

STAMP OF APPROVAL 1/10

REVISED BUILDING PERMISSION OF PROPOSED RESIDENTIAL BUILDING IN S. NO.59/1/1/ B+59/1/2 +59/1/1/C+59/1/3/1 AT ANANDWALI, NASHIK. FOR :- HIGHLAND BUILDERS AND DEVELOPERS PARTNERSHIP FIRM THRO. PARTNERS SHRI. PANKAJ ASHOK CHANDWANI AND OTHERS.

APPROVED

The Plans amended in As per the conditions mentioned in the accompanying commencement Certificate No. dated 31/03/2022

A11BP/582/2022 31/03/2022

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



LOCATION PLAN

(SCALE-1:10000)

PROPOSED BUILDING			
BUILDING NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI
A,B,C	36770.67	22981.67	13789.00
D	9991.04	6056.90	3634.14
E	9098.06	5886.29	3411.77
SERVICE QUARTER (Taken in FSI)	206.38	128.99	77.39
	55766.15	34853.84	20912.31

NOTE 1)- THE PLAN PREVIOUSLY APPROVED BY NMC COMMENCEMENT CERTIFICATE NO :- LND/BP/A1/BP/106 DATED :- 25/11/2020

NOTE 2) - MHADA FLATS RELOCATED ON S.NO./G.NO.81/A/1/ 2 OF PIMPALGAON BAHULA SHIWAR, DIST. NASHIK. MHADA PLAN APPROVED BY NMC COMMENCEMENT CERTIFICATE NO :- LND/B1/BP/578/ 2022, DATED :- 31/03/2022

PROFORMA - A

AREA STATEMENT	IN SQ. MT.
1. Area of plot	12162.00
2. Minimum dimensions to be considered (Along with pro-data)	
a) As per ownership document (7/12, CTS extract)	12162.00
b) as per measurement sheet	12162.00
c) as per site	12162.00
3. Deductions for	0.00
a) Proposed D.P./D.P. Road widening Area	315.07
b) Colony road	0.00
(Total a+b)	315.07
4. Balance Area of Plot (1-2)	11846.93
5. Amenity Space - (If applicable)	
(a) Required	1184.89
(b) Adjustment of 2(b), if any-	1185.00
(c) Balance proposed	0.00
6. Net Plot Area [3-4(c)]	10661.93
7. Recreational Open space (If applicable)	
(a) Required	1068.19
(b) Proposed-	1068.00
(c) Proposed	0.00
8. Internal Road area	
9. Plotable area (if applicable)	NA
10. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1)	11728.12
11. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr.No.1 X 0.5)	6081.00
(b) Proposed FSI on payment of premium	6081.00
12. In situ FSI / TDR loading	
(a) In situ area against D. P. road [2.05 X Sr. No. 2(a)], if any	645.89
(b) In situ area Amenity Space if handed over [2.05 X Sr. No. 4(b) and / or (c)]	2429.25
(c) TDR area PER (sr.no.1x1.15)	13886.28
(d) Total in situ/TDR loading proposed [11(a)+(b)+(c)]	17061.42
13. Addition FSI area under Chapter No. 7	0.00
14. Total entitlement of FSI in the proposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable.	34870.54
b) Proposed affordable housing in form of Service Quarter [2345.62 X 20%]	20522.32
(c) Total entitlement (a+b)	55792.86
15. 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) (1.6 X 2.75)	0.00
16. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	0.00
a) Existing Built-up Area (as per P-Line)	55766.15
b) Proposed Built-up Area (as per P-Line)	55766.15
(c) Total (a+b)	111532.30
17. F.S.I. Consumed (15/13) (should not be more than serial no. 14 above.)	1.00
18. Area for Inclusive Housing, if any	
a) Required (20% of Sr.No.9) 11728.12 X 20%	2345.62
b) Proposed affordable housing in form of Service Quarter [2345.62 X 20%]	586.40
c) Relocated on s.no.81/a/1/ 2 of Pimpalgaon Bahula shiwar, Dist. Nashik.	1759.22

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 RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION

I/We understand hereby conform that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute person so as to ensure the quality and safety as the work site.

LEGEND

- PLOT BOUNDARY SHOWN BLACK
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN RED DOTTED
- WATERLINE SHOWN BLACK DOTTED
- EXISTING TO BE RETAINED BLACK
- DEMOLITION SHOWN HATCHED YELLOW

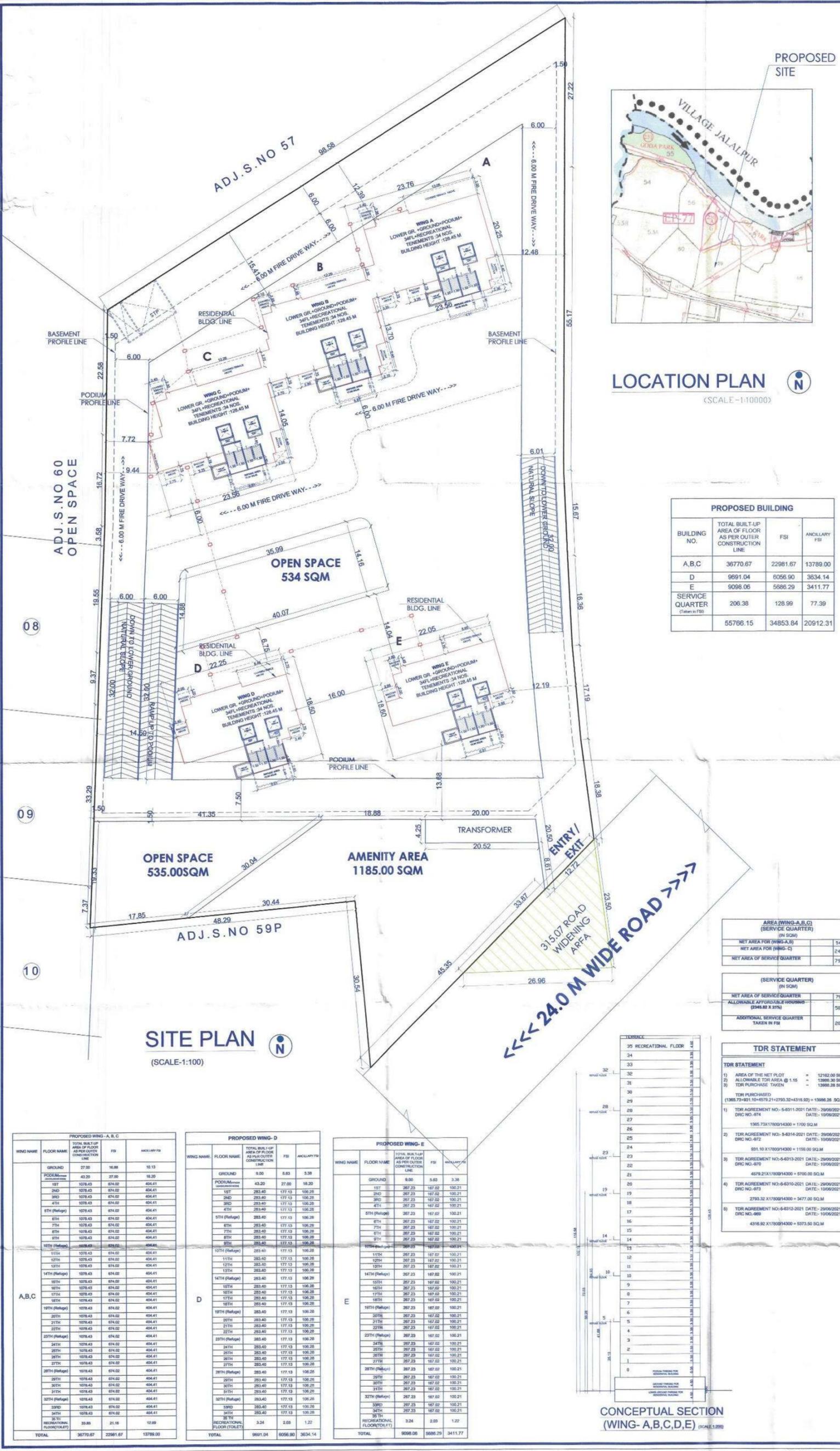
SIGNATURE OF ARCHITECT SIGNATURE OF STRUCTURAL ENG. SIGNATURE OF OWNER

For Epicons Consultants Pvt Ltd

ARCHITECT
SUMIT & BANSRI KUMATH

78, 7th Floor, JITO Business Bay,
Shri Hari Narayan Kute Marg,
Nashik-422002.

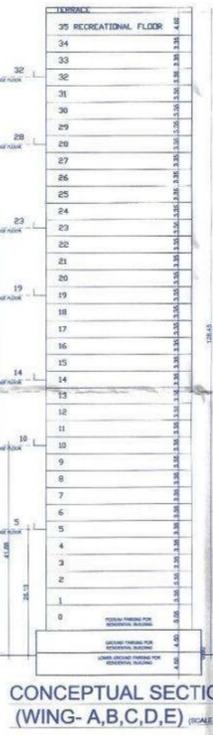
Email- sumitkumath@gmail.com
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SITE PLAN

(SCALE-1:100)

PROPOSED WING- A, B, C				PROPOSED WING- D				PROPOSED WING- E									
WING NAME	FLOOR NAME	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI	WING NAME	FLOOR NAME	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI	WING NAME	FLOOR NAME	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE	FSI	ANCILLARY FSI			
A,B,C	GROUND	27.00	16.88	10.13	D	GROUND	9.00	8.63	3.38	E	GROUND	9.00	8.63	3.38			
	PODIUM	43.20	27.00	16.20		PODIUM	PODIUM	43.20	27.00		16.20	PODIUM	PODIUM	43.20	27.00	16.20	
	1ST	1078.43	674.02	404.41		1ST	283.40	177.13	106.28		1ST	287.23	167.02	100.21	287.23	167.02	100.21
	2ND	1078.43	674.02	404.41		2ND	283.40	177.13	106.28		2ND	287.23	167.02	100.21	287.23	167.02	100.21
	3RD	1078.43	674.02	404.41		3RD	283.40	177.13	106.28		3RD	287.23	167.02	100.21	287.23	167.02	100.21
	4TH	1078.43	674.02	404.41		4TH	283.40	177.13	106.28		4TH	287.23	167.02	100.21	287.23	167.02	100.21
	5TH (Relage)	1078.43	674.02	404.41		5TH (Relage)	283.40	177.13	106.28		5TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21
	6TH	1078.43	674.02	404.41		6TH	283.40	177.13	106.28		6TH	287.23	167.02	100.21	287.23	167.02	100.21
	7TH	1078.43	674.02	404.41		7TH	283.40	177.13	106.28		7TH	287.23	167.02	100.21	287.23	167.02	100.21
	8TH	1078.43	674.02	404.41		8TH	283.40	177.13	106.28		8TH	287.23	167.02	100.21	287.23	167.02	100.21
	9TH	1078.43	674.02	404.41		9TH	283.40	177.13	106.28		9TH	287.23	167.02	100.21	287.23	167.02	100.21
	10TH (Relage)	1078.43	674.02	404.41		10TH (Relage)	283.40	177.13	106.28		10TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21
	11TH	1078.43	674.02	404.41		11TH	283.40	177.13	106.28		11TH	287.23	167.02	100.21	287.23	167.02	100.21
	12TH	1078.43	674.02	404.41		12TH	283.40	177.13	106.28		12TH	287.23	167.02	100.21	287.23	167.02	100.21
	13TH (Relage)	1078.43	674.02	404.41		13TH (Relage)	283.40	177.13	106.28		13TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21
14TH (Relage)	1078.43	674.02	404.41	14TH (Relage)	283.40	177.13	106.28	14TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21			
15TH	1078.43	674.02	404.41	15TH	283.40	177.13	106.28	15TH	287.23	167.02	100.21	287.23	167.02	100.21			
16TH	1078.43	674.02	404.41	16TH	283.40	177.13	106.28	16TH	287.23	167.02	100.21	287.23	167.02	100.21			
17TH	1078.43	674.02	404.41	17TH	283.40	177.13	106.28	17TH	287.23	167.02	100.21	287.23	167.02	100.21			
18TH	1078.43	674.02	404.41	18TH	283.40	177.13	106.28	18TH	287.23	167.02	100.21	287.23	167.02	100.21			
19TH (Relage)	1078.43	674.02	404.41	19TH (Relage)	283.40	177.13	106.28	19TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21			
20TH	1078.43	674.02	404.41	20TH	283.40	177.13	106.28	20TH	287.23	167.02	100.21	287.23	167.02	100.21			
21TH	1078.43	674.02	404.41	21TH	283.40	177.13	106.28	21TH	287.23	167.02	100.21	287.23	167.02	100.21			
22TH	1078.43	674.02	404.41	22TH	283.40	177.13	106.28	22TH	287.23	167.02	100.21	287.23	167.02	100.21			
23TH (Relage)	1078.43	674.02	404.41	23TH (Relage)	283.40	177.13	106.28	23TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21			
24TH	1078.43	674.02	404.41	24TH	283.40	177.13	106.28	24TH	287.23	167.02	100.21	287.23	167.02	100.21			
25TH	1078.43	674.02	404.41	25TH	283.40	177.13	106.28	25TH	287.23	167.02	100.21	287.23	167.02	100.21			
26TH	1078.43	674.02	404.41	26TH	283.40	177.13	106.28	26TH	287.23	167.02	100.21	287.23	167.02	100.21			
27TH	1078.43	674.02	404.41	27TH	283.40	177.13	106.28	27TH	287.23	167.02	100.21	287.23	167.02	100.21			
28TH (Relage)	1078.43	674.02	404.41	28TH (Relage)	283.40	177.13	106.28	28TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21			
29TH	1078.43	674.02	404.41	29TH	283.40	177.13	106.28	29TH	287.23	167.02	100.21	287.23	167.02	100.21			
30TH	1078.43	674.02	404.41	30TH	283.40	177.13	106.28	30TH	287.23	167.02	100.21	287.23	167.02	100.21			
31TH	1078.43	674.02	404.41	31TH	283.40	177.13	106.28	31TH	287.23	167.02	100.21	287.23	167.02	100.21			
32TH (Relage)	1078.43	674.02	404.41	32TH (Relage)	283.40	177.13	106.28	32TH (Relage)	287.23	167.02	100.21	287.23	167.02	100.21			
33RD	1078.43	674.02	404.41	33RD	283.40	177.13	106.28	33RD	287.23	167.02	100.21	287.23	167.02	100.21			
34TH	1078.43	674.02	404.41	34TH	283.40	177.13	106.28	34TH	287.23	167.02	100.21	287.23	167.02	100.21			
35TH	33.86	21.16	13.80	RECREATIONAL FLOOR (TOILET)	3.34	2.03	1.22	RECREATIONAL FLOOR (TOILET)	3.34	2.03	1.22	RECREATIONAL FLOOR (TOILET)	3.34	2.03	1.22		
TOTAL		36770.67	22981.67	13789.00	TOTAL		9991.04	6056.90	3634.14	TOTAL		9098.06	5886.29	3411.77			



CONCEPTUAL SECTION (WING- A,B,C,D,E) (SCALE:1/800)

AREA (WING-A,B,C) (SERVICE QUARTER) (IN SQM)	
NET AREA FOR (WING-A,B)	546.63
NET AREA FOR (WING-C)	246.75
NET AREA OF SERVICE QUARTER	793.38

(SERVICE QUARTER) (IN SQM)	
NET AREA OF SERVICE QUARTER	793.38
ALLOWABLE AFFORDABLE HOUSING (2345.62 X 20%)	586.40
ADDITIONAL SERVICE QUARTER TAKEN IN FSI	206.38

TDR STATEMENT	
1) AREA OF THE NET PLOT	= 12162.00 SQ.MT
2) ALLOWABLE TDR AREA @ 1.15	= 13985.30 SQ.MT
3) TDR PURCHASE TAKEN	= 13985.28 SQ.MT
TDR PURCHASED	(13985.28-12162.00) = 1823.28 SQ.MT.
4) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
5) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
6) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
7) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
8) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
9) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
10) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
11) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021
12) TDR AGREEMENT NO:- 54311-2021 DATE:- 29/09/2021 DRC NO:- 874	DATE:- 10/09/2021