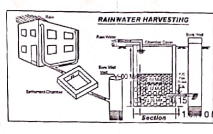
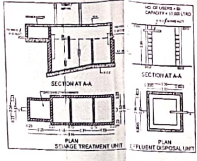
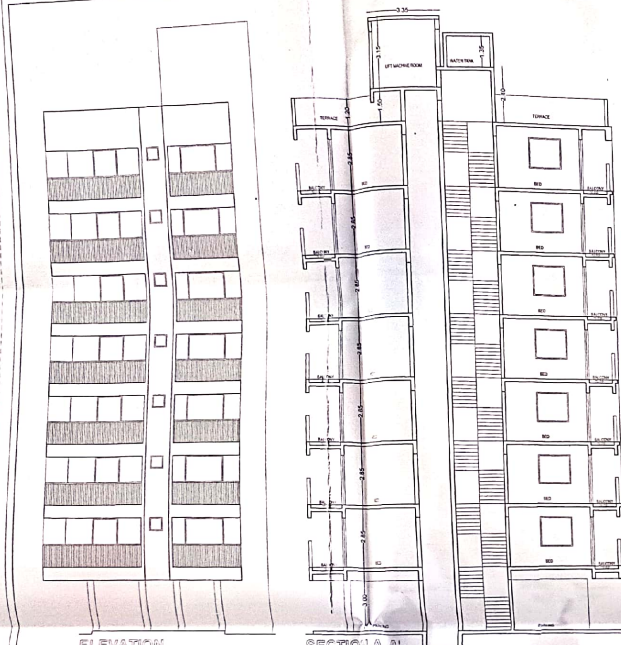


PROPOSED RESIDENTIAL BUILDING ON P. No. 24-A-10, S. No. 219/B/1 Q. VIDYADHAR SHIVAR IN NASHIK.  
 FOR: Mr. ARUN SHIVAJI DHOMASE & OTHERS THROUGH GP. HOLDER ADVIKA BULDCON PARTNERSHIP THROUGH PARTNER Mr. RAKESH A. HOK NAYARE

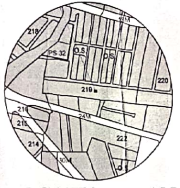
**APPROVED**

22/09/2023 16:02:00

Exclusive Engineer  
 TOWN PLANNING  
 Maharashtra Corporation  
 Nashik



PROPOSED SITE



**T.D.R. & D.R.C. STATEMENT**  
 PLOT AREA = 285.00 Sqm.  
 40% T. D. R. AREA = 114.00 Sqm.  
 T. D. R. AREA = 94.32 Sqm.  
 T. D. R. AGREEMENT No. 7-1435-2023  
 DATED = 06/02/2023

FORM OF STATEMENT 3  
 (Form No. 9 (i))  
**AREA DETAILS OF APARTMENT**

BUILDING NO.	FLOOR NO.	APARTMENT FLAT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	TOTAL
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	GROUND		0.00	-	-	0.00
	1 TO 7		123.45.67	79.93	21.60	101.33

**BUILT-UP AREA STATEMENT 1ST TO 7TH FLOOR RESI.**

AREA BLOCK	10 4300	14.73	153.63	
<b>STANDARD DEDUCTION</b>				
1	1.00	4.08	1	4.08
2	3.71	0.50	1	1.86
3	1.15	1.50	1	1.72
4	1.22	5.33	1	6.50
5	2.00	1.15	1	2.30
6	1.80	1.80	1	3.24
7	2.25	1.80	1	4.05
8	1.15	1.20	1	1.38
9	1.22	4.95	1	6.04
<b>TOTAL DEDUCTION</b>				31.17
<b>NET AREA</b>	153.63	31.17	122.46	

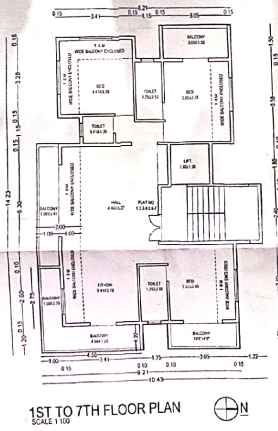
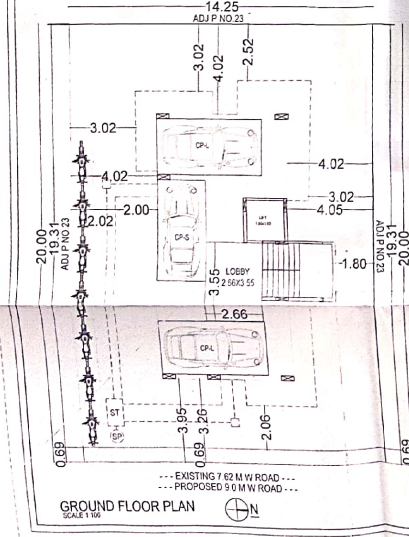
**RESI. BUILT-UP AREA STATEMENT**

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P. LINE)
(1)	(2)	(3)
	GROUND FLOOR RESIDENTIAL	4.0000
	FIRST FLOOR RESIDENTIAL	122.4600
	SECOND FLOOR RESIDENTIAL	122.4600
	THIRD FLOOR RESIDENTIAL	122.4600
	FOURTH FLOOR RESIDENTIAL	122.4600
	FIFTH FLOOR RESIDENTIAL	122.4600
	SIXTH FLOOR RESIDENTIAL	122.4600
	SEVENTH FLOOR RESIDENTIAL	122.4600
	<b>TOTAL P.LINE AREA</b>	661.22

Owner's Declaration -  
 I/We, the undersigned hereby certify that the site and the building are as shown in the approved plans.  
 Also, I/We would execute the work under supervision of proper authorities as per approved plans.  
 As an assurance of the quality and safety of the work done.

Signature of Owner: *(Signature)*  
 Signature of Engineer: *(Signature)*  
 Mr. ARUN SHIVAJI DHOMASE & OTHERS  
 GP. HOLDER  
 ADVIKA BULDCON PARTNERSHIP  
 THROUGH PARTNER  
 Mr. RAKESH A. HOK NAYARE  
 OWNER  
 Mr. RAKESH A. HOK NAYARE  
 EXCLUSIVE ENGINEER  
 TOWN PLANNING  
 Maharashtra Corporation  
 Nashik

**THINKING SPACES**  
 ARCHITECTS & ENGINEERS  
 RAHUL KHODE  
 AYENDRA KADAM  
 ADD: MALHOTRA APT KALA NAGAR, INDIRA NAGAR,  
 WADALA PATH, HARDDR ROAD, NASHIK.  
 9 8 2 2 3 4 2 1 3 6  
 9 8 2 2 6 5 8 1 6 2



FLOOR	CARPET AREA	1 WHEELER (CAR)	2 WHEELER (SCOOTER)
COMMERCIAL	0-100	0	0
WHOLE SALE	0-30	0	0
1 BHK	30-40	0	0
2 BHK OR 2BHK	40-60	1	3.5
3 BHK OR 3BHK	60-150	0	0
2K VISION	Flat	3.5	7
		0.75	0.25
<b>TOTAL</b>		3.75	7.5
<b>MULTIPLYING FACTOR (1.99)</b>		2.87	6.61

(1)	(2)	(3)	(4)	APARTMENT	(6)	(7)
1 TO 7		GROUND	0.00			0.00
		1,2,3,4,5,6,7	79.93	21.60		101.53

### BUILT-UP AREA STATEMENT 1ST TO 7TH FLOOR RESI.

AREA BLOCK	10.4300	14.73	153.63
<b>STANDARD DEDUCTION</b>			
1	1.00	4.08	4.08
2	3.71	0.50	1.86
3	1.15	1.50	1.72
4	1.22	5.33	6.50
5	2.00	1.15	2.30
6	1.80	1.80	3.24
7	2.25	1.80	4.05
8	1.15	1.20	1.38
9	1.22	4.95	6.04
<b>TOTAL DEDUCTION</b>			<b>31.17</b>
<b>NET AREA</b>	<b>153.63</b>	<b>31.17</b>	<b>122.46</b>

### RESI. BUILT-UP AREA STATEMENT

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER 'P-LINE')
(1)	(2)	(3)
	GROUND FLOOR RESIDENTIAL	4.0000
	FIRST FLOOR RESIDENTIAL	122.4600
	SECOND FLOOR RESIDENTIAL	122.4600
	THIRD FLOOR RESIDENTIAL	122.4600
	FOURTH FLOOR RESIDENTIAL	122.4600
	FIFTH FLOOR RESIDENTIAL	122.4600
	SIXTH FLOOR RESIDENTIAL	122.4600
	SEVENTH FLOOR RESIDENTIAL	122.4600
<b>TOTAL P-LINE AREA</b>		<b>861.22</b>

FLOOR	PARKING STATEMENT			
	CARPET AREA	NO OF FLAT	4 WHEELER (CAR)	2 WHEELER (SCOOTER)
COMMERCIAL WHOLE SALE SHOP	0 - 100	0	0	0
1RK OR 15HK	0 - 30	0	0	0
1 BHK	30 - 40	0	0	0
2BHK OR 35HK	40 - 80	7	3.5	7
3BHK OR 45HK	80 - 150	0	0	0
Total			3.5	7
5% VISITOR			0.175	0.35
<b>TOTAL</b>			<b>3.175</b>	<b>7.35</b>
MULTIPLYING FACTOR (0.90)			2.857	6.615

5. Net Plot Area (3-4) (a)	275.16
6. Recreational Open space (if applicable)	-
a) Required	-
b) Proposed	-
7. Internal Road area	-
8. Plottable area (if applicable)	-
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Subbasic FSI)	302.67
10. Addition of FSI on payment of premium	-
(a) Maximum permissible premium FSI - based on road width / TOD Zone	142.50
(b) Proposed FSI on payment of premium. (Sr. No. 5x 0.50)	123.00
11. In-situ FSI / TDR loading	-
(a) In-situ area against D.P. road	-
(1) In-situ area against COLONY road (2.0 x Sr. No. 2 (a))	19.68
(2) In-situ area against D.P. road (1.0 x Sr. No. )	-
(b) In-situ area against Amenity Space if handed over	-
(2.00 or 85 x Sr. No. 4 (b) and (c))	-
(c) TDR area (Sr. No. 5x 0.90)	94.32
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	114.00
12. Additional FSI area under Chapter No. 7	-
13. Total entitlement of FSI in the proposal	-
(a) $(B + 10(b) + 11(d))$ or 12 whichever is applicable.	539.67
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	323.80
(c) Total entitlement (a+b)	863.47
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 5.1 or 6.2 or 5.3 or 6.4 as applicable) x 1.6 or 1.8	-
15. Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	-
(a) Existing Built-up Area.	-
(b) Proposed Built-up Area (as per P-line)	861.22
(c) Total (a+b)	861.22
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	1
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 15/01/2023 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.

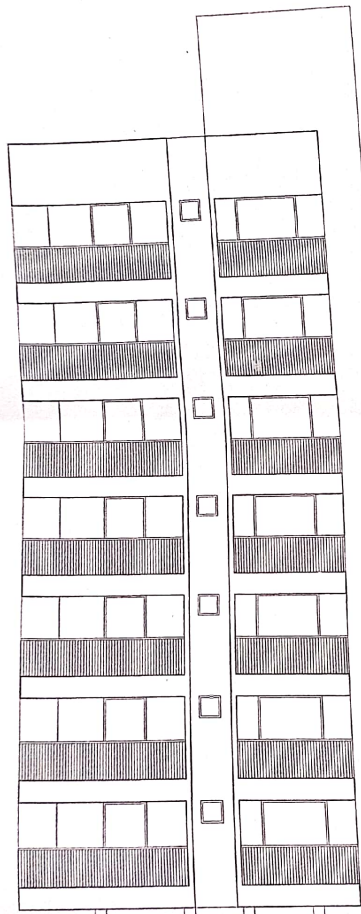
\_\_\_\_\_  
 Signature  
 (Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Declaration -  
 I/We 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.

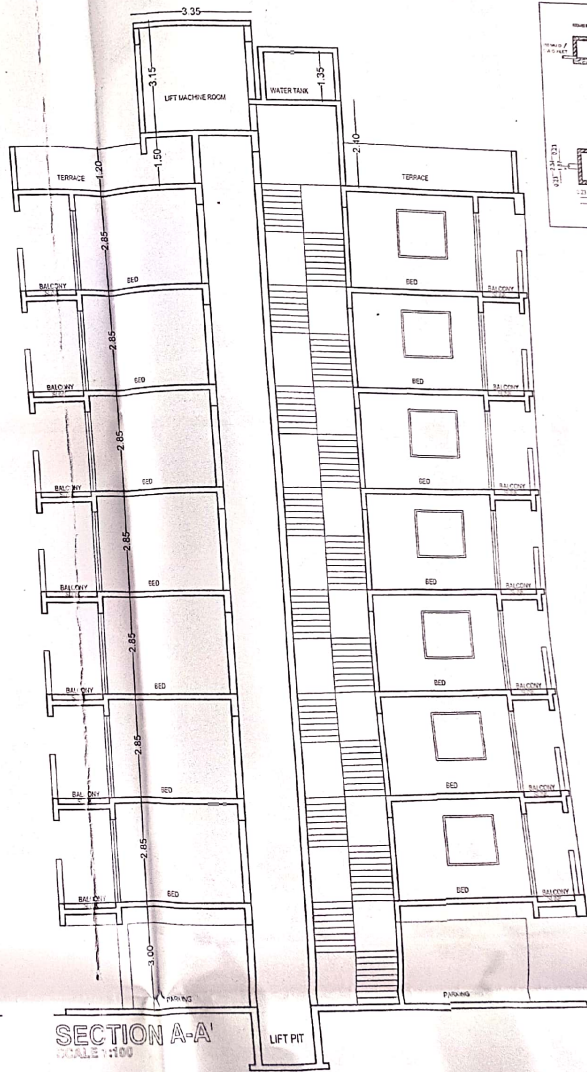
\_\_\_\_\_  
 Owner (s) name and signature

ER. JAYENDRA KADAM ENGINEER	M. KANUNSHIKU DHOMASE & OTHERS THROUGH GPA HOLDER ADITHA BUILDCON PARTNERSHIP FIRM THROUGH PARTNER MR. RAKESH ASHOK NAVARE OWNER	S. ANAWADE STRU. ENGINEER
<b>THINKING SPACES</b> ARCHITECT'S, INTERIOR & ENGINEER'S <b>RAHUL KHODE</b> Er. JAYENDRA KADAM ADD- MALKANS APT, KALA NAGAR, INDIRA NAGAR, WADALA PATHARDI ROAD, NASHIK. 9 8 2 2 3 4 2 1 3 6 9 9 2 2 6 5 8 1 6 2		

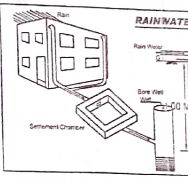
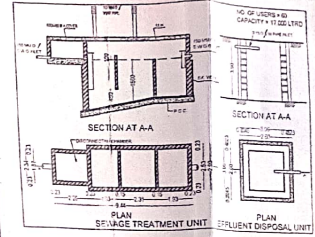




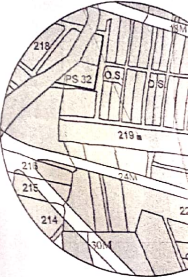
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SECTION A-A  
SCALE 1:100



PROPOSED SITE



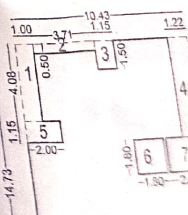
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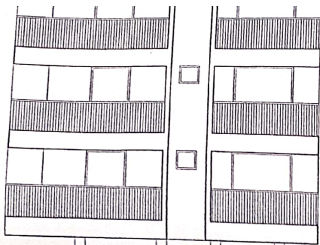
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BUILDING NO.	FLOOR NO.
(1)	(2)
1 TO 7	

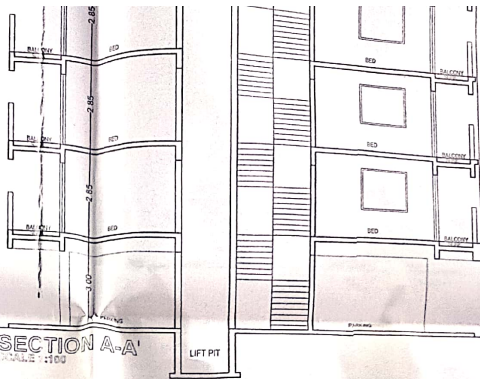
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1.02  
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0.15 3.41 0.15 3.21 1.15 0.15 3.05 0.15

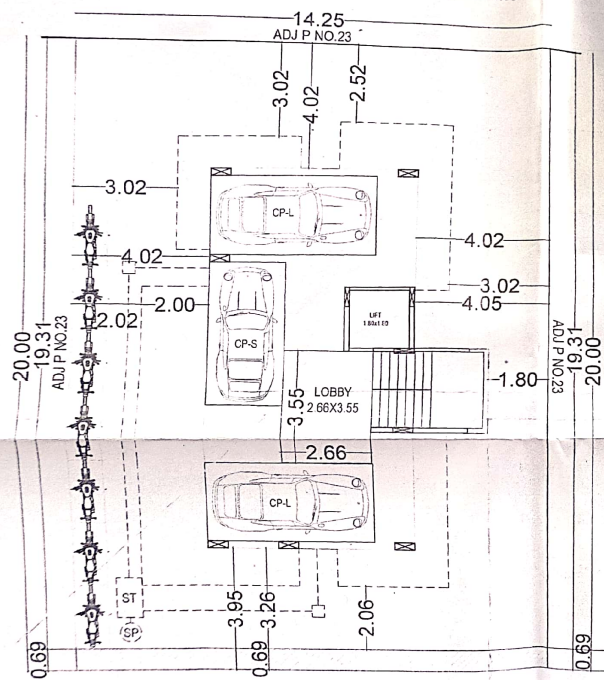




ELEVATION

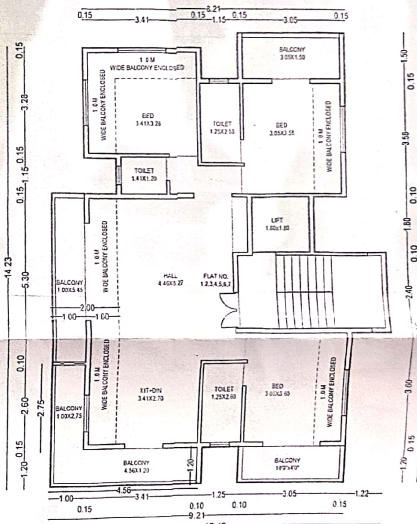


SECTION A-A



GROUND FLOOR PLAN

SCALE 1:100



1ST TO 7TH FLOOR PLAN

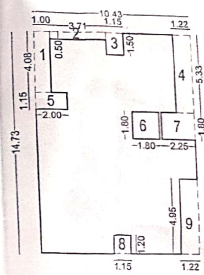
SCALE 1:100



LOCATION PLAN  
SCALE :- 1:10000

BUILDING NO.	FLOOR NO.	APARTMENT FLAT NO.	AREA D. CARP. AREA APART.
(1)	(2)	(3)	(4)
1 TO 7		GROUND	12.345.67

BUILDING NO. 1ST



AREA BLOCK

STANDARD DEED	NET AREA
1	1.00
2	3.71
3	1.15
4	1.22
5	2.00
6	1.80
7	2.25
8	1.15
9	1.22

FLOOR	PARKING STATEMENT			
	CARPET AREA	NO OF FLAT	4 WHEELER (CAR)	2 WHEELER (SCOOTER)
COMMERCIAL	0-100	0	0	0
WHOLE SALE SHOPS	0-30	0	0	0
1BHK	30-40	0	0	0
2BHK OR 3BHK	40-80	7	3.5	7
3BHK OR 4BHK	80-150	0	0	0
TOTAL			3.5	7
5% VISITOR			0.175	0.35
TOTAL			3.175	7.35
MULTIPLYING FACTOR (0.90)			2.857	6.615