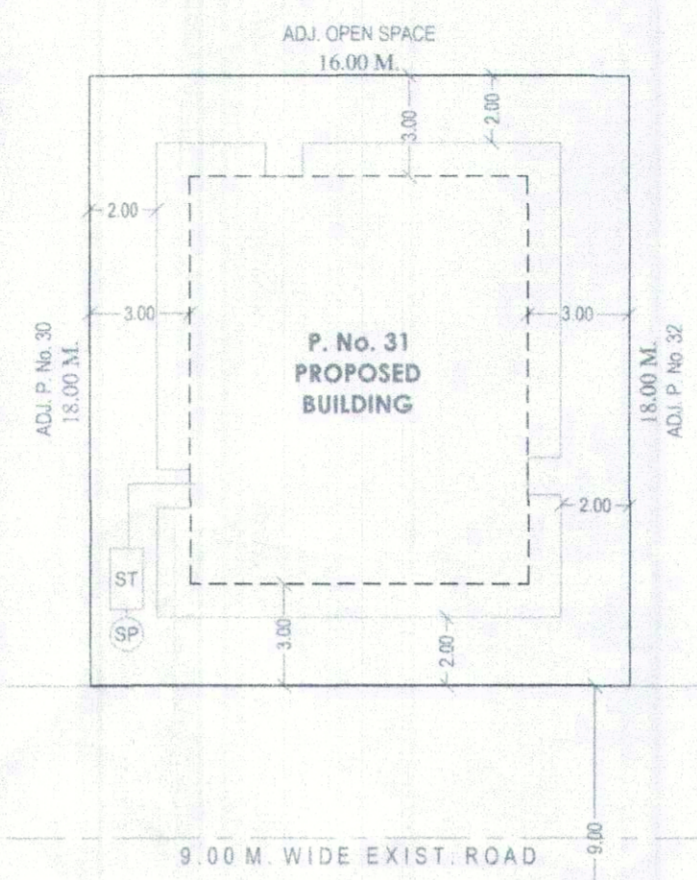
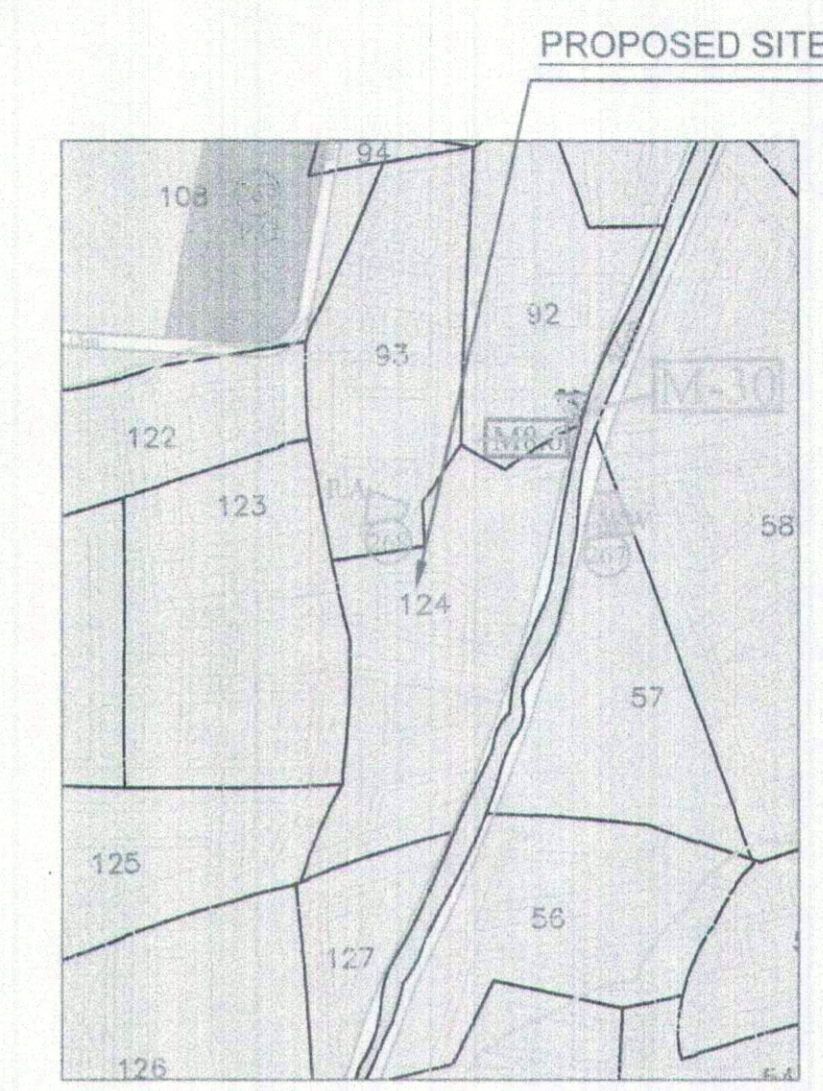


DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
FD	1.80 X 2.10	FOLDING DOOR
W	1.20 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.75	M. S. GLAZED LOVERED



SITE PLAN
SCALE - 1 : 200

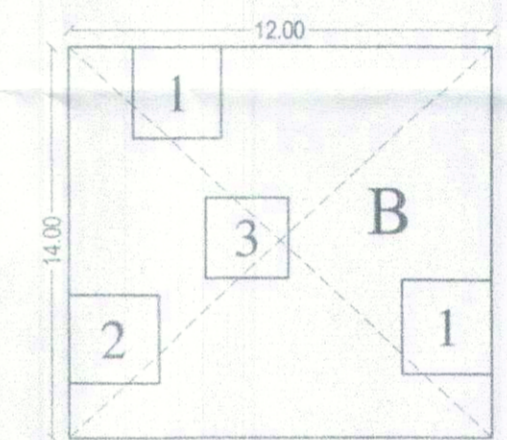


LOCATION PLAN
SCALE 1 : 10,000

TDR AREA STATEMENT	
1 PLOT AREA	288.00 SQMT.
2 NET PLOT AREA	288.00 SQMT.
3 PERMISSIBLE TDR (0.40)	115.20 SQMT.
4 PROPOSED TDR	53.00 SQMT.
5 DRC NO.	1083
6 DRC DATE	06/03/2023
7 TDR FORMULA	$\frac{53 \times 13500}{4300} = 166.39 \text{ SQMT}$
8 AGREEMENT NO.	NSN7-6422-2023
9 AGREEMENT DATE	07/06/2023

PREMIUM AREA STATEMENT	
AREA OF NET PLOT	288.00 Sqm.
ALLOWABLE (Premium 50.0% of plot area)	144.00 Sqm.
PROPOSED TAKEN PREMIUM AREA	144.00 Sqm.

'P - LINE' AREA DIAGRAM & CALCULATION
FOR GROUND FLOOR
B/UP AREA ON GROUND FLOOR = 9.00 sqmt.



FOR 1st/2nd/3rd/4th/5th FLOOR
AREA OF BLOCK
B) 14.00 X 12.00 = 168.00 Sqmt.
DEDUCTION
01) 1.10 X 1.00 X 2 = 2.20
02) 1.15 X 1.00 X 1 = 1.15
03) 1.50 X 1.50 X 1 = 2.25

TOTAL DEDUCTION = 5.60
168.00 - 5.60 = 162.40
B/UP AREA ON EACH FLOOR = 162.40 sqmt.

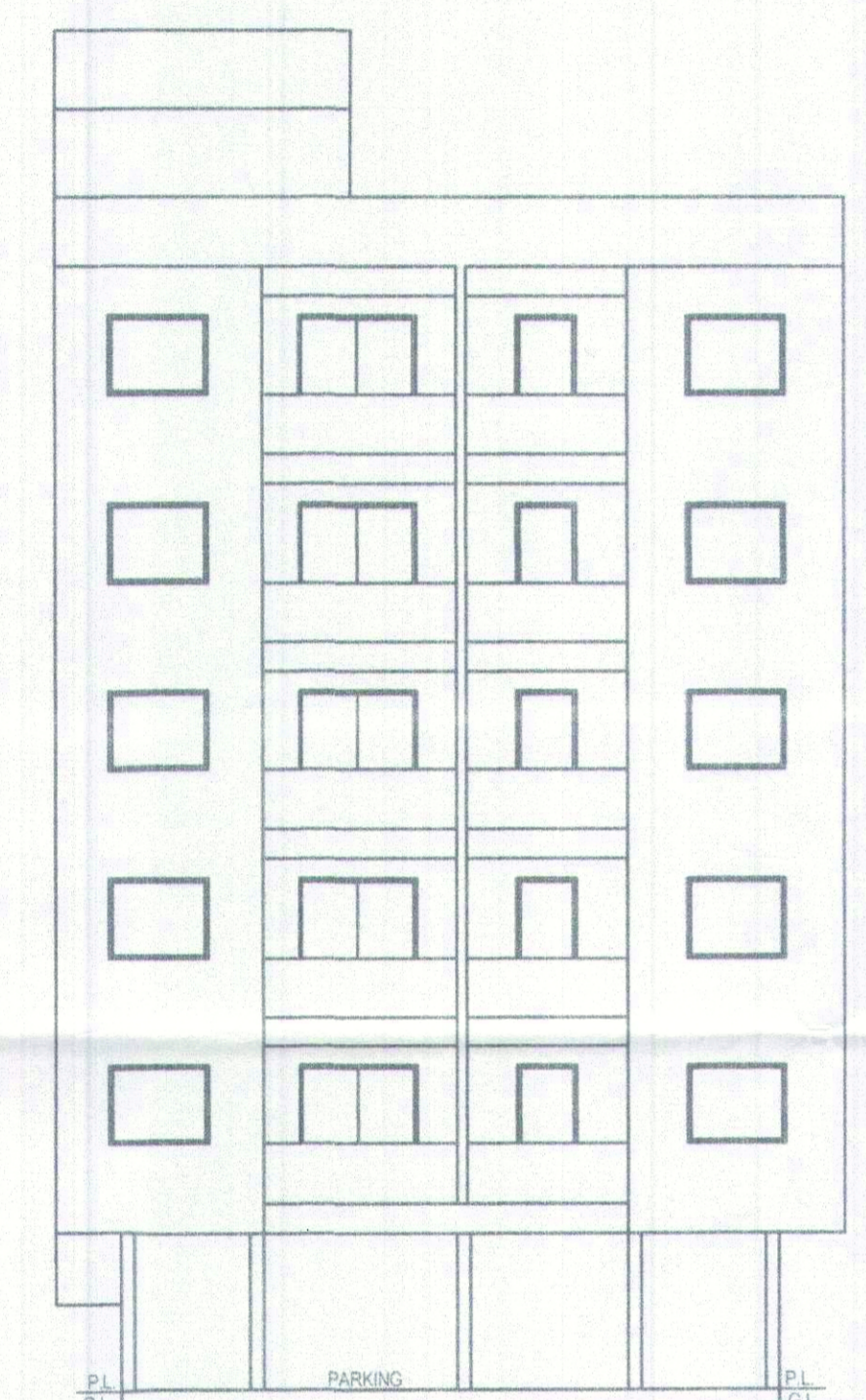
FORM OF STATEMENT - 2 [Sr.No. 9(a)]

Building No.	Floor No.	Total Built up Area of floor
1	GROUND FLOOR	9.00
	FIRST FLOOR	162.40
	SECOND FLOOR	162.40
	FOURTH FLOOR	162.40
	FIFTH FLOOR	162.40
TOTAL		821.00

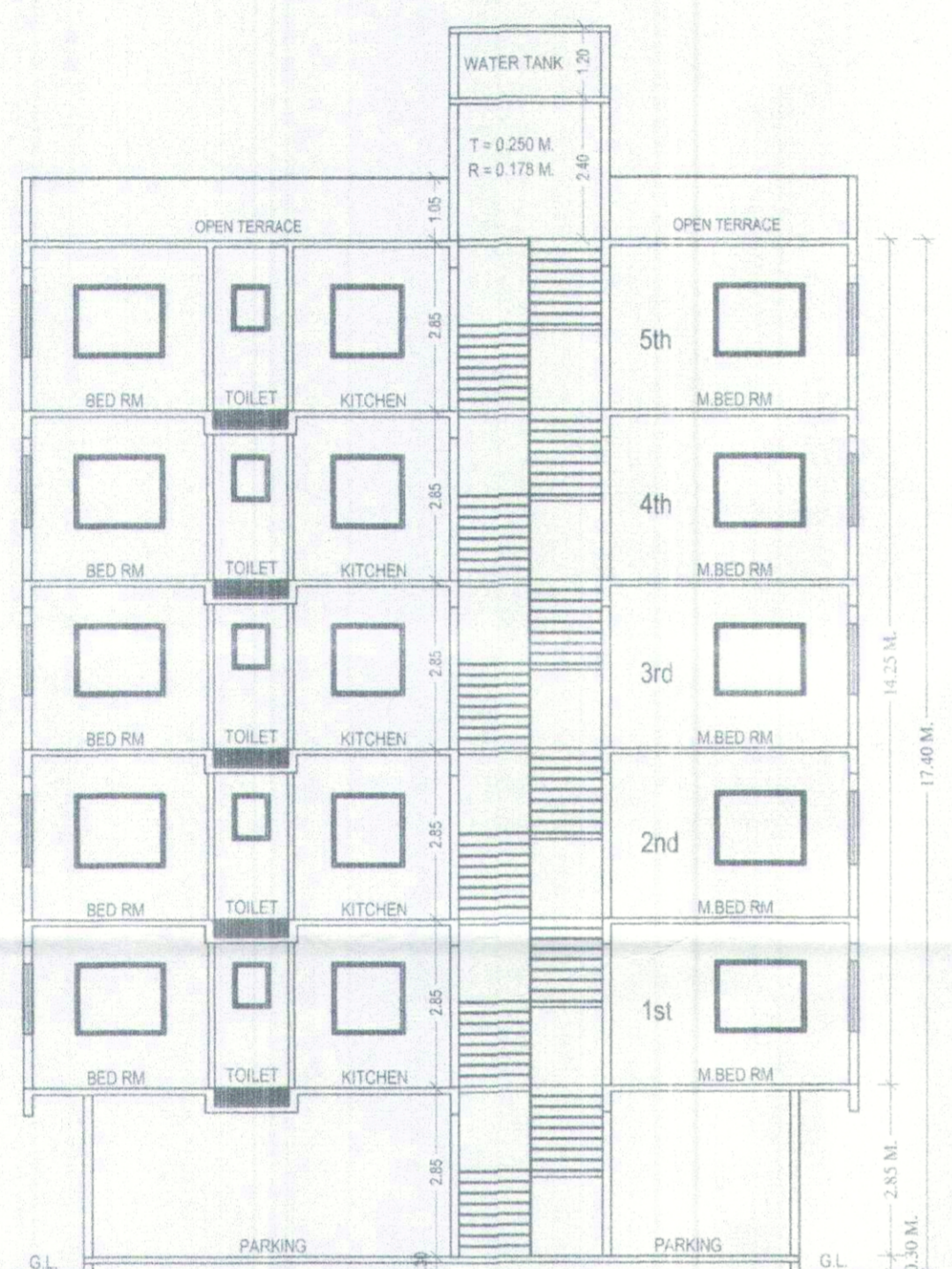
CARPET AREA STATEMENT			
Floor No.	Shop No. / Flat No.	Carpet Area of flat	Balcony Area
1st/2nd/3rd/4th/5th FLOOR	101,201,301,401,501	51.38	5.30
	102,202,302,402,502	37.62	5.75
	103,203,303,403,503	29.92	3.98
Total Carpet Area of Each Floor		118.92	15.03

FORM OF STATEMENT - 2 [Sr.No. 9(g)]					
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of balcony attached to Apartment	Area of double height terrace attached to flat
1	GROUND FLOOR	1	-	-	-
			118.92	15.03	-
			118.92	15.03	-
			118.92	15.03	-
			118.92	15.03	-
TOTAL			574.60	75.15	-

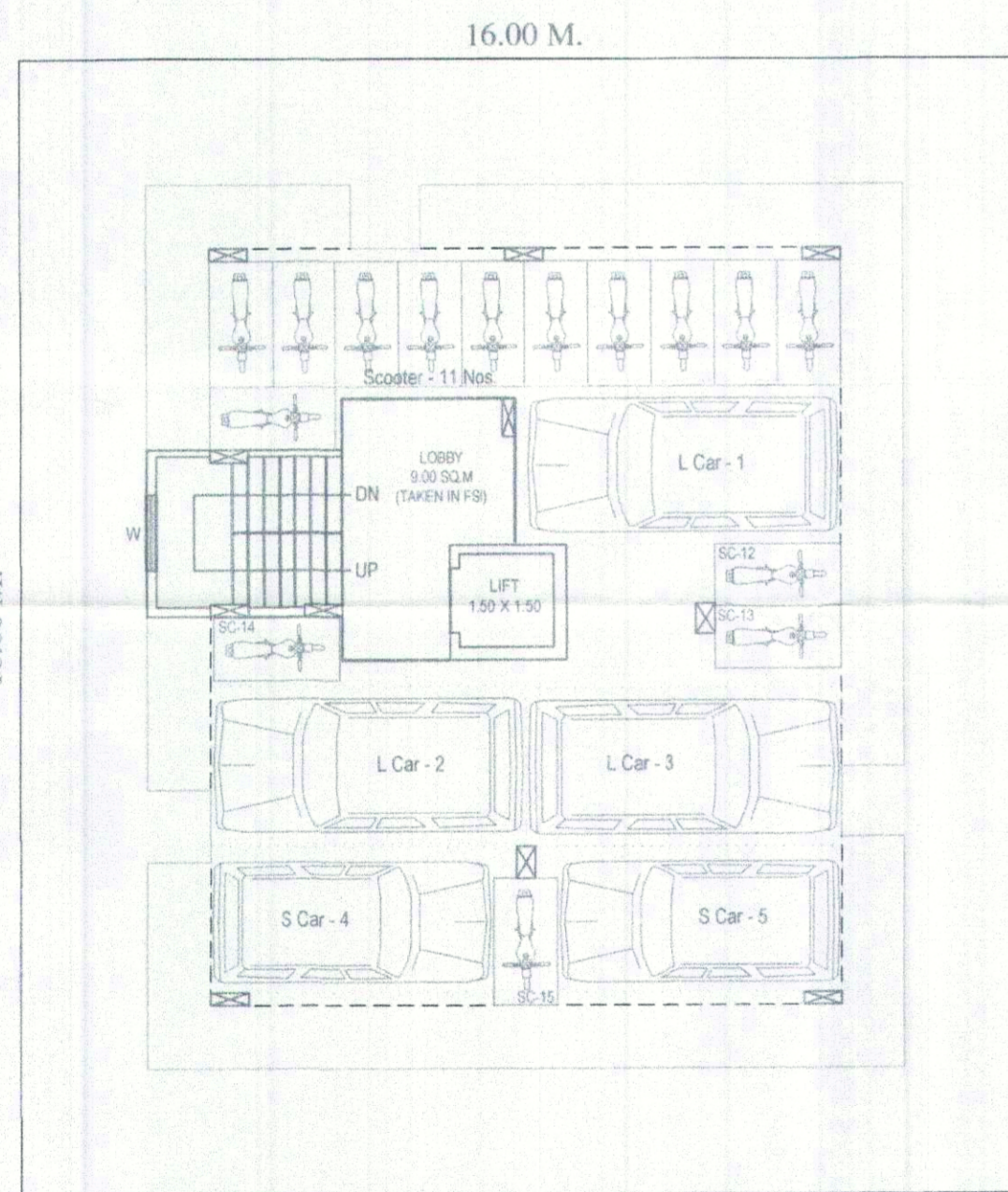
As per G.R. No. TPS - 1818/CR 236/18(Part - 4)/Sec. 37(1AA)(c) & Sec. 20(4)/Modification/UD-13, Dtd. 28/12/2022			
PARKING STATEMENT			
Chapter No. 8 Table No 8B, Sr. No. 1 & 6	Area / Nos of Tenament	Required Parking CAR	SCOOTER
For every two tenements with each Tenement having carpet area equal to or above 40 Sq.m but less than 80 Sq.m	05	2.5	05
For every two tenements with each Tenement having carpet area less than 40 Sq.m but more than 30 Sq.m	05	2.5	05
For every two tenements with each Tenement having carpet area less than 30 Sq.m	05	00	05
5% Visitor Parking for Residential	-	0.25	0.75
Multiplying Factor for Nashik Municipal Corporation Area	0.90	05	15
Provided Parking	-	05	15



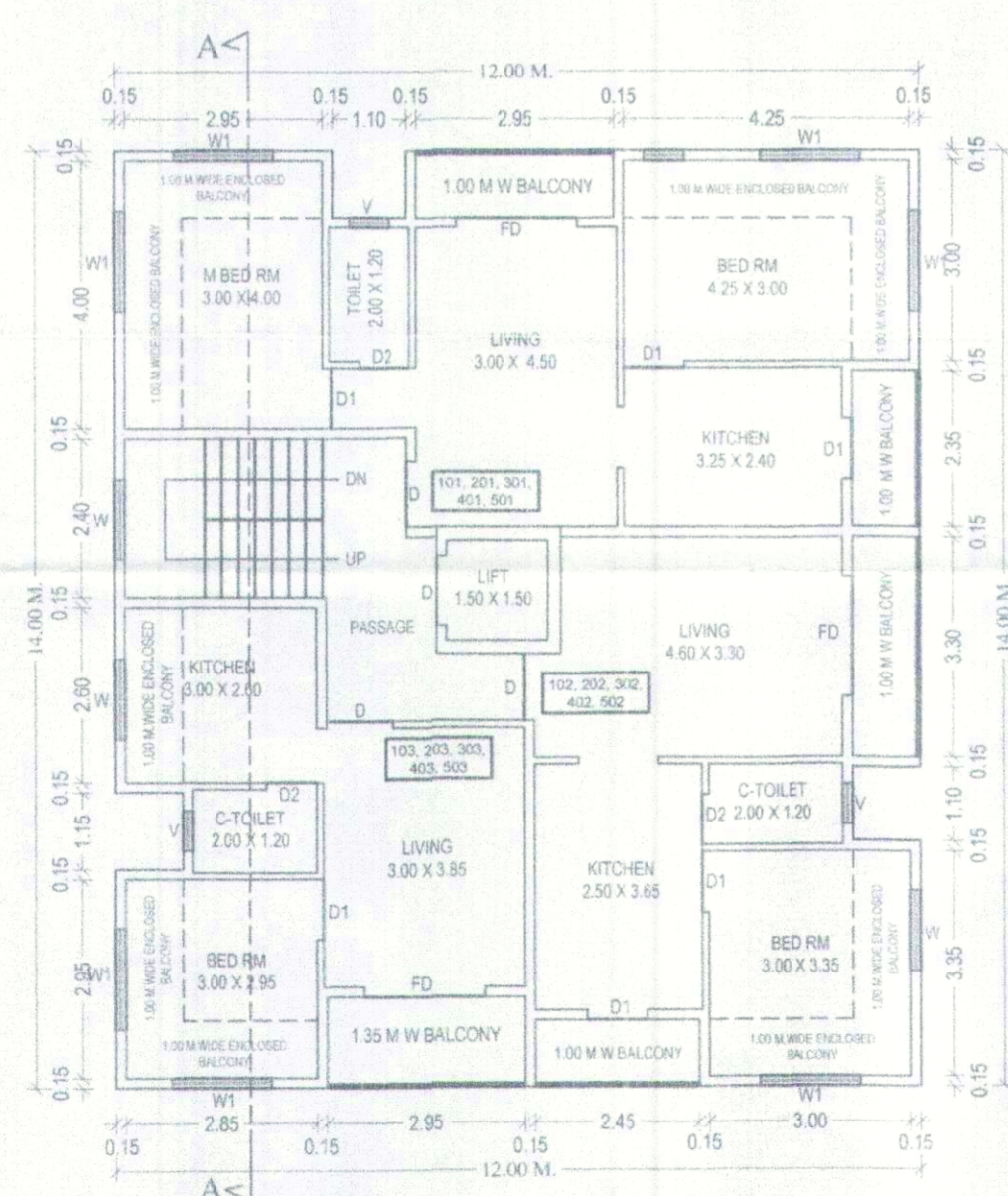
ELEVATION
SCALE - 1:100



SECTION @ A-A
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL 1st/2nd/3rd/4th/5th FLOOR PLAN
SCALE - 1:100

RESIDENTIAL BUILDING PLAN ON P. No. 31, S. No. 124/2/1 OF GANGAPUR IN NASHIK. FOR - : KB CONSTRUCTION PARTNERSHIP FIRM THROUGH PARTNER SHRI SURESH PRABHAKAR KSHIRSAGAR

RECOMMENDATION

APPROVED

The Plans amended in As per the conditions mentioned in the accompanying commencement Certificate No. **811BP** dated **14/16/2023**

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

A	AREA STATEMENT	SQ. M
1	Area of Plot (Minimum area of a, b, c to be considered)	288.00
	(a) As per ownership document (7/12, C.T.S. extract)	288.00
	(b) As per measurement sheet	288.00
	(c) As per site	288.00
2	Deductions for	-
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway Widening	-
	(b) Any D.P. Reservation Area	-
	(c) Total (a+b)	-
3	Balance Area of Plot (1-2)	288.00
4	Amenity Space (if applicable)	-
	(a) Required -	-
	(b) Adjesment of 2 (b), if any -	-
	(c) Balance proposed -	-
5	Net Area of Plot = [3 - 4(c)]	288.00
6	Recreational Open Space (if applicable)	-
	(a) Required -	-
	(b) Proposed -	-
7	Internal Road area	-
8	Plotable area (if applicable)	288.00
9	Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I.)	316.80
10	Addition of F.S.I. on payment of premium	-
	(a) Maximum permissible premium F.S.I. (50%) based on road width / TOD Zone	-
	(b) Proposed F.S.I. on payment of premium	144.00
11	In-situ F.S.I. / T.D.R. loading	-
	(a) In-situ area against D.P. road [2.00/sr.no.2(a), if any]	-
	(b) In-situ area against Amenity Space handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)]	-
	(c) TDR area	53.00
	(d) Total in - situ / T.D.R. loading proposed [11(a)+(b)+(c)]	53.00
12	Additional of F.S.I. area under Chapter No. 7	-
13	Total entitlement of F.S.I. in the proposal	513.80
	(a) [9-10(b)+11(d)] or 12 whichever applicable	513.80
	(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges (513.80 X 0.60)	ALLOWABLE 308.28 PROPOSED 307.20
	(c) Total entitlement (a+b)	821.00
14	Maximum utilization limit of F.S.I. (building potential)	-
	(a) Permissible as per Road width, (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	921.60
15	Total Built-up Area in proposal (excluding area at sr.no.17b)	-
	(a) Existing Built-up Area	-
	(b) Proposed Built-up Area (as per 'P - Line')	821.00
	(c) Total (a+b)	821.00
16	F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	0.99%
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 02/12/2022 AND THE DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

P. Kshirsagar

SIGNATURE OF LICENSED ARCHITECT / LICENSED ENGINEER / SUPERVISOR

OWNER'S DECLARATION

I, UNDERSIGNED HEREBY CONFIRM THAT, I/WI WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WI WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WI WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

KB CONSTRUCTION PARTNERSHIP FIRM THROUGH PARTNER SHRI SURESH PRABHAKAR KSHIRSAGAR
OWNER(S) NAME AND SIGNATURE
Suresh Prabhakar Kshirsagar

Er. RISHIKESH S. KSHIRSAGAR
SWAMI ASSOCIATES
ARCHITECTURAL, STRUCTURAL & CONSTRUCTION
OFFC NO.10,1ST FLOOR, WHITE HOUSE BLDG, OPP TO ST ANDRIYA CHURCH,SHARANPUR -TRIMBAK LINK ROAD, NASHIK.
MOB. - 9604909021, 8850908562
ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE
Rishikesh S. Kshirsagar

Job No.	Drawing No.	Date	Scale	Drawn by	Checked by	Reg. No. of Engineer
S-			As Shown	Gadekar	Er. E. S. K.	00540