


# STAMP OF APPROVAL

59kh

## APPROVED

The Plans amended in .....  
As per the conditions Mentioned in  
the accompanying commencement  
Certificate No. A1/B1/23 dated 26/5/2012

  
Executive Engineer  
TOWN PLANING  
Nashik Municipal Corporation  
Nashik

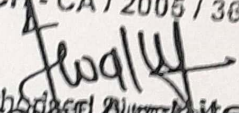


1-EXTERNAL WALL 150 MM THK. -  
 2-INTERNAL WALL 115 MM THK. -  
 5-DRAINAGE LINE SHOWN BY - DOTTED RED

3-PLOT BOUNDRY SHOWN BY - BLACK  
 4-PROPOSED WORK SHOWN BY - RED

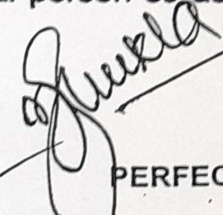
## CERTIFICATE OF AREA

Certified that the plot under refernce was surveyed by me on 07/01/2020 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. Schme Records/ Land Records Department/ City Survey records.

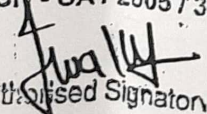
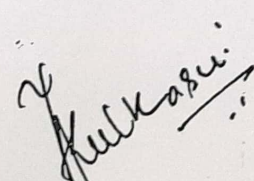
  
 (Dhiraj I. Walunj)  
 B. ARCH - CA / 2005 / 36699  
 Authorised Architect  
 Signature of Architect  
 (Name of Architect/ Licansed Engineer/ Supervisor.)

## OWNERS DECLARATION

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / collector. I/We would execute the structure as per approved plan. 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

  
 PERFECT BUILDCON  
 Proprietor  
 Owner (s) name and signature

**FOR OWNER :**  
**M/S. ANIL AHER**

|   |  |  |
|---|--|--|
| <p>(Dhiraj I. Walunj)<br/>         B. ARCH - CA / 2005 / 36699<br/> <br/>         Authorised Signatory<br/> <b>ARCHITECT</b><br/> <b>DHIRAJ WALUNJ</b></p> | <p style="text-align: center;"> <br/> <b>PERFECT BUILDCON</b><br/>         Proprietor</p> | <p style="text-align: center;"> <b>OWNER SIGN.</b></p> |
| <p><b>Reg. No.</b><br/>         CA/2005/36699</p>   | <p style="text-align: center;"><b>STRUCTURAL ENGINEER:</b></p>   | <p style="text-align: center;"><b>OWNER SIGN.</b></p>  |

# TITLE : MUNICIPAL DRAWING

**FOR OWNER :**  
 shri. NIRAJ JAYANT SHUKLA THROUGH GPA HOLDER  
 M/S PERFECTBUILDCON PROPRIETARY FIRM THROUGH  
 PROPRIETOR



Proprietor  
Owner (s) name and signature

**FOR OWNER :**  
**M/S. ANIL AHER**

(Dhiraj I. Walunj)  
B. ARCH - CA / 2005 / 36699

Authorised Signatory

**ARCHITECT**  
**DHIRAJ WALUNJ**

*Shukla*

PERFECT BUILDCON

Proprietor

Reg. No.  
CA/2005/36699

STRUCTURAL ENGINEER:

OWNER SIGN.

TITLE: **MUNICIPAL DRAWING**

**FOR OWNER :**

**shri. NIRAJ JAYANT SHUKLA THROUGH GPA HOLDER**  
**M/S PERFECTBUILDCON PROPRIETARY FIRM THROUGH**  
**PROPRIETOR**

**SHRI. ANIL SHANKAR AHER.**

**IN PLOT NO.44 C.T.S NO./G.NO.647/20 OF SHIWAR NASHIK**

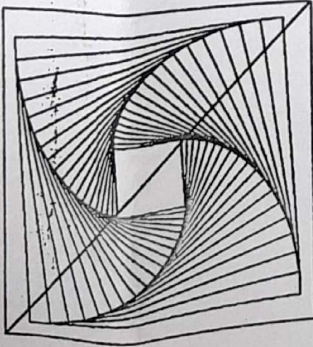
NOTE :

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

|          |                   |        |       |
|----------|-------------------|--------|-------|
| DRAWN BY | SUYASH            | DWG.NO | 167   |
| CHKD. BY | AR. DHIRAJ WALUNJ | SHT.NO | 02    |
| DATE     | 16-05-2022        | SCALE  | 1:100 |

FILE PATH:

C:\Users\Microcad\Downloads\16-05-2022 REV (1).dwg



**vastumitras**  
**ARCHITECTS**  
**AR.DHIRAJ WALUNJ**  
**AR.SHITAL WALUNJ**

OFFICE NO.308,BUSINESS COURT  
GOVIND NAGAR NASHIK-422001.  
0253 3259266, 9011436516  
email: -vastumitras@gmail.com



| AREA STATEMENT   |                                 | SQ.M.   |
|--|---------------------------------|---------|
| 1. AREA OF PLOT (Minimum area of a, b, c to be considered)   |                                 | 702.34  |
| a) As per ownership document (7/12, CTS extract)   |                                 | 702.34  |
| b) as per measurement sheet  |                                 | —       |
| c) as per site   |                                 | 702.34  |
| 2. Deduction for   |                                 | —       |
| a) Proposed D.P./D.P. Road widening area/service road/<br>highway widening   |                                 | —       |
| b) Any D.P. Reservation area   |                                 | —       |
|  | Total (a+b)                     | —       |
| 3. Balance area of plot (1-2)  |                                 | 702.34  |
| 4. Amenity Space (if applicable)   |                                 |         |
| a) Required  |                                 | —       |
| b) Adjustment of 2(b), if any  |                                 | —       |
| c) Balance Proposed  |                                 | —       |
| 5. Net Plot Area = [ 3 - 4(c)]   |                                 | 702.34  |
| 6. Recreational Open Space (if applicable)   |                                 | —       |
| a) Required  |                                 | —       |
| b) Proposed  |                                 | —       |
| 7. Internal Road area  |                                 | —       |
| 8. Platable area (if applicable)   |                                 | —       |
| 9. Built up area with reference to Basic F.S.I.<br>as per front road width (Sr.No. 5 X 1.10)   |                                 | 772.57  |
| 10. Additional of F.S.I. on payment of premium   |                                 | —       |
| a) Maximum permissible premium F.S.I. - based on road width/TOD Zone.  |                                 | —       |
| b) Proposed FSI on payment of premium.   |                                 | 351.17  |
| 11. In-Situ FSI/TDR loading  |                                 |         |
| a) in-Situ area against D.P. road (2.0 x Sr. no. 2(a)), if any   |                                 | —       |
| b) in-Situ area against Amenity Space if handed over<br>(2.00 or 1.85 x Sr. no. 4(b) and/ or (c)),   |                                 | —       |
| c) TDR area (1.65)   |                                 | 280.93  |
| 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.   |                                 | 1404.67 |
| b) Ancillary Area FSI upto 60% or 80% with payment of charges.   |                                 | 842.80  |
| c) Total entitlement (a+b)   |                                 | 2247.48 |
| 14. Maximum utilization limit of F.S.I.(building potential) Permissible<br>as per Road with (as per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as<br>applicable)x 1.6 or 1.8) |                                 |         |
| 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')   |                                 | 2246.84 |
| c) Total (a+b)   |                                 | 2246.84 |
| 16. F.S.I. Consumed (15/13) (Should not be more than serial No.14<br>above)  |                                 | 0.999   |
| 17. Area for Inclusive Housing, if any   |                                 |         |
| a) Required (20% of Sr.No. 5)  |                                 |         |
| b) Proposed  |                                 |         |
| <b>NOTE</b>  |                                 |         |
| 1-EXTERNAL WALL 150 MM THK. -  | 3-PLOT BOUNDRY SHOWN BY - BLACK |         |
| 2-INTERNAL WALL 115 MM THK. -  | 4-PROPOSED WORK SHOWN BY - RED  |         |
| 5-DRAINAGE LINE SHOWN BY - DOTTED RED  |                                 |         |
| <b>CERTIFICATE OF AREA</b>   |                                 |         |
| Certified that the plot under reference was surveyed by me on 07/04/2022   |                                 |         |



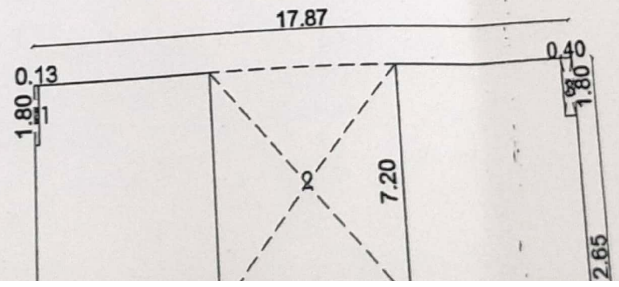
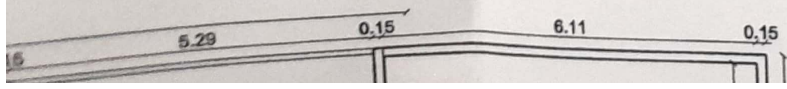


|  |  |    |    |    |                                      |             |
|--|--|----|----|----|--------------------------------------|-------------|
| 1) MULTI-FAMILY RESIDENTIAL  | APARTMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150SQ.M. | 12 | 12 | 36 | L CAR : 10 NOS<br>NOS S CAR : 03 NOS | SC : 36 NOS |
| MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS) | 5% VISITOR PARKING   |    | 1  | 3  |                                      |             |
|  | FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF                            | 0  | 0  | 0  |                                      |             |
|  | MULTIPLYING FACTOR NAGPUR, NASHIK MUNICIPAL CORPORATION AREA. (0.9)            |    | 11 | 35 |                                      |             |
| <b>TOTAL</b>   |  |    | 11 | 35 | 13                                   | 36          |

**FORM OF STATEMENT 3**  
[Sr. No. 9 (g)]

**Area details of Apartment (RESIDENTIAL)**

| Building No. | Floor No.        | Apartment No. | Flat No.    | Carpets area of apartment (flat) | Area of Balcony attached to apartment | Area of Double height terraces attached to flat. | Total    | Unit           | Total area of flats |                |
|--------------|------------------|---------------|-------------|----------------------------------|---------------------------------------|--|----------|----------------|---------------------|----------------|
| 1            | 1st FLOOR        | 1             | 01          | 126.35                           | 24.27                                 | -  | 150.62   | 1              | 150.62              |                |
|              |                  |               | 02          | 125.27                           | 21.11                                 | -  | 146.38   | 1              | 146.38              |                |
|              | 2nd TO 5th FLOOR | 1             | 03,05,07,09 | 126.35                           | 24.27                                 | -  | 150.62   | 4              | 602.48              |                |
|              |                  |               | 04,06,08,10 | 125.27                           | 24.75                                 | -  | 150.02   | 4              | 600.08              |                |
|              | 6th FLOOR        | 1             | 11          | 126.35                           | 24.27                                 | -  | 150.62   | 1              | 150.62              |                |
|              |                  |               | 12          | 125.27                           | 24.75                                 | -  | 150.02   | 1              | 150.02              |                |
|              | PENTHOUSE        | 1             | 11          | 60.11                            | 9.01                                  | -  | 69.12    | 1              | 69.12               |                |
|              |                  |               | 12          | 68.85                            | 8.99                                  | -  | 77.84    | 1              | 77.84               |                |
|              |                  |               |             | <b>TOTAL</b>                     | <b>883.82</b>                         | <b>161.42</b>                                    | <b>-</b> | <b>1045.24</b> |                     | <b>1947.16</b> |



|              | A     | X | B     | UNIT | 0.00          |
|--------------|-------|---|-------|------|---------------|
| A            | 17.87 | X | 12.65 | =    | 226.06        |
| <b>TOTAL</b> |       |   |       |      | <b>226.06</b> |
| DEDUCTION    |       |   |       |      |               |
| 1            | 0.13  | X | 1.80  | 1    | = 0.23        |
| 2            | 6.15  | X | 7.20  | 1    | = 44.28       |
| 3            | 0.4   | X | 1.80  | 1    | = 0.72        |



2ND TO 6TH FLOOR AREA DIAGRAM  
APARTMENT

1ST FLOOR PLAN AREA OF BLOCK

|       | A     | X | B     | UNIT | = | 0.00   |
|-------|-------|---|-------|------|---|--------|
| A     | 30.15 | X | 13.20 |      | = | 397.98 |
| TOTAL |       |   |       |      |   | 397.98 |

DEDUCTION

|       |      |   |      |   |   |       |
|-------|------|---|------|---|---|-------|
| 1     | 6.50 | X | 1.40 | 1 | = | 9.10  |
| 2     | 5.95 | X | 1.80 | 1 | = | 10.71 |
| 3     | 1.00 | X | 1.50 | 1 | = | 1.50  |
| 4     | 1.90 | X | 1.90 | 1 | = | 3.61  |
| 5     | 1.00 | X | 5.70 | 1 | = | 5.70  |
| 6     | 5.20 | X | 1.00 | 1 | = | 5.20  |
| 7     | 1.25 | X | 1.80 | 1 | = | 2.25  |
| 8     | 3.10 | X | 0.70 | 1 | = | 2.17  |
| 9     | 2.55 | X | 0.55 | 1 | = | 1.40  |
| 10    | 1.90 | X | 1.84 | 1 | = | 3.50  |
| 11    | 1.30 | X | 1.40 | 1 | = | 1.82  |
| 12    | 3.20 | X | 0.30 | 1 | = | 0.96  |
| 13    | 4.55 | X | 1.40 | 1 | = | 6.37  |
| TOTAL |      |   |      |   | = | 54.29 |

|                              |   |       |  |   |        |
|------------------------------|---|-------|--|---|--------|
| 397.98                       | - | 54.29 |  | = | 343.69 |
| TOTAL B/UP AREA OF 1ST FLOOR |   |       |  |   | 343.69 |

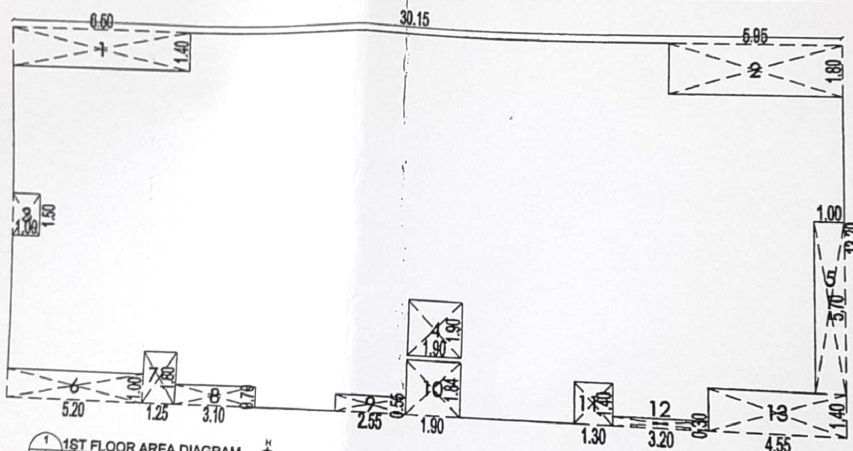
2ND TO 6TH FLOOR PLAN AREA OF BLOCK

|       | A     | X | B     | UNIT | = | 0.00   |
|-------|-------|---|-------|------|---|--------|
| A     | 30.15 | X | 13.20 |      | = | 397.98 |
| TOTAL |       |   |       |      |   | 397.98 |

DEDUCTION

|       |      |   |      |   |   |       |
|-------|------|---|------|---|---|-------|
| 1     | 6.50 | X | 1.40 | 1 | = | 9.10  |
| 2     | 5.95 | X | 1.80 | 1 | = | 10.71 |
| 3     | 1.00 | X | 1.50 | 1 | = | 1.50  |
| 4     | 1.90 | X | 1.90 | 1 | = | 3.61  |
| 5     | 1.00 | X | 1.40 | 1 | = | 1.40  |
| 6     | 5.20 | X | 1.00 | 1 | = | 5.20  |
| 7     | 1.25 | X | 1.80 | 1 | = | 2.25  |
| 8     | 3.10 | X | 0.70 | 1 | = | 2.17  |
| 9     | 2.55 | X | 0.55 | 1 | = | 1.40  |
| 10    | 1.90 | X | 1.84 | 1 | = | 3.50  |
| 11    | 1.30 | X | 1.40 | 1 | = | 1.82  |
| 12    | 3.20 | X | 0.30 | 1 | = | 0.96  |
| 13    | 4.55 | X | 1.40 | 1 | = | 6.37  |
| TOTAL |      |   |      |   | = | 49.99 |

|                                     |   |       |  |   |        |
|-------------------------------------|---|-------|--|---|--------|
| 397.98                              | - | 49.99 |  | = | 347.99 |
| TOTAL B/UP AREA OF 2ND TO 6TH FLOOR |   |       |  |   | 347.99 |



1ST FLOOR AREA DIAGRAM  
APARTMENT

Form of Statement 2  
(to be printed on plan)  
[Sr. No. 9 (a)]  
Proposed Building

| Building No. | Floor No.           | Total Built-up area of floor, as per outer construction line. |
|--------------|---------------------|---|
|              | LOBBY               | 9.00  |
|              | 1ST FLOOR           | 343.69  |
|              | 2ND FLOOR           | 347.99  |
|              | 3RD FLOOR           | 347.99  |
|              | 4TH FLOOR           | 347.99  |
|              | 5TH FLOOR           | 347.99  |
|              | 6TH FLOOR           | 347.99  |
|              | 7TH PENTHOUSE FLOOR | 154.20  |
| TOTAL        |                     | 2246.8400   |

| FSI                          | PROPOSED | ANCILLARY AREA PERMISSIBLE |
|------------------------------|----------|----------------------------|
| PLOT AREA                    | 702.34   |                            |
| BASIC FSI (1.10)             | 772.57   | 463.54                     |
| ROAD WIDENING AREA           | 0        |                            |
| TDR (0.40)                   | 280.93   | 168.56                     |
| PREMIUM (0.50)               | 351.17   | 210.70                     |
| TOTAL ANCILLARY AREA         | 842.80   | 842.80                     |
| TOTAL PROPOSED BUILT-UP AREA | 2246.84  | 0.00                       |

T.D.R STATEMENT

|   |                   |
|---|-------------------|
| CERTIFICATE NO. - 1037                        | DATE - 24/03/2022 |
| TDR AGREEMENT NO:- 5712/2022                  | DATE - 11/05/2022 |
| * T.D.R PURCHASE AREA =                       | 281 sq.m          |
| 281 X 48900 = 2498.35 SQM                     |                   |
| 5500  |                   |
| * TOTAL T.D.R AREA =                          | 281 sq.m          |
| * AREA OF THE PLOT AS PER 7/12 = 702.34 sq.m. |                   |
| * ALLOWED T.D.R AREA = (40% OF THE PLOT AREA) | 280.93 sq.m       |
| * PROVIDED T.D.R AREA =                       | 281sq.m           |

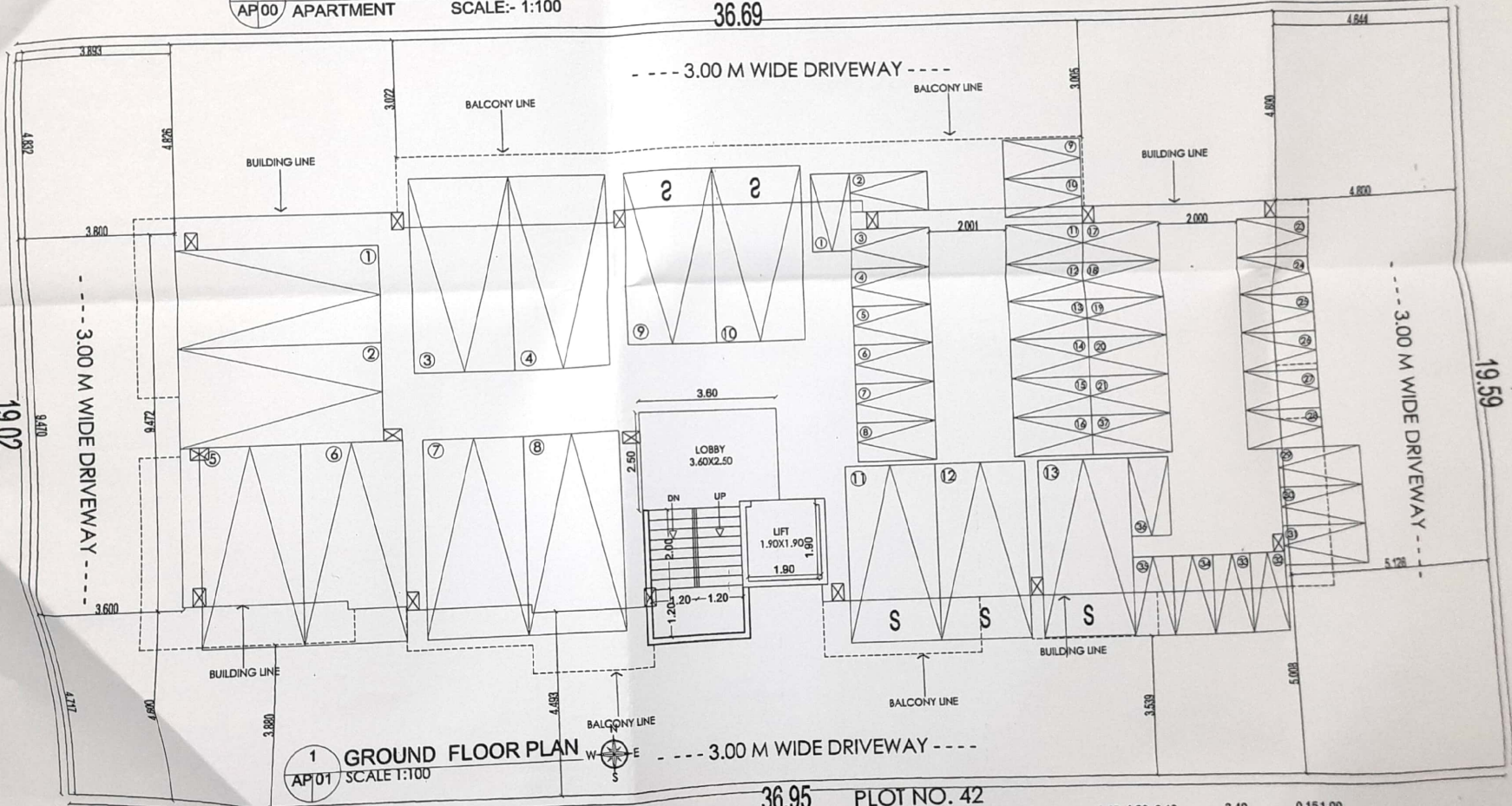


1ST FLOOR  
PLINTH FLOOR  
GROUND FLOOR

1 FRONT ELEVATION  
AP 00 APARTMENT SCALE:- 1:100

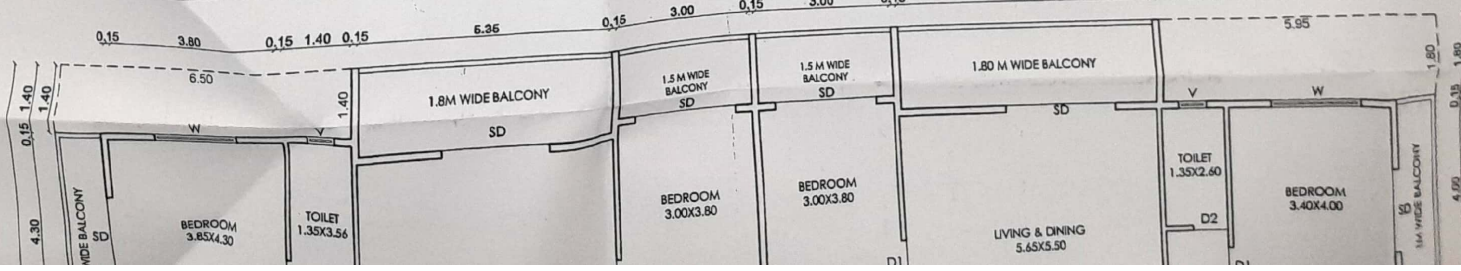
PLOT NO. 46  
36.69

19.02  
9.470  
19.00.6

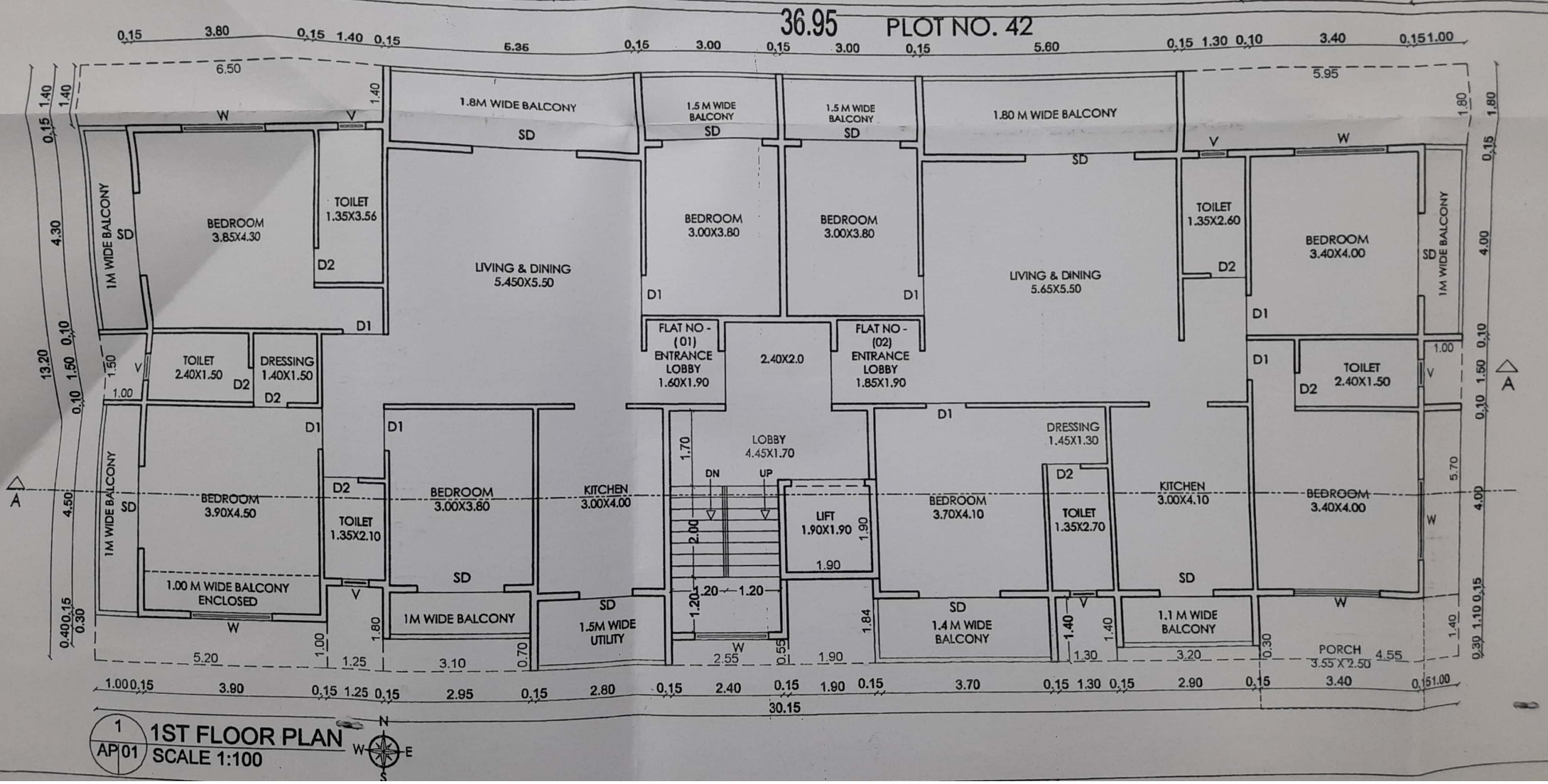
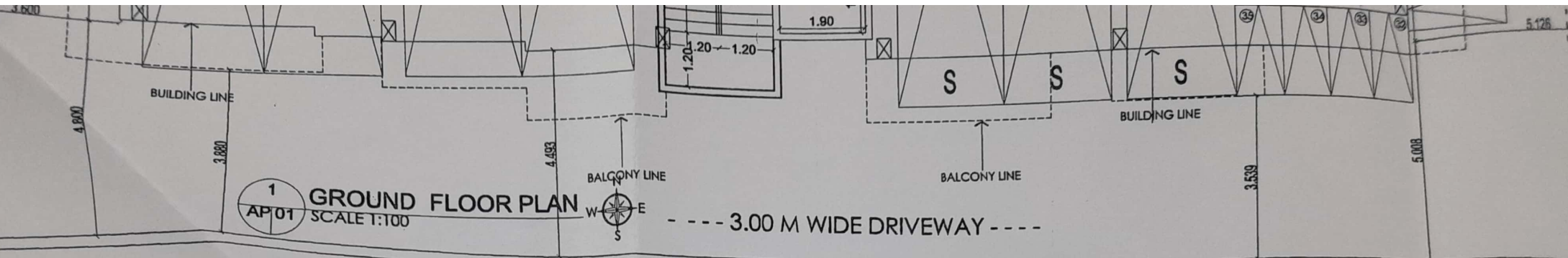


1 GROUND FLOOR PLAN  
AP 01 SCALE 1:100

36.95 PLOT NO. 42

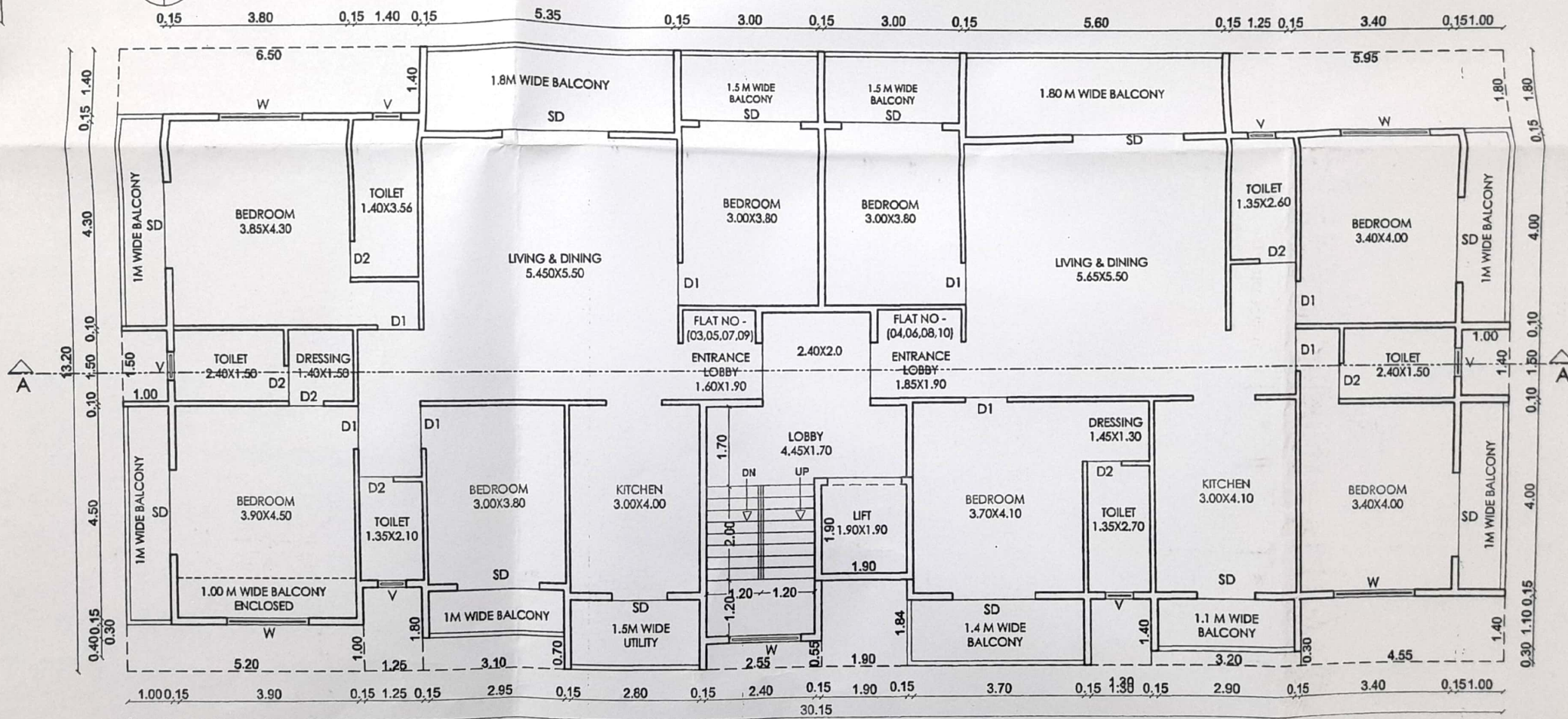








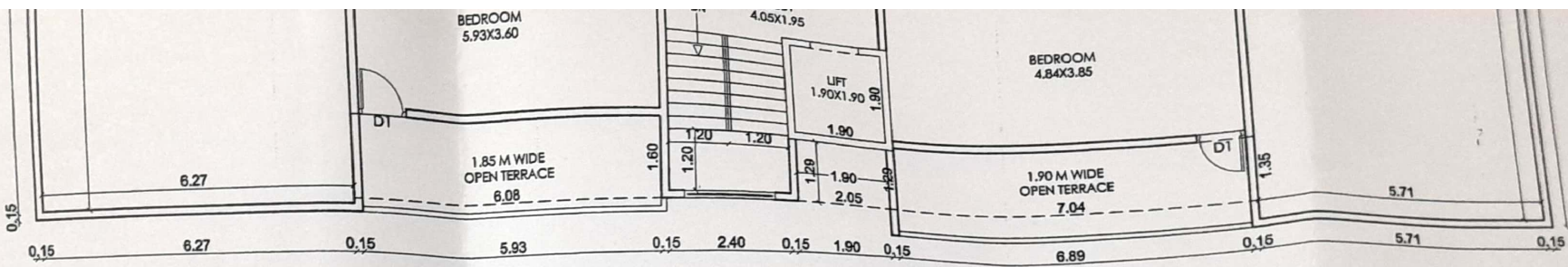
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AP 01  
**6TH FLOOR PLAN**  
SCALE 1:100



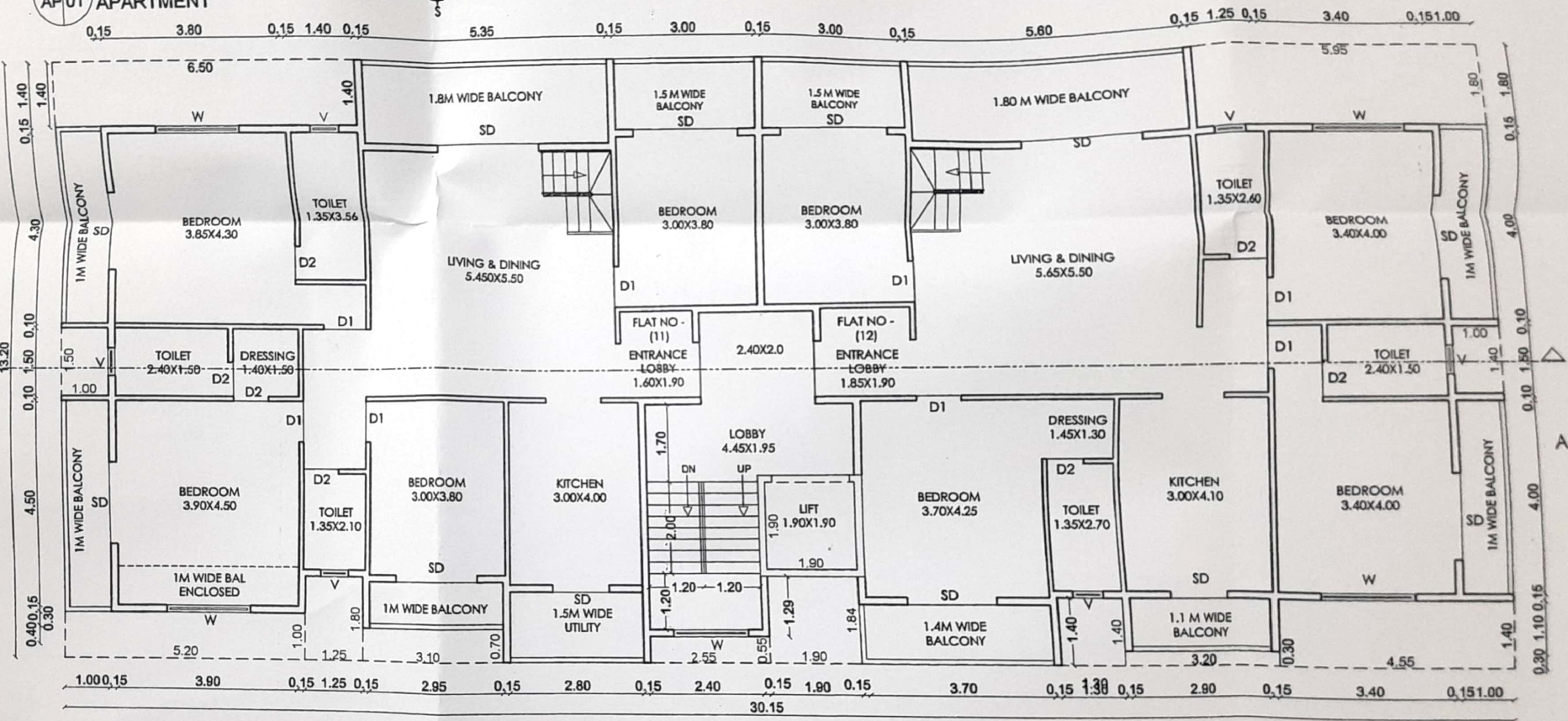
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AP 01  
**2ND TO 5TH FLOOR PLAN**  
SCALE 1:100



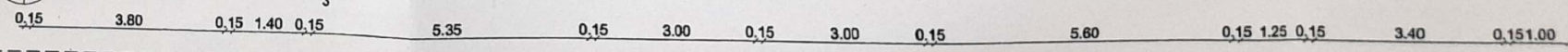




1 PENTHOUSE FLOOR PLAN  
AP01 APARTMENT

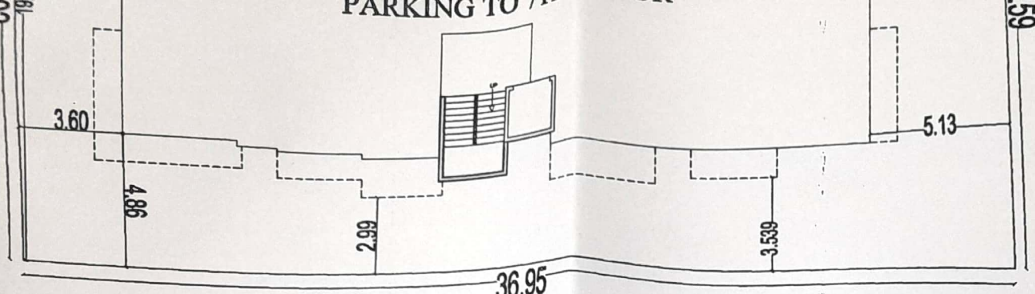


1 6TH FLOOR PLAN  
AP01 SCALE 1:100





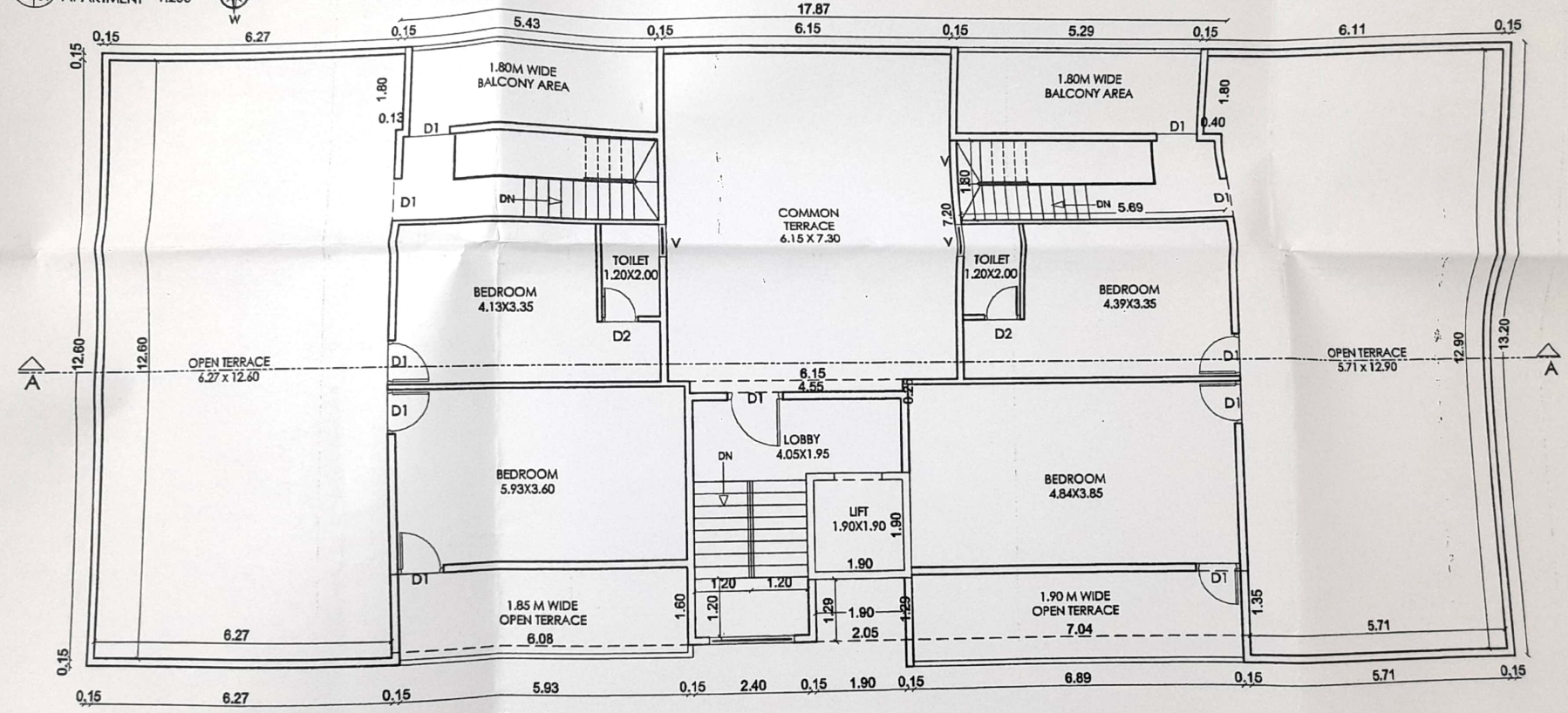
9.00 M WID



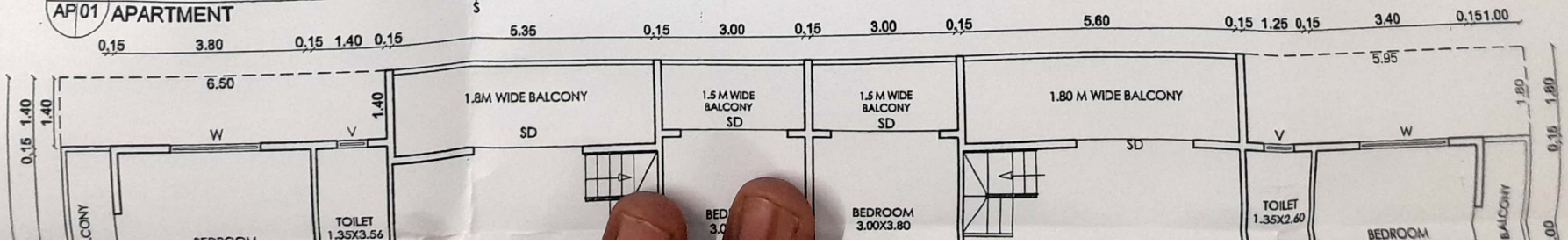
|           |   |       |        |
|-----------|---|-------|--------|
| PENTHOUSE | 1 | 11    | 60.11  |
|           |   | 12    | 68.85  |
|           |   | TOTAL | 883.82 |

1 SITE PLAN  
AP/01 APARTMENT 1:200

36.95  
PLOT NO. 42



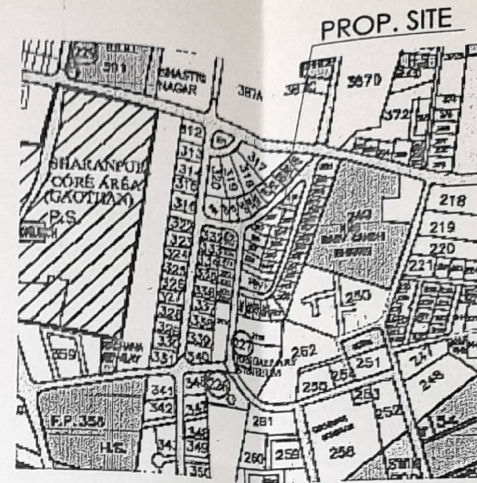
1 PENTHOUSE FLOOR PLAN  
AP/01 APARTMENT





### SCHEDULE OF OPENINGS

| TYPE | SIZE        | SPECIFICATION        |
|------|-------------|----------------------|
| D1   | 0.90 X 2.10 | T. W. PANELLED DOOR  |
| D2   | 0.75 X 2.10 | T. W. PANELLED DOOR  |
| SD   | 2.40 X 2.40 | M.S. SLIDING DOOR    |
| W    | 1.50 X 1.20 | M. S. GLAZED WINDOW  |
| V    | 0.60 X 0.75 | M. S. GLAZED LOVERED |
| V1   | 0.30 X 0.75 | M. S. GLAZED LOVERED |



1 LOCATION PLAN  
AP 01 SCALE 1:10,000

### PARKING REQUIREMENTS

| OCCUPANCY  | SIZE OF TENEMENT  | NUMBER OF TENEMENT/ AREA OF COMMERCIALS | REQUIRED  |           | PROPOSED                               |            |
|--|---|---|-----------|-----------|--|------------|
|  |   |   | 4 WHEELER | 2WHEELER  | 4 WHEELER                              | 2WHEELER   |
| RESIDENTIAL<br>I) MULTI- FAMILY<br>RESIDENTIAL                               | FOR EVERY TENEMENT HAVING CARPET AREA OF 150SQ.M. AND ABOVE.                            | 0                                       | 0         | 0         | L CAR :10 NOS<br>NOS S CAR :<br>03 NOS | SC :36 NOS |
|  | FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150SQ.M. | 12                                      | 12        | 36        |  |            |
|  | 5% VISITOR PARKING  |   | 1         | 3         |  |            |
| MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIALS USERS) | FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF                                     | 0                                       | 0         | 0         |  |            |
|  | MULTIPLYING FACTOR NAGPUR, NASHIK MUNICIPAL CORPORATION AREA. (0.9)                     |   | 11        | 35        |  |            |
|  | <b>TOTAL</b>  |   | <b>11</b> | <b>35</b> | <b>13</b>                              | <b>36</b>  |

### FORM OF STATEMENT 3

[Sr. No. 9 (g) ]

#### Area details of Apartment (RESIDENTIAL )

| Building | Floor | Apartment | Carpet area of | Area of Balcony | Area of Double height |
|----------|-------|-----------|----------------|-----------------|-----------------------|
|----------|-------|-----------|----------------|-----------------|-----------------------|



