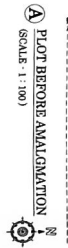
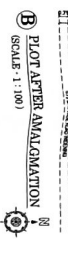
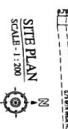


TITLE
 PROPOSED AREA AMALAMINATION & RESIDENTIAL BUILDING P/F NO. 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

APPROVED
 The project is approved as per the conditions mentioned in the accompanying form and subject to the stipulations mentioned therein.
 2023

ENGINEER IN CHARGE
 TOWN PLANNING
 MUMBAI



CARPET AREA STATEMENT

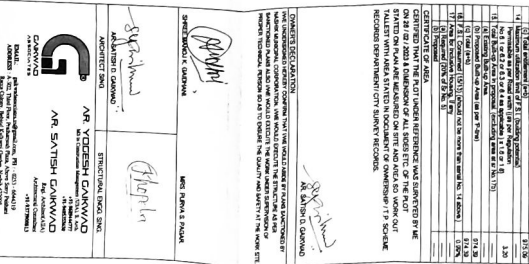
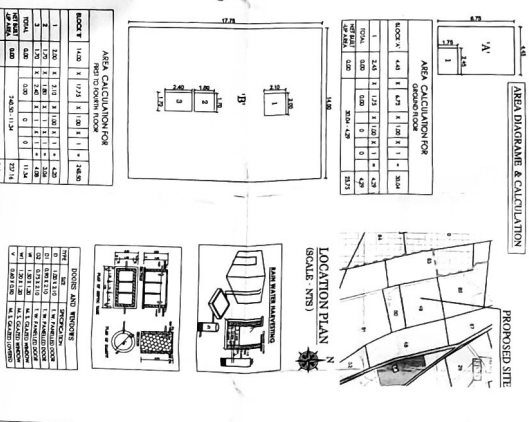
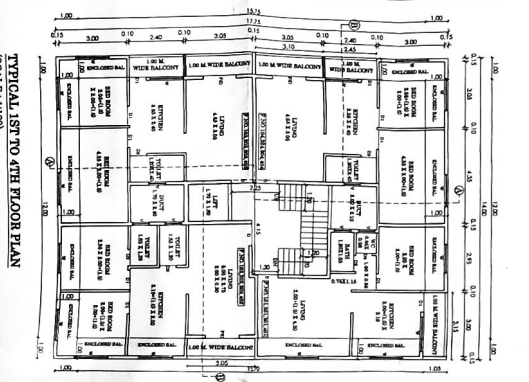
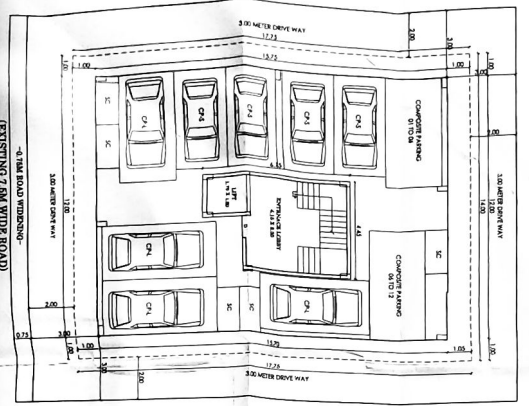
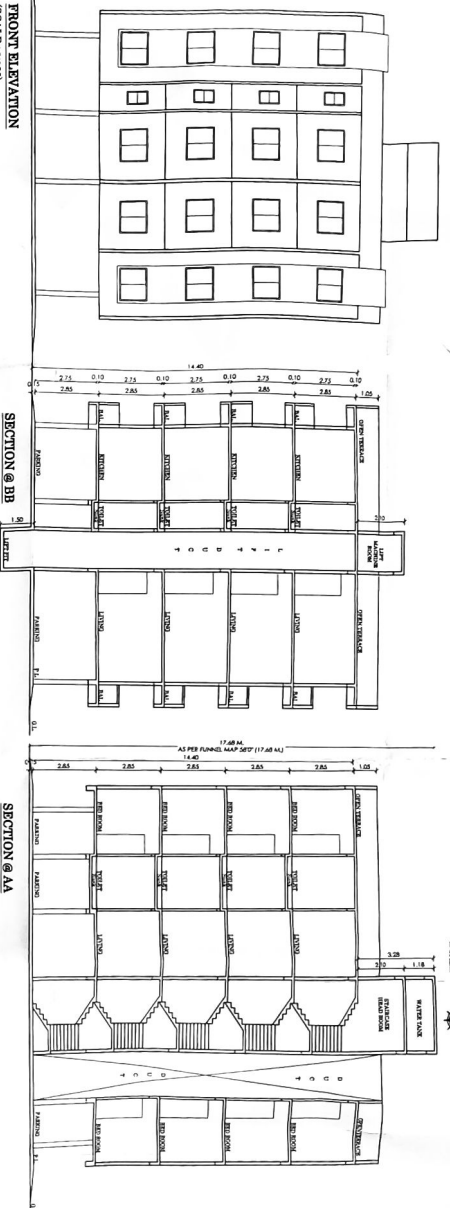
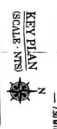
Plot No.	Plot Area (sq.m)	Carpet Area (sq.m)	Remarks
01	21.75	21.75	
02	22.50	22.50	
03	22.50	22.50	
04	21.75	21.75	
05	21.75	21.75	
06	21.75	21.75	
07	21.75	21.75	
08	21.75	21.75	
09	21.75	21.75	
10	21.75	21.75	
11	21.75	21.75	
12	21.75	21.75	
13	21.75	21.75	
14	21.75	21.75	
15	21.75	21.75	
16	21.75	21.75	
17	21.75	21.75	
18	21.75	21.75	
19	21.75	21.75	
20	21.75	21.75	
21	21.75	21.75	
22	21.75	21.75	
23	21.75	21.75	
24	21.75	21.75	
25	21.75	21.75	
26	21.75	21.75	
27	21.75	21.75	
28	21.75	21.75	
29	21.75	21.75	
30	21.75	21.75	
31	21.75	21.75	
32	21.75	21.75	
33	21.75	21.75	
34	21.75	21.75	
35	21.75	21.75	
36	21.75	21.75	
37	21.75	21.75	
38	21.75	21.75	
39	21.75	21.75	
40	21.75	21.75	
41	21.75	21.75	
42	21.75	21.75	
43	21.75	21.75	
44	21.75	21.75	
45	21.75	21.75	
46	21.75	21.75	
47	21.75	21.75	
48	21.75	21.75	
49	21.75	21.75	
50	21.75	21.75	
51	21.75	21.75	
52	21.75	21.75	
53	21.75	21.75	
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58	21.75	21.75	
59	21.75	21.75	
60	21.75	21.75	
61	21.75	21.75	
62	21.75	21.75	
63	21.75	21.75	
64	21.75	21.75	
65	21.75	21.75	
66	21.75	21.75	
67	21.75	21.75	
68	21.75	21.75	
69	21.75	21.75	
70	21.75	21.75	
71	21.75	21.75	
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73	21.75	21.75	
74	21.75	21.75	
75	21.75	21.75	
76	21.75	21.75	
77	21.75	21.75	
78	21.75	21.75	
79	21.75	21.75	
80	21.75	21.75	
81	21.75	21.75	
82	21.75	21.75	
83	21.75	21.75	
84	21.75	21.75	
85	21.75	21.75	
86	21.75	21.75	
87	21.75	21.75	
88	21.75	21.75	
89	21.75	21.75	
90	21.75	21.75	
91	21.75	21.75	
92	21.75	21.75	
93	21.75	21.75	
94	21.75	21.75	
95	21.75	21.75	
96	21.75	21.75	
97	21.75	21.75	
98	21.75	21.75	
99	21.75	21.75	
100	21.75	21.75	

⑨ PLOT AREA STATEMENT BEFORE AMALAMINATION

TYPE	Category	Area (sq.m)	Percentage (%)	Remarks
RESIDENTIAL	Plot Area	21.75	100	
	Carpet Area	21.75	100	
COMMERCIAL	Plot Area	0	0	
	Carpet Area	0	0	
INDUSTRIAL	Plot Area	0	0	
	Carpet Area	0	0	
TOTAL	Plot Area	21.75	100	
	Carpet Area	21.75	100	

⑩ PLOT AREA STATEMENT AFTER AMALAMINATION

TYPE	Category	Area (sq.m)	Percentage (%)	Remarks
RESIDENTIAL	Plot Area	21.75	100	
	Carpet Area	21.75	100	
COMMERCIAL	Plot Area	0	0	
	Carpet Area	0	0	
INDUSTRIAL	Plot Area	0	0	
	Carpet Area	0	0	
TOTAL	Plot Area	21.75	100	
	Carpet Area	21.75	100	



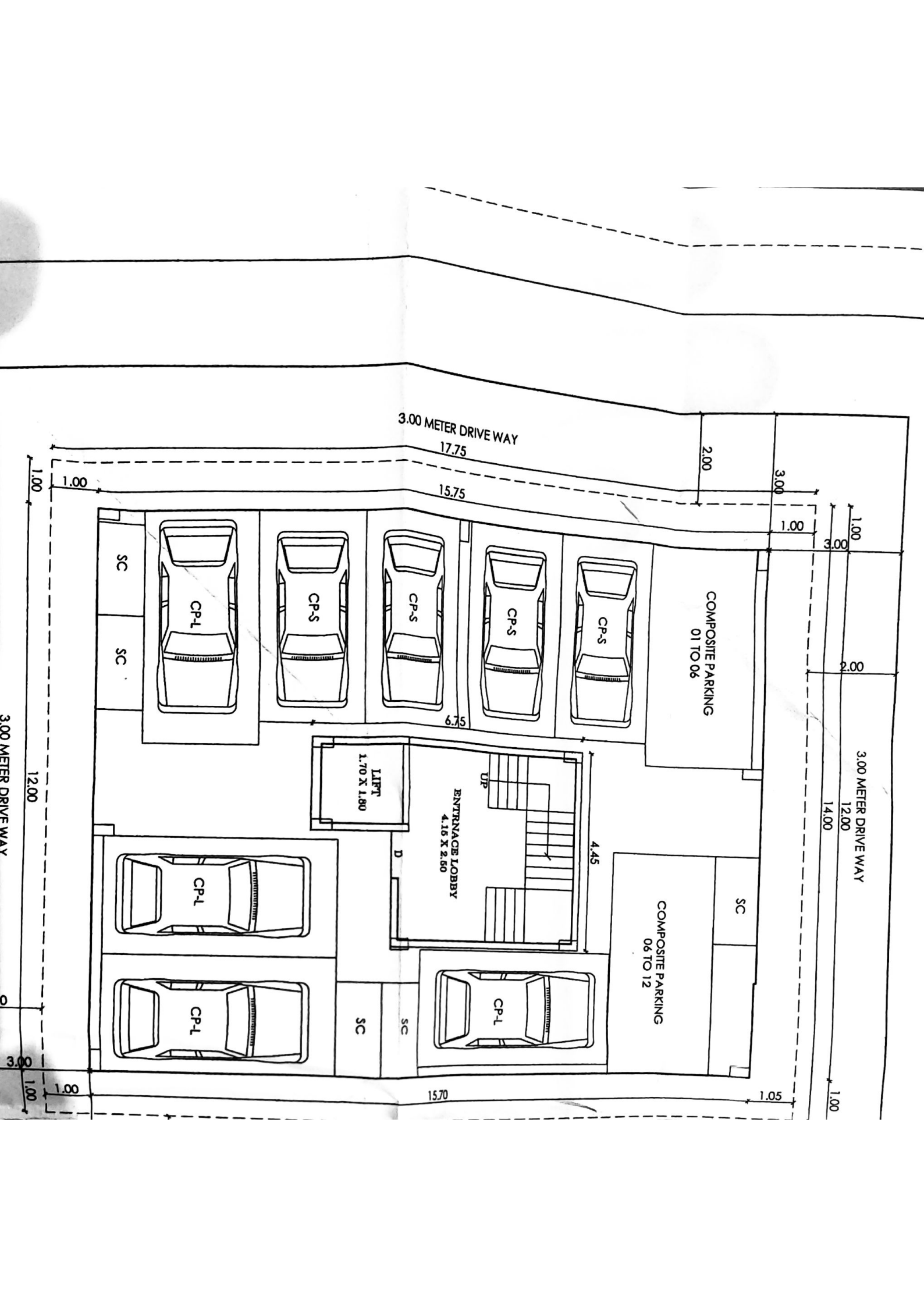
APPROVED
 The project is approved as per the conditions mentioned in the accompanying form and subject to the stipulations mentioned therein.
 2023

ENGINEER IN CHARGE
 TOWN PLANNING
 MUMBAI

FINAL WORK APPROVED FOR NO. 100/2000/07/2019/99

AREA STATEMENT

TYPE	Category	Area (sq.m)	Percentage (%)	Remarks
RESIDENTIAL	Plot Area	21.75	100	
	Carpet Area	21.75	100	
COMMERCIAL	Plot Area	0	0	
	Carpet Area	0	0	
INDUSTRIAL	Plot Area	0	0	
	Carpet Area	0	0	
TOTAL	Plot Area	21.75	100	
	Carpet Area	21.75	100	



3.00 METER DRIVE WAY
17.75

15.75

2.00

3.00

1.00

3.00

COMPOSITE PARKING
01 TO 06

2.00

3.00 METER DRIVE WAY

12.00

14.00

ENTRANCE LOBBY
4.16 X 2.60

UP

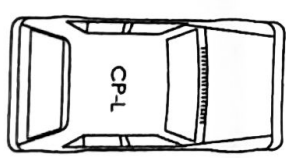
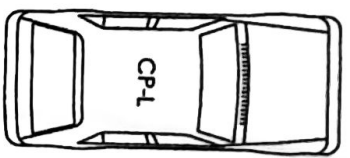
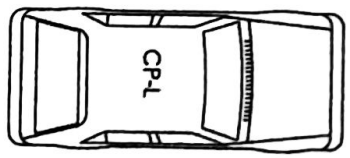
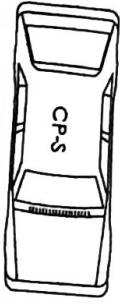
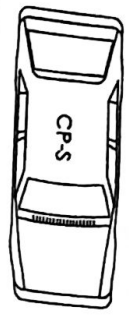
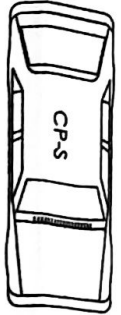
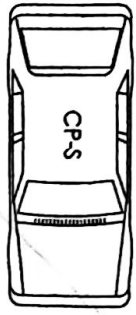
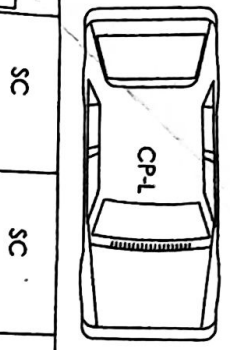
4.45

LIFT
1.70 X 1.80

D

COMPOSITE PARKING
06 TO 12

SC



SC

SC

15.70

1.05

1.00

1.00

1.00

12.00

3.00 METER DRIVE WAY

0

0

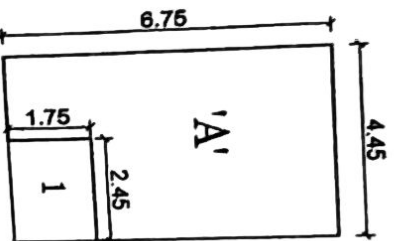
1.00

1.00

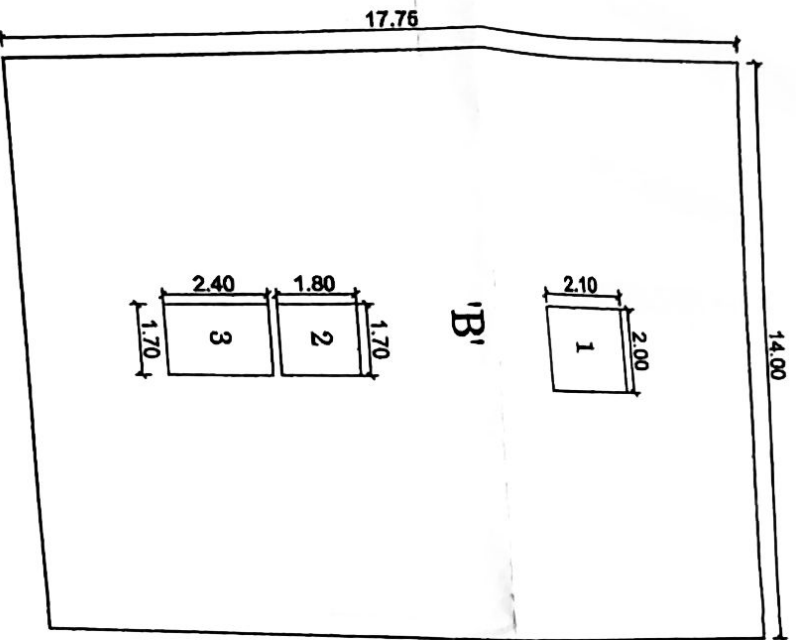
SECTION @ AA

(SCALE : 1:100)

AREA DIAGRAM & CALCULATION

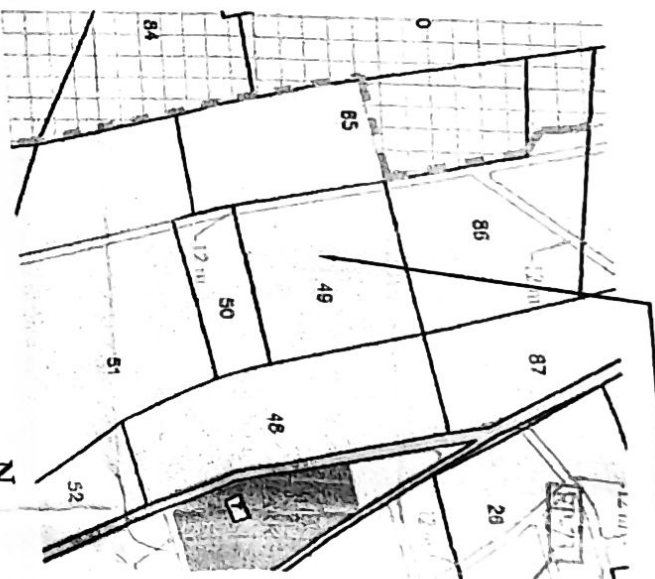


AREA CALCULATION FOR GROUND FLOOR									
BLOCK 'A'	4.45	X	6.75	X	1.00	X	1	=	30.04
1	2.45	X	1.75	X	1.00	X	1	=	4.29
TOTAL	0.00		0.00		0		0		4.29
NET BUILT -UP AREA	0.00								30.04 - 4.29
									25.75

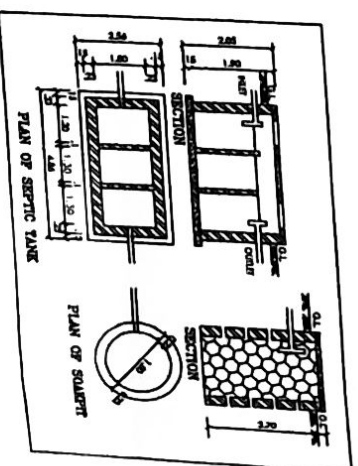
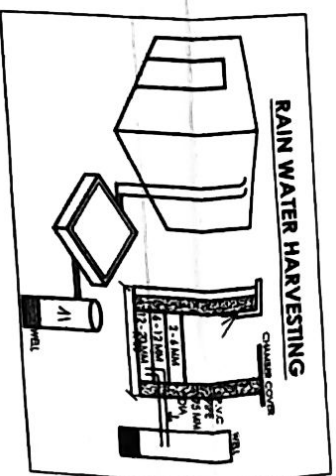


AREA CALCULATION FOR FIRST TO FOURTH FLOOR									
BLOCK 'B'	14.00	X	17.75	X	1.00	X	1	=	248.50
1	2.00	X	2.10	X	1.00	X	1	=	4.20
2	1.70	X	1.80	X	1	X	1	=	3.06
3	1.70	X	2.40	X	1	X	1	=	4.08
TOTAL	0.00		0.00		0		0		11.34
NET BUILT -UP AREA	0.00								248.50 - 11.34
									237.16

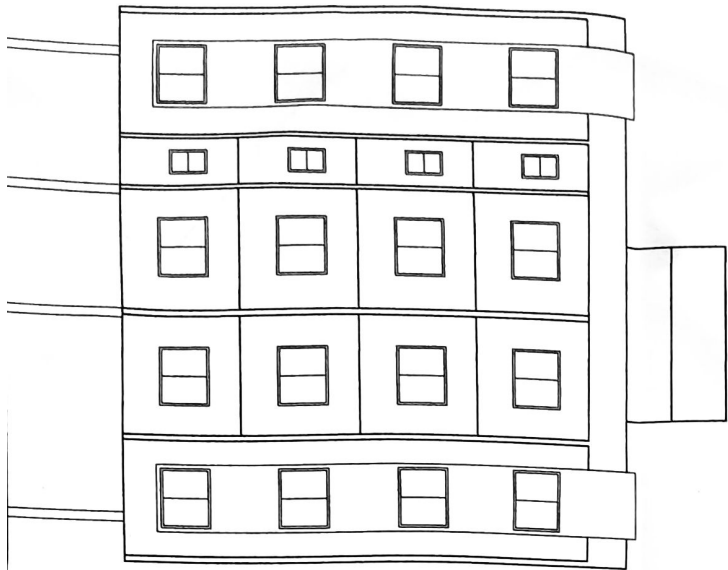
PROPOSED SITE



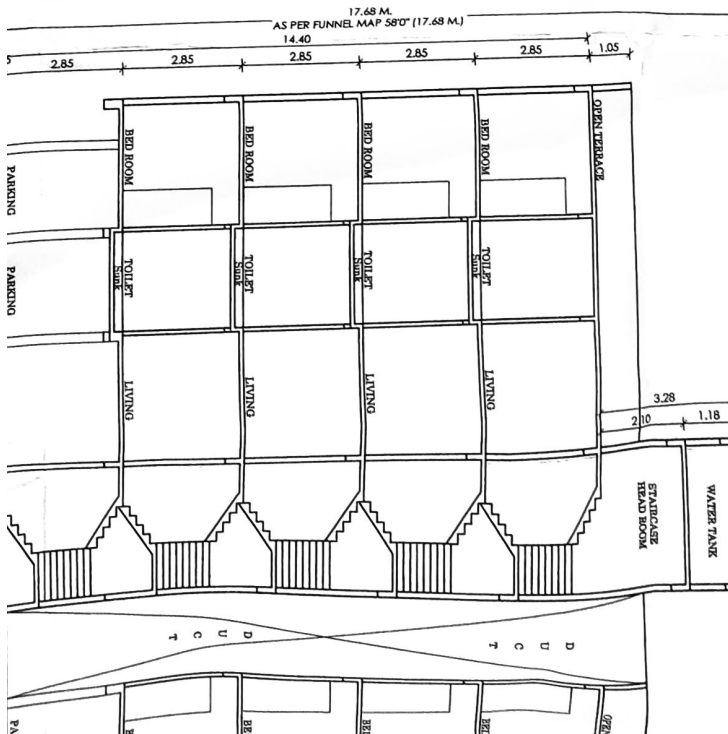
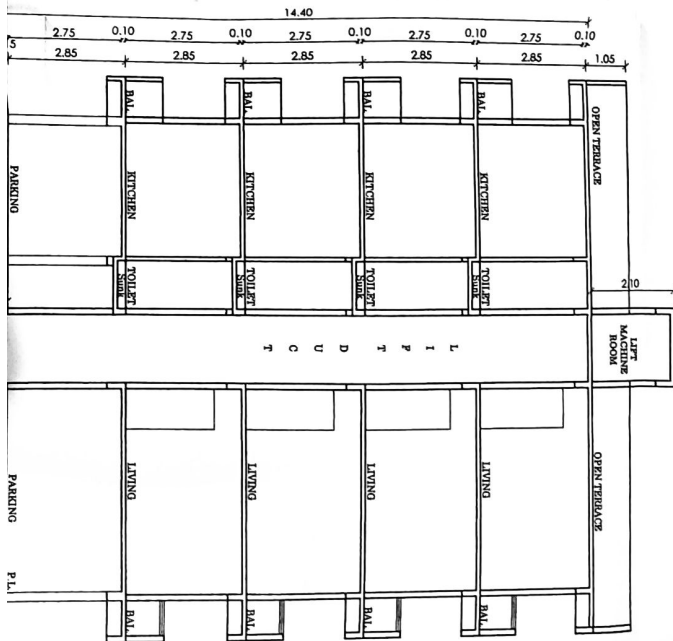
LOCATION PLAN (SCALE - NTS)



DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANNELLED DOOR
D1	0.90 X 2.10	T. W. PANNELLED DOOR
D2	0.75 X 2.10	T. W. PANNELLED DOOR
W	1.50 X 1.20	M. S. GLAZED WINDOW
W1	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.80 X 0.90	M. S. GLAZED LOVERED



TOTAL PROPOSED
COMPOSITE PARKING 2NOS. X 8 = 16NOS. + 8NOS. = 24NOS.



KEY PLAN
(SCALE - NTS)



TITLE
PROPOSED PLOT AMALGAMATION & RESIDENTIAL BUILDING PLAN ON P.NO. 2+3, S.NO. 49/6, C.T.S. NO. 7337 & C.T.S. NO. 7338 @ OF MAULJE DEOLALI - 01 SHIVAR, NASHIK, FOR- SHRI. MANOJ KANTILAL GAIDHANI AND OTHERS

APPROVAL STAMP

APPROVED

The Plans amended in _____
 As per the conditions mentioned in the accompanying Commencement Certificate No. C/2/23 dated 28/04/2023
 74223

Executive Engineer
TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

AD.P. NO. 04

REF.
 FINAL LAYOUT APPROVED VIDE NO. LNDWS/89, DTD. 30/01/1995

AREA STATEMENT		SQM.
1. AREA OF PLOT (Minimum area of a.b.c. to be considered) (As per CTS extract)		
a) As per ownership document (77/2 extract)		400.50
b) As per measurement sheet		400.00
c) As per site		400.00
2. DEDUCTIONS FOR		
(a) Proposed D.P. Road Widening Area/Service Road/Highway widening		13.50
(b) Any D.P. Reservation Area		---
3. Balance area of plot (1-2) (Total a-b)		13.50
4. Amenity Spaces (if applicable)		
(a) Required		---
(b) Adjustment of 20%, if any		---
(c) Balance Proposed		---
5. Net Foot Area (3-4)		
6. Recreational Open Space (if applicable)		387.00
(a) Required		---
(b) Proposed		---
7. Internal Road Area		
8. Possible area (if applicable)		---
9. Built up area with reference to Basic F.S.I. as per front road width (Str. No. Subbasic F.S.I.)		425.70
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI based on road width/TCO zone		200.25
(b) Proposed FSI on payment of premium		157.00
11. In-situ FSI / TDR Category		
(a) In-situ area against D.P. road (D.O. Str. No. (a), if any)		27.00
(b) In-situ area against Amenity Spaces (if provided over 100 or 125 or 150 No. 4 (b) and 1 or (c))		---
(c) TDR area (405 X 0.40 = 162.00 SQ.M.)		---
(d) Total in-situ / TDR loading proposed ((1) + (b) + (c))		27.00
12. Additional FSI area under Chapter No. 7		
13. Total entitlement of FSI in the proposal		---
(a) $(9+10b)+11(d)$ or 12 whichever is applicable		676.70
(b) Ancillary Area FSI upto 50% or 50% with payment of charges		307.50
(c) Total entitlement (a+b)		974.20
14. Maximum utilization limit of F.S.I. (building potential)		
Permissible sq. per Road width (sq. per Regulation No. 8.1 or 8.2 or 8.3 as applicable) x 1.6 or 1.2		3.20
15. Total Built-up Area in proposal (excluding area at or No. 17c)		
(a) Existing Built-up Area		---
(b) Proposed Built-up Area (sq. per 'P'-area)		974.30
(c) Total (a+b)		974.30
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)		
17. Area for Inclusive Housing, if any		0.96%
(a) Required (20% of Sr. No. 5)		---
(b) Proposed		---

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 28 / 02 / 2023 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLEST WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT / CITY SURVEY RECORDS.

[Signature]
 AR. SATISH D. GAIKWAD

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS 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 PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

[Signature]
 SHREE MANOJ K. GAIDHANI

MRS. PURVA S. PAGAR

[Signature]
 ARCHITECT SING

[Signature]
 STRUCTURAL ENGG. SING



AR. YOGESH GAIKWAD
 M.S. in Construction Management (TQA), B. Arch.
 +91-988444777
 +91-988355669

AR. SATISH GAIKWAD
 Reg. Architect (AIA),
 Architectural Consultant
 +91-977899813

EMAIL: gkai@rediffmail.com / gkai@ymail.com, PH: +9223-6644319
 ADDRESS: 302, Third Floor, Pratiksha Plaza, Shivajinagar, Nashik
 Bazaar Colony, Bhabad, Kulkarni Garden, Nashik 422001

No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
	1/100	POOJA USHAR	S.D.G.		CA2611595028