APPROVED
As per the corresponding
development permission
No. NAVI/1113/2442/2022
Date: 05/05/2022

Executive Engineer
Town Planning
Nashik Municipal Corporation
Nashik

PROFORMA NO - 1.

COMPLETED RESIDENTIAL + COMMERCIAL BUILDING PLAN ON P. NO-5 + 6, S.NO-34/4/2 AT ANANDWALLI SHIWAR NASHIK, FOR SHREE VALLABH CONSTRUCTION PARTNERSHIP FIRM THI PARTNER SHRI - NIKUNJ BHARATBHAI LADANI & OTHER.

REF:SANCTIONED BUILDING PERMISSION NO. A-1/BP/3864/20, DATE: 07/10/2017

Sr. No.		PARTICULARS	
1		Area Of Plot (Minimum area of setback to be considered)	
	(a) As per ownership documents (7/12, CTS extract)		1948.20
	(b) As per Area plan/Land Lease		1948.20
	(c) As per site		1948.20
2		Deductions For	
	(a) Proposed D.P./ D.P. Road widening Area		0.00
	Survey D.P. Reservation area		0.00
	(Total a+b)		0.00
3		Net Gross Area of Plot (1-2)	1948.20
4		Recreational open space	
	(a) Required 10%		0.00
	(b) Proposed		0.00
5		Amenity space	
	(a) Required 10%		0.00
	(b) Proposed		0.00
6		Service road and Highway widening	0.00
7		Internal Road area	0.00
8		Net Area of Plot = (3 - 5)(c)	1948.20
9		Built up area with reference to Basic F.S.I. as per front road width (sr no. 2 & 7)	2140.02
10		Additional F.S.I. area for P.S.I.	
	(a) In-situ area against D.P. road (1.80 m. or no. 2 (a)) if any		0.00
	(b) In-situ area against Amenity space (2.00 m. (65 ft.) or no.5 (b))		0.00
	(c) Premium F.S.I. area (subject to maximum of 0.5 of sr no.9)		336.10
	(d) TDR area - 1.00		2127.00
	(e) Additional F.S.I. area under chapter VIII		0.00
	(Total a+b+c+d+e)		2463.10
11		Total area available (9 + 10)	4603.12
12		Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	3.0
13		Total Built-up Area in proposal (excluding area at Sr.No.13.b)	
	(a) Existing built-up Area		1026.96
	(b) Completed built-up Area		1026.61
	(c) Excess Balcony area counted in F.S.I.		
	(d) Excess Duct/Lift Hoist/ terrace area counted in F.S.I.		0.00
	(Total a+b+c+d)		4997.57
14		F.S.I. Consumed (13.(b) amount not be more than same as 12 above)	2.57
15		Area for Inclusive Housing, if any	NIL
	(a) Required (20% of sr no 9)		
	(b) Proposed		

Signature of Structural engineer

Certificate of Area

Certified that the plot under reference was surveyed by me on ..... and the dimensions of sides of ..... plot as shown 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 from Revenue Department / City Survey records.

Signature
Name: N. Jamdar
R.No.: 1878

Owner's Declaration

I/We, (name of owner) hereby confirm that I/We are all alone by piece carcinoma by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/ We shall execute the work under supervision of experienced technical person for ensure the quality and safety of the work site.

SHREE VALLABH CONSTRUCTION
Partner
Partner's Name & Signature
SHRI - NIKUNJ BHARATBHAI LADANI

Er. Ashok Jamdar
Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
10, Siddhi Park, Corporation Road
New pandit colony,
Nashik -2.
ph : 2574602

JOB NO.	DATE	SCALE	DRAWN BY	CHECKED BY
197	09 / 10 / 2017	1 : 100	VIKAS	A.N.J.

FORM OF STATEMENT 2

(Refer Rule)

Area details of Plan (sq.m)

1 Building No.	2 Floor No.	3 Flat use/No.	4 Built up area of flat	5 Weight of common area of building (Col. 4 x Col. 5)	6 Add 37 Internal wall area (Col. No. 4 x 0.37)	7 Area of Exterior wall (Col. No. 4 x 0.09)	8 Total area of flat (Col. 4 + 6 + 7)	Total area of flat (Col. 4 + 6) (Rounded)
1	GROUND FLOOR	SHOP 1	44.50	0.000000	0.000000	4.005000	48.505	48.51
		SHOP 2	44.50	0.000000	0.000000	4.005000	48.505	48.51
		SHOP 3	44.10	0.000000	0.000000	3.969000	48.069	48.07
		SHOP 4	15.50	0.000000	0.000000	1.395000	16.895	16.90
	STILT FLOOR	101	96.180000	0.000	0.000000	8.656200	104.836	104.84
		102	53.180000	0.000	0.000000	4.786200	57.966	57.97
		103	72.07	0.00	0.00	6.486300	78.556	78.56
		104	31.62	0.00	0.00	2.845800	34.466	34.47
	TYPICAL 1st TO 6th FLOOR	201,301, 1101	96.180000	0.00	0.000000	8.656200	104.836	104.84
		202,302, 1102	53.180000	0.00	0.000000	4.786200	57.966	57.97
		203,303, 1103	72.070000	0.00	0.00	6.486300	78.556	78.56
		204,304, 1104	31.620000	0.00	0.00	2.845800	34.466	34.47
		205,305, 1105	96.180000	0.00	0.00	8.656200	104.836	104.84
		206,306, 1106	96.180000	0.00	0.00	8.656200	104.836	104.84
		TOTAL						1077.62

AREA CALCULATION & DIAGRAM

Particular	Width in M.	Length in M.	No. of Deduction	Total Area in Sq.M
Block Area No.	A B C D	14.540000	043000	2350.74
UPTO		2.200000	0.150000	4.05
UPTO		2.200000	0.150000	4.05
TOTAL				2348.64
Deduction No.	1	6.96	4.33	0.000000	27.50
	2	0.38	1.47	0.000000	0.53
	3	1.05	0.30	0.000000	0.25
Total Deduction Area					27.50
Block Area - Deduction Area					
Block Area in Sq.M.	Deduction Area in Sq.M.	Total Built-up Area in Sq.M.		
2348.64	27.50	2316.14		

Particular	Width in M.	Length in M.	No. of Deduction	Total Area in Sq.M.
Block Area No.	A B C D	39.600000	14.540000	1051.7040
Deduction No.	1	0.60	1.38	0.000000	0.828000
	2	0.60	1.38	0.000000	0.828000
	3	0.60	1.38	0.000000	0.828000
	4	4.0	1.13	0.000000	0.000000
	5	0.38	1.47	0.000000	0.558600
	6	0.38	1.65	0.000000	0.627000
	7	0.38	1.65	0.000000	0.627000
	8	0.38	0.38	0.000000	0.144400
	9	4.0	1.65	0.000000	0.000000
	10	0.38	0.38	0.000000	0.144400
	11	0.38	1.65	0.000000	0.627000
	12	0.38	0.38	0.000000	0.144400
	13	4.0	1.65	0.000000	0.000000
	14	0.38	1.65	0.000000	0.627000
	15	0.38	0.38	0.000000	0.144400
	16	4.0	1.65	0.000000	0.000000
	17	0.38	1.65	0.000000	0.627000
	18	0.38	0.38	0.000000	0.144400
	19	4.0	1.65	0.000000	0.000000
	20	0.38	1.65	0.000000	0.627000
	21	0.38	0.38	0.000000	0.144400
	22	1.15	0.45	0.000000	0.000000
	23	0.38	0.15	0.000000	0.000000
	24	0.38	1.65	0.000000	0.627000
	25	0.38	0.38	0.000000	0.144400
	26	1.15	0.45	0.000000	0.000000
	27	0.38	0.15	0.000000	0.000000
	28	0.38	1.65	0.000000	0.627000
	29	0.38	0.38	0.000000	0.144400
	30	1.45	0.000000	0.000000	0.000000
	31	4.0	1.13	0.000000	0.000000
	32	0.38	1.47	0.000000	0.558600
	33	0.38	1.65	0.000000	0.627000
	34	0.38	0.38	0.000000	0.144400
	35	0.60	1.38	0.000000	0.828000
	36	0.60	1.38	0.000000	0.828000
	37	0.60	1.38	0.000000	0.828000
Total Deduction Area					16.525700
Block Area - Deduction Area					
Block Area in Sq.M	Deduction Area in Sq.M	Total Built-up Area in Sq.M		
1051.70	16.53	1035.18		

Add - block X (Passage area) =5.10x1.65=7.51sqm.
Total bldg area = 1035.18+7.51=1042.69 sqm.

Particular	Width in M.	Length in M.	No. of Deduction	Total Area in Sq.M.
Block Area No.	A B C D	33.70	19.28	649.62
Deduction No.	1	3.00	0.38	1.75
	2	1.45	0.23	0.33
	3	1.45	0.23	0.33
	4	4.01	0.23	0.92
	5	7.23	0.68	4.92
	6	2.73	0.68	1.86
	7	2.73	0.23	0.63
	8	5.13	1.80	13.27
	9	2.65	1.80	4.77
	10	2.63	1.80	4.73
	11	2.63	1.80	4.73
	12	2.63	0.68	1.79
	13	1.05	0.10	0.10
	14	3.45	0.46	1.59
	15	4.70	1.80	12.65
	16	2.53	1.45	3.67
	17	2.00	2.10	4.20
	18	1.45	0.23	0.33
	19	3.75	0.23	0.86
	20	6.70	2.00	13.40
	21	3.30	0.68	2.24
	22	1.07	0.45	0.48
	23	3.75	0.38	1.43
	24	2.74	1.40	3.84
	25	2.70	0.68	1.84
	26	1.38	0.80	1.10
	27	1.38	0.80	1.10
	28	2.63	0.23	0.61
	29	3.30	0.52	1.72
	30	2.70	0.23	0.62
	31	1.45	0.28	0.39
Total Deduction Area				108.65
Block Area - Deduction Area				
Block Area in Sq.M	Deduction Area in Sq.M	Total Built-up Area in Sq.M		
649.62	108.65	470.91		

Add - block X (Passage area) =5.10x1.65=7.51sqm.
Total bldg area = 470.19+7.51=478.42 sqm.

T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
1948.20	2127.00	1948.20(BUILT-UP) + 178.8
DETAILS OF REG.AGGREMENT FOR TDR AREA- 565 SQM. REG.AGGREMENT NO.- 7405-2010 DATE - 12/07/2010 ZONE - 'D' D.R. C. NO. - 365 DATE - 09/07/2010		AS PER PREVIOUS B.P.
DETAILS OF REG.AGGREMENT FOR TDR AREA- 216.00 SQM. REG.AGGREMENT NO.- 7406-2010 DATE - 12/07/2010 ZONE - 'D' D.R. C. NO. - 330 DATE - 09/12/2009		
PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
1948.20	1346.00(BUA)	1944.00(BUA)
DETAILS OF REG.AGGREMENT FOR TDR AREA- 1346.00M REG.AGGREMENT NO.-6/4648-2016 DATE - 23/05/2016 D.R. C. NO.- 773 DATE - 14/06/2017		
TOTAL BUP AREA PERMISSIBAL - 1946.20(K1.10+2143.02 T.D.R. - 2727.00 + 2727.48 PERMISSIBAL) PERMISSIBAL F.S.I. - 1.40 TOTAL AREA - 3246.12 SQM.		

BALCONY AREA STATEMENT

Floor No.	Total Balcony Area	Balcony area which is to be counted	Balcony area (Min 5 %)	PROJ. BALCONY	DEC. BALCONY
Floor No.	Total Balcony Area	Balcony area which is to be counted	Balcony area (Min 5 %)	PROJ. BALCONY	DEC. BALCONY
FIRST FLOOR	104.837	41.95	52.42	0.00	41.95
SECOND FLOOR	104.837	41.95	52.42	0.00	41.95
THIRD FLOOR	104.837	41.95	52.42	0.00	41.95
FOURTH FLOOR	104.837	41.95	52.42	0.00	41.95
FIFTH FLOOR	104.837	41.95	52.42	0.00	41.95
SIXTH FLOOR	104.837	41.95	52.42	0.00	41.95
SEVENTH FLOOR	104.837	41.95	52.42	0.00	41.95
EIGHTH FLOOR	104.837	41.95	52.42	0.00	41.95
NINETH FLOOR	104.837	41.95	52.42	0.00	41.95
TENTH FLOOR	104.837	41.95	52.42	0.00	41.95
TOTAL	1048.37	419.50			419.50
Permissible balcony area	1048.37	419.50		TOTAL EXCESS BALCONY	





