

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING
PLAN ON PLOT NO.2 TO 5/8,S.NO.224/1TO6/1B/2TO5
OFFPATHARDI SHIVAR, IN NASHIK.
FOR P.K. ASSOCIATES PARTNERSHIP FIRM
THROUGH PARTNERS
MR.PANKAJ VITTHAL PATIL
MR.AARIF GANI KURESHI
MRS.ASHWINI PAVAN PARDESHI

DRAWING
SHEET NO.

1

RECOMMENDATION

APPROVED

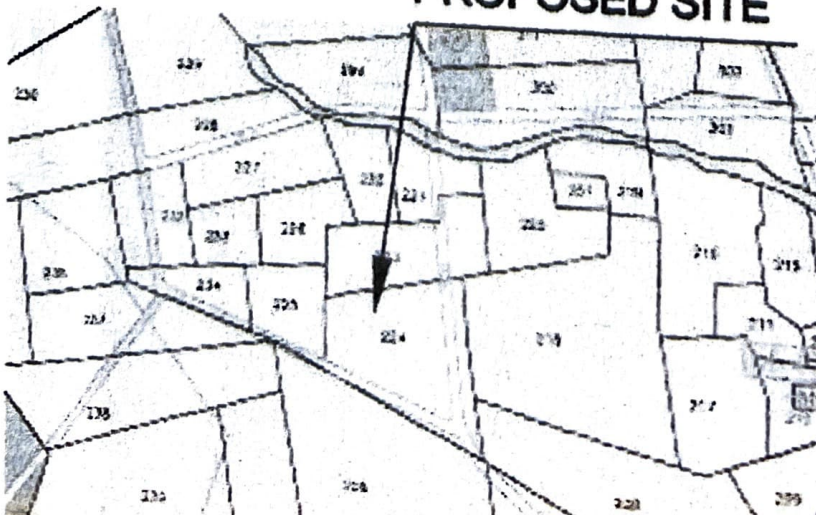
The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated

02/BP/143/2023

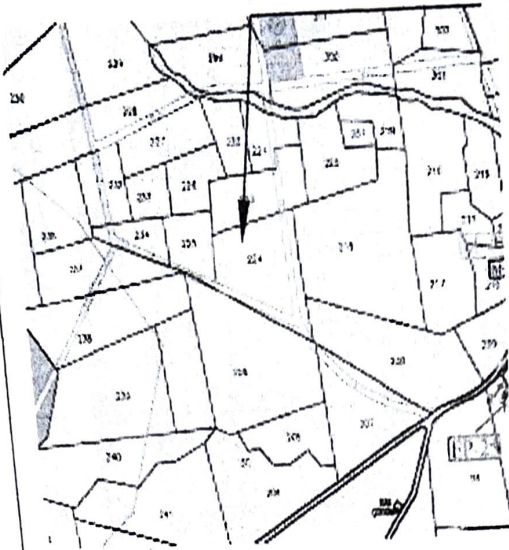
05/09/2023


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROPOSED SITE



PROPOSED SITE



LOCATION PLAN (SCALE - 1:10000)



TDR AREA STATEMENT		
1	PLOT AREA	331.00 SQMT.
2	NET PLOT AREA	331.00 SQMT.
3	PERMISSIBLE TDR (0.90)	297.90 SQMT.
4	PROPOSED TDR	105.00 SQMT.
5	DRC NO.	169
6	DRC DATE	16/07/2005
7	TDR FORMULA	$125 \times 550 / 4000 = 17.18$
8	AGREEMENT NO.	NSN-7 / 9530 / 2023
9	AGREEMENT DATE	21/08 / 2023

A	AREA STATEMENT	P.NO.2 TO 56
1.	Area of Plot (Minimum area of a.b.c. to be considered)	331.00
	(a) As per ownership document (7/12, C.T.S. extract)	331.00
	(b) As per measurement sheet	331.00
	(c) As per site	331.00
2.	Deductions for	-
	(a) Proposed D.P./D.P. Road widening Area/ Colony Road Area Widening / Service Road / Highway Widening	0.00
	(b) Any D.P. Reservation Area (CYCLE TRACK)	-
	(c) Total (a+b)	-
3.	Balance Area of Plot (1 - 2)	331.00
4.	Amenity Space (if applicable)	-
	(a) Required -	-
	(b) Adjustment of 2 (b), if any -	-
	(c) Balance proposed -	-
5.	Net Area of Plot = (3 - 4(c))	331.00
6.	Recreational Open Space (if applicable)	-
	(a) Required -	-
	(b) Proposed -	-
7.	Internal Road area	-
8.	Plotable area (if applicable)	331.00
9.	Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 6 X Basic F.S.I.)	364.10
10.	Addition of F.S.I. on payment of premium	-
	(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	165.50
	(b) Proposed F.S.I. on payment of premium	165.50
11.	In-situ F.S.I. / T.D.R. loading	-
	(a) In-situ area against D.P. road (2.00/sr.no.2(a), if any)	0.00
	(b) In-situ area against Amenity Space / handed over (2.00 or 1.86 X sr.no.4(b) & / or (c)) (Cycle Track - 0.36 %)	-
	(c) TDR area Permissible	297.90
	(d) Total In - situ / T.D.R. loading proposed [(11(a)+(b)+(c))]	125.00
12.	Additional of F.S.I. area under Chapter No. 7	-
13.	Total entitlement of F.S.I. in the proposal	-
	(a) (8+10(b)+11(d)) or 12 whichever applicable	654.60
	(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges (654.60 X 0.60 = 392.76)	392.76
	(c) Total entitlement (a+b)	1047.36
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 1.8 or 1.6)	3.20
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')	1030.96
	(c) Total (a+b)	1030.96
16.	F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	0.96 %
17.	Area for Inclusive Housing if any	-
	(a) Required (20% of sr. no. 5)	-
	(b) Proposed	-

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-01-23 AND DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE ABOVE.

SIXTH FLOOR)

Area of double height terraces

(d) Total in - area / T.D.P. including proposed	-
12. Additional of F.S.I. area under Chapter No. 7	-
13. Total entitlement of F.S.I. in the proposal	654.60
(a) $(9+10(b)+11(d))$ or 12 whichever applicable	
(b) Ancillary area F.S.I. upto 60% or 60% with payment of charges $(654.60 \times 0.60 = 392.76)$	392.76
(c) Total entitlement (a+b)	1047.36
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) $\times 1.8$ or 1.8)	3.20
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')	1030.98
(c) Total (a+b)	1030.98
(d) F.S.I Consumed (15/13) (should not be more than sr.no.14 above)	0.98 %
17. Area for Inclusive Housing if any	-
(a) Required (20% of sr. no. 5)	-
(b) Proposed	-

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-01-23 AND DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE 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.

Kathale

ER. V.G. KATHALE

Licensed Engineer Name and Signature

CERTIFICATE

I UNDERSIGNED DECLARE THAT I AM READY TO WORK AS STRUCTURAL ENGINEER AND SUPERVISE THIS PROJECT

Jayesh

ER. JAYESH MAKWANA
STRUCTURAL ENGINEER

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY MASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED 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.

P.K. ASSOCIATES PARTNERSHIP FIRM
THROUGH PARTNERS

Patil
MR. PANKAJ VITTHAL PATIL

Kureshi
MR. AARIF GANI KURESHI

Pardehi
MRS. ASHWINI PAVAN PARDESHI

OWNER'S SIGNATURE

Kathale

ER. V.G. KATHALE

ER. SIGN

Jayesh

ER. JAYESH MAKWANA

STR. ENGI. SIGN.

Architectural Consultant &
BCC Designer

ARCHITECTURE



ER. V.G. KATHALE
Reg. No. 1551/1982
1982-83 / 1551-82

F.NO. 12, 98B FUDGE, SAMLAKE, NEW CANADA CORNER, BHAMBURDA, MUMBAI
MAIL: pankajvitthalpatil@gmail.com

Job No.	Drawing No.	Scale	Drawn By	Checked By	Date	Registration/ License No. of Arch/ Lic. Eng./ Supervisor
888	88	1:100	PRBYANKA	V.K	24/02/2023	NMC/108/118882

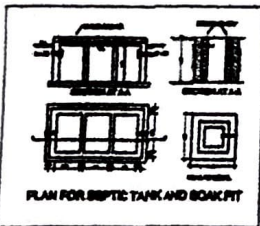
SECTION @B-B
SCLAE-1:100

Form of Statement - 3

Sr. No. 9 (g)

AREA DETAILS OF APARTMENT (P.NO.2 TO 5/6 GROUND TO SIXTH FLOOR)

Building No.	Floor No.	Apartment No. shop/flat no.	Carpet area of apartment / units	Area of balcony attached to apartment	Area of double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
	GROUND FLOOR	SHOP-1	10.36	-	-
		SHOP-2	15.81	-	-
		SHOP-3	15.81	-	-
	FIRST TO SIXTH FLOOR	101,201,301, 401,501,601	22.29	10.30	-
		101A,201A,301A, 401A,501A,601A	28.78	4.62	-
		102,202,302, 402,502,602	28.78	4.62	-
		102A,202A,302A, 402A,502A,602A	22.29	10.30	-



NOTES

1. PLOT LINES	THICK BLACK
2. EXISTING STREET (ROAD)	GREEN
3. FUTURE STREET (IF ANY)	GREEN DOTTED
4. PERMISSIBLE BLDG. LINES	THICK DOTTED
5. EXISTING WORK	BLACK (OUTLINE)
6. WORK PROP. TO BE DEMOLISHED	YELLOW HATCHED
7. PROPOSED WORK	RED FILLED IN
8. DRAINAGE & SEWAGE WORK	RED DOTTED
9. WATER SUPPLY WORK	BLACK DOTTED THIN
10. DEVIATIONS	RED HATCHED

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	2.00 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

Form of Statement - 1

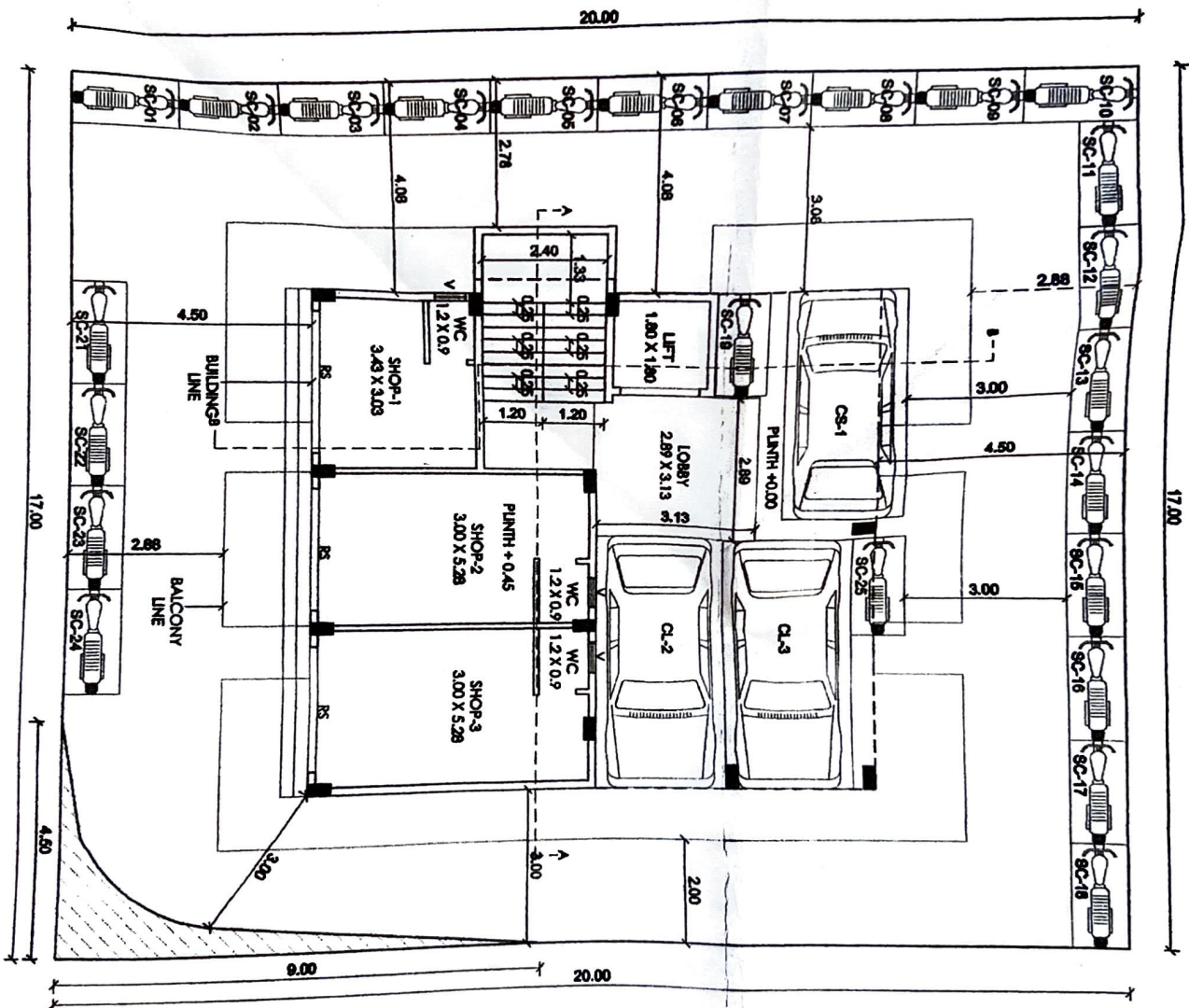
[Sr. No. 8 (a) (iii)]

Existing Building to be Retained

Existing Building No.	Floor No.	Floor Area	Total Floor Area of Existing Building	Use Consistency of Plans
(1)	(2)	(3)	(4)	(5)
	N/A	N/A	N/A	N/A

FRONT ELEVATION
SC1AE-1:100

SECTION @ A
SC1AE-1:100



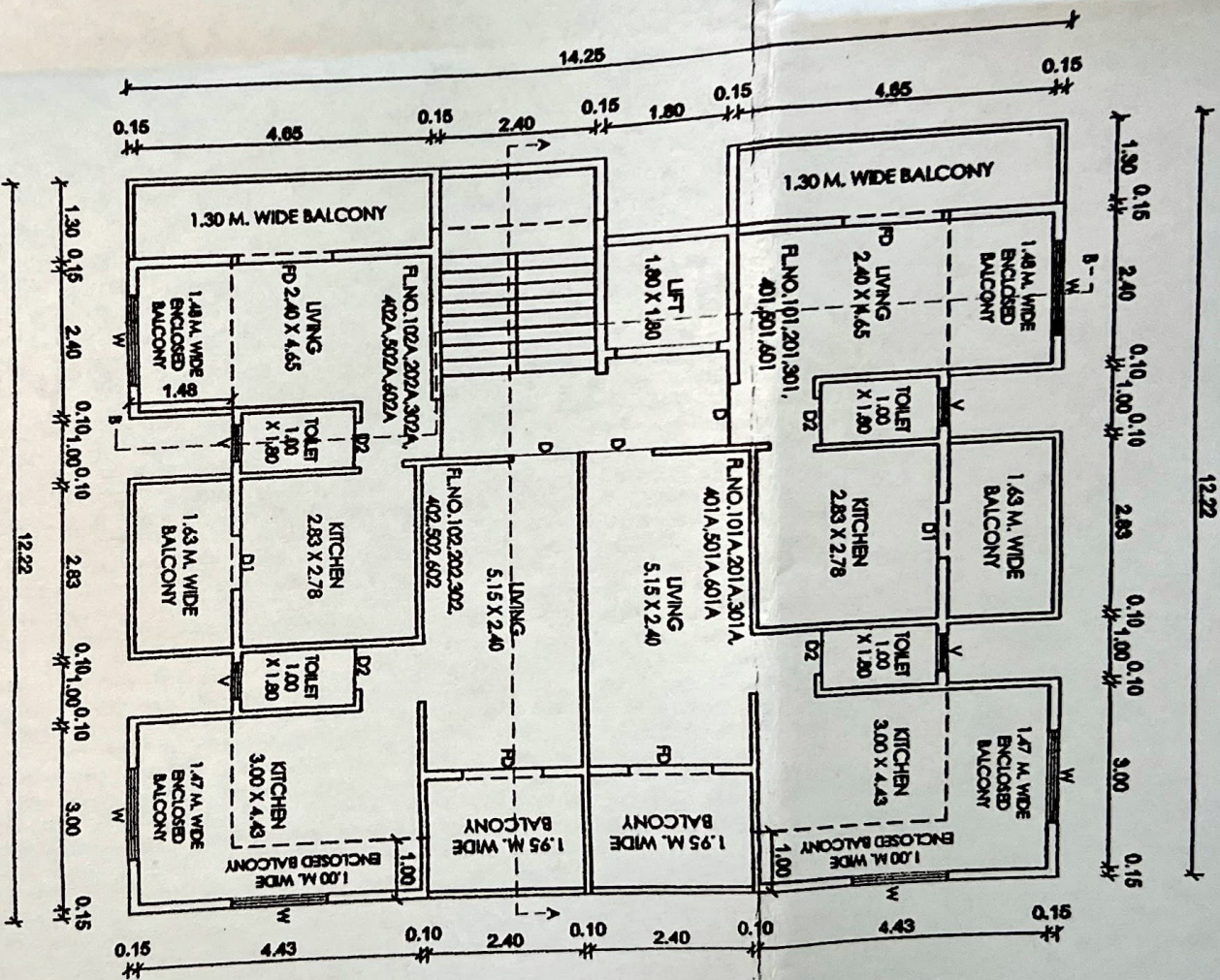
9.00 M WIDE ROAD

18.00 M WIDE ROAD

GROUND/PARKING FLOOR PLAN
SC1AE-1:100

TYPICAL FIRST TO SIXTH FLOOR PLAN

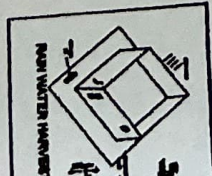
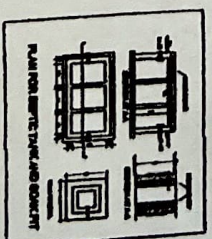
SCALE-1:100



Room of Size
Sr. No.

AREA DETAILS OF APARTMENT

Building No.	Floor No.	Apartment No. shop/flat no.	Carpeted area
(1)	(2)	(3)	(4)
GROUND FLOOR	SHOP-1		11
	SHOP-2		1
	SHOP-3		
FIRST TO SIXTH FLOOR	101, 201, 301, 401, 501, 601		
	101A, 201A, 301A, 401A, 501A, 601A		
	102, 202, 302, 402, 502, 602		
	102A, 202A, 302A, 402A, 502A, 602A		



DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	2.00 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED WINDOW