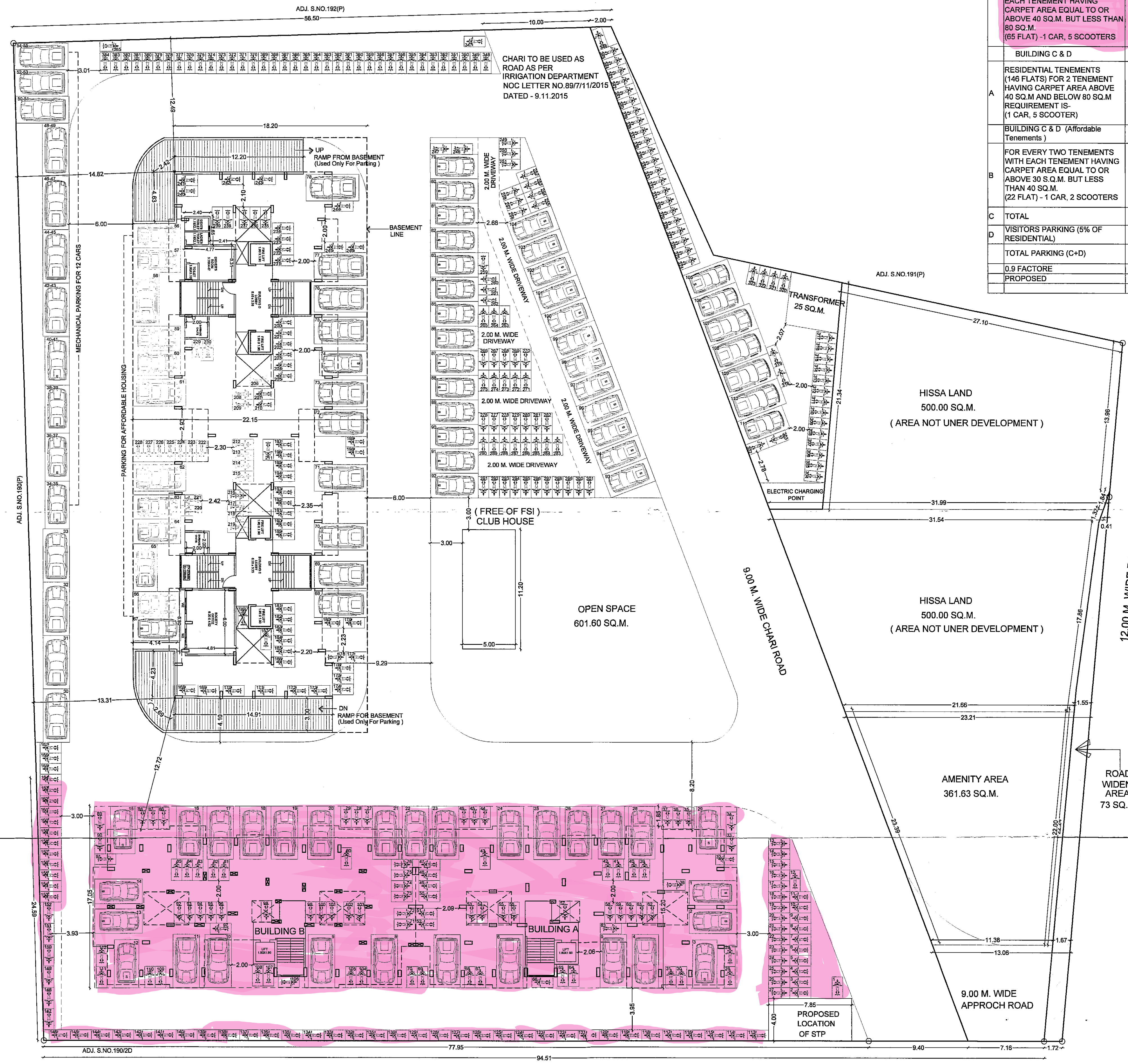




SITE PLAN SHOWING PARKING DETAILS
SCALE-1:200

PARKING AREA STATEMENT BUILDING A,B,C,D & E			
PARKING AREA STATEMENT IN SQ.M	REQUIRED		
	4 WHEELER	2 WHEELER	
	2.5X5.0 (50%)	2.3X4.5 (50%)	
BUILDING A & B			
FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (65 FLAT) - 1 CAR, 5 SCOOTERS	33	163	
BUILDING C & D			
RESIDENTIAL TENEMENTS (146 FLATS) FOR 2 TENEMENT HAVING CARPET AREA ABOVE 40 SQ.M AND BELOW 80 SQ.M REQUIREMENT IS- (1 CAR, 5 SCOOTER)	73	365	
BUILDING C & D (Affordable Tenements)			
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQ.M. BUT LESS THAN 40 SQ.M. (22 FLAT) - 1 CAR, 2 SCOOTERS	11	22	
C TOTAL	117	550	
D VISITORS PARKING (5% OF RESIDENTIAL)	5.8500	27.5000	
TOTAL PARKING (C+D)	122.8500	577.50	
0.9 FACTORE	111	520	
PROPOSED	111	520	
	56	55	

BUILDING WISE AREA STATEMENT		
SR.NO	BUILDING	TOTAL BUILT-UP AREA (SQ.M.)
1	BUILDING A	2200.41
2	BUILDING B	2565.15
3	BUILDING C & D	12312.68
4	ADDITIONAL AMENITY	53.28
5	PROPOSED TOTAL	17131.52
6	BUILDING E INCLUSIVE HOUSING (FREE OF FSI)	1347.86
7	TOTAL BUILT UP AREA	18479.3800

PREVIOUSLY APPROVED PLAN NO.LND/BP/C3/73 DTAED-4/07/2017

B/U/P AREA STATEMENT FOR ADDITIONAL AMENITY		
STRUCTURE	AREA REQUIRE SQ.M.	AREA PROVIDED SQ.M.
SOCIETY OFFICE	29.00	30.37
SANITARY BLOCK	6.00	6.36
DRIVER'S ROOM	16.43	16.55
TOTAL	51.43	53.28

AREA COUNTED IN FSI

ANCILLARY AREA STATEMENT	
PROPOSED BUILT UP AREA	17131.52 SQ.M
ANCILLARY PERMISSIBLE (60%)	6424.32 SQ.M.
ANCILLARY TO BE AVAIL	6424.32 SQ.M.

TDR STATEMENT	
PERMISSIBLE (0.65)	3877.49 SQ.M
PROPOSED	1050.00 SQ.M.
DRC NO.	1025
DATE	04-02-2022

INCLUSIVE HOUSING STATEMENT
AREA OF PLOT - 7400 SQ.M.
ROAD WIDENING (DP) - 73 SQ.
DEDUCT HISSA LAND -1000 SQ.M.
GROSS PLOT AREA - 6327 SQ.M.
AMENITY PROVIDED - 361.63 SQ.M.
NET AREA OF PLOT - 5965.37 SQ.M.
BASIC FSI 1.1 - 6561.90 SQ.M.
20% FOR CONSTRUCTION
LIG/EWS AREA REQUIRE - 1312.38 SQ.M.
PROPOSED BUILT UP AREA - 1347.86 SQ.M.

INCLUSIVE HOUSING FLAT NO.
TOTAL NO. OF TENEMENTS - 22 NO.
NO OF TENEMENTS PER FLOOR
19TH FLOOR - 6 NO.
FLAT NO.
C-1901, C-1902, C-1903
D-1902, D-1903, D-1904
20TH FLOOR - 8 NO.
FLAT NO.
C-2001, C-2002, C-2003, C-2004
D-2001, D-2002, D-2003, D-2004
21ST FLOOR - 8 NO.
FLAT NO.
C-2101, C-2102, C-2103, C-2104
D-2101, D-2102, D-2103, D-2104

STAMP OF AUTHORITY

SHEET NO. 2/12

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No.C3/183 dated 13/03/2023
2023

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROFORMA I

A. AREA STATEMENT	IN SQ.M.
1. AREA OF PLOT AFTER AMALGAMATION (Minimum area of a,b,c to be considered)	7400.00 SQ.M
a) As per ownership document(7/12, CTS extract)	7400.00 SQ.M
b) As per measurement sheet	-
c) As per site	7400.00 SQ.M
2. DEDUCTION FOR:	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	73.00 SQ.M
(b) HISSA LAND (Area not for development 500+500)	1000.00 SQ.M
(Total a+b)	NIL
3. Balance area of Plot (1-2)	6327.00 SQ.M
4. Amenity space- (if applicable)	-
(a) Required -	-
(b) Provided (as per previous sanction plan)	361.63 SQ.M
5. Net Area of plot (3-4(b))	5965.37 SQ.M
6. Recreational Open space (if applicable)	
(a) Required - 10%	596.53 SQ.M
(b) Proposed -	601.60 SQ.M
7. Internal Road Area	-
8. Platable area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 5x basic FSI)	6561.91 SQ.M
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI- based on road width / TOD Zone (0.5)	2982.69 SQ.M
(b) Proposed FSI on payment of Premium	2949.29 SQ.M
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.0xsr.no.20%) if any (2.00 or 1.8 or no.40sqmt / or 50)	146.00 SQ.M
(b) In-situ area against Amenity Space if handed over (2.00 or 1.8 or no.40sqmt / or 50)	-
(c) (TDR area (permissible-0.65)	3877.49 SQ.M
(d) TDR area availed	1050.00 SQ.M
(e) Total in-situ / TDR loading proposed (11(a)+(b)+(c)-(d))	1196.00 SQ.M
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.	10707.20 SQ.M
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	6424.32 SQ.M
(c) Total entitlement (a + b)	17131.52 SQ.M.
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 1.5 or 1.8	RESIDENTIAL 2.25 X 1.6
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)	17131.52 SQ.M
(c) Total (a+b)	17131.52 SQ.M
16. F.S.I. consumed (15/5) (should not be more than serial no. 14 above)	1.52
17. Area for Inclusive Housing, if any	N.A.
(a) Required (20% of sr.no. 9)	1312.38 SQ.M
(b) Proposed	1347.86 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.12.22 DIMENSION OF ALL SIDES ETC OF PLOT STATED ON PLAN MEASURED ON SITE & AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENTS OF OWNERSHIP T.P.ACT.

(Ar. Deepali Thombare)

OWNERS CONFIRMATION :
I CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECTS.

MR. SHRIPAD V. THOMBARE MR. SANJAY S. SANGLE.
SIGNATURE OF OWNER

OWNER : PROPRIETOR OF S.V. THOMBARE & ASSOCIATES
MR. SHRIPAD V. THOMBARE AND
DIRECTOR OF SUYASH CONSTRUWEL PVT.LTD.
MR.SANJAY SHANTARAM SANGLE

ARCHITECT DEEPAALI THOMBARE
Reg. No. CA/2000/25668
STRUCTURAL ENGINEER M. J. Joshi
Reg. No. SE/125

TITLE : MUNICIPAL DRAWING
AMALGAMATION & REVISED BUILDING PERMISSION OF
RESIDENTIAL PROJECT ON GAT NO.190/2B/1+2, AT DEOLALI
SHIWAR, NASHIK-ROAD, NASHIK FOR
SUYASH CONSTRUWEL J.V. THROUGH
MR.SANJAY SHANTARAM SANGLE
MR. SHRIPAD V. THOMBARE, PROPRIETOR OF
S.V.THOMBARE & ASSOCIATES

NOTE :
UNLESS OTHERWISE SPECIFIED ,
DIMENSIONS ARE IN METERS WRITTEN
DIMENSIONS TO BE FOLLOWED RATHER
THAN SCALING THE DRAWING.

DRAWN BY PRACHI DWG.NO
CHKD. BY AR.DEEPALI SHT.NO 2/12 A1
DATE 01.02.2023 SCALE 1:100

SHREEDIP ASSOCIATES

ARCHITECT, INTERIOR & LANDSCAPE DESIGNER
1, GOLDEN TERRACE APT., NEAR CHARWAK CHOWK,
INDIRA NAGAR, NASHIK.
PH.NO.- 7020080728

