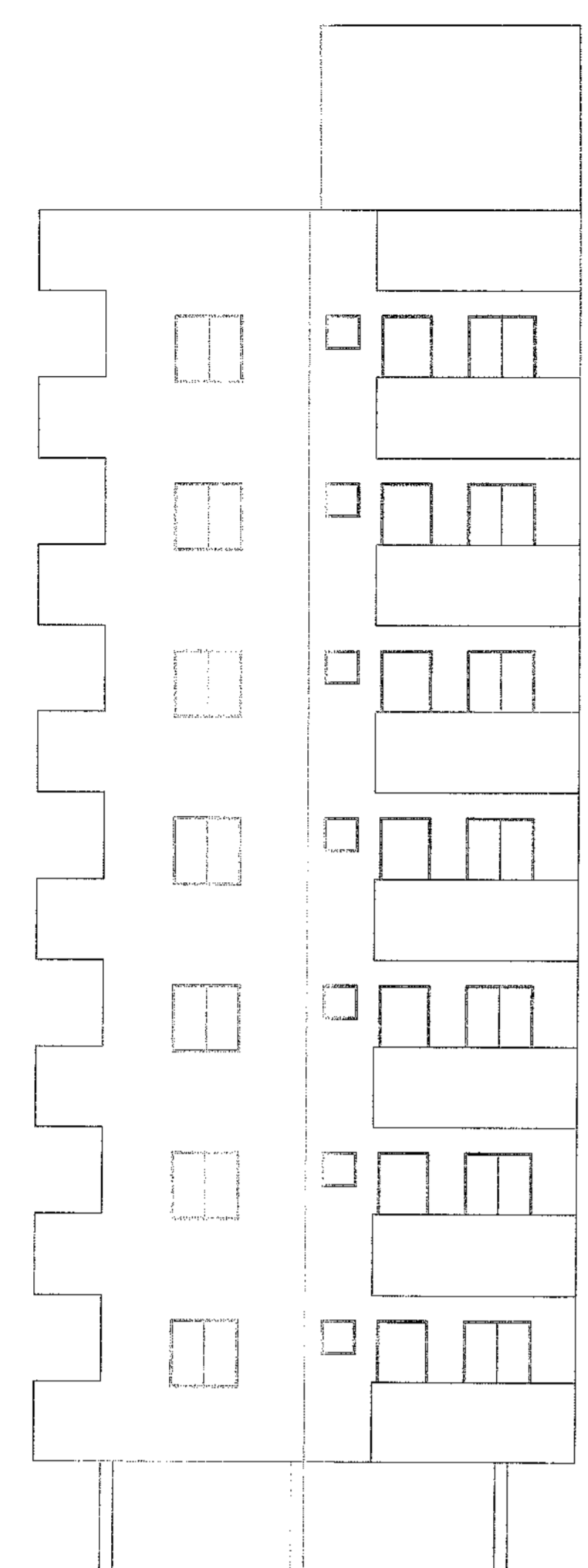


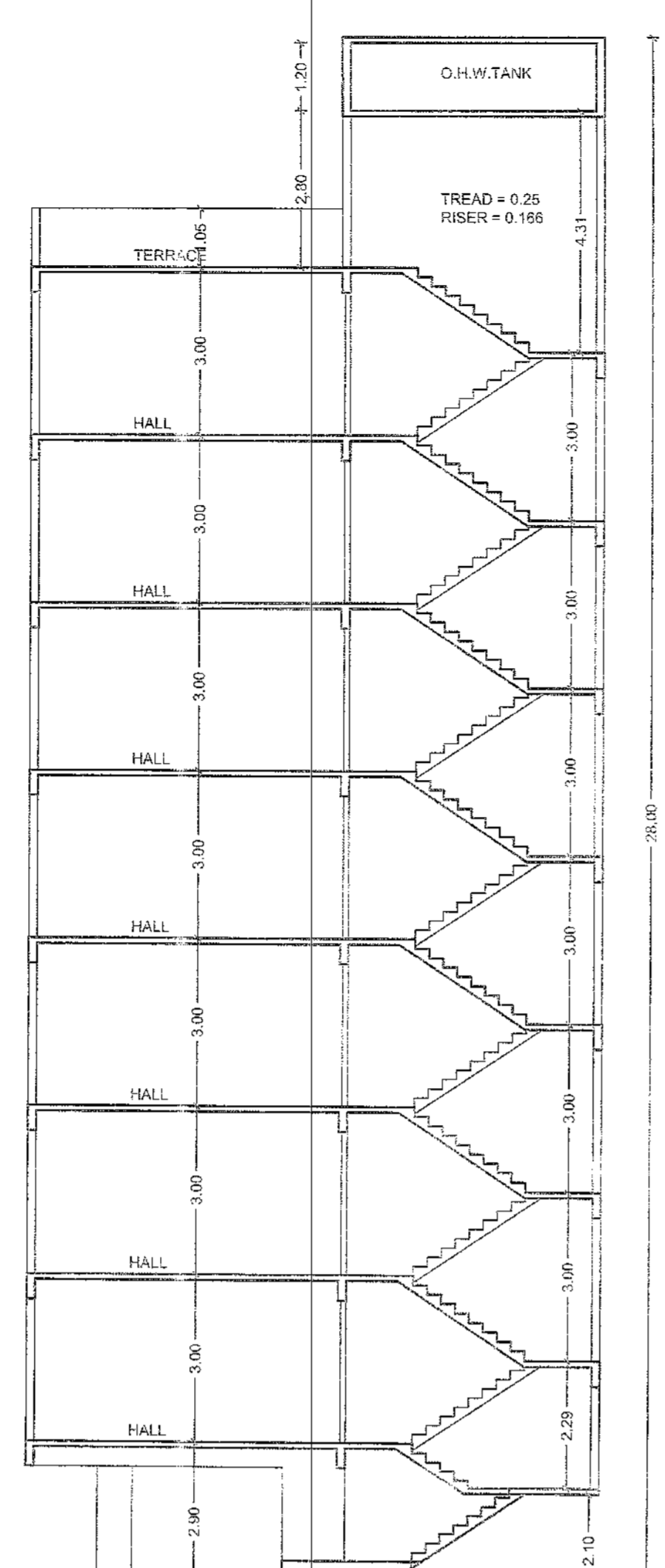
APPROVED

The Plans amended in S.I.C. No. 106/17/2022
As per the conditions Mentioned in the accompanying commencement Certificate No. 113/17/2022

117/2022
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



ELEVATION



SECTION A-A

P LINE B.U.P AREA DIAGRAM & CALCULATION

GROUND FLOOR

FLOOR	SR. NO	Width	Length	Total number	Total Sq.M.
Block Area	8.25	2.65	1	13.91	
DEDUCTION					
1	0.00	0.00	1	0.00	
Total Deduction Area					
BLOCK AREA IN SQ.M.					
TOTAL DEDUCTION					
TOTAL FLOOR B.U.P AREA IN SQ.M					

TYPICAL 1ST TO 7TH FLOOR PLAN

FLOOR	SR. NO	Width	Length	Total number	Total Sq.M.
Block Area	10.28	23.18	1	238.20	
DEDUCTION					
1	1.20	1.20	1	1.44	
2	5.22	0.39	1	2.05	
3	3.59	0.78	1	2.80	
4	1.78	1.20	1	2.14	
5	0.78	2.84	1	2.22	
6	0.78	2.84	1	2.22	
7	1.78	1.20	1	2.14	
8	0.78	3.86	1	3.00	
9	1.20	1.20	1	1.44	
10	1.20	1.20	1	1.44	
11	0.30	2.84	1	0.85	
12	1.20	3.20	1	3.84	
13	1.85	1.85	1	3.42	
Total Deduction Area					
BLOCK AREA IN SQ.M.					
TOTAL DEDUCTION					
TOTAL FLOOR B.U.P AREA IN SQ.M					

B.U.P AREA STATEMENT

FLOOR NO.	TOTAL B.U.P AREA
GROUND FLOOR	13.91
FIRST FLOOR	210.17
SECOND FLOOR	210.17
THIRD FLOOR	210.17
FOURTH FLOOR	210.17
FIFTH FLOOR	210.17
SIXTH FLOOR	210.17
SEVENTH FLOOR	210.17
TOTAL B.U.P AREA	1485.10

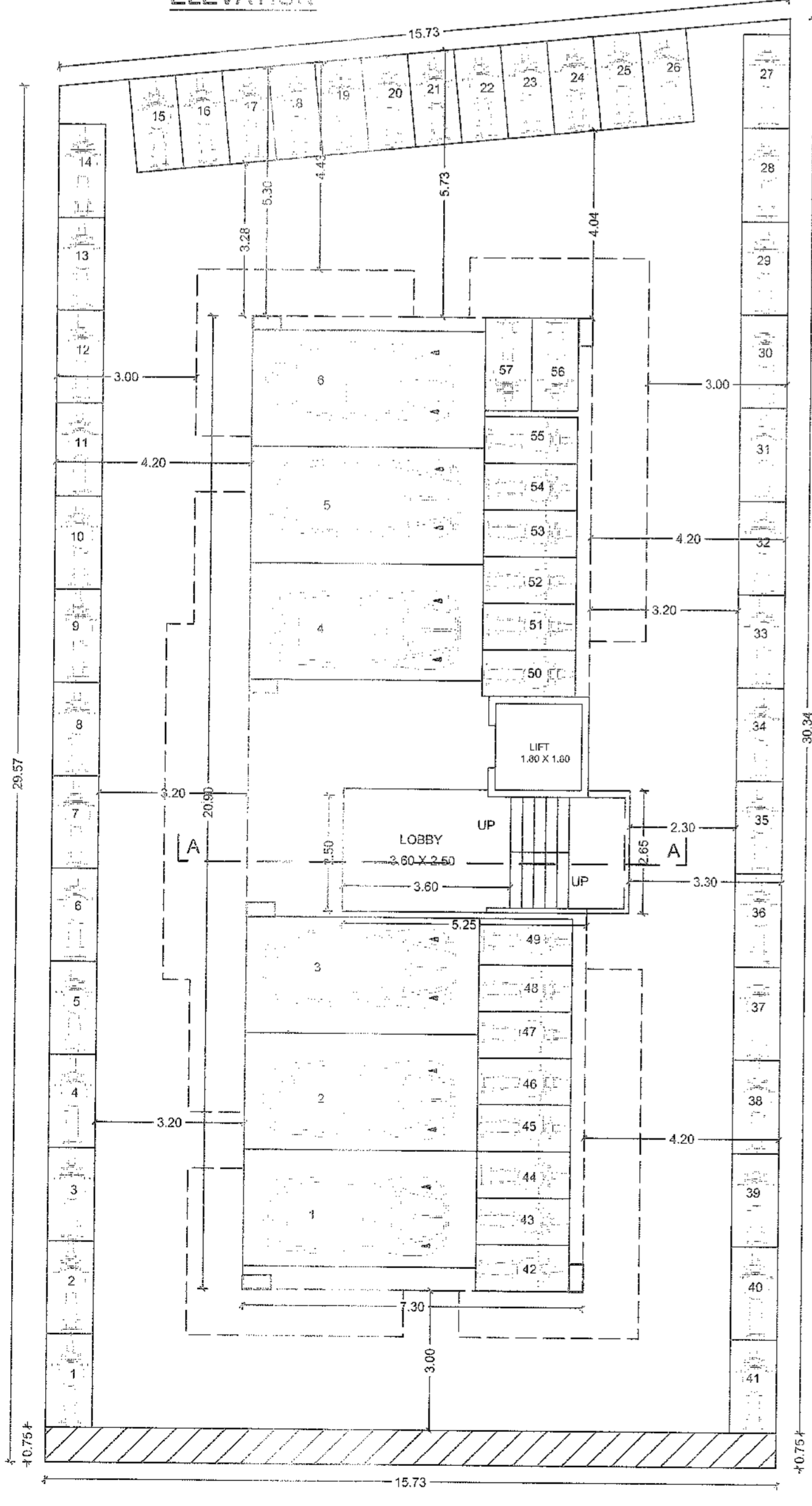
T.D.R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
475.05	185.70	156.00

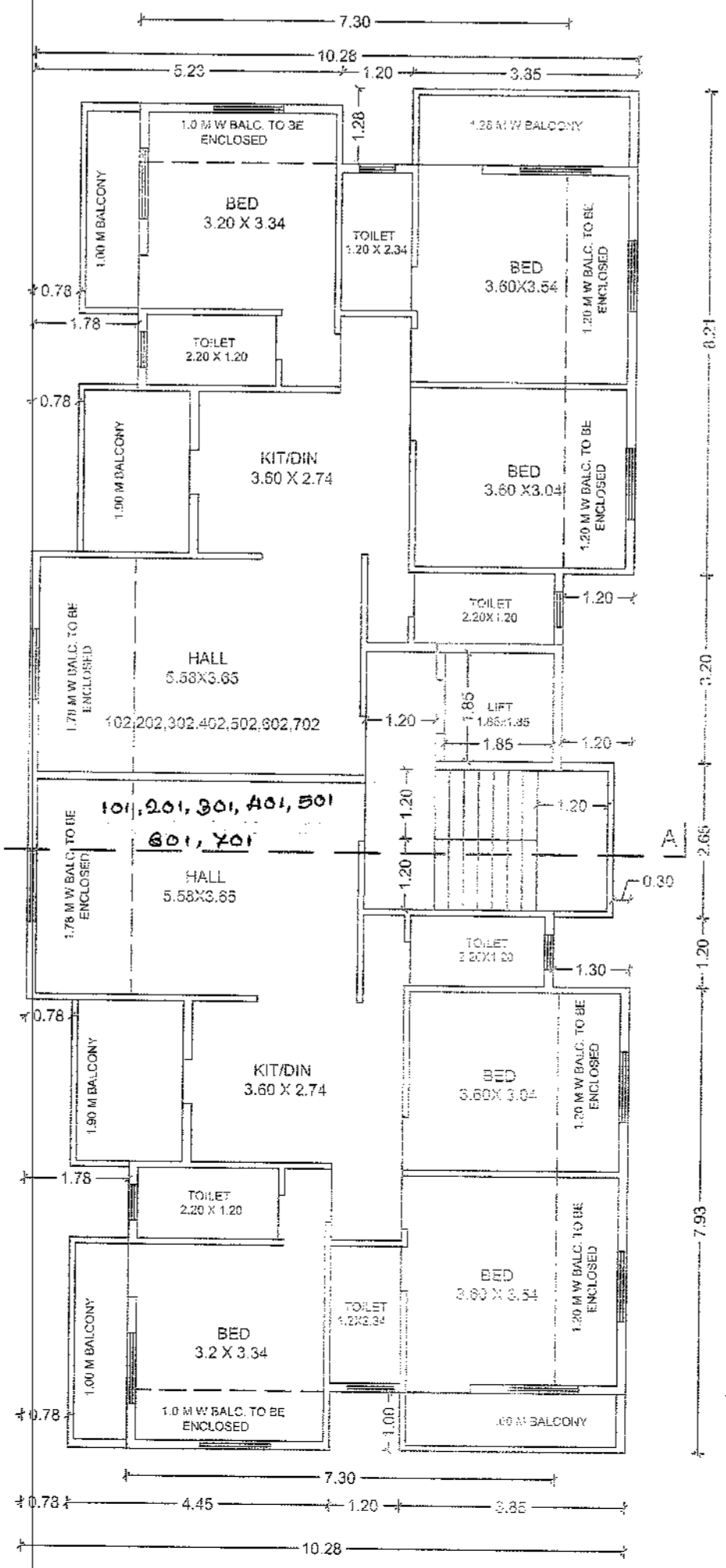
REG. AGREEMENT NO - 7 - 5628/2022 DATE - 03.10.2022
D.R. C. NO - 1028 DATE - 14.10.2022
158 x 1820 / 66300 = 32.51 FOR DEDUCTION BY 66%

PERMISSIBLE ANCILLARY AREA STATEMENT

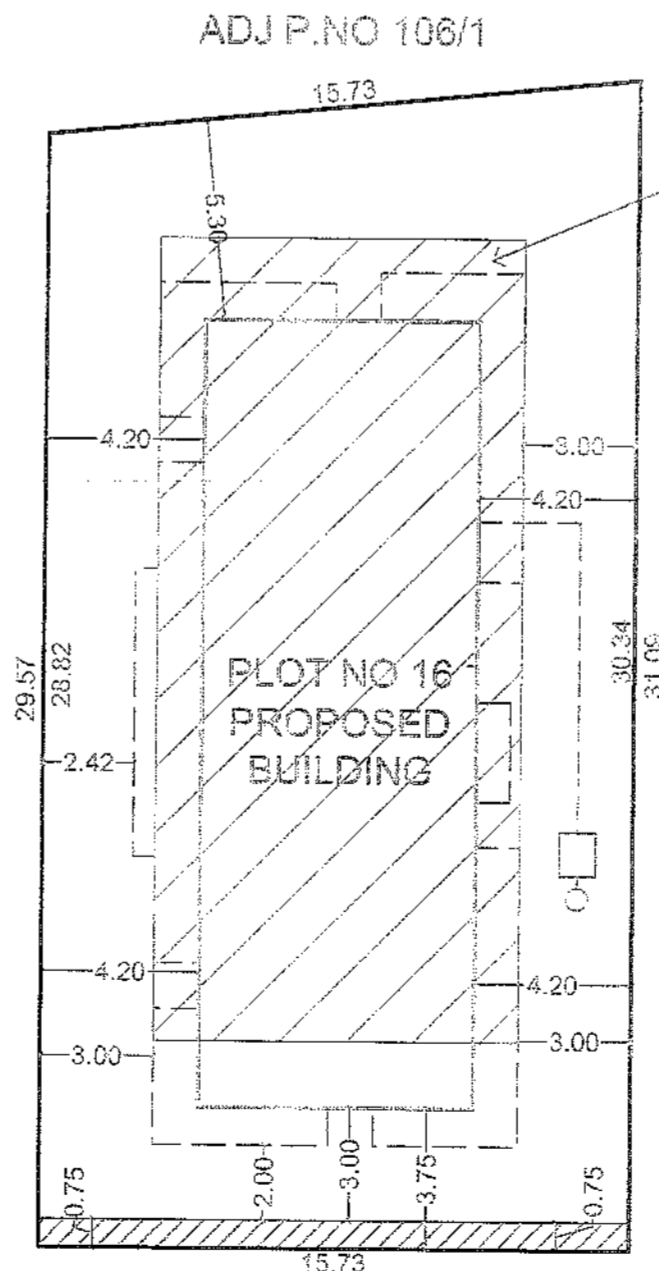
TYPE OF USE	ENTITLEMENT OF FSI AREA	0.60 FOR RESIDENTIAL	0.80 FOR COMMERCIAL	PERMISSIBLE ANCILLARY AREA
RESIDENTIAL	1485.10	555.91	0.00	555.91
TOTAL	1485.10	555.91	0.00	555.91



9.0 M. WIDE PROPOSED ROAD (7.50 M. W. ROAD) (SCALE - 1:100)



TYPICAL FIRST TO SEVENTH FLOOR PLAN (SCALE 1:100)



EXISTING 7.50 M ROAD 9.0 M. W. PROPOSED ROAD

SITE PLAN (SCALE - 1:200)

AREA STATEMENT

No.	Particular	Sq. M.
1	Area Of Plot (Minimum area of sub. to be considered)	
2	(a) As per ownership document / 1/12. CTS extract	476.05
3	(b) As per measurement sheet	476.05
4	(c) As per site	476.05
5	(d) Proposed Area Under Development	476.05
6	Deductions For	
7	(a) Area under 9.75 m. wide road	11.79
8	(b) Any D.P. Reserve Area	0.00
9	(Total 6th)	11.79
10	Balance Area of Plot (1-4)	464.26
11	Amplify space (if applicable)	0.00
12	(a) Required	0.00
13	(b) Adjustment of 20% Floor	0.00
14	(c) Balance Proposed	0.00
15	(d) Plot Area (3-4 (c))	464.26
16	Recreational Open space (if applicable)	
17	(a) Required	0.00
18	(b) Proposed	0.00
19	Internal Road area	0.00
20	Plotable area (if applicable)	0.00
21	Plotable area with relation to State R.S.I. as per front road width (As per Schedule FSI - 1.1)	510.68
22	Reduction of FSI on account of premium	
23	(a) Maximum permissible premium FSI - based on road width (0.50)	238.03
24	(b) Proposed FSI on account of premium	238.03
25	(c) In-built FSI / TDR loading	
26	(a) Area under 9.00 m road widening (11.79*3)	22.58
27	(b) In-built area against frontage Spec. if sanctioned over (2.00 x 0.85 x 3.1 No. 4 based on (a))	0.00
28	(c) TDR area (0.40)	156.00
29	(d) Total in-built / TDR loading proposed (11 (a)+(b)+(c))	179.58
30	Additional FSI area under Chapter No. 7	0.00
31	Total entitlement of FSI in this proposal	
32	(a) 30% = 1485.10 (b) 12% wherever applicable	928.30
33	(c) Ancillary Area FSI (a) 60% or 60% (whichever is applicable)	555.96
34	(d) Total entitlement at 30	1485.27
35	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 1.0 or 1.2	NIL
36	Total Built-up Area in proposal (excluding area at Sr. No. 17 (b))	
37	(a) Existing Built-up Area	0.00
38	(b) Proposed Built-up Area (as per plan)	1485.10
39	(c) Total (a)+(b)	1485.10
40	RESIDENTIAL BUILT-UP AREA IN PROPOSAL	1485.10
41	COMMERCIAL BUILT-UP AREA IN PROPOSAL	0.00
42	FSI Consumed (13/15) (Should not be more than serial No.14 above)	0.8896
43	Area for inclusive Housing, if any	
44	(a) Required (20% of S.I.U.L.)	
45	(b) Proposed	

Certificate of Area
I have measured the plot under reference No. 106/17/2022 and the dimensions of areas etc. as stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / 1/12. Scheme Record / Land Records Department / Survey records.

Sign of LICENCE SUP.

Owner's Declaration
I have submitted herewith confirmed true and correct copy of plans approved by Authority / Collector. I will execute the structure as per approved plans. Also I will execute the work under supervision of proper technical person so as to ensure the quality and safety of the work etc.

PROPOSED RESIDENTIAL BUILDING PLAN ON PLOT NO. 16, IN S. NO - 106/17/2022 OF WADALA SHIWAR, NASHIK. FOR - SHREEJI ONYX PARTNERSHIP FIRM TH. PARTNER SHRI. SANJAYBHAI MAHENDRABHAI VACHHANI & OTHER ONE

SUPERVISOR STR. EN. SIGN OWNERS SIGN

SATISH THOKE & ASSOCIATES
BUILDING PLANNERS
2nd Floor: Santosh Bedekar Nagar Shivaji Chouk Nashik.
Mobile: 9425884501

DATE: 27.04.2022 SCALE: 1:100 CAD BY: NIK