

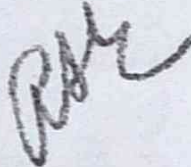
APPROVAL STAMP

APPROVED

As per the accoupaining
occupancy Certificate

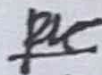
No. Nashik/ 23/77 / 2019

Date : 16 / 08 / 2019



Executive Engineer

~~3/~~ TOWN PLANING
Nashik Municipal Corporation-



Nashik

SQ. M	
486.75	
194.70	
194.70	
681.45	
69.21	
198.58	
198.58	
198.58	
664.95	

DIVIDED PARKING	
TWO WHEELER	4 WHEELER
2 Nos.	2 Nos.
9 Nos.	9 Nos.
11 Nos.	11 Nos.

EXCESS AREA	
-	
-	
-	

TION

AREA STATEMENT

A	1. AREA OF PLOT (Minimum area of a,b,c, to be considered)	486.75
	a) As per ownership document (7/12, CTS extract)	486.75
	b) As per measurement sheet	
	c) As per site	
	2. DEDUCTIONS FOR	
	(a) Proposed colony Road Widening Area	12.00
	(b) Any D.P. Reservation Area	
	(Total a+ b)	
	3. Gross Area Of Plot (1-2)	474.75
	4. Recreational Open Space	
	(a) Required	
	(b) Proposed	
	5. Amenity Space -	
	(a) Required	
	(b) Proposed	
	6. Service Road And Highway Widening	
	7. Internal Road Area	
	8. Net Area Of Plot = [3 - 5(b)]	474.75
	9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.1)	522.22
	10. Addition of area for F.S.I.	
	(a) In-situ area against D.P. road [1.85Xsr.no. 2 (a)],if any	
	(b) In-situ area against Amenity Space [2.00 or 1.85Xsr.no.5(b)]	
	(c) Premium FSI area (subject to maximum of 0.3 of sr.no.8)	87.00
	(d) TDR area (Previous Approved)	194.70
	(e) Additional FSI area under chapter VIII	12.00
	(Total of a+ b+c+d+e)	293.70
	11. Total area available (9+10)	815.92
	12. Maximum utilization of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4)	1.80
	13. Total Built- Up Area in proposal(excluding area at Sr.No.15.b)	854.55
	(a) Existing Built-Up Area.	
	(b) Proposed Built-Up Area.	815.23
	(c) Excess Balcony Area counted in F.S.I.	
	(d) Excess Double Height Terraces area counted in F.S.I.	
	(Total of a+ b+c+d)	815.23
	14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	1.56 %
	15. Area for Inclusive Housing, if any	
	(a) Required (20% of sr. no. 9)	
	(b) Proposed	20 NO.

FULL COMPLETION PLAN OF RESI. BUIL. ON P.NO.03, S.NO.320/3/2 @ PATHARDI SHIWAR , NASHIK FOR M/S GOVINDA CONSTRUCTION PARTNERSHIP FIRM THROUGH PARTNER SHRI. GAJANAN D. PATIL & OTHER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17/03/2015 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLESS WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

Rashmi

9 Nos.
11 Nos.

CESS AREA
-
-
-

Width (as per Regulation no. 15.4)	
13. Total Built- Up Area in proposal(excluding area at Sr.No.15.b)	854.55
(a) Existing Built-Up Area.	-----
(b) Proposed Built-Up Area.	815.23
(c) Excess Balcony Area counted in F.S.I.	-----
(d) Excess Double Height Terraces area counted in F.S.I.	-----
(Total of a+ b+c+d)	815.23
14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above	1.56 %
15. Area for Inclusive Housing, If any	
(a) Required (20% of sr. no. 9)	
(b) Proposed	20 NO.

ION

FULL COMPLETION PLAN OF RESI. BUIL. ON P.NO.03, S.NO.320/3/2 @ PATHARDI SHIWAR , NASHIK FOR M/S GOVINDA CONSTRUCTION PARTNERSHIP FIRM THROUGH PARTNER SHRI. GAJANAN D. PATIL & OTHER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17/03/2015 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLEES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. Satish D. Gaikwad

AR. SATISH D. GAIKWAD

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 would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S GOVINDA CONSTRUCTION PARTNERSHIP FIRM
Patil
PARTNER

Ram Anerao
RAM ANERAO
Structural Consultant
Reg.No. 45 Mob. 9225136852

FOR M/S GOVINDA CONSTRUCTION PARTNERSHIP FIRM



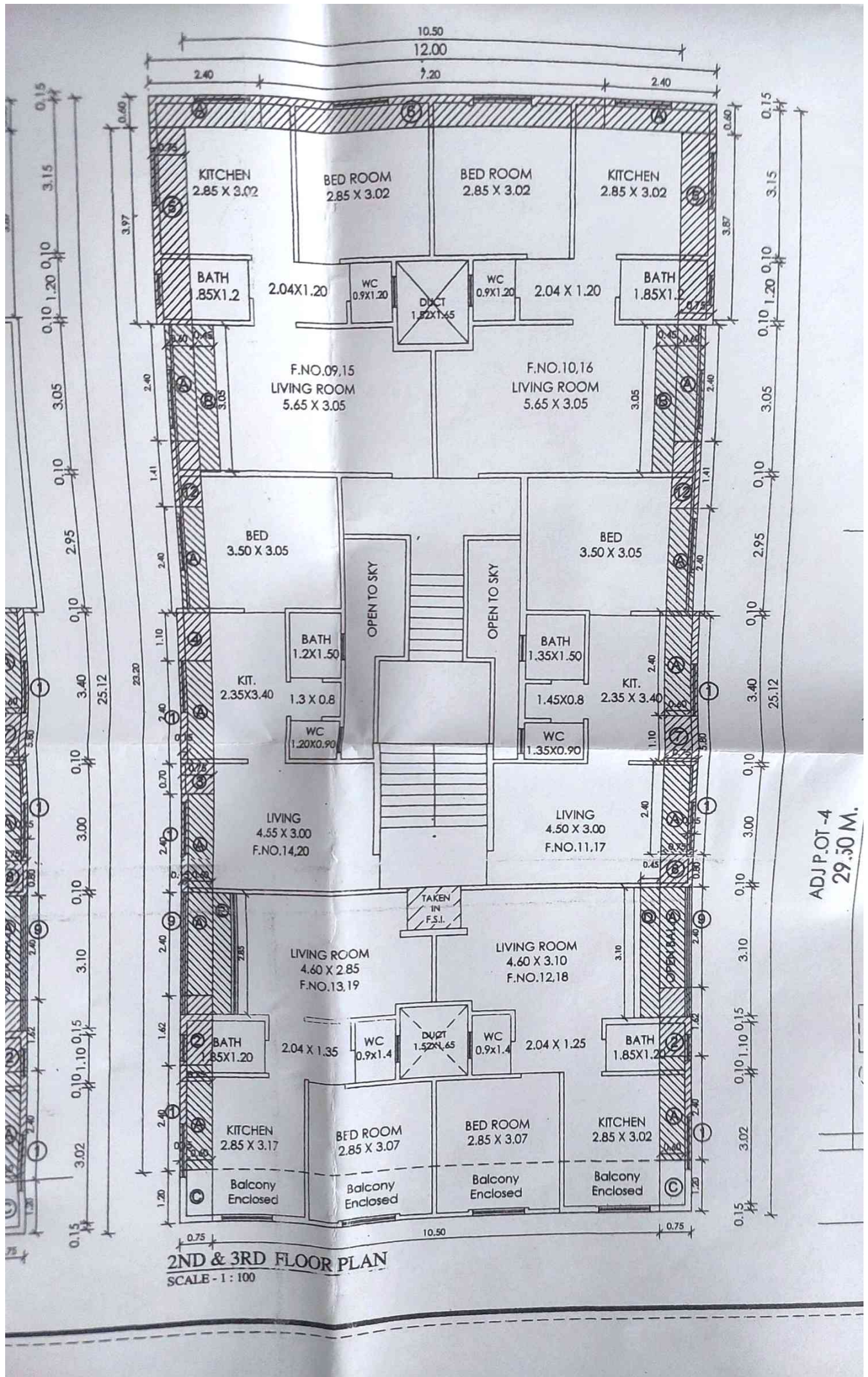
AR. YOGESH GAIKWAD
MS in Constroction Management (USA), B. Arch.
+91-9689444777
+91-9405355650

AR. SATISH GAIKWAD
B. Arch.IIA.
Architectural Consultant
+91-9373900813

EMAIL: gaikwadassociates.in@gmail.com, PH : - 0253 - 664319
ADDRESS : A-302, Third Floor, Prathamesh Plaza, Above Sony Paithani Racca Colony, Behind Kulkarni Garden, Nashik 422005

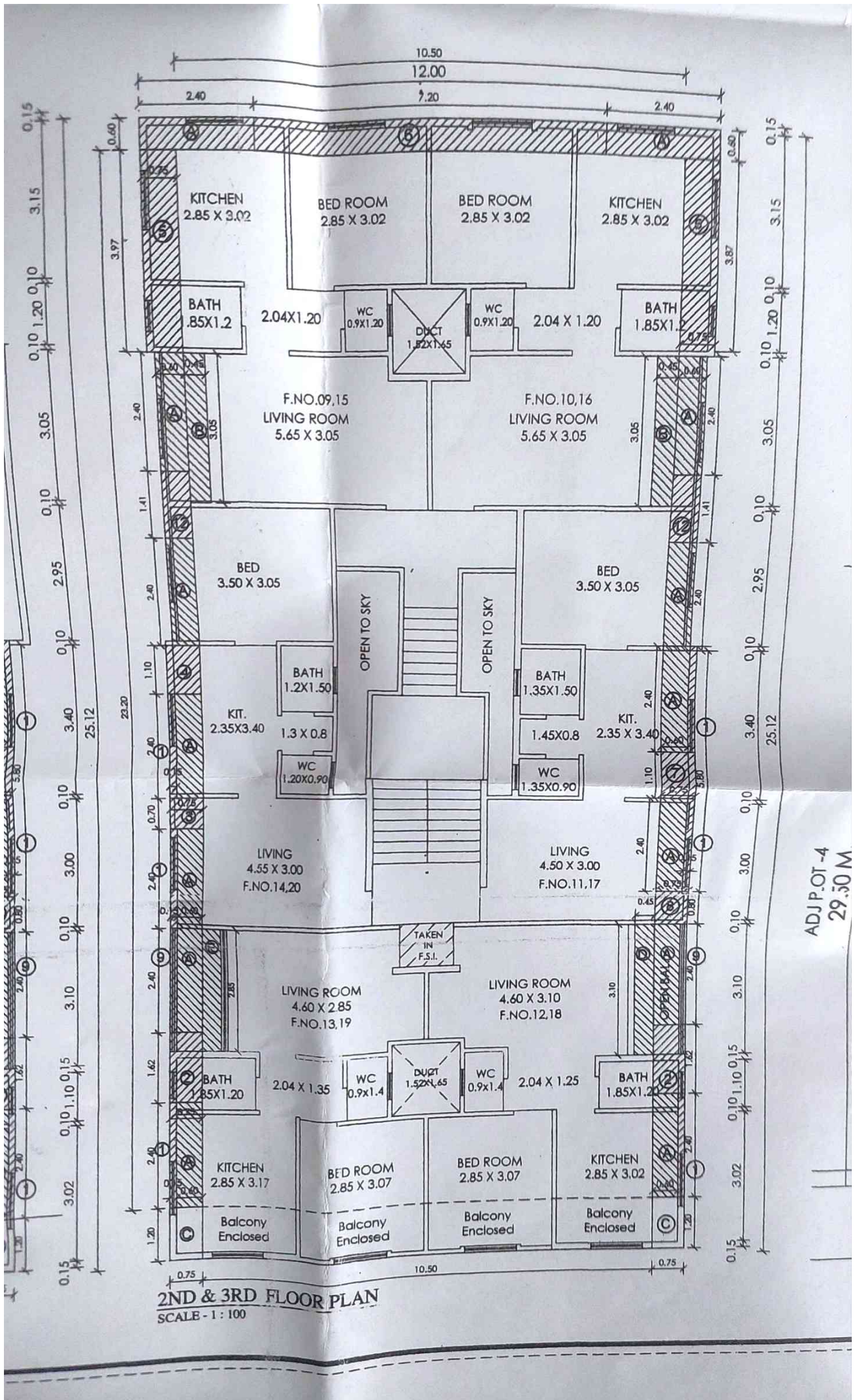
58 SQMT
SQMT.

Job No.	Drawing No.	Scale	Drawn By	Checked By	Registration/ License No.of Arch./ Lic. Eng./Supervisor
		1:100	POOJA	S.D.G.	NMC/684



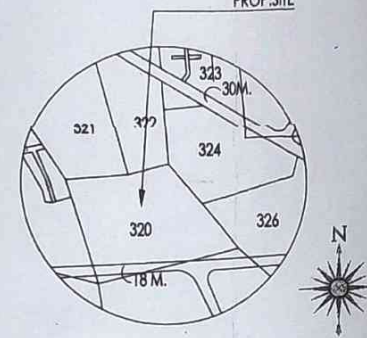
2ND & 3RD FLOOR PLAN
SCALE - 1 : 100

ADJ.PLOT-4
29.50 M.

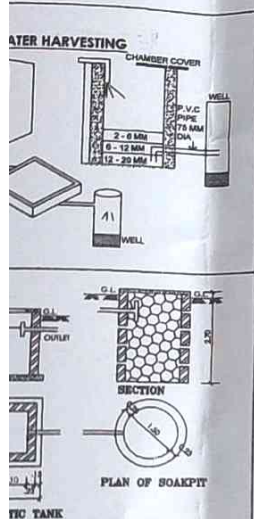


FORM OF STATEMENT 2 (Sr. No. 11 (a)) Proposed Building

FLOOR NO.	PREVIOUSLY APPROVED AREA	AREA TAKEN IN HANDSHIP	AREA TAKEN (IN F.S.I)	TOTAL AREA
	3	5	6	5+6
1	---	---	---	---
LIFT	---	---	---	---
GROUND FLOOR	69.21	13.15	2.83	15.98
FIRST FLOOR	198.58	18.19	21.61	39.80
SECOND FLOOR	198.58	19.88	27.37	47.25
THIRD FLOOR	198.58	19.88	27.37	47.25
EXCESS BAL.	---	---	---	---
TOTAL	664.95	71.10	79.18	150.28



LOCATION PLAN
SCALE - 1 : 10000



NOTE

- PLOT BOUNDRY 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
- CUPBOARD ABOVE & BELOW

TDR STATEMENT	SQ. M
AREA OF PLOT	486.75
40% T.D.R. PERMISSIBLE	194.70
T.D.R. TAKEN (PURCHASED)	194.70
PERMISSIBLE BUILT UP AREA	681.45
PROPOSED BUILT UP AREA	
AT GROUND FLOOR	69.21
AT FIRST FLOOR	198.58
AT SECOND FLOOR	198.58
AT THIRD FLOOR	198.58
TOTAL BUILT UP AREA	664.95

STATEMENT

6.75 SQMT.

PERMISSIBLE = 194.70 SQMT.

AREA = 194.70 SQMT.

AREA = 681.45 SQMT

AREA = 664.95 SQMT

AREA = "D"

TE - 19/09/2013

- 11319 DATE :03/10/13

PARKING STATEMENT.

	AREA/Nos.	REQUIRED PARKING		PROVIDED PARKING	
		2 WHEELER	4 WHEELER	2 WHEELER	4 WHEELER
PLOT	486.75 sqm.	4 Nos.	2 Nos.	4 Nos.	2 Nos.
TENAMENT	17.00 Nos.	9 Nos.	9 Nos.	9 Nos.	9 Nos.
TOTAL PROVIDED PARKING		13 Nos.	11 Nos.	13 Nos.	11 Nos.

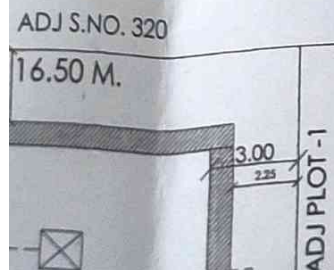
AND WINDOWS

	SPECIFICATION
10	T. W. PANELLED DOOR
10	T. W. PANELLED DOOR
10	T. W. PANELLED DOOR
20	M. S. GLAZED WINDOW
20	M. S. GLAZED WINDOW
20	M. S. GLAZED WINDOW
20	M. S. GLAZED WINDOW
20	M. S. GLAZED LOVERED

BALCONY AREA STATEMENT

FLOOR	FLOOR AREA	PERM. 15 %	PROPOSED	EXCESS AREA
FIRST	240.75	36.11	12.00 X 1.20 = 14.40	---
SECO.	248.20	37.23	12.00 X 1.20 = 14.40	---
THIRD	278.20	37.23	12.00 X 1.20 = 14.40	---
TOTAL EXCESS BALCONY AREA = -- SQMT.				

AREA DIAGRAM & CALCULATION



AREA OF BLOCK

10.50 X 7.10 = 74.55 SQMT.

DEDUCTION :

APPROVAL

APPROV

As per the account
occupancy Certifi
No. Nashik/ 231
Date : 16 /08

Executive Enr
TOWN PLAN
Nashik Municipal Co
Nashik

AREA STATEMENT

A

- AREA OF PLOT
(Minimum area of a,b,c. to be co
a) As per ownership docum
b) As per measurement shee
c) As per site
- DEDUCTIONS FOR
(a) Proposed colony Road
(b) Any D.P. Reservation
- Gross Area Of Plot (1-2)
- Recreational Open Space
(a) Required
(b) Proposed
- Amenity Space -
(a) Required
(b) Proposed
- Service Road And Highw
- Internal Road Area
- Net Area Of Plot = [3 - 5
- Built up area with refere
width (er. no. 8 X 1.1)
- Addition of area for F.S
(a) In-situ area against
(b) In-situ area against
(c) Premium FSI area
(d) TDR area (Previou
(e) Additional FSI area
- Total area available (9
- Maximum utilization of
Width (as per Regular
- Total Built- Up Area in
(a) Existing Built-Up A
(b) Proposed Built-Up
(c) Excess Balcony Ar
(d) Excess Double He
- F.S.I. Consumed (13/
serial no.12 above
- Area for Inclusive Ho
(a) Required (20% of
(b) Proposed

FULL COMPLETIO

S.NO.320/3/2 @ PAT

FOR M/S GOVINDA

FIRM THROUGH P

& OTHER

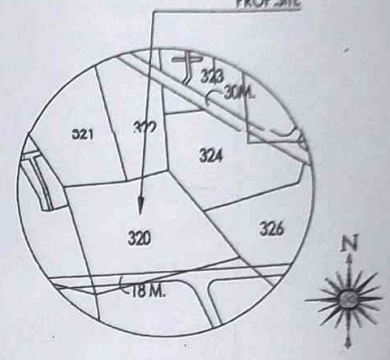
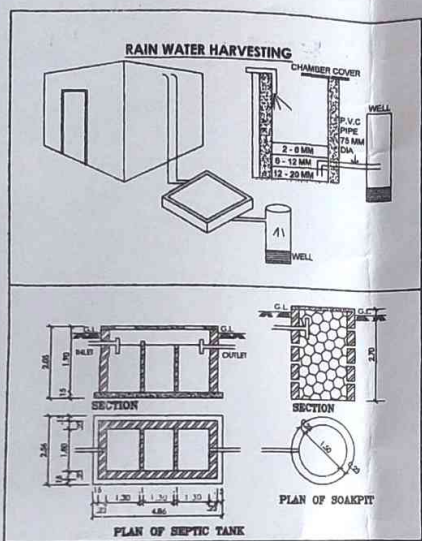
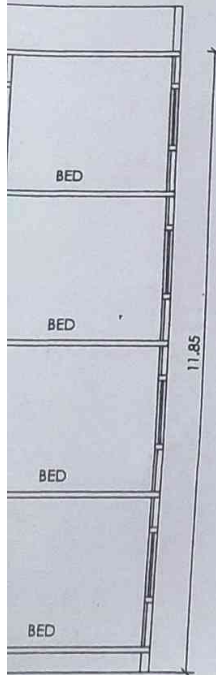
CERTIFICATE OF ARE

CERTIFIED THAT THE PLU
ON 17/03/2015 & DIMEN

AREA FOR	ADDITIONAL AREA FOR HARSHIP
1ST FLOOR	AREA OF BLOCK
1. 0.15 X 2.40 X 6 = 2.16	1. 0.15 X 2.40 X 6 = 2.16
2. 0.75 X 1.62 X 2 = 2.43	2. 0.75 X 1.62 X 2 = 2.43
3. 0.75 X 0.70 X 1 = 0.52	3. 0.75 X 0.70 X 1 = 0.52
4. 1.10 X 0.75 X 1 = 0.82	4. 1.10 X 0.75 X 1 = 0.82
5. 0.75 X 3.87 X 2 = 5.80	5. 0.75 X 3.87 X 2 = 5.80
6. 7.20 X 0.60 X 1 = 4.32	6. 7.20 X 0.60 X 1 = 4.32
7. 0.75 X 1.10 X 1 = 0.82	7. 0.75 X 1.10 X 1 = 0.82
8. 0.80 X 0.75 X 1 = 0.60	8. 0.80 X 0.75 X 1 = 0.60
9. 0.15 X 2.40 X 2 = 0.72	9. 0.15 X 2.40 X 2 = 0.72
TOTAL = 18.19 SQMT.	TOTAL = 18.19 SQMT.

ADDITIONAL AREA FOR HARSHIP
2nd & 3RD FLOOR
AREA OF BLOCK
1. 0.15 X 2.40 X 6 = 2.16
2. 0.75 X 1.62 X 2 = 2.43
3. 0.75 X 0.70 X 1 = 0.52
4. 1.10 X 0.75 X 1 = 0.82
5. 0.75 X 3.87 X 2 = 5.80
6. 7.20 X 0.60 X 1 = 4.32
7. 0.75 X 1.10 X 1 = 0.82
8. 0.80 X 0.75 X 1 = 0.60
9. 0.15 X 2.40 X 2 = 0.72
10. 0.80 X 1.41 X 2 = 1.89
TOTAL = 19.88 SQMT.

FORM OF STATEMENT 2 (Sr. No. 11 (a)) Proposed Building				
FLOOR NO.	PREVIOUSLY APPROVED AREA	AREA TAKEN IN HARSHIP	AREA TAKEN IN F.S.I	TOTAL AREA
1	3	5	6	5+6
LIFT	---	---	---	---
GROUND FLOOR	69.21	13.15	2.83	15.98
FIRST FLOOR	198.58	18.88	27.37	47.25
SECOND FLOOR	198.58	18.88	27.37	47.25
THIRD FLOOR	---	---	---	---
EXCESS BAL.	---	---	---	---
TOTAL	664.95	71.10	79.18	150.28



LOCATION PLAN
SCALE - 1 : 10000

NOTE

- PLOT BOUNDRY 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
- CUPBOARD ABOVE & BELOW

TDR STATEMENT	SQ
DRC NO-	DATE-
AREA OF PLOT	486.75
40% T.D.R. PERMISSIBLE	194.70
T.D.R. TAKEN (PURCHASED)	194.70
PERMISSIBLE BUILT UP AREA	681.45
PROPOSED BUILT UP AREA	664.95
AT GROUND FLOOR	15.98
AT FIRST FLOOR	47.25
AT SECOND FLOOR	47.25
AT THIRD FLOOR	---
TOTAL BUILT UP AREA	110.48

T.D.R. STATEMENT

PLOT AREA = 486.75 SQMT.

40 % T.D.R. PERMISSIBLE = 194.70 SQMT.

T.D.R. TAKEN = 194.70 SQMT.

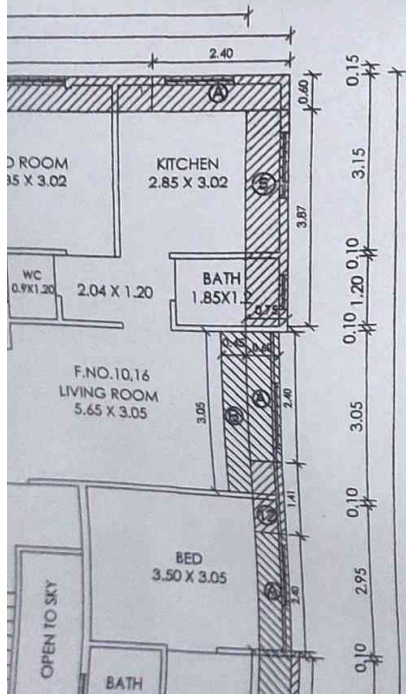
PER.BUILT UP AREA = 681.45 SQMT

PROP.BUILT UP AREA = 664.95 SQMT

T.D.R. ZONE = "D"

DRC NO.647 DATE - 19/09/2013

AGREEMENT NO:- 11319 DATE :03/10/13



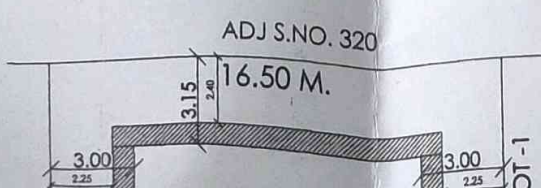
DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.20 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.80 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
W2	1.20 X 1.20	M. S. GLAZED WINDOW
W3	0.30 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED

PARKING STATEMENT.

	AREA/Nos.	REQUIRED PARKING	PROVIDED
PLOT	486.75 sqm.	2 WHEELER	2 WHEELER
TENAMENT	17.00 Nos.	4 WHEELER	4 WHEELER
TOTAL PROVIDED PARKING		13 Nos.	11 Nos.

BALCONY AREA STATEMENT

FLOOR	FLOOR AREA	PERMI. 15 %	PROPOSED	EXCESS
FIRST	240.75	36.11	12.00 X 1.20 = 14.40	---
SECO.	248.20	37.23	12.00 X 1.20 = 14.40	---
THIRD	278.20	37.23	12.00 X 1.20 = 14.40	---
TOTAL EXCESS BALCONY AREA =				---

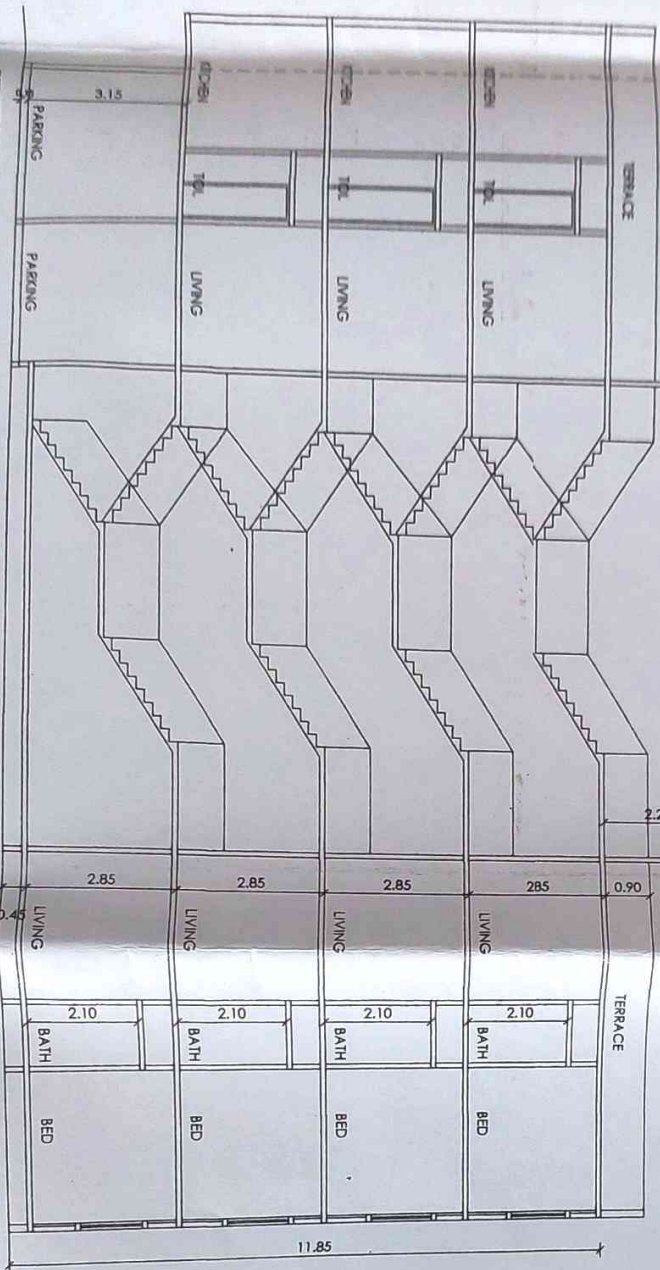


AREA DIAGRAM & CALCULATION

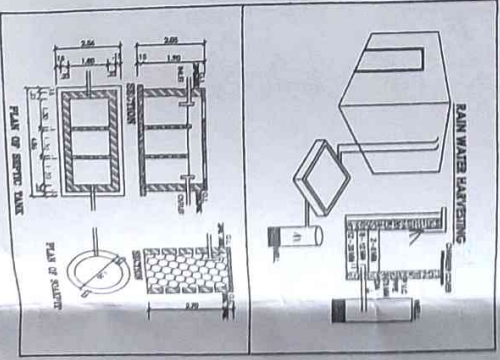
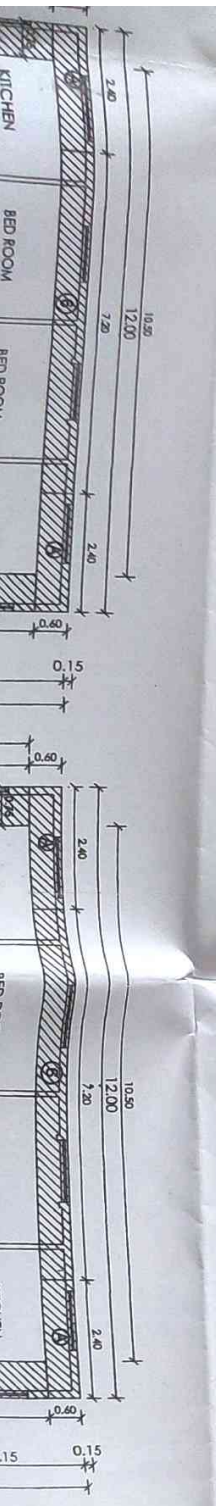
ADDITIONAL AREA FOR F.S.I. GROUND FLOOR AREA OF BLOCK		ADDITIONAL AREA FOR F.S.I. 1ST FLOOR AREA OF BLOCK		ADDITIONAL AREA FOR F.S.I. 2ND & 3RD FLOOR AREA OF BLOCK	
A	0.80 X 2.40 X 10 = 19.40	A	0.80 X 2.40 X 14 = 20.16	A	0.80 X 2.40 X 14 = 20.16
B	0.45 X 3.05 X 2 = 2.74	B	0.45 X 3.05 X 2 = 2.74	B	0.45 X 3.05 X 2 = 2.74
C	0.75 X 1.20 X 2 = 1.80	C	0.75 X 1.20 X 2 = 1.80	C	0.75 X 1.20 X 2 = 1.80
D	0.45 X 3.10 X 1 = 1.39	D	0.45 X 3.10 X 1 = 1.39	D	0.45 X 3.10 X 1 = 1.39
E	0.45 X 2.85 X 1 = 1.28	E	0.45 X 2.85 X 1 = 1.28	E	0.45 X 2.85 X 1 = 1.28
TOTAL = 21.61 SQMT.		TOTAL = 21.61 SQMT.		TOTAL = 21.61 SQMT.	

ADDITIONAL AREA FOR HARDSHIP GROUND FLOOR AREA OF BLOCK		ADDITIONAL AREA FOR HARDSHIP 1ST FLOOR AREA OF BLOCK		ADDITIONAL AREA FOR HARDSHIP 2ND & 3RD FLOOR AREA OF BLOCK	
1	0.75 X 3.57 X 2 = 5.36	1	0.15 X 2.40 X 6 = 2.16	1	0.15 X 2.40 X 6 = 2.16
2	1.20 X 0.80 X 1 = 0.96	2	0.75 X 1.82 X 2 = 2.74	2	0.75 X 1.82 X 2 = 2.74
TOTAL = 13.15 SQMT.		3	0.75 X 0.70 X 1 = 0.52	3	0.75 X 0.70 X 1 = 0.52
		4	1.10 X 0.75 X 1 = 0.82	4	1.10 X 0.75 X 1 = 0.82
		5	0.75 X 3.87 X 2 = 5.80	5	0.75 X 3.87 X 2 = 5.80
		6	7.20 X 0.60 X 1 = 4.32	6	7.20 X 0.60 X 1 = 4.32
		7	0.80 X 1.10 X 1 = 0.88	7	0.80 X 1.10 X 1 = 0.88
		8	0.15 X 10.10 X 1 = 1.51	8	0.15 X 10.10 X 1 = 1.51
		9	0.80 X 0.75 X 1 = 0.60	9	0.80 X 0.75 X 1 = 0.60
		10	0.15 X 2.40 X 2 = 0.72	10	0.15 X 2.40 X 2 = 0.72
TOTAL = 18.19 SQMT.		TOTAL = 18.19 SQMT.		TOTAL = 18.19 SQMT.	

FORM OF STATEMENT 2 (S)	
FLOOR NO.	PREVIOUSLY APPROVED AREA
1	3
GROUND FLOOR	69.21
FIRST FLOOR	198.58
SECOND FLOOR	198.58
THIRD FLOOR	198.58
EXCESS BAL	—
TOTAL	664.95

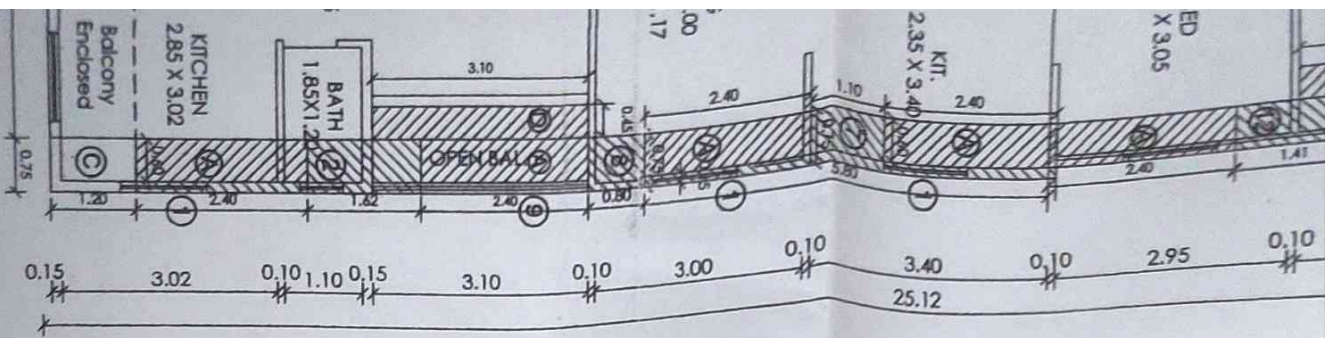


SECTION @ AA
SCALE: 1:100



T.D.R. STATEMENT
 PLOT AREA = 486.75 SQMT.
 40% T.D.R. PERMISSIBLE = 194.70 SQMT.
 T.D.R. TAKEN = 194.70 SQMT.
 PER. BUILT UP AREA = 681.45 SQMT.
 PROP. BUILT UP AREA = 664.95 SQMT.
 T.D.R. ZONE = "D"
 DRG NO 647 DATE - 19/09/2013
 AGREEMENT NO. - 11319 DATE: 03/10/13

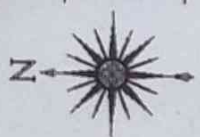
NC	PL	PR	DR	EX	INT	CI	TL	DR	AR	40	T.I	PE	PR	AT	AT	AT	AT	TC
----	----	----	----	----	-----	----	----	----	----	----	-----	----	----	----	----	----	----	----



ADJ PLOT -4
29.50 M.

EXISTING 7.50 M. W. ROAD
PROPOSED 9.00 M. W. ROAD

SITE PLAN
SCALE - 1 : 200



0.60 X 0.60 M. S. GLAZED LOVERED

ADJ S.NO. 320

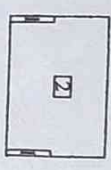
16.50 M.

ADJ PLOT -2

ADJ PLOT -1

THIRD	278.20	37.23	12.00 X 1.20 = 14.40	-
TOTAL EXCESS BALCONY AREA =	-	-	12.00 X 1.20 = 14.40	-

AREA DIAGRAM & CALCULATION



AREA OF BLOCK

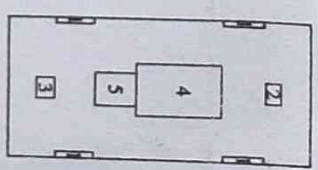
10.50 X 7.10 = 74.55 SQMT.

DEDUCTION :

1. 0.45 X 3.15 X 2 = 2.84
2. 1.52 X 1.65 X 1 = 2.50

TOTAL DEDUCTION = 5.34

B/UP AREA = 74.55 - 5.34 = 69.21 SQMT.
GROUND FLOOR B/UP AREA = 69.21 SQMT.



AREA OF BLOCK

10.50 X 23.20 = 243.60 SQMT.

DEDUCTION :

1. 0.45 X 3.05 X 4 = 5.49
2. 1.52 X 1.65 X 1 = 2.50
3. 1.52 X 1.65 X 1 = 2.50
4. 4.20 X 6.45 X 1 = 27.09
5. 3.10 X 2.40 X 1 = 7.44

TOTAL DEDUCTION = 45.02

B/UP AREA = 243.60 - 45.02 = 198.58 SQMT.
EACH FLOOR B/UP AREA = 198.58 SQMT.

14.	F.S.I. Consumed (13/8) (\$	
	serial no:12 above	
15.	Area for Inclusive Housing	
	(a) Required (20% of sr. m	
	(b) Proposed	

FULL COMPLETION P
S.NO.320/3/2 @ PATTAR
FOR M/S GOVINDA CO
FIRM THROUGH PART
& OTHER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER
ON 17/03/2015 & DIMENSION OF
STATED ON PLAN ARE MEASURE
TALES WITH AREA STATED IN D
RECORDS DEPARTMENT CITY S

Owner's Declaration -

I/We undersigned hereby confirm that I/We
Municipal Corporation. I/We would exerci
Also I/We would execute the work under s
ensure the quality and safety at the work s

M/S GOVINDA CONSTRUCT

FOR M/S GOVINDA CONSTRUCTION

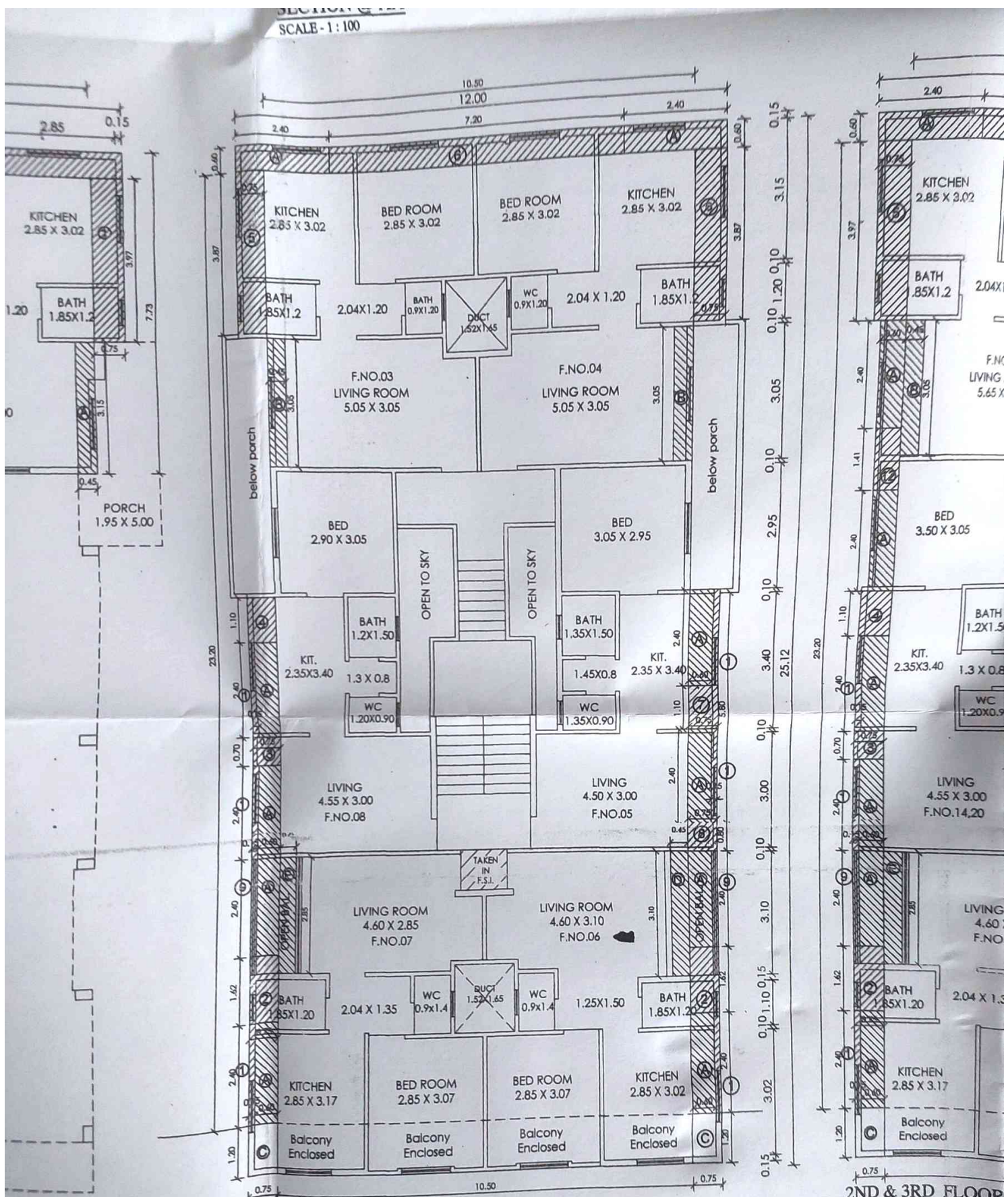


GAIKWAD ASSOCIATES

EMAIL: gatkwadassociates.in@gmail.com
ADDRESS : A-302, Third Floor,
Rajeev Colony, Behl

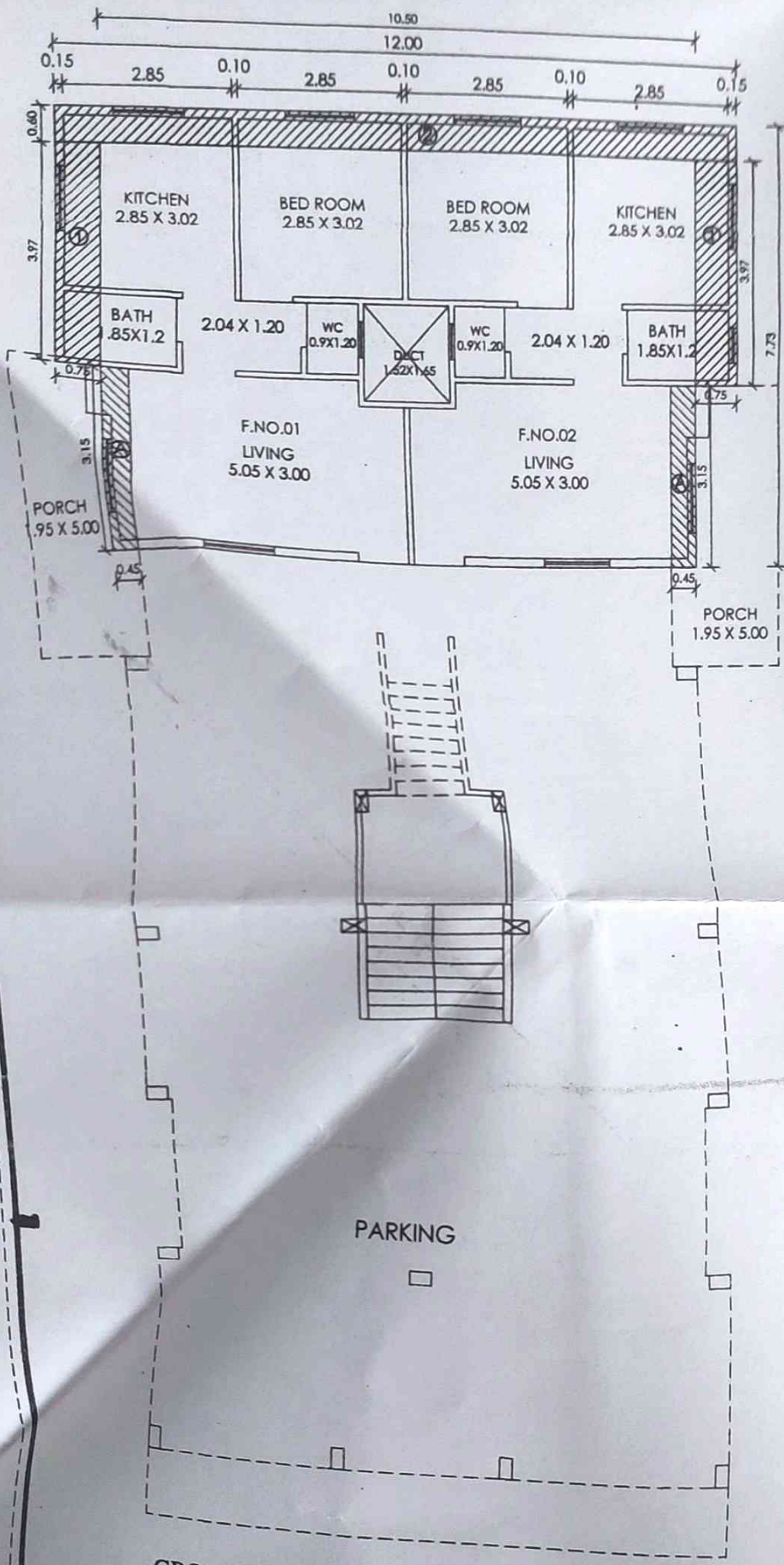
Job No.	Drawing No.	Scale	Drawn By
		1:100	POOJA

SCALE - 1 : 100

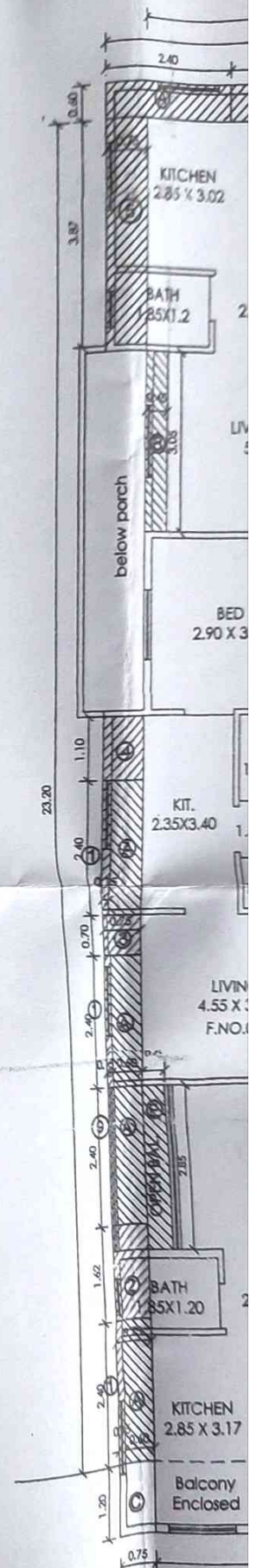


TYPICAL 1ST FLOOR PLAN
SCALE - 1 : 100

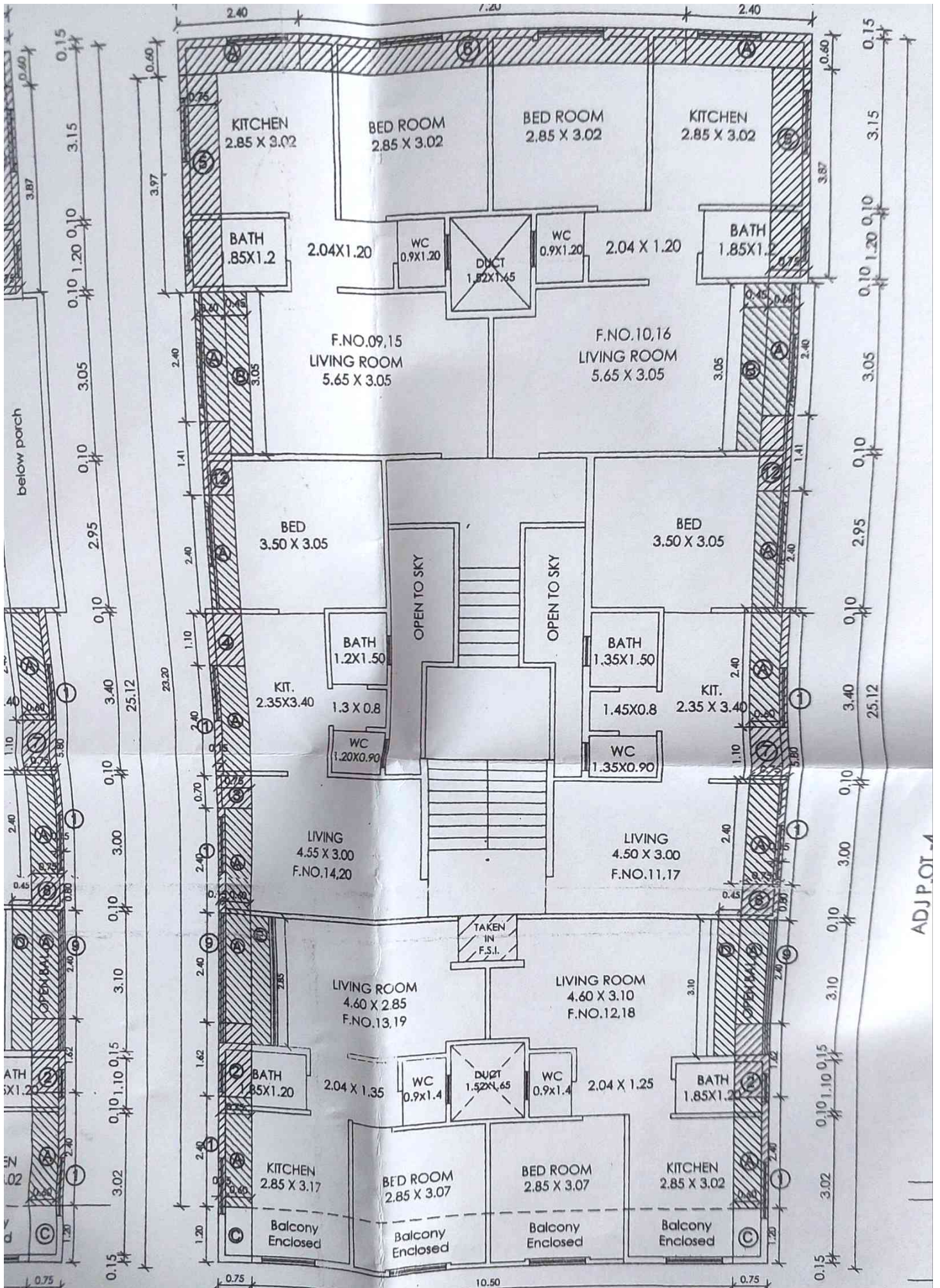
2ND & 3RD FLOOR
SCALE - 1 : 100



GROUND FLOOR PLAN
SCALE - 1 : 100



TYPICAL
SCALE - 1 : 100



2ND & 3RD FLOOR PLAN
SCALE - 1 : 100

ADJ.PLOT.4