



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600027892

Project: SIGNIFICANT, Plot Bearing / CTS / Survey / Final Plot No.: 82/3/A 82/4 at Nashik (M Corp.), Nashik, Nashik, 422006;

1. Ind Developers having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422006.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 14/01/2021 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 14/01/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/AA/RDP/AS/21

DATE :- 19/01/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, M/s. IND Developers Th. Partner Mr. Shahid Gulam Mustufa Jin & Other 8.
C/o. Ar. Prashant Themaskar & Stru.Engg. Rajendra Birala Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No.-- of
S.No.82/3/A+82/4 of Wadala Shiwar.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan Dated: 31/03/2021 Inward No. A4/BP/560/2020
2) Final Layout/Tentative layout No.02/06 Date:26/04/2005
3) Previous Approved building permission No.A4/01/2020 Dt:05/05/2020

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in --- subject to the following conditions.

CONDITIONS (1 to 53)

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 occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission 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 unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle 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 Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
7. The balconies, ottas & verandas 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 balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. 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 reservation of Tree Act. 1975.
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 with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements. A pigeon 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. Proper arrangement for disposal Imperial water all be made as per site requirements without disturbing natural gradient of the land fencing to this condition is any incident happens the whole responsibility will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. 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.
13. 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.
14. 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 The Maharashtra Municipal Corporation Act.
15. Applicant should make necessary arrangement of water for construction purpose as per 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.
16. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
18. Whenever necessary Adequate space from the plot air are should be reserved for transformer in consultation with M.S.E.D.C.L Office Before actually commencing the proposed construction.
19. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
21. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/pra.kra.217/UD-9 Dt:7/8/2015 for all building following condition shall apply
 - 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 along with 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.
 - B) A notice in the form of an advertisement giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 A action shall be taken by NMC.
22. This permission is given on the basis of conditions mentioned in Hon Labour Commissioner letter No, vide letter No: Nahapra-112010/or.No.212 Kath 2 Date 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed
23. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24. Whenever necessary fanning shall be made and maintained as per provision of UDCPR on site.
25. Provision of rain water harvesting shall be made at site as per Clause no.133 of UDCPR
26. Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006 in case of building identified in Regulation no.6 2.6.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

C.C. for Plot No. -- of S.No.82/3/A+82/4 of Wadala Shiwar.

27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No for any TPV- 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and Developers will be commonly responsible.
29. If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same
30. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
31. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
32. As per solid waste management Rules- 2015 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shade Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order No.,262/2006 Dt: 26/12/2006 submitted with the application.

Charges Recovery

34. Rs.17,13,600/-+15,97,370/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.72/734 &66/502 Dt:02/03/2020 &31/12/2021
35. Rs.7,98,000/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.73/718 Dt:03/03/2020
36. Drainage connection charges Rs.2,94,000/- is paid vide R.No./B.No.78/8140 Dt:02/03/2021
37. Welfare Cess charges Rs.23,98,140/-+11,69,550/- is paid vide R.No./B.No.78/8140 &66/502 Dt:02/03/2020 &31/12/2021
38. Rs.38,000/- R.No./B.No.08/736 Dt:02/03/2020 against Treeplantation Deposit.
39. Infrastructure Improvement Charges Rs.-/- is paid vide R.No./B.No. Dt: /2021
40. Charges for "Premium paid FSI" is paid vide Rs.-/- is paid vide R.No./B.No. Dt: /2021
41. Charges for "Premium paid (Ancillary) FSI" is paid vide Rs.35,22,855/- is paid vide R.No./B.No.87/503 Dt:31/12/2021
42. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi Vide No. G.S.R 317 (E) Dt:29/03/2016 & The Conditions mentioned therein are applicable to this Commencement & shall be following strictly this permission is given on the strength of affidavit submitted with the proposed and C & D Waste Rs.1,21,910 /- is paid vide R.No./B.No.66/502 Dt:31/12/2021 + Rs. 2,89,100/- vide R/B No. Dt.

Additional Conditions

43. AMC Tax for Vacant plot shall be paid before Completion
44. Previously approved Tentative layout 02/06 Dt: 26/04/2005 & is hereby as cancelled
45. Provision of Grey water reuse shall be made as per UDCPR clause No.13.4
46. Installation of solar assisted water heating system shall be installed as per rule no.13.2 of UDCPR before occupancy Permission
47. The corrected 7/12 extract of the amalgamated plots shall be produced before Occupancy Certificate
48. Parking area should be paved & kept open for parking purpose only
49. The 7/12 extract for 9.00 Colony road in the name of NMC should be produced before Occupancy Certificate
50. Amenity area handover to NMC and in the name of NMC 7/12 extract be produced before occupancy certificate.



AFTER AMALGAMATION

ADJ.S.NO.62/3(B+C+D)P
64.65 METER

4 METER
2+3+4+5+6

1+ S.NO.62 H. NO 4
T = 767.54 SQ.MT
9 SQ.MT

OWNER'S DECLARATION

I, the undersigned hereby confirm that I/we would abide by the conditions approved by the authority/collector and would execute the plans as per approved plans. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF ARCHITECT/ENGINEER PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

1. Mr. Qudus Chaghi M. Jn. 2. Mrs. Niaz D. Jn. 3. Mr. Imran D. Jn.
4. Mr. Shafiq M. Jn. 5. Mrs. Zehra S. Jn. 6. Mr. Abdul S. Jn.
7. Mr. Muzammil G. M. Jn. 8. Mr. Faridullah G.M. Jn. 9. Mr. Mansoor M. Jn.

FORM OF STATEMENT 3 [Sr. No. 9(a)]

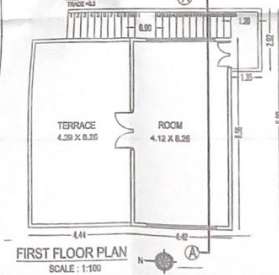
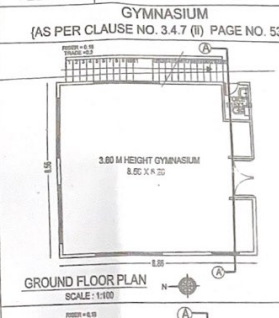
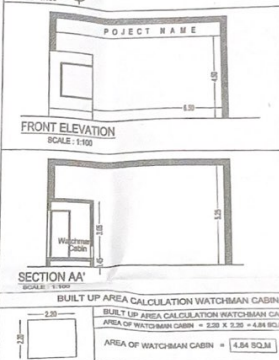
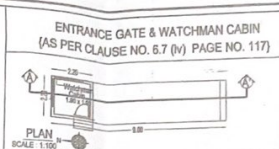
FLOOR NO.	FLOOR NO.	APARTMENT NO.	AREA OF APARTMENT (SQ.M)	AREA OF COMMON PARTS (SQ.M)	AREA OF COMMON PARTS (SQ.M)
(1)	(2)	(3)	(4)	(5)	(6)

POTENTIAL AREA STATEMENT

(1) AS per community document (7712, C18 sub-2)	7600.00 SQ.M
(2) Assembly Space Area	912.45 SQ.M
(3) NET Plot Area	6027.28 SQ.M
(4) Area under 9.00 M. W. Road	488.04 SQ.M
(5) Built up area with setbacks in Block (Permitted 60 SQ.M x 1.1)	7,356.35 SQ.M
(6) In-situ area against Assembly Space (2.4 x 60.2)	142.84 SQ.M
(7) In-situ area against Assembly Space (2.4 x 60.2)	142.84 SQ.M
(8) Maximum permissible TOR (2.4 x 60.2)	308.20 SQ.M
(9) Proposed T.D.R. zone	NIL
(10) Maximum permissible FSI (2.4 x 60.2)	200.00 SQ.M
(11) Allowed premium FSI	3,266.02 SQ.M
(12) Permissible Premium on per Road width (2.20 x 30.3x3)	71,370.00 SQ.M

FORM OF STATEMENT 3 [Sr. No. 9(a)]

FLOOR NO.	FLOOR NO.	APARTMENT NO.	AREA OF APARTMENT (SQ.M)	AREA OF COMMON PARTS (SQ.M)	AREA OF COMMON PARTS (SQ.M)
(1)	(2)	(3)	(4)	(5)	(6)



APPROVAL OF PLANS 1/5

CONTENTS: LIG & EWS ELEVATION, SECTIONS, GYMNASIUM, ENTRANCE GATE & WATCHMAN CABIN, AREA CALCULATION, BUILT UP & CARPET STATEMENT & OTHER

APPROVED

The Plans amended in _____
As per the conditions mentioned in the accompanying commencement Certificate No. _____
_____ Executive Engineer
TOWN PLANNING
Health, Municipal Corporation
Muzaffargarh

PREVIOUS APPROVAL NO. LIND/6P/AA/01/2102
DATE-05-05-2020

AREA STATEMENT

Sl. No.	Description	Area (SQ.M)
1	Net Plot Area	6027.28
2	Area under 9.00 M. W. Road	488.04
3	Built up area with setbacks in Block (Permitted 60 SQ.M x 1.1)	7,356.35
4	In-situ area against Assembly Space (2.4 x 60.2)	142.84
5	In-situ area against Assembly Space (2.4 x 60.2)	142.84
6	Maximum permissible TOR (2.4 x 60.2)	308.20
7	Proposed T.D.R. zone	NIL
8	Maximum permissible FSI (2.4 x 60.2)	200.00
9	Allowed premium FSI	3,266.02
10	Permissible Premium on per Road width (2.20 x 30.3x3)	71,370.00

CERTIFICATE OF AREA

CERTIFIED THAT THE PLAN/APPENDIX WAS SUBMITTED BY ME ON 10.10.2020 AND THE SAME WAS APPROVED ON 10.10.2020 AND THE AREA AND TOTAL TOR IN AREA ARE AS MENTIONED IN THE ATTACHED DOCUMENT. WORKED OUT TALLIES WITH THE OFFICE RECORDS OF CHANGING PLAN NO. 62/3(B+C+D)P AND RECORDS DEPARTMENTALITY BUREAU/SECTION.

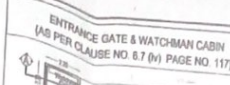
ARCHITECT'S SIGN

PROPOSED LIG & EWS ELEVATION, SECTIONS, GYMNASIUM, ENTRANCE GATE & WATCHMAN CABIN, AREA CALCULATION, BUILT UP & CARPET STATEMENT & OTHER

OWNERS SIGN

M/S IND DEVELOPERS THROUGH ITS PARTNERS

1. Mr. Qudus Chaghi M. Jn. 2. Mrs. Niaz D. Jn. 3. Mr. Imran D. Jn.
4. Mr. Shafiq M. Jn. 5. Mrs. Zehra S. Jn. 6. Mr. Abdul S. Jn.
7. Mr. Muzammil G. M. Jn. 8. Mr. Faridullah G.M. Jn. 9. Mr. Mansoor M. Jn.



APPROVAL OF PLANS
 CONTENTS: LIP & EMS ELEVATION, ENTRANCE GATE & WATCHMAN CABIN, AREA CALCULATION, BUILT UP & GROUND FLOOR PLAN, STATEMENT & OTHERS. [1/5]



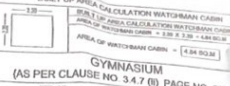
APPROVED
 The Plans submitted to me for the construction mentioned in the accompanying endorsement Certificate No. PAT/2019/1054 dated 10/10/2019
 Engineer-in-Chief
 TOWN PLANNING



PREVIOUS APPROVAL NO. LRS/2019/1005/2020
 DATE: 05.05.2020



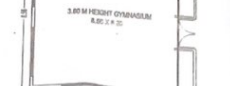
Sl. No.	Description	Area (sq.m)
1	Area of plot	1000.00
2	Area reserved for road (10% of plot)	100.00
3	Area reserved for open space (10% of plot)	100.00
4	Area reserved for parking (10% of plot)	100.00
5	Area reserved for other uses (10% of plot)	100.00
6	Area reserved for other uses (10% of plot)	100.00
7	Area reserved for other uses (10% of plot)	100.00
8	Area reserved for other uses (10% of plot)	100.00
9	Area reserved for other uses (10% of plot)	100.00
10	Area reserved for other uses (10% of plot)	100.00
11	Area reserved for other uses (10% of plot)	100.00
12	Area reserved for other uses (10% of plot)	100.00
13	Area reserved for other uses (10% of plot)	100.00
14	Area reserved for other uses (10% of plot)	100.00
15	Area reserved for other uses (10% of plot)	100.00
16	Area reserved for other uses (10% of plot)	100.00
17	Area reserved for other uses (10% of plot)	100.00
18	Area reserved for other uses (10% of plot)	100.00
19	Area reserved for other uses (10% of plot)	100.00
20	Area reserved for other uses (10% of plot)	100.00



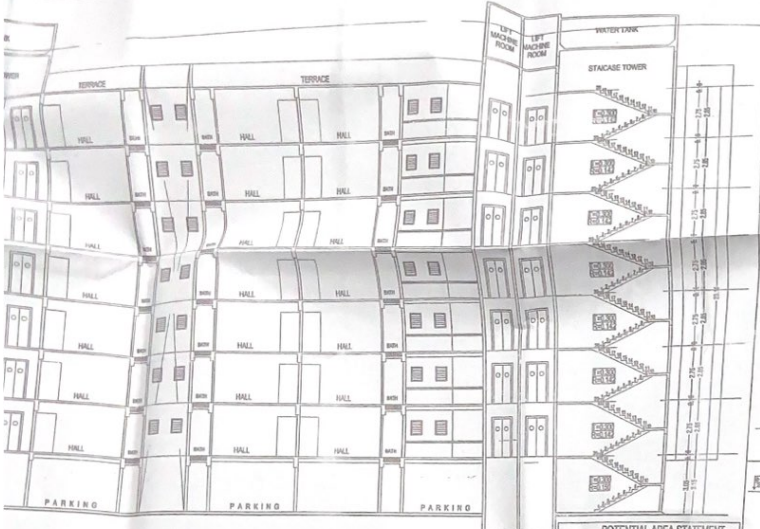
GYMNASIUM
 (AS PER CLAUSE NO. 3.4.7 (b) PAGE NO. 53)



GROUND FLOOR PLAN
 SCALE: 1:100



FIRST FLOOR PLAN
 SCALE: 1:100



TERRACE
 4.20 X 8.26
ROOM
 4.12 X 8.26



FRONT ELEVATION
 SCALE: 1:100



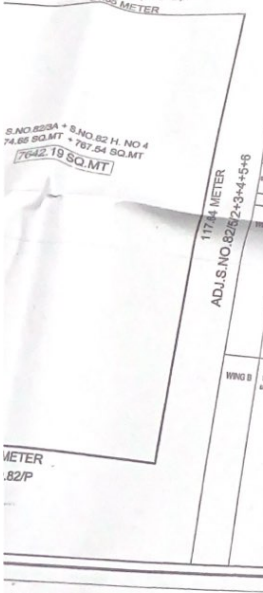
SECTION AA'
 SCALE: 1:100

POTENTIAL AREA STATEMENT

(1) AS per permitted document (1/12/2019)	700.00 SQ.M
(2) Accessory Space Area	81.41 SQ.M
(3) Net Plot Area	1007.89 SQ.M
(4) Area reserved for road	100.00 SQ.M
(5) Area reserved for open space	100.00 SQ.M
(6) Area reserved for parking	100.00 SQ.M
(7) Area reserved for other uses	100.00 SQ.M
(8) Area reserved for other uses	100.00 SQ.M
(9) Area reserved for other uses	100.00 SQ.M
(10) Area reserved for other uses	100.00 SQ.M
(11) Area reserved for other uses	100.00 SQ.M
(12) Area reserved for other uses	100.00 SQ.M
(13) Area reserved for other uses	100.00 SQ.M
(14) Area reserved for other uses	100.00 SQ.M
(15) Area reserved for other uses	100.00 SQ.M
(16) Area reserved for other uses	100.00 SQ.M
(17) Area reserved for other uses	100.00 SQ.M
(18) Area reserved for other uses	100.00 SQ.M
(19) Area reserved for other uses	100.00 SQ.M
(20) Area reserved for other uses	100.00 SQ.M

AFTER AMALGAMATION
 ADLS NO. 82/2019-C-D/P
 64.56 METER

OWNER'S DECLARATION
 I, the undersigned, do hereby declare that the information furnished by me in the above mentioned application for the grant of the building plan is true and correct and that I am not aware of any other person who has any interest in the land shown in the above mentioned application.

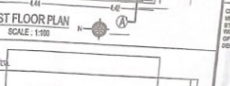


FORM OF STATEMENT 3 [S. No. 69]

Sl. No.	Particulars	Area (sq.m)	Remarks
1	Area reserved for road	100.00	
2	Area reserved for open space	100.00	
3	Area reserved for parking	100.00	
4	Area reserved for other uses	100.00	
5	Area reserved for other uses	100.00	
6	Area reserved for other uses	100.00	
7	Area reserved for other uses	100.00	
8	Area reserved for other uses	100.00	
9	Area reserved for other uses	100.00	
10	Area reserved for other uses	100.00	
11	Area reserved for other uses	100.00	
12	Area reserved for other uses	100.00	
13	Area reserved for other uses	100.00	
14	Area reserved for other uses	100.00	
15	Area reserved for other uses	100.00	
16	Area reserved for other uses	100.00	
17	Area reserved for other uses	100.00	
18	Area reserved for other uses	100.00	
19	Area reserved for other uses	100.00	
20	Area reserved for other uses	100.00	

FORM OF STATEMENT 3 [S. No. 69]

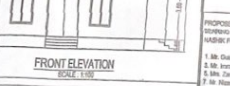
Sl. No.	Particulars	Area (sq.m)	Remarks
1	Area reserved for road	100.00	
2	Area reserved for open space	100.00	
3	Area reserved for parking	100.00	
4	Area reserved for other uses	100.00	
5	Area reserved for other uses	100.00	
6	Area reserved for other uses	100.00	
7	Area reserved for other uses	100.00	
8	Area reserved for other uses	100.00	
9	Area reserved for other uses	100.00	
10	Area reserved for other uses	100.00	
11	Area reserved for other uses	100.00	
12	Area reserved for other uses	100.00	
13	Area reserved for other uses	100.00	
14	Area reserved for other uses	100.00	
15	Area reserved for other uses	100.00	
16	Area reserved for other uses	100.00	
17	Area reserved for other uses	100.00	
18	Area reserved for other uses	100.00	
19	Area reserved for other uses	100.00	
20	Area reserved for other uses	100.00	



CERTIFICATE OF AREA
 I, the undersigned, do hereby certify that the area of the plot shown in the above mentioned application is as stated therein and that I am not aware of any other person who has any interest in the land shown in the above mentioned application.



ARCHITECT'S SIGN



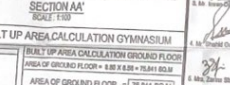
PROPOSED LIP & EMS RESIDENTIAL BUILDING ON PORTION OF LANDS
 APPROVAL NO. LRS/2019/1005/2020
 DATE: 05.05.2020



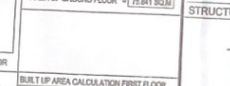
OWNERS SIGN



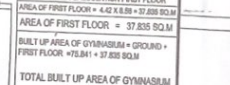
M/S AND DEVELOPERS THROUGH ITS PARTNER



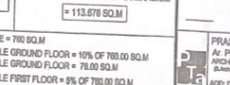
STRUCTURAL CONSULTANT SIGN



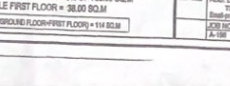
ARCHITECT'S SIGN



ARCHITECT'S SIGN



ARCHITECT'S SIGN

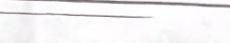


ARCHITECT'S SIGN

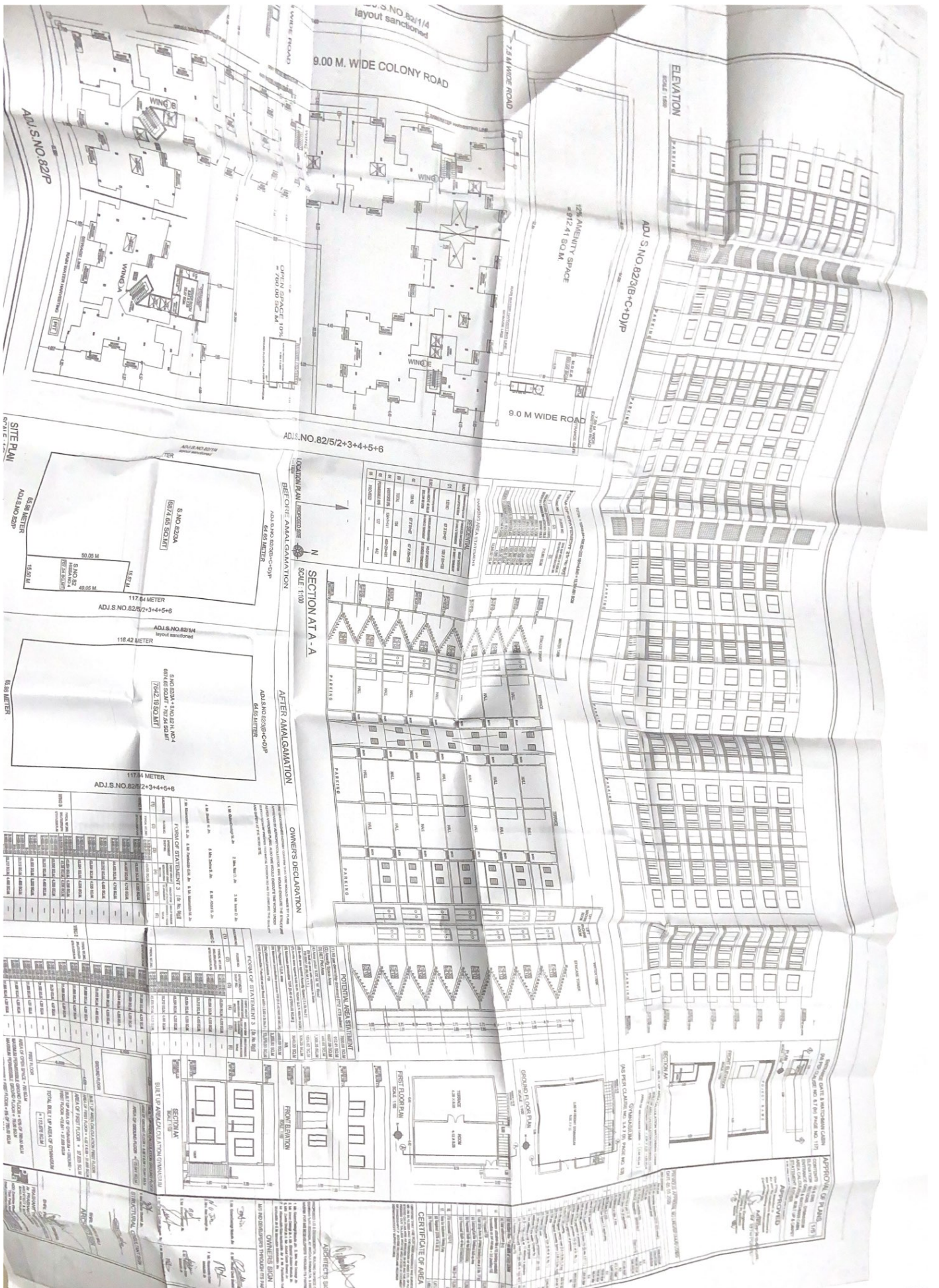
METER 82/P

FORM OF STATEMENT 3 [S. No. 69]

FORM OF STATEMENT 3 [S. No. 69]



ARCHITECT'S SIGN



ELEVATION
SCALE 1:100

ADJ.S.NO.82/3B-C-D/JP

25% AMENITY SPACE
4397.41 SQ.M.

9.00 M. WIDE COLONY ROAD

7.24 M WIDE ROAD

ADJ.S.NO.82/5/2+3+4+5+6

SECTION AT A - A

LOCATION/PLAN BEFORE AMALGAMATION
SCALE 1:100

AFTER AMALGAMATION
ADJ.S.NO.82/3B-C-D/JP
SCALE 1:100

NO.	DESCRIPTION	UNIT	AREA	PERCENTAGE
1	RESIDENTIAL	SQ.M.	4397.41	100%
2	AMENITY SPACE	SQ.M.	4397.41	100%
3	COMMON AREA	SQ.M.	4397.41	100%
4	STAIR	SQ.M.	4397.41	100%
5	LIFT	SQ.M.	4397.41	100%
6	WATER TANK	SQ.M.	4397.41	100%
7	WATER TREATMENT PLANT	SQ.M.	4397.41	100%
8	WATER TOWER	SQ.M.	4397.41	100%
9	WATER PUMP	SQ.M.	4397.41	100%
10	WATER DISTRIBUTION NETWORK	SQ.M.	4397.41	100%

OWNERS DECLARATION

POTENTIAL AGRI-SETBACK

FRONT ELEVATION

SECTION A

CERTIFICATE OF AREA

117.64 METER

ADJ.S.NO.82/2+3+4+5+6

118.42 METER

ADJ.S.NO.82/14

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/2+3+4+5+6

118.42 METER

ADJ.S.NO.82/14

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

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117.64 METER

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117.64 METER

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118.42 METER

ADJ.S.NO.82/14

117.64 METER

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118.42 METER

ADJ.S.NO.82/14

117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

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118.42 METER

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117.64 METER

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118.42 METER

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117.64 METER

ADJ.S.NO.82/5/2+3+4+5+6

117.64 METER

ADJ.S.NO.82/2+3+4+5+6

118.42 METER

ELEVATION
SCALE: 1:500



ADJ.S.NO.82/3(B+C+D)/P

12% AMENITY SPACE
= 912.41 SQ.M.

ADJ.S.NO 82/1/4
layout sanctioned

7.5 M WIDE ROAD

9.00 M. WIDE COLONY ROAD

7.50 M. WIDE
EXISTING ROAD

9.0 M WIDE ROAD

TOTAL = 12000.00 + 1000.00 + 200.00 + 100.00 + 100.00 = 13300.00 SQ.M

NO.	DESCRIPTION	AREA (SQ.M)
01	RESIDENTIAL	12000.00
02	COMMON AREA	1000.00
03	ROAD	200.00
04	OPEN SPACE	100.00
05	UTILITIES	100.00
06	WATER TANK	100.00
07	STREET LIGHTING	100.00
08	LANDSCAPING	100.00
09	WATER SUPPLY	100.00
10	SEWERAGE	100.00
11	RAINFALL	100.00
12	WATER TREATMENT	100.00
13	WATER STORAGE	100.00
14	WATER DISTRIBUTION	100.00
15	WATER CONSUMPTION	100.00
16	WATER TREATMENT	100.00
17	WATER STORAGE	100.00
18	WATER DISTRIBUTION	100.00
19	WATER CONSUMPTION	100.00
20	WATER TREATMENT	100.00
21	WATER STORAGE	100.00
22	WATER DISTRIBUTION	100.00
23	WATER CONSUMPTION	100.00
24	WATER TREATMENT	100.00
25	WATER STORAGE	100.00
26	WATER DISTRIBUTION	100.00
27	WATER CONSUMPTION	100.00
28	WATER TREATMENT	100.00
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32	WATER TREATMENT	100.00
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36	WATER TREATMENT	100.00
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39	WATER CONSUMPTION	100.00
40	WATER TREATMENT	100.00
41	WATER STORAGE	100.00
42	WATER DISTRIBUTION	100.00
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96	WATER TREATMENT	100.00
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100	WATER TREATMENT	100.00

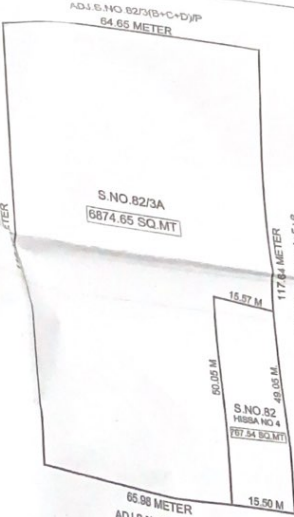
PARKING AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.M)	NO. OF CARS	NO. OF BIKES
01	RESIDENTIAL	12000.00	1200	1200
02	COMMON AREA	1000.00	100	100
03	ROAD	200.00	20	20
04	OPEN SPACE	100.00	10	10
05	UTILITIES	100.00	10	10
06	WATER TANK	100.00	10	10
07	STREET LIGHTING	100.00	10	10
08	LANDSCAPING	100.00	10	10
09	WATER SUPPLY	100.00	10	10
10	SEWERAGE	100.00	10	10
11	RAINFALL	100.00	10	10
12	WATER TREATMENT	100.00	10	10
13	WATER STORAGE	100.00	10	10
14	WATER DISTRIBUTION	100.00	10	10
15	WATER CONSUMPTION	100.00	10	10
16	WATER TREATMENT	100.00	10	10
17	WATER STORAGE	100.00	10	10
18	WATER DISTRIBUTION	100.00	10	10
19	WATER CONSUMPTION	100.00	10	10
20	WATER TREATMENT	100.00	10	10
21	WATER STORAGE	100.00	10	10
22	WATER DISTRIBUTION	100.00	10	10
23	WATER CONSUMPTION	100.00	10	10
24	WATER TREATMENT	100.00	10	10
25	WATER STORAGE	100.00	10	10
26	WATER DISTRIBUTION	100.00	10	10
27	WATER CONSUMPTION	100.00	10	10
28	WATER TREATMENT	100.00	10	10
29	WATER STORAGE	100.00	10	10
30	WATER DISTRIBUTION	100.00	10	10
31	WATER CONSUMPTION	100.00	10	10
32	WATER TREATMENT	100.00	10	10
33	WATER STORAGE	100.00	10	10
34	WATER DISTRIBUTION	100.00	10	10
35	WATER CONSUMPTION	100.00	10	10
36	WATER TREATMENT	100.00	10	10
37	WATER STORAGE	100.00	10	10
38	WATER DISTRIBUTION	100.00	10	10
39	WATER CONSUMPTION	100.00	10	10
40	WATER TREATMENT	100.00	10	10
41	WATER STORAGE	100.00	10	10
42	WATER DISTRIBUTION	100.00	10	10
43	WATER CONSUMPTION	100.00	10	10
44	WATER TREATMENT	100.00	10	10
45	WATER STORAGE	100.00	10	10
46	WATER DISTRIBUTION	100.00	10	10
47	WATER CONSUMPTION	100.00	10	10
48	WATER TREATMENT	100.00	10	10
49	WATER STORAGE	100.00	10	10
50	WATER DISTRIBUTION	100.00	10	10
51	WATER CONSUMPTION	100.00	10	10
52	WATER TREATMENT	100.00	10	10
53	WATER STORAGE	100.00	10	10
54	WATER DISTRIBUTION	100.00	10	10
55	WATER CONSUMPTION	100.00	10	10
56	WATER TREATMENT	100.00	10	10
57	WATER STORAGE	100.00	10	10
58	WATER DISTRIBUTION	100.00	10	10
59	WATER CONSUMPTION	100.00	10	10
60	WATER TREATMENT	100.00	10	10
61	WATER STORAGE	100.00	10	10
62	WATER DISTRIBUTION	100.00	10	10
63	WATER CONSUMPTION	100.00	10	10
64	WATER TREATMENT	100.00	10	10
65	WATER STORAGE	100.00	10	10
66	WATER DISTRIBUTION	100.00	10	10
67	WATER CONSUMPTION	100.00	10	10
68	WATER TREATMENT	100.00	10	10
69	WATER STORAGE	100.00	10	10
70	WATER DISTRIBUTION	100.00	10	10
71	WATER CONSUMPTION	100.00	10	10
72	WATER TREATMENT	100.00	10	10
73	WATER STORAGE	100.00	10	10
74	WATER DISTRIBUTION	100.00	10	10
75	WATER CONSUMPTION	100.00	10	10
76	WATER TREATMENT	100.00	10	10
77	WATER STORAGE	100.00	10	10
78	WATER DISTRIBUTION	100.00	10	10
79	WATER CONSUMPTION	100.00	10	10
80	WATER TREATMENT	100.00	10	10
81	WATER STORAGE	100.00	10	10
82	WATER DISTRIBUTION	100.00	10	10
83	WATER CONSUMPTION	100.00	10	10
84	WATER TREATMENT	100.00	10	10
85	WATER STORAGE	100.00	10	10
86	WATER DISTRIBUTION	100.00	10	10
87	WATER CONSUMPTION	100.00	10	10
88	WATER TREATMENT	100.00	10	10
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91	WATER CONSUMPTION	100.00	10	10
92	WATER TREATMENT	100.00	10	10
93	WATER STORAGE	100.00	10	10
94	WATER DISTRIBUTION	100.00	10	10
95	WATER CONSUMPTION	100.00	10	10
96	WATER TREATMENT	100.00	10	10
97	WATER STORAGE	100.00	10	10
98	WATER DISTRIBUTION	100.00	10	10
99	WATER CONSUMPTION	100.00	10	10
100	WATER TREATMENT	100.00	10	10

LOCATION PLAN PROPOSED SITE

SECTION AT A -
SCALE: 1:100

BEFORE AMALGAMATION

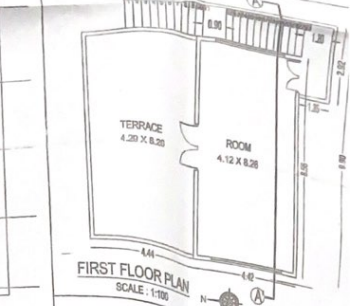
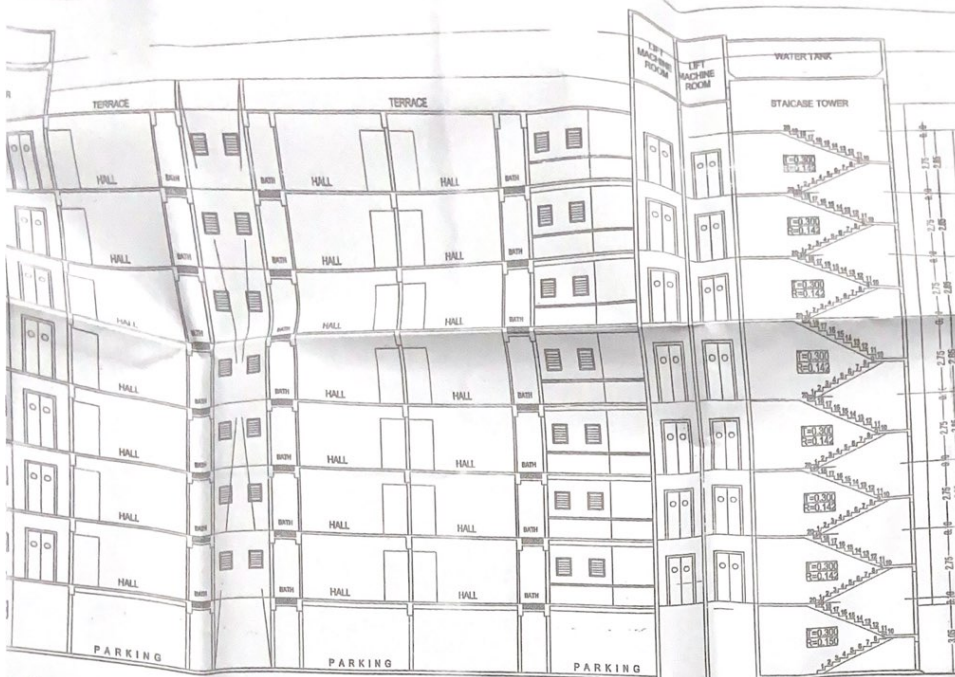
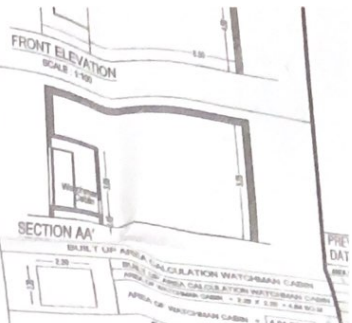


SITE PLAN
SCALE: 1:500

ADJ.S.NO.82/P

SITE PLAN
SCALE: 1:500

ADJ.S.NO.82/P



- A

AFTER AMALGAMATION

ADJ.S.NO.82/3(B+C+D)P
64.65 METER

S.NO.82/3A + S.NO.82 H.NO.4
6874.65 SQ.MT + 767.54 SQ.MT
7642.19 SQ.MT

65.98 METER
ADJ.S.NO.82/P



OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY DECLARE THAT WE WOULD EXECUTE THE PLANS APPROVED BY AUTHORITY/REGULATOR. WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER RULES/REGULATIONS OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

- 1. Mr. Qudus M. Jn
- 2. Mrs. Naz D. Jn
- 3. Mr. Inam D. Jn
- 4. Mr. Shahid M. Jn
- 5. Mrs. Zarina S. Jn
- 6. Mr. Abdul S. Jn
- 7. Mr. Nizamuddin G. M. Jn
- 8. Mr. Fariduddin G. M. Jn
- 9. Mr. Mainuddin M. Jn

FORM OF STATEMENT 3 [Sr. No. 9(a)]

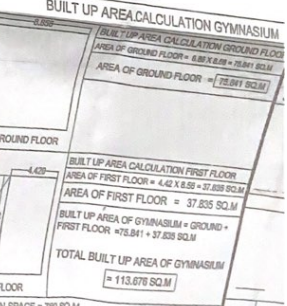
BUILDING NO.	FLOOR NO.	APARTMENT/SHOP NO.	CARPET AREA OF APARTMENT/SHOP	AREA OF COMMON AREAS/STAIRS/TOILETS/STAFF ROOMS	AREA OF OPEN SPACE/COVERED TERRACE	TOTAL
(1)	(2)	(3)	(4)	(5)	(6)	(7)
WING A	TYPICAL 2/3RD FLOOR PLAN	43.555 SQ.M	4.222 SQ.M	—	—	43.555 SQ.M
		44.887 SQ.M	4.716 SQ.M	—	—	44.887 SQ.M
		44.485 SQ.M	4.716 SQ.M	—	—	44.485 SQ.M
		43.212 SQ.M	4.465 SQ.M	—	—	43.212 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
WING B	TYPICAL 2/3RD FLOOR PLAN	43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M

POTENTIAL AREA STATEMENT

- (1) AS per ownership document (712, CTS extract) 7800.00 SQ.M
- (2) Assembly Space Area 912.41 SQ.M
- (3) NET Plot Area 6687.59 SQ.M
- (4) Area under 9.00 M. W. Road 7,256.35 SQ.M
- (5) Built up area not allowed in Block (20' BOUND 50' SQ.M X 1.1) 1624.82 SQ.M
- (6) In-situ area against Assembly Space [2 x Sr.No.2] 1624.82 SQ.M
- (7) In-situ area against 9.00 M. W. ROAD (2.5 X 468.04 SQ.M) 1095.25 SQ.M
- (8) Maximum permissible TOR (1.40 of 7800.00 SQ.M) 3040.00 SQ.M
- (9) Proposed T.O.R. area NIL
- (10) Maximum permissible premium PBI (9.8 of 7800.00 SQ.M) 3500.00 SQ.M
- (11) Allowed premium PBI 3,255.92 SQ.M
- (12) Permissible Potential as per Floor width (2.00 x Sr.No.3) 13,376.00 SQ.M

FORM OF STATEMENT 3 [Sr. No. 9(a)]

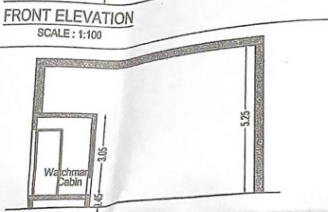
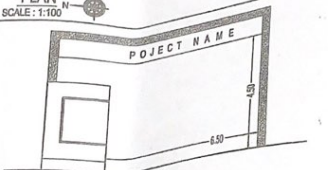
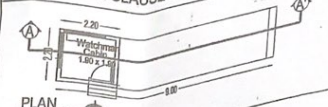
BUILDING NO.	FLOOR NO.	APARTMENT/SHOP NO.	CARPET AREA OF APARTMENT/SHOP	AREA OF COMMON AREAS/STAIRS/TOILETS/STAFF ROOMS	AREA OF OPEN SPACE/COVERED TERRACE	TOTAL
(1)	(2)	(3)	(4)	(5)	(6)	(7)
WING C	TYPICAL 2/3RD FLOOR PLAN	43.555 SQ.M	4.222 SQ.M	—	—	43.555 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
WING D	TYPICAL 2/3RD FLOOR PLAN	43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M
		43.594 SQ.M	4.235 SQ.M	—	—	43.594 SQ.M



BUILT UP AREA CALCULATION GYMNASIUM
 BUILT UP AREA CALCULATION GROUND FLOOR
 AREA OF GROUND FLOOR = 8.86 X 8.86 = 78.51 SQ.M
 AREA OF GROUND FLOOR = 78.51 SQ.M
 BUILT UP AREA CALCULATION FIRST FLOOR
 AREA OF FIRST FLOOR = 4.42 X 8.86 = 37.03 SQ.M
 AREA OF FIRST FLOOR = 37.03 SQ.M
 BUILT UP AREA OF GYMNASIUM + GROUND + FIRST FLOOR = 78.51 + 37.03 SQ.M
 TOTAL BUILT UP AREA OF GYMNASIUM = 113.578 SQ.M
 AREA OF OPEN SPACE = 780 SQ.M
 MAXIMUM PERMISSIBLE GROUND FLOOR = 10% OF 7800 SQ.M
 MAXIMUM PERMISSIBLE GROUND FLOOR = 780 SQ.M
 MAXIMUM PERMISSIBLE FIRST FLOOR = 4% OF 7800 SQ.M
 MAXIMUM PERMISSIBLE FIRST FLOOR = 312 SQ.M
 TOTAL PERMISSIBLE AREA (GROUND FLOOR + FIRST FLOOR) = 114 SQ.M



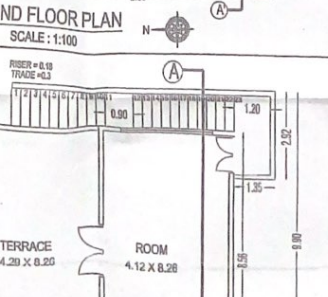
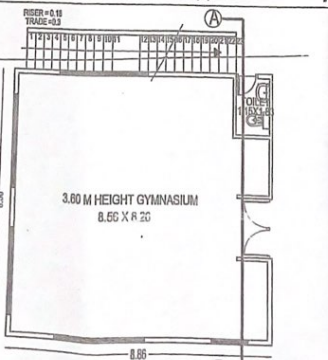
ENTRANCE GATE & WATCHMAN CABIN
(AS PER CLAUSE NO. 6.7 (V) PAGE NO. 117)



BUILT UP AREA CALCULATION WATCHMAN CABIN

BUILT UP AREA CALCULATION WATCHMAN CABIN	
AREA OF WATCHMAN CABIN = 2.20 X 2.20 = 4.84 SQ.M	
AREA OF WATCHMAN CABIN =	4.84 SQ.M

GYMNASIUM
(AS PER CLAUSE NO. 3.4.7 (ii) PAGE NO. 53)



APPROVAL OF PLANS 1/5

CONTENTS : LIG & EWS
ELEVATION, SECTIONS, GYMNASIUM,
ENTRANCE GATE & WATCHMAN CABIN,
AREA CALCULATION, BUILT UP & CARPET
STATEMENT & OTHER

APPROVED

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. *AMR/OP/24/2022*
dated *19/01/2022*
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

PREVIOUS APPROVAL NO.LND/BP/A4/01/2120
DATE-05.05.2020

AREA STATEMENT

1. Area of plot	(a) AS per ownership document (7/12, CTIS extract)	7600.00 SQ.M
	(b) AS per measurement sheet	7642.00 SQ.M
	(c) AS per site	7642.00 SQ.M
2. Deductions for	(a) 7.50 M road widening area	N/A
	(b) Any D.P. Reservation - GREEN BELT	N/A
	(Total a+b)	7600.00 SQ.M
3. Balance Area of plot (1-2)		7600.00 SQ.M
4. Aramity Space 12% (if applicable)	(a) Required	912.41 SQ.M
	(b) Adjustment of 2(b), if any	N/A
	(c) Proposed	912.41 SQ.M
5. Net Plot Area (3-4 (c))		6687.59 SQ.M
6. Recreational Open Space (if applicable)	(a) Required	760.00 SQ.M
	(b) Proposed	760.00 SQ.M
7. Internal 9.00 M. Wide Road Area		460.64 SQ.M
8. Playable Area (if applicable)		N/A
9. Built up area with reference to Basic FSI (Sr.No. 5 X 1.1)		7,356.35 SQ.M
10. Addition of FSI on payment of premium	(a) Max. permissible premium FSI (0.5 of Sr. No. 1)	8800.000 SQ.M
	(b) Proposed FSI on payment of premium	NIL
11. In-situ FSI / TDR loading	(a) In-situ area against colony road (2.0 x Sr.No.7), if any	939.28 SQ.M
	(b) In-situ area against Aramity Space (2.00 X Sr.No. 4(c))	1,824.82 SQ.M
	(c) TDR area	
	(d) Maximum permissible TDR (0.40 of Sr. No. 1)	3,040.00 SQ.M
	(e) Proposed TDR area	NIL
	(f) Total In-situ/TDR loading proposed (11 (a) + (b))	NIL
12. Additional FSI area under Chapter No. 7		N/A
13. Total entitlement of FSI in the proposal	(a) (9 + 11(a) + 11(b)) or 12 whichever is applicable	10,120.45 SQ.M
	(b) Permissible Ancillary Area FSI upto 60% of 15(3) FSI	4971.34 SQ.M
	(c) Proposed Ancillary Area FSI	3,137.00 SQ.M
	(d) Ancillary Area FSI upto 60% of 15(3) COMM	N/A
	(e) Total entitlement (a+c)	13,257.45 SQ.M
14. Maximum utilization (util of FSI (building potential)) Permissible as per road width + 0.6 (Ancillary FSI)	(a) Proposed FSI	13,256.95 SQ.M
15. Total B/A Area in proposal (including area of Sr.No. 17 (b))	(a) Existing/Earlier Sanctioned (Built-up Area)	N/A
	(b) Proposed Built-up Area (RESIDENTIAL)	13,256.95 SQ.M
	(c) Proposed Built-up Area (COMMERCIAL)	N/A
	(d) Proposed Built-up Area (COMMERCIAL)	N/A
	Total (a+c+d)	13,256.95 SQ.M
16. FSI consumed (15/14)		0.99