

Project:-

Proposed Revised Redevelopment of Existing Residential Building on Plot no. 11+12, S.No. 878/4 at Nashik Shiwar, Chairman Shree Saraswati Apartment Co-Op Housing Society Ltd. Through GPA Holder Girna Enterprizes Pvt. Ltd. Through Builder & Developers Director Abhishek S. Pardeshi & Sahaj Buildcon Partnership Firm Through partner.

DRAWING SHEET No.

1/1

**APPROVED**

The Plans amended in... ..

As per the conditions Mentioned in the accompanying commencement

Certificate No. dated 17/5/2024

A4/BP/19/2024

  
**Executive Engineer**  
Town Planning Department  
Nashik Municipal Corporation  
Nashik

PRE OCCUPANCY CERTIFICATE NO: 2225 DTD:- 05/01-1995  
PREVIOUS APPROVED BUILDING PERMISSION NO.B2/BP/126/2022  
DATED : 21/07/2022

**NOTE-**

- ALL DIMENSIONS ARE IN METER
- PLOT BOUNDARY SHOWN IN THICK BLACK
- PROPOSED WORK SHOWN IN RED
- DRAIN LINE SHOWN IN DOTTED RED
- EXTERNAL WALL 0.15 MT THICK
- INTERNAL WALL 0.10 MT THICK

AREA STATEMENTS (Unified)		SQ.MT.
1]	Area of plot ( Minimum area of a, b, c, to be considered )	
	a) As per ownership document ( 7/12, CTS extract )	=563.76
	b) As per measurement sheet	=563.76
	c) As per site	=563.76
2]	Deductions for	
	a) Proposed D.P/ 60.00 D.P. Road CUTTING area	= 0
	b) Proposed D.P/ 18.00 D.P. Road CUTTING area	= 0
	c) Proposed D.P/ D.P. Road widening area	= 0
	Total (a+b+c)	= 0
3]	Balance area of plot ( 1 - 2 )	=563.76
4]	Amenity Space (if applicable)	
	a) Required -	= 0
	b) Adjustment of 2(b), if any -	= 0
	c) Balance Proposed -	= 0
5]	Net plot area ( 3 - 4 (c) )	=563.76
6]	Recreational Open space (if applicable)	
	a) Required - 10%	= 0
	b) Proposed -	= 0
7]	Internal road area	= 0
8]	Platable area	= 0

the conditions mentioned in the accompanying commencement Certificate No. dated 17/5/2024

44/BP/19/2024

**Executive Engineer**  
Town Planning Department  
Nashik Municipal Corporation  
Nashik

LOOR PLAN

**PRE OCCUPANCY CERTIFICATE NO: 2225 DTD:- 05/01-1995**  
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**AREA STATEMENTS (Unified)**

**SQ.MT.**

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	c) Proposed D.P/ D.P. Road widening area		= 0
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4]	Amenity Space (if applicable)		= 0
	a) Required -		= 0
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	c) Balance Proposed -		= 0
5]	Net plot area ( 3 - 4 (c) )		=563.76
6]	Recreational Open space (if applicable)		= 0
	a) Required - 10%		= 0
	b) Proposed -		= 0
7]	Internal road area		= 0
8]	Plotable area		= 0
9]	Built up area with reference to Basic F.S.I as per front road width ( Sr. No. 5X basic FSI)		=620.13
10]	Addition of FSI on payment of premium		= 0
	a) Maximum permissible premium FSI-based on road width / TOD Zone .	38.41	= 81.13
	b) Proposed FSI on payment of premium.	108.00 (PREVIOUS) +	173.37
11]	In-situ FSI / TDR loading		= 0
	a) In-situ area against D.P. road { 2.0xSr.No.2 (c) }, if any		= 0
	b) In-situ area against Amenity Space if handed over { 2.00 or 1.85xSr.No.4 (b) and/or (c),		= 0
	c) TDR area	86.00 (PREVIOUS) +	=138.00
	d) Total in-situ /TDR loading proposed {11(a)+(b)+(c)}		=224.00
12]	Additional FSI area under Chapter No.7 (INCENTIVE FSI) Existing B.U.A. X 30%		NA
13]	Total entitlement of FSI in the proposal		=692.78
	a) {9+10(b)+11(c)} or 12 whichever is applicable		=692.78
	b) Ancillary Area FSI upto 60% or 80% with payment of charges. (PRE)	=273.00 +	=414.40
	c) Total entitlement (a+b)	TOTAL PERMISSIBLE ( 1804.03 )	=1107.18
14]	Maximum utilization limit of F.S.I. (building potential) permissible as		=1804.03

INTERNAL WALL 0.10 MT THICK

SQ.MT.

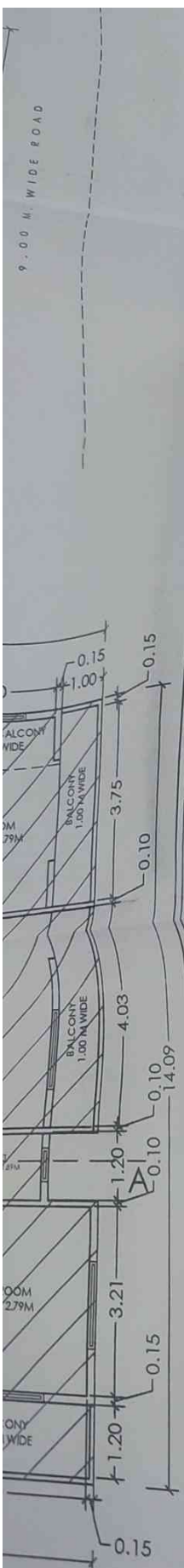
**AREA STATEMENTS (Unified)**

1]	Area of plot ( Minimum area of a, b, c, to be considered )	=563.76
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	c) As per site	= 0
2]	Deductions for	= 0
	a) Proposed D.P/ 60.00 D.P. Road CUTTING area	= 0
	b) Proposed D.P/ 18.00 D.P. Road CUTTING area	= 0
	c) Proposed D.P/ D.P. Road widening area	= 0
	Total (a+b+c)	=563.76
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4]	Amenity Space (if applicable)	= 0
	a) Required -	= 0
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	c) Balance Proposed -	= 0
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7]	Internal road area	= 0
8]	Plotable area	=620.13
9]	Built up area with reference to Basic F.S.I as per front road width ( Sr. No. 5X basic FSI)	= 0
10]	Addition of FSI on payment of premium	
	a) Maximum permissible premium FSI-based on road width / TOD Zone .	381.41 PK
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11]	In-situ FSI / TDR loading	= 0
	a) In-situ area against D.P. road { 2.0xSr.No.2 (c) }, if any	= 0
	b) In-situ area against Amenity Space if handed over { 2.00 or 1.85xSr.No.4 (b) and/or (c),	86.00 (PREVIOUS) + 138.00
	c) TDR area	=224.00
	d) Total in-situ /TDR loading proposed {11(a)+(b)+(c) }	NA
12]	Additional FSI area under Chapter No.7 (INCENTIVE FSI) Existing B.U.A. X 30%	NA
13]	Total entitlement of FSI in the proposal	=692.78
	a) {9+10(b)+11(c)} or 12 whichever is applicable	
	b) Ancillary Area FSI upto 60% or 80% with payment of charges. (PRE)	=273.00 + 414.40
	c) Total entitlement (a+b)	TOTAL PERMISSIBLE ( 1804.03 ) =1107.18
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 }	=1804.03
15]	Total Built-up Area in proposal. ( excluding area at sr.no. 17b)	640.98
	a) Existing Built-up area.	1107.18
	b) Proposed Built-up Area ( As per 'P-line')	1748.16
	c) Total (a+b)	---
16]	F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	= 0
17]	Area for Inclusive Housing, if any	= 0
	a) Required (20% of sr.no. 5)	= 0
	b) Proposed	

**Certificate of Area-**

Certified that the plot under reference was surveyed by me On 23/10/2023 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 Land records Department/City Survey records.

*(Signature)*  
AR.PRAJJWAL NILESH SURDE



6)	a) Required - 10%	= 0
	b) Proposed -	= 620.13
7)	Internal road area	= 0
8)	Plotable area	= 0
9)	Built up area with reference to Basic F.S.I as per front road width (Sr. No. 5X basic FSI)	= 0
10)	Addition of FSI on payment of premium	38/41
	a) Maximum permissible premium FSI-based on road width / TOD Zone	108.00 (PREVIOUS) + 173.37
	b) Proposed FSI on payment of premium.	= 0
11)	a) In-situ area against Amenities Space If handed over (2.00 or 1.85xSr.No.4 (b) and/or (c).	= 0
	b) In-situ area against Amenities Space If handed over (2.00 or 1.85xSr.No.4 (b) and/or (c).	86.00 (PREVIOUS) + = 138.00
	c) TDR area	= 224.00
12)	d) Total in-situ /TDR loading proposed (11(a)+(b)+(c))	NA
13)	Additional FSI area under Chapter No.7 (INCENTIVE FSI) Existing B.U.A. X 30%	NA
	Total entitlement of FSI in the proposal	= 692.78
	a) (9+10(b)+11(c)) or 12 whichever is applicable	(PRE) = 273.00 + = 414.40
	b) Ancillary Area FSI upto 60% or 80% with payment of charges.	
	c) Total entitlement (a+b)	TOTAL PERMISSIBLE ( 1804.03 ) = 1107.18
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 )	= 1804.03
15)	Total Built-up Area in proposal. ( excluding area at sr.no. 17b)	
	a) Existing Built-up area.	
	b) Proposed Built-up Area ( As per 'P-line')	640.98
	c) Total (a+b)	1107.18
16)	F.S.I. Consumed (15/13)	1748.16
	(should not be more than serial no.14 above)	
17)	Area for Inclusive Housing, if any	—
	a) Required (20% of sr.no. 5)	
	b) Proposed	= 0
		= 0

**Certificate of Area-**

Certified that the plot under reference was surveyed by me On 23/10/2023 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 Land Records Department/City Survey records.

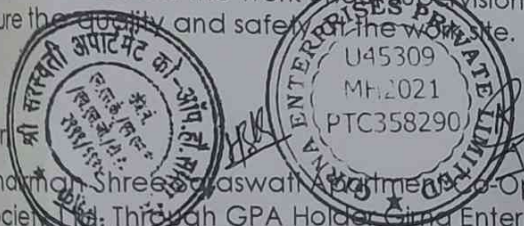
*Ar. Prajwal N. Surde*

AR.PRAJJWAL NILESH SURDE

**Owners Declaration-**

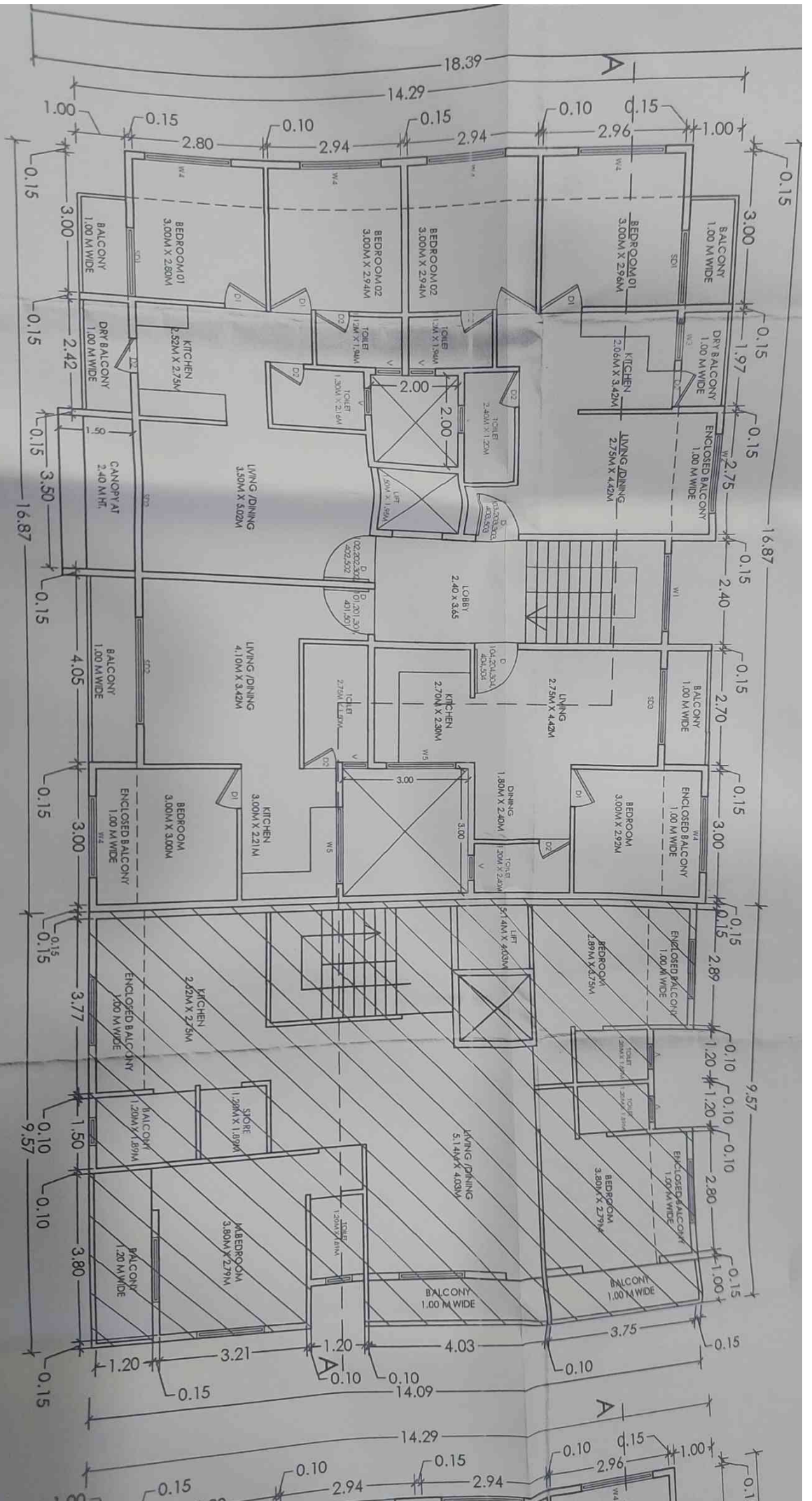
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work on site.

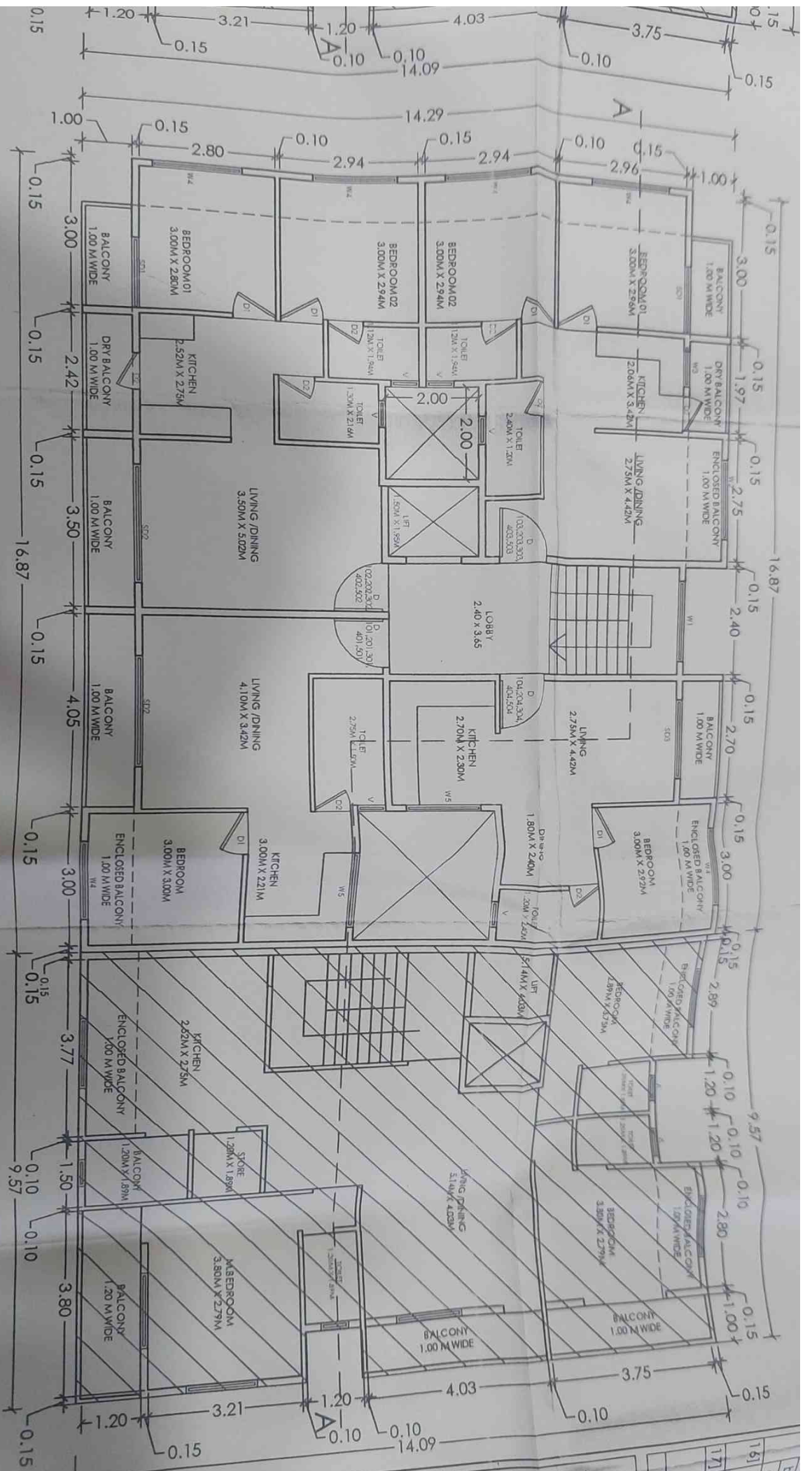
For  
 Chairman, Shree Saraswati Apartment Co-Op Housing Society  
 Through GPA Holder Citra Enterprizes Pvt. Ltd.  
 Through Builder & Developers Director Abhishek S. Pardeshi  
 & Sahaj Buildcon Partnership Firm Through partner.



<i>Ar. Prajwal N. Surde</i>	<i>Abhishek S. Pardeshi</i>	<i>Ar. Prajwal N. Surde</i>
ARCHITECT/ENGINEER	OWNER	STRUCTURAL ENGINEER
AR. PRAJJWAL NILESH SURDE 10, SHYAM TERRACES, MAHINDRA COLONY LANE, P & T COLONY NASHIK. 422005		STUDIO 22 Architects & Interior Designers
DATE 01/05/2024	SCALE AS SHOWN	DRAWN BY PRAJJWAL. S
		SIGNATURE

**FIRST FLOOR PLAN**  
**(SCALE 1:100)**



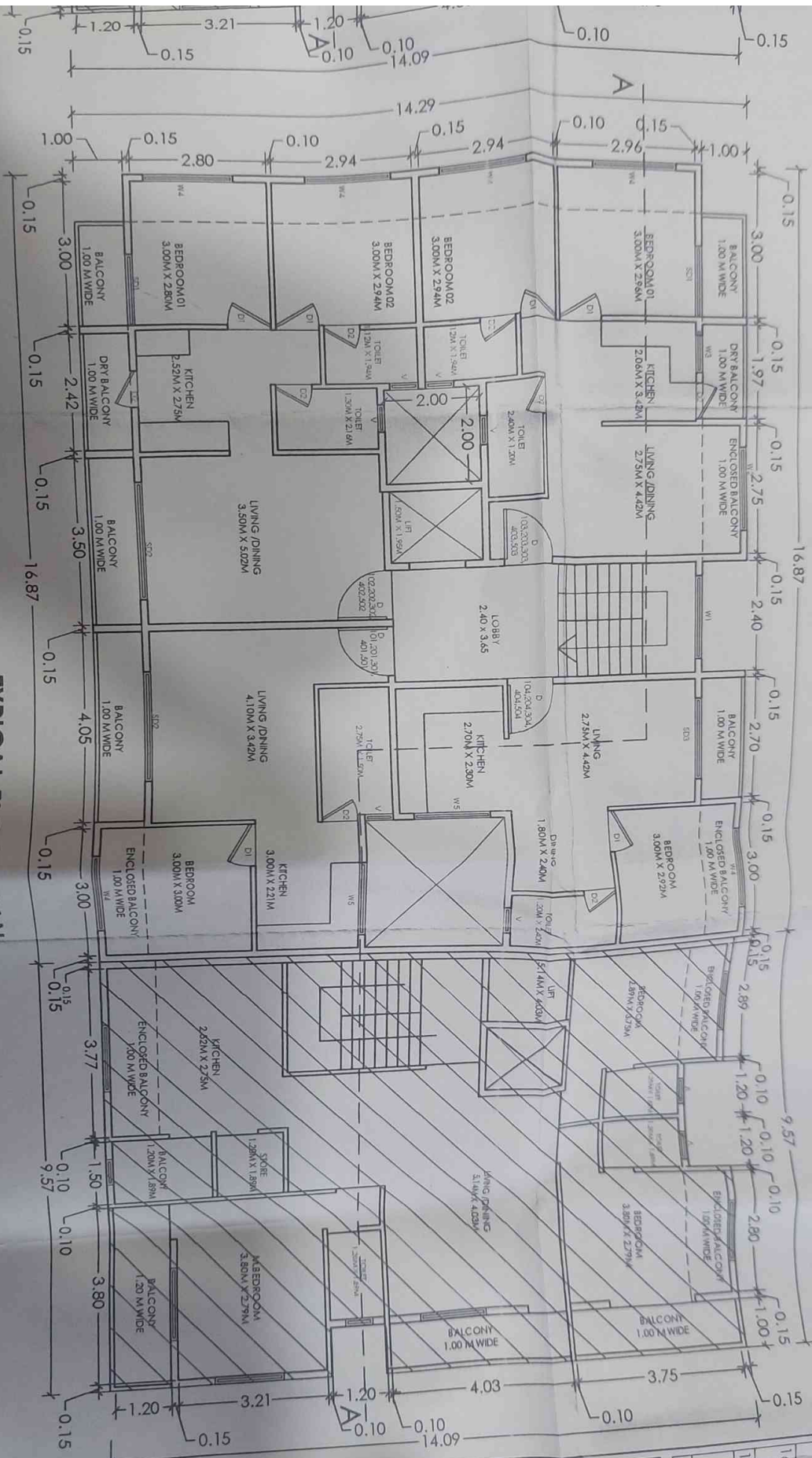


**TYPICAL FLOOR PLAN**  
 (2nd to 5th)  
 (SCALE 1:100)

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

9.00 M. WIDE ROAD

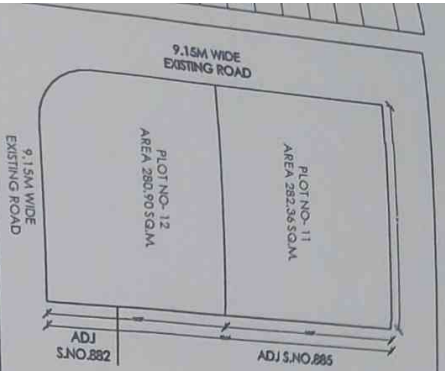
**TYPICAL FLOOR PLAN**  
(2nd to 5th)  
(SCALE 1:100)



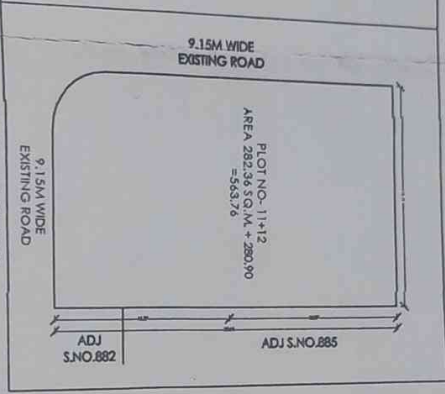




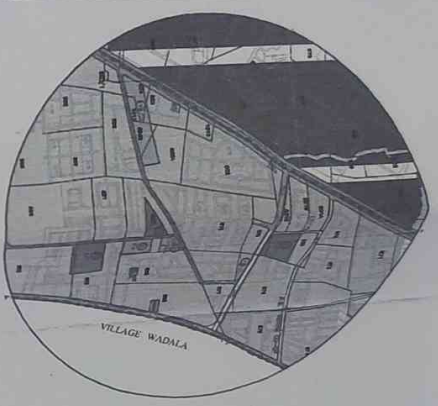
**PREVIOUS APPROVED BUILDING PERMISSION DT :- 06-04-1992**  
**PREVIOUS AMALGAMATION**  
**(SCALE 1:500)**



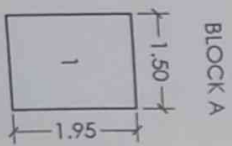
**AFTER AMALGAMATION**  
**(SCALE 1:500)**



**LOCATION PLAN**  
**(SCALE 1:10000)**

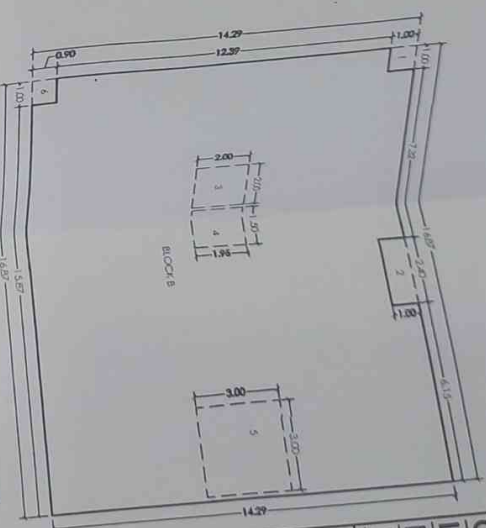


**P LINE DIAGRAM GROUND FLOOR**  
**(SCALE 1:100)**



F.S.I. STATEMENT AS PER 7/12 EXTRACT	
S.R. NO.	SARASWATI APARTMENT CO. OF SAHAJ BUILDCON
NAME	AREA (SQ.MT.)
PILOT AREA	346.74
BASIC F.S.I.	173.98
PREMIUM	173.37
T.D.R. AREA	138.00
	86.80
	273.00
	414.40
	640.98

**P LINE DIAGRAM TYPICAL FLOOR PLAN**  
**(1st to 5th)**  
**(SCALE 1:100)**



P Line Area Calculations	
Area of Block-A	1.50M X 1.95M = 2.925 SQ.MT.
Deduction	
Total Deduction	= 0.00 SQ.M
Built Up Area Of Ground Floor	2.925 - 0.00 = 2.925 SQ.M.
Total Built Up Area Of Ground Floor	2.925 SQ.M.

P Line Area Calculations	
Area Of Block-B	1687M X 14.29M = 241.07
Deduction	
1.	1.00M X 1.00M = 1.00 SQ.M
2.	2.00M X 1.00M = 2.00 SQ.M
3.	2.00M X 2.00M = 4.00 SQ.M
4.	1.50M X 1.95M = 2.92 SQ.M
5.	3.00M X 3.00M = 9.00 SQ.M
6.	1.00M X 0.90M = 0.90 SQ.M
Total Deduction	= 20.225 SQ.M
Built Up Area Of Typical Floor	241.07 - 20.22 = 220.85 SQ.M.
Total Built Up Area Of 1st to 5th Floor	220.85 X 5 = 1104.25 SQ.M.

**Project:-**  
**Proposed Revised Redevelopment Building on Plot no. 11+12, S Chairman Shree Saraswati Ltd. Through GPA Holder G Builder & Developers Direct Buildcon Partnership Firm T**

**PRE OCCUPANCY CERTIFICATE**  
**PREVIOUS APPROVED BUILDING PERMISSION**  
**DATED : 21/07/2022**

**NOTE:-**

- ALL DIMENSIONS ARE IN METERS
- PILOT BOUNDARY WORK SHALL BE DONE BY THE APPLICANT
- DRAIN LINE SHOWS THE LOCATION OF EXTERNAL WALLS
- INTERNAL WALLS ARE NOT SHOWN

**AREA STATEMENT**

11	Area of plot / Minimum area	
a)	As per ownership document	
b)	As per measurement	
c)	As per site	
21	Deductions for	
a)	Proposed D.P./60	
b)	Proposed D.P./18	
c)	Proposed D.P./D	
31	Balance area of plot	
41	Area of plot / Minimum area	
a)	As per ownership document	
b)	As per measurement	
c)	As per site	
51	Net plot area (3)	



