

STAMP OF APPROVAL

APPROVED

The Plans amended in...
As per the conditions Mentioned in
the accompanying commencement

Certificate No. *211184/2024* dated...*29/12/2024*

[Signature]
SECTIONAL ENGINEER,
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORPORATION, NASHIK

[Signature]
AR. VRUSHALI V. DHAKATE
Reg. No. CA/2008/42492

NASHIK
LOCATION PLAN



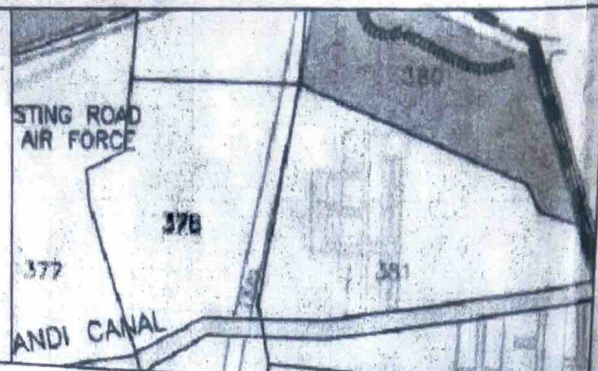
(Signature)

MR. VRUSHALI V. DHAKATE

Reg. No. CA/2008/42492

NASHIK

LOCATION PLAN



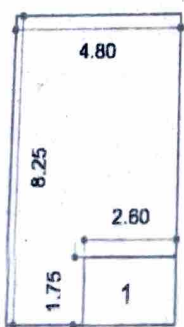
ADJ. P. NO - 07



----- 9.00 M. W. ROAD -----

SITE PLAN SCALE:-1:500

AREA CALCULATION & DIAGRAM



AREA OF BLOCK = $4.80 \times 8.25 = 39.60$ sqm.
 DEDUCTION 1) = $2.60 \times 1.75 = 4.55$ sqm.
 TOTAL DEDUCTION = 4.55 sqm.
 $39.60 - 4.55 = 35.05$ sqm.

TOTAL B/UP AREA ON GROUND FLOOR = 35.05 SQM
 TOTAL B/UP AREA ON FIRST FLOOR = 35.05 SQM

FORM OF STATEMENT 1

[Sr. No. 8(a) (ii)]

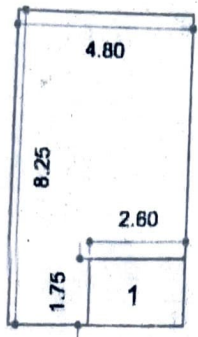
Existing Building to be retained

4. Amenity S
 a) Required
 b) Adjustme
 c) Balance
 5. Net Plot Ar
 6. Recreation
 a) (a) Requ
 b) (b) Propo
 7. INTERNAL
 8. Plotable are
 9. BUILT UP A
 AS PER FF
 10. Addition of
 a. Maximum pe
 road width /
 b. Proposed FS
 11. In-situ FSI /
 a) In-situ are
 b) (b) In-situ a
 (2.00 or 1.8
 c) TDR area
 d) Total in-situ
 12. Additional FS
 13. Total entitle
 a. [9 + 10(b)+
 b. Ancillary A
 payment o
 c. Total entitl
 14. Maximum ut
 Permissible
 6.1 or 6.2 or
 15. Total Built-u
 (excluding a
 a. Existing B
 b. Proposed
 c. Total (a+b
 16. F.S.I. Cons
 serial No. 14
 17. Area for Inc
 a. Required
 b. Propose
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--- 9.00 M. W. ROAD ---

SITE PLAN SCALE:-1:500

AREA CALCULATION & DIAGRAM



AREA OF BLOCK = $4.80 \times 8.25 = 39.60$ sqm.
 DEDUCTION 1) = $2.60 \times 1.75 = 4.55$ sqm.
 TOTAL DEDUCTION = 4.55 sqm.
 $39.60 - 4.55 = 35.05$ sqm.

TOTAL B/UP AREA ON GROUND FLOOR = 35.05 SQM

TOTAL B/UP AREA ON FIRST FLOOR = 35.05 SQM

FORM OF STATEMENT 1

[Sr. No. 8(a) (III)]

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floor
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2

[Sr. No. 11(a)]

Proposed Building

Building No.	Floor No.	Total B/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)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	GROUND	35.05					
	FIRST	35.05	---	---			70.10

FORM OF STATEMENT 2

[Sr. No. 11(h)]

Area details of Flat / unit

Building No.	Floor No.	Flat / Unit No.	Built up area of Flat/ unit along with Share of Common areas like staircase/ passages	Area of balcony attached to Flat / unit	Area of Double Height terraces attached to flat / Unit	Total area of flat / unit (4+5+6)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	GROUND		35.05			35.05
	FIRST		35.05	---		35.05

AREA STATEMENT

SQ.MT

* AREA OF PLOT	57.60
*ALLOWED F.S.I.	1.10
*PROPOSED B/U AREA AT GROUND FLOOR	35.05 SQM
AT FIRST FLOOR	35.05 SQM
TOTAL BUILT UP AREA	70.10 SQM.

6.50
3.05
0.15

C.U

----- 9.00 M. W. ROAD -----

SITE PLAN SCALE:-1:500

CALCULATION & DIAGRAM

AREA OF BLOCK = 4.80X8.25 = 39.60 sqm.
 DEDUCTION 1) = 2.60X1.75 = 4.55 sqm.
 TOTAL DEDUCTION = 4.55 sqm.
 39.60 - 4.55 = 35.05 sqm.

TOTAL B/UP AREA ON GROUND FLOOR = 35.05 SQM

TOTAL B/UP AREA ON FIRST FLOOR = 35.05 SQM

FORM OF STATEMENT 1

[Sr. No. 8(a) (iii)]

Existing Building to be retained

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

FORM OF STATEMENT 2

[Sr. No. 11(a)]

Proposed Building

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+4+5+6)
(3)	(4)	(5)	(6)	(7)	(8)
0.05					
0.05					70.10

FORM OF STATEMENT 2

[Sr. No. 11(h)]

Area details of Flat / unit

Flat / unit	Built up area of Flat/ unit along with Share of Common areas like staircase/ passages	Area of balcony attached to Flat / unit	Area of Double Height terraces attached to flat / Unit	Total area of flat / unit (4+5+6)
(4)	(5)	(6)	(7)	
	35.05			35.05
	35.05			35.05

AREA	SQ.MT
	57.60
	1.10
	70.10
	35.05 SQM
	35.05 SQM
	70.10 SQM.

b. Proposed Built-up Area (as per 'P-line')	---
c. Total (a+b)	70.10
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
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 11/11/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T-P SCHEME RECORDED/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS

(Signature)

SIGNATURE OF LICENSED ARCHITECT

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 STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SIGNATURE OF OWNER

- *PLOT BOUNDARY SHOWN IN THICK BLACK
- *PROPOSED WORK SHOWN IN RED
- *DRAINAGE LINE SHOWN IN DOTTED RED
- *EXTERNAL WALL 0.15M THICK
- *INTERNAL WALL 0.10M THICK

PROPOSED BUNGLOW PLAN ON PLOT NO - 08/2, S.NO - 381/6/7/A, AT- MAKHAMALABAD, TAL & DIST - NASHIK. FOR - Shri. SHIWAJI SAKHARAM JADHAV.

(Signature)

(Signature)

NAME:- V. V. DHAKATE	NAME:- G. B. KAWALE	
ARCHITECT SIGN	STRUCTURAL ENG. SIGN	OWNER SIGN
CA/2008/42492		

VRUSHALI DHAKATE & ARCHITECTS
 VRUSHALI DHAKATE AND ASSOCIATES
 #mail:vrushalidhake.vrushalidhake@gmail.com

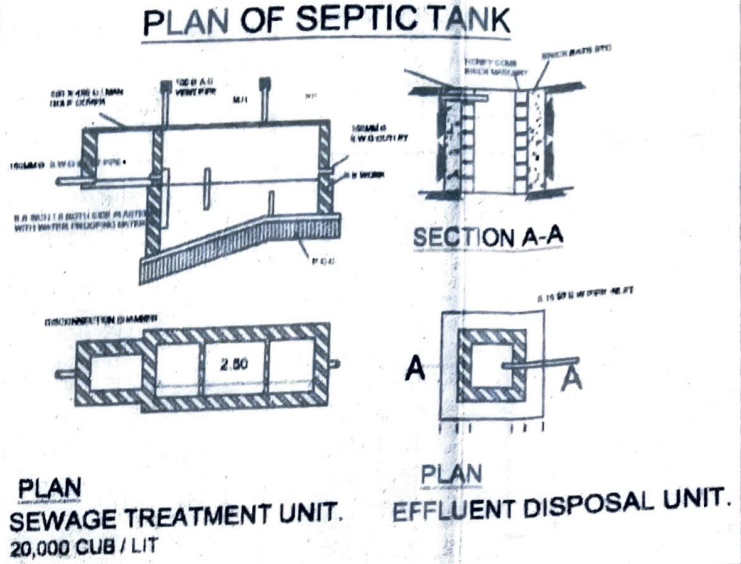
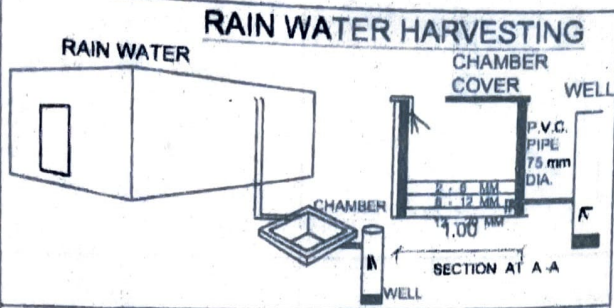
CONSULTING ARCHITECT
 INTERIOR DESIGN
 LANDSCAPE DESIGNER

AREA STATEMENT	SQM.
1. AREA OF PLOT	57.60
(MINIMUM AREA a,b,c TO BE CONSIDERED)	
a) As per ownership document (7/12, CTS extract)	--
b) As per measurement sheet	--
c) As per site	--
2. DEDUCTION FOR	
a) Proposed D.P. / D.P. Road widening area	--
b) Any D.P. Reservation area TOTAL (a+b)	57.60
3. BALANCE AREA OF PLOT (1-2)	
4. Amenity Space (if applicable)	
a) Required	--
b) Adjustment of 2(b), if any	--
c) Balance Proposed	57.60
5. Net Plot Area (3-4 (c))	--
6. Recreational Open space (if applicable)	
a) (a) Required -	--
b) (b) Proposed -	--
7. INTERNAL ROAD AREA	57.60
8. Plotable area (if applicable)	63.36
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5X1.1)	
10. Addition of FSI on payment of premium	
a. Maximum permissible premium FSI - based on road width / TOD Zone.	--
b. Proposed FSI on payment of premium.	--
11. In-situ FSI / TDR loading	
a) In-situ area against D.P. road [2.0xSr. No.2(a)], if any	
b) (b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or(c)].	
c) TDR area	
d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	--
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.	
b. Ancillary Area FSI upto 60% or 80% with payment of charges.	7.00
c. Total entitlement (a+b)	70.36
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}	--
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')	70.10
c. Total (a+b)	
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
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 11/11/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T-P SCHEME RECORDED/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS

SIGNATURE OF
LICENCED SURVEYOR



DOOR & WINDOW SCHEDULE

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

PARKING STATEMENT

TOTAL NOS PARKING.	TWO WHEELER	FOUR WHEELER
	1	1

CARPET AREA STAIRCASE STATEMENT

AREA OF STAIRCASE & COMMON PASSAGE EXCLUDING WALLS

GROUND FLOOR

$4.23 \times 0.90 = 3.81$ SQM.

FIRST FLOOR

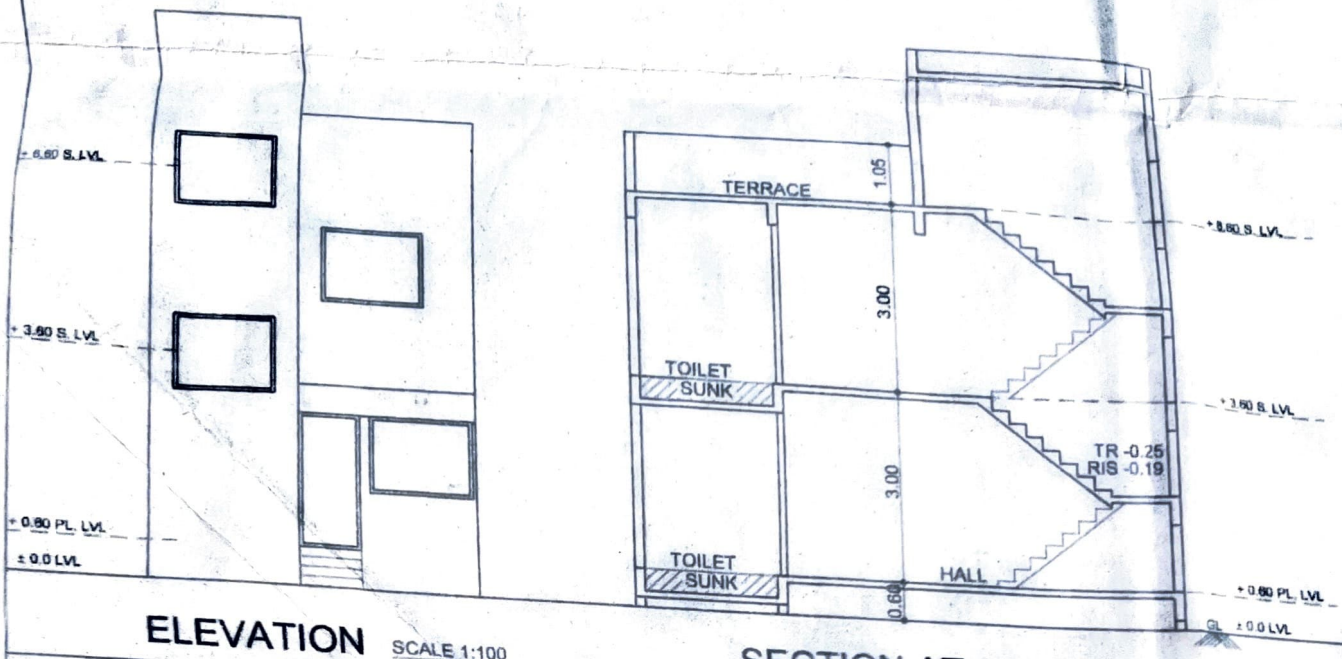
$4.23 \times 1.65 = 6.98$ SQM.

TOTAL - $3.81 + 6.98 = 10.79$ SQM.

FLOOR CARPET AREA STATEMENT

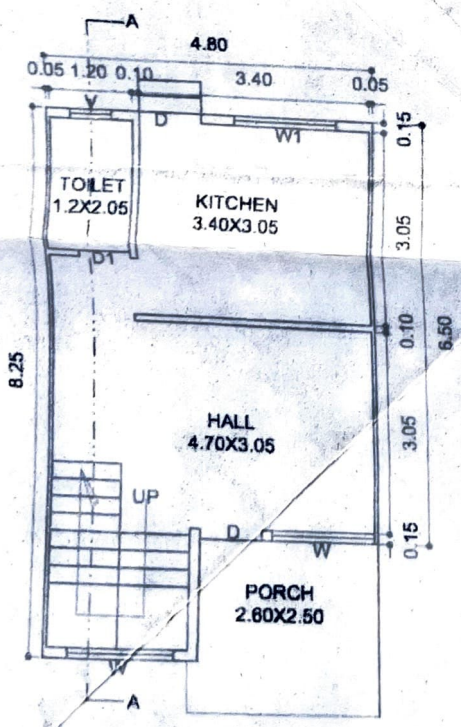
BUNGLOW NO	FLOOR AREA OF ALL ROOMS EXCLUDING WALLS	FLOOR AREA OF ALL BATH / WC / PASSAGE EXCLUDING WALLS	FLOOR AREA OF BALCONY, TERRACE EXCLUDING WALLS
GROUND FLOOR			
	HALL = $4.70 \times 3.05 = 14.34$ SQ.M. KITCHEN = $3.40 \times 3.05 = 10.37$ SQ.M.	TOILET = $1.20 \times 2.05 = 2.46$ SQ.M. PASSAGE = $1.30 \times 0.90 = 1.17$ SQ.M.	
	TOTAL = 24.71 SQM.	TOTAL = 3.63 SQM.	
	CARPET AREA = $24.71 + 3.63 = 28.34$ SQM.		
FIRST FLOOR			
	BED = $3.60 \times 3.05 = 10.98$ SQ.M. BED = $3.40 \times 3.05 = 10.37$ SQ.M.	TOILET = $1.20 \times 2.05 = 2.46$ SQ.M. PASSAGE = $1.20 \times 0.90 = 1.08$ SQ.M.	
	TOTAL = 21.35 SQM.	TOTAL = 3.54 SQM.	
	CARPET AREA = $21.35 + 3.54 = 24.89$ SQM.		
	CARPET AREA = $28.34 + 24.89 = 53.23$ SQM.		

AREA = 26.34 + 24.89 = 53.23 SQM.

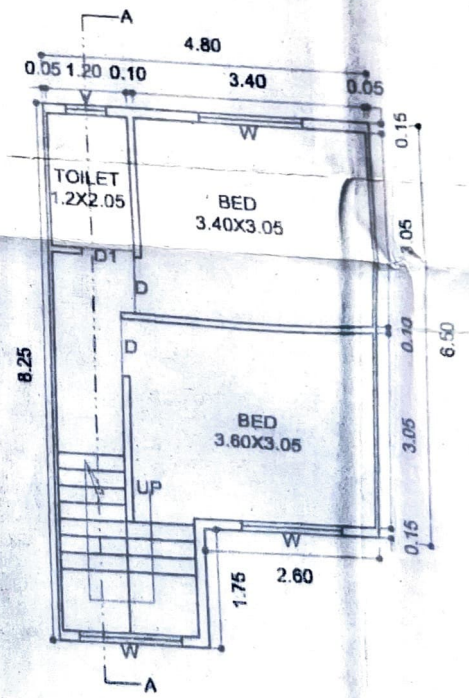


ELEVATION SCALE 1:100

SECTION AT AA SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



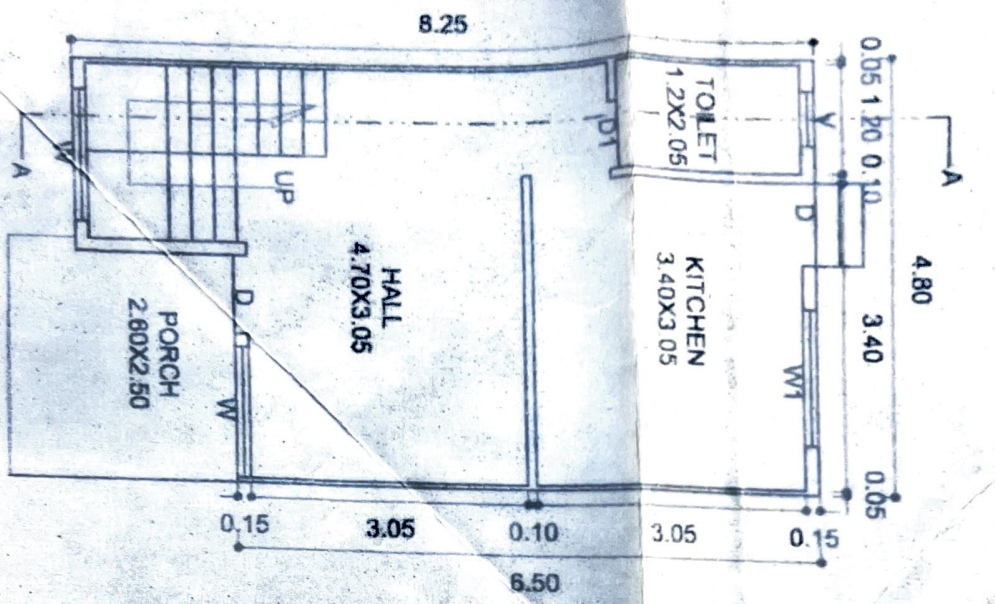
FIRST FLOOR PLAN
SCALE 1:100

ELEVATION

SCALE 1:100

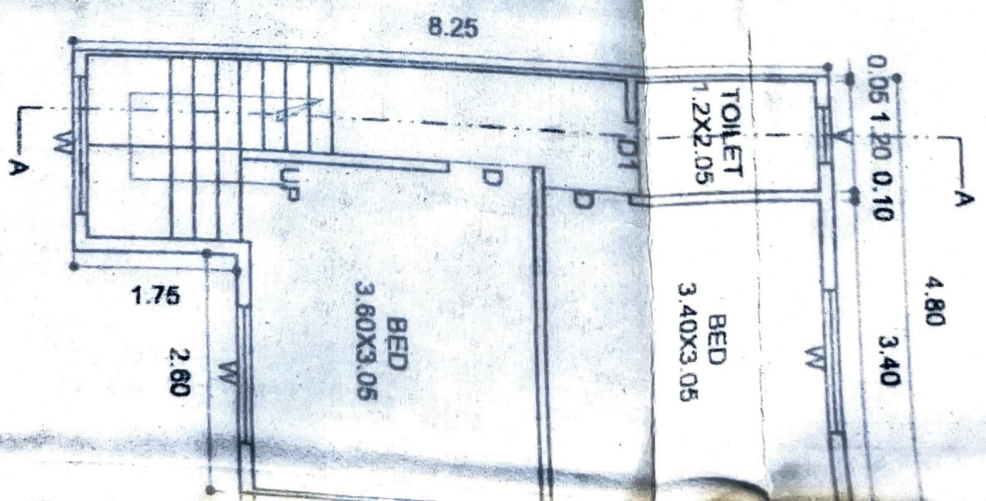
SECTION AT AA

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100

ELEVATION SCALE 1:100

SECTION AT AA SCALE 1:100

