

STAMP OF APPROVAL

APPROVED
 The Plans submitted in
 As per the conditions stipulated in
 the accompanying correspondence
 Certificate No. **CA/044/2021** dated **24/07/2021**

(Signature)
 Municipal Engineer
 TOWN PLANNING
 Municipal Corporation
 Nashik

PARKING AREA STATEMENT WING - A

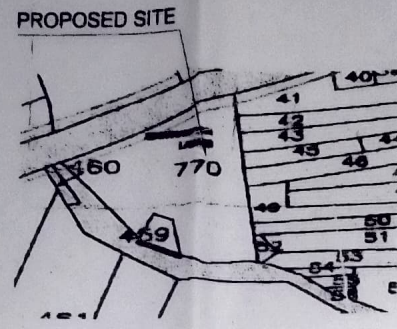
OCCUPANCY	REQUIRED				PROPOSED			
	BIG CAR	SMALL CAR	TOTAL	SCOOTER	BIG CAR	SMALL CAR	TOTAL	SCOOTER
PARKING for every 2	01	00	01	00	01	00	01	00
Carpet Area TO 80.00 SQ.M. 18 NOS.	4.00	4.00	8.00	45.00	4.00	4.00	8.00	45.00
for every 2	01	00	01	00	01	00	01	00
Carpet Area TO 40.00 SQ.M. 9 NOS.	2.00	2.00	4.00	0	2.00	2.00	4.00	0
ADD Visitor's Parking (P/OF 1/1)	0.325	0.325	0.65	2.68	0.325	0.325	0.65	2.68
TOTAL	6.825	6.825	13.65	55.55	6.825	6.825	13.65	55.55
Nashik Municipal Corporation Area (0.50)	8.14	8.14	12.28	80.08	8.14	8.14	12.28	80.08
Total Parking (including of Highway)	8.00	8.00	12	80	8.00	8.00	12	80
PROPOSED PARKING	8.00	6.00	12	80	8.00	6.00	12	80

PARKING AREA STATEMENT WING - B

OCCUPANCY	REQUIRED				PROPOSED			
	BIG CAR	SMALL CAR	TOTAL	SCOOTER	BIG CAR	SMALL CAR	TOTAL	SCOOTER
PARKING for every 2	01	00	01	00	01	00	01	00
Carpet Area TO 80.00 SQ.M. 28 NOS.	8.0	8.00	14.50	72.50	8.0	8.00	14.50	72.50
ADD Visitor's Parking (P/OF 1/1)	04	0.325	0.725	3.625	04	0.325	0.725	3.625
TOTAL	6.40	6.825	15.225	76.125	8.40	8.825	15.225	76.125
Nashik Municipal Corporation Area (0.50)	7.68	8.142	13.702	88.512	7.68	8.142	13.702	88.512
Total Parking (including of Highway)	06	07	15	88	06	07	15	88
PROPOSED PARKING	06	07	15	84	06	07	15	84

DOOR AND WINDOW SCHEDULE

NAME	SIZE	DISCRPTION
D1	1.05 X 2.10	EXTERNAL DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W1	1.80 X 1.20	AL SLIDING WINDOW
W2	1.20 X 1.20	AL SLIDING WINDOW
W3	3.00 X 1.20	AL SLIDING WINDOW
W4	2.70 X 1.20	AL OPNABLE WINDOW
V	0.60 X 0.60	AL SLIDING WINDOW



LOCATION PLAN
 (SCALE 1:10,000)

CERTIFICATE OF AREA
 I HEREBY CERTIFY THAT THE PLAT UNDER REFERENCE HAS BEEN SURVEYED BY ME ON DATED 03-08-2021 & THE DIMENSIONS OF SITES 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 / P.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT'S SURVEY RECORDS

KISHOR SHINDE
 ARCHITECT & INTERIOR DESIGNER
 COUNCIL REG. NO. GA-97-21259

(Signature)
 KISHOR SHINDE ARCHITECTS

OWNER'S DECLARATION
 I/WE THE UNDERSIGNED HEREBY CONFIRM & DECLARE THAT THIS MUNICIPAL DRAWING HAS BEEN MADE AS PER OUR REQUIREMENT/ INSTRUCTIONS & WITH THE FULL UNDERSTANDING & KNOWLEDGE. I/WE WOULD ABIDE BY THE DRAWINGS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSONNEL AND TAKE THE SOLE RESPONSIBILITY, SO AS TO ENSURE THE QUALITY AND SAFETY AT THE SAID WORK SITE

(Signature)
SADGURU ASSOCIATES
 OWNER'S NAME AND SIGNATURE

CONTENTS OF SHEET
 BUILDING DRAWINGS AND STATEMENTS
 NOTE - SHOW ON SITE PLAN AS PER RULE NO. 2.2.18

- PLOT BOUNDARY shown in this block
- RECREATIONAL GROUND/ OPEN SPACE in Green wash
- PROPOSED WORK shown in red
- DRAINAGE LINE shown in dotted red
- Water supply line shown in black dotted line
- EXISTING BUILDING shown in blue
- EXISTING TO BE DEMOLISHED shown in yellow hatched
- EXTERNAL WALL - 0.15 M.
- INTERNAL WALL - 0.15/0.10 M.

PROPOSAL IN NON-CONGESTED AREA ZONE - RESIDENTIAL

PROJECT TITLE
 REVISED BUILDING PERMISSION OF PROPOSED RESIDENTIAL BUILDING IN P NO 27+28+29 & G NO 770/2459 AT ADGAON SHIWAR IN NASHIK.
 FOR SHRI: M/S SADGURU ASSOCIATES PARTNERSHIP FIRM THROUGH GPA MR. TANK S T.

PREVIOUS APPROVAL HISTORY

1/4 CREDIT NO - 782619	DATE - 08/04/2019
LAYOUT LETTER NO - LND/MS/23	DATE - 24/08/2018
D.P. LND/MS/PROB/SA/NO/09/16/2018	DATE - 28/08/2018

PROFORMA - I

A. AREA STATEMENT	90 MT
1. AREA OF THE PLOT AS PER AS PER 7/12 (Minimum area of a, b, c to be considered)	1653.84
a) As per ownership document (7/12 title extract)	1653.84
b) as per measurement sheet (AS PER P.P. RECORD)	1653.84
c) as per site	1653.84
2. Deductions for	
a) Proposed D.P./D.P. road widening Area	33.18
b) Any D.P. Reservation area	000.00
(Total a+b)	000.00
3. GROSS AREA OF THE PLOT	000.00
4. Amenity space (if applicable)-	000.00
(a) Required	000.00
(b) Adjustment of 2(b), if any -	000.00
(c) Balance Proposed	000.00
5. NET AREA OF THE PLOT = (3 - 2)	1620.00
6. Recreational Open space (if applicable)	000.00
(a) Required	000.00
(b) Proposed	000.00
7. Internal Road area	000.00
8. Ploteable area (if applicable)	000.00
9. Built up area with reference to basic FSI as per front road width is (Sr. No-3 x 1.10 basic FSI)	1782.72
10. Addition of FSI on payment of premium (Table 5C, 4)	
(a) Minimum permissible premium FSI (0.50 of Sr-3)	826.92
(b) Proposed FSI on payment of premium	314.14
11. In-situ FSI / TDR	
(a) In-situ area against colony road	33.18
(b) In-situ area against Amenity space (if provided road)	000.00
(c) TDR area (in of Table 5C-11(a)+11(b) as per rd width	844.00
(d) Total in-situ TDR loading premium (11(a)+11(b)+11(c))	962.18
12. Additional FSI area under chapter No.-7	000.00
13. Total entitlement of FSI in the proposal	
(a) (9+10b)+11(a)+12 whichever is applicable	2779.04
(b) Amenity Area FSI upto 50% (for residential use)	1400.50
(c) 1/3rd of area FSI upto 50% (non-residential use)	000.00
(d) Total entitlement (a+b+c)	4179.54
14. Maximum utilization limit of FSI as per road width -m	2.00+
Max. building potential x 1.6 (for res./1.6 (for comm.)	ANNUALY FSI
15. Total Built-up Area in Proposed (excluding area of sr.17b)	
(a) Existing built-up area (previously approved)	4179.54
(b) proposed Built-up area (as per P.P. line)	4179.54
(c) Total built-up area in proposed 15(a+b)	4179.54
16. FSI consumed (15/13) (should not be more than sr.14)	0.85%
17. Area for inclusive housing (if any)	
(a) Required (20% of no.5)	000.00
(b) Proposed	000.00

(Signature)
SADGURU ASSOCIATES
 OWNER'S / G.P.A. SIGN

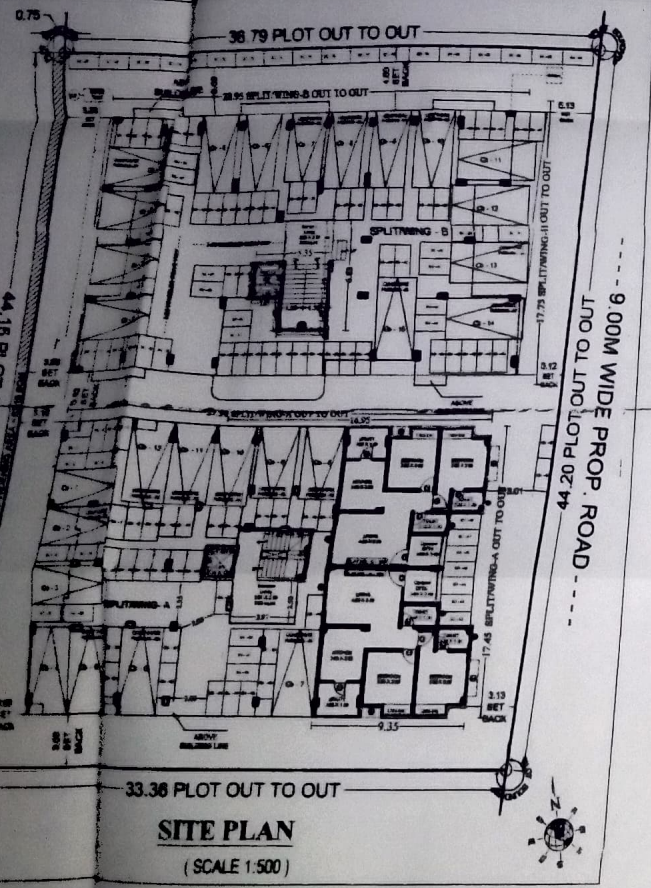
(Signature)
STRU. ENGG'S SIGN

ARCHITECT:
Mr. KISHOR SHINDE
 2-SURABHI APTRACA COLONY
 SHARANPUR ROAD NASHIK
 PH.-(0253)-2315777.

(Signature)
ARCHITECT'S SIGN

NON-CONGESTED AREA ZONE (RESIDENTIAL) (REVISED) PLAN, TANK S T, PLOT NO. 27+28+29 & G. NO. 770/2459, ADGAON SHIWAR, NASHIK. MUNICIPAL CORPORATION, NASHIK.

JOB NO.	DRG. NO.	DATE	SCALE	DRAWN BY	CHECKED BY
RF-201/2018	M.D-1	22-08-2021	AS SHOWN	SHWETA	AR. K.B.



**STATEMENT-01
STATEMENT-01 F.B.I. / B.P. AREA STATEMENT - (AS PER RULE NO.4.2) (TABLE NO - 03)**

S/NO	ALLOWABLE F.B.I.	PREVIOUSLY APPROVED BUILT-UP AREA			NEW PROPOSED BUILT-UP AREA			REMARKS
		S/NO	S/NO	TOTAL	S/NO	S/NO	TOTAL	
(1)	1782.72	1782.72	1782.72	1782.72	1782.72	1782.72		
(2)	858.82	858.82	858.82	858.82	858.82	858.82		
(3)	961.05	961.05	961.05	961.05	961.05	961.05		
(4)	3271.17	3271.17	3271.17	3271.17	3271.17	3271.17		
(5)	33.18	33.18	33.18	33.18	33.18	33.18		
(6)	1567.32	1567.32	1567.32	1567.32	1567.32	1567.32		
(7)	1600.50	1600.50	1600.50	1600.50	1600.50	1600.50		
(8)	1671.87	1671.87	1671.87	1671.87	1671.87	1671.87		
GRAND TOTAL (4-8)		1440.38	1338.88	2779.04	1784.53	2384.71	4179.54	

**STATEMENT-02
BUILT-UP AREA STATEMENT**

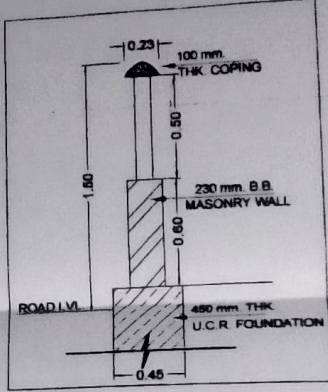
(1)	(2)	(3)	(4)	(5)
Building No.	Floor No.	Built - Up Area WING - A	Built - Up Area WING - B	Total Built - Up Area Residential (3+4+5)
1.	Ground Floor	171.34	23.47	815.64
2.	First Floor	422.00	393.54	815.64
3.	Second Floor	422.00	393.54	815.64
4.	Third Floor	422.00	393.54	751.03
5.	Fourth Floor	357.49	393.54	393.54
6.	Fifth Floor	0.00	393.54	393.54
7.	Sixth Floor	0.00	393.54	4179.54
TOTAL		1784.83	2384.71	

**STATEMENT-03
PREVIOUSLY APPROVED TDR STATEMENT**

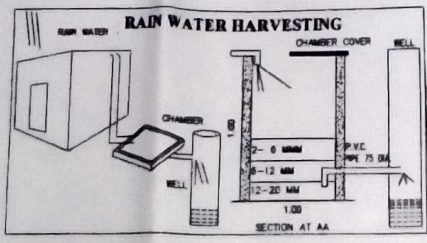
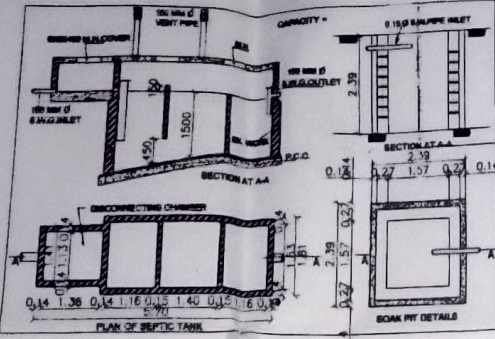
T.D.R STATEMENT-1		AREA IN SQM	REMARK
PLOT AREA		1620.88	
ALLOWABLE T.D.R. (0.40 X PLOT AREA)		648.35	
PROPOSED T.D.R.		649.00	as per calculation
PURCHASED T.D.R.		328.25	
DRC NO.		818	Dated 14-03-2019
AGR NO.		4180/2019	Dated 16-05-2019

1) REQUIRED TDR AREA FOR PROPOSED CONSTRUCTION = 649.00 Sqmt
 2) R.R. RATE OF PROPOSED CONSTRUCTION = 14850 Sqmt
 3) R.R. RATE OF PURCHASE DRC = 29360 Sqmt

PURCHASE T.D.R. AREA = $\frac{649 \times 14850}{29360} = 328.25$ SQMT.



TYPICAL SECTION OF COMPOUND WALL

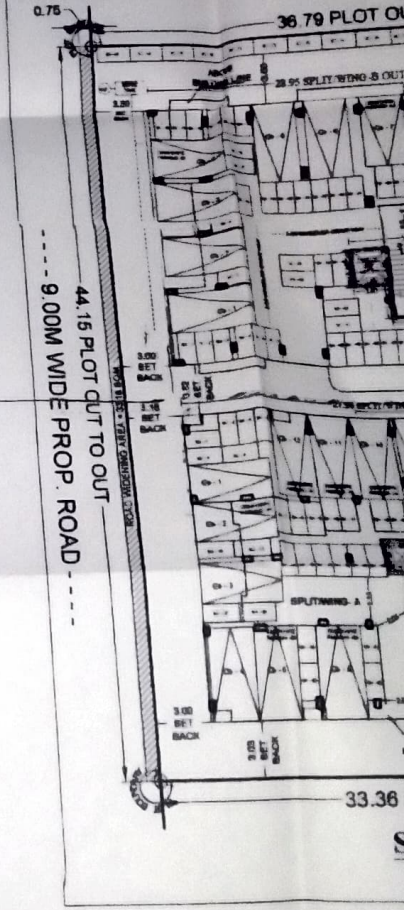


PARKING AREA STATEMENT

OCCUPANCY	REMARKS
PARKING for Residential	
for every 2 Carpenters	
Carpet Area - 40.00 TO 80.00 SQ.M 16 NO.	
for every 2 Carpenters	
Carpet Area - 30.00 TO 40.00 SQ.M 8 NO.	
ADD Visitors / Garage Parking (5% OF I+II)	
TOTAL	
Neetha Municipal Corporation Area (0.80)	
Total Parking rounded off (I+II+III)	
PROPOSED PARKING	

OCCUPANCY	REMARKS
PARKING for Residential	
for every 2 Carpenters	
Carpet Area - 40.00 TO 80.00 SQ.M 20 NO.	
ADD Visitors / Garage Parking (5% OF I+II)	
TOTAL	
Neetha Municipal Corporation Area (0.80)	
Total Parking rounded off (I+II+III)	
PROPOSED PARKING	

NAME	DOOR AND SIZE
	1.05 X 2.10
D1	0.90 X 2.10
D2	0.78 X 2.10
D3	1.80 X 1.20
W	1.20 X 1.20
W1	3.00 X 1.20
W2	2.70 X 1.20
W3	2.70 X 1.20
V	0.80 X 0.80



44.15 PLOT OUT TO OUT
 9.00M WIDE PROP. ROAD

44.20 PLOT OUT TO OUT
 9.00M WIDE PROP. ROAD

17.75 SPLIT/WING-B OUT TO OUT
 17.45 SPLIT/WING-A OUT TO OUT
 3.01 SET BACK

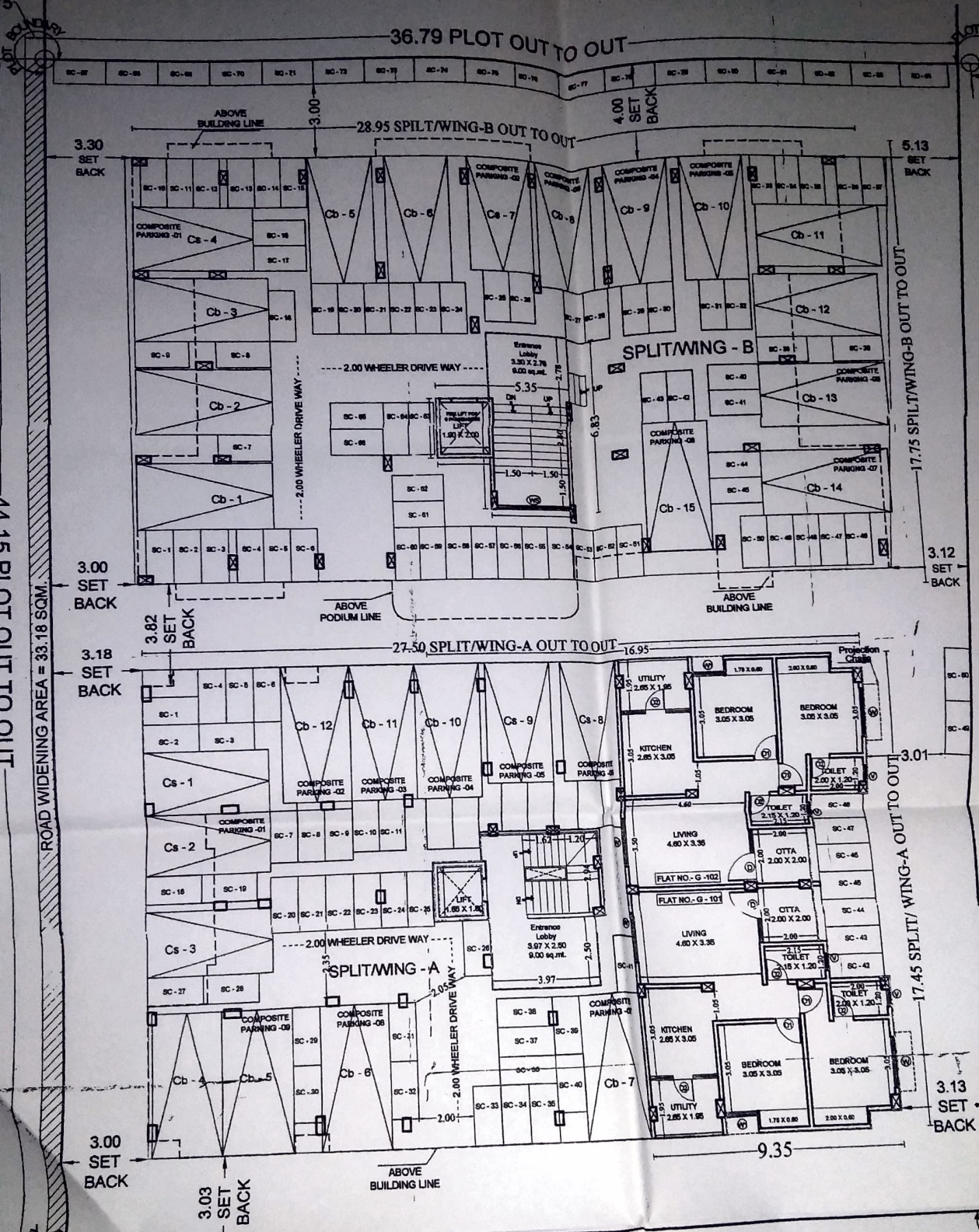
9.00M WIDE PROP. ROAD

44.15 PLOT OUT TO OUT

ROAD WIDENING AREA = 33.18 SQ.M.

9.00M WIDE PROP. ROAD

44.20 PLOT OUT TO OUT



GROUND / STILT PARKING FLOOR PLAN
(SCALE 1:100)



STATEMENT - 1

STATEMENT - 2

STATEMENT - 3

STATEMENT - 4

STATEMENT - 5

STATEMENT - 6

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