BUILDING PERMISSION

PROPOSED BUILDING PERMISSION OF RESIDENTIAL BUILDING NO 2 IN PLOT OF LAND BEARING S.NO. 49/3, AT GANGAPUR SHIWAR, TAL. DIST. NASHIK FOR, MRS GODAWARI DANDWANI AND OTHER TWO THROUGH G. P. A. HOLDER M/S A R COSTRUCTIONS PARTNERSHIP FIRM THROUGH PARTNER MR. ANKIT RAVINDRA PATIL AND OTHER TWO.

SHEET NO. 1/1

STAMP OF APPROVAL

APPROVED

The Plans amended in .... As per the conditions Mentioned in the accompaining commencement Certificate No. B1/BP dated 31/8/2023

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

CURRENT APPROVAL	CERTIFICATE NO. LND/BP/B1/BP/01/2022 DT. 27.04.2022
FOR EXISTING BUILDING 01	
PLINTH COMPLETION	NO. LND / WS/ SAT 1B1 /27 / 2014 DT. 29.09.2014
PREVIOUS APPROVAL	CERTIFICATE NO. B1/1324 / 3766 DT. 28.11.2013
COMPLETION	1) NO. SATPUR/19376/3507, Dated: 13/07/2017 2) NO. B1/24461/2019, Dated: 16/11/2019

PROFORMA - I: AREA STATEMENT

		permissible area IN SQ.M.	less full completion area IN SQ.M.	BALANCE AREA IN SQ.M.
1	AREA OF THE PLOT (Minimum area of a,b,c, to be considered)			
	a) As per ownership document (7/12, CTS extract)			4000.00
	b) As per owenership document (Property Card)			4000.00
	c) As per Approved plan			4000.00
	a) As per site			4000.00
2	DEDUCTION FOR			
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening			421.00
	b) Any D.P. Reservation area (total a+b+c)			421.00
	c) Proposed Road Widening area			---
4.	Amenity Space (if applicable)			
	a) Required			---
	b) Adjustment of 2(b), if any -			---
	(c) Balance Proposed -			---
5.	Net Plot Area (3-4 (c))			3579.00
6.	Recreational Open space (if applicable)			---
	a) Required			362.00
	b) Proposed to be earmarked			362.00
7	Internal Road area			---
8.	Plotable area (if applicable)			---
	a) area under development (Existing + Proposed)			3579.00
	b) area not under development (existing Building no A/01) existing building area 5819.71 sq.m. not under development reference:- Comp. No. 1) NO. SATPUR/19376/3507, Dated: 13/07/2017 2) NO. B1/24461/2019, Dated: 16/11/2019 c) area under development (Peoposed Building no A/02)	3579.00	2994.00	585.00
9	Built up area with reference to Basic F.S.I. @ 1.1 as per front road width (Sr. No. 5xbasic FSI)	3936.90	3293.40	643.50
10.	Addition of FSI on payment of premium (a)Maximum permissible premium FSI - based on road width / TOD Zone. @ 0.50	1789.50	1497.00	292.50
11.	In-situ FSI / TDR loading (a)In-situ area against D.P. road [421x1.85]=778.85 used	778.85	421.00	357.85 not utilised
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	---	---	---
	(c)TDR area @ 0.9 less D.P.road widening (3579.00 x 0.9)-778.85 = 3221.10-778.85 = 2442.25 (585.00X0.90 = 526.50)	2442.25	655.00	394.17 (utilised) (1392.58) (not utilised)
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	5010.60	2573.00 (1107.43) (not utilised)	1330.17
12.	Additional FSI area under Chapter No. 7 chargable Premium Area @ 15% of A.S.R. as per Resolution no 7.7.1(i) Max.Potential permissibleas per 6G (585 X 2.5)-(585 X 1.1) = 1462.50 - 643.5= 819.00			819.00 not utilised
13.	Total entitlement of FSI in the proposal (a) [9 + 10(b) + 11(d)]	8947.50	5866.40	3081.10 not utilised
	(b) Full completion as/ 1) NO. SATPUR/19376/3507, Dated: 13/07/2017 5731.46 SQ. M. 2) NO. B1/24461/2019, Dated: 16/11/2019 126.05 SQ. M.	8947.50	5857.51	3089.99 not utilised
	(c) balance built up area not utilised as per full completion	---	8.89 not utilised	8.89 not utilised
14.	a) 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) (3579.00)x2.50)	8947.50	5866.40	3081.10 not utilised
	(b) Ancillary Area FSI upto 60% with payment of charges. (2128.26X0.60/1.60)			798.09
	Total 'P' line area [9 +11(a)+11(c)] = 643.50+292.00+234.50+160.17			1330.17
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)			
	(a) Existing Built-up Area. Existing building A/01		5857.51	
	(b) Proposed Built-up Area (as per 'P-line') Proposed building A/02			2128.26
	(c) Total (a+b)	8947.50	5857.51	2128.26
16.	F.S.I. Consumed (15/13) (5857.51 + 2128.26) / 8947.50 (should not be more than serial No.14 above.)			0.89
17.	Area for Inclusive Housing, if any			
	(a) Required (20% of Sr.No.5)			---
	(b) Proposed			---

NOTE

. PLOT BOUNDRY SHOWN IN THICK BLACK
. PROPOSED WORK SHOWN IN RED
. DRAINAGE LINE SHOWN IN DOTTED RED
. DRAINAGE LINE SHOWN IN DOTTED YELLOW
. EXTERNAL WALL 0.10 THICK
. INTERNAL WALL 0.15 THICK
. ALL DIMENSIONS ARE IN METRIC SCALE
. ALL ARCHITECTURAL PROJ. ARE 750 MM.
. THE BALCONIES TO BE ENCLOSED AS/ REGULATION NO 9.14 CLAUSE IV

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED THE DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T.P. ACT 1966.

SIGNATURE OF LICENSED AR. K.P. MOGHE (R.NO.CA/ 3557/1977)

OWNER'S DECLARATION & OWNER SIGN.

I/WE UNDERSIGN HEREBY CONFIRM THAT I/WE WOULD ABIDE 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 SP AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

1. Mr. Ankit Ravindra Patil OWNER SIGN.
2. Mr. Rohit Subhash Gandhi OWNER SIGN.
3. Mr. Rushab Surendra Khabiya OWNER SIGN.

FOR, MRS GODAWARI DANDWANI AND OTHER TWO THROUGH G. P. A. HOLDER M/S A R CONSTRUCTIONS PATNERSHIP FIRM THROUGH PATNER MR. ANKIT RAVINDRA PATIL AND OTHER TWO

AR. K.P. MOGHE
vastu architects
architects & planners
B. ARCH. (HONS) I.I.T. KHARAGPUR (R.NO.CA/ 3557/1977)
The vastu, Plot.No.1, Mohar Enclave, Lam Road, Deolali Cantonment. 422101.
Tel.no.0253 - 2493810, 9890320563

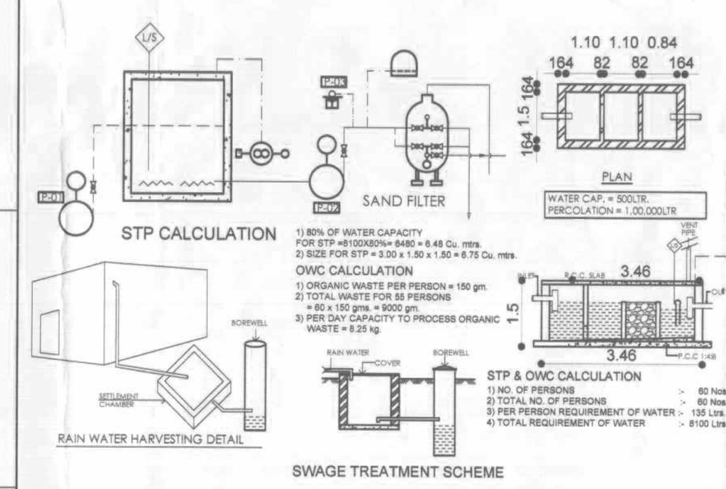
NORTH	ARC. SIGN	STR. ENG. SIGN
JOB.NO.	VA/201/01/2010	DATE 2/1/2012
ARC.	ARC. K. P. MOGHE	DRG.NO. VA/201/01/101
DRN.BY	CHINTAMAN KHAIRNAR	REV.NO.
CHK.BY		
SCALE	AS SHOWN	DATE 14.04.2023

PROP. SITE

LOCATION PLAN
SCALE :- 1:1000

SCHEDULE OF DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D1	1.20 X 2.40	T. W. PANELLED DOOR
D2	0.90 X 2.40	T. W. PANELLED DOOR
D3	0.75 X 2.10	T. W. PANELLED DOOR
W1	3.35X2.40	M. S. GLAZED WINDOW
W2	2.70X1.50	M. S. GLAZED WINDOW
W3	2.10X1.50	M. S. GLAZED WINDOW
W4	1.80X1.50	M. S. GLAZED WINDOW
W5	1.20X1.50	M. S. GLAZED LOVERED
V1	1.20X0.60	M. S. GLAZED LOVERED
W5	0.90X0.60	M. S. GLAZED LOVERED



CALCULATION OF CARPET / BUILT UP AREAS

SR. NO.	FLAT NO	CARPET AREA DIAGRAM	TOTAL AREA IN SQ.M.
1	101,201,301, 401,501,601,	54.82	54.82
2	102,202,302, 402,502,602,	74.53	74.53
3	103,203,303, 403,503,603,	90.87	90.87
4	701	90.83	90.83
5	702	90.73	90.73

FORM OF STATEMENT -2 [Sr. No. 11(h)

Note:- Carpet Area instead of Builtup Area as per RERA mension as we required to Tally with RERA application

Sr. No.	Flat No.	Built Up Area Provided	Balcony Area	Alt. Terrace	Total Built Up Area
1	2	3	5	6	(3+5+6)=7
1.00	First Floor				
LIG FLATS	101	54.820	10.800	-	65.620
	102	74.530	13.370	-	87.900
	103	90.870	18.900	-	109.770
	TOTAL	220.220	43.070	-	263.290
2.00	Second Floor				
LIG FLATS	201	54.820	10.800	-	65.620
	202	74.530	13.370	-	87.900
	203	90.870	18.900	-	109.770
	TOTAL	220.220	43.070	-	263.290
3.00	Third Floor				
LIG FLATS	301	54.820	10.800	-	65.620
	302	74.530	13.370	-	87.900
	303	90.870	18.900	-	109.770
	TOTAL	220.220	43.070	-	263.290
4.00	Fourth Floor				
LIG FLATS	401	54.820	10.800	-	65.620
	402	74.530	13.370	-	87.900
	403	90.870	18.900	-	109.770
	TOTAL	220.220	43.070	-	263.290
5.00	Fifth Floor				
LIG FLATS	501	54.820	10.800	-	65.620
	502	74.530	13.370	-	87.900
	503	90.870	18.900	-	109.770
	TOTAL	220.220	43.070	-	263.290
6.00	Sixth Floor				
LIG FLATS	601	54.820	10.800	-	65.620
	602	74.530	13.370	-	87.900
	603	90.870	18.900	-	109.770
	TOTAL	220.220	43.070	-	263.290
7.00	Seventh Floor				
LIG FLATS	701	90.830	18.800	21.020	65.620
	702	90.730	18.900	21.130	87.900
	TOTAL	181.560	37.700	42.150	153.520

STATEMENT OF AREAS OF COMMON PASSAGES

Sr. No.	Flat No.	AREA OF COMMON PASSAGES CALCULATION	TOTAL
1	2	3	4
1.00	30 SQ.M. > < 50 SQ.M.		
	FIRST FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.00	22.175
	SECOND FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.01	22.175
	THIRD FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.02	22.175
	FOURTH FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.03	22.175
	FIFTH FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.04	22.175
	SIXTH FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.05	22.175
	SEVENTH FLOOR	(10.90+1.00)X1.25+(1.2+3.45+2.65)X1.06	22.175
	TOTAL AREA OF COMMON PASSAGE		155.225

FORM OF STATEMENT -1 [Sr. No. 8 (a) (iii)]

IN ABSENCENSE OF EXISTING BUILDINGFORM OF STATEMENT 1 NOT APLICABLE

FORM OF STATEMENT -2 [Sr. No. 9 (a)]

OF PROPOSED BUILDING

BUILDING NO.	FLOOR NO	TOTAL FLOOR AREA OF AS PER OUTER CONSTRUCTION LINE (P' LINE AREA)
1	2	3
	GROUND FLOOR	9.000
	FIRST FLOOR	309.570
	SECOND FLOOR	309.570
	THIRD FLOOR	309.570
	FOURTH FLOOR	309.570
	FIFTH FLOOR	309.570
	SIXTH FLOOR	309.570
	SEVENTH FLOOR	261.840
	TOTAL P' LINE AREA	2,128.260

STATEMENT FOR NMC PAID CHARGES

SR. NO.	DISCRIPTION	PAYMENT DUE	PAYMENT PAID	RECEIPT NO.	DATE	BALANCE	REMARK
1	SCRUTINY (2152.47X5)	10765.00	12290.00	1	27/04/2022	1525.00	TO BE REFUND ADJUSTMENT TO NEXT PROJECT/ OR REUSED IN CURRENT APPROVED PROJECT
2	CONST. DEVELOPMENT CHARGES (2152.47X7100X2%)	305650.00	349100.00	1	27/04/2022	43450.00	
3	LAND DEVELOPMENT CHARGES (2152.47X105)	226010.00	258100.00	5	27/04/2022	32090.00	
4	DRAINAGE CONNECTION CHARGES (35X1000)	35000.00	40000.00	1	27/04/2022	5000.00	
5	WELFARE CESS CHARGES (242X2152.47)	520900.00	594850.00	1	27/04/2022	73950.00	
6	TREE PLANTATION DEPOSIT (585 X 6)	3510.00	3510.00	25	28/04/2022	-----	
7	CHARGES FOR PREMIUM PAID F.S.I. (819X7100X15%)	872235.00	872250.00	3	28/04/2022	15.00	
8	CHARGES FOR ANCILLARY PREMIUM PAID F.S.I. (807.17X7100X10%)	573090.00	654650.00	2	27/04/2022	81560.00	
9	C & D WASTE DEPOSIT (2152.47X31)	66726.00	76200.00	4	27/04/2022	9474.00	
10	TOTAL	2613886.00	2860950.00			247064.00	

FLOOR STETEMENT OFPROPOSED BUILDING NO A/02 IN PLOT OF LAND S. NO. 49/3	AS/ D.C. RULES NOW AREA IN SQMT.
1) TOTAL AREA UNDER DEVELOPMENT	585.00
2) TOTAL PERMISSIBLE FLOOR AREA	
A) BASIC F.S.I. @ 1.10 OF 585.00	643.50
B) PREMIUM. @ 0.50 OF 585.00	292.50
C) T. D. R. @ 0.90 OF 585.00 528.50-234.50 UTILISED=294.00 NOT UTILISED	394.17
D) AREA OF D.P.ROAD	----------
E) TOTAL AREA (A+B+C+D)	1330.17
F) ANCILLARY AREA (1462.50x0.60)	798.09
TOTAL AREA (A+B+C)	2128.26
3) PROPOSED FLOOR AREA	
AREA OF UNIT -1	
GROUND FLOOR	9.00
FIRST FLOOR	309.57
SECOND FLOOR	309.57
THIRD FLOOR	309.57
FOURTH FLOOR	309.57
FIFTH FLOOR	309.57
SIXTH FLOOR	309.57
SEVENTH FLOOR	261.84
TOTAL AREA	2128.26
TDR LOADED VIDE D. R. C. NO. 1102 DATED 05/07/2023 VIDE FORMULA 394.17X7100/1160 = 241.26 SQ. M.	394.17

ANCILLARY AREA STATEMENT

DISCRIPTION		AREA IN SQMT.
1) TOTAL 'P' LINE AREA UNDER DEVELOPMENT		2128.26
2) ANCILLARY AREA	(2128.26X0.60/1.60)	798.09
3) MAIN F.S.I. USED	(2128.26-798.09)	1330.17

PARKING STATEMENT.TABLE .02

As per DCPR	NO OF FLATS	FOUR WHEELER REQUIRED	FOUR WHEELER PROPOSED	TWO WHEELER REQUIRED	TWO WHEELER PROPOSED
(1)	(2)	(3)	(4)	(5)	(6)
1) RESIDENTIAL A. (40><80 SQ.M. FLAT= 7/2X1= 3nos. 4Wheel)x0.9 (40><80 SQ.M. FLAT=(7/2)X5=15 nos 2Wheel)	7	3	3	15	15
B. (80><150 SQ.M. FLAT=(13)X1= 13Nos 4Wheel) x0.9 (80><150 SQ.M. FLAT=(13)X3= 39Nos 2Wheel)	13	12	12	39	39
C. TOTAL RESIDENTIAL PARKING (A +B)	20	15	15	54	54
D. Visitor's Parking @ 5 %		1	1	3	4
E. TOTAL PARKING A +B + C +D		16	16	57	58
2) FOUR WHEELERS (SIZE = 2.50 X 5.00) @ 50% OF 110 NO		8	8		
3) FOUR WHEELERS (SIZE = 2.30 X 4.50) @ 50% OF 110 NO		8	8		
4) TOTAL FOUR WHEELERS		16	8		

PERMISSIBLE/ PROPOSED FLATS IN EW / LIG. HOUSING UNITS

TOTAL NO OF UNITS < 50.00 SQ.M. = 14 UNITS
NOTE:- 40 % EW HOUSING UNITS AREA LESS THAN 30.00 SQ.M. AS REQUIRED

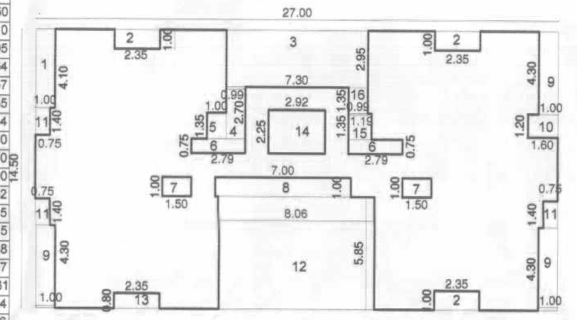
SR. NO.	DESCRIPTIONS		REQUIRED UNITS	PROPOSED UNITS
1	FLATS UP TO 30.00 SQ.M. CARPET AREA	(35X40%)	14	21
2	FLATS UP TO BETWEEN 30.00 TO 50.00 SQ.M. CARPET AREA	35 - 14	11	11

P'LINE AREA DIAGRAM & CALCULATION FOR SEVENTH FLOOR

PERTICULAR		LENGTH IN M.	WIDTH IN M.	UNITS	TOTAL AREA IN SQ.M.
BLOCK AREA	A	27.00	14.50	1	391.50
DEDUCTION NO.	1	1.00	4.10	1	4.10
	2	2.35	1.00	3	7.05
	3	7.30	2.95	1	21.54
	4	0.99	2.70	1	2.67
	5	1.00	1.35	1	1.35
	6	4.29	0.75	2	6.44
	7	1.50	1.00	2	3.00
	8	7.00	1.00	1	7.00
	9	1.00	4.30	3	12.90
	10	1.60	1.20	1	1.92
	11	0.75	1.40	3	3.15
	12	8.06	5.85	1	47.15
	13	2.35	0.80	1	1.88
	14	2.92	2.25	1	6.57
	15	1.19	1.35	1	1.61
	16	0.99	1.35	1	1.34
TOTAL DEDUCTION AREA					129.66

BLOCK AREA - DEDUCTION AREA

BLOCK AREA IN SQ.M.	DEDUCTION AREA IN SQ.M.	TOTAL P'LINE AREA IN SQ.M.
391.50	129.66	261.84
P'LINE AREA FOR SEVENTH FLOOR		261.84

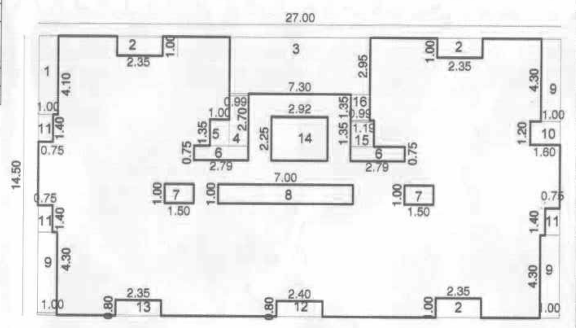


P'LINE AREA DIAGRAM & CALCULATION FOR TYPICAL 1ST, 2ND,3RD, 4TH, 5TH, 6TH FLOOR

PERTICULAR		LENGTH IN M.	WIDTH IN M.	UNITS	TOTAL AREA IN SQ.M.
BLOCK AREA	A	27.00	14.50	1	391.50
DEDUCTION NO.	1	1.00	4.10	1	4.10
	2	2.35	1.00	3	7.05
	3	7.30	2.95	1	21.54
	4	0.99	2.70	1	2.67
	5	1.00	1.35	1	1.35
	6	2.79	0.75	2	4.18
	7	1.50	1.00	2	3.00
	8	7.00	1.00	1	7.00
	9	1.00	4.30	3	12.90
	10	1.60	1.20	1	1.92
	11	0.75	1.40	3	3.15
	12	2.40	0.80	1	1.92
	13	2.35	0.80	1	1.88
	14	2.92	2.25	1	6.57
	15	1.19	1.35	1	1.61
	16	0.99	1.35	1	1.34
TOTAL DEDUCTION AREA					81.93

BLOCK AREA - DEDUCTION AREA

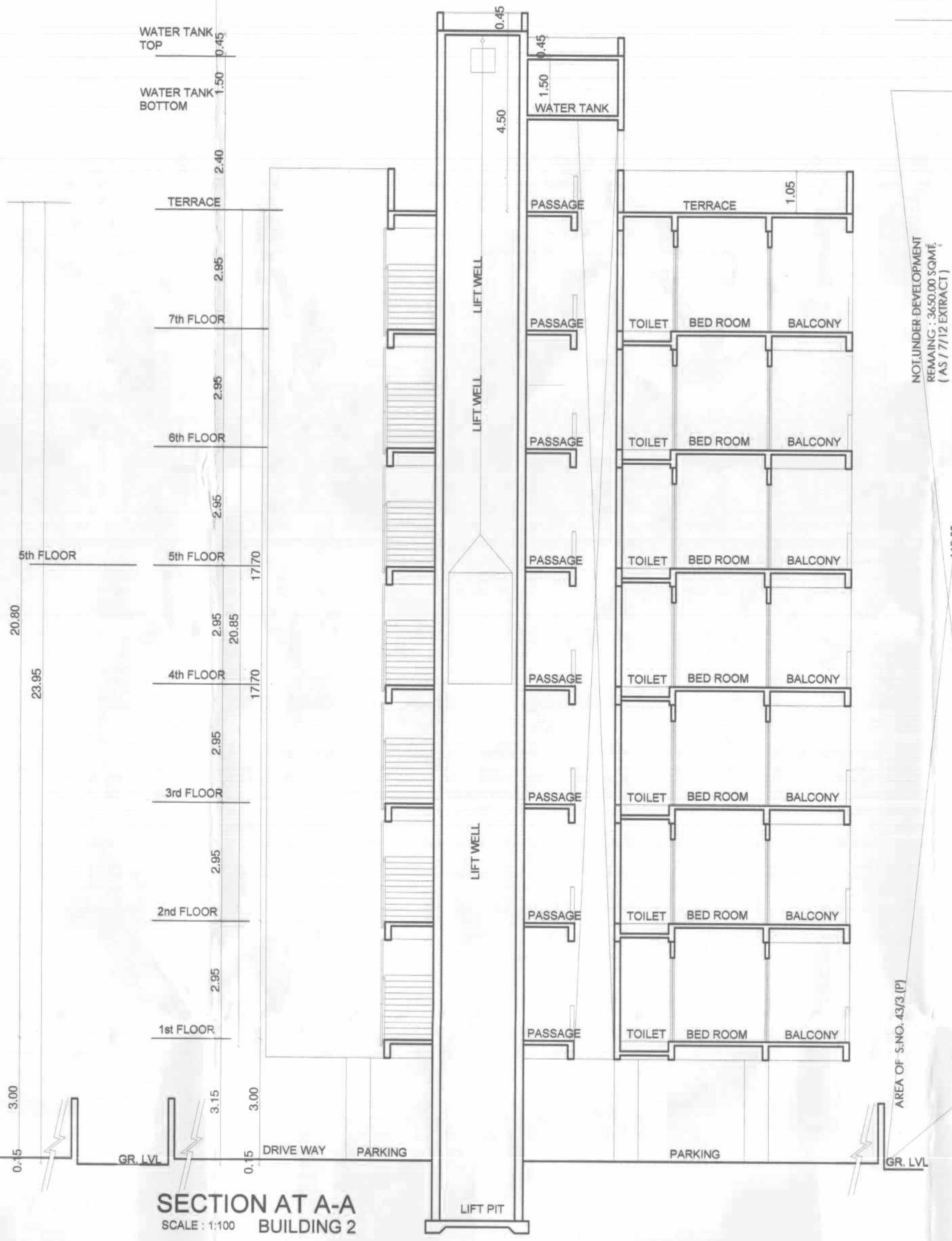
BLOCK AREA IN SQ.M.	DEDUCTION AREA IN SQ.M.	TOTAL P'LINE AREA IN SQ.M.
391.50	81.93	309.57
P'LINE AREA FOR FIRST FLOOR		309.57
P'LINE AREA FOR SECOND FLOOR		309.57
P'LINE AREA FOR THIRD FLOOR		309.57
P'LINE AREA FOR FOURTH FLOOR		309.57
P'LINE AREA FOR FIFTH FLOOR		309.57
P'LINE AREA FOR SIXTH FLOOR		309.57



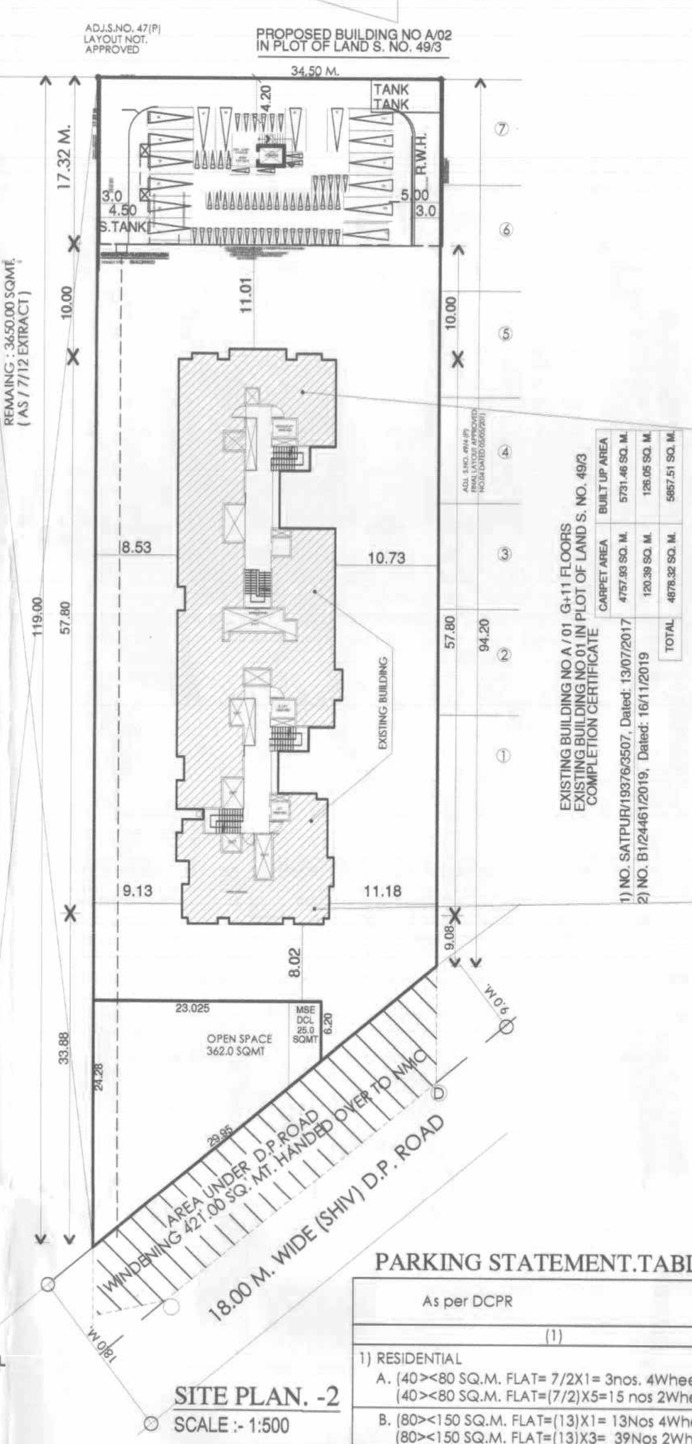
AREA DIAGRAM & CALCULATION FOR GROUND FLOOR ENTRANCE LOBBY

PERTICULAR		LENGTH IN M.	WIDTH IN M.	NOS	TOTAL AREA IN SQ.M.
BLOCK AREA	A	2.60	3.45	1	9.00
B/UP AREA FOR GROUND FLOOR					9.00

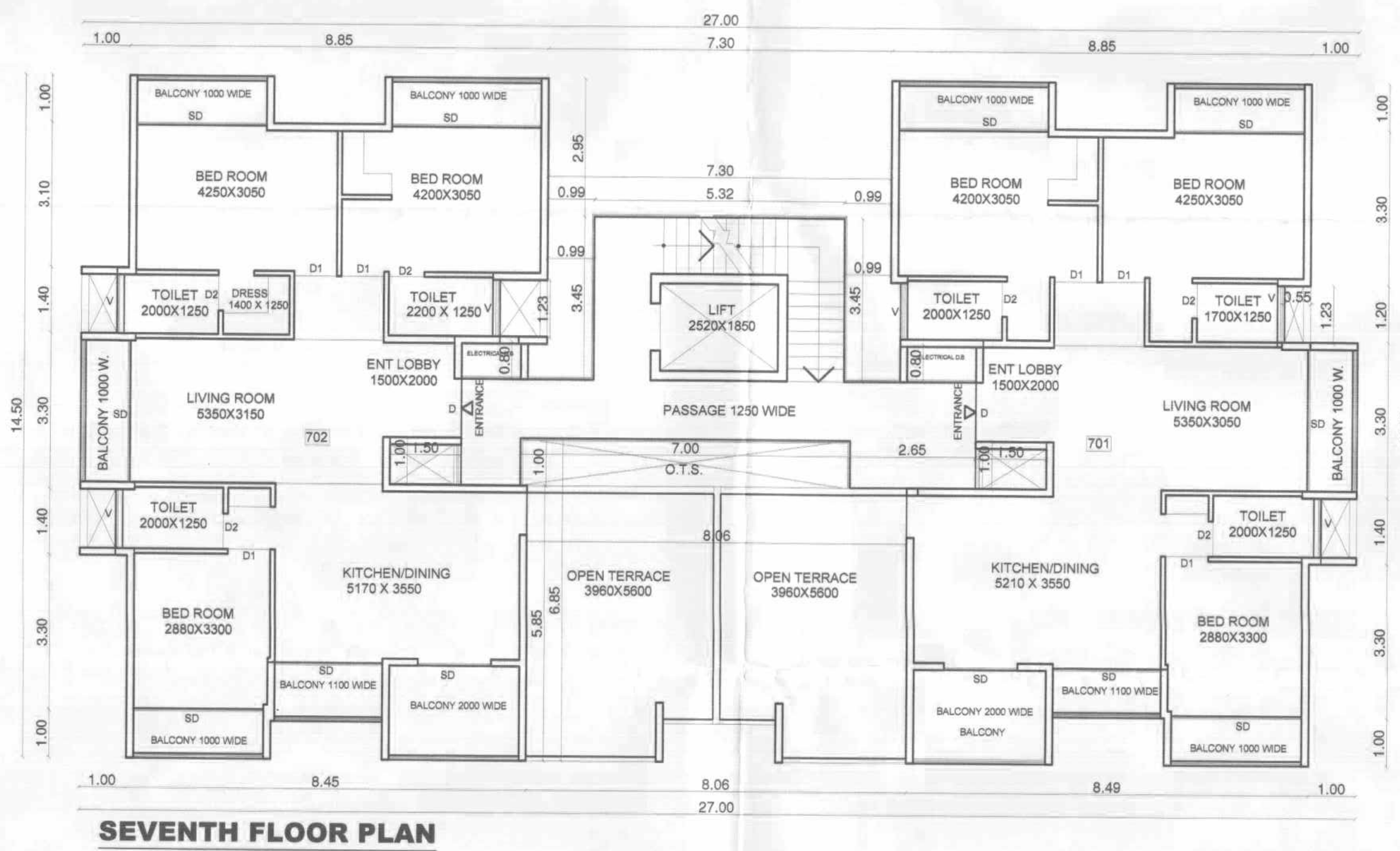
ELEVATION



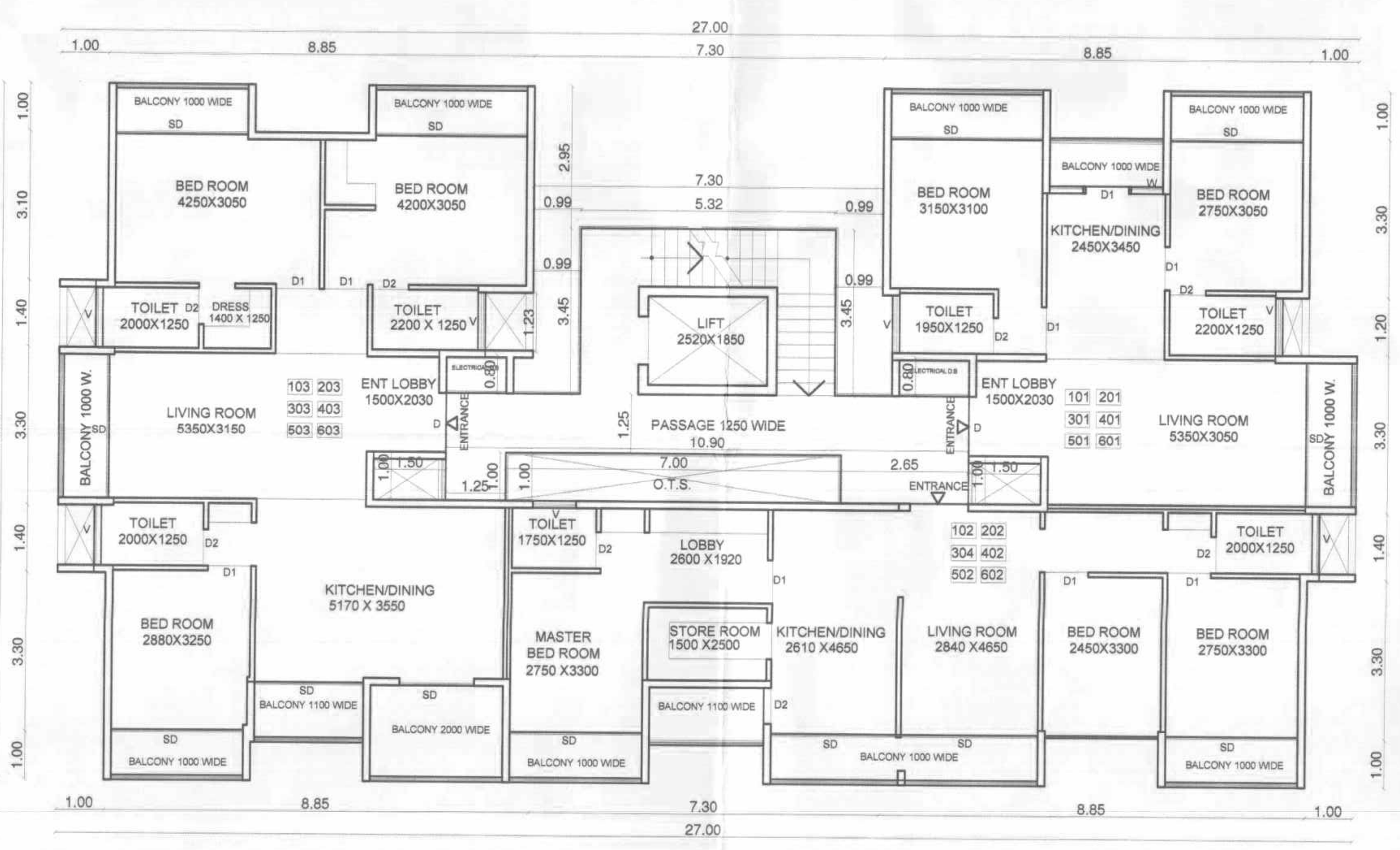
SECTION AT A-A
SCALE : 1:100 BUILDING 2



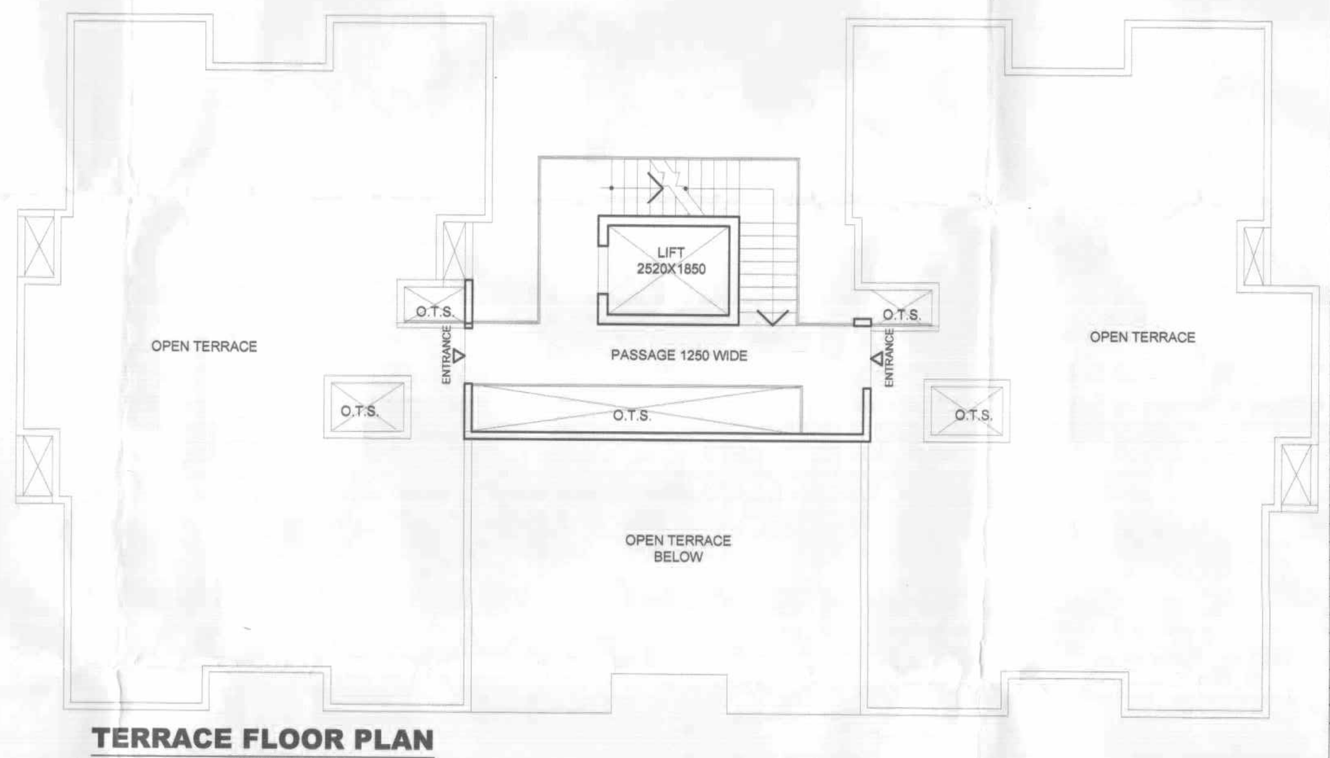
SITE PLAN. -2
SCALE :- 1:500



SEVENTH FLOOR PLAN
SCALE 1:100 BUILDING 2

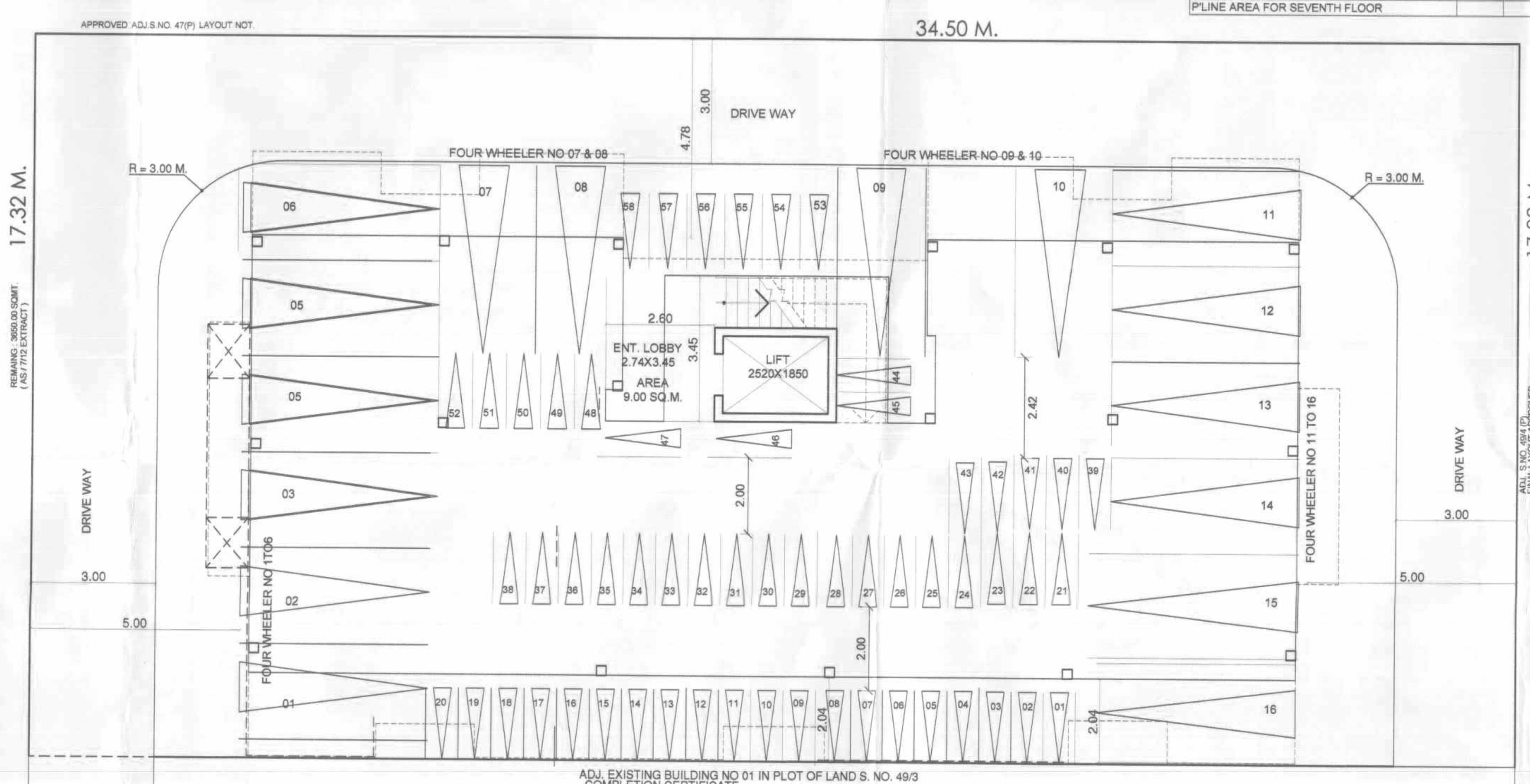


TYPICAL 1st, 2nd, 3rd, 4th, 5th, 6th FLOOR PLAN
SCALE 1:100 BUILDING 2



TERRACE FLOOR PLAN
SCALE 1:100 BUILDING 2

APPROVED ADJ.S.NO. 47(P) LAYOUT NOT.



GROUND FLOOR PLAN
SCALE 1:100 BUILDING 2