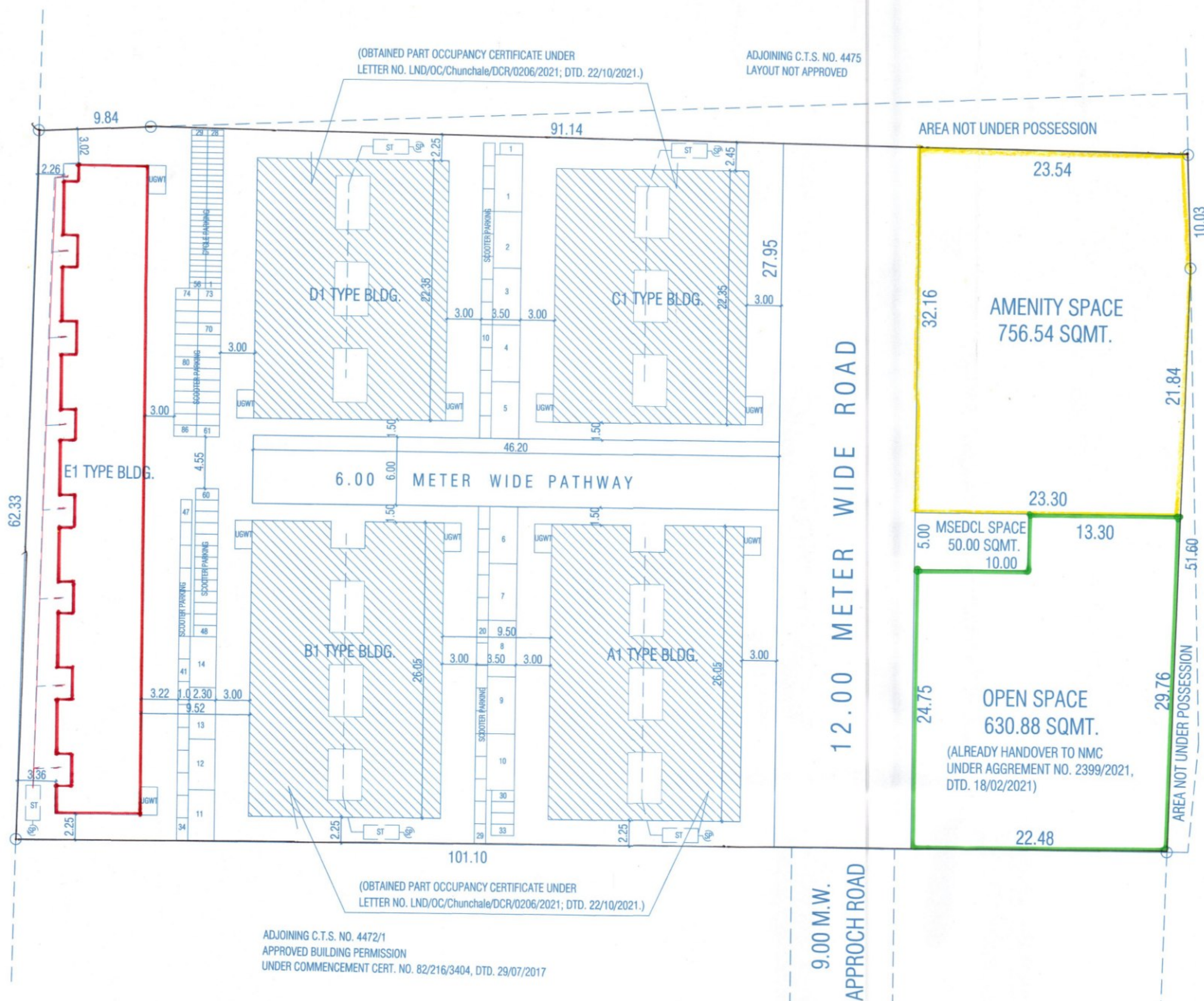




SITE PLAN

SCALE: - 1 : 250

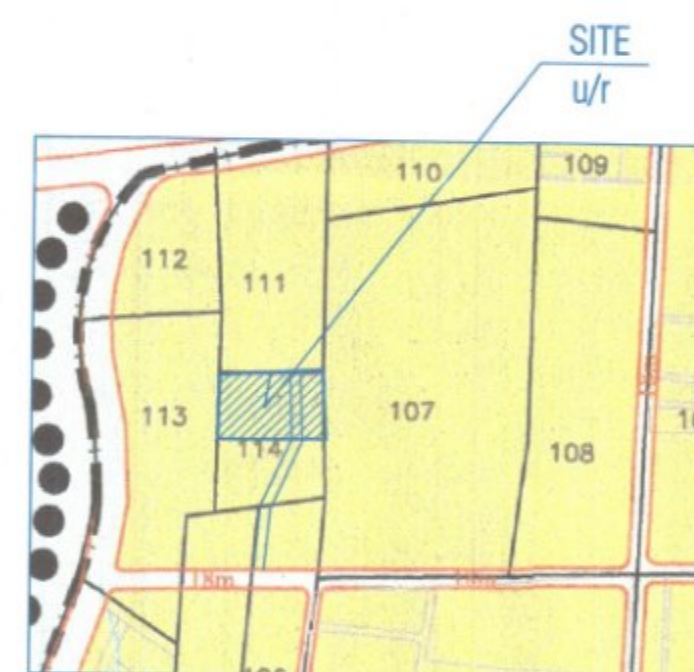
GROUP HOUSING SCHEME FOR EWS/LIG
(AS PER REGULATION NO. 23.9, PAGE NO. 129)
(AS PER DCPR 2017)

NOTES :-

- BOUNDARY OF THE LAND SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN RED
- OPEN SPACE BOUNDED IN GREEN.
- AMENITY SPACE BOUNDED IN YELLOW.
- EXISTING STRUCTURE SHOWN IN HATCHED.

FORM FOR STATEMENT 1				
[SR. NO. 9 (a)]				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOORS	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
A1	GROUND	390.94	390.94	390.94
B1	GROUND	390.94	390.94	390.94
C1	GROUND	335.65	335.65	335.65
D1	GROUND	335.65	335.65	335.65
	TOTAL	1453.18	1453.18	1453.18

FORM FOR STATEMENT 2 [SR. NO. 9 (a)] PROPOSED BUILDING		
BUILDING NO.	FLOOR NO.	TOTAL BUILDUP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
E1 TYPE	GROUND FLR.	382.60



SITE PLAN
SCALE : - 1 : 10,000



- ## REFERENCES

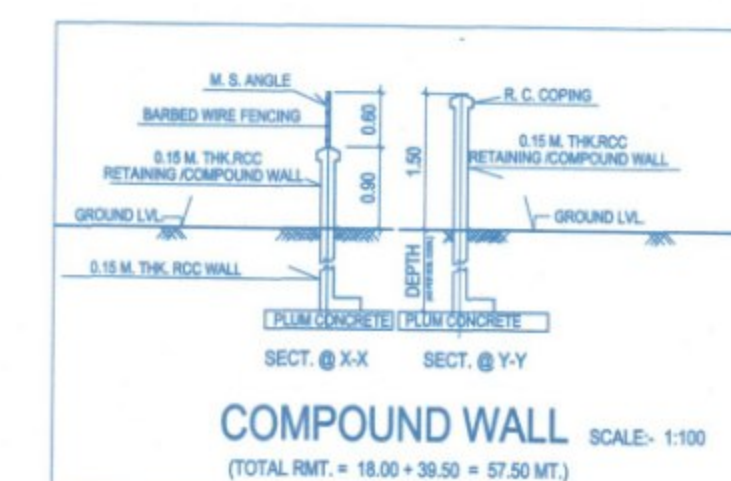
- 1) NA ORDER NO. SR/290/2018, DTD. 14/09/2018.
- 2) APPROVED BUILDING PERMISSION UNDER COMMENCEMENT CERTIFICATE NO. LND/BP/Chunchale/DCR/1478/2019, DTD. 19/08/2019.
- 3) AGREEMENT OF OPEN SPACE, INTERNAL ROAD OF OPEN SPACE TO NMC ON DTD. 18/02/2021.
- 4) OBTAINED PART OCCUPANCY CERTIFICATE UNDER LETTER NO. LND/OC/Chunchale/DCR/0206/2021, DTD. 22/10/2021.

PREVIOUS PARKING AREA STATEMENT OF EXISTING STRUCTURE: (AS PER DCR 2017, TABLE NO 7 & PAGE NO. 40 OF D C RULE) TABLE - II.			
NO. OF TENE.	TYPE OF WHEELER	REQUIRED	PROPOSED
☐ RESIDENTIAL UNITS = 52 NOS. FOUR TENT, HAVING CARPET AREA 30 M ² TO 40 M ² FOR 4 UNITS (1 CAR, 4 SCOOTER & 4 CYCLE) = 52/4 = 13 NOS. SAY 13 NOS.	FOUR WHEELER	13 NOS.	13 NOS.
	TWO WHEELER	52 NOS.	52 NOS.
	CYCLE	52 NOS.	52 NOS.
☐ ADD 5% VISITOR PARKING (FOR ABOVE)	FOUR WHEELER	1 NOS.	1 NOS.
	TWO WHEELER	3 NOS.	3 NOS.
	CYCLE	3 NOS.	3 NOS.
☐ TOTAL	FOUR WHEELER	14 NOS.	14 NOS.
	TWO WHEELER	55 NOS.	55 NOS.
	CYCLE	55 NOS.	56 NOS.

EXISTING BUILT UP AREA STATEMENT :						
FLOOR	TYPE	BAUP AREA PER UNIT IN SQ MT	BUILDING PERMISSION	FLOORS	OCCUPANCY CERTIFICATE	OCCUPANCY BAUP AREA PER UNIT IN SQ MT
GROUND FLR	A1	390.94	LND/BP/Chunchale/DCR/1478/2019 DTD. 19/08/2019	GROUND	LND/OC/Chunchale/DCR/0206/2021 DTD. 22/10/2021	390.94
	B1	390.94		GROUND		390.94
	C1	335.65		GROUND		335.65
	D1	335.65		GROUND		335.65
TOTAL		1453.18				1453.18

PROPOSED PARKING AREA STATEMENT (AS PER UDPCR 2020, TABLE NO. 88, P. NO. 141)				
TYPE	CARPET AREA	TENE. PROP.	CAR	SCOOTER
RESIDENTIAL	> 30 M ²	15	—	30.00
VISITOR	5 %	—	—	1.50
TOTAL	REQUIRED	—	—	31.50
BY FACTOR	0.90	—	—	28.35
	REQUIRED	—	—	28.00
TOTAL	PROPOSED	—	—	28

TYPE	NO. OF UNITS	REMARK
A1	14	EXISTING
B1	14	EXISTING
C1	12	EXISTING
D1	12	EXISTING
E1	15	PROPOSED
TOTAL NO. OF UNITS	67	



REVISED BUILDING PLAN OF E1 TYPE BUILDING
IN EXISTING BUILDING OF A1, B1, C1, & D1 TYPE BUILDING
IN GROUP HOUSING SCHEME FOR EWS/LIG
(AS PER DCR 2017, REGULATION NO. 23.9, PAGE NO. 129)
IN C.T.S. NO. 4472 (GUT NO. 114 (PT)) @ CHUNCHALE SHIVAR, NASHIK.
FOR: SHRI. SHREE CONSTRUCTIONS
THROUGH PARTNER
SHRI. AJAY B. THORAT & SHRI. NILESH M. JADHAV

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated
B2/BP/161/2022 30/08/2022

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROFORMA - I : AREA STATEMENT

A) AREA STATEMENT:		
1)	AREA OF S. NO. 114/1	6304.24 SQMT.
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	6304.24 SQMT.
b)	AS PER MEASUREMENT SHEET	6304.24 SQMT.
c)	AS PER SITE CONDITION	6304.24 SQMT.
2) DEDUCTION FOR		
a)	PROPOSED P./D.P. ROAD WIDENING AREA	NIL
b)	ANY D.P. RESERVATION AREA	NIL
TOTAL (a + b)		NIL
3)	BALANCE AREA OF PLOT (1 - 2)	6304.24 SQMT.
4) AMENITY SPACE		
a)	REQUIRED	667.24 SQMT.
b)	ADJUSTMENT OF 2(b), (IF ANY)	NIL
c)	BALANCE PROPOSED	667.24 SQMT.
d)	NET PLOT AREA (3-4 (c))	5637.00 SQMT.
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)		
a)	REQUIRED	653.70 SQMT.
b)	PROPOSED	720.26 SQMT.
7)	INTERNAL ROAD AREA	NIL
8)	PLOTTABLE AREA (IF APPLICABLE)	4893.12 SQMT.
BUILTUP AREA WITH REFERENCE TO BASIC F.S.I.		
AS PER FRONT ROAD WIDTH (SR. NO. 5 X 1.10)		(1.10) 5382.43 SQMT.
10) ADDITION F.S.I. ON PAYMENT OF PREMIUM		
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE	NIL
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	NIL
11) IN-SITU FSI / TDR LOADING		
a)	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (a)). IF ANY	NIL
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (2.00 OR 1.85 X SR. NO. 4 (b) AND / OR (c))	NIL
c)	TDR AREA	NIL
d)	TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a) + (b) + (c))	NIL
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSED		
a)	[9 + 10 (b) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE	5382.43 SQMT.
b)	ANCILLARY AREA FSI UPTO 60% OF 80% WITH PAYMENT OF CHARGES	NIL
c)	TOTAL ENTITLEMENT (a+b)	5382.43 SQMT.
14) MAXIMUM UTILIZATION OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATION NO. 6.1 OR 6.2 OF 6.3 OF 6.4 AS APPLICABLE] X 1.6 OR 1.8		
15) TOTAL BUILTUP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17 b)		
a)	EXISTING BUILTUP AREA	1453.18 SQMT.
b)	PROPOSED BUILTUP AREA (AS PER P-LINE)	382.60 SQMT.
TOTAL (a + b)		1835.78 SQMT.
16)	F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SR. NO. 14 ABOVE)	0.35
15) AREA FOR INCLOSURE HOUSING, IF ANY		
a)	REQUIRED (20% OF SR. NO. 5)	N/A
b)	PROPOSED	N/A

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT. 15/06/2022 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORD DEPARTMENT / CITY SURVEY RECORDS

SIGNATURE OF ARCH/ENGINEER

OWNER'S DECLARATION:

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY NASHIK MUNICIPAL CORPORATION. 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.

2011
M.M. Tachar

cell

OWNERS SIGNATURE *D.M. Jadhav*

ARCHITECTS SIGNATURE *A.B. Dhurat*

M. R. BHAGAT
ARCHITECTS, INT.
201, DAMODAR CHAMBERS

DATE	SCALE	JOB/DRG. NO
15/12/2017	AS SHOWN	JOB - 541

NOTE : THIS DRAWING IS MEASURE DRAWING AS PER SITE CONDITION AND