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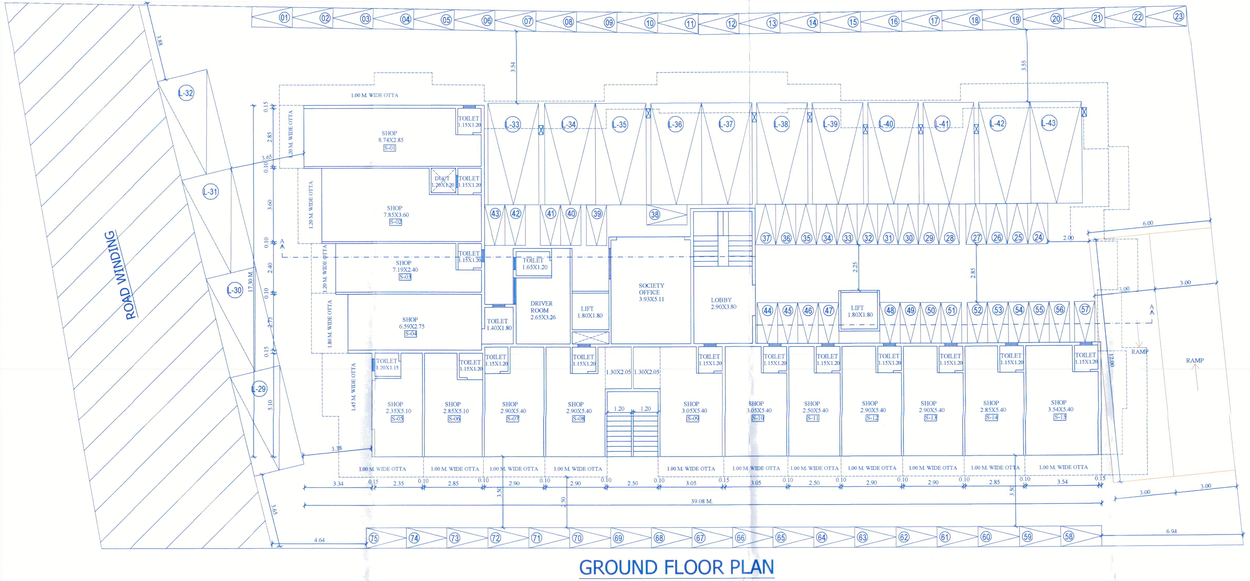
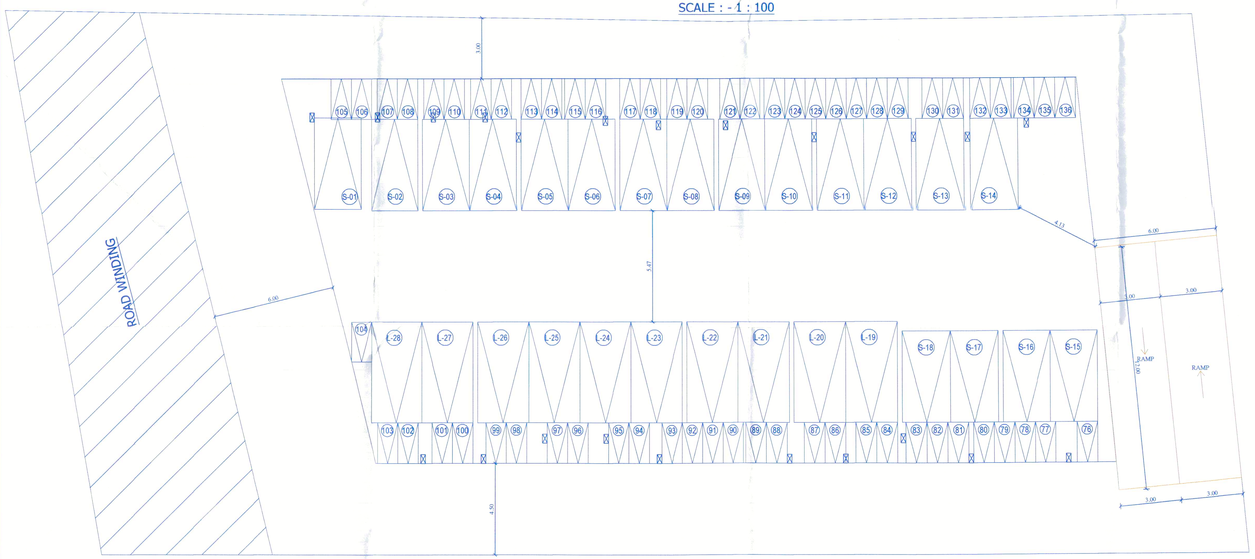


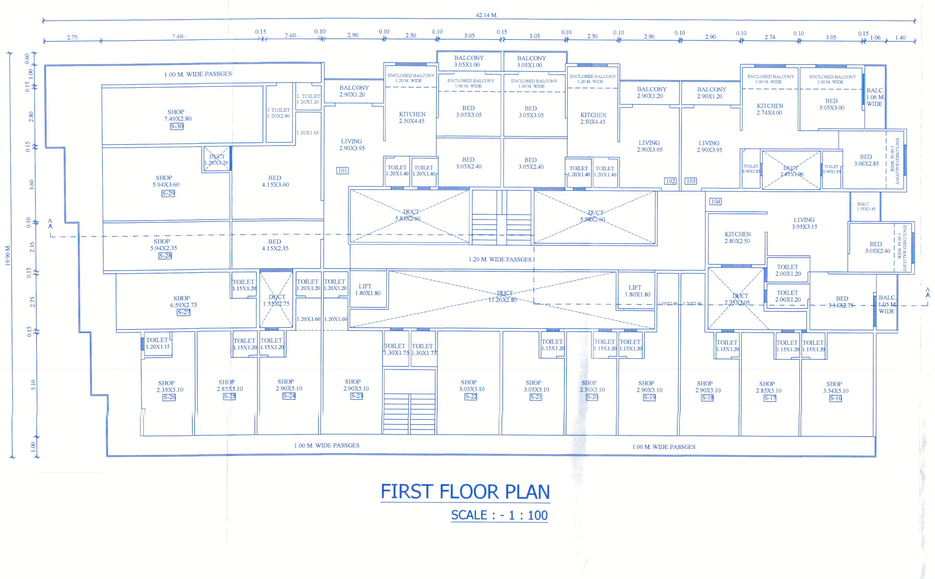
GROUND FLOOR PLAN

SCALE : - 1 : 100



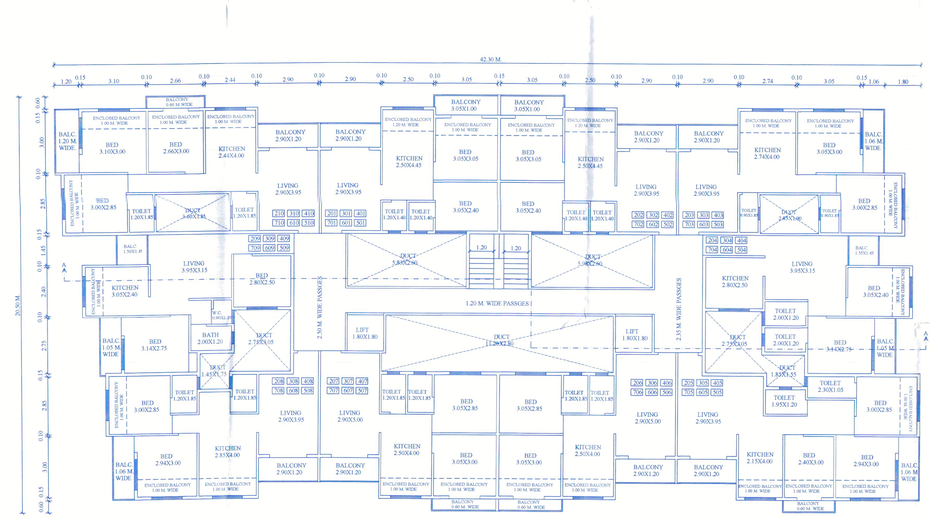
BASEMENT FLOOR PLAN

SCALE : - 1 : 100



FIRST FLOOR PLAN

SCALE : - 1 : 100



TYPICAL SECOND TO SEVENTH FLOOR PLAN

SCALE : - 1 : 100

PROFORMA - I

Rivesed Commercial Cum Residential Building Plan On G.No. 103/1/A/1 Of:- Village Chinchale Of Nashik. For :- Mr. Valu Kashinath Hagavane Through GPA Apurva Buildesr & Developers Partnership Firm Through Partner Mr.Apurva R. Tondulkar.

Sheet No. 1

APPROVED
The Plans amended in :-
As per the conditions Mentioned in the accompaning commencement Certificate No. dated
84/94/2025 30/11/2025

Executive Engineer
Town Planing Department
Nashik Muncipal Corperation
Nashik

	AREA STATEMENT	AREA
	G NO.	103/1/A/1
1.	Area Of Plot (Minimum area 6, 9, 1 to be considered)	1500.00
	(a) As per ownership documents (7/12, CTS extract)	1500.00
	(b) as per mensurment sheet	1500.00
	(c) as per site	1500.00
2.	Deduction for	
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	200.00
	(b) Any D.P. Reservation area	------
	(Total a+b)	------
3.	Balance Area of Plot (1-2)	1300.00
4.	Amenity Space (if applicable)	------
	(a) Required	------
	(b) Adjustment of 2(b), if any -	------
	(c) Balance Proposed -	------
5.	Net Plot Area (3 - 4 (c))	1300.00
6.	Recreational Open space	------
	a) Required - 250.00	------
	b) Proposed - (Primium To Be Paid)	------
7.	Internal Road area	------
8.	Plotable area (if applicable) As Per Pro Rata	1300.00
9.	Built up area with refference to Basic F.S.I. as per front road width (Sr. No. 5.3. basic FSI)	1430.00
A 10.	Additional of FSI on payment of premium	650.00
	(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 [2.0 x Sr. No. 2 (a)] , if any (200/t2)	400.00
	(b) In-situ area against internal road	------
	(c) 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	620.00
	(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.	3100.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1860.00
	(c) Total entitlement (a+b)	4960.00
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)	3.00
15.	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	4960.00
	(a) Existing Built-up Area.	------
	b) Proposed Built-up Area (as per 'P-line')	4959.16
	b) Total (a+b)	4959.16
16.	F.S.I. Consumed (15 / 13) (should not be more than serial No.14 above.)	3.81 %
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 01/02/2023 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 T.P. Scheme Records/ Land Records Department/ City Survey records.

Sign Of Architect / Licened Engineer

Owner's declaration :

I / We undersigned herby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the structures as per sanctioned plans. Also I/We would excute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

(Mr. A. R. Tondulkar)
Owner Name and Sign

SIGN OF STRUTURAL ENGG.
LIC NO. 49,VALID. DEC. 2024.

SIGN OF ARCHITECT
LIC. NO.51112,VALID. DEC.2032.

SHARDUL SINGH DESIGN'S

CONSULTING ENGINEERS
BUILDING PLANNERS
STRUCTURAL DESIGNERS
REGD. VALUERS & ARBITRATORS
PROJECT MANAGEMENT CONSULTANTS
5+6,PUSHPAK APTT., OPP. GOPAL PARK,
OLD PANDIT COLONY, NASHIK 1
PH:-OFF. 2315146 MO.9422257572 / 9422747146

ER. R.K. SINGH.
(GOLD MEDALIST IN CIVIL ENGG. & M.E. (STRUCTURAL) FROM VJTI, M.S.U. BARODA)
AR.SHARDUL V.B.
(ARCHITECTURAL)

JOB NO :	F-44	DRAWN BY :	YASHVANT
DATE :	14/10/2024	CHKED BY :	SHARDUL / SINGH

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