

PROPOSED		ADJUSTED PARKING	
NOS	AREA	NOS	AREA
2	25.00	1	12.50
2	25.00	0	0.00
0	0.00	0	0.00
0	0.00	6	12.00
0	0.00	0	0.00
0	0.00	0	0.00
0	0.00	0	0.00
0	0.00	0	0.00
0	0.00	0	0.00

PROJECT TYPE - Building Development

SEAL OF APPROVAL



PROJECT INFORMATION

CASE TYPE NEW
 LOCATION Non-Congested Area

AREA STATEMENT SQ. M.

1. AREA OF PLOT (Minimum area of a, b, c to be considered)	150.50
(a) As per ownership document (7/12, CTS extract)	150.50
(b) as per measurement sheet	150.53
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /Highway	5.72
(b) Any D.P. Reservation area	0.00
(c) Area not included in proposal	0.00
(d) Area not in possession	0.00
(Total a+b+c+d)	5.72
3. BALANCE PLOT AREA (1-2)	144.79
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4)	144.79
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD	0.00
8. PLOTTABLE AREA	0.00
9. BUILT UP AREA (BASE F.S.I. AS PER FROM (0.5 x Base FSI)	159.26
10. ADDITIONAL PREMIUM (FSI - based on road	

L AREA
35

OF PRICE
ER BACK
THIS
CONSENT
LIKE 10TH

(Residential BUA - 74.57)	14.57
(c) Total (a+b)	0.52
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.)	
17. AREA FOR INCLUSIVE HOUSING, if any	0.00
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

CERTIFICATE OF AREA
 Certified that the plot under reference was surveyed by me on _____ 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.

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 at the work site.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	— [Thick Black Line]
PROPOSED WORK SHOWN RED FILLED IN	— [Red Filled Area]
DRAINAGE LINE SHOWN RED DOTTED	— [Red Dotted Line]
WATERLINE SHOWN BLUE DOTTED	— [Blue Dotted Line]
EXISTING TO BE RETAINED HATCHED	— [Hatched Area]
DEMOLISHION SHOWN HATCHED YELLOW	— [Yellow Hatched Area]

OWNERS NAME & SIGN :
 Ashok Darkoji Shin
 de

ARCH.NAME,SIGN & ADD
 Pramod Murlidhar Bha
 vsar

PROJECT INFORMATION

PLOT NO : 40/A
 USE : Residential Building
 SUBUSE : Apartment
 NODE/SURVEY :
 SECTOR NO :
 PLOT ADDRESS : 0,GANGAPUR,-

	PERMIT NO			
	INWARD NO	NMCB/7018/2024 /0122/AutoDCR		
	KEY NO	2028	SCALE	1:100
	DATE	17-12-2024	SHEET NO	1 / 1

0.00	0	0.00
0.00	0	0.00
0.00	0	0.00

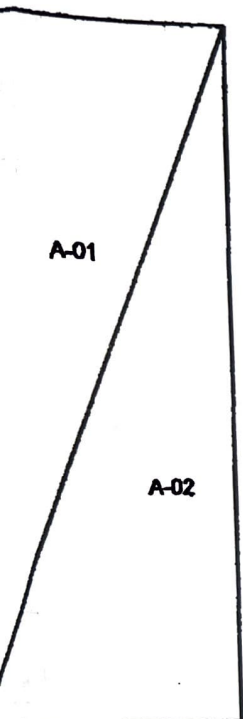


Diagram (Scale - 1:100)

Angle	Area
A-01	75.27
A-02	75.27
Total (PLOT)	150.53

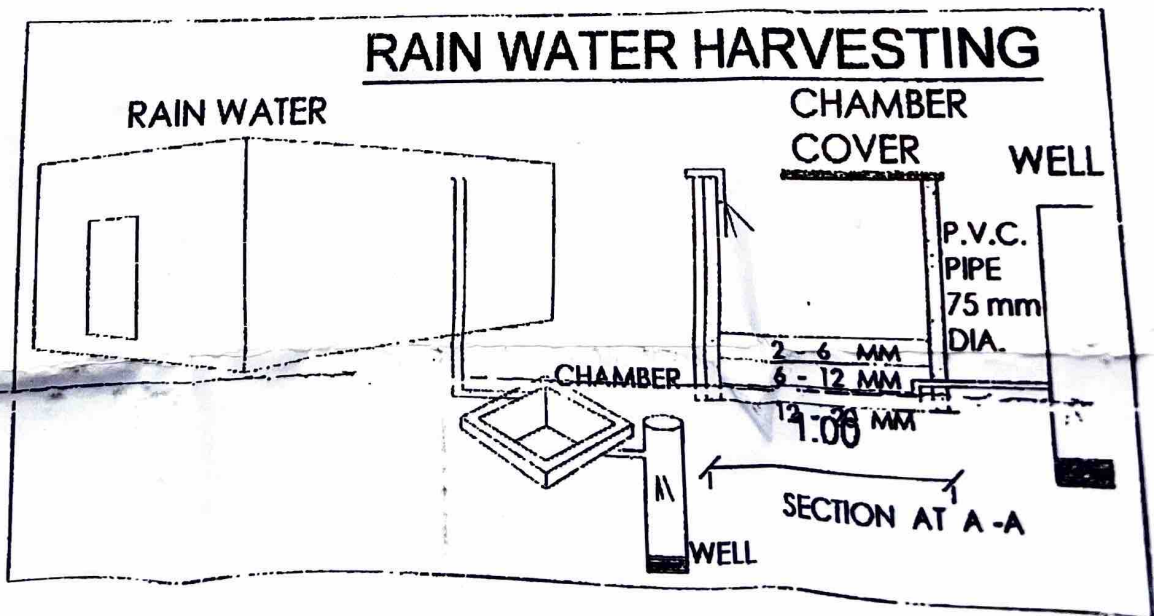
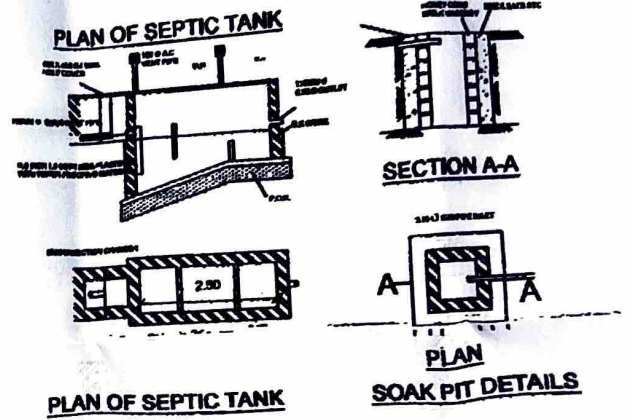
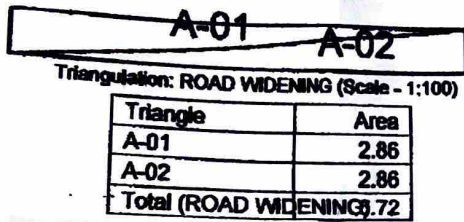
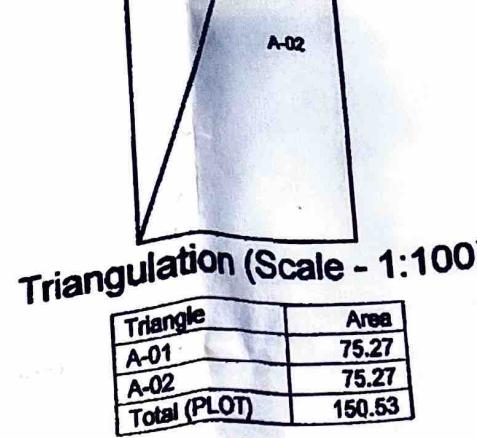
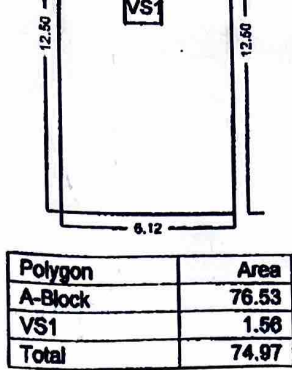


SECTION A-A

PROJECT INFORMATION	
CASE TYPE	NEW
LOCATION	Non-Congested Area
AREA STATEMENT	SQ. M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	150.50
(a) As per ownership document (7/12, CTS extract)	150.50
(b) as per measurement sheet	150.53
(c) as per site	0.00
2. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. RW Area/Service Road /Highway	5.72
(b) Any D.P. Reservation area	0.00
(c) Area not included in proposal	0.00
(d) Area not in possession	0.00
(Total a+b+c+d)	5.72
3. BALANCE PLOT AREA (1 - 2)	144.79
4. AMENITY SPACE (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	144.79
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. INTERNAL ROAD AREA	0.00
8. PLOTTABLE AREA (if applicable)	0.00
9. BUILT UP AREA WITH REF. TO BASE F.S.I. AS PER FRONT ROAD WIDTH (Sr.no.5 x Base FSI)	159.26
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	75.25
(b) Proposed FSI on payment of premium.	0.00
11. IN-SITU AND TDR LOADING	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	11.43
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and /or(c)],	000.00
(c)TDR area (Permissible TDR - 60.20)	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	11.43
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	0.00
13. TOTAL ENTITLEMENT OF FSI	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	170.69
(b) Ancillary FSI (upto 60%or80% with payment of charges) (Resi ancillary - 0.00),(Non-Resi ancillary - 0.00)	0.00
(c) Total entitlement (a+b)	170.69
14. MAXIMUM UTILIZATION LIMIT OF F.S.I (Building Potential) Permissible As Per Road Width [(Reg. No. 6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8]	471.54
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') (Residential BUA - 74.97, Non-Real BUA - 0.00)	74.97
(c) Total (a+b)	74.97
16. F.S.I. CONSUMED (15/13) should not be more than serial No.14 above.)	0.52
17. AREA FOR INCLUSIVE HOUSING, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00
CERTIFICATE OF AREA	0.00

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan _____ were measured on site and the area so worked out tallies with the _____ stated in document of ownership/ T.P. scheme records/ land _____ department/ city survey records.

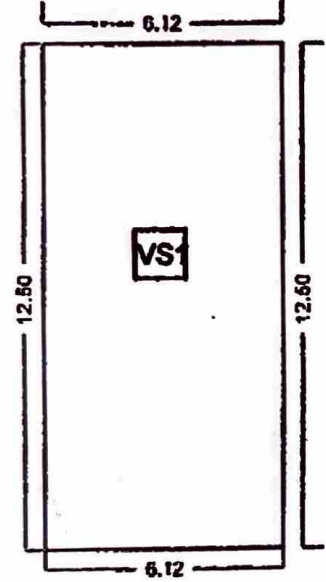
OFFICER'S DECLARATION



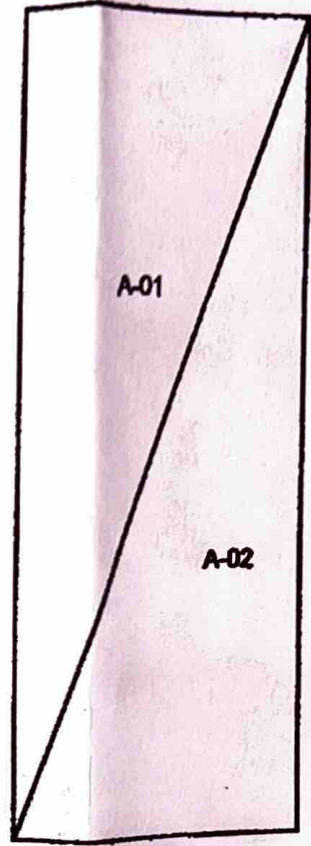
TDR	D.R.C. NO	D.R.C. TYPE
0.00	-	-

LOT (40A)					
	CARP. NAME	CARP. USE	CARP. AREA	BAL. AREA	TOTAL AREA
02		Use	35.64	0.00	35.64
01		Use	33.13	0.00	33.13

GROUND FLOOR PLAN-PLOT (40A)



Polygon	Area
A-Block	76.53
VS1	1.56
Total	74.97



Triangulation (Scale - 1:100)

Triangle	Area
A-01	75.27
A-02	75.27
Total (PLOT)	150.53

FSI DETAILS									
2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL FSI	TOTAL IN-SITU/DR	INCENTIVE FSI	RESIDENTIAL AREA	NON RESIDENTIAL AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.50	0.40	0.00	0.00	0.00	2.00	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	159.28	75.25	80.20	0.00	178.83	0.00	471.54	0.00	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT EXCEED 2.4)	63.54	0.00	11.43	0.00	0.00	0.00	74.97	0.00	74.97
2.6 - INDEX CONSUMED	0.52	0.00	0.08	0.00	0.00	0.00	0.00	00.00	0.00

FLOOR WISE FSI STATEMENT:

BUILDING	FSI AREA						TOTAL	INCENTIVE	RESIDENTIAL AREA	NON RESIDENTIAL AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
	RESI	NON RESI	BALC	PASS	STAIR	LIFT							
GROUND FLOOR	74.971	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
Total	74.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

ANCILLARY AREA DETAILS TABLE:

PERM. RESIDENTIAL ANCILLARY	PROP. RESIDENTIAL ANCILLARY	PERM. NON-RESIDENTIAL ANCILLARY	PROP. NON-RESIDENTIAL ANCILLARY
178.83	0.00	0.00	0.00

SLAB AREA CALCULATIONS: PLOT (40A)

BUILDING	FSI AREA		DEDUCTION AREA						TOTAL
	RESI	NON RESI	VOID	SHAFT	CHOWK	ROUTE	LIFT	BALCON	
GROUND FLOOR	74.97	0.00	0.00	1.56	0.00	0.00	0.00	0.00	0.00
Total	74.97	0.00	0.00	1.56	0.00	0.00	0.00	0.00	0.00

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA		DEDUCTION AREA						TOTAL
	RESI	NON RESI	VOID	SHAFT	CHOWK	ROUTE	LIFT	BALCON	
PLOT-1 (40A)	74.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	74.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SCHEDULE 0	
NAME	VALUE
D1	
D1	
D	
O	
D	
V	
W	
W	
W1	

TANK CALCULATION	
TANK	APPROXIMATE (TE)
OHWT & UGWT	-----
FIRE	
TOTAL	

P.NO.38 P.NO.37 P.NO.36 P.NO.35

RESI ANCL. LARY AREA	NON RESI ANCL. LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
0.00	0.00	2.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	00.00	0.00
178.83	0.00	2.00	00.00	0.00
0.00	0.00	471.54	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	74.87	0.00	0.00
0.00	0.00	0.00	00.00	0.00

SLAB AREA CALCULATIONS: PLOT (40A)

FLOOR	FSI AREA	VOID	SHAFT	CHUNK	REINITE	LFT	BALCONY	TERRACE	SUB-STRI	PARKING	PODIUM	TOWER	PASSAGE	REFUGE	TOTAL SLAB AREA
2	76.53	0.00	1.56	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	104.52
2	76.53	0.00	1.56	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	104.52
Total	76.53	0.00	1.56	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	104.52

SCHEDULE OF OPENING: PLOT (40A)

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
D1	0.60	2.10	01
D	0.90	2.10	03
D	0.94	2.10	02
D	1.00	2.10	03

SCHEDULE OF OPENING: PLOT (40A)

NAME	LENGTH	HEIGHT	NOS.
V	0.80	0.90	04
W	0.60	1.20	02
W	1.20	1.20	02
W1	1.20	1.20	02

PARKING CALCULATION

TYPE	VEHICLE NAME	CARPET AREA (FSI (M2))	UNIT	PROP.	REQD. UNIT	REQD.	NAME	REQUIRED	PROVIDED	ADJUSTED	PARKING AREA
Residential	Car	0 - 29.99	2	0	0	0	Car	1	2	2.00	12.50
Residential	Car	30.00 - 39.99	2	2	1	1	Car-L	1	2	2.00	0.00
Residential	Car	40.00 - 79.99	2	0	1	0	Car-S	0	0	0.00	0.00
Residential	Car	80.00 - 149.99	1	0	1	0	Scooter	2	0	0.00	0.00
Residential	Car	150.00 - ...	1	0	2	0	Cycle	0	0	0.00	0.00
Residential	Scooter	0 - 29.99	2	0	2	0	Visitors Car	0	0	0.00	0.00
Residential	Scooter	30.00 - 39.99	2	2	2	2	Visitors Scooter	0	0	0.00	0.00
Residential	Scooter	40.00 - 79.99	2	0	2	0	Loading/Unloading	0	0	0.00	0.00
Residential	Scooter	80.00 - 149.99	1	0	1	0	Mini Bus	0	0	0.00	0.00
Residential	Scooter	150.00 - ...	1	0	1	0	MULTIPLYING FACTOR = 0.50	0	0	0.00	0.00

TANK CALCULATION DETAILS

TANK	REQUIREMENT	OCCUPANT LOAD (NOS.)	CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
Apartment (TOWER)	2.00	2.00	675.00	1350.00	1350.00
CHMT	0.00	0.00	0.00	0.00	0.00
FREE	0.00	0.00	0.00	0.00	0.00
LIGHT	0.00	0.00	0.00	0.00	0.00
TOTAL	2.00	2.00	675.00	1350.00	1350.00

TDR AREA STATEMENT:

PERM. TDR	PROP. TDR	D.R.C. NO	D.R.C. TYPE
90.20	0.00	-	-

BUILDING WISE FSI STATEMENT

BUILDING	RESI AREA	NON RESI	BALC	PASS	STAIR	LFT	TERR	TOTAL
PLOT-1 (40A)	74.87	0.00	0.00	0.00	0.00	0.00	0.00	74.87
Total	74.87	0.00	0.00	0.00	0.00	0.00	0.00	74.87

FLOOR WISE CARPET AREA: PLOT (40A)

FLOOR	CARP. NAME	CARP. USE	CARP. AREA	BAL. AREA	TOTAL AREA
01	Use	Use	35.64	0.00	35.64
02	Use	Use	33.13	0.00	33.13
01	Use	Use	35.64	0.00	35.64
02	Use	Use	33.13	0.00	33.13

GROUND FLOOR PLAN-PLOT (40A)

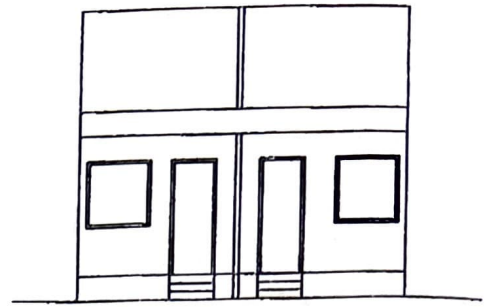
PRO

SEA	PRO
1.	1.
(a)	(a)
(b)	(b)
(c)	(c)
(d)	(d)
(e)	(e)
(f)	(f)
(g)	(g)
(h)	(h)
(i)	(i)
(j)	(j)
(k)	(k)
(l)	(l)
(m)	(m)
(n)	(n)
(o)	(o)
(p)	(p)
(q)	(q)
(r)	(r)
(s)	(s)
(t)	(t)
(u)	(u)
(v)	(v)
(w)	(w)
(x)	(x)
(y)	(y)
(z)	(z)

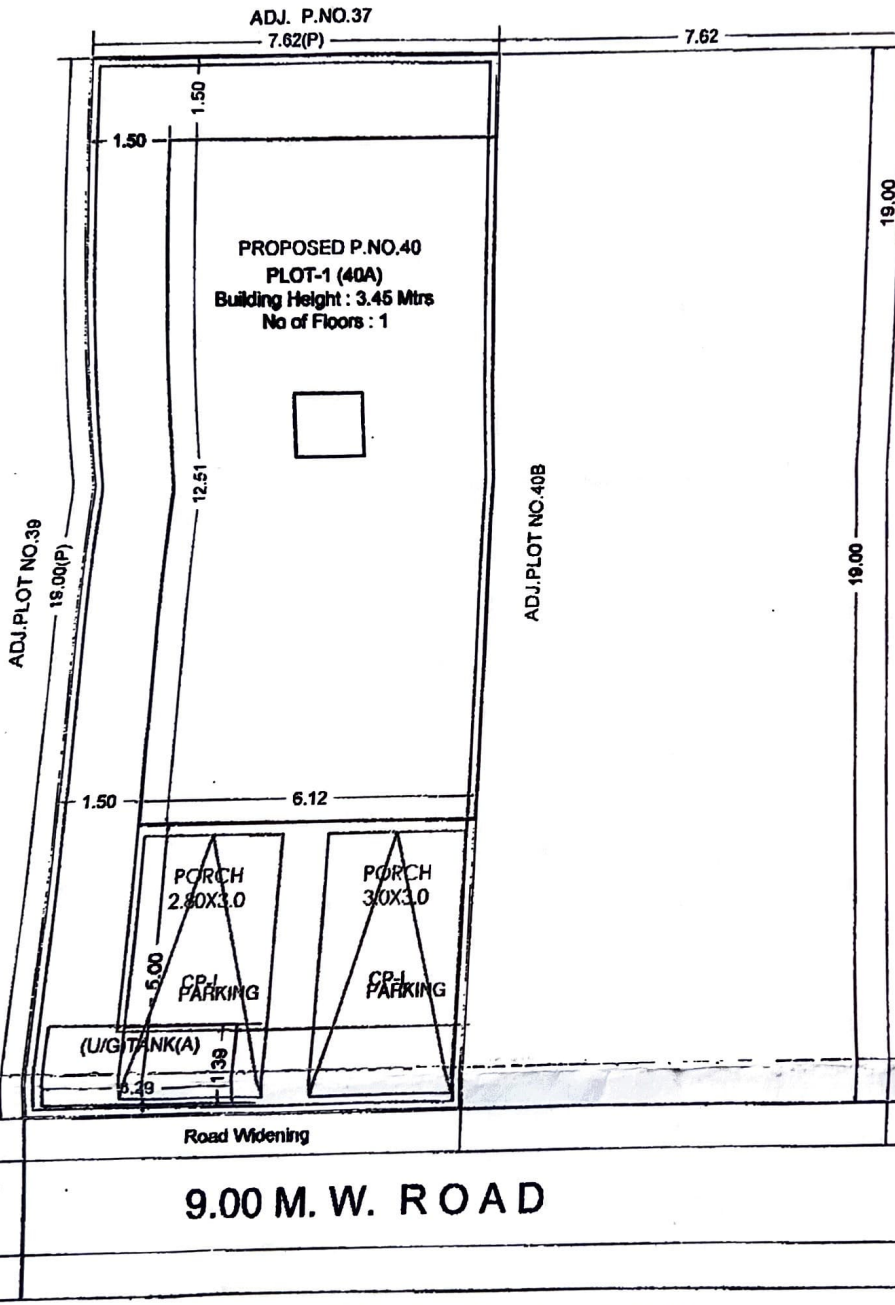


LOCATION PLAN

Scale = 1:200

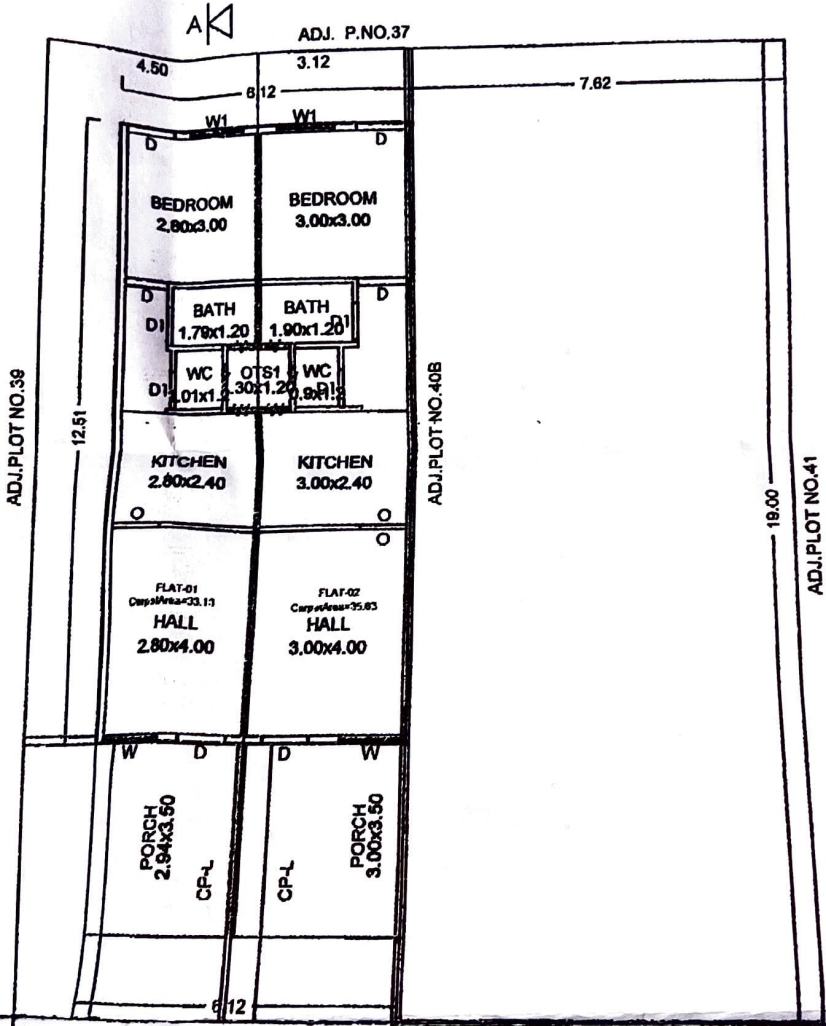
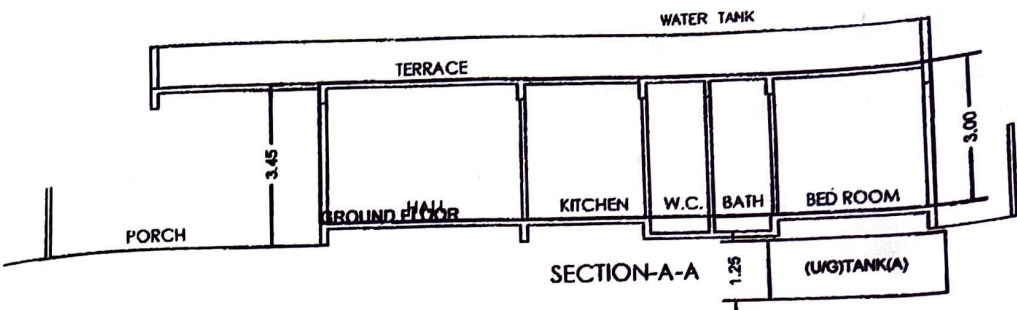
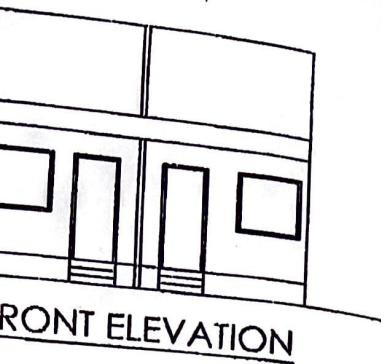


FRONT ELEVATION



LAYOUT PLAN (Scale - 1:100)

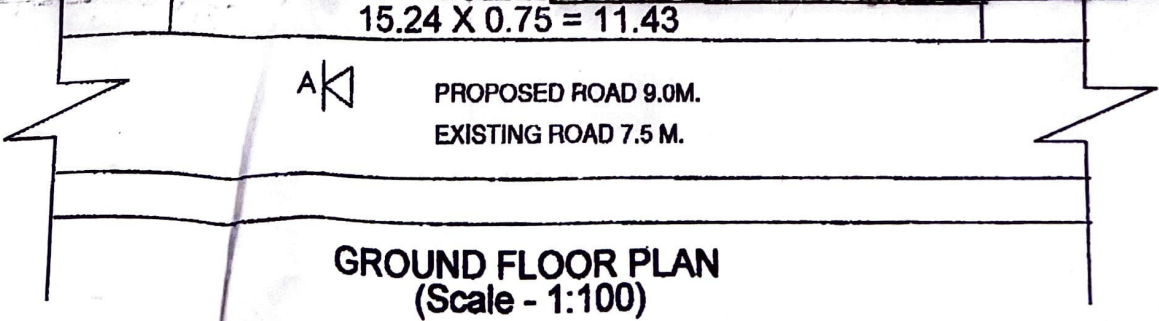
74.87	0.00	0.00	PASS	STAIR	LIFT	TENE
	0.00	0.00		0.00	0.00	0.00
	0.00	0.00		0.00	0.00	0.00



A-01

Triangulation: ROAD WIDENING

Triangle	
A-01	
A-02	
Total (ROAD WIDENING)	



GROUND FLOOR PLAN
(Scale - 1:100)

Nashik Municipal Corporation



APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : PLOT (40A)	Building Use : Residential Building	
Name of PWork : PLOT-1 (40A)		
Floor Name: GROUND FLOOR		
1. Road Width : 9.00 Mt.	2. Premium Area : 0.00 Sq Mt.	3. Ancillary Area : 0.00 Sq Mt.
4. TDR Area : 0.00 Sq Mt.	5. Gross Plot Area : 150.50 Sq Mt.	6. Existing built-up area: 0.00 Sq Mt.
7. Proposed built-up area : 74.97 Sq Mt.	8. Total built-up Area : 74.97 Sq Mt.	

To,

Ashok Darkoji Shinde (Owner)

Nashik

Pramod Murlidhar Bhavsar (Lic:NMCB/R/2022/APL/00541)
Supervisor1

N 42, VD-1/3/1, SAWTA NAGER, CIDCO , NASHIK

Sir,

With reference to your application No. **NMCB/7018/2024/0122/AutoDCR (V.P.No.NMCB/0041/2024/AutoDcr)**, dated **18 December, 2024** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1949 to carry out development work / Building on Plot No.:40/A, Village:GANGAPUR, Hissa No.:0, CTS No. :0, Society.:0, Survey No.:121/1/2/1, Sector No.:0, Pin Code:422002, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : NMCB/7018/2024/0122/AutoDCR

Date : 26 December, 2024

Office Stamp. :

Yours faithfully,
Deputy Engineer

OFFICE OF THE **Nashik Municipal Corporation**

Building Permit No.: **NMCB/0041/2024/AutoDcr**

Date: **26 December, 2024**

SANCTIONED



Scan QR code for verification of authenticity.

Digitally signed by BAGLA,
RAVINDRA BHASKAR
Date: 26 Dec 2024 18:12:35
Organization: Nashik Municipal
Corporation
Designation: Deputy Engineer



Signature of the Authority