

APPROVING AUTHORITY

TRUE COPY

Gade e..

GADE. D. R.

Architect, Interior Designer & Valuaer
Reg. No. CA / 88 / 11896
Office-B-6, Third Floor, Sancheti Tower
Ashok Station, Nasik. &
15, Anand Plaza, Nasik Poona Road,
Nasik Road

Approved as ammended in - - - -

Subject to condition mentioned in

Municipal order NO. NMG/II/LND/BP-:194/2009

DATE -- 21/12/2009

Sd - x x x x x x

EXECUTIVE ENGINEER. (T.P.)

TOWN PLANNING DEPARTMENT

NASHIK MUNICIPAL CORP, NASHIK

A) AREA STATEMENT	SQM
01. AREA OF PLOT	2000.00
02. DEDUCTION FOR	---
a) ROAD AQUISATION	---
b) PROPOSED ROAD	---
c) ANY RESERVATION	---
TOTAL (a+b+c)	2000.00
03. NET GROSS AREA OF PLOT (1+2)	---
04. DEDUCTION FOR	---
a) RECREATION GROUND AS PER RULE	---
b) INTERNAL ROADS	---
TOTAL (a+b)	2000.00
05. NET AREA OF PLOT (1+2)	525.00
06. ADDITION FOR F.S.I.T.D.R. (250+390) = 525.00mt.	---
07. TOTAL B/U AREA PROPOSED	2525.00
08. TOTAL AREA (5+6)	ONE
09. TOTAL AREA PERMISSIBLE	2525.00

DOORS AND WINDOWS SCHEDULE

TYPE	SIZE	DESCRIPTION	TYPE	SIZE	DESCRIPTION
D	200x2100	C.C.T.W. DOOR	W1	200 x 800	C.C.T.W. WIN.
D2	500 x 200	C.C.T.W. DOOR	W2	800 x 200	C.C.T.W. WIN.
D3	800x100	C.C.T.W. WINDOW	V	600 x 600	C.C.T.W. VENT.
W	750x2100	C.C.T.W. WINDOW			

NOTE :-

1. ALL DIMENSIONS ARE IN MM
2. BOUNDARY OF PLOT SHOWN IN RED
3. PROPOSED WORK SHOWN IN PINK
4. DRAINAGE LINES SHOWN IN YELLOW


CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 7/10/07 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON ARI AS MEASURED ON SITE AND THE AREA SO AS WORKED TAILES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP T/FACT.

SIGN OF ARCHITECTS

S.H. NEGI

CHAIRMAN
NANDAN-DEEP. CO. OP
HOUSING SOCIETY LTD.
NSK - RD

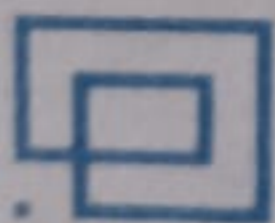


OWNER'S SIGN

R.O.C. DESG. SIGN

ARCHITECT'S SIGN

REVISED BUILDING PLAN IN (UNDER PRE-CODE)
S.NO - 35/1+2A (1+2), PLOT NO - B
AT - DASAK (SHIWAR),
TAL - NASHIK, DIST- NASHIK, FOR
Chairman - "NANDANDEEP" CO-OP HSG. SOC.



GADE D. R. AND ASSOCIATES

- ARCHITECTS, ENGINEERS AND INTERIOR DESIGNER
- OFF. 5, ANAND PLAZA, NASHIK RD. - 422101, PH-2454534
- OFF. 5/2, RAVIWAR PATH, NASHIK- 422001, PH- 2/580514

JOB NO

SCALE / AS SHOWN

DRG NO / 001

CKD BY - D.R. GADE

DATE / 01/10/2009

CADD BY - D.DALVI.....

**SHEET -
NO - 01**

EXECUTIVE ENGINEER (T.P.)
TOWN PLANNING DEPARTMENT
NASHIK MUNICIPAL CORP. NASHIK.

A) AREA STATEMENT		SQM
01	AREA OF PLOT	2000.00
02	DEDUCTION FOR	
a)	ROAD ACQUISITION	---
b)	PROPOSED ROAD	---
c)	STAFF RESERVATION	---
	TOTAL (a+b+c)	---
03	NET GROSS AREA OF PLOT (1+2)	2000.00
04	DEDUCTION FOR	
a)	RECREATION GROUND AS PER RULE	---
b)	INTERNAL ROADS	---
	TOTAL (a+b)	---
05	NET AREA OF PLOT (1+2)	2000.00
06	ADDITION FOR F.S. (L.T.D.R.) 135.0+390 = 525.0mt	525.00
	TOTAL B.U. AREA PROPOSED	---
07	TOTAL AREA (5+6)	2525.00
08	TOTAL F.S. PERMISSIBLE	ONE
09	PERMISSIBLE TOTAL FLOOR AREA	2525.00
10	EXISTING FLOOR AREA	---
11	PROPOSED AREA (BLOCK-A, BLOCK-B, PORCH)	249.78
12	EXCESS BALCONY AREA TAKEN IN FLOOR AREA	---
13	TOTAL B.U. AREA PROPOSED (10+11+12)	249.78
14	TOTAL B.U. AREA COVERED (13/7)	0.98%

B) BALCONY AREA STATEMENT

a)	PERMISSIBLE BALCONY PER FLOOR	10%
b)	PROPOSED BALCONY PER FLOOR	AS SHOWN
c)	EXCESS BALCONY	---

C) TENEMENT STATEMENT

a)	NET AREA OF PLOT	2525.00
b)	LESS DEDUCTION OF NON RESI AREA	---
c)	AREA OF TENEMENTS	2517.40
d)	TENEMENTS PERMISSIBLE AS PER RULE	44 NOS
e)	TENEMENTS PROPOSED	40 NOS

D) PARKING STATEMENT

a)	PARKING REQUIRED AS PER RULE	
b)	GARAGES PERMISSIBLE	AS SHOWN
c)	TOTAL PARKING REQUIRED	738 NOS

E) LOADING / UNLOADING STATEMENT

a)	LOADING / UNLOADING REQUIRED	
b)	TOTAL LOADING / UNLOADING PROVIDED	
AREA	COMMERCIAL	RESIDENTIAL
PERMISSIBLE	---	249.78
PROPOSED	---	249.78

DOOR'S AND WINDOW'S SCHEDULE

TYPE	SIZE	DESCRIPTION	TYPE	SIZE	DESCRIPTION
D1	200x2100	C.C.T.W. DOOR	W1	200 x 1200	C.C.T.W. WIN.
D2	500 x 1200	C.C.T.W. DOOR	W2	900 x 1200	C.C.T.W. WIN.
D3	600x2100	C.C.T.W. WINDOW	V	600 x 600	C.C.T.W. VENT.
W	750x2100	C.C.T.W. WINDOW			

NOTE :-

1. ALL DIMENSIONS ARE IN MM
2. BOUNDARY OF PLOT SHOWN IN RED
3. PROPOSED WORK SHOWN IN PINK
4. DRAINAGE LINES SHOWN IN YELLOW

CERTIFICATE OF AREA

Architect
Office
15, An...

Approved
Subject to
Municipal
DATE - 2
5d - x
EXCOTI
TOWN PL
NR 5411

A) AREA STATE

01	AREA OF...
02	...
03	...
04	...
05	...
06	...
07	...
08	...
09	...
10	...
11	...
12	...

B) BALCO

01	FORM...
02	PROPOSED...
03	ACCESS BA...

C) TENEMENT

01	NET AREA...
02	LESS DECI...
03	AREA OF T...
04	TENANT...
05	TENANT...

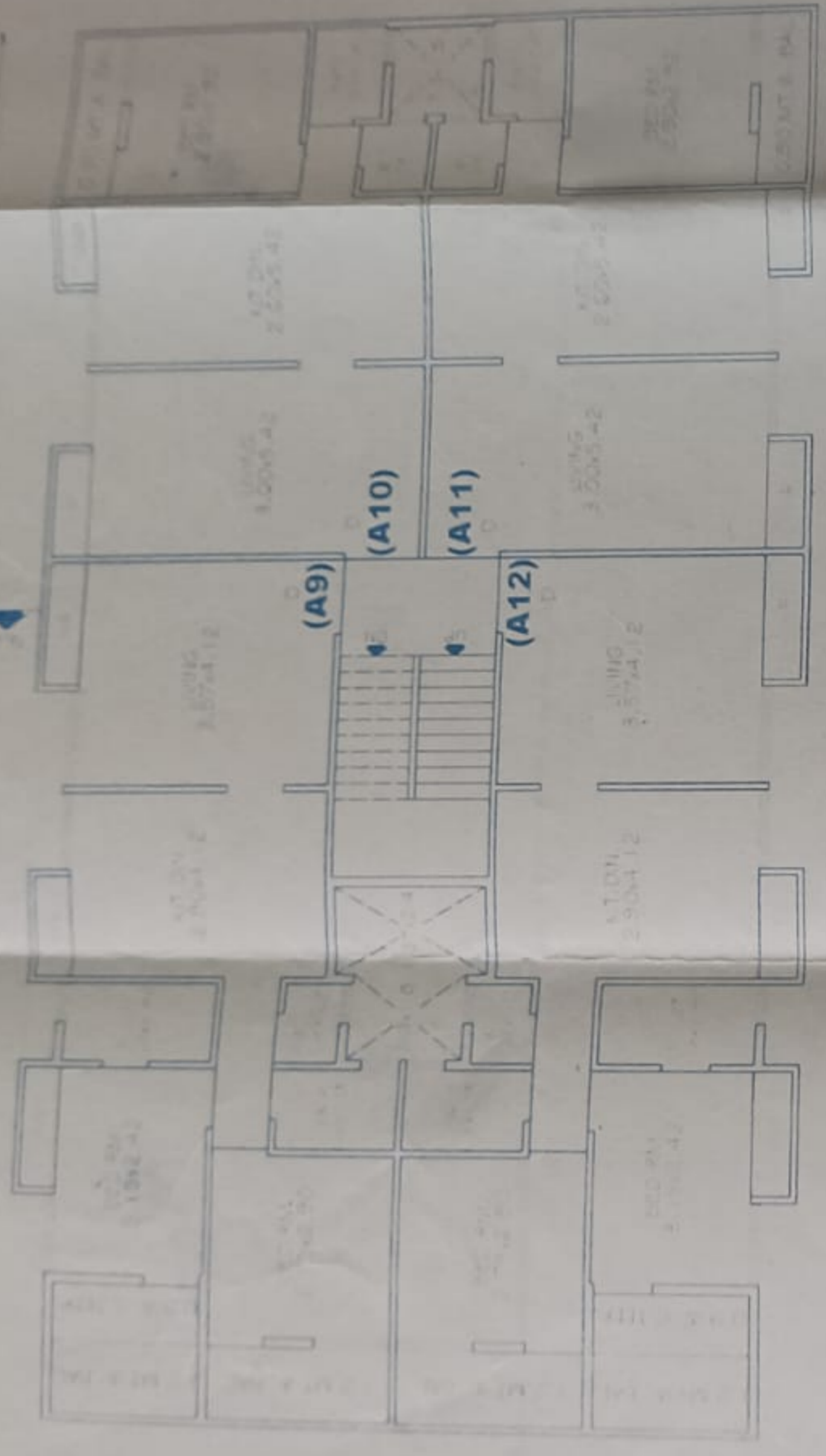
D) PARKING

01	PARKING...
02	CARAGE...
03	TOTAL PA...

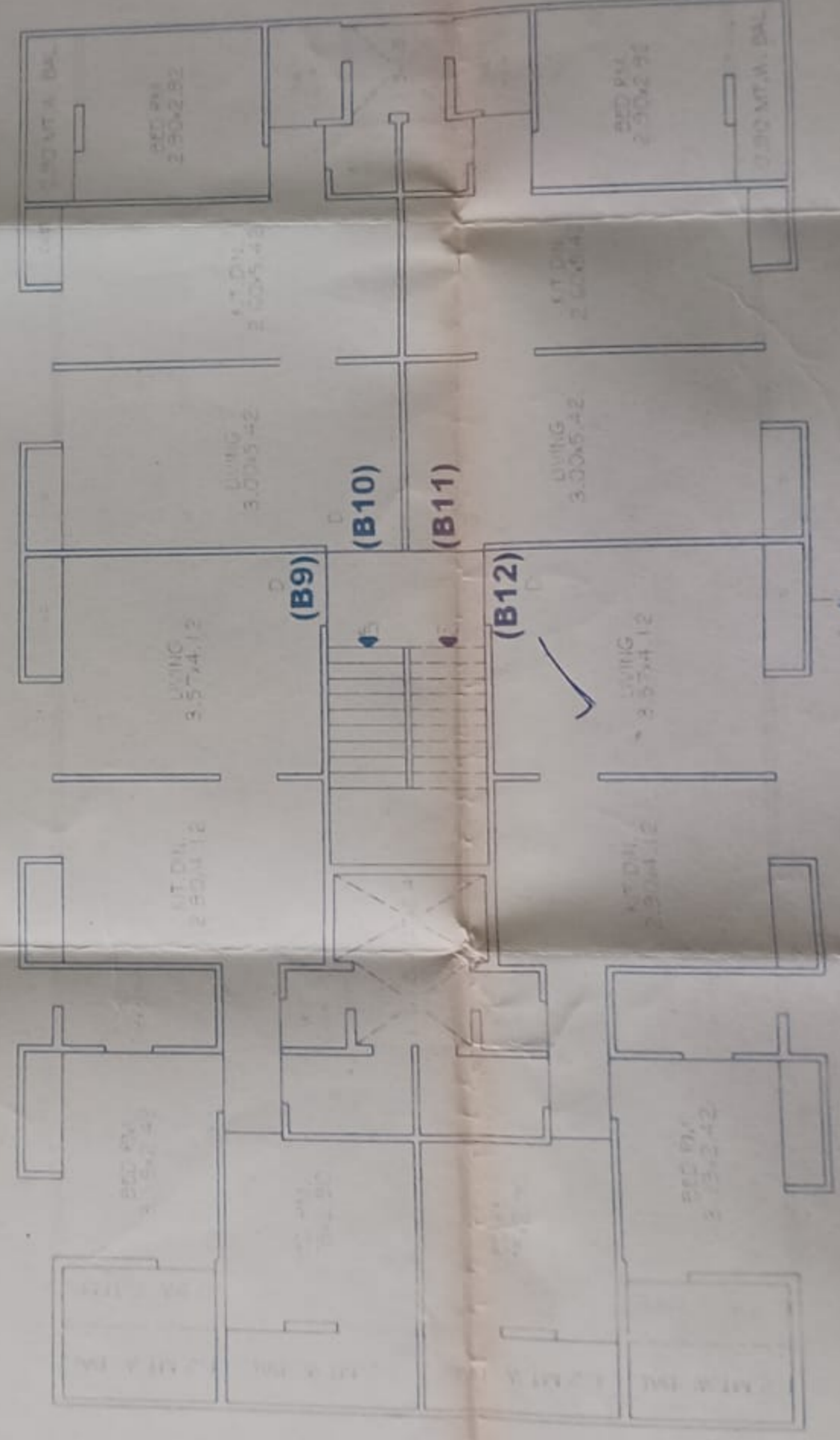
E) LOADINGS

01	LOADING...
02	TOTAL L...
03	AREA
04	PROPOSED...
05	PROPOSED...

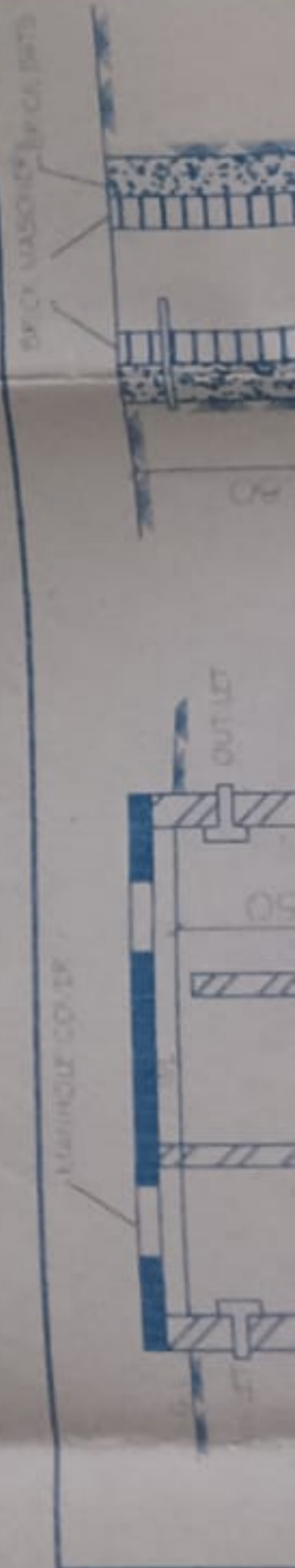
NOTE



THIRD FLOOR PLAN BLOCK (A)

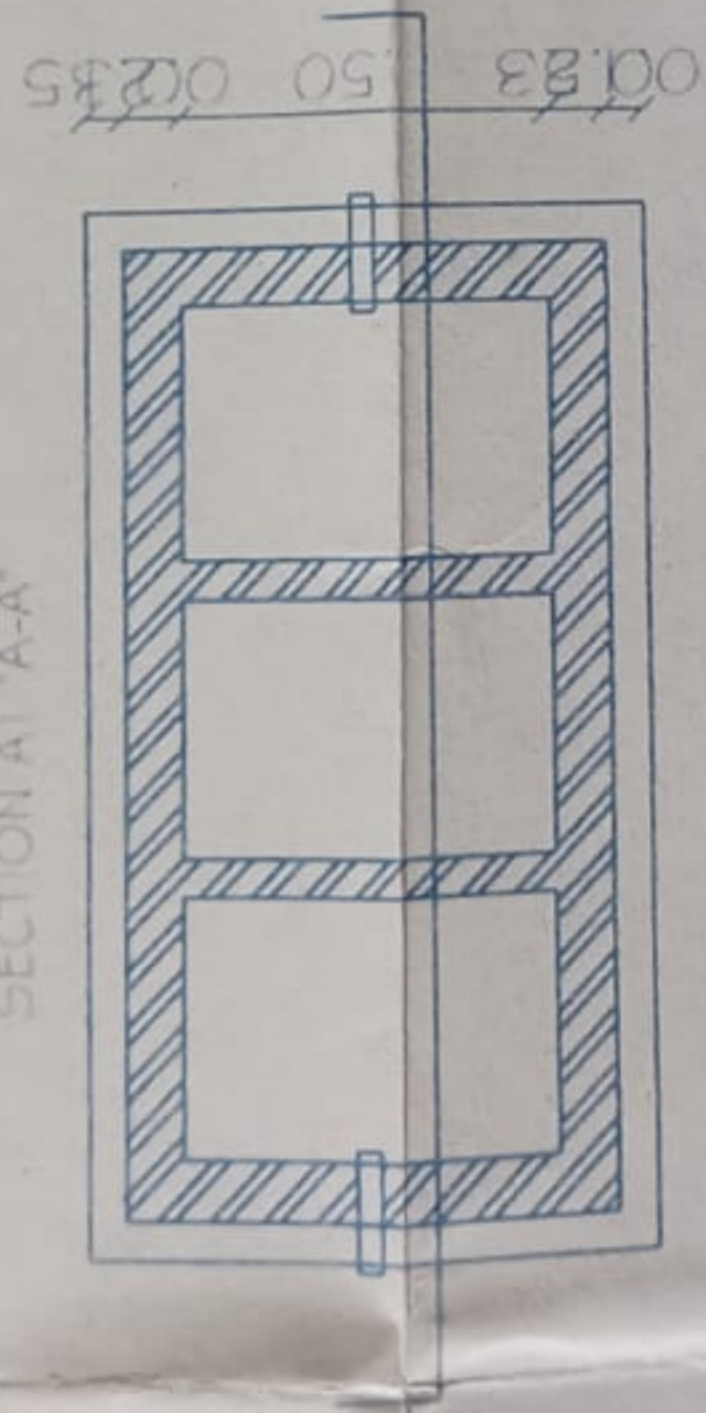
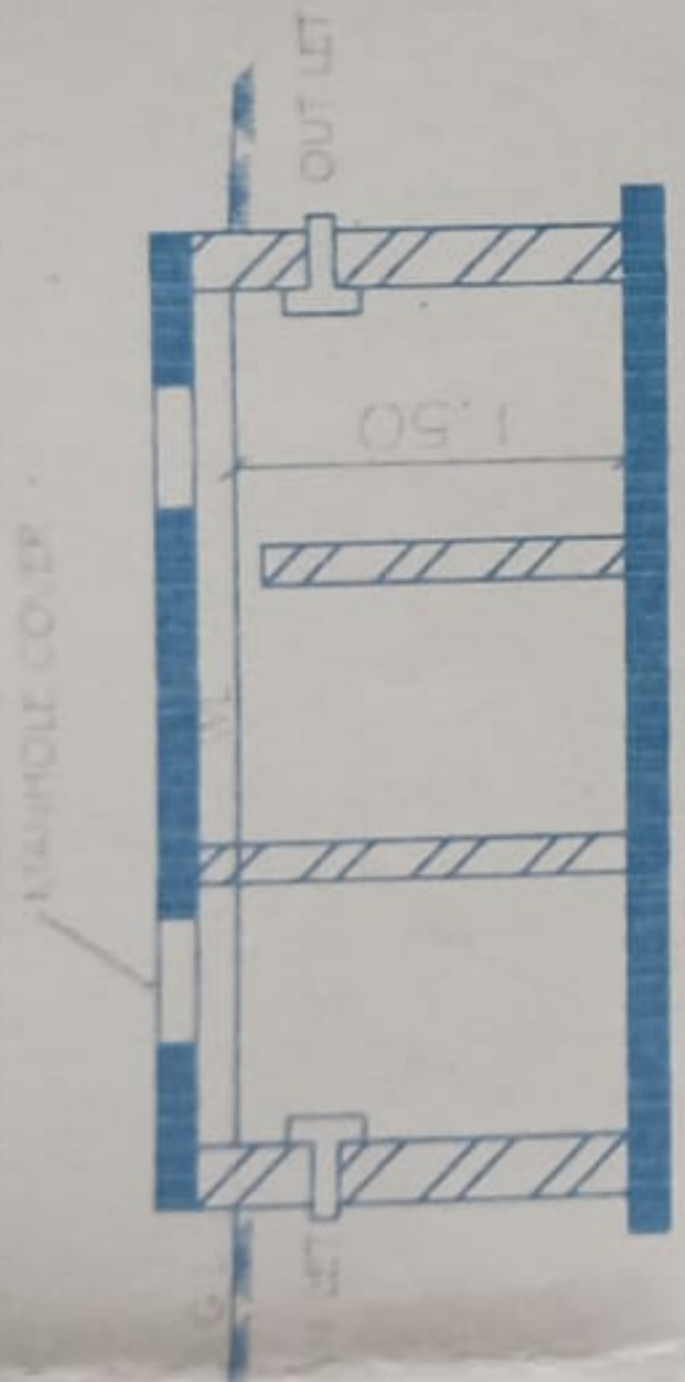


THIRD FLOOR PLAN BLOCK (B)



THIRD FLOOR PLAN BLOCK (B)

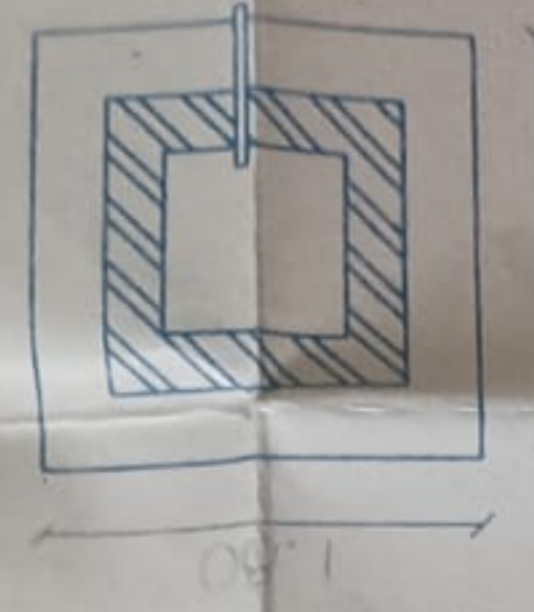
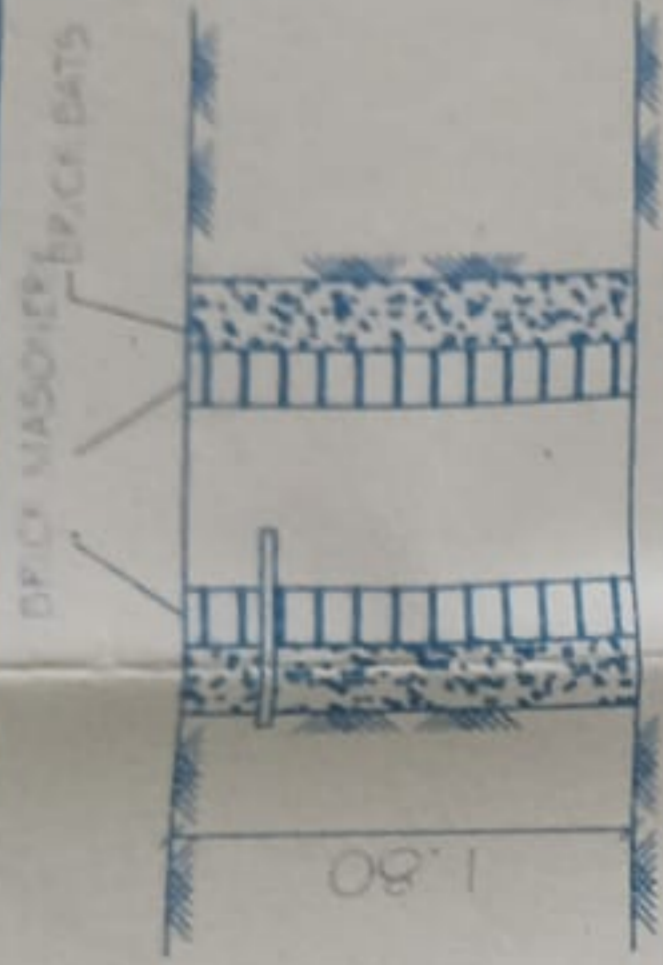
(5.11.20)



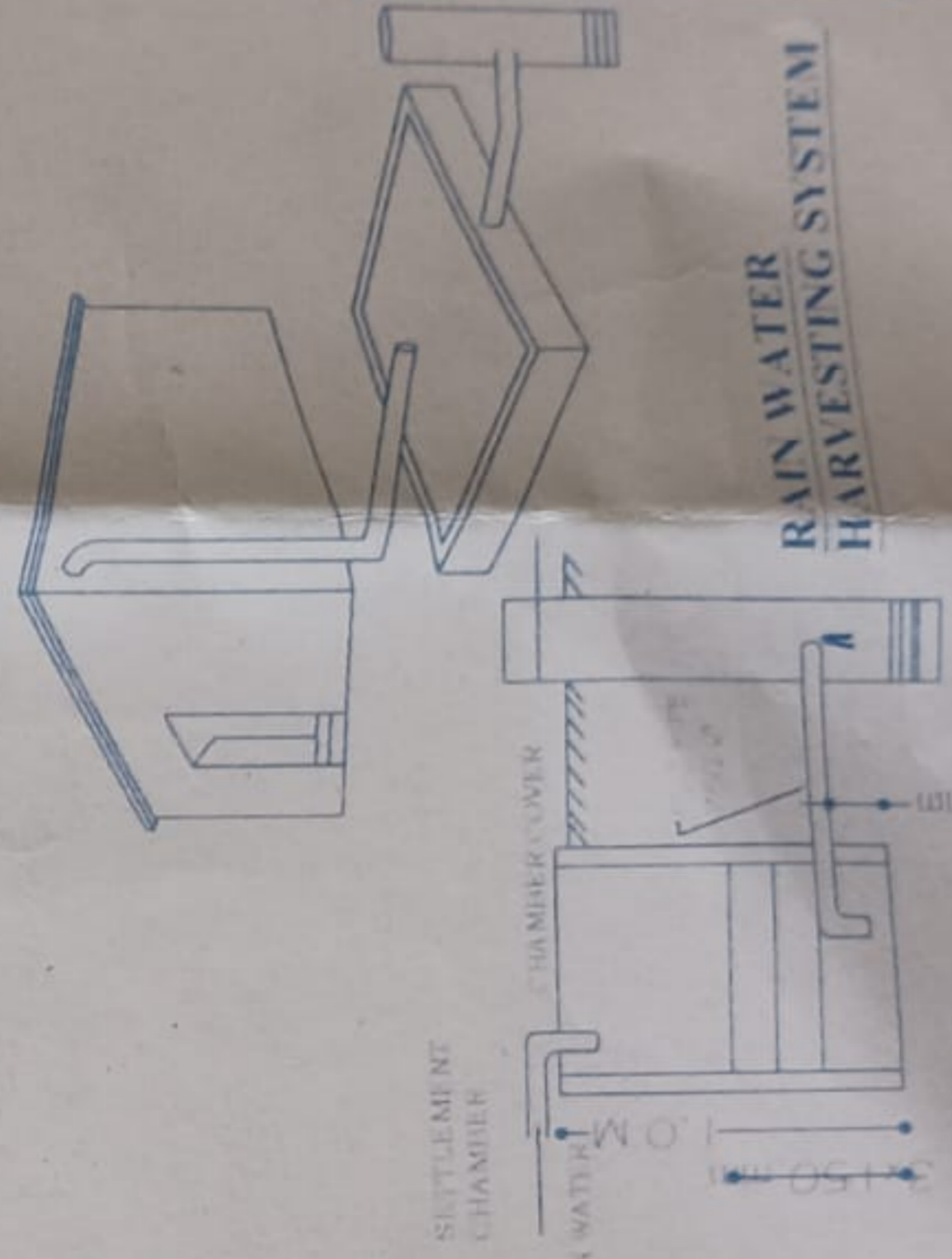
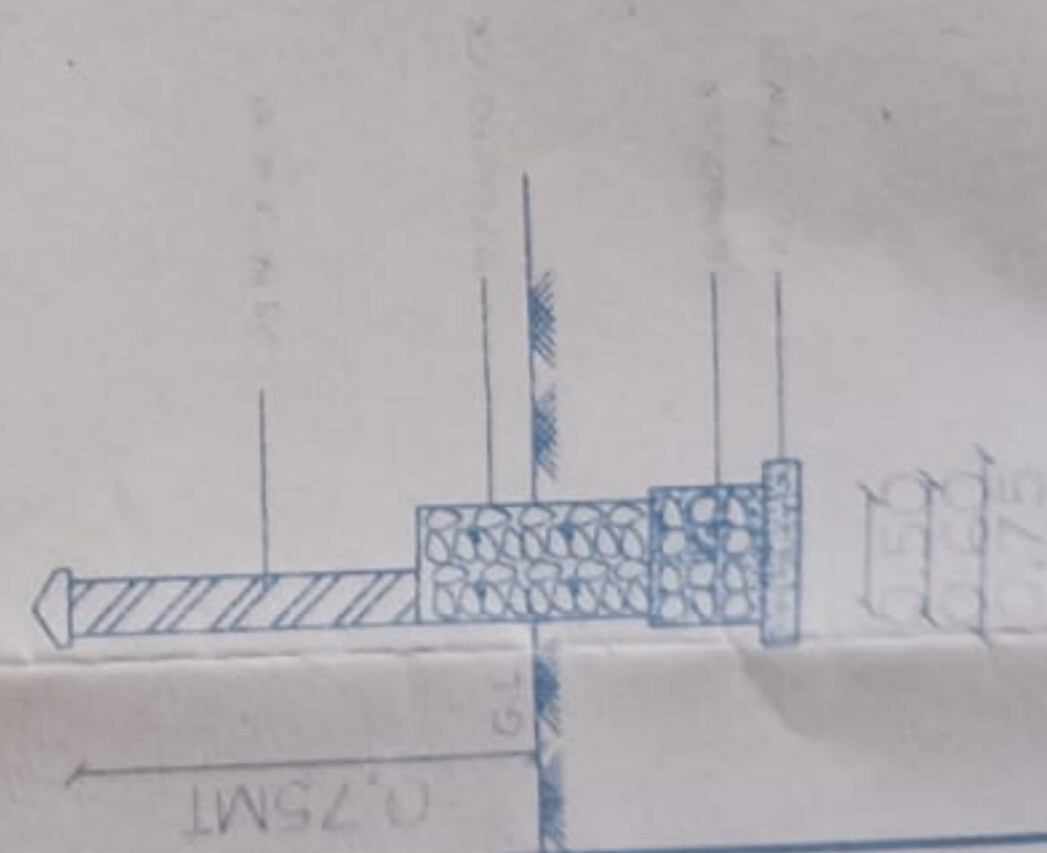
0.23, 0.50, 0.235

PLAN FOR SEPTIC TANK
SCALE 1:50

CAPACITY OF SEPTIC TANK = 6.75 M³



1.80



SECTION FOR COMPOUND WALL
SCALE 1:50

D. 120
D2 56
D. 80
W 75

NOTE

CERTIFIED
DATE 7/02
AS MEAS
AREA STA

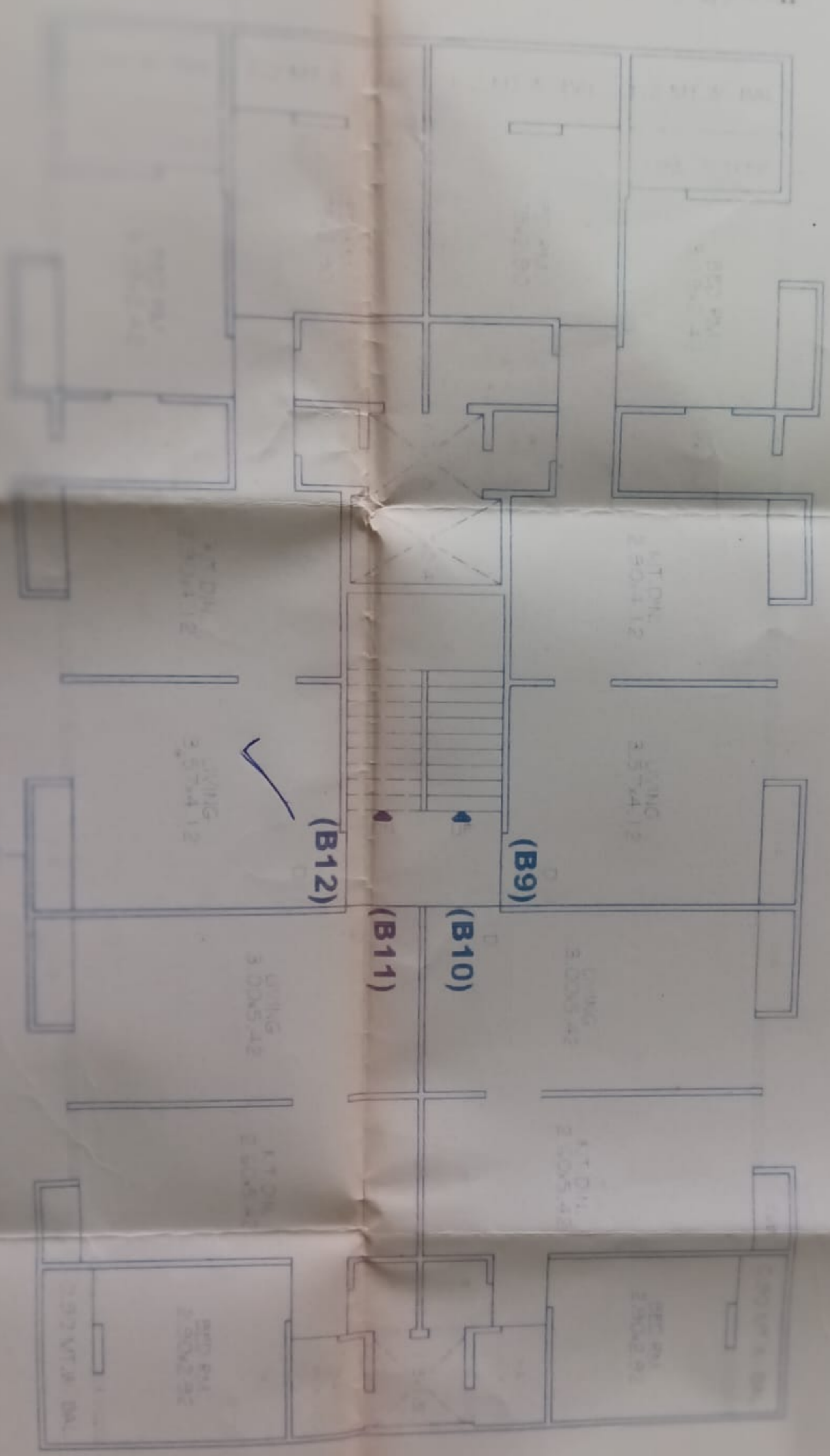
S.H.
CHAI
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Chairm



JOB NO
DRE NO
DATE 01/0

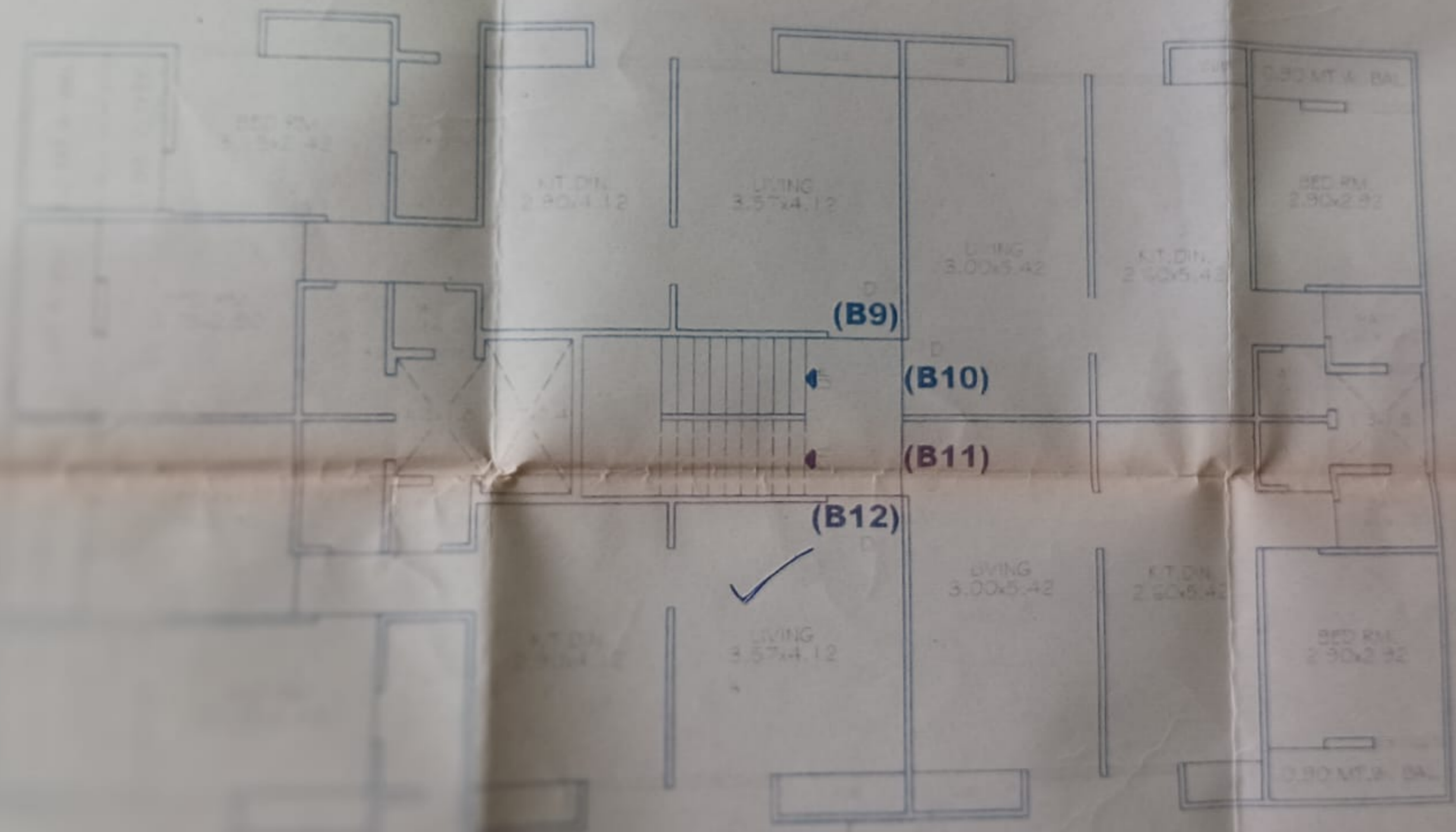
THIRD FLOOR PLAN **BLOCK (A)**



THIRD FLOOR PLAN **BLOCK (B)**

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	D/PAI	1	EA	1.00
2	E/LO	1	EA	1.00
3	W	1	EA	1.00
4	TOP	1	EA	1.00
5	DR	1	EA	1.00
6	W	1	EA	1.00
7	NC	1	EA	1.00

THIRD FLOOR PLAN BLOCK (A)



THIRD FLOOR PLAN BLOCK (B)

Summary table for Block (A) with columns for various area and volume metrics.

B) BALCONY AREA STATEMENT

- a) PROVIDED BALCONY
- b) PROPOSED BALCONY
- c) TOTAL BALCONY

C) TENEMENT STATEMENT

- a) NET AREA OF PLOT
- b) LESS REDUCTION OF
- c) AREA OF TENEMENTS
- d) TENEMENTS PERMISSIBLE
- e) TENEMENTS PROPOSED

D) PARKING STATEMENT

- a) PARKING REQUIRED
- b) CHARGES PERMISSIBLE
- c) TOTAL PARKING REQUIRED

E) LOADING / UNLOADING STATEMENT

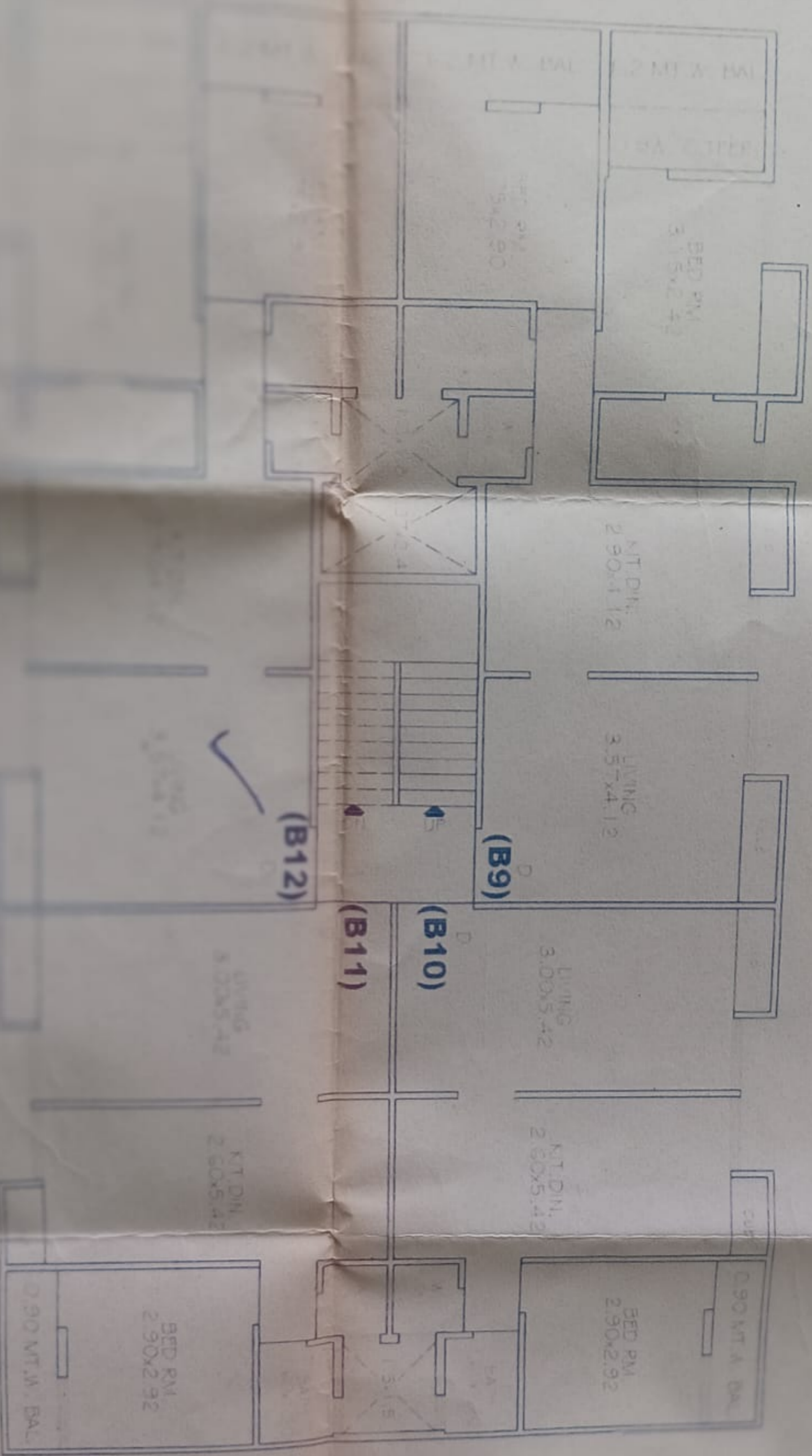
- a) LOADING / UNLOADING PERMISSIBLE
- b) TOTAL LOADING / UNLOADING PERMISSIBLE

DOOR	TYPE	SIZE	AREA
D1		1200x1200	1.44
D2		500x1200	0.60
D3		800x1200	0.96
D4		750x1200	0.90

NOTE :-

- 1.
- 2.
- 3.
- 4.

THIRD FLOOR PLAN
BLOCK (A)



TYPE	3
D1	120
D2	50
D	90
W	75

NOTE

PERMIS
PROPC

AREA
TOT

E) LOAD

a) LOA

b) TOT

D) PARK

a) PARK

b) CAR

c) TOT

CITIZEN

a) TOT

b) TOT

c) TOT

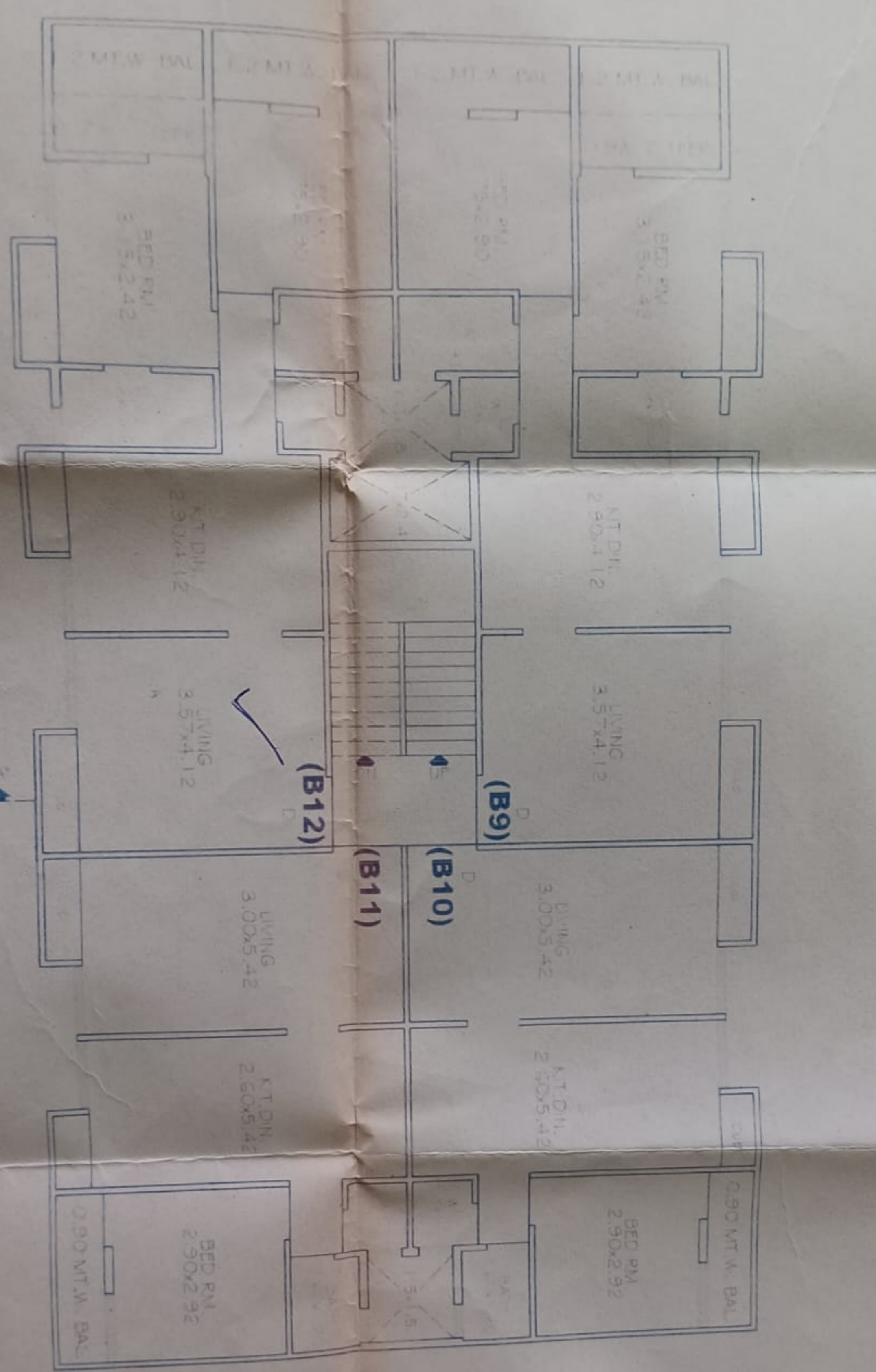
B) BAL

a) TOT

b) TOT

c) TOT

THIRD FLOOR PLAN BLOCK (A)



THIRD FLOOR PLAN BLOCK (B)

(5.11.00)

DRG MASONRY BLOCK BATS

- 05. NET AREA OF PLOT (1+2)
- 06. ADDITION FOR 5.11.00 R.L.
- 07. TOTAL B.U. AREA PROPOSED
- 08. TOTAL AREA (5+6)
- 09. TOTAL * 5.11.00 R.L.
- 10. PERM. 55% B.U. TOTAL FLOOR AREA
- 11. EXCESS BALCONY AREA
- 12. EXCESS BALCONY AREA TA
- 13. TOTAL B.U. AREA PROPOSED
- 14. TOTAL B.U. AREA CONSUME

B) BALCONY AREA STATEMENT

- a) PERMISSIBLE BALCONY AREA
- b) PROPOSED BALCONY AREA
- c) EXCESS BALCONY

C) TENEMENT STATEMENT

- a) NET AREA OF PLOT
- b) LESS DEDUCTION OF
- c) AREA OF TENEMENTS
- d) TENEMENTS PERMISSIBLE
- e) TENEMENTS PROPOSED

D) PARKING STATEMENT

- a) PARKING REQUIRED AS
- b) GARAGES PERMISSIBLE
- c) TOTAL PARKING PROVIDED

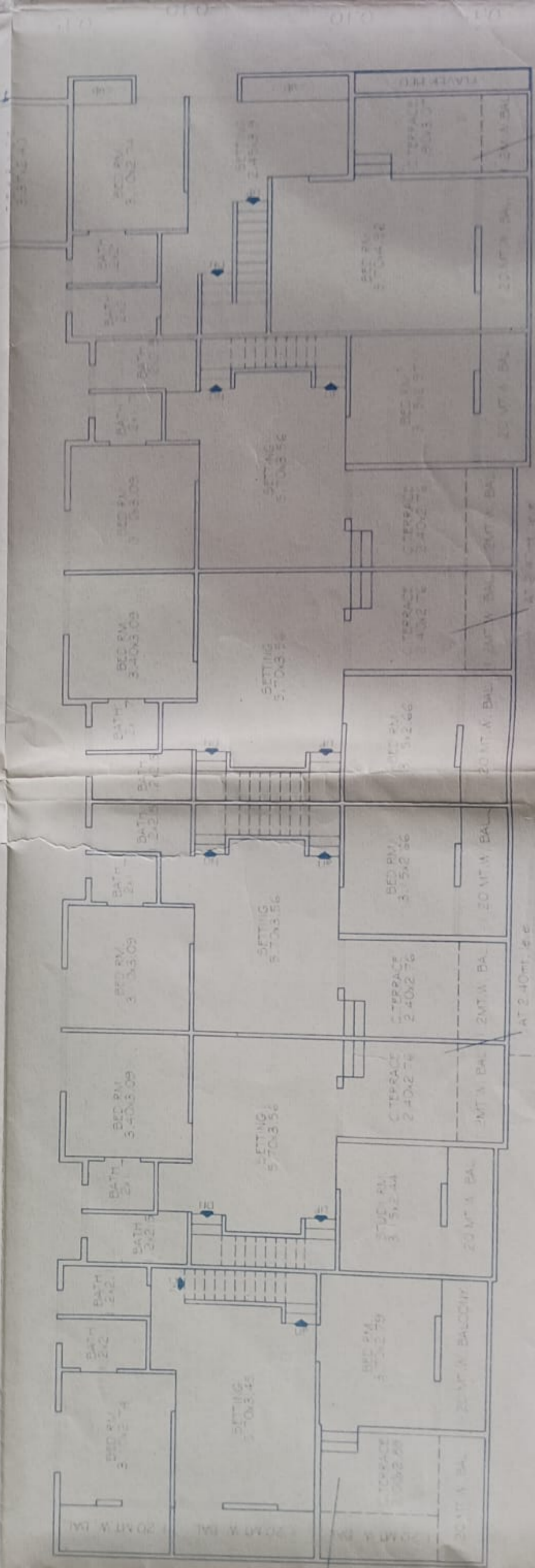
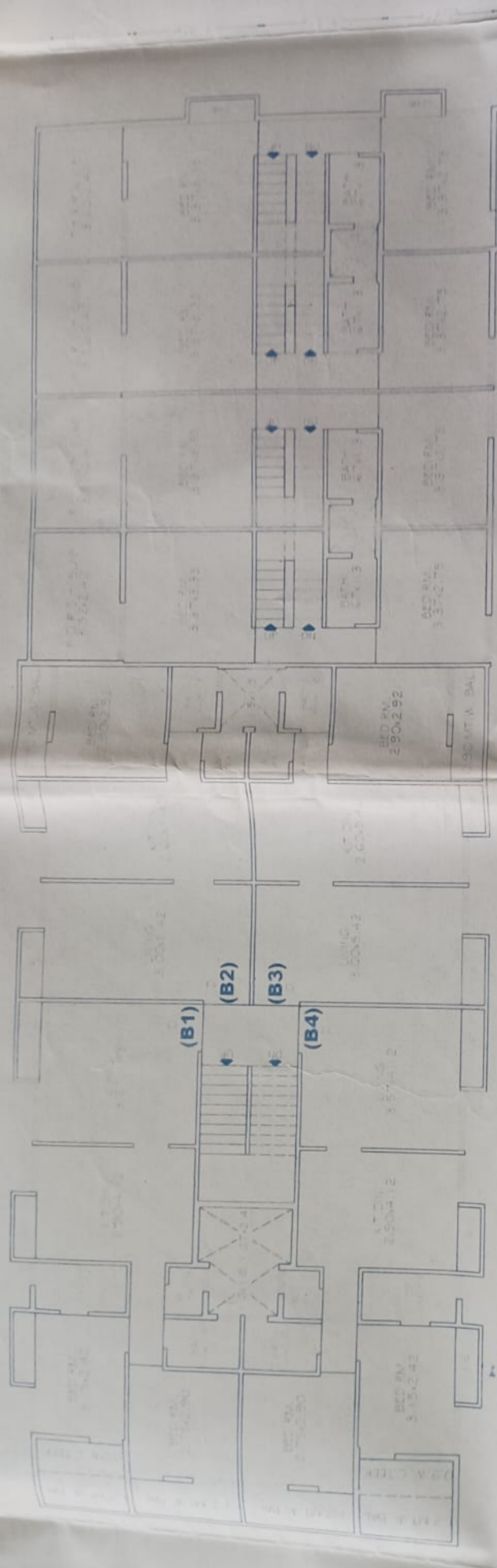
E) LOADING / UNLOADING AREA

- a) LOADING / UNLOADING AREA
- b) TOTAL LOADING / UNLOADING AREA

TYPE	SIZE	AREA	DOOR
D1	200X200	CCCT	
D2	500X200	CCCT	
D3	900X100	CCCT	
D4	750X2100	CCCT	

NOTE :-

CERTIFIED THAT THE PLOT



FIRST FLOOR PLAN BLOCK (B)
(5/1/00)

AT 2.40m ± e



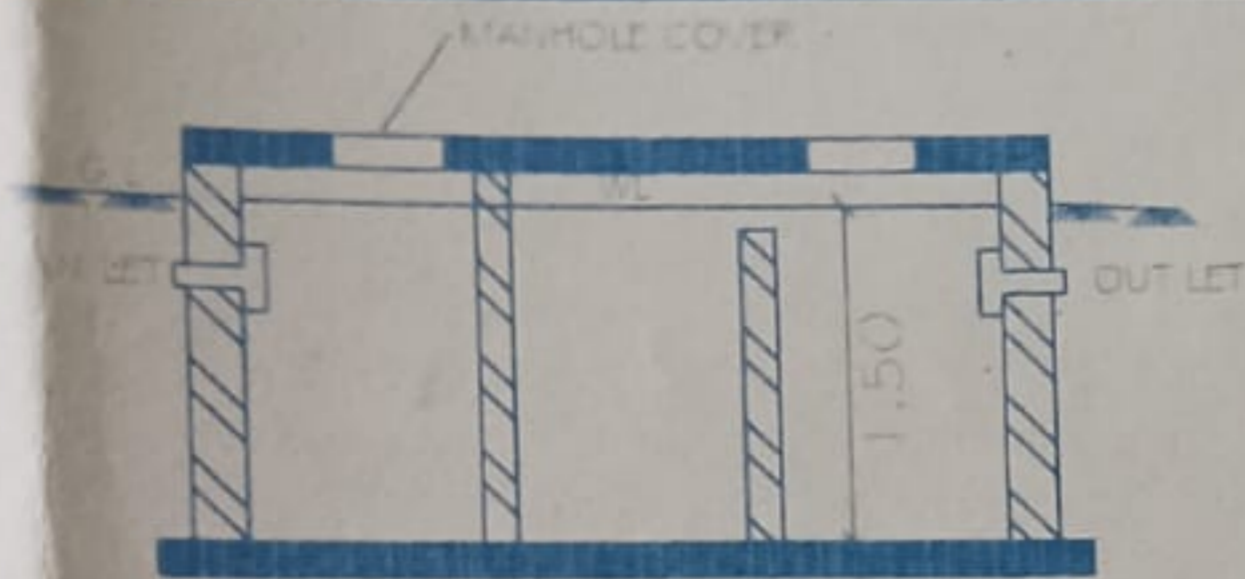
THIRD FLOOR PLAN BLOCK (B)

(S-1100)

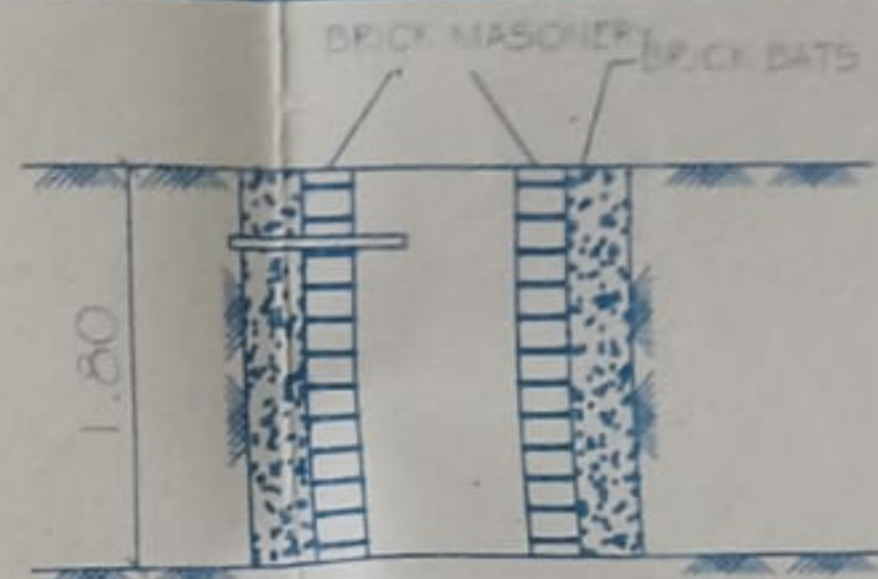
PERMISSIBLE	
PROPOSED	
DC	
TYPE	SIZE
D1	200x2100
D2	500x1200
D3	900x1100
W	750x2100

NOTE :-

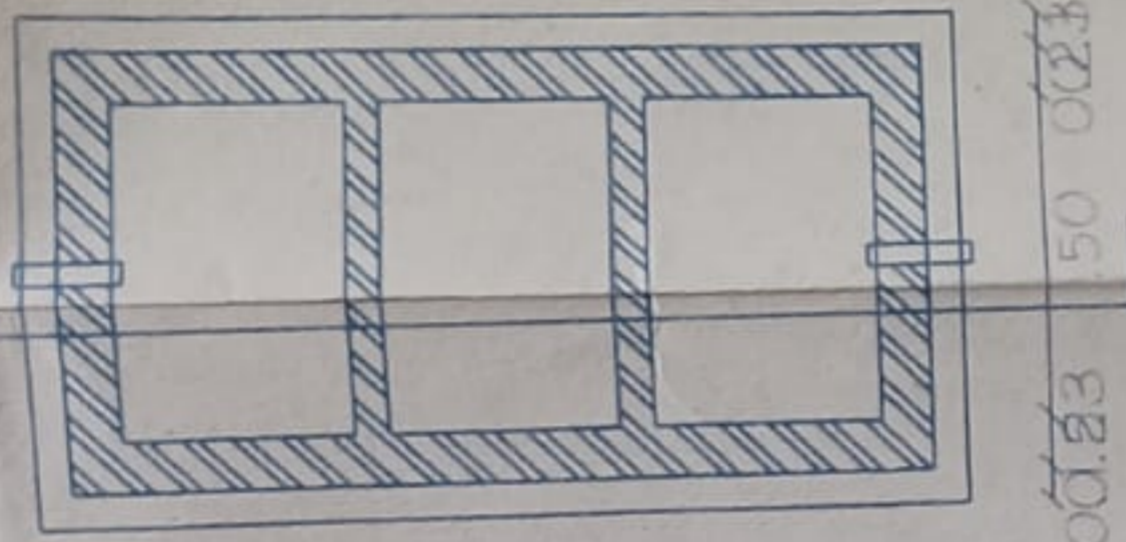
CERTIFIED THAT THE
DATE 7/04/07 AND T
AS MEASURED ON S
AREA STATED IN DOC



SECTION AT "A-A"



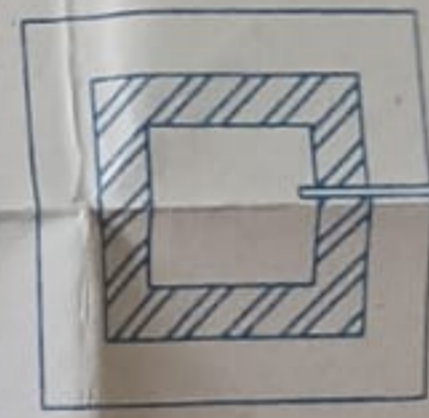
SECTION AT "A-A"



0.83 1.00 1.5 0.00 1.5 0.00 0.83

PLAN FOR SEPTIC TANK
SCALE 1:50

CAPACITY OF SEPTIC TANK = 6.75 M³



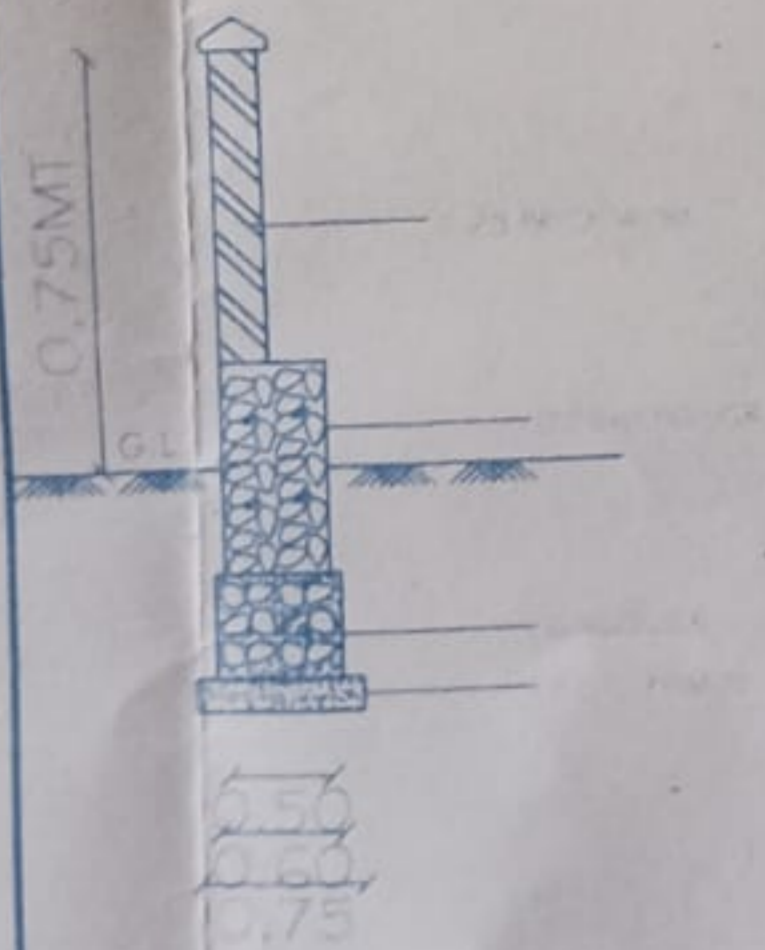
1.80
SOAK PIT DETAIL

S.H. NEJWA

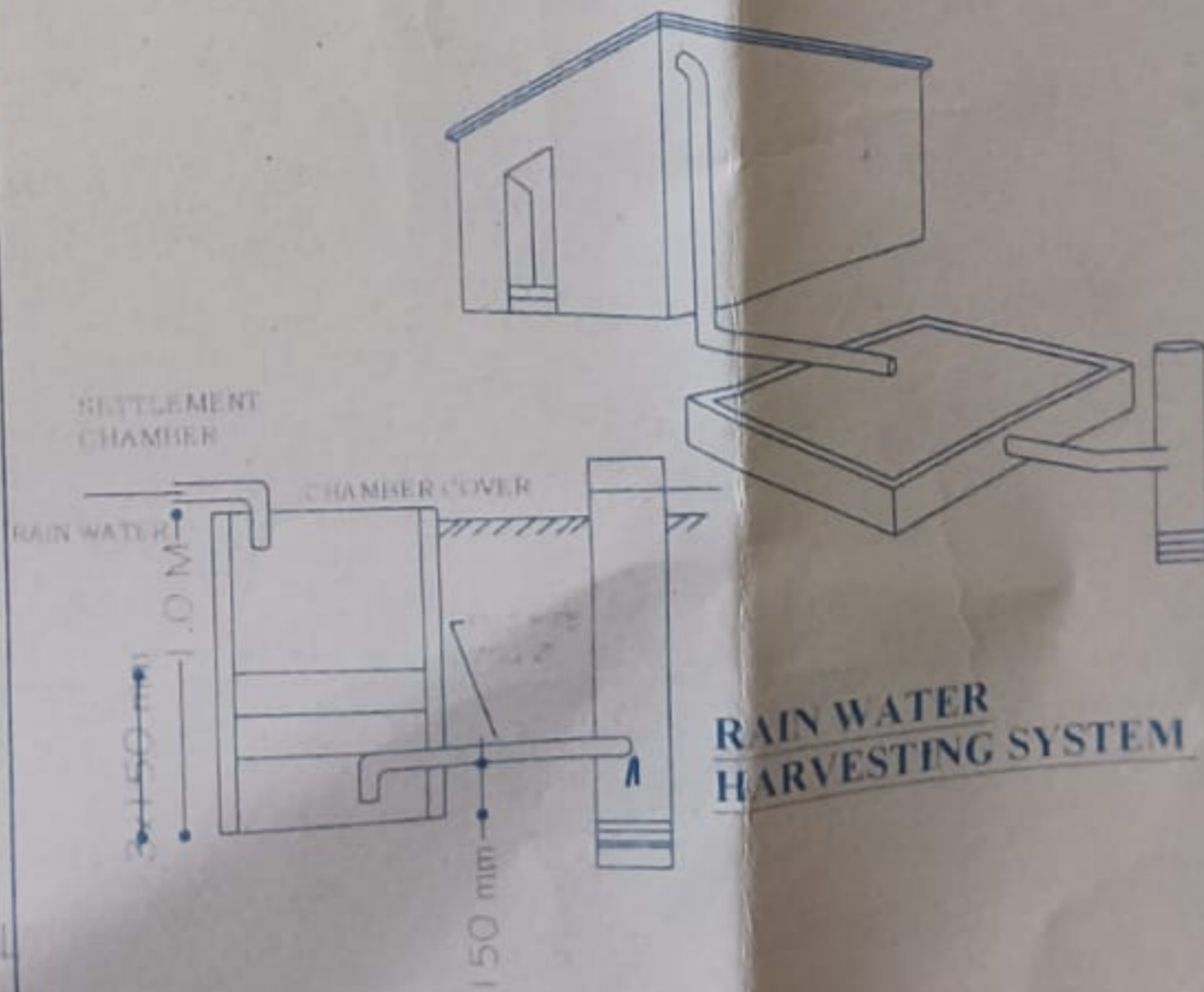
CHAIRMAN
NANDAN DE
HOUSING SC
NSK-RD

OWNER'S S

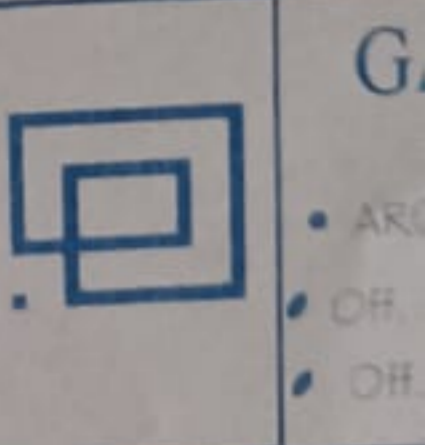
REVISED BU
S.NO - 35/1+
AT - DASAK
TAL - NASHI
Chairman - "N



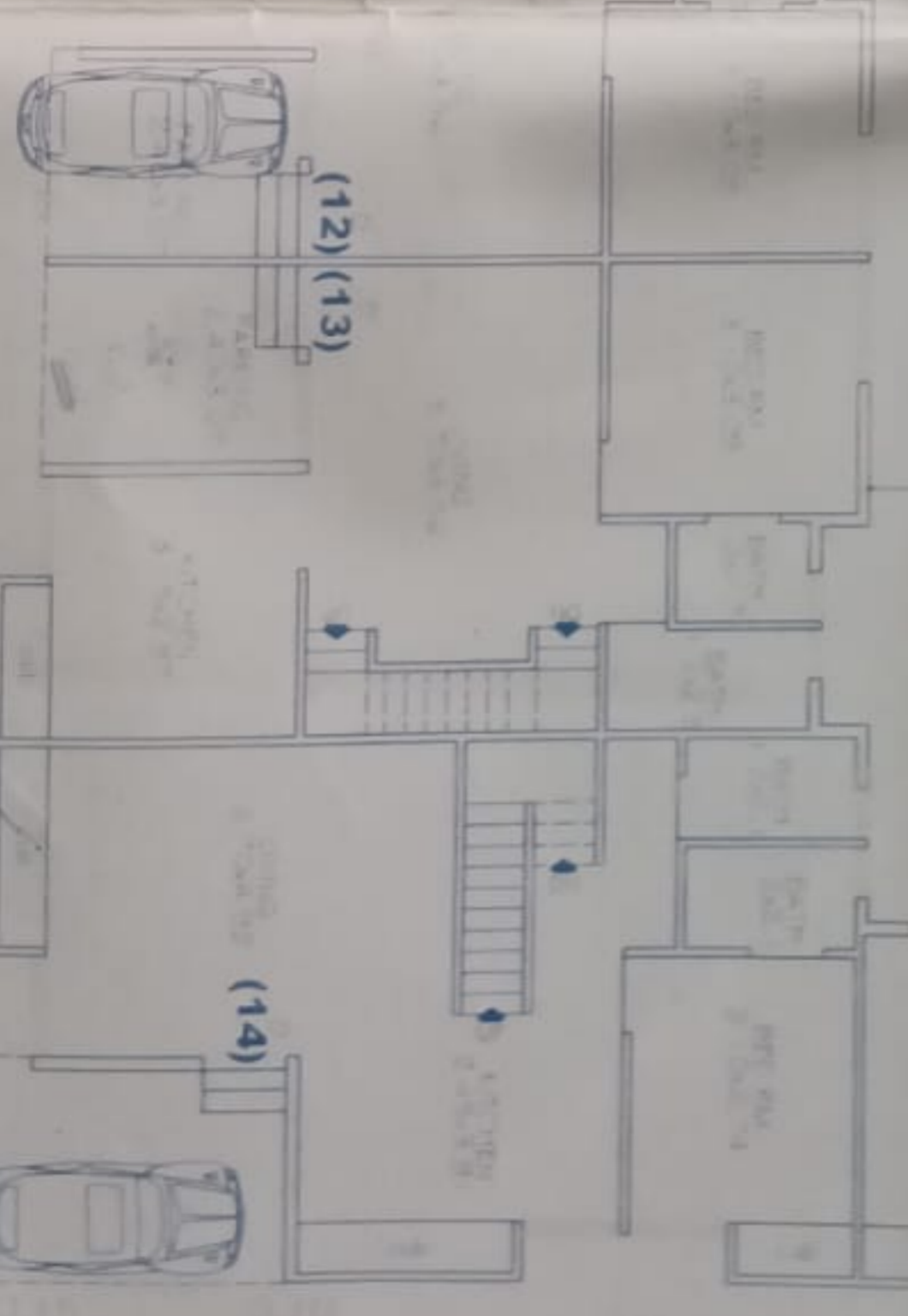
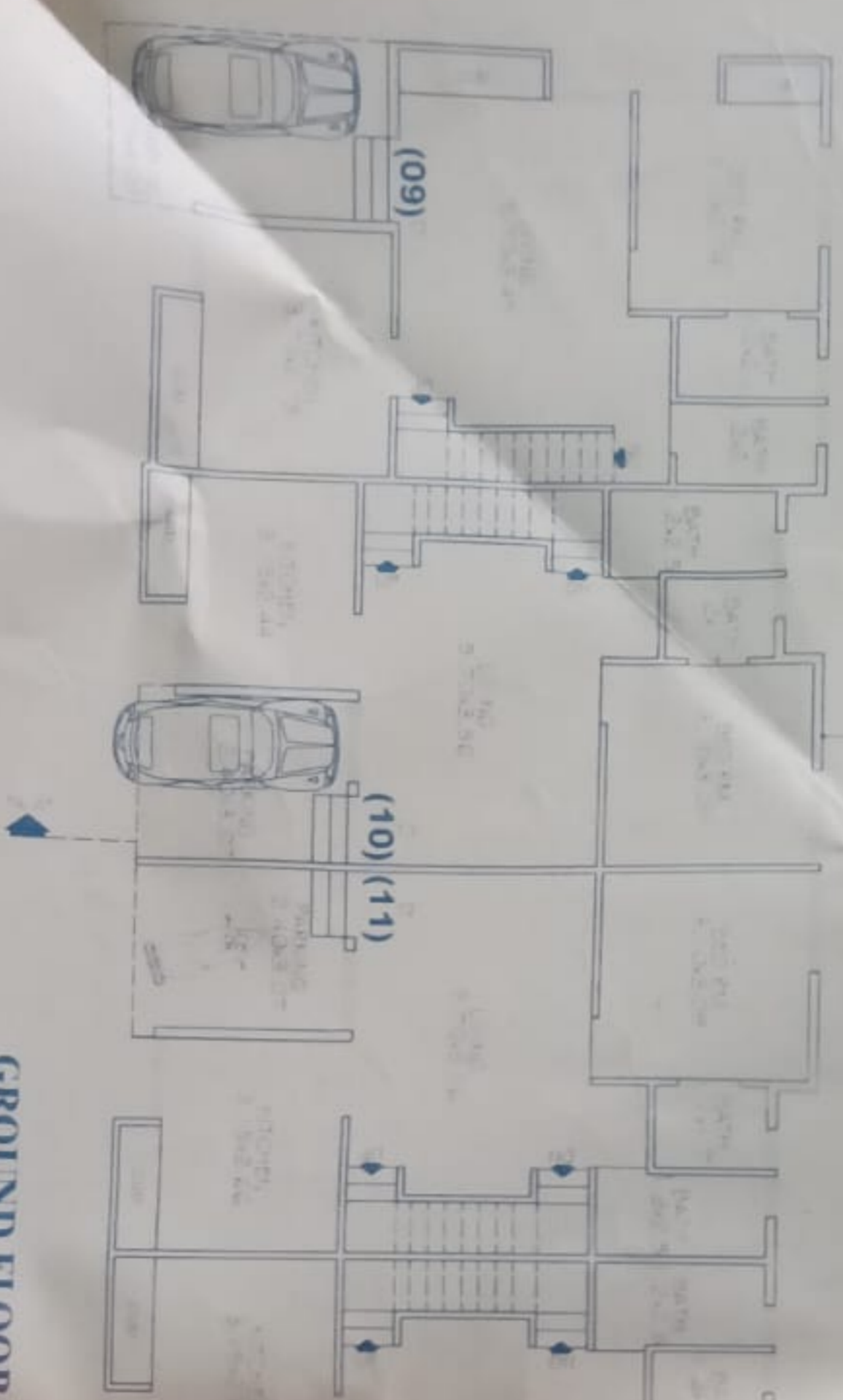
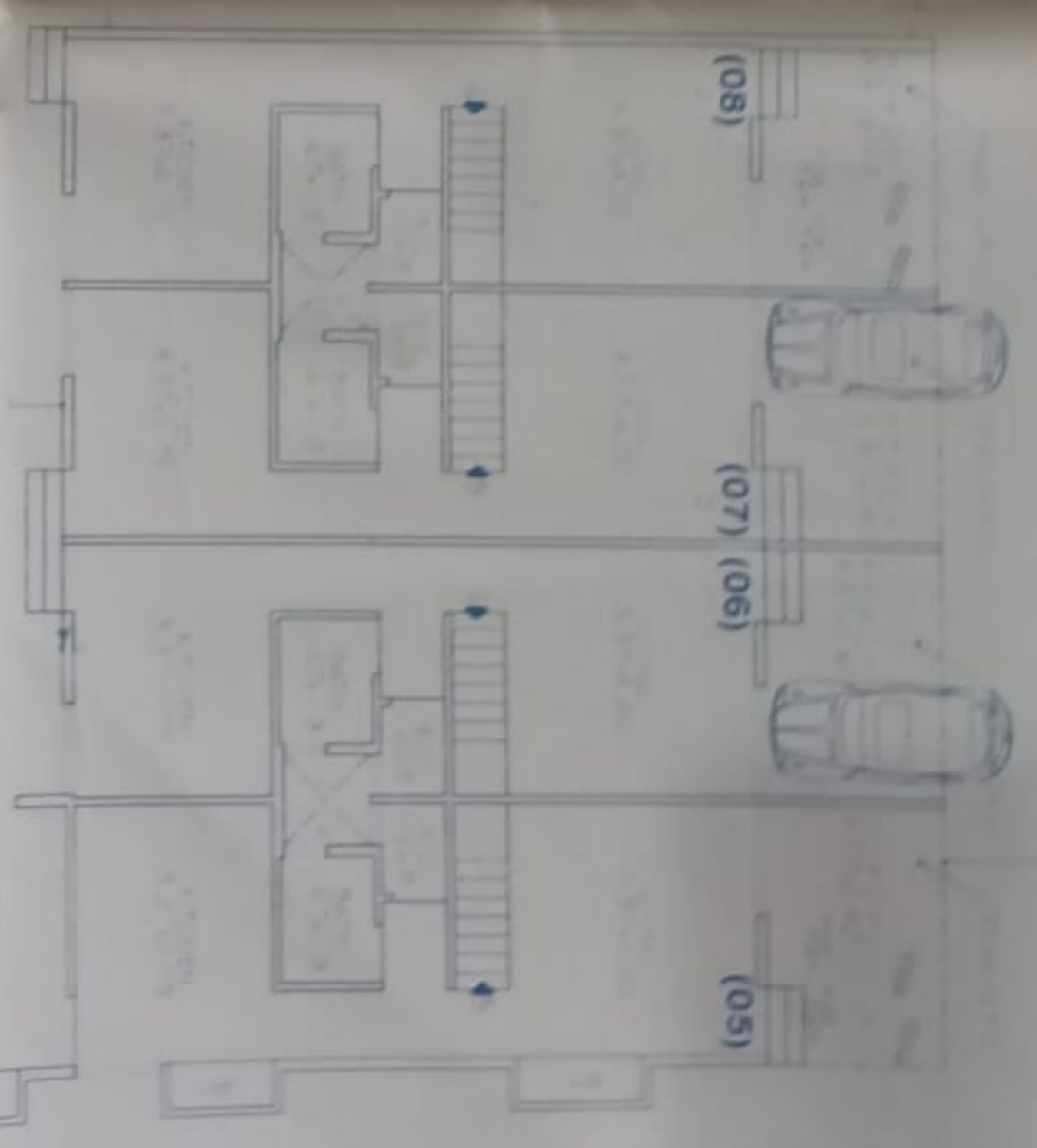
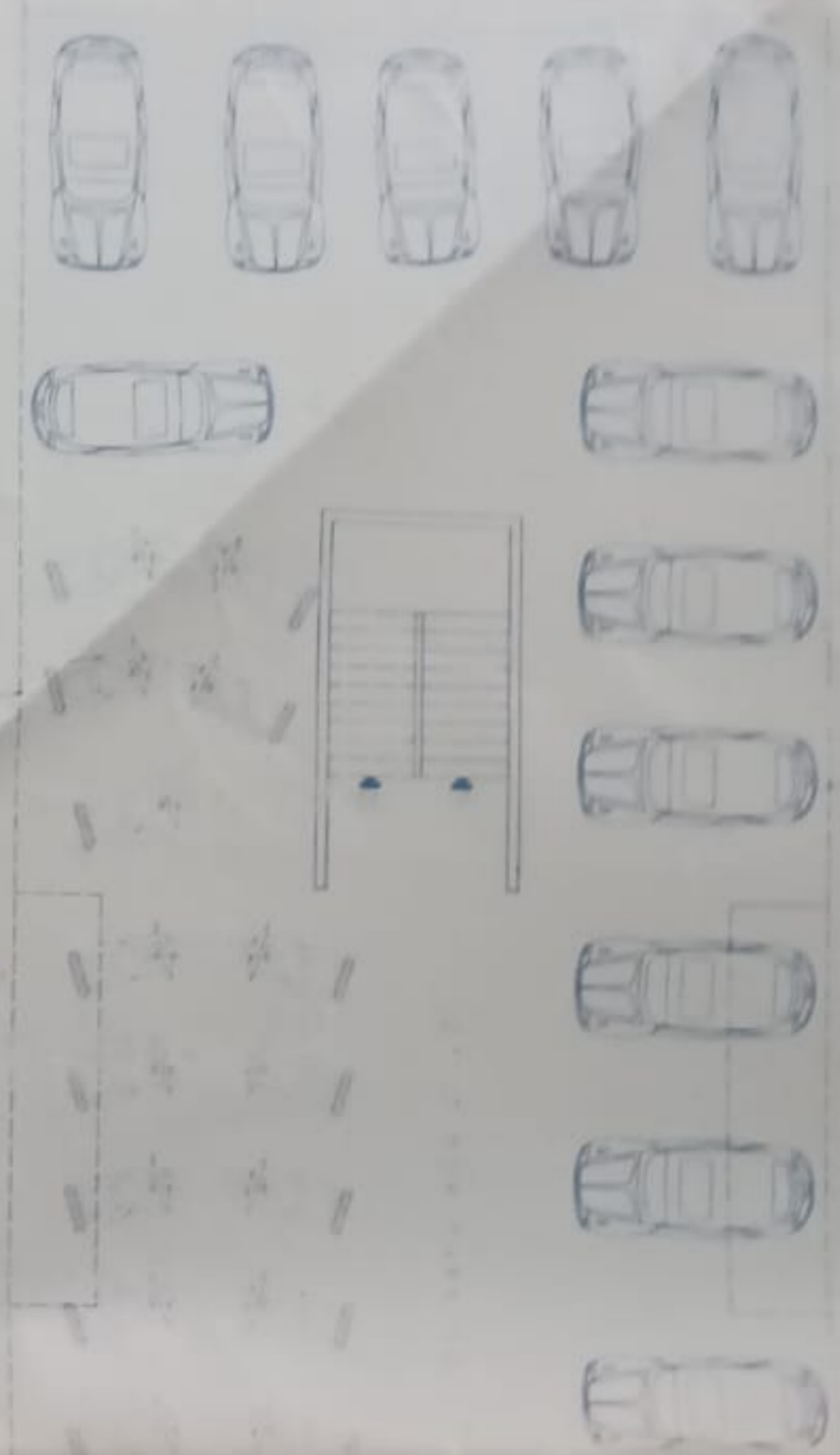
SECTION FOR COMPOUND WALL
SCALE 1:50



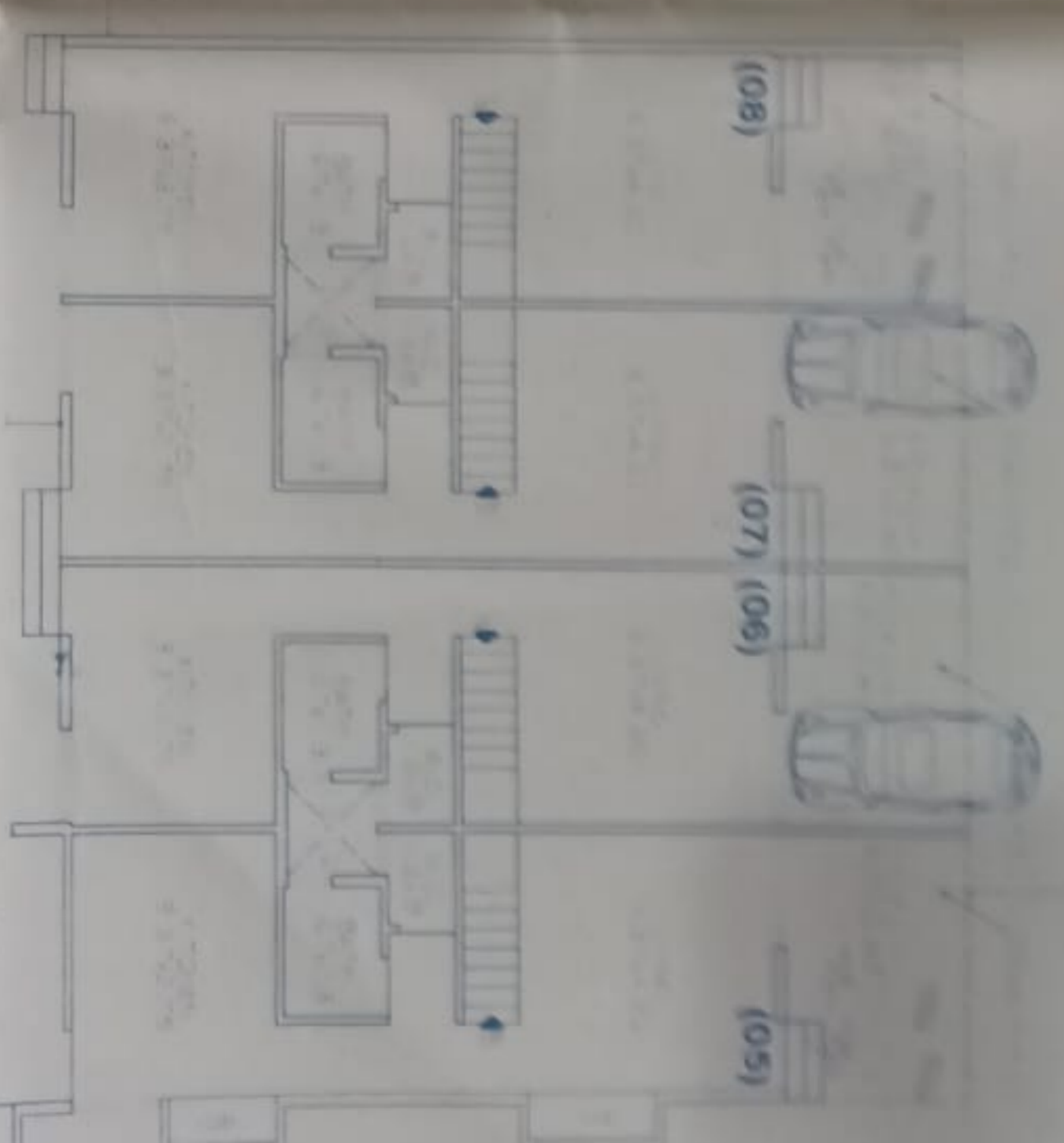
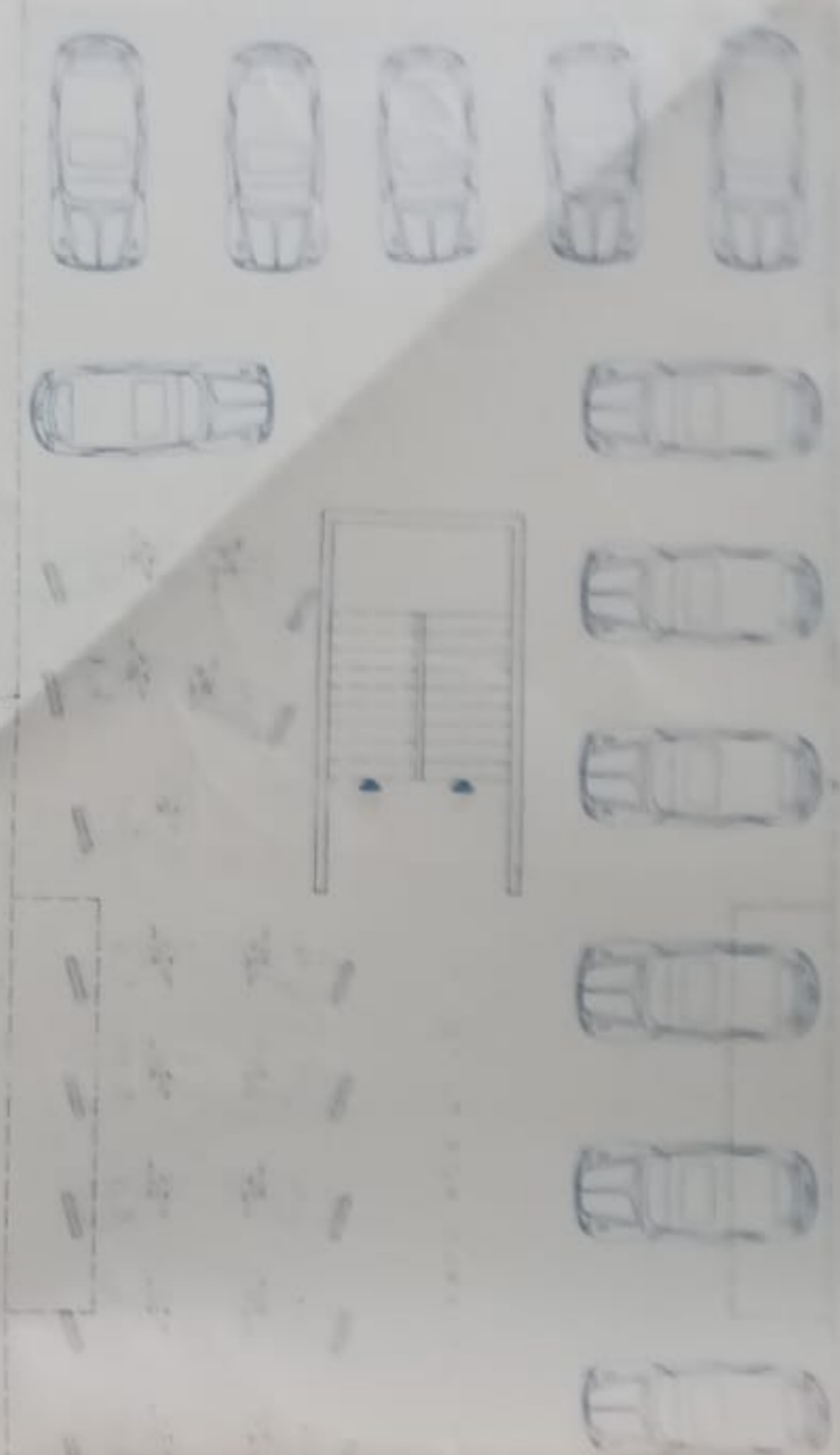
RAIN WATER
HARVESTING SYSTEM



JOB NO
DRG NO : 001
DATE : 01/01/2009



GROUND FLOOR PLAN
BLOCK (B)



GROUND FLOOR PLAN BLOCK (B)

SECOND FLOOR - AREA OF FIRST FLOOR - CLEARANCE

AREA OF FIRST FLOOR PLAN = 633.02sqm.
 TOTAL DEDUCTION = 852.95 - 219.93 = 633.02sqm.
 TOTAL AREA = 633.02sqm.
 = 219.93

AREA OF BLOCK PORS = 35.00x24.37

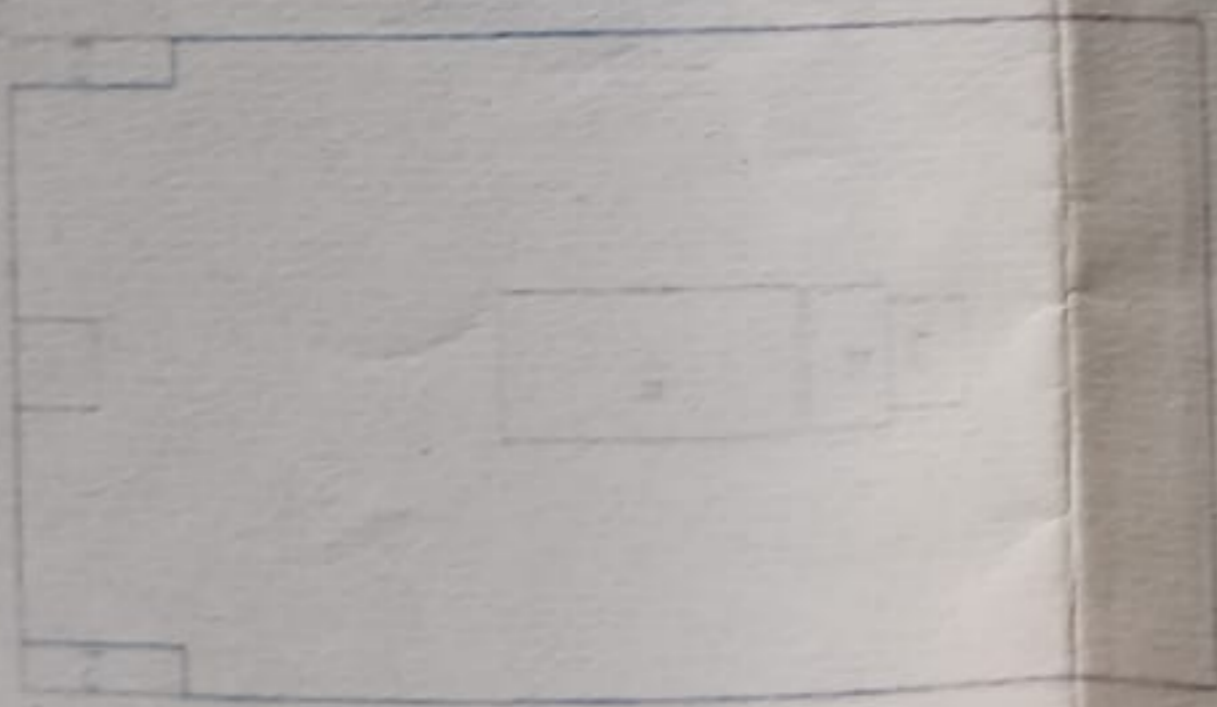
TOTAL B/UP (BLOCK B)

TOTAL AREA

TOTAL AREA DEDUCTION =

AREA OF BLOCK PORS





AREA OF BLOCK 'WXYZ'

= 21.12x11.25

TOTAL AREA = 237.60

DEDUCTION = 1] 1.50x1.50 = 2.25

2] 2.90x0.35x2 = 2.03

3] 1.30x1.80 = 2.37

4] 1.37x2.40 = 3.29

5] 5.00x2.50 = 12.50

= 20.38

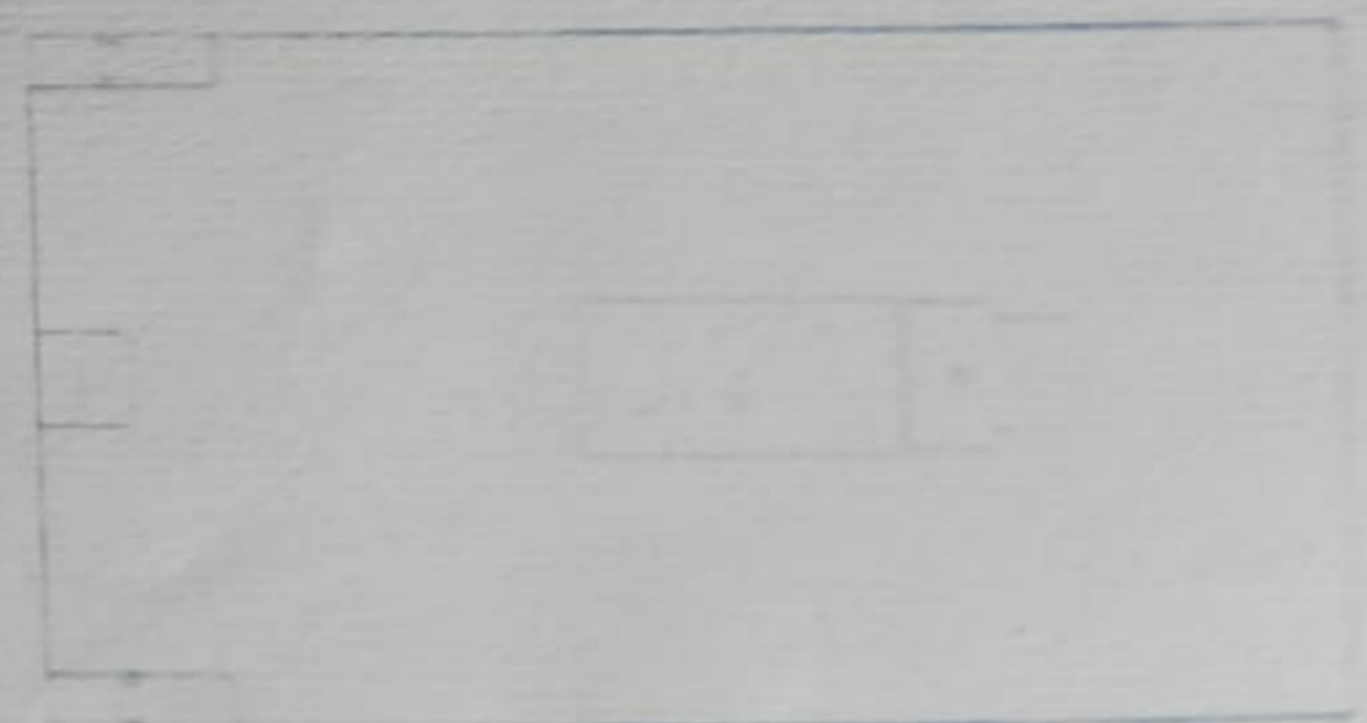
TOTAL AREA - TOTAL DEDUCTION

= 237.60 - 22.41

= 215.19sqm.

TOTAL B/UP AREA OF FIRST FL. PLAN

(BLOCK A) = 215.19sqm.



AREA OF BLOCK 'LMNO'

= 21.12x11.25

TOTAL AREA = 237.60

DEDUCTION = 1] 1.50x1.50 = 2.25

2] 2.90x0.35x2 = 2.03

3] 1.30x1.80 = 2.37

4] 1.37x2.40 = 3.29

5] 5.00x2.50 = 12.50

= 20.38

TOTAL AREA - TOTAL DEDUCTION

= 237.60 - 22.41

= 215.19sqm.

TOTAL B/UP AREA OF FIRST FL. PLAN

(BLOCK A) = 215.19sqm.

CK PGRS = 35.00x11.25 = 393.75
 1] 2.90x0.35x2=2.03
 2] 1.2x1.2x2=2.88
 3] 1.50x1.50=2.25
 4] 1.30x1.80=2.34
 5] 1.37x2.40=3.29
 6] 5.00x2.50=12.50
 7] 13.88x1.95=27.06
 TOTAL DEDUCTION = 52.35
 = 393.75 - 52.35 = 341.40sqm.
 AREA OF FIRST FL. PLAN = 341.40sqm.

BALCONY AREA CALCULATION

BLOCK = A + B

TOTAL BAL. AREA OF BLOCK A =
 GROUND FLOOR + FIRST FLOOR + SECOND FLOOR + THIRD FLOOR
 29.06 + 341.40 + 215.19 + 215.19 = 899.84 Sqm

FIRST FLOOR PLAN

PERMISSIBLE BAL = $\frac{974.42 \text{ B. (LP)X0.10\%}{100} = 97.44 \text{ SQM}$

PROPOSED BAL = $36.20 + 9.48 + 11.25 + 11.25 = 68.18 + 0.55 \times 2.90 = 71.18$

71.18x1.20 = 85.30, EXCESS BALCONY = 0

SECOND FLOOR PLAN

PERMISSIBLE BAL = $\frac{430.38 \text{ B. (LP)X0.10\%}{100} = 43.03 \text{ SQM}$

PROPOSED BAL = $11.25 + 11.25 + 0.55 \times 2.90 = 24.09$

24.09x1.20 = 28.91, EXCESS BALCONY = 0

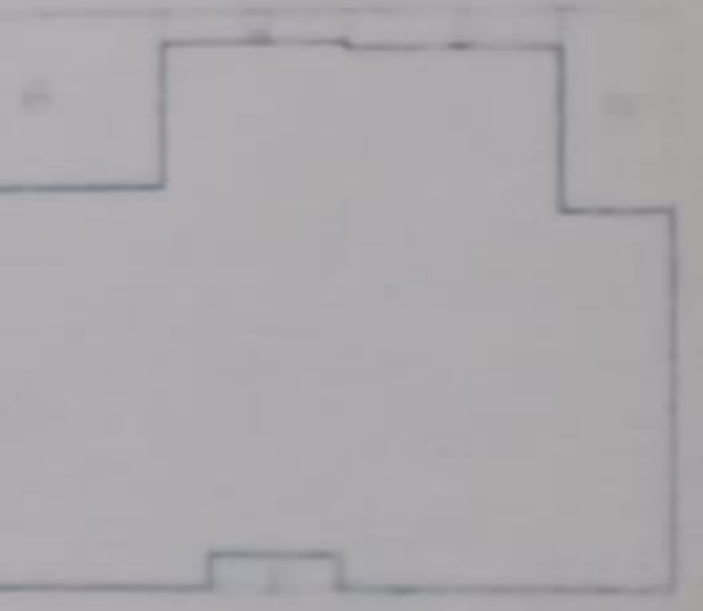
THIRD FLOOR PLAN

PERMISSIBLE BAL = $\frac{430.38 \text{ B. (LP)X0.10\%}{100} = 43.03 \text{ SQM}$

PROPOSED BAL = $11.25 + 11.25 + 0.55 \times 2.90 = 24.09$

24.09x1.20 = 28.91, EXCESS BALCONY = 0

EXCESS BALCONY BLOCK - A+B = 0



BLOCK B

PLOT AREA = 2000 00 sqm
 PERMISSIBLE T.D.R. = 40% x 2000 00 = 800 00 sqm
 REQUIRED T.D.R. = 2000 00 - 249 78 = 199 78 sqm
 PROPOSED T.D.R. = 370 sqm
 T.D.R. ZONE = "D" ZONE

TOTAL BLDG AREA OF BLOCK = A - B = 4047
 543 42 + 48 52 = 249 78 sqm
 TOTAL BLDG AREA OF BUILDING = 249 78 sqm

TOTAL A = 5378 + 48 52 = 48 52

TOTAL EXCESS BALCONY = BLDG A - BLDG B = 0

Dt. 08/08/2023

No. SMS: Nashik/2022-23/

To,

~~XXXXXXXXXX~~

Vastukala consultants

Dear Sir,

Re: Request to carry out TCR /Valuation/Estimate Verification/ of the property

This is to inform that below mentioned applicant has approached us with a request to sanction certain credit facility against the security as detailed below

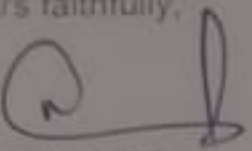
Name of the Applicant	Akash Rajendra Pawar
Contact No	8329032664
Address of the Property	
Other Instructions	

For Valuation purpose : You are requested to visit the site along with our Officer and on carrying out the inspection Please submit the valuation report at the earliest directly to us.

For TCR Purpose : You are requested to carry out the title search and on verifying the original documents, please submit the title search report at the earliest directly to us as per banks 20 point format.

The fees/ charges for the TCR/Valuation shall be paid by us(BOB SMS,Nashik) to you directly as per our Bank's extant guidelines. In case of any query or adverse observation, Kindly contact SMS authority before issuing the report.

Yours faithfully,



For Authorized Officer
For SMS Nashik



Bank of baroda SMS Nashik, Dataatrix Complex, Mumbai naka Parisar, Nashik
RLF.nashik@bankofbaroda.co.in;8411020137