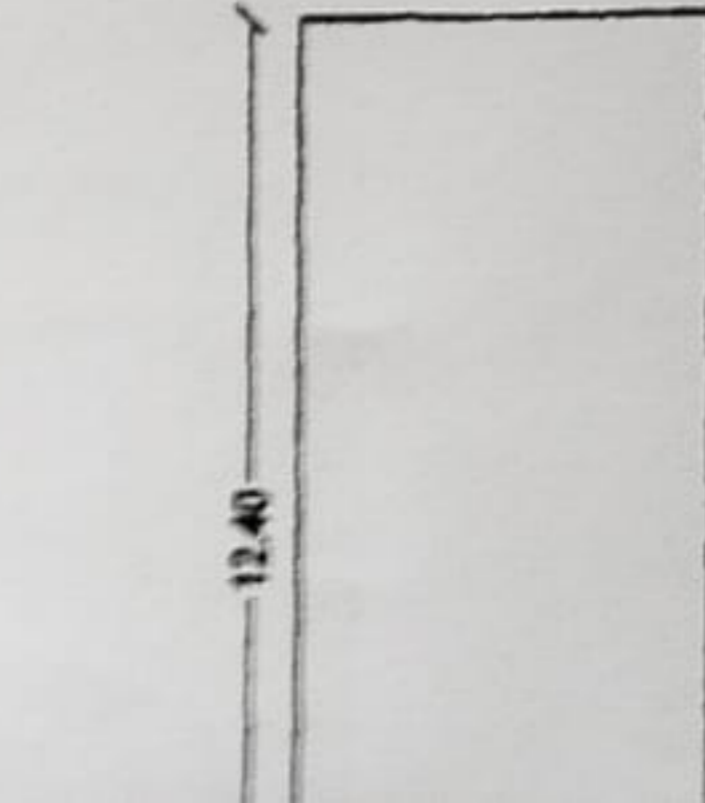
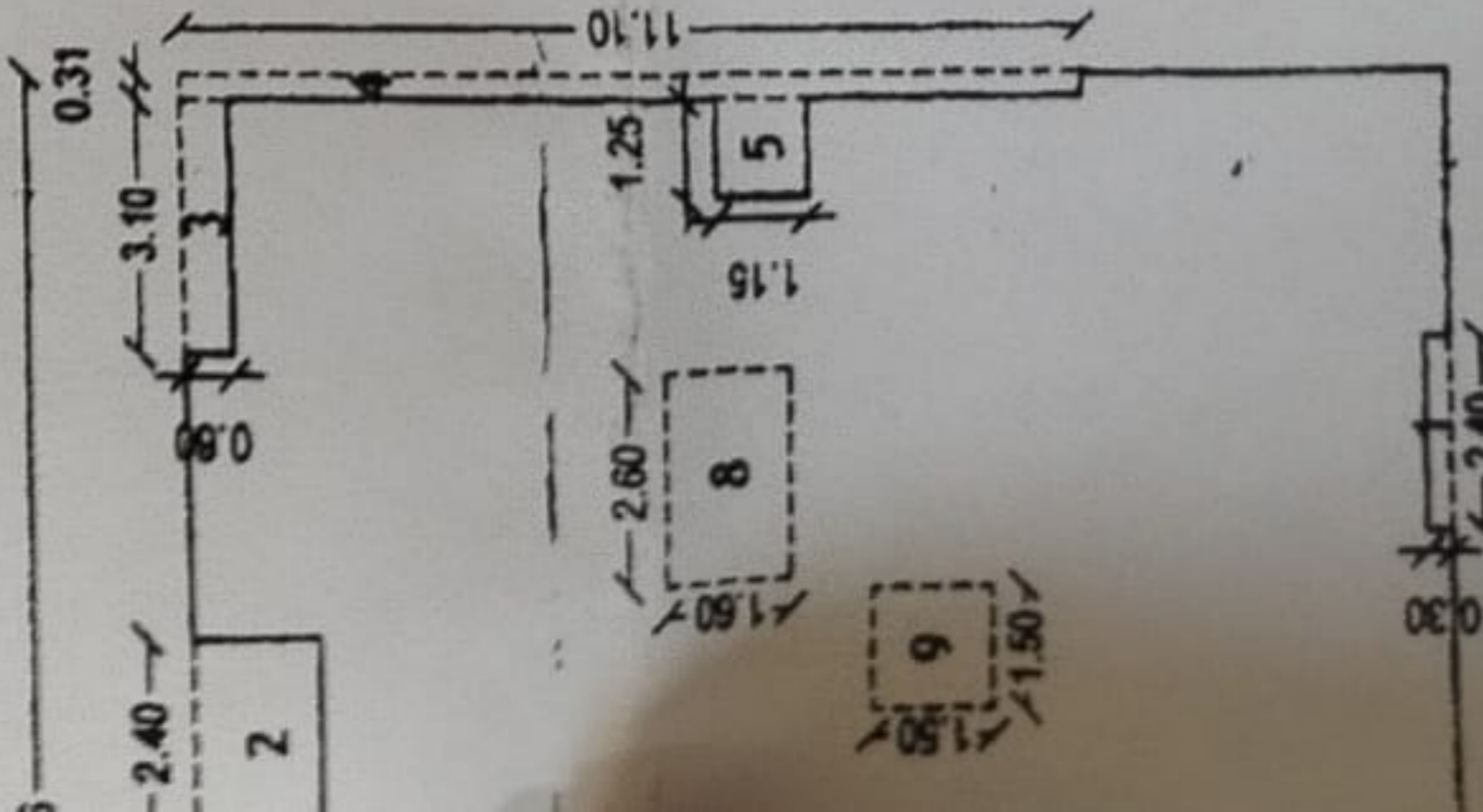


STAIRCASE AND LOBBY AREA DIAGRAM
SCALE 1:200



GROUND FLOOR AREA DIAGRAM
SCALE 1:200



FIRST/SECOND, THIRD/FOURTH AND FIFTH FLOOR AREA DIAGRAM
SCALE 1:200

STAIRCASE AND LOBBY AREA CALCULATION

PARTICULAR	LENGTH IN M.	WIDTH IN M.	NO.	TOTAL AREA IN SQ.M.
BLOCK AREA AS CALCULATED	2.70	6.75	1	18.23
DEDUCTION NO.	0.0	0.0	0	0.00
TOTAL DEDUCTION AREA				0.00
BLOCK AREA - DEDUCTION AREA				18.23
TOTAL BAUP AREA IN SQ.M.				18.23

COMMERCIAL SHOP AREA CALCULATION

PARTICULAR	LENGTH IN M.	WIDTH IN M.	NO.	TOTAL AREA IN SQ.M.
BLOCK AREA AS CALCULATED	12.40	4.90	1	60.76
DEDUCTION NO.	0.0	0.0	0	0.00
TOTAL DEDUCTION AREA				0.00
BLOCK AREA - DEDUCTION AREA				60.76
TOTAL BAUP AREA IN SQ.M.				60.76

FIRST/SECOND/THIRD/FOURTH/FIFTH FLOOR AREA CALCULATION

PARTICULAR	LENGTH IN M.	WIDTH IN M.	NO.	TOTAL AREA IN SQ.M.
BLOCK AREA AS CALCULATED	18.46	15.65	1	288.90
DEDUCTION NO.	2.40	0.30	3	2.16
	2.40	1.55	1	3.72
	3.10	0.60	1	1.86
	0.31	11.10	1	3.44
	1.25	1.15	1	1.44
	0.33	6.55	1	2.16
	2.95	1.55	1	4.57
	2.60	1.60	1	4.16
	1.50	1.50	1	2.25
TOTAL DEDUCTION AREA				25.76
BLOCK AREA - DEDUCTION AREA				263.14
TOTAL BAUP AREA IN SQ.M.				263.14

A AREA STATEMENT

- Area of Plot (Minimum area of a.b.c.)
 - As per ownership details
 - As per measurement
 - As per sita
- Deductions for
 - Proposed D.P./D.P. Services Road/Light
 - Any D.P. Reservoir
 - Total (a+b)
- Balance Area of Plot
- Amenity Space (If applicable)
 - Required
 - Adjustment of 2 (b)
 - Balance proposed
- Net Area of Plot = [3 - 6(a) - 6(b) - 6(c)]
- Recreational Open Space
 - Required
 - Proposed
- Internal Road area
- Plotable area (If applicable)
 - Permissible F.S.I. area
 - Built up Area with road width (ar. no. 5)
- Addition of F.S.I. or
 - Maximum permissible based on road width
 - Proposed F.S.I.
- In-situ F.S.I. / T.D.R.
 - In-situ area available
 - In-situ area available [2.00 or 1.85 X a]
 - TDR area
 - Total in-situ / TDR
- Additional of F.S.I.
- Total entitlement of
 - [9+10(b)+11(d)]
 - Ancillary area for payment of charges
 - Total entitlement
- Maximum utilisable Permissible as per [6.2 or 6.3 or 6.4]

12.0 METER WIDE PROPOSED ROAD

12.0 METER WIDE

BEFORE AMALGAMATION

SCALE :- 1:200



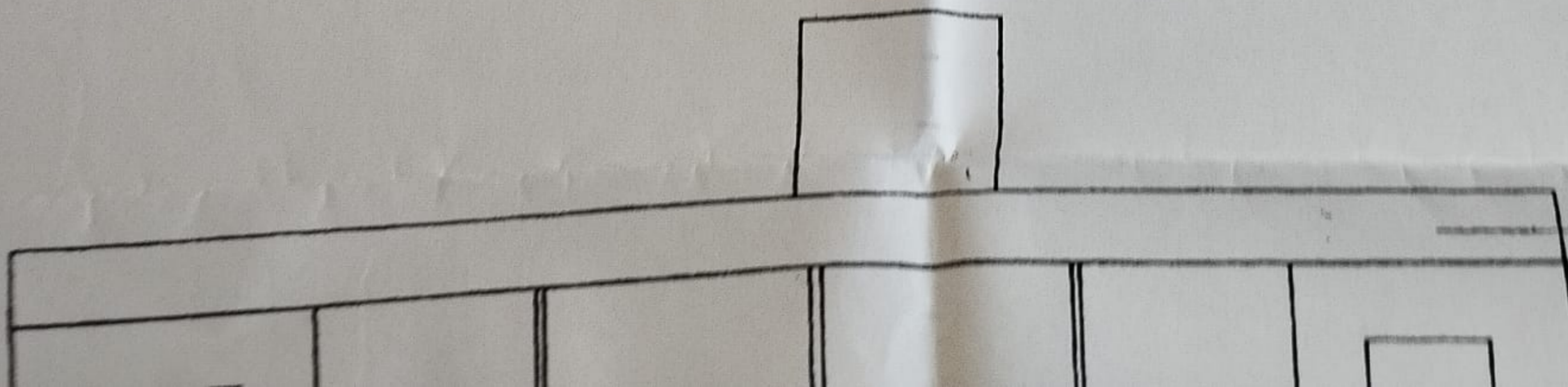
AFTER AMALC

SCALE :- 1:200

CARPET AREA STATEMENT

FLOOR	FLAT / SHOP NO	UNIT WISE CARPET AREA (AS PER RERA) WITH INTERNAL WALL & ENCLOSED BAL	OPEN BALCONY AREA	TERRACE AREA	TOTAL CARPET OF TYPICAL FLAT / SHOP / OFFICE	NO. OF TYPICAL FLOOR	TOTAL CARPET AREA OF BUILDING
		A	B	C	D=A+B+C	E	F = E*D
GROUND FLOOR	1,2,3,4	13.75			13.75	4	55.00
TYPICAL 1ST TO 5TH FLOOR	101,201,301,401,501	32.64	3.20	0.00	35.84	5	179.20
	102,202,302,402,502	53.33	9.13	0.00	62.46	5	312.30
	103,203,303,403,503	53.57	9.13	0.00	62.70	5	313.50
	104,204,304,404,504	53.57	9.13	0.00	62.70	5	313.50
						24	

SR. NO
1
1
1
SR. NO
2





Nashik Metropolitan Region Development Authority,
Nashik

FULL OCCUPANCY CERTIFICATE



लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Approval No. : NAMRDA/FO/2023/APL/00037
Proposal Code : NAMRDA-23-ENTRY-50038

Building Proposal Number - 193375

Date : 17/07/2023

Building Name : Mixed(RESIDENTIAL PFLAT SCHEME) Floor : GROUND FLOOR(78.99 Sq mt),TYPICAL 1 ST TO 5 TH(1315.70 Sq mt)(Typical Floor)

To,
i) Sau Vaishli N Deore And Sau Madhuri A Deshmukh And Mr Haridwar V Pandit,
JALALPUR
ii) SANDEEP NIKAM (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name RESIDENTIAL PFLAT SCHEME Plot No 25+26, Final Plot No 25+26, City Survey No./Survey No./Khasara No./ Gut No. 342/2, Village Name/Mouje JALALPUR, Sector No. completed under the supervision of Architect, License No CA/1995/18320 as per approved plan vide Permission No. 16399 Date 18/07/2022 may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly alongwith this letter. Hence, please refer approved plan issued vide Permission No 16399 Date 18/07/2022

Signature valid

Digitally signed by RAJESH PANDIT NATH MAHALE
Date: 2023.07.17 17:49:25 IST
Reason: Approved Certificate
Location: Nashik Metropolitan Region Development Authority, Nashik
Project Code : NAMRDA-23-ENTRY-50038
Application Number : NAMRDA/FO/2023/193375/30198
Proposal Number : 193375
Certificate Number : NAMRDA/FO/2023/APL/00037



Scan QR code for verification of authenticity.

Scan QR code for Building Details

Yours faithfully,
Deputy Metropolitan Planner.

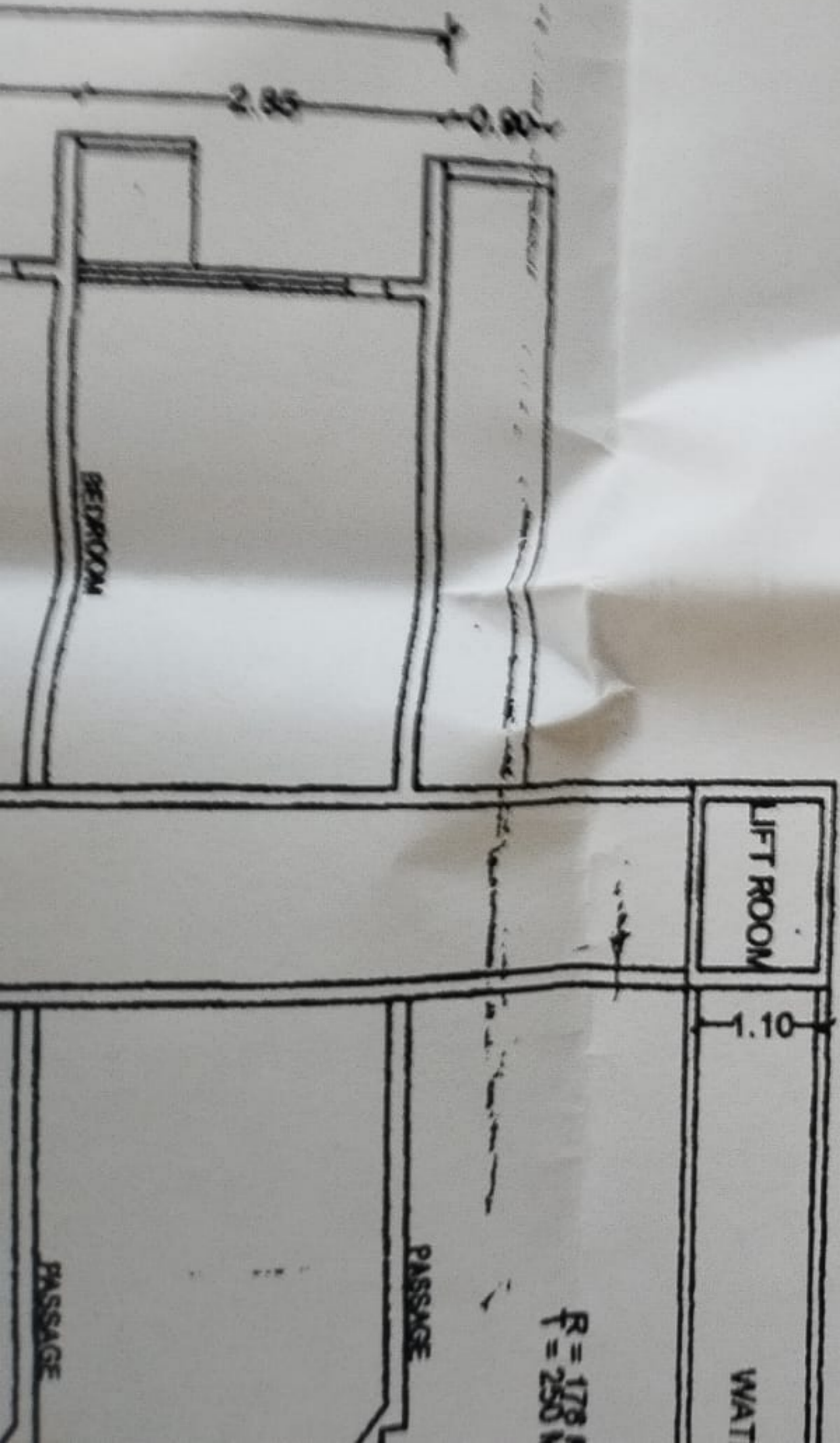


TABLE NO 8.3 PARKING REQUIREMENT

S/L NO	ACTIVITY / AREA	SIZE OF TENEMENT	PROVIDE PARKING		ACTUAL PARKING AS PER TABLE NO 8C	
			CAR	SCOOTER	CAR	SCOOTER
1	COMMERCIAL	For every 100.0 sq.m. commercial carpet area or fraction thereof = 60.76 SCANT	2	6	2	3
1	RESIDENTIAL	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but more than 30 sq.m. = 5 FLAT	1	2	3	5
1	RESIDENTIAL	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. = 15 FLAT	1	2	8	15
TOTAL					13.00	23.00
VISITOR 5%					1.00	1
TOTAL					14.00	24.00

TABLE NO 8C PARKING REQUIREMENT

S/L NO	ACTIVITY / AREA	MULTIPLYING FACTOR	
		REQUIRED	PROPOSED
2	REGULAR PANCHAYAT, NON MUNICIPAL TOWN DEVELOPMENT PLAN AREA AND AREAS IN REGIONAL PLAN	0.40	0.00
		6	24
		6	24



**PROPOSED AMALGAMATION AND (COMMERCIAL + RESIDENTIAL)
BUILDING PLAN OF PLOT NO. 25+26, G.NO.342/2
AT - JALALPUR, TAL. DIST. NASHIK,
FOR- SAU, VAISHALI NARESH DEORE AND OTHER 2**

RECOMMENDATION

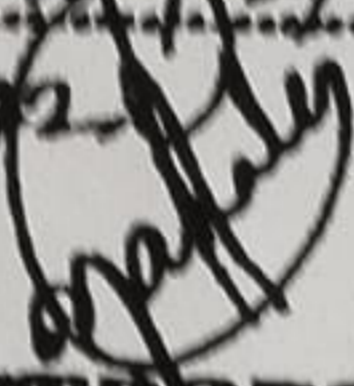
Approved as amended in

subject to conditions mentioned in Annexure 'A'

of letter No. १/१५५/२०११/११०००/११०००/११०००/११०००

११०००/११०००/११०००/११०००/११०००/११०००/११०००/११०००

Dated १०/१२/२०११



DEPUTY METROPOLITAN PLANNER
Nashik Metropolitan Region Development Authority, Nashik



NO. 342

SECTION NO.	WIDTH IN M.	NO.	TOTAL AREA IN SQ.M.
4.90	1		NO.76
0.00	0		0.00
0.00	0		0.00
TOTAL SUPP AREA IN SQ.M.			
NO.76			

ON / FIFTH FLOOR AREA			
WIDTH IN M.	NO.	TOTAL AREA IN SQ.M.	
5.85	1	288.90	
1.30	3	288.90	
55	1	2.18	
55	1	3.72	
10	1	3.44	
15	1	1.44	
55	1	2.16	
55	1	4.57	
50	1	4.16	
50	1	2.25	
50	1	25.76	
UP AREA IN SQ.M.			
263.14			

ANCILLARY			
WIDTH IN M.	NO.	TOTAL AREA IN SQ.M.	
12.15			
82.80			
437.48			
532.43			
9.57			

A AREA STATEMENT

Sl. No.	Description	SO. M
1.	Area of Plot (Minimum area of a,b,c. to be considered)	
	(a) As per ownership document (7/12, C.T.S. entry)	490.00
	(b) As per measurement sheet	
	(c) As per site	490.00
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway Widening	-
	(b) Any D.P. Reservation Area	-
	(c) Total (a+b)	-
3.	Balance Area of Plot (1 - 2)	490.00
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjustment of 2 (b), if any -	
	(c) Balance proposed -	
5.	Net Area of Plot = [3 - 4(c)]	490.00
6.	Recreational Open Space (if applicable)	
	(a) Required -	
	(b) Proposed -	
7.	Internal Road area	
	(a) Probable area (if applicable)	490.00
8.	Permissible F.S.I. as per Pro-Rata basis (1.441)	692.88
	Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I.)	729.14
10.	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	
	(b) Proposed F.S.I. on payment of premium	138.00
11.	In-situ F.S.I. / T.D.R. loading	
	(a) In-situ area against D.P. road [2.00 X sr.no.2(a), if any]	
	(b) In-situ area against Amenity Space (if handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)])	
	(c) TDR area	
	(d) Total in-situ / T.D.R. loading proposed [(11(a)+(b)+(c))]	
12.	Additional of F.S.I. area under Chapter No. 7	
13.	Total entitlement of F.S.I. in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever applicable	867.14
	(b) Ancillary area F.S.I. upto 80% or 80% with payment of charges	532.43
	(c) Total entitlement (a+b)	1399.57
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width, [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as 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')	1394.89
	(c) Total (a+b)	1394.89
16.	F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	
	(a) Required (20% of sr. no. 5)	0.99
	(b) Proposed	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/06/2021 AND THE DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDED DEPARTMENT / CITY SURVEY RECORDS.

MR. SANDEEP D. NIKAM

CA/98/18320
MR. SANDEEP D NIKAM

SIGNATURE OF LICENSED ARCHITECT / LICENSED ENGINEER / SUPERVISOR
OWNER'S DECLARATION
 I UNDERSIGNED HEREBY CONFIRM THAT, I WOULD ABIDE BY THE REGULATIONS AND BY-LAWS OF THE LOCAL AUTHORITY / COLLECTOR. I WOULD

16. F.S.I. Consumed (15/13)	(Should not be more than Sr. no. 14 above)	1394.69
17. Area for Inclusive Housing if any		1394.69
(a) Required (20% of Sr. no. 5)		0.99
(b) Proposed		

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/06/2021 AND THE DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDED DEPARTMENT / CITY SURVEY RECORDS.

AR. SANDEEP D. NIKAM

CA/ 96/ 18320

AR. SANDEEP D NIKAM

SIGNATURE OF LICENSED ARCHITECT / LICENSED ENGINEER / SUPERVISOR
OWNER'S DECLARATION

I, UNDERSIGNED HEREBY CONFIRM THAT, I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. 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.



SAU. VAISHALI N. DEORE

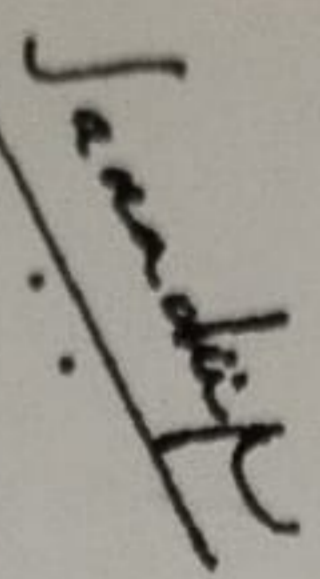
SAU. MADHURI A. DESHMUKH

OWNER(S) NAME AND SIGNATURE

MR. HARDWAR PANDY

AR. SANDEEP D NIKAM

ARCHITECT AND INTERIOR DESIGNER
PLOT NO. 20 MURKUTE COLONY
GANGAPUR ROAD, NASHIK.
MOB NO. 9373922043
Mail ID - s.d_nikam@rediffmail.com



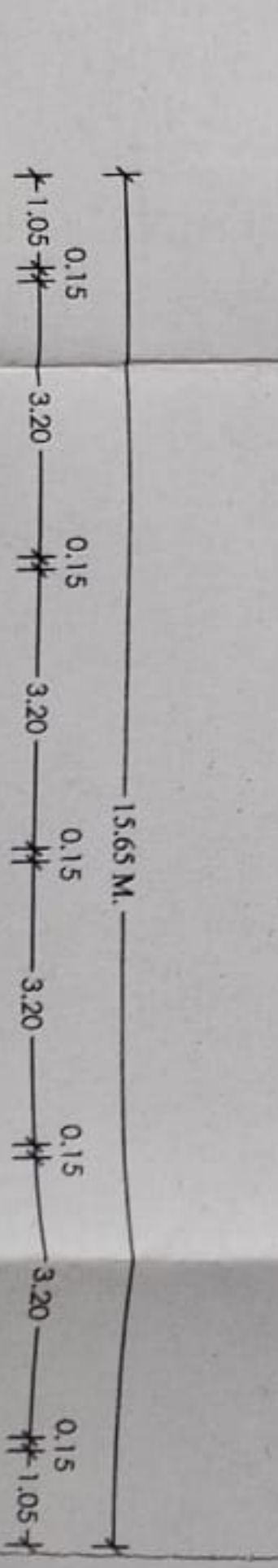
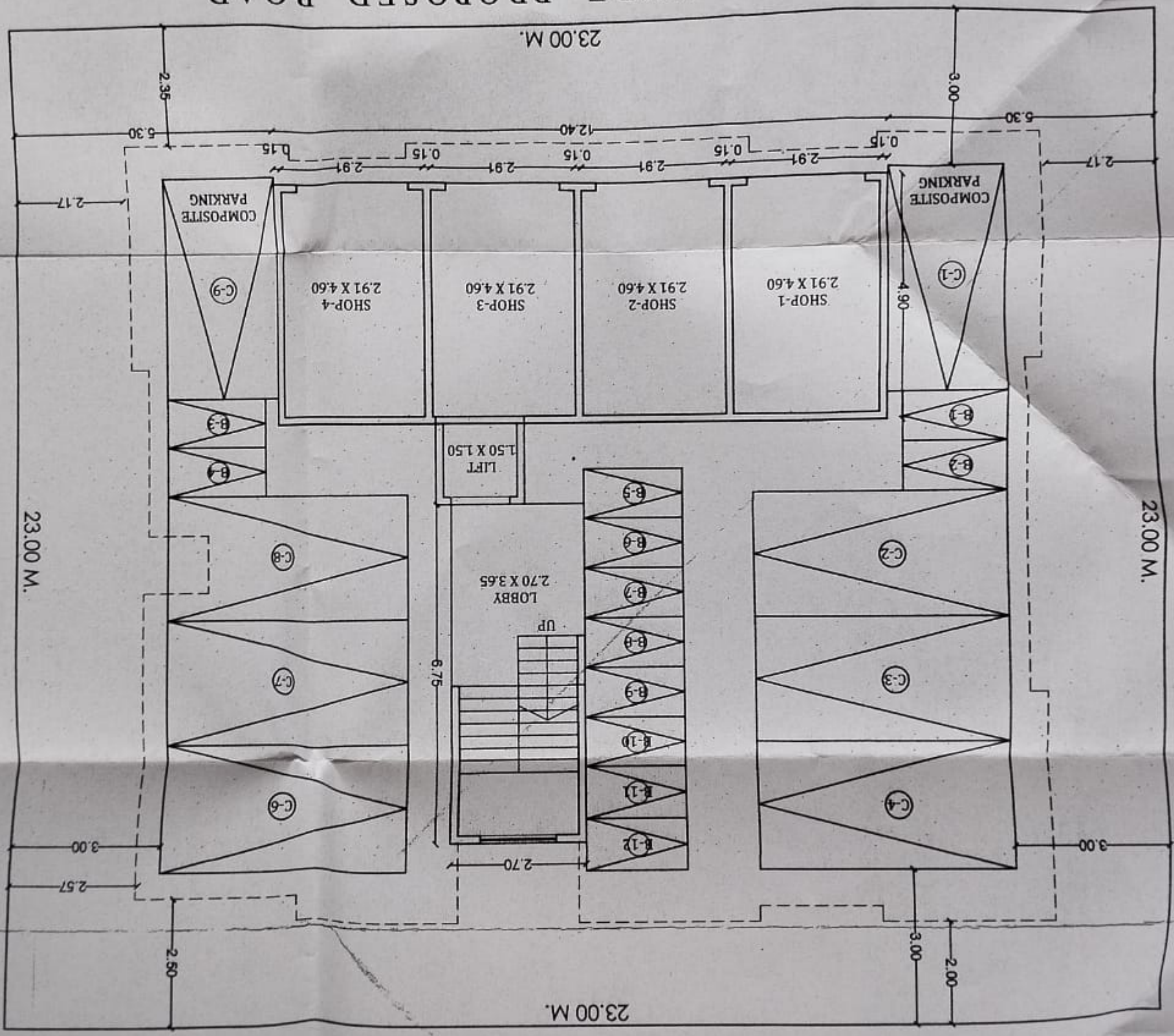
AR. SANDEEP D NIKAM
Reg. No. CA/1996/18320

Job No.	Drawing No.	Date	Scale	Drawn by	Reg. No. of Engineer
		28/5/2022	As Shown	ER. ISHWAR PATIL	

12.0 METER WIDE PROPOSED ROAD

GROUND FLOOR PLAN

SCALE :- 1:100



23.00 M.

23.00 M.

23.00 M.