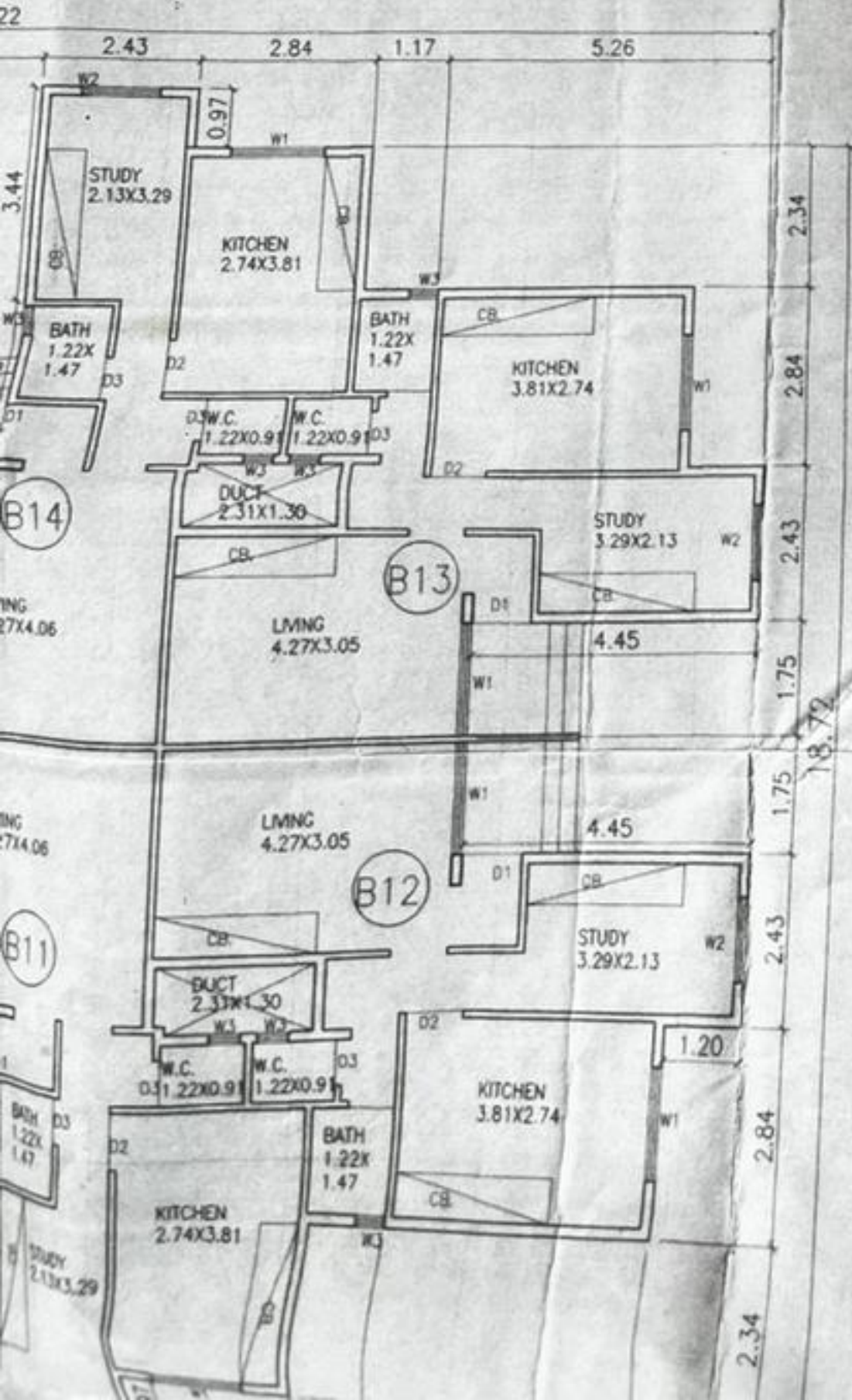




FLOOR PLAN
0.45M LVL.
SIZES 2.40X0.60X2.1M MAX.

PLAN
M LVL.
40X0.60X2.1M. MAX.



FLOOR SPACE INDEX PERMISSIBLE (4107.50x1.00 + 4107.50x0.40 T.D.R.)		5750.32
1	PERMISSIBLE FLOOR AREA (7 X 8)	-
10	EXISTING FLOOR AREA	5563.94
11	PROPOSED AREA	186.38
12	EXCESS BALCONY AREA TAKEN IN TOTAL	5750.32
13	TOTAL BUILT UP AREA PROPOSED (10+11+12)	1.399
14	F.A.R. CONSUMED (113/7)	-
B BALCONY AREA STATEMENT		
		AS/DETAIL STATEMENT
(i)	PERMISSIBLE BALCONY AREA	-- DO --
(ii)	PROPOSED BALCONY AREA	-- DO --
(iii)	EXCESS BALCONY AREA	186.38
(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	186.38
C TENEMENT STATEMENT		
(i)	PROPOSED AREA (ITEM A-13 ABOVE)	5750.32
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	-
(iii)	AREA AVAILABLE FOR TENEMENTS (I MINUS II)	5750.32
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	250
(v)	TENEMENTS PROPOSED	154
(vi)	TENEMENTS EXISTING	-
TOTAL TENEMENTS ON THE PLOT		154
D PARKING STATEMENT		
(i)	PARKING REQUIRED BY RULE	-
	CAR	NIL
	SCOOTERS/ MOTORCYCLE/BYCYCLES	154 NOS.
	OUTSIDERS (VISITORS)	-
(ii)	LOCK-UP GARRAGES PERMISSIBLE	10 NOS.
(iii)	LOCK-UP GARRAGES PROPOSED	09 NOS.
	CAR	05 NOS.
	SCOOTERS/ MOTORCYCLE/BYCYCLES	175 NOS.
	OUTSIDERS (VISITORS)	-
(iv)	TOTAL PARKING PROVIDED	189 NOS.
E TRANS. VEHICLES PARKING/LOADING UNLOADING		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQU. BY RULES	-
(ii)	TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)	-

CERTIFICATE OF AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4/8/2000 AND DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P. ACT.

Signature of registered Architect

- (1) PLOT LINES - THICK BLACK
- (2) EXISTING STREET - GREEN
- (3) FUTURE STREET - GREEN DOTTED
- (4) PERMISSIBLE BUILDING - THICK DOTTED BLACK
- (5) OPEN SPACES - NO COLOUR
- (6) WORK PROPOSED TO BE DEMOLISHED - YELLOW HATCHED
- (7) PROPOSED WORK - RED FILLED IN
- (8) DRAINAGE & SEWERAGE WORK - RED DOTTED
- (9) WATER SUPPLY WORK - BLUE DOTTED THIN
- (10) DEVIATIONS - RED HATCHED
- (11) RECREATION GROUND - GREEN WASH

AREA STATEMENT	SQ.M
AREA OF PLOT	4107.50
F.S.I. (1.00+0.40 T.D.R.)	1.40
PROPOSED TOTAL BUILT UP AREA	5750.32
GROUND FLOOR WING-A	629.01
1ST FLOOR WING-A	552.84
2ND FLOOR WING-A	552.84
3RD FLOOR WING-A	552.84
4TH FLOOR WING-A	493.46
GROUND FLOOR WING-B	630.97
1ST FLOOR WING-B	552.84
2ND FLOOR WING-B	552.84
3RD FLOOR WING-B	552.84
4TH FLOOR WING-B	493.46
TOTAL BUILT UP AREA	5563.94
TOTAL EXCESS BALCONY AREA	186.38
TOTAL BUILT UP AREA	5750.32

SCHEDULE OF DOORS & WINDOWS		
TYPE	SIZE	DESCRIPTION
D1	0.91X2.20	T.W. SOLID CORE FLUSH DOOR
D2	0.83X2.20	T.W. SOLID CORE FLUSH DOOR
D3	0.76X2.20	T.W. PANEL DOOR
W1	2.00X1.20	AL FRAME SLIDING SHUTTER
W2	1.20X1.20	AL FRAME SIDE HUNG SHUTTER
W3	1.50X1.20	AL FRAME SLIDING SHUTTER
W4	0.60X1.20	AL FRAME LOUVERED GLASS
W5	0.90X1.20	AL FRAME SIDE HUNG SHUTTER
V1	0.45X0.45	AL FRAME TOP HUNG SHUTTER

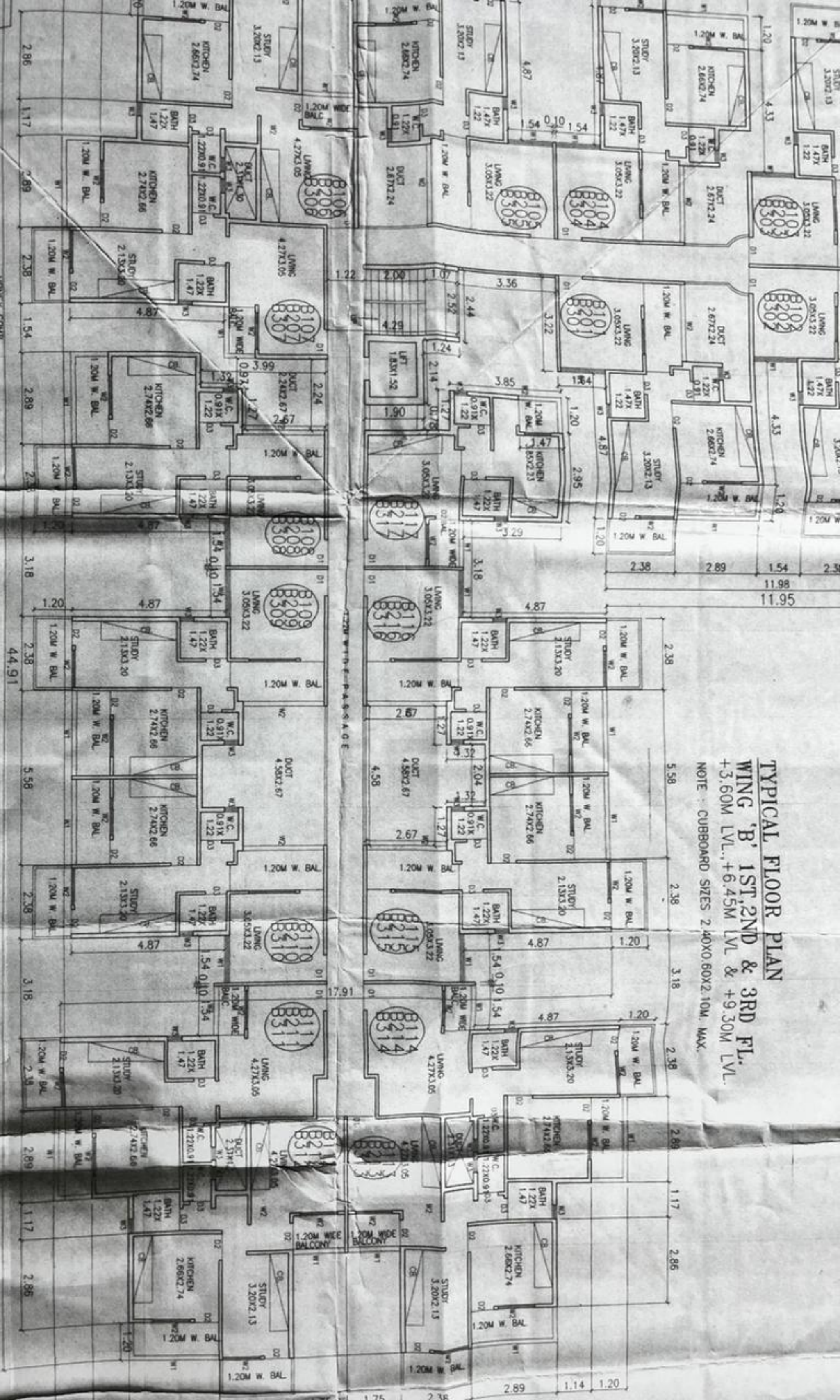
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESIDENTIAL COMPLEX ON PLOT NO. 10, S.NO. 791/2 OF VILLAGE NASHIK, TAL & DIST., NASHIK.
FOR:- SHRI V.G. MOTKARI & OTHERS, THROUGH POWER OF ATTORNEY HOLDER SHRI RAJAN ASAN DARYANI.

Shri Rajan Asan Daryani

TYPICAL FLOOR PLAN

WING 'B' 1ST, 2ND & 3RD FL.
 +3.60M LVL. +6.45M LVL & +9.30M LVL.

NOTE: CUBBOARD SIZES 2.40X0.60X2.10M. MAX.



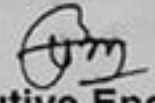
CALCULATION OF SEPTIC TANK

CAPACITY OF SEPTIC TANK
 10.00 X 3.30 X 2.00 = 66.00 CU.M.
 SIZE OF SOAK PIT
 2.00 X 2.00 X 2.00 = 8.00 CU.M.
 NO. OF USERS PER UNIT = 616 NOS.
 CAPACITY/ USER = 0.097 CU.M.

PARKING AREA STATEMENT:

PROVIDER APPROVED PLAN (PRECODE)	TAKING REQUIRES REVISIED PLAN (ADDITIONAL TD)
2-WHEELER + WIFE	2-WHEELER
REQUIRED 117 NOS	REQUIRED 154 NOS
PROPOSED 175 NOS	PROPOSED 175 NOS
NIL	NIL

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
- 23) A) Before commencing the construction on site the owner / developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- a) Name and Address of the owner / developer, Architect / Engineer and Contractor.
 - b) Survey Number / City Survey Number / Ward Number of land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission / redevelopment permission issued by the Planning Authority or any other authority.
 - d) F. S. I. permitted.
 - e) Number of Residential / Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
- 23) B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above, shall also be published in two widely circulated newspapers one of which should be in regional language.
- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.
- 25) Previously approved B.P.No. B3/1604 dt 14/3/2001 is hereby cancelled.


Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

OLC
6
27/3

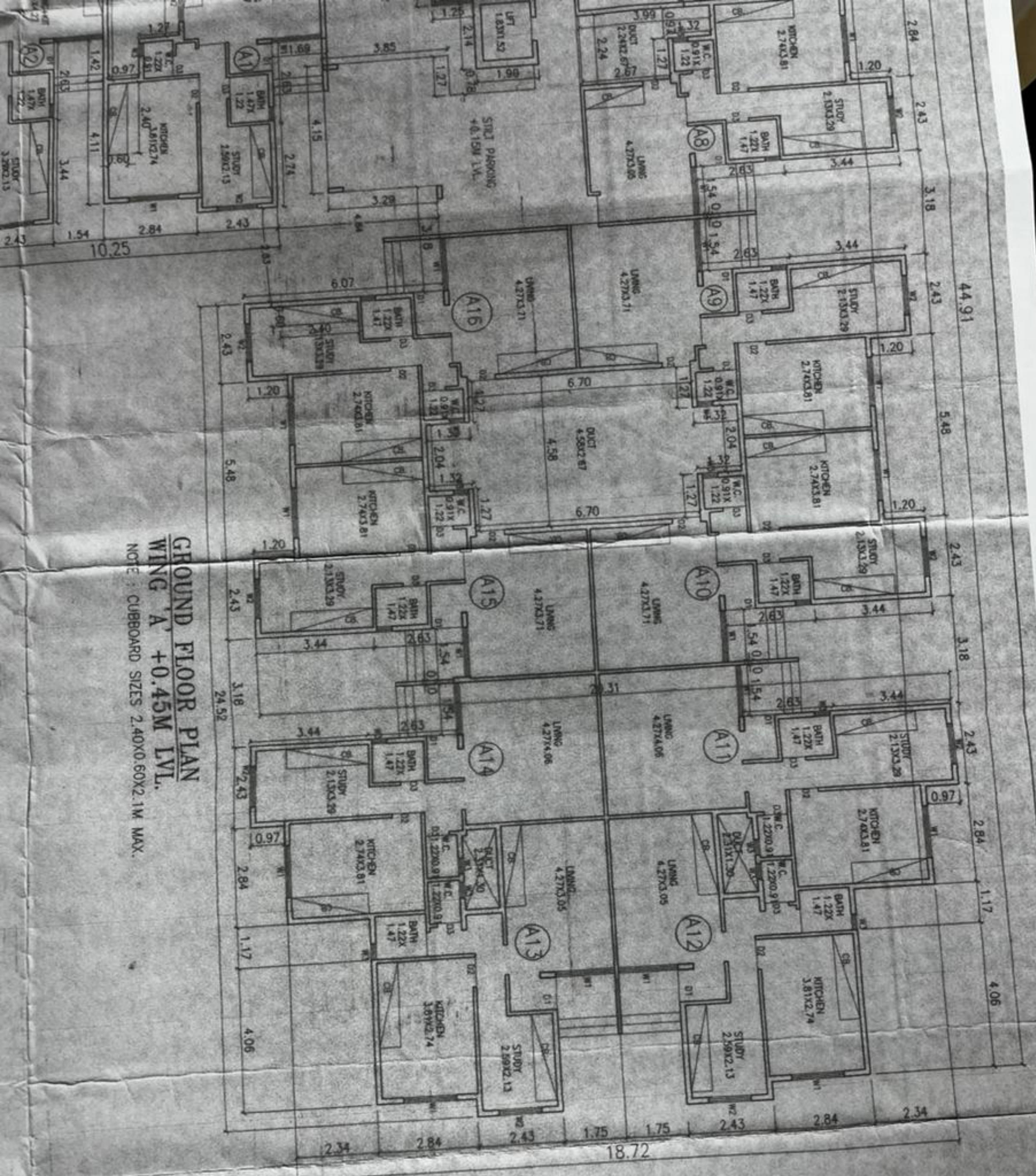
No. LND / BP -

Nashik, Dt. / / 199

Copy to : Divisional Officer,

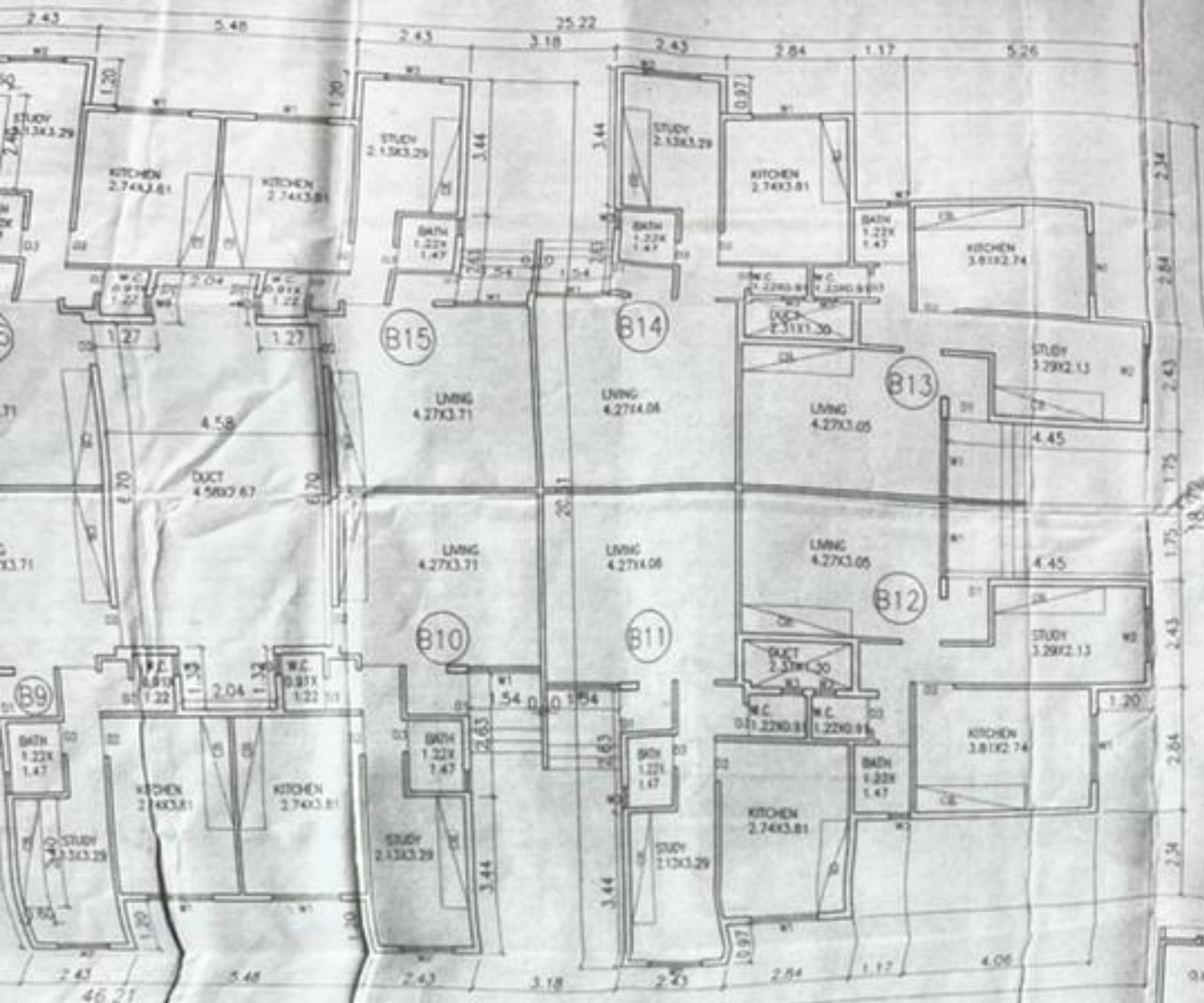
cidco Division

Nashik Municipal Corporation, Nashik

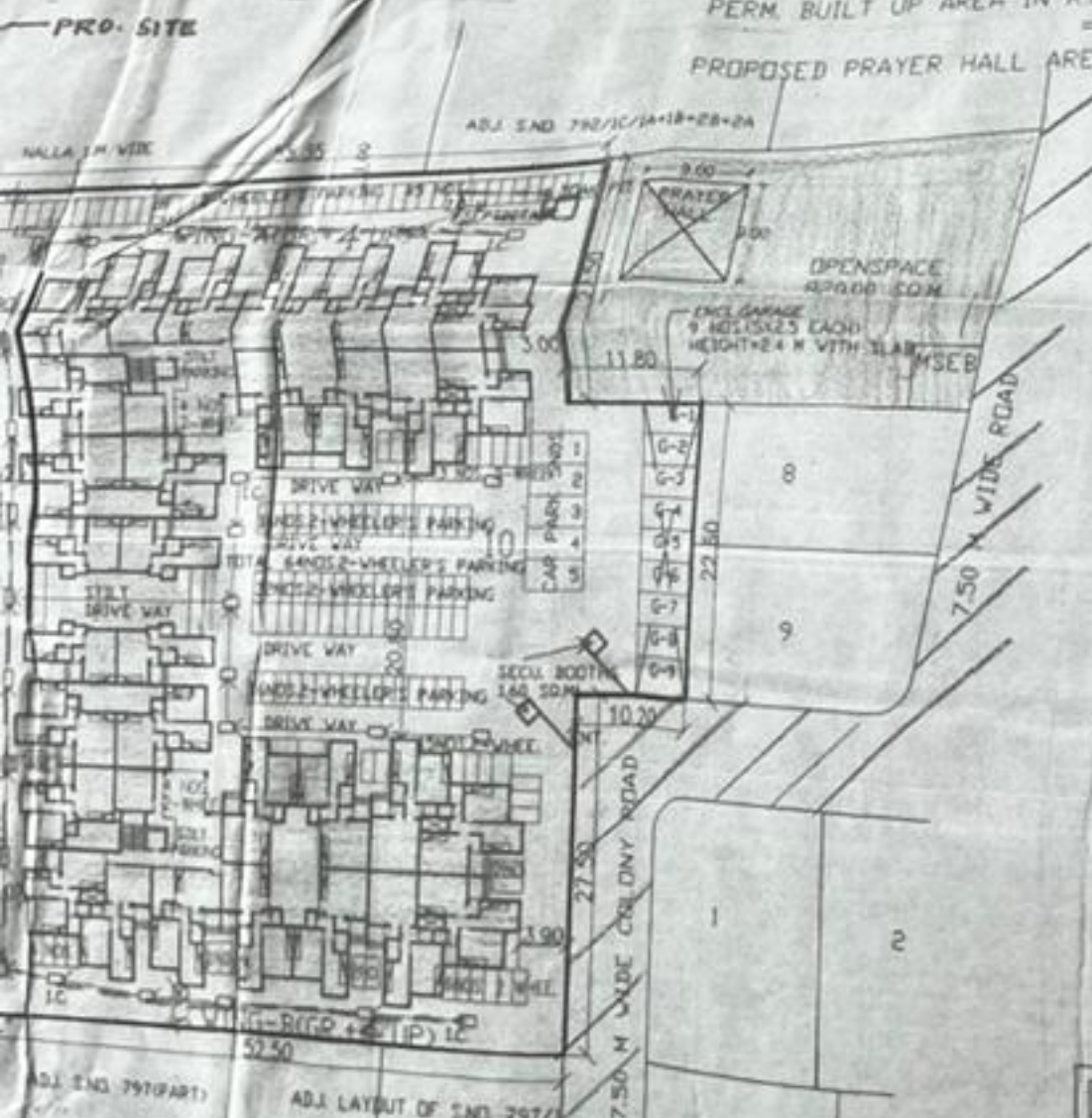


APPROVING AUTHORITY
 The undersigned has amended the conditions of the planning application comparing the original conditions with the proposed conditions.
 Certificate No. 016
 22/2/2018
 OIC Executive
 TOWN ENGINEER

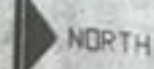
GROUND FLOOR PLAN
WING 'B' +0.45M LVL.
 NOTE: CUBBOARD SIZES 2.40X0.60X2.1M MAX



R.G. AREA STATEMENT
 R.G. AREA REQUIRED = 820.00 SQ.M.
 R.G. AREA PROVIDED = 820.00 SQ.M.
 PERM. BUILT UP AREA IN R.G. 10% OF 820.00
 = 82.00 SQ.M.
 PROPOSED PRAYER HALL AREA = 81.00 SQ.M.



BLOCK PLAN
 SCALE: 1:500



FINAL LAYOUT APPROVED VIDE
 LETTER NO. LND/WS/98
 DATED: 21.09.2000

SCOOTERS/ MOTORCYCLE/BICYCLES	15 NOS
OUTDOORS (VISITORS)	08 NOS
(X) LOCK-UP/GARAGES PERMISSIBLE	05 NOS
(X) LOCK-UP/GARAGES PROPOSED	175 NOS
CAR	
SCOOTERS/ MOTORCYCLE/BICYCLES	188 NOS
OUTDOORS (VISITORS)	
(X) TOTAL PARKING PROVIDED	
E TRANS. VEHICLES PARKING/LOADING UNLOADING	
(X) SPACES FOR TRANSPORT VEHICLES PARKING REQU. BY RULES	
(X) TOTAL TRANSPORT VEHICLES/PARKING SPACES PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4/8/2000 AND DIMENSIONS BY ALL SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP, E.P. ACT.

Signature of Registered Architect

- (1) PLOT LINES - THICK BLACK
- (2) EXISTING STREET - GREEN
- (3) FUTURE STREET - GREEN DOTTED
- (4) PERMISSIBLE BUILDING - THICK DOTTED BLACK
- (5) OPEN SPACES - NO COLOUR
- (6) WORK PROPOSED TO BE DEMOLISHED - YELLOW HATCHED
- (7) PROPOSED WORK - RED FILLED IN
- (8) DRAINAGE & SEWERAGE WORK - RED DOTTED
- (9) WATER SUPPLY WORK - BLUE DOTTED THIN
- (10) DEVOTIONS - RED HATCHED
- (11) RECREATION GROUND - GREEN WASH

AREA STATEMENT

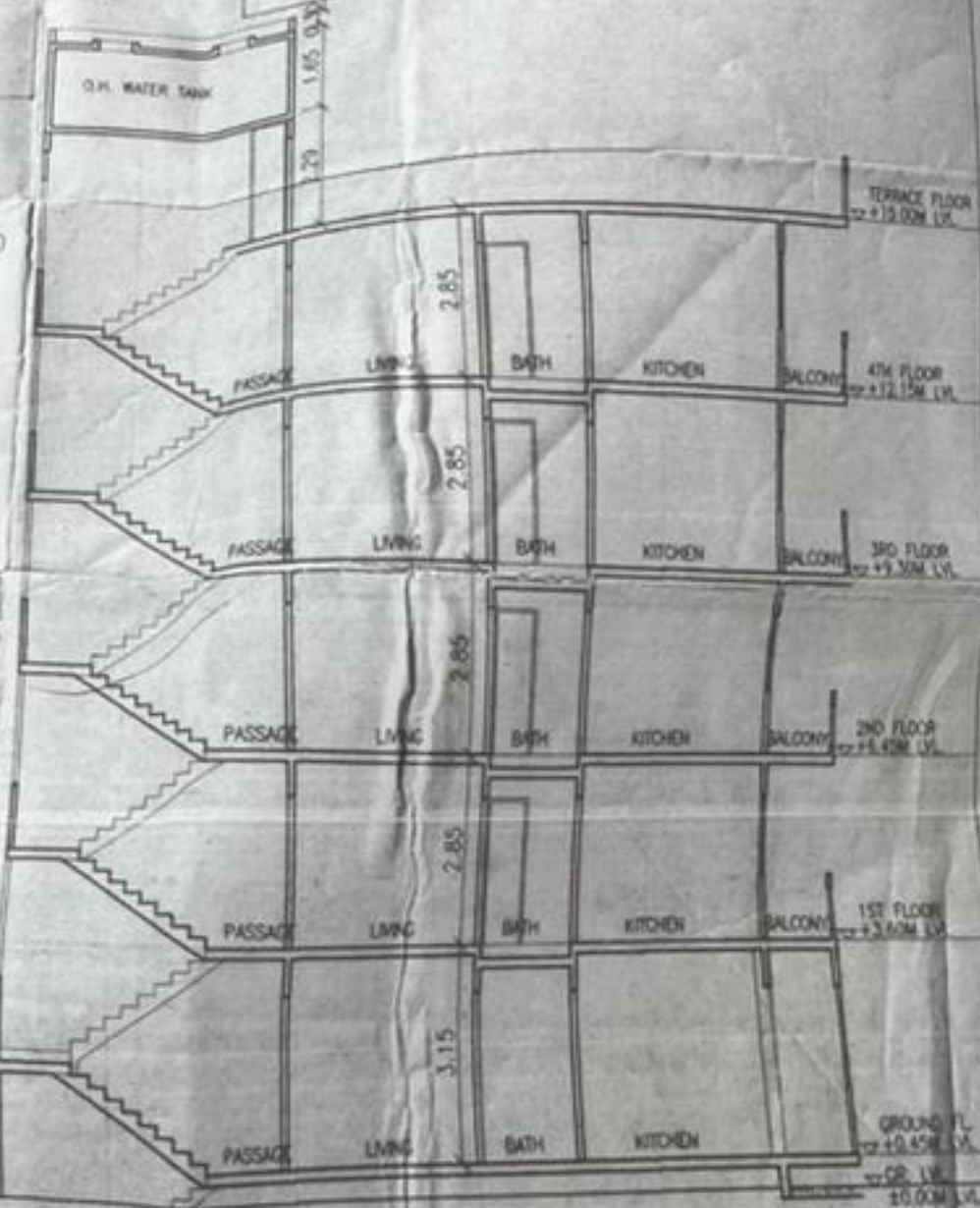
AREA OF PLOT	50.00
F.S.I. (1.00+0.40 F.O.R.)	4107.50
PROPOSED TOTAL BUILT UP AREA	1.40
GROUND FLOOR WING-A	2750.50
1ST FLOOR WING-A	637.01
2ND FLOOR WING-A	588.84
3RD FLOOR WING-A	588.84
4TH FLOOR WING-A	588.84
GROUND FLOOR WING-B	447.46
1ST FLOOR WING-B	447.46
2ND FLOOR WING-B	447.46
3RD FLOOR WING-B	447.46
4TH FLOOR WING-B	447.46
TOTAL BUILT UP AREA	25528.94
TOTAL EXCESS BALCONY AREA	1866.30
TOTAL BUILT UP AREA	27395.24

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D1	0.91X2.20	F.W. SHIELD CORE FLUSH DOOR
D2	0.83X2.20	F.W. SHIELD CORE FITTING DOOR
D3	0.76X2.20	F.W. PANEL DOOR
D4	2.00X1.20	AL FRAME SIDE HUNG SHUTTER
D5	1.20X1.20	AL FRAME SIDE HUNG SHUTTER
D6	1.50X1.20	AL FRAME SLIDING SHUTTER
D7	1.50X1.20	AL FRAME LOUVERED GLASS
D8	0.60X1.20	AL FRAME SIDE HUNG SHUTTER
D9	0.60X1.20	AL FRAME TOP HUNG SHUTTER
D10	0.90X1.20	AL FRAME TOP HUNG SHUTTER
D11	0.45X1.45	AL FRAME TOP HUNG SHUTTER

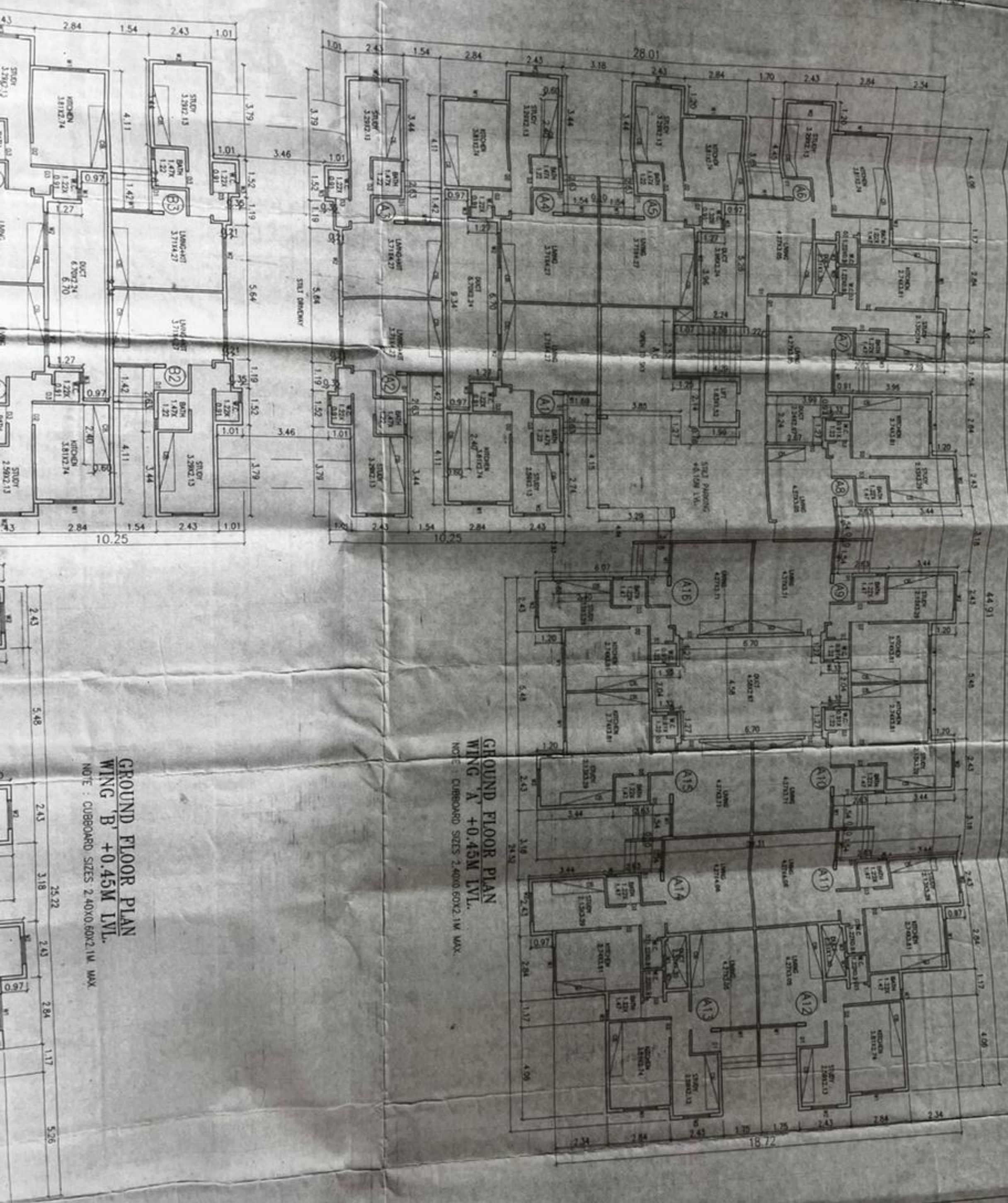
DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL COMPLEX ON PLOT NO. 10, S.NO. 791/2 OF VILLAGE NASHIK, TAL. & DIST. NASHIK FOR SHRI V.G. MOTWANI & OTHERS THROUGH POWER OF ATTORNEY HOLDER SHRI RAJAN ASAN DARYANI

OWNER'S SIGNATURE: *[Signature]*
 ARCHITECT'S SIGNATURE: *[Signature]*



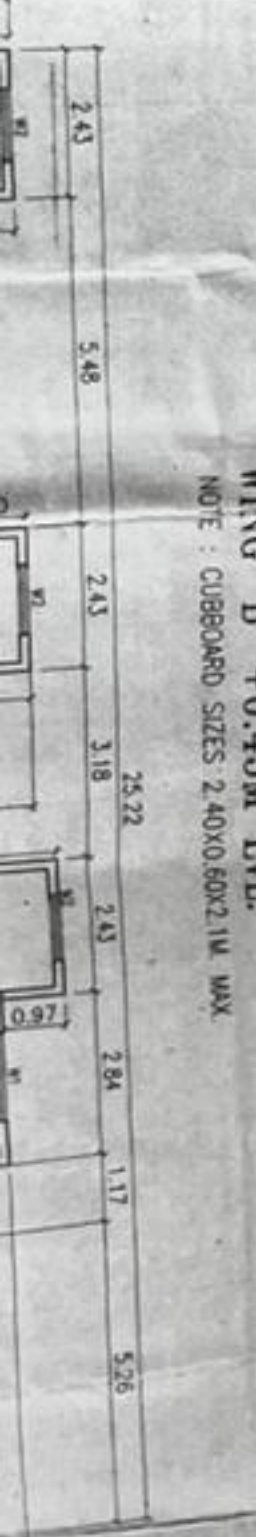
SECTION A-A

CONTENTS	JOB No. 152	DRG. No. 03
PROPOSAL DRAWING	DATE 15.3.2001	MASTER PLANNERS ARCHITECTS * INTERIOR DESIGNERS 47, PERIN NARIMAN STREET, FORT, MUMBAI-400 001, INDIA TEL: (022)2679176/2693709 FAX: (022)2690413
PROJECT UNITED RETREAT AT NASHIK	SCALE 1:100 OR AS MENT.	
FILE--D-152V.P50	DRN BY SURVE	



GROUND FLOOR PLAN
 WING A +0.45M LVL.
 NOTE: CUBBOARD SIZES 2.40X0.60X2.1M MAX.

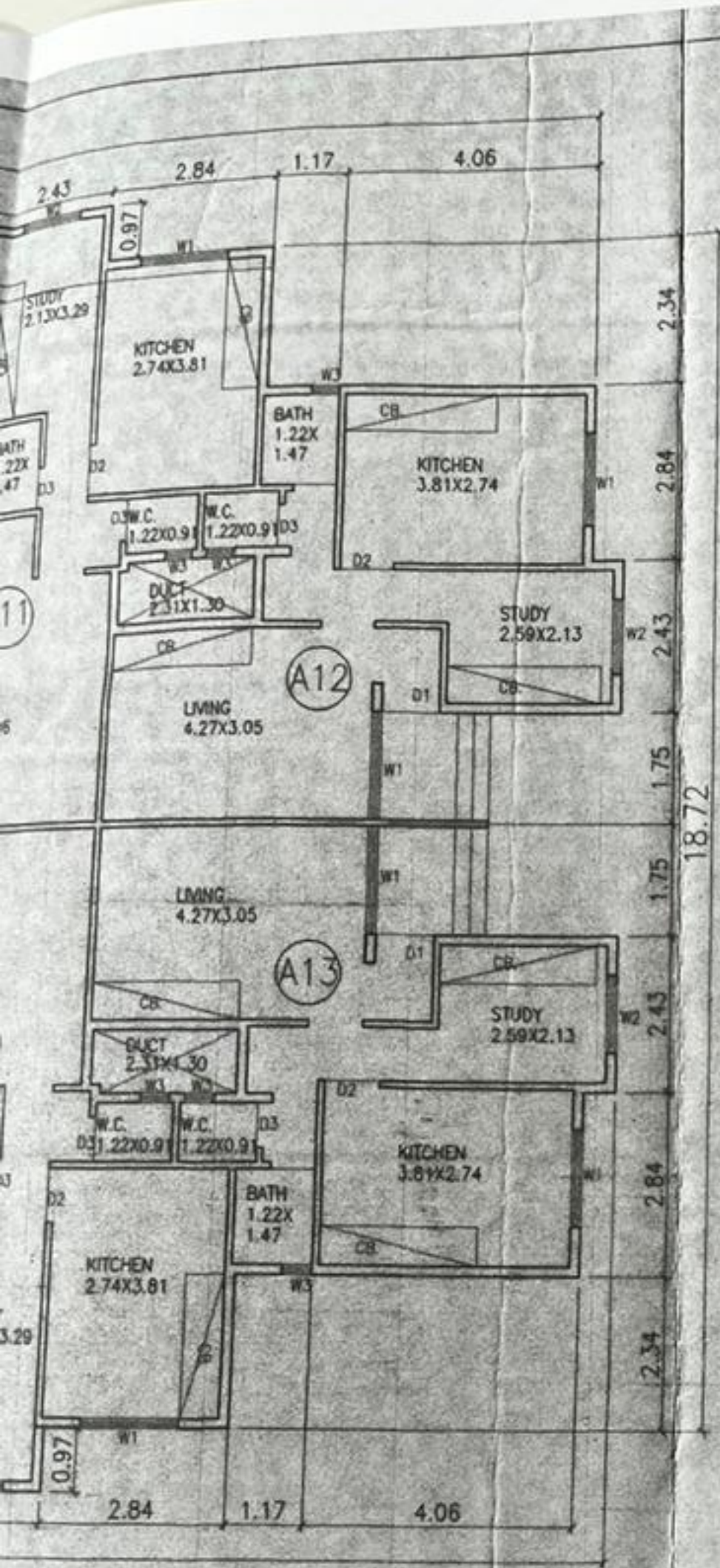
GROUND FLOOR PLAN
 WING B +0.45M LVL.
 NOTE: CUBBOARD SIZES 2.40X0.60X2.1M MAX.



APPROV

AREA ST

1	AREA OF FLOOR	
2	AREA OF FLOOR	
3	AREA OF FLOOR	
4	AREA OF FLOOR	
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6	AREA OF FLOOR	
7	AREA OF FLOOR	
8	AREA OF FLOOR	
9	AREA OF FLOOR	
10	AREA OF FLOOR	
11	AREA OF FLOOR	
12	AREA OF FLOOR	
13	AREA OF FLOOR	
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97	AREA OF FLOOR	
98	AREA OF FLOOR	
99	AREA OF FLOOR	
100	AREA OF FLOOR	



APPROVING AUTHORITY APPROVED

1/2

This is amended in ...
the conditions mentioned in
comparing commencement

Certificate No. 2/1642 dated 28/3/2007

OK
[Signature]
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation

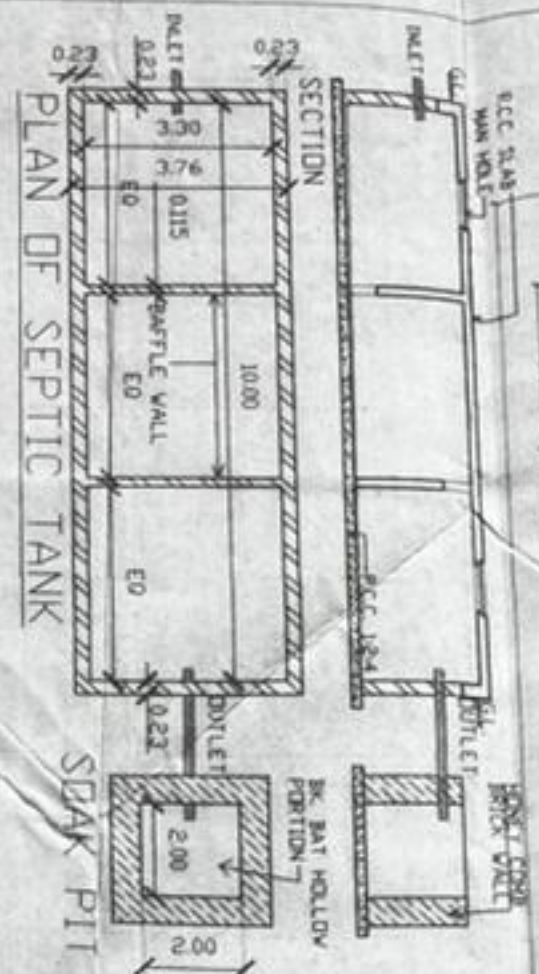
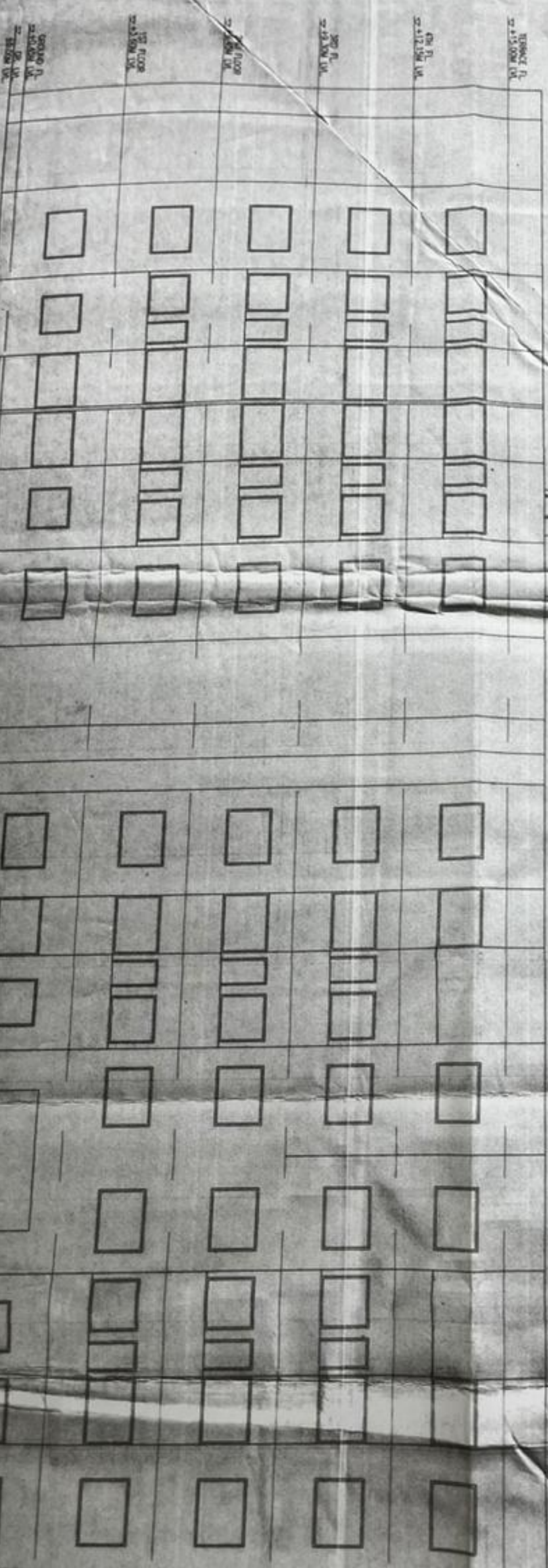
AREA STATEMENT SQ.M.

1	AREA OF PLOT (AS PER 7/12 EXTRACT)	4107.50
	AREA OF PLOT (AS PER LAYOUT)	-
	AREA OF PLOT (AS PER SITE)	4107.50
2	DEDUCTIONS FOR	
	a. ROAD SETBACK AREA	-
	b. PROPOSED ROADS	-
	c. ANY RESERVATIONS	-
	d. TOTAL (a+b+c)	-
3	NET AREA OF THE PLOT (1 MINUS 2)	4107.50
4	DEDUCTIONS FOR	
	a. RECREATION GROUND (IF DEDUCTABLE)	-
	b. INTERNAL ROADS	-
	c. TOTAL (a+b)	-
5	NET AREA OF PLOT (3 MINUS 4C)	4107.50
6	ADDITIONS FOR FLOOR SPACE INDEX	
	2a. 100%	-
	2b. 100%	-
7	TOTAL AREA (5 PLUS 6)	4107.50
8	FLOOR SPACE INDEX PERMISSIBLE 1.00+0.40 T.D.R.=1.40 4107.50x1.00 + 4107.50x0.40(T.D.R.)	
9	PERMISSIBLE FLOOR AREA (7 X 8)	5750.50
10	EXISTING FLOOR AREA	-
11	PROPOSED AREA	5563.94
12	EXCESS BALCONY AREA TAKEN IN TOTAL	186.38
13	TOTAL BUILT UP AREA PROPOSED (10+11+12)	5750.32
14	F.A.R. CONSUMED (13/7)	1.399
B BALCONY AREA STATEMENT		
(i)	PERMISSIBLE BALCONY AREA	AS/DETAIL STATEMENT
(ii)	PROPOSED BALCONY AREA	-- DO --
(iii)	EXCESS BALCONY AREA	-- DO --
(iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	186.38
C TENAMENT STATEMENT		
(i)	PROPOSED AREA (ITEM A-13 ABOVE)	5750.32
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	-
(iii)	AREA AVAILABLE FOR TENAMENTS (I MINUS II)	5750.32
(iv)	TENAMENTS PERMISSIBLE (DENSITY OF TENAMENTS/HECTARE)	250
(v)	TENAMENTS PROPOSED	154
(vi)	TENAMENTS EXISTING	-
	TOTAL TENAMENTS ON THE PLOT	154
D PARKING STATEMENT		
(i)	PARKING REQUIRED BY RULE	
	CAR	NIL
	SCOOTERS/ MOTORCYCLE/BYCYCLES	154 NOS.
	OUTSIDERS (VISITORS)	-
(ii)	LOCK-UP GARRAGES PERMISSIBLE	10 NOS.
(iii)	LOCK-UP GARRAGES PROPOSED	09 NOS.
	CAR	05 NOS.
	SCOOTERS/ MOTORCYCLE/BYCYCLES	175 NOS.

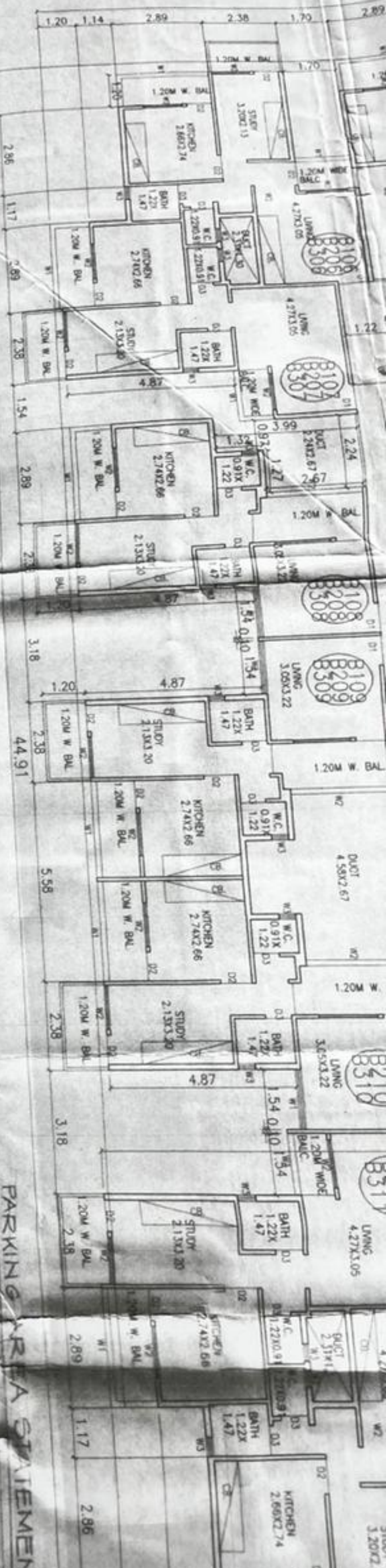
MAX.

WING 'B'

NORTH SIDE



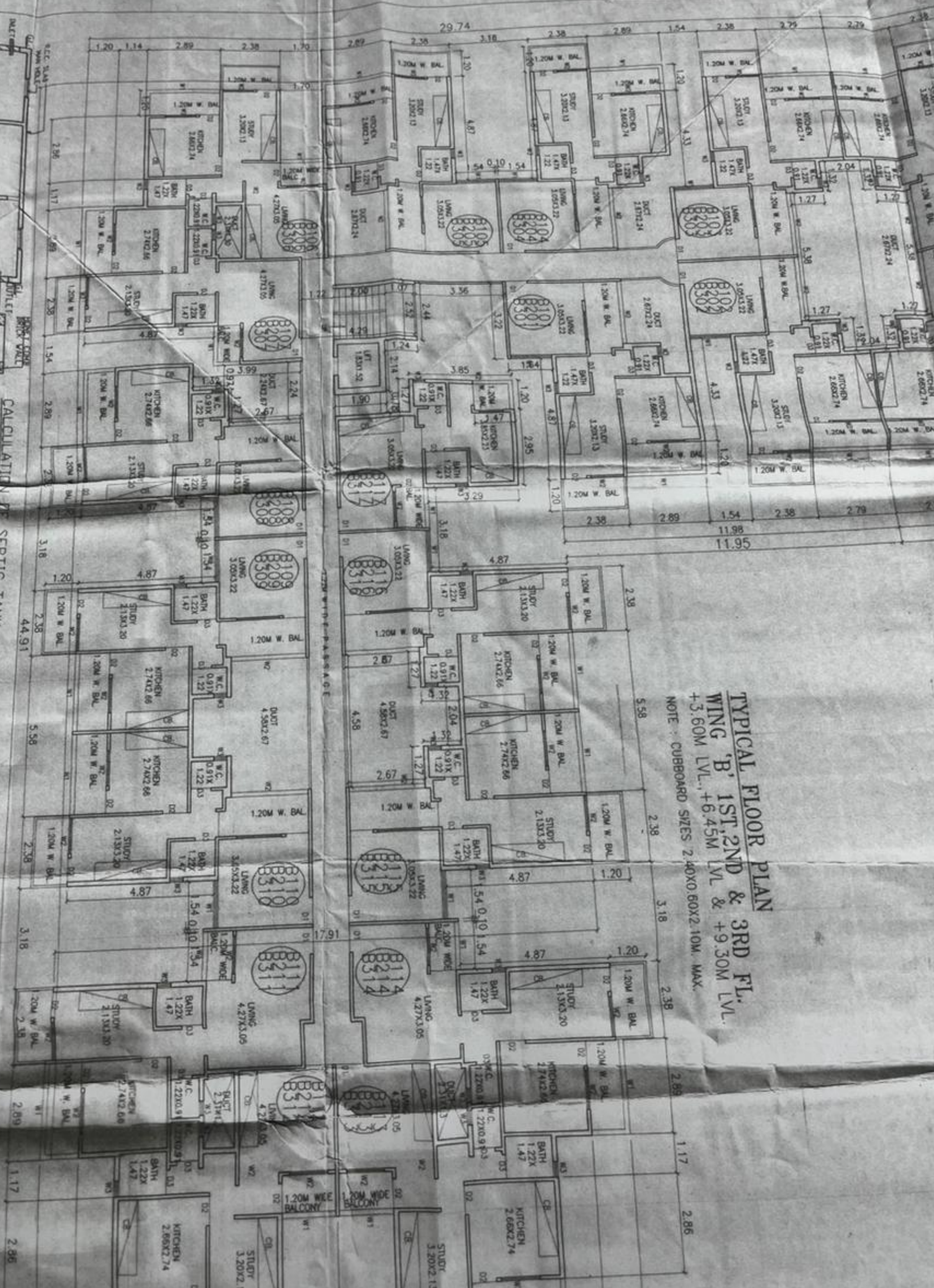
CALCULATION OF SEPTIC TANK
 CAPACITY OF SEPTIC TANK:
 10.00 X 3.30 X 2.00 = 66.00 CUM
 SIZE OF SOAK PIT:
 2.00 X 2.00 X 2.00 = 8.00 CUM
 NO. OF USERS (M/F) = 6/16
 CAPACITY/ USER = 0.937 CUM



PARKING AREA STATEMENT

TRAPPING REQUIRED	PREVIOUSLY APPROVED PLAN (PRECODE)	REVISIONS	REVISIONS
2-WHEELER + WHEEL			
REQUIRED 1175			
PROPOSED 175			

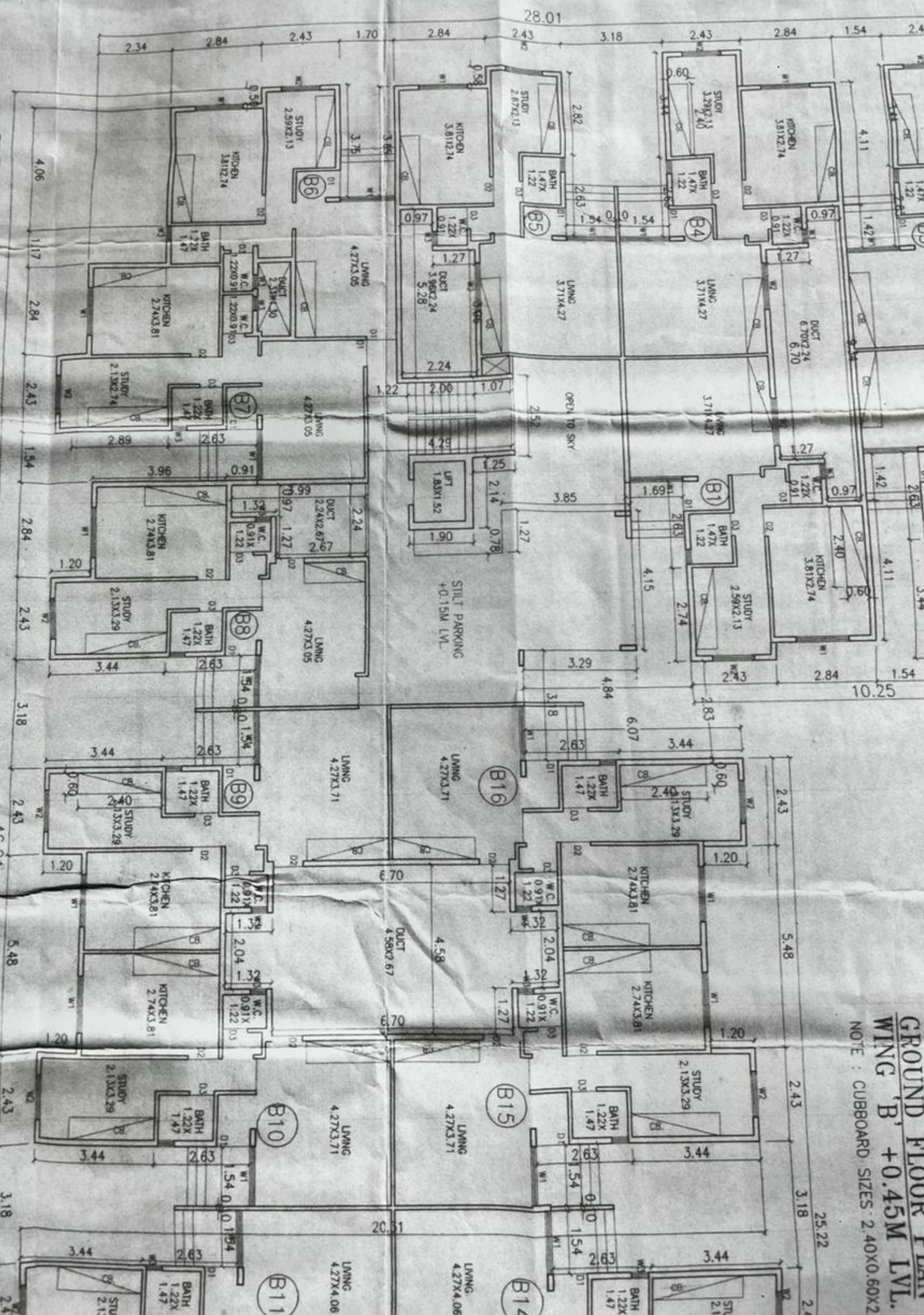
TYPICAL FLOOR PLAN
WING 'B' 1ST, 2ND & 3RD FL.
 +3.60M LVL. +6.45M LVL. & +9.30M LVL.
 NOTE: CUBBOARD SIZES 2.40X0.60X2.10M. MAX.



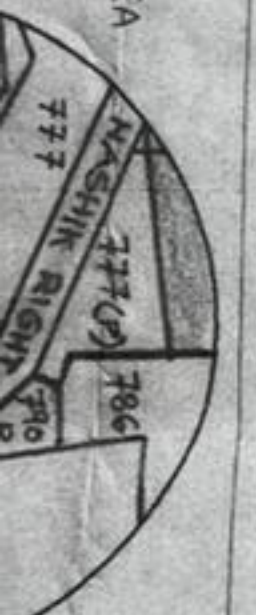
CALCULATION OF SEPTIC TANK
 CAPACITY OF SEPTIC TANK
 10.00 X 3.30 X 2.00 = 66.00 CUM
 SIZE OF SOAK PIT
 2.00 X 2.00 X 2.00 = 8.00 CUM
 NO. OF USERS 18M4 = 616 NOS.
 CAPACITY/USER = 0.097 CUM

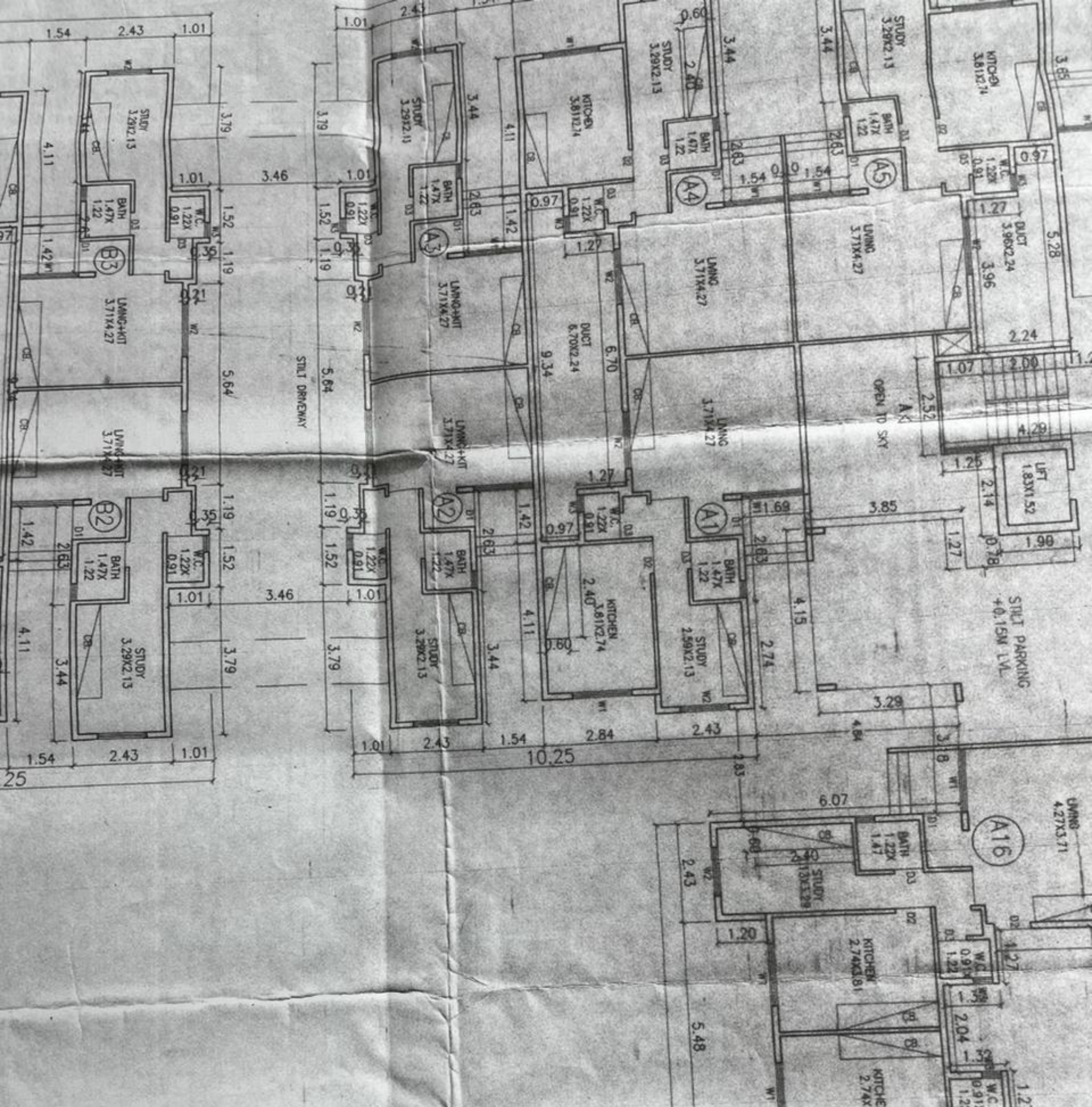
PARKING AREA STATEMENT
 PARKING AREA REQUIRED FOR THIS PROJECT IS APPROXIMATELY 1000 SQ. METERS.
 PROVIDED APPROXIMATELY 1000 SQ. METERS.
 THEREFORE, THE PROJECT IS IN COMPLIANCE WITH THE REQUIREMENTS.
 (PRECODE)

GROUND FLOOR PLAN
WING 'B' +0.45M LVL.
 NOTE : CUBBOARD SIZES 2.40X0.60X2.



GROUND COVER STATEMENT
 PERM. GROUND COVERAGE = 33% OF NET PLOT AREA
 I.E. 33% OF 4107.50 SQ.M. = 1355.48 SQ.M.
 PROPOSED GROUND COVERAGE = WING A + B

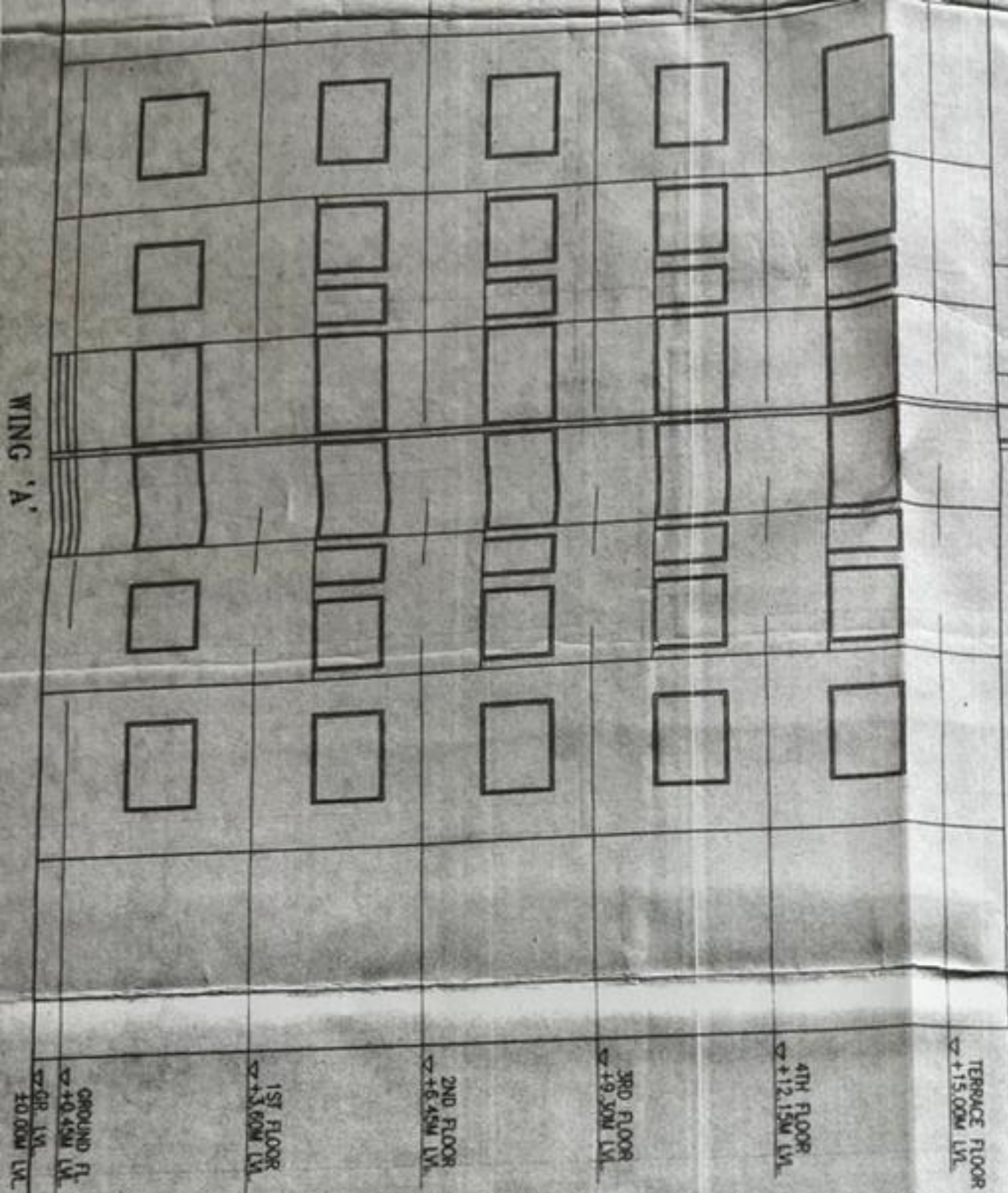




GROUND FLOOR PLAN
WING 'A' +0.45M LVL.
 NOTE : CUBBOARD SIZES 2.40X0.60X2

GROUND FLOOR PLAN

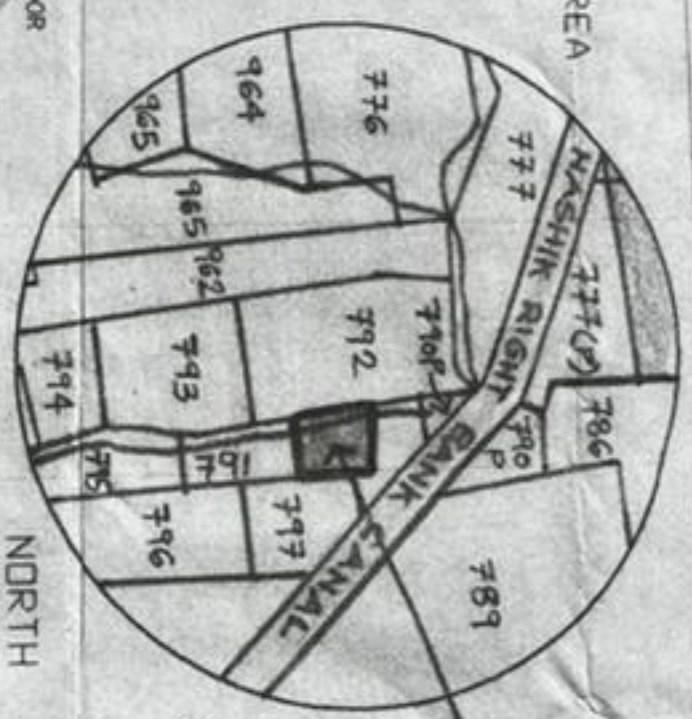
WING 'A'



GROUND COVER STATEMENT
 PERM. GROUND COVER = 33% OF NET PLOT AREA
 I.E. 33% OF 4107.50 SQ.M. = 1355.48 SQ.M.
 PROPOSED GROUND COVER = WING A + B
 = 1259.98 SQ.M.

GROUND FL. $\pm 0.00M$ LV.
 1ST FLOOR $\pm 1.50M$ LV.
 2ND FLOOR $\pm 6.45M$ LV.
 3RD FLOOR $\pm 19.50M$ LV.
 4TH FLOOR $\pm 12.15M$ LV.
 TERRACE FLOOR $\pm 15.00M$ LV.

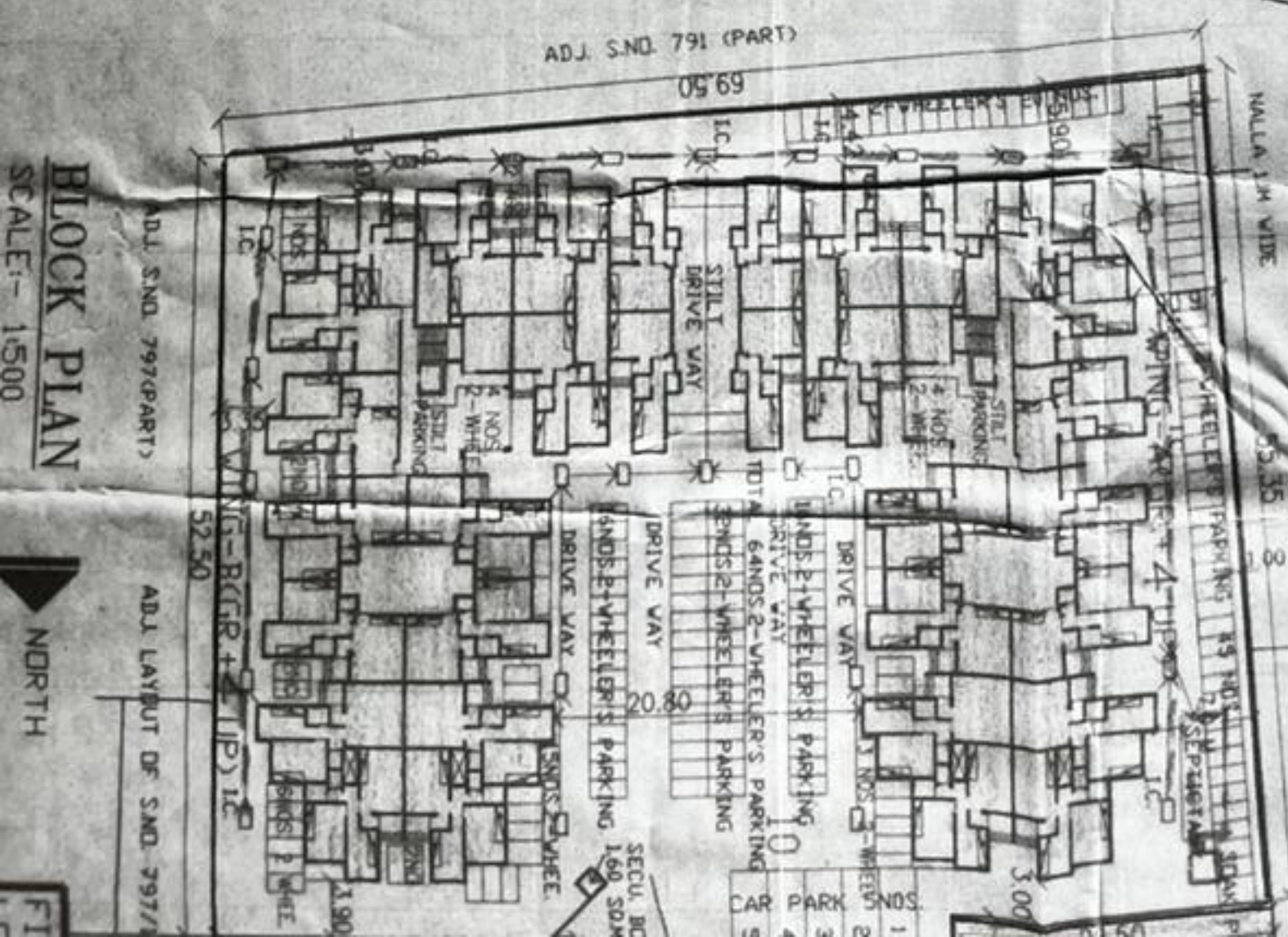
LOCATION PLAN
 SCALE: 1:10,000



NORTH

BLOCK PLAN
 SCALE: 1:500

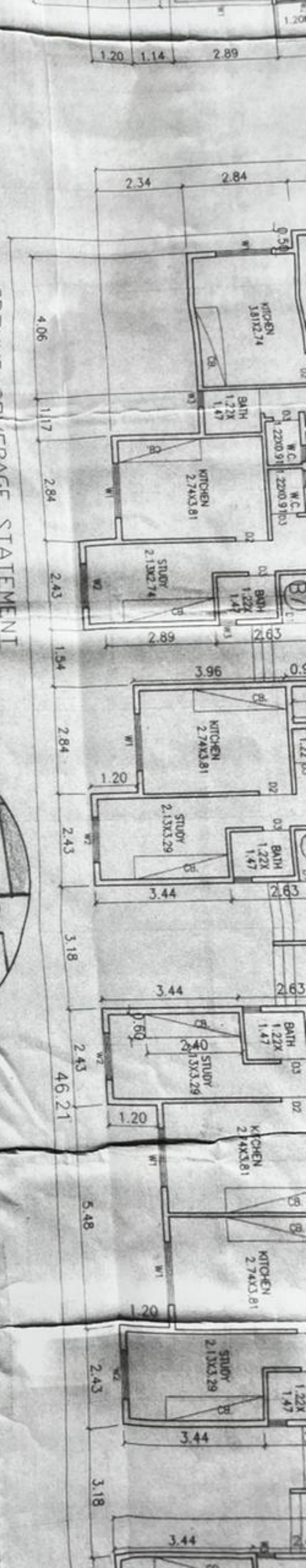
NORTH



ADJ. S.NO. 797(PART)

ADJ. S.NO. 792/1C/1

PRO. SITE



(ii) LOCK-UP GARRAGES PERMISSIBLE	10 NOS.
(iii) LOCK-UP GARRAGES PROPOSED	09 NOS.
CAR	05 NOS.
SCOOTERS/ MOTORCYCLE/BYCYCLES	175 NOS.
OUTSIDERS (VISITORS)	-
(iv) TOTAL PARKING PROVIDED	189 NOS.
E TRANS. VEHICLES PARKING/LOADING UNLOADING	
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQU. BY RULES	-
(ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)	-

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 4/8/2000 AND DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P. ACT.

Signature of registered Architect

- | | |
|---|---|
| (1) PLOT LINES-THICK BLACK | (7) PROPOSED WORK-RED FILLED IN |
| (2) EXISTING STREET-GREEN | (8) DRAINAGE & SEWERAGE WORK-RED DOTTED |
| (3) FUTURE STREET-GREEN DOTTED | (9) WATER SUPPLY WORK-BLUE DOTTED THIN |
| (4) PERMISSIBLE BUILDING-THICK DOTTED BLACK | (10) DEVIATIONS-RED HATCHED |
| (5) OPEN SPACES-NO COLOUR | (11) RECREATION GROUND-GREEN WASH |
| (6) WORK PROPOSED TO BE DEMOLISHED-YELLOW HATCHED | |


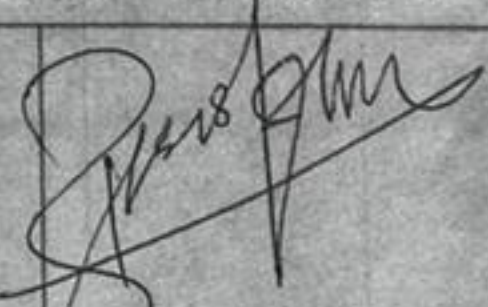
AREA STATEMENT	SQ.M
AREA OF PLOT	4107.50
F.S.I. (1.00+0.40 T.D.R.)	1.40
PROPOSED TOTAL BUILT UP AREA	5750.50
GROUND FLOOR WING-A	627.01
1ST FLOOR WING-A	552.84
2ND FLOOR WING-A	552.84
3RD FLOOR WING-A	552.84
4TH FLOOR WING-A	493.46
GROUND FLOOR WING-B	630.97
1ST FLOOR WING-B	552.84
2ND FLOOR WING-B	552.84
3RD FLOOR WING-B	552.84
4TH FLOOR WING-B	493.46
TOTAL BUILT UP AREA	5563.94
TOTAL EXCESS BALCONY AREA	186.38
TOTAL BUILT UP AREA	5750.32

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D1	0.91X2.20	T.W. SOLID CORE FLUSH DOOR
D2	0.83X2.20	T.W. SOLID CORE FLUSH DOOR
D3	0.76X2.20	T.W. PANEL DOOR
W1	2.00X1.20	AL FRAME SLIDING SHUTTER
W2	1.20X1.20	AL FRAME SIDE HUNG SHUTTER
W3	1.50X1.20	AL FRAME SLIDING SHUTTER
W4	0.60X1.20	AL FRAME LOUVERED GLASS
W5	0.90X1.20	AL FRAME SIDE HUNG SHUTTER
V1	0.45X0.45	AL FRAME TOP HUNG SHUTTER

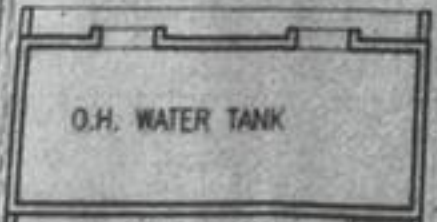
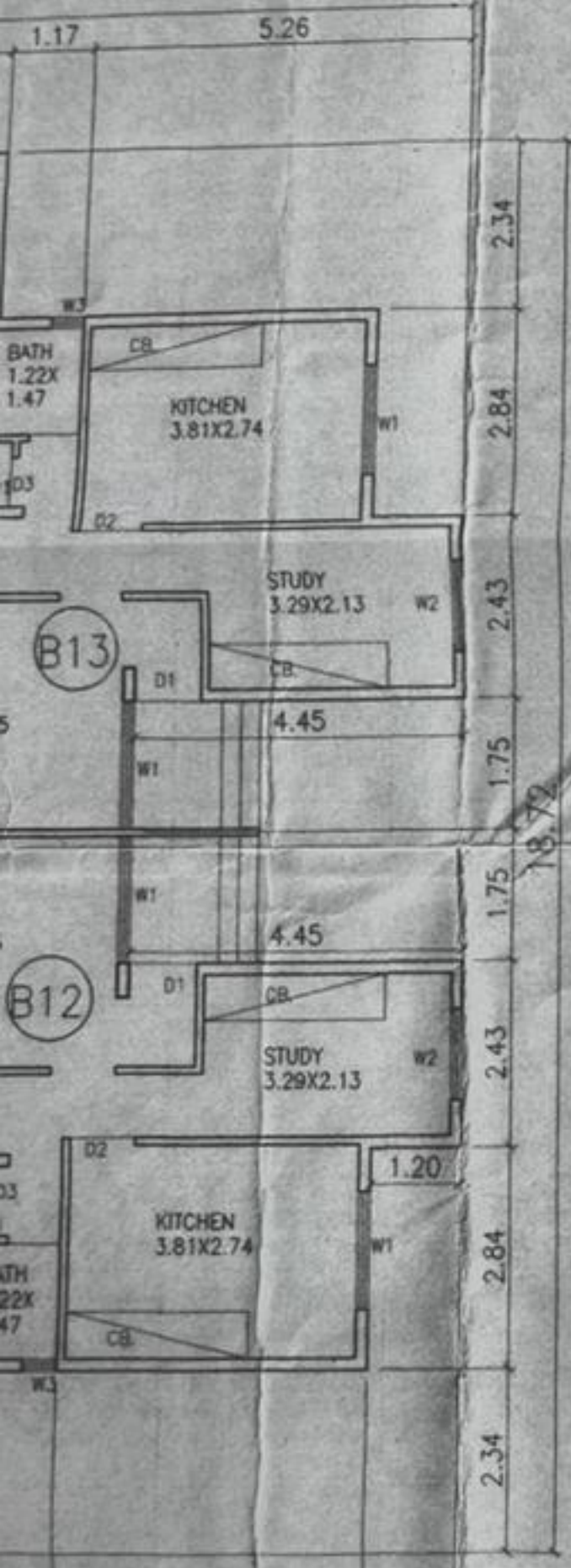
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL COMPLEX ON PLOT NO. 10, S.NO. 791/2 OF VILLAGE NASHIK, TAL & DIST., NASHIK.
 FOR:- SHRI V.G. MOTKARI & OTHERS, THROUGH POWER OF ATTORNEY HOLDER SHRI RAJAN ASAN DARYANI.

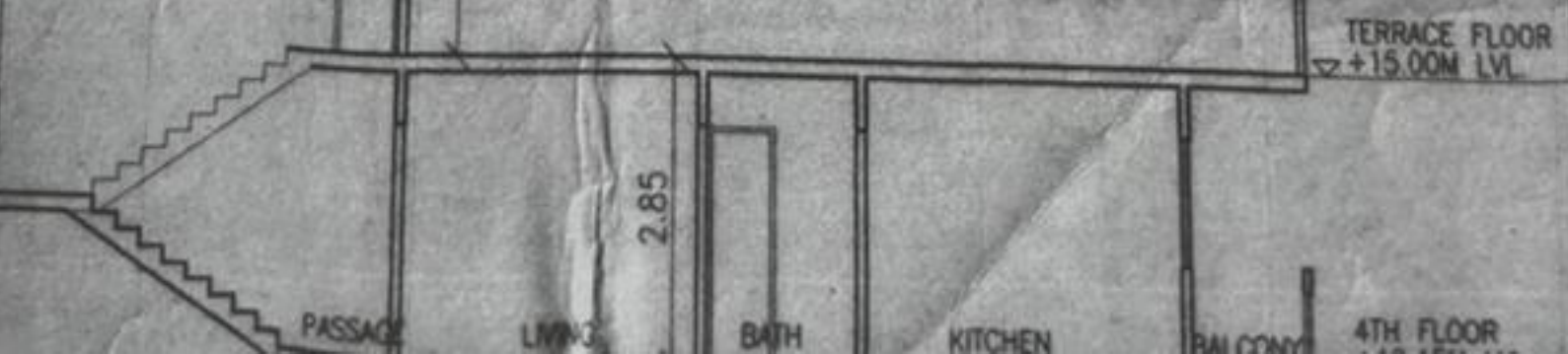



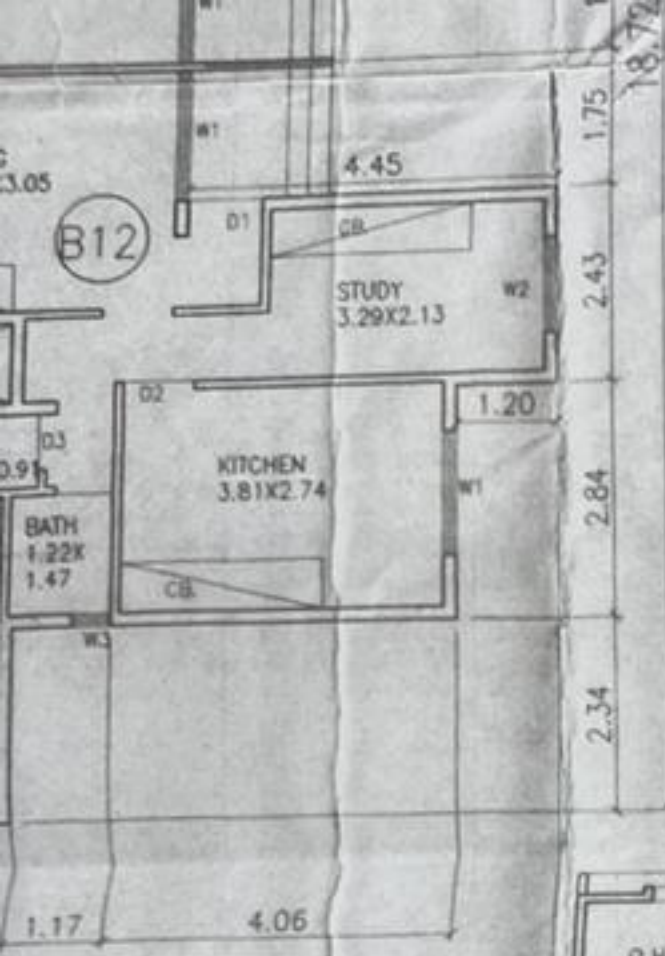
OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE



= 820.00 SQ.M.
 = 820.00 SQ.M.
 N R.G. 10% OF 820.00
 = 82.00 SQ.M.
 AREA = 81.00 SQ.M.





D1	0.91X2.20	T.W. SOLID
D2	0.83X2.20	T.W. PANEL DOOR
D3	0.76X2.20	AL FRAME SLIDING SHUTTER
W1	2.00X1.20	AL FRAME SIDE HUNG SHUTTER
W2	1.20X1.20	AL FRAME SLIDING SHUTTER
W3	1.50X1.20	AL FRAME LOUVERED GLASS
W4	0.60X1.20	AL FRAME SIDE HUNG SHUTTER
W5	0.90X1.20	AL FRAME SIDE HUNG SHUTTER
V1	0.45X0.45	AL FRAME TOP HUNG SHUTTER

DESCRIPTION OF PROPOSAL & PROPERTY

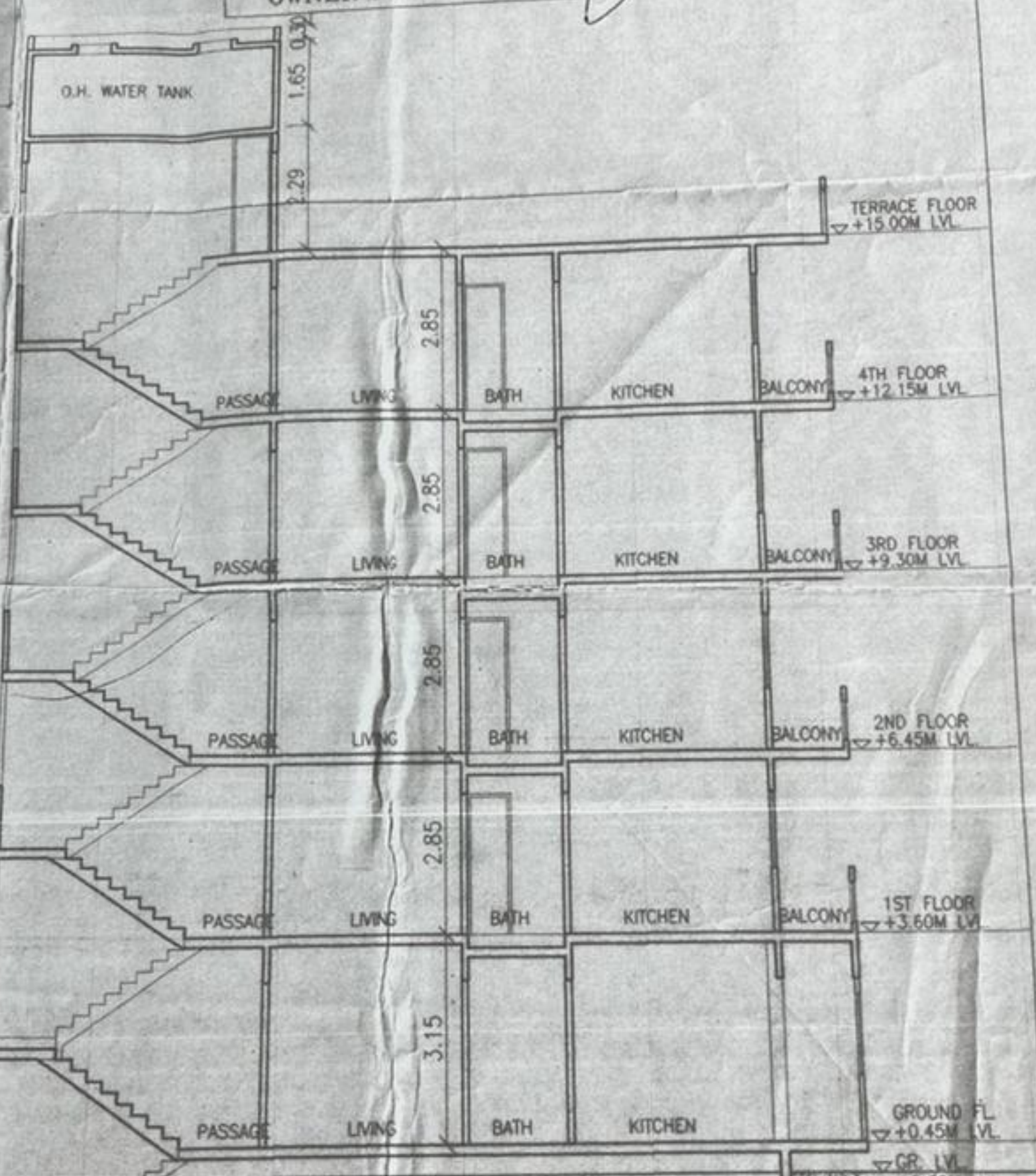
PROPOSED RESIDENTIAL COMPLEX ON PLOT NO. 10, S.NO. 791/2 OF VILLAGE NASHIK, TAL. & DIST., NASHIK.
 FOR: -SHRI V.G. MOTKARI & OTHERS, THROUGH POWER OF ATTORNEY HOLDER SHRI RAJAN ASAN DARYANI.

Rajan Daryani
[Signature]

OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

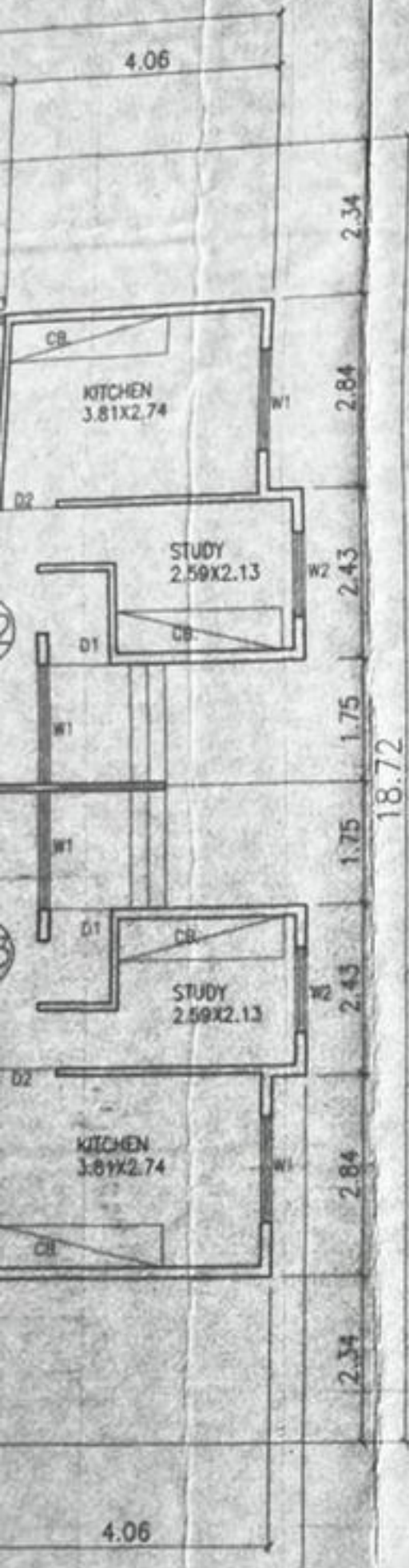
EMENT
 = 820.00 SQ.M.
 = 820.00 SQ.M.
 A IN R.G. 10% OF 820.00
 = 82.00 SQ.M.
 LL AREA = 81.00 SQ.M.



SECTION A-A



CONTENTS	JOB No.	DRG. No.	MASTER PLANNERS ARCHITECTS * INTERIOR DESIGNERS 47, PERIN NARIMAN STREET, FORT, MUMBAI-400 001 TEL: (022)2679176/2693709 FAX: (022)269
PROPOSAL DRAWING	152	03	
PROJECT	DATE	15.3.2001	
UNITED RETREAT AT NASHIK	SCALE	1:100 OR AS MENT.	
FILE:-D:\152\PRO	DRN BY	SURVE	



APPROVING AUTHORITY
APPROVED

1/2

The conditions amended in ...
the conditions mentioned in
comparing commencement
Certificate No. 01/1642 dated 28/3/2001

OK
2/3
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation

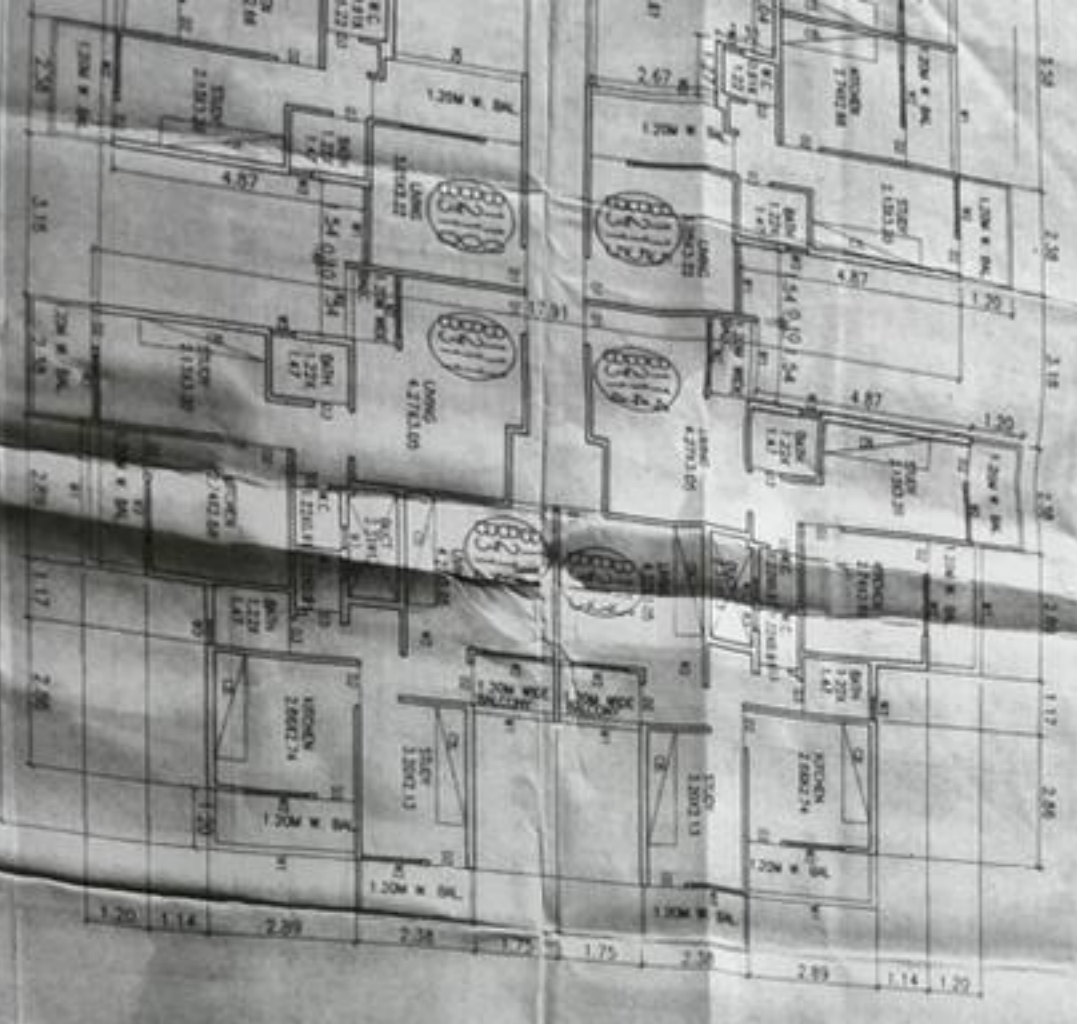
AREA STATEMENT SQ.M.

1	AREA OF PLOT (AS PER 7/12 EXTRACT)	4107.50
	AREA OF PLOT (AS PER LAYOUT)	-
	AREA OF PLOT (AS PER SITE)	4107.50
2	DEDUCTIONS FOR	
	a. ROAD SETBACK AREA	-
	b. PROPOSED ROADS	-
	c. ANY RESERVATIONS	-
	d. TOTAL (a+b+c)	-
3	NET AREA OF THE PLOT (1 MINUS 2)	4107.50
4	DEDUCTIONS FOR	
	a. RECREATION GROUND (IF DEDUCTABLE)	-
	b. INTERNAL ROADS	-
	c. TOTAL (a+b)	-
5	NET AREA OF PLOT (3 MINUS 4C)	4107.50
6	ADDITIONS FOR FLOOR SPACE INDEX	
	2a. 100%	-
	2b. 100%	-
7	TOTAL AREA (5 PLUS 6)	4107.50
8	FLOOR SPACE INDEX PERMISSIBLE 1.00+0.40 T.D.R.=1.40 4107.50x1.00 + 4107.50x0.40(T.D.R.)	
9	PERMISSIBLE FLOOR AREA (7 X 8)	5750.50
10	EXISTING FLOOR AREA	-
11	PROPOSED AREA	5563.94
12	EXCESS BALCONY AREA TAKEN IN TOTAL	186.38
13	TOTAL BUILT UP AREA PROPOSED (10+11+12)	5750.32
14	F.A.R. CONSUMED (13/7)	1.399
B BALCONY AREA STATEMENT		
	(i) PERMISSIBLE BALCONY AREA	AS/DETAIL STATEMENT
	(ii) PROPOSED BALCONY AREA	-- DO --
	(iii) EXCESS BALCONY AREA	-- DO --
	(iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	186.38
C TENAMENT STATEMENT		
	(i) PROPOSED AREA (ITEM A-13 ABOVE)	5750.32
	(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	-
	(iii) AREA AVAILABLE FOR TENAMENTS (I MINUS II)	5750.32
	(iv) TENAMENTS PERMISSIBLE (DENSITY OF TENAMENTS/HECTARE)	250
	(v) TENAMENTS PROPOSED	154
	(vi) TENAMENTS EXISTING	-
	TOTAL TENAMENTS ON THE PLOT	154
D PARKING STATEMENT		
	(i) PARKING REQUIRED BY RULE	
	CAR	NIL
	SCOOTERS/ MOTORCYCLE/BYCYCLES	154 NOS.
	OUTSIDERS (VISITORS)	-
	(ii) LOCK-UP GARRAGES PERMISSIBLE	10 NOS.
	(iii) LOCK-UP GARRAGES PROPOSED	09 NOS.
	CAR	05 NOS.
	SCOOTERS/ MOTORCYCLE/BYCYCLES	175 NOS.
	OUTSIDERS (VISITORS)	-

TYPICAL FLOOR PLAN
WING 'A' 1ST, 2ND & 3RD FL.
 +3.60M LVL. +6.45M LVL. & +9.30M LVL.
 NOTE - CORRIDOR SIZES 2.40X0.60X2.1M MAX.



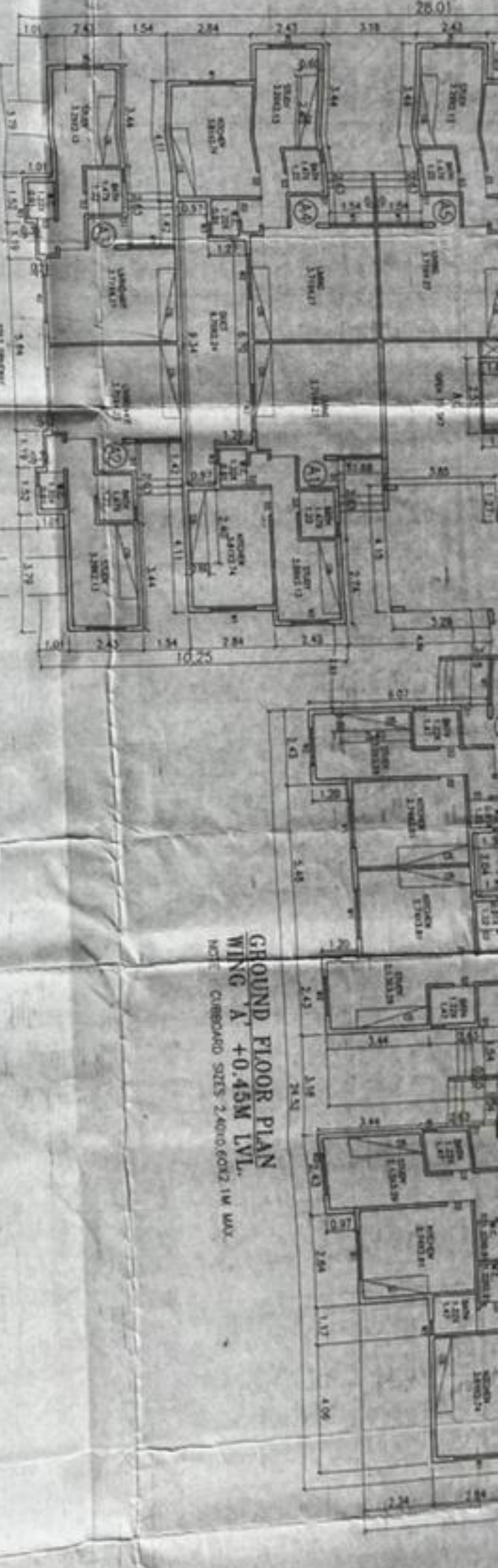
TYPICAL FLOOR PLAN
WING 'B' 1ST, 2ND & 3RD FL.
 +3.60M LVL. +6.45M LVL. & +9.30M LVL.
 NOTE - CORRIDOR SIZES 2.40X0.60X2.1M MAX.



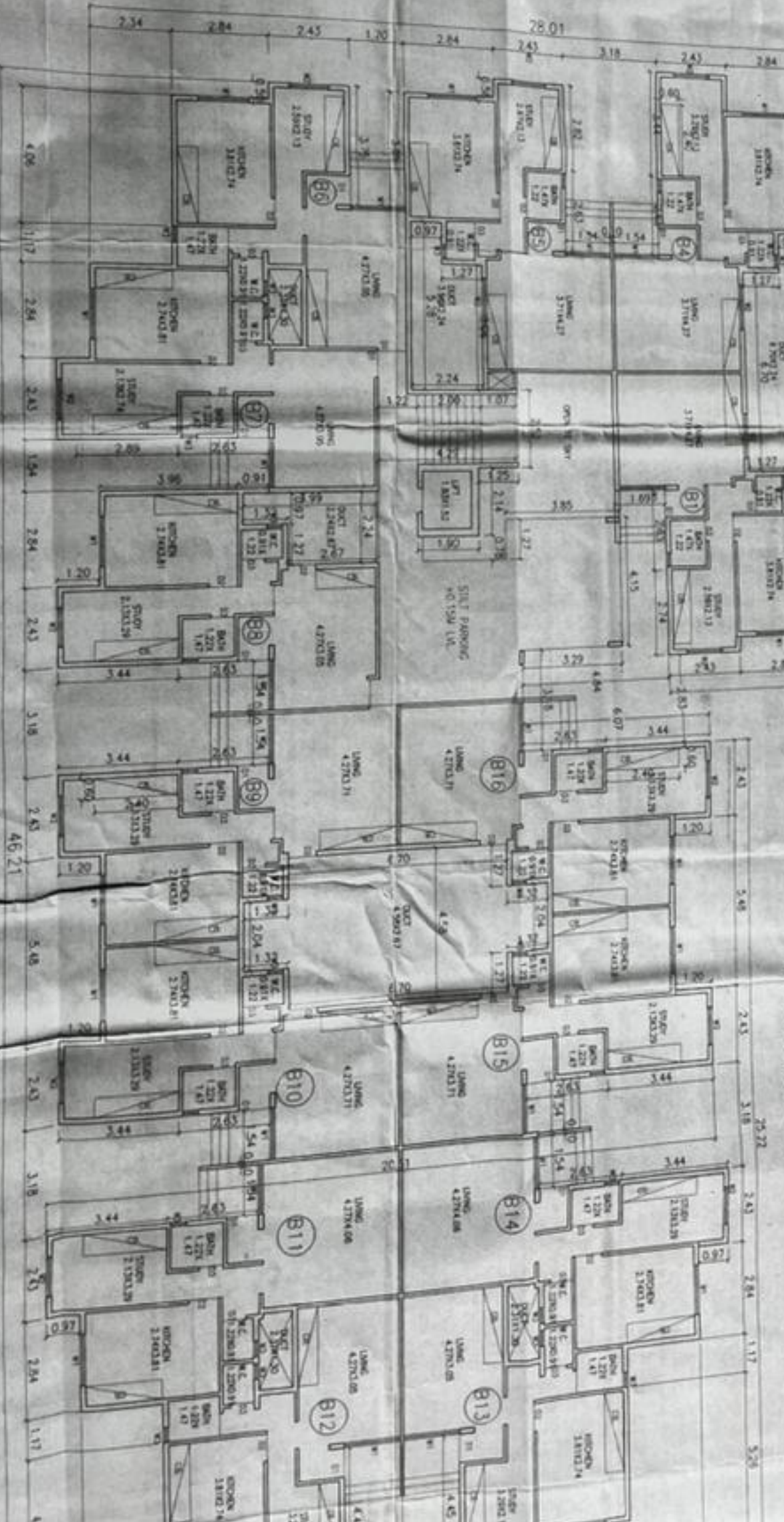
PARKING AREA STATEMENT

PROVIDED PARKING (MOTORCARS)	11
2-WHEELER	154
TRUCKS	175
TOTAL	240

GROUND FLOOR PLAN
WING 'A' +0.45M LVL.
 NOTE - CORRIDOR SIZES 2.40X0.60X2.1M MAX.



GROUND FLOOR PLAN
WING 'B' +0.45M LVL.
 NOTE - CORRIDOR SIZES 2.40X0.60X2.1M MAX.



GROUND COVER STATEMENT

PERM. GROUND COVERAGE = 33% OF NET PLOT AREA
 IE. 33% OF 4117.50 SQM = 1355.48 SQM
 PROPOSED GROUND COVERAGE = WING A + B
 = 1259.18 SQM



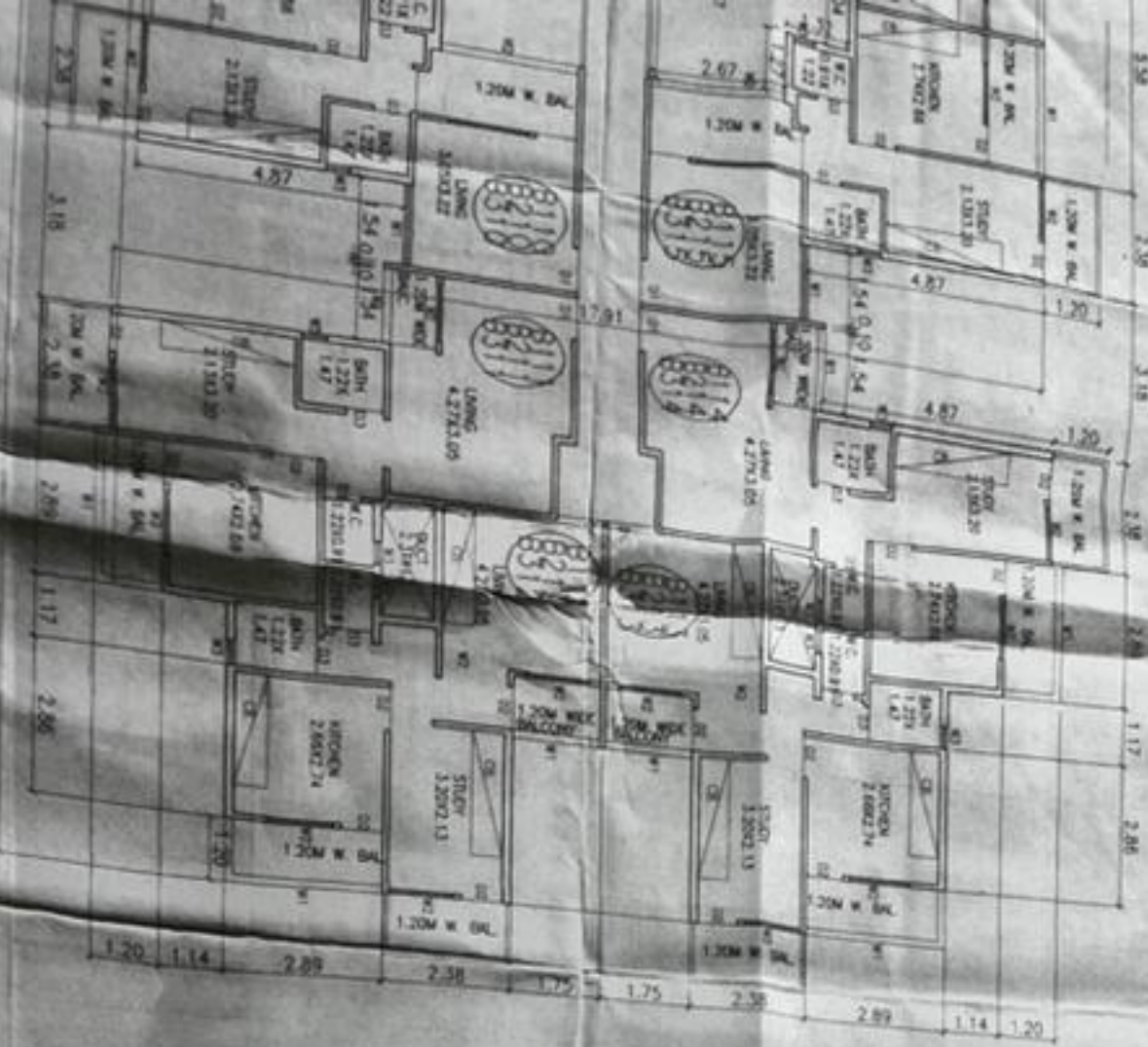
R.G. AREA STATEMENT

R.G. AREA REQUIRED = 82000
 R.G. AREA PROVIDED = 82000
 PERM. BUILT UP AREA IN R.G. 10%
 = 8200
 PROPOSED PRAYER HALL AREA = 8200

TYPICAL FLOOR PLAN
WING A, 1ST, 2ND & 3RD FL.
 +3.60M LVL, +6.45M LVL & +9.30M LVL
 NOTE - CURBOARD SIZES 2.40X0.60X2.1M MAX.

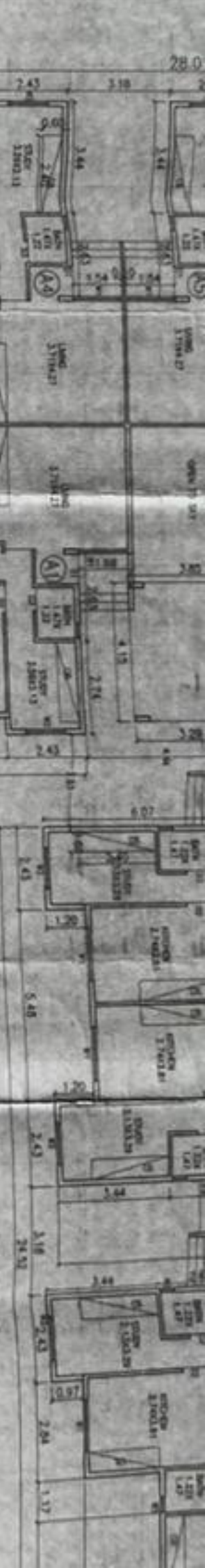


TYPICAL FLOOR PLAN
WING B, 1ST, 2ND & 3RD FL.
 +3.60M LVL, +6.45M LVL & +9.30M LVL
 NOTE - CURBOARD SIZES 2.40X0.60X2.1M MAX.

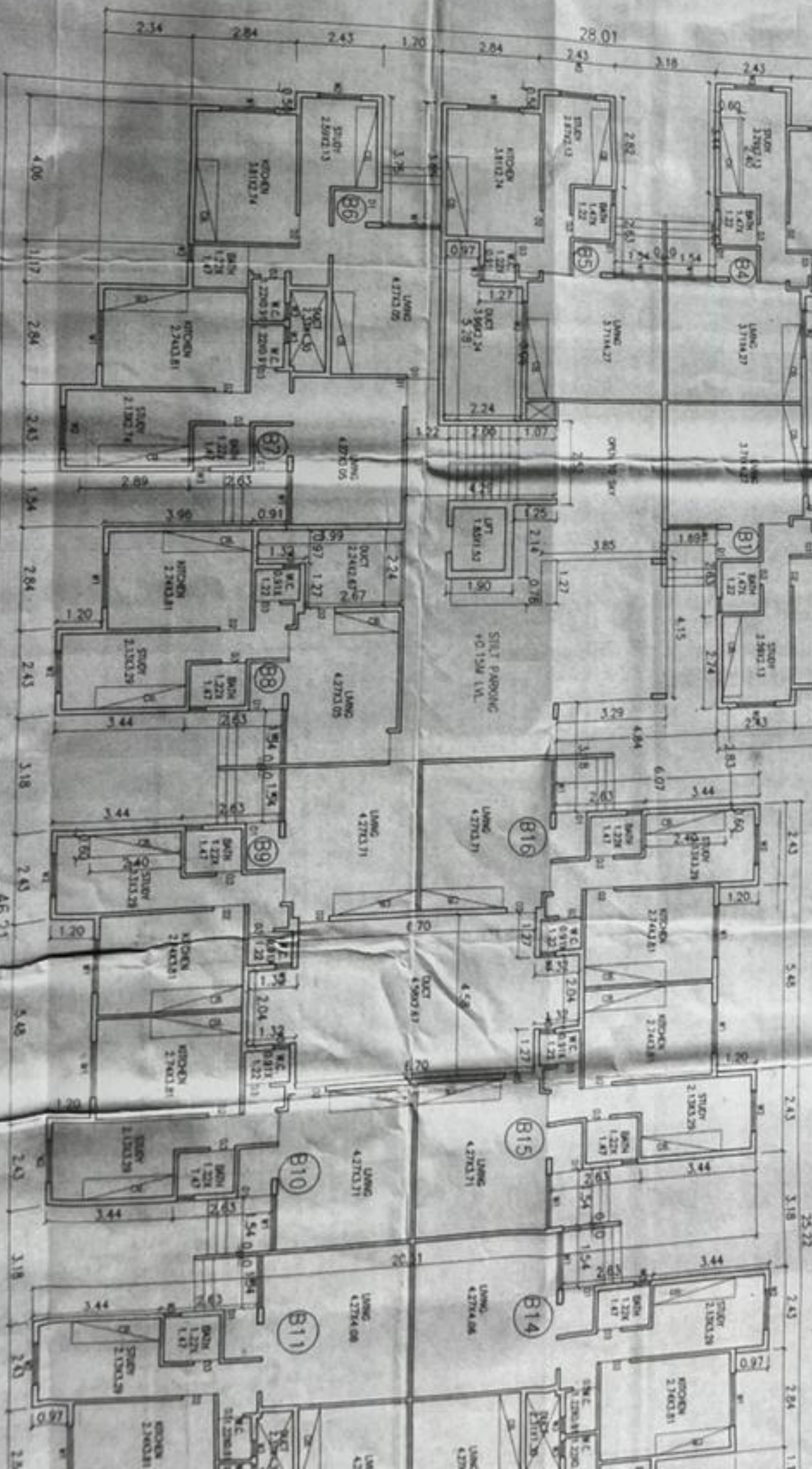


PARKING AREA STATEMENT
 REVISIONS:
 1. PROVIDE A 10% BUFFER ZONE
 2. W/

GROUND FLOOR PLAN
WING A, +0.45M LVL.
 NOTE - CURBOARD SIZES 2.40X0.60X2.1M MAX.



GROUND FLOOR PLAN
WING B, +0.45M LVL.
 NOTE - CURBOARD SIZES 2.40X0.60X2.1M MAX.



GROUND COVERAGE STATEMENT
 PERM. GROUND COVERAGE = 33% OF NET PLOT AREA
 I.E. 33% OF 4107.50 SQM = 1355.48 SQM

R.G. AREA
 R.G. AREA PER

- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.

The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soakpit to be provided by the owner.

The size of soakpit should be properly worked out on the basis of tenaments. A piegeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

- 10) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & varandas are covered or merged into adjoining room the construction shall be treated as unauthorised and action shall be taken.
- 11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Tree Act, 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 14) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 18) N. A. order No. 31 dated 23/5/2000 submitted with the application.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 164000/- is paid for development charges w.r. to the proposed Construction vide R. No. / B. No. 161 0008 dt. 12-3-2001
- 20) B) Rs. paid is paid for development charges w.r. to proposed land development vide R. No. / B. No. 421 0009 dt. 27-3-2001
- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 14377..... Deposited Vide B. No./R.No. 36/181
Dated 23/3/2001 As Per Office Order No. 137 Dt. 18/3/2000



NASHIK MUNICIPAL CORPORATION

NO. : LND / BP / CD / B3 / CD / 1642

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 28 / 3 / 2001

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO Shri Vittal Govind Motkari & Others.

C/o M/s Master Planners Through Archt Renuka Sheth.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 10

of S. No. 791/2

of **Nashik**

Shiwar

Ref - Your Application & Plan dated 21/3/2001

Inward No. B3/609

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act. No. LIX of 1949) to erect building for. **Residential**

Purpose as per plan duly amended in

subject to the following conditions :

CONDITIONS

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceilling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- 8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.