

SHEET NO. 1/2

PROPOSED AMALGAMATION &
RESI. BUILDING PERMISSION
ON PLOT NO. 8+9, S. NO. 24/1 TO 5/A
OF KAMATWADA SHIWAR, NASHIK.
FOR MR. VIJAY R. JADHAV & OTHERS.

Stamps of Approval of Plans:

APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. dated

B24BP/596/2022

06/03/2022


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

3.05
05
ADJ. P. NO. 1
SEPTIC TANK

Total area of (sq' ft)
8
299.00
299.00
299.00
311.30
45.40
45.40
59.65
62.11
426.86

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a.b.c. to be considered)	
a) As per ownership document (7/12, CTS extract)	
b) As per measurement sheet	512.50

9.00
1.30
8.40
8.40
8.65
62.11
26.86

AREA STATEMENT

1.	AREA OF PLOT (Minimum area of a,b,c. to be considered)	-----
	a) As per ownership document (7/12, CTS extract)	512.50
	b) As per measurement sheet	-----
	c) As per site	512.50
2.	DEDUCTIONS FOR	-----
	(a) Proposed COLONY Widening Area/Service Road/ Highway widening	0.00
	(b) Any D.P. Reservation Area	-----
	(Total a+ b)	0.00
3.	Balance area of plot (1-2)	512.50
4.	Amenity Space (if applicable)	-----
	(a) Required	-----
	(b) Adjustment of 2(b), if any -	-----
	(c) Balance Proposed -	-----
5.	Net Plot Area (3-4 (c))	512.50
6.	Recreational Open space (if applicable)	-----
	(a) Required -	-----
	(a) Proposed -	-----
7.	Internal Road Area	-----
8.	Plotable area (if applicable)	-----
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	563.75
10.	Addition of FSI on payment of premium	-----
	(a) Maximum permissible premium FSI-based on road width/TOD zone.	256.25
	(b) Proposed FSI on payment of premium.	256.25
11.	In-situ FSI / TDR loading	-----
	(a) In-situ area against COLONY road [2.0 x Sr.No. (a)], if any	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4 (b) and / or (c)]	-----
	(c) TDR area	205.00
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(C))	205.00
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.	1025.0
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	614.60
	(c) Total entitlement (a+b)	1639.60
14.	Maximum utilization limit of F.S.I. (building potential)	1640.00
	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.	1638.92
	(b) Proposed Built-up Area (as per 'P-line)	1638.92
	(c) Total (a+b)	0.99
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	-----
17.	Area for Inclusive Housing, if any	-----
	(a) Required (20% of Sr.No. 5)	-----
	(b) Proposed	-----

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____
and the dimensions of sides etc. of plot stated on plan are as measured on _____
and the area so worked out tallies with the area stated in document of _____
and Records Department/City Survey records.

(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(C))	205.00
12. Additional FSI area under Chapter No. 7	205.00
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d) or 12 whichever is applicable.	
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1025.0
(c) Total entitlement (a+b)	614.80
14. Maximum utilization limit of F.S.I. (building potential)	1638.92
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}	1640.00
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)	
(c) Total (a+b)	1638.92
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	1638.92
17. Area for Inclusive Housing, if any	0.99
(a) Required (20% of Sr.No. 5)	
(b) Proposed	

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ 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. Scheme Records/ Land Records Department/City Survey records.

[Signature]

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

Owners Declaration

I/We under signed hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporations I/We Would Execute the structure as per sanctioned plans. Also I/We execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

[Signature] *[Signature]* *[Signature]*
(Signature Owners)

[Signature]
STR. ENGINEER SIGN

[Signature] *[Signature]*
OWNER SIGN

[Signature]
PLANNER SIGN

design associates
soudre
building planner & interior design

gr. fl., rishabh apt, behind pandit bungalow,
kalpana nagar, college road, nashik.
cell-9921383790.

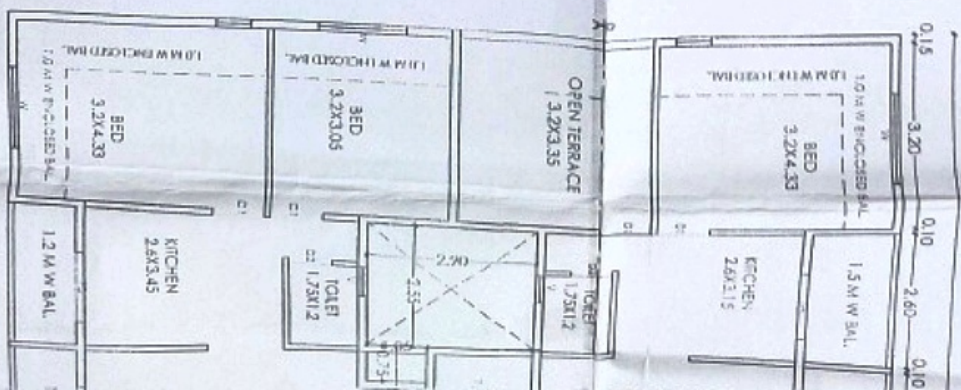
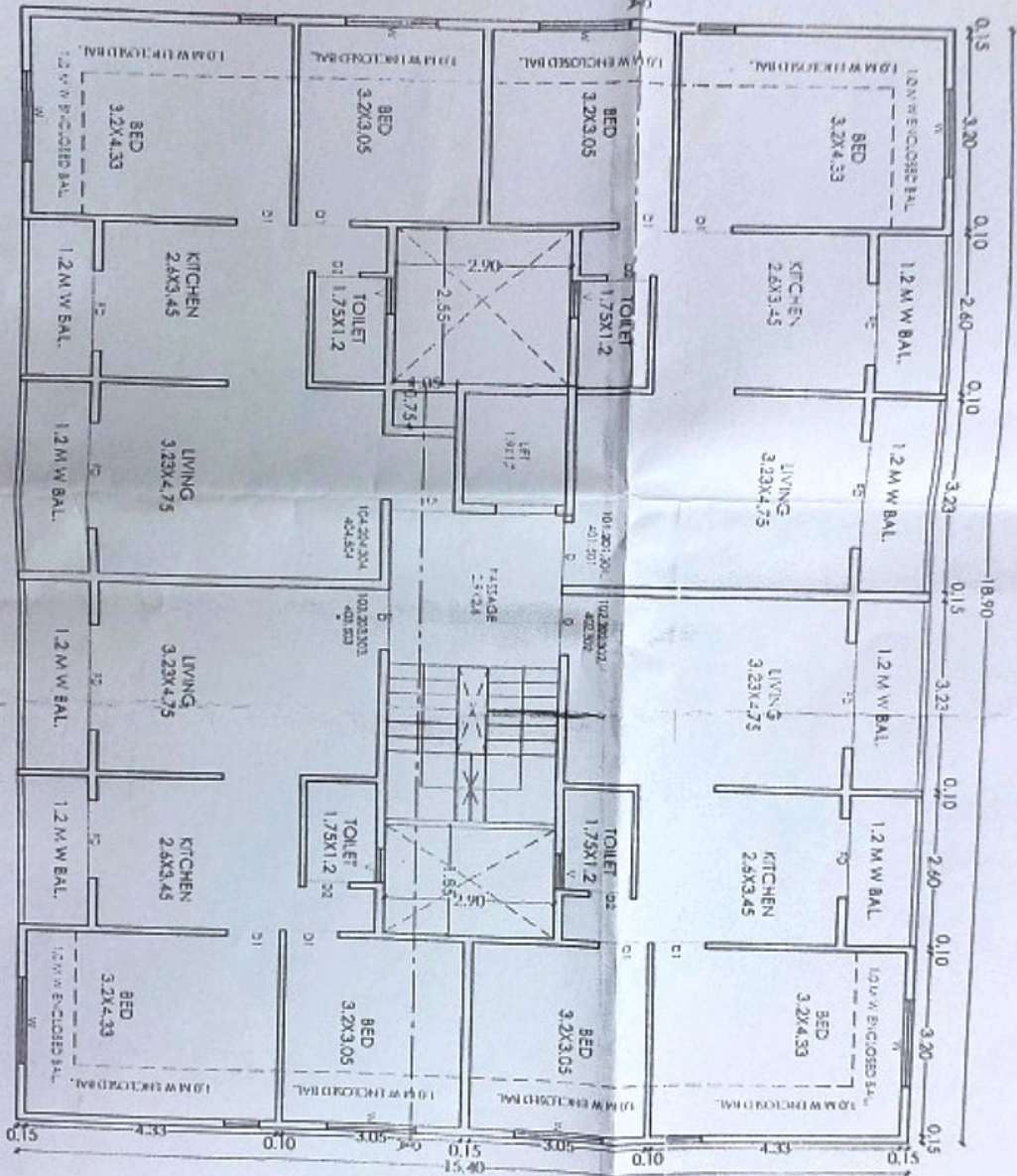
DRG NO. =	CHK BY = P.S.
DATE =	CAD BY = H.P.

0.15
15.40
0.10
4.35
0.15

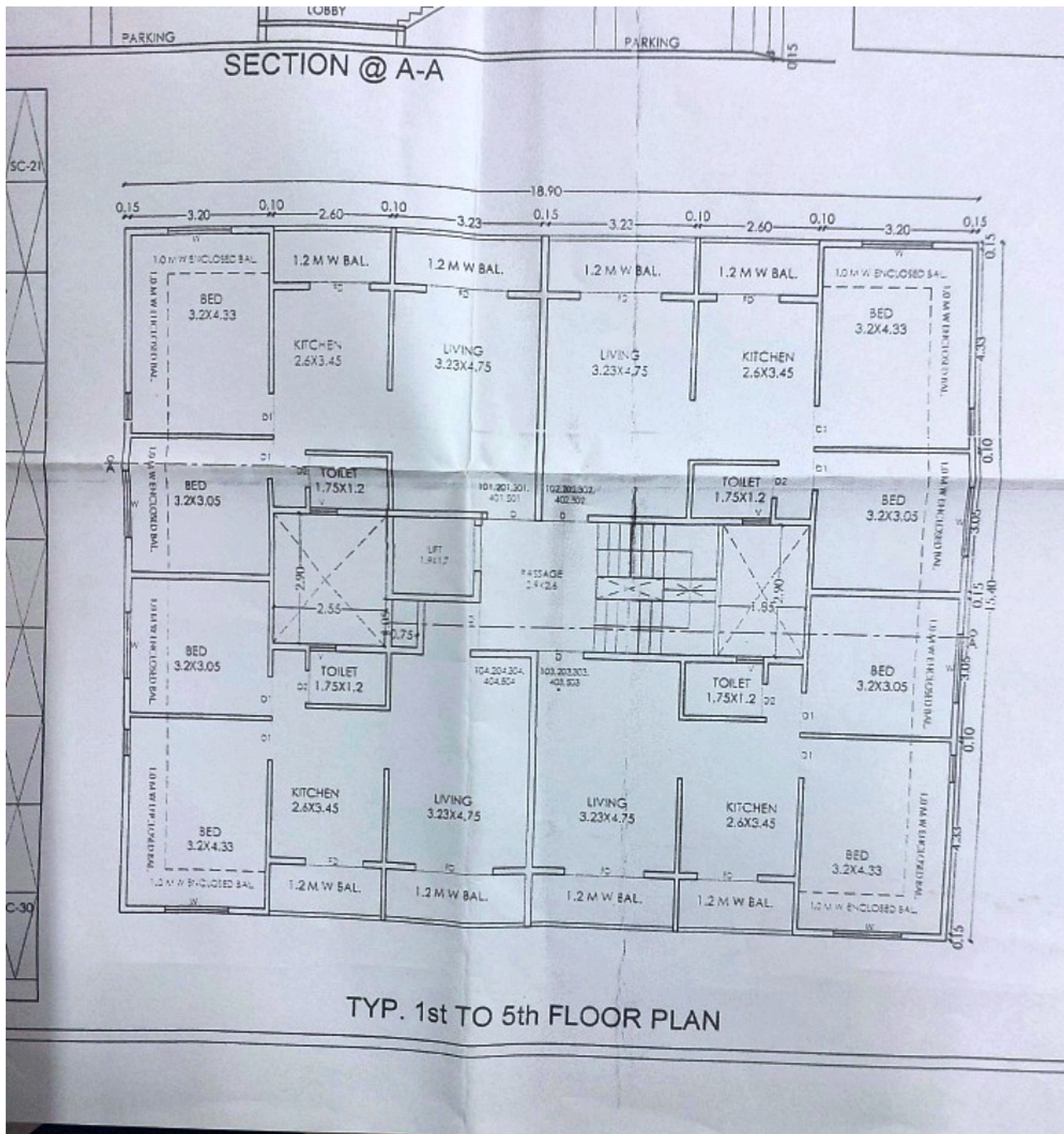
SECTION @ A-A

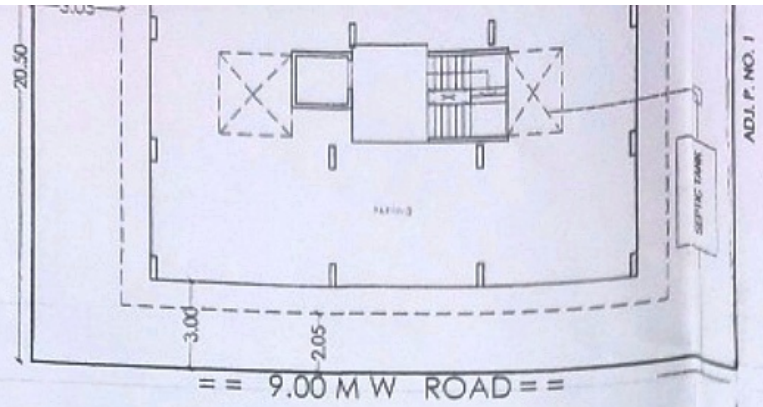
PLAN

TYP. 1st TO 5th FLOOR PLAN



5	3.43	3.35	2.00
6	0.75	1.05	1.00
8	TOTAL		
TOTAL SUR AREA = 5.15 - 51		40.90	
291.06			





PERMITS CALCULATION

2.50 SQ.MT.
EA = 256.25
A = 205.00
28-02-2022
SAN 5-2466-2022

$5 \times \frac{7750}{1720} = 132.46 \text{ SQ.MT.}$

AREA CALCULATION AS PER P LINE

GROUND FLOOR
AREA OF BLOCK A

SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	7.00	3.46	1.00	26.30
DEDUCTION				
1	2.2	0.26	1.00	0.57
2	2.20	1.20	1.00	2.64
3	2.50	0.26	1.00	0.73
B	TOTAL			3.94
TOTAL BUIP AREA = A - B + B1				22.36

AREA CALCULATION AS PER P LINE

TYP. FIRST TO FIFTH FLOOR
AREA OF BLOCK A

SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	15.90	15.40	1.00	291.06
DEDUCTION				
1	2.55	2.90	1.00	7.39
2	2.05	1.70	1.00	3.48
3	1.50	0.50	1.00	0.75
4	1.65	2.90	1.00	5.37
5	0.75	1.05	1.00	0.79
B	TOTAL			7.78
TOTAL BUIP AREA = A - B + B1				273.28

AREA CALCULATION AS PER P LINE

SIXTH FLOOR
AREA OF BLOCK A

SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	15.90	15.40	1.00	291.06
DEDUCTION				
1	2.55	2.90	1.00	7.39
2	2.05	1.70	1.00	3.48
3	1.50	0.50	1.00	0.75
4	1.65	2.90	1.00	5.37
5	3.45	3.35	2.00	23.12
6	0.75	1.05	1.00	0.79
B	TOTAL			40.90
TOTAL BUIP AREA = A - B + B1				250.16

**FORM OF STATEMENT 3
AREA DETAILS OF UNIT**

Building No.	Floor No.	Flat / Unit No.	Carpet area of flat / Including internal wall & Excluding External wall			Typical flat / Unit	Total area of flat (sqm)
			BAL	CB	TOTAL		
A	2	101 TO 501	52.54	7.26	0.00	59.8000	59.80
		102 TO 502	52.54	7.26	0.00	59.8000	59.80
		103 TO 503	52.54	7.26	0.00	59.8000	59.80
		104 TO 504	55.00	7.26	0.00	62.2600	62.26
	6	601	39.50	8.90	0.00	48.4000	48.40
		602	39.50	8.90	0.00	48.4000	48.40
		603	52.54	7.11	0.00	59.6500	59.65
		604	55.00	7.11	0.00	62.1100	62.11
	TOTAL						426.86

**FORM OF STATEMENT 2
PROPOSED BUILDING**

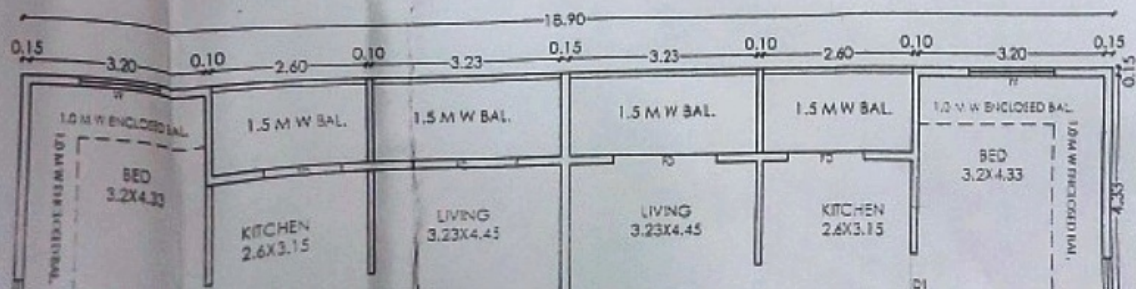
Build No.	Floor No.	TOTAL BUILT UP AREA OF FLOOR
(1)	(2)	(3)
	GROUND	22.36
	FIRST	273.28
	SEC.	273.28
	THIRD	273.28
	FOURTH	273.28
	FIFTH	273.28
	SIXTH	250.16
	SEVENTH	
Total:		1638.92
Total Area		

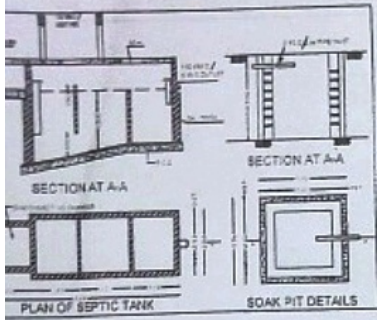
SCHEDULES OF OPENING

NO	SIZE
P1	1.00 X 2.40 FLUSH DOOR
P2	0.90 X 2.40 FLUSH DOOR
P3	0.75 X 2.40 FLUSH DOOR
W1	1.20 X 1.50 M. S. WINDOW
W2	1.50 X 1.20 M. S. WINDOW
W3	2.45 X 1.20 M. S. WINDOW
W4	3.10 X 1.20 M. S. WINDOW
W5	1.00 X 1.20 M. S. WINDOW
W6	3.10 X 1.20 FIXED GLASS
V	0.60 X 0.60 M. S. VENT

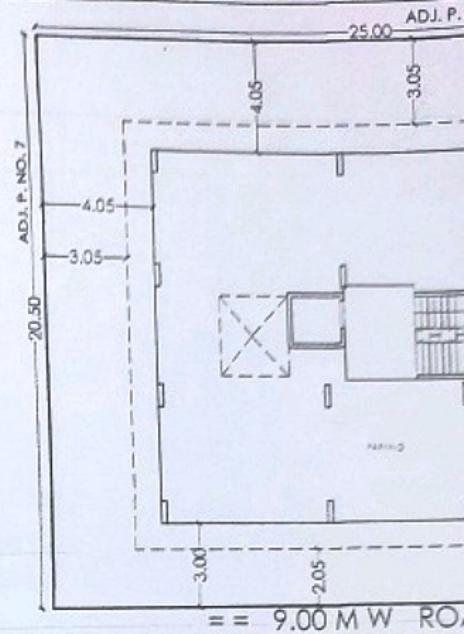
PARKING AREA STATEMENT

	FLAT/SHOP	REQUIRED		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
COMMERCIAL	0	0	0		
FLAT ABOVE 150	0	0	0		
FLAT UNDER 80-150	0	0	0		
FLAT UNDER 40-80	22	11	55		
FLAT UNDER 30-40	2	1	2		
FLAT UNDER 30	0	0	0		
5% VISITORS PARKING	0	1	3		
TOTAL	0	13	60		
0.8%	0	12	54	12	54





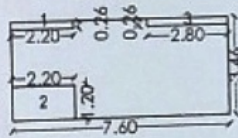
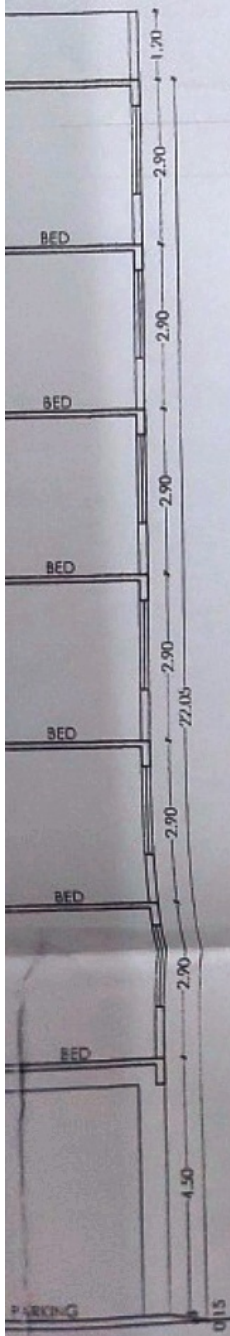
LOCATION PLAN
SCALE 1:10000



SITE PLAN
SCALE 1:200

TDR AREA CALCULATION

- 1) NET PLOT AREA = 512.50 SQ.MT.
- 2) PERMISSIBLE TDR AREA = 256.25
- 3) PROPOSED TDR AREA = 205.00
- 4) AGREEMENT DATE = 28-02-2022
- 5) AGREEMENT NO. = NASAN 5-2466-2022
- 6) DRC NO. = 888
- 7) TDR FORMULA = $205 \times \frac{7750}{11220} = 132.46 \text{ SQ.MT.}$



AREA CALCULATION AS PER P LINE				
GROUND FLOOR				
AREA OF BLOCK A				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	7.80	3.46	1.00	26.90
DEDUCTION:				
1	2.2	0.26	1.00	0.57
2	2.20	1.20	1.00	2.64
3	2.90	0.24	1.00	0.73
B	TOTAL			3.94
TOTAL BUILT AREA = A - B + B1				26.90
				3.94
				22.96

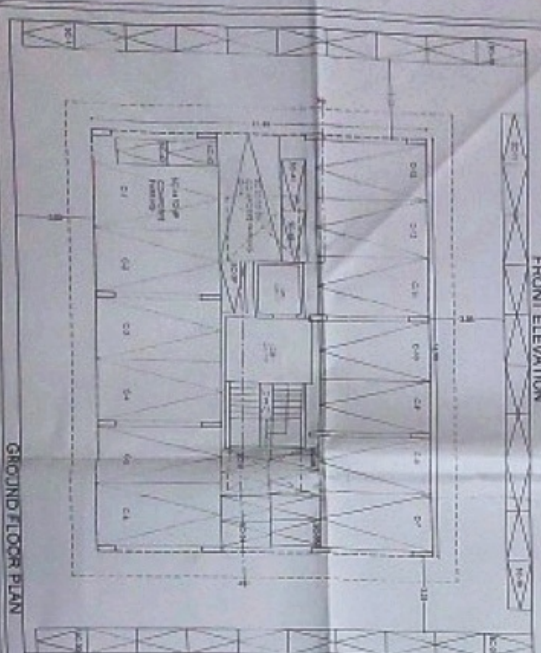
AREA CALCULATION AS PER P LINE				
TYP. FIRST TO FIFTH FLOOR				
AREA OF BLOCK A				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	15.80	15.40	1.00	291.06
DEDUCTION:				
1	2.55	2.90	1.00	7.39
2	2.05	1.70	1.00	3.48
3	1.50	0.50	1.00	0.75
4	1.55	2.90	1.00	5.37
5	0.75	1.05	1.00	0.79
B	TOTAL			7.78
TOTAL BUILT AREA = A - B + B1				291.06
				17.75
				273.28

AREA CALCULATION AS PER P LINE				
SIXTH FLOOR				
AREA OF BLOCK A				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	15.80	15.40	1.00	291.06
DEDUCTION:				
1	2.55	2.90	1.00	7.39
2	2.05	1.70	1.00	3.48
3	1.50	0.50	1.00	0.75
4	1.55	2.90	1.00	5.37
5	3.45	3.35	2.00	23.12
6	0.75	1.05	1.00	0.79
B	TOTAL			40.90
TOTAL BUILT AREA = A - B + B1				291.06
				40.90
				250.16

FORM OF STATEMENT AREA DETAILS OF				
Building No.	Floor No.	Flat / Unit No.	Carpet Area	Including Staircase
A	2	101 TO 501	52.54	7.2
		102 TO 502	52.54	7.2
		103 TO 503	52.54	7.2
		104 TO 504	55.00	7.8
	6	601	39.50	8.9
		602	39.50	8.9
	6	603	52.54	7.2
	6	604	55.00	7.8
TOTAL				

FORM OF STATEMENT 2 PROPOSED BUILDING		
Build ing No.	Floor No.	TOTAL BUILT UP AREA OF FLOOR
(1)	(2)	(3)
	GROUND	22.36
	FIRST	273.28
	SEC.	273.28
	THIRD	273.28
	FOURTH	273.28
	FIFTH	273.28
	SIXTH	250.16
	SEVENTH	
	Total	1638.92
	Total Area	

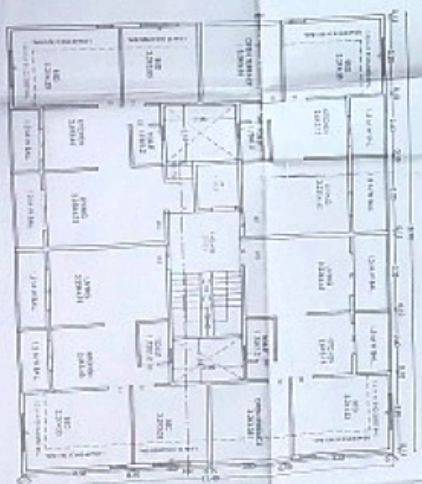
PARKING AREA STAT		
	FLAT/SHOP	REQUI CAR SC
COMMERCIAL	0	0
FLAT ABOVE 150	0	0
FLAT UNDER 80-150	0	0
FLAT UNDER 40-80	22	11
FLAT UNDER 30-40	2	1
FLAT UNDER 30	0	0
5% VISITORS PARKING	0	1
TOTAL	0	13
0.8%	0	12



GROUND FLOOR PLAN

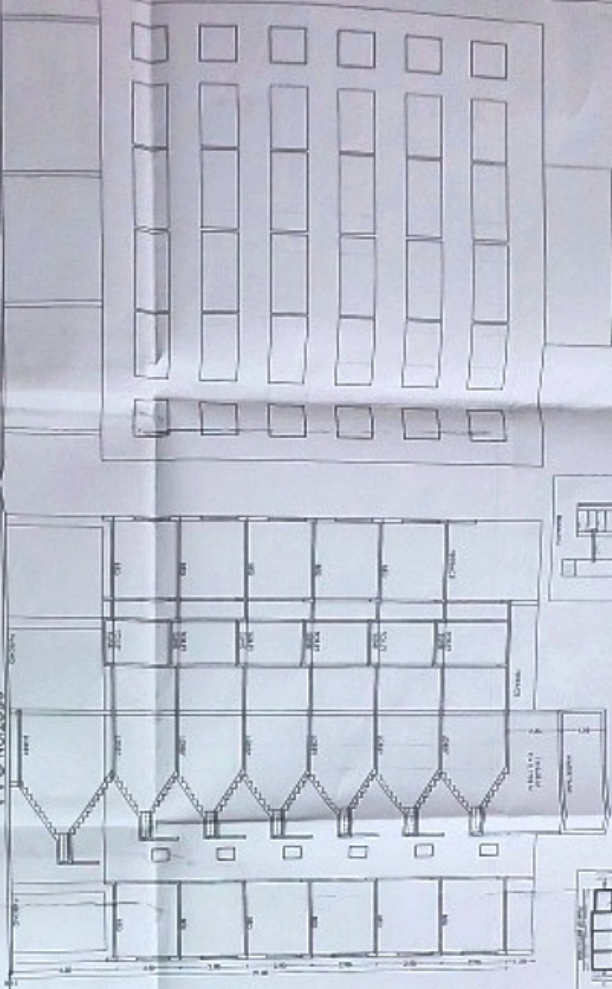


TYP. 14 TO 5th FLOOR PLAN



6th FLOOR PLAN

FRONT ELEVATION



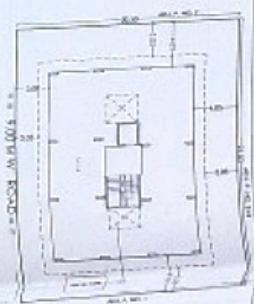
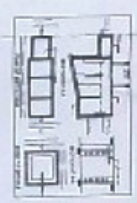
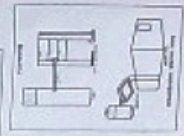
SECTION @ AA

TABLE 1: AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. M)
1	FLOOR AREA	1000.00
2	CEILING AREA	1000.00
3	ROOF AREA	1000.00
4	WALL AREA	1000.00
5	DOOR AREA	100.00
6	WINDOW AREA	100.00
7	STAIRCASE AREA	100.00
8	TOILET AREA	100.00
9	OTHER AREA	100.00
10	TOTAL AREA	5400.00

TABLE 2: FINISH AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ. M)
1	FLOOR FINISH	1000.00
2	CEILING FINISH	1000.00
3	ROOF FINISH	1000.00
4	WALL FINISH	1000.00
5	DOOR FINISH	100.00
6	WINDOW FINISH	100.00
7	STAIRCASE FINISH	100.00
8	TOILET FINISH	100.00
9	OTHER FINISH	100.00
10	TOTAL FINISH AREA	5400.00



AREA CALCULATION
 TOTAL AREA OF THE BUILDING IS 5400.00 SQ. M.
 TOTAL FINISH AREA IS 5400.00 SQ. M.
 TOTAL ROOF AREA IS 1000.00 SQ. M.
 TOTAL WALL AREA IS 1000.00 SQ. M.
 TOTAL DOOR AREA IS 100.00 SQ. M.
 TOTAL WINDOW AREA IS 100.00 SQ. M.
 TOTAL STAIRCASE AREA IS 100.00 SQ. M.
 TOTAL TOILET AREA IS 100.00 SQ. M.
 TOTAL OTHER AREA IS 100.00 SQ. M.

SITE PLAN

APPROVED

Prepared and submitted by: *[Signature]*
 Checked by: *[Signature]*
 Approved by: *[Signature]*

CONDITIONS OF SALE

1. The purchaser shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

2. The purchaser shall be responsible for the construction and completion of the building within the stipulated time frame.

3. The purchaser shall be responsible for the payment of all taxes and levies related to the building.

4. The purchaser shall be responsible for the maintenance and repair of the building.

5. The purchaser shall be responsible for the insurance of the building.

6. The purchaser shall be responsible for the safety and security of the building.

7. The purchaser shall be responsible for the compliance with all applicable laws and regulations.

8. The purchaser shall be responsible for the payment of all costs incurred in the process of the building.

9. The purchaser shall be responsible for the completion of the building in accordance with the approved plans and specifications.

10. The purchaser shall be responsible for the handover of the building to the relevant authorities.

SESTER ASSOCIATES

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.