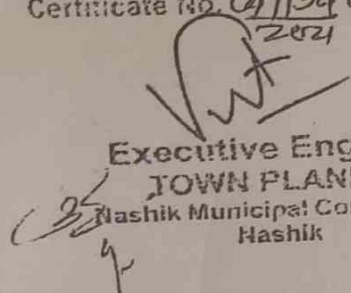


PROPOSED COMMERCIAL & RESIDENTIAL BUILDING
IN PLOT NO. 1, OF S. NO. 53/1 AT PANCHAK SHIWAR, NASHIK
FOR SHRI. CHETAN P. BAIRAGI & OTHERS
THROUGH G. P. A. HOLDER
M/S. KANHAIYA BUILDERS AND DEVELOPERS
THROUGH PARTNERS
SHRI. CHANDRAKANT N. SONAWANE
& SHRI. SANGRAM B. MATSAGAR.

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. C4/134 dated 15/09/2021
2021


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROFORMA - I: AREA STATEMENT

A) AREA STATEMENT:

1) AREA OF PLOT NO. 1

457.50 SQMT.

DEMARCATED FINAL LAYOUT

SCOOTER
6 NOS.
16 NOS.
1 NOS.
23 NOS.
20.7 NOS.
21 NOS.
21 NOS.
IF 6 SCOOTERS 21 SCOOTERS
DOUBLE HEIGHT ATTACHED TO FLAT 6
NIL
NIL

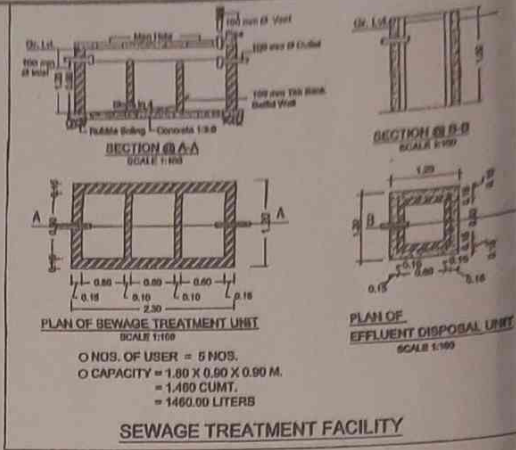
PROFORMA - I: AREA STATEMENT	
A) AREA STATEMENT:	457.50 SQMT.
1) AREA OF PLOT NO. 1	457.50 SQMT.
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	470.34 SQMT.
b) AS PER MEASUREMENT SHEET	470.13 SQMT.
c) AS PER SITE CONDITION	
2) DEDUCTION FOR	
a) PROPOSED D.P./D.P. ROAD WIDENING AREA	NIL
b) ANY D. P. REERVATION AREA	NIL
TOTAL (a + b)	NIL
3) BALANCE AREA OF PLOT (1 - 2)	457.50 SQMT.
4) AMENITY SPACE	
a) REQUIRED	NIL
b) ADJUSTMENT OF 2(b), (IF ANY)	NIL
c) BALANCE PROPOSED	NIL
5) NET PLOT AREA (3-4 (c))	457.50 SQMT.
6) RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a) REQUIRED	NIL
b) PROPOSED	NIL
7) INTERNAL ROAD AREA	NIL
8) PLOTABLE AREA (IF APPLICABLE)	457.50 SQMT.
9) BUILTUP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X 1.10) (1.10)	503.25 SQMT.
10) ADDITION F.S.I. ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE	NIL
b) PROPOSED FSI ON PAYMENT OF PREMIUM	168.65 SQMT.
11) IN-SITU FSI / TDR LOADING	
a) IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2 (a)), IF ANY	NIL
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4 (b) AND / OR (c))	NIL
c) TDR AREA	NIL
d) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(c))	NIL
12) ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NIL
13) TOTAL ENTITLEMENT OF FSI IN THE PROPOSED	
a) [9 + 10 (b) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE	671.90 SQMT.
b) ANCILLARY AREA FSI UPTO 60% OF 80% WITH PAYMENT OF CHARGES	403.10 SQMT.
c) TOTAL ENTITLEMENT (a+b)	1075.00 SQMT.
14) MAXIMUM UTILIZATION OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [(AS PER REGULATION NO. 6.1 OR 6.2 OF 6.3 OF 6.4 AS APPLICABLE) X 1.6 OR 1.8]	(2.50X1.60=4.00)
15) TOTAL BUILTUP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17.b)	
a) EXISTING BUILTUP AREA	NIL
b) PROPOSED BUILTUP AREA (AS PER P-LINE)	1074.95 SQMT.
TOTAL (a + b)	1074.95 SQMT.
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)	NIL
b) PROPOSED	NIL

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON DT. 01/02/2021. & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORD DEPARTMENT / CITY SURVEY RECORDS

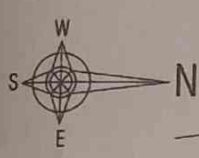
[Signature]
SIGNATURE OF ARCHITECT/ ENGG.

OWNER'S DECLARATION :

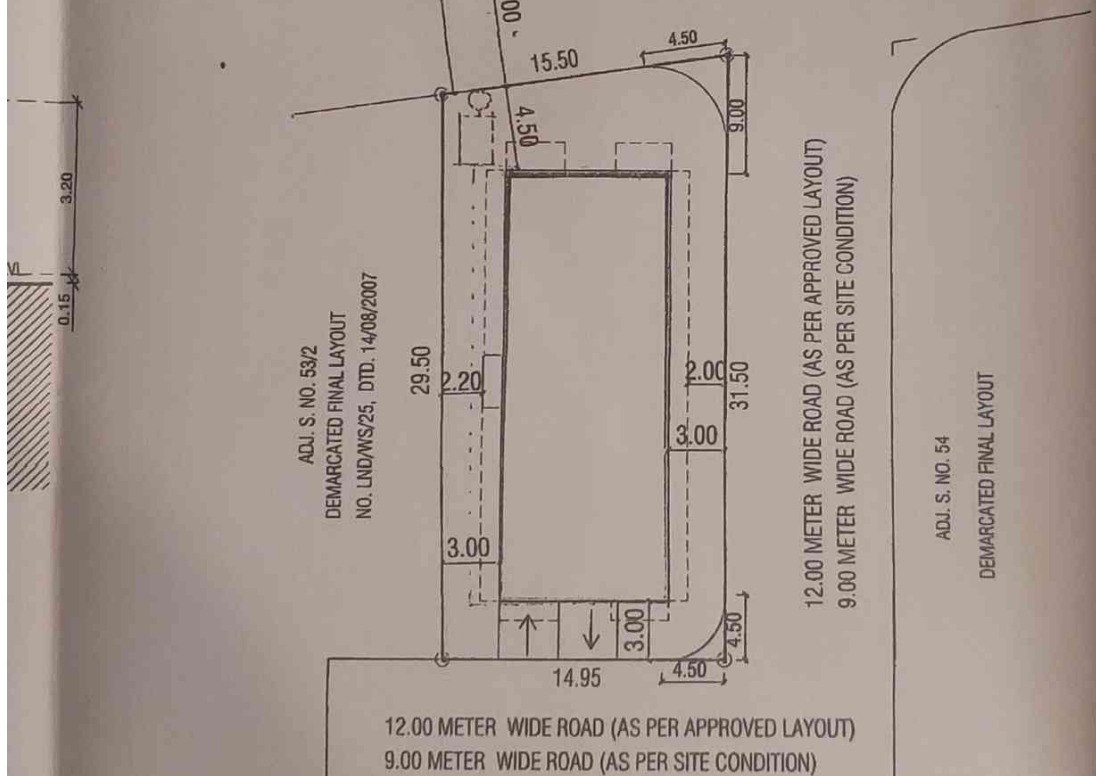


PROPOSED
IN PLOT NO
FOR SHF
THROUGH G
M/S. KAN
THROUGH P
SHRI. C
& SHRI

LOCATION PLAN
SCALE :- N.T.S.



18.00 - M.W. D.P. ROAD



SITE PLAN
SCALE :- 1 : 300

- NOTES :-
- 1) PLOT BOUNDARY SHOWN IN BLACK.
 - 2) PROPOSED WORK SHOWN IN RED.
 - 3) PROP. DRAINAGE LINE SHOWN IN RED DOTTED.

○ BUILTUP AREA STATEMENT :-

○ COMMERCIAL BUILTUP AREA	= 80.00 SQMT.
○ RESIDENTIAL BUILTUP AREA	= 994.95 SQMT.
○ TOTAL BUILTUP AREA	= 1074.95 SQMT.

○ DOOR & WINDOWS SCHEDULE

RS	3.00 X 2.40	M. S. ROLLING SHUTTER
D1	0.90 X 2.10	T.W. FRAME PANELLED DOOR
D2	0.75 X 2.10	T.W. FRAME PANELLED DOOR
W1	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
W2	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
W3	1.20 X 0.90	ALUMINIUM GLAZED WINDOW
V	0.60 X 0.90	GLAZED VENTILATOR
V1	0.45 X 1.20	GLAZED VENTILATOR

○ PARKING STATEMENT :-

- 1) AREA OF I
- 2) DEDUCTIO
- 3) BALANCE
- 4) AMENITY
- 5) NET PLO
- 6) RECREA
- 7) INTERNA
- 8) PLOTAB
- 9) PLOTAB

SITE PLAN

SCALE :- 1 : 300

NOTES :-

- 1) PLOT BOUNDARY SHOWN IN BLACK.
- 2) PROPOSED WORK SHOWN IN RED.
- 3) PROP. DRAINAGE LINE SHOWN IN RED DOTTED.

ADJ. PLOT NO. 2

○ BUILTUP AREA STATEMENT :-

- COMMERCIAL BUILTUP AREA = 80.00 SQMT.
- RESIDENTIAL BUILTUP AREA = 994.95 SQMT.
- TOTAL BUILTUP AREA = 1074.95 SQMT.

○ DOOR & WINDOWS SCHEDULE

RS	3.00 X 2.40	M. S. ROLLING SHUTTER
D1	0.90 X 2.10	T.W. FRAME PANELLED DOOR
D2	0.75 X 2.10	T.W. FRAME PANELLED DOOR
W1	2.00 X 1.20	ALUMINIUM GLAZED WINDOW
W2	1.50 X 1.20	ALUMINIUM GLAZED WINDOW
W3	1.20 X 0.90	ALUMINIUM GLAZED WINDOW
V	0.60 X 0.90	GLAZED VENTILATOR
V1	0.45 X 1.20	GLAZED VENTILATOR

○ PARKING STATEMENT :-

TYPE	CARPET AREA	TENE. NO.	CAR	SCOOTER
COMMERCIAL	UPTO 100 SQMT.	—	2 NOS.	6 NOS.
RESIDENTIAL	30 TO 40 SQMT.	16 NOS.	8 NOS.	16 NOS.
VISITOR	5 %	—	1 NOS.	1 NOS.
TOTAL	—	—	11 NOS.	23 NOS.
0.90 FACTOR	—	—	9.9 NOS.	20.7 NOS.
REQUIRED	—	—	10 NOS.	21 NOS.
PROVIDED	—	—	10 NOS.	21 NOS.

○ COMPOSITE PARKING — 1 CAR OF 6 SCOOTERS
I.E. 15 SCOOTERS + 6 SCOOTERS = 21 SCOOTERS

FORM FOR STATEMENT 2

[SR. NO. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILTUP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
—	GROUND FLR.	98.55
	FIRST FLR.	244.10
	SECOND FLR.	244.10
	THIRD FLR.	244.10
	FOURTH FLR.	244.10
	TOTAL	1074.95

FORM FOR STATEMENT 3 [SR. NO. 9 (g)]

AREA DETAILS OF APARTMENT / UNIT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT IN SQMT.	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
1	2	3	4	5	6
—	GROUND FLR.	SHOP NO. 1	AREA — 2.45 X 6.00 — 14.70 TOILET — 2.45 X 1.20 — 2.94 TOTAL — 17.64		
		SHOP NO. 2	AREA — 3.00 X 6.00 — 18.00 TOILET — 3.00 X 1.20 — 3.60 TOTAL — 21.60		
		SHOP NO. 3	AREA — 3.00 X 6.00 — 18.00 TOILET — 3.00 X 1.20 — 3.60 TOTAL — 21.60		
		SHOP NO. 4	AREA — 2.90 X 2.38 — 6.90 TOILET — 1.20 X 2.38 — 2.85 TOTAL — 9.75		
—	TYPICAL FLR. (FIRST, SECOND THIRD & FOURTH)	FLAT NO. 1 /FLAT NO. 5 /FLAT NO. 9 /FLAT NO. 13	LIVING — 4.27 X 3.05 — 13.02 KITCHEN — 4.27 X 2.20 — 9.39 BED ROOM 1 — 2.98 X 3.20 — 9.54 W C — 1.20 X 0.90 — 1.08 BATH — 1.20 X 2.40 — 2.88 PASSAGE 1 — 1.68 X 0.90 — 1.51 AREA OF WALL — 2.19 TOTAL — 39.61	BALCONY 1 — 1.40 X 2.98 — 4.17 BALCONY 2 — 0.90 X 3.20 — 2.88 BALCONY 3 — 0.90 X 2.20 — 1.98 BALCONY 4 — 0.90 X 3.05 — 2.75 TOTAL — 11.78	NIL
		FLAT NO. 2 /FLAT NO. 6 /FLAT NO. 10 /FLAT NO. 14	LIVING — 4.27 X 3.05 — 13.02 KITCHEN — 4.27 X 2.20 — 9.39 BED ROOM 1 — 3.00 X 3.20 — 9.54 W C — 1.20 X 0.90 — 1.08 BATH — 1.20 X 2.40 — 2.88 PASSAGE 1 — 1.68 X 0.90 — 1.51 AREA OF WALL — 2.19 TOTAL — 39.61	BALCONY 1 — 1.40 X 3.00 — 4.20 BALCONY 2 — 0.90 X 3.20 — 2.88 BALCONY 3 — 0.90 X 2.20 — 1.98 BALCONY 4 — 0.90 X 3.05 — 2.75 TOTAL — 11.78	NIL
		FLAT NO. 3 /FLAT NO. 7 /FLAT NO. 11 /FLAT NO. 15	LIVING — 4.27 X 3.05 — 13.02 KITCHEN — 4.27 X 2.20 — 9.39 BED ROOM 1 — 2.98 X 3.20 — 9.54 W C — 1.20 X 0.90 — 1.08 BATH — 1.20 X 2.40 — 2.88 PASSAGE 1 — 1.68 X 0.90 — 1.51 AREA OF WALL — 2.19 TOTAL — 39.61	BALCONY 1 — 0.90 X 2.98 — 2.68 BALCONY 2 — 0.90 X 3.20 — 2.88 BALCONY 3 — 0.90 X 2.20 — 1.98 BALCONY 4 — 0.90 X 3.05 — 2.75 TOTAL — 10.29	NIL
		FLAT NO. 4 /FLAT NO. 8 /FLAT NO. 12 /FLAT NO. 16	LIVING — 4.27 X 3.05 — 13.02 KITCHEN — 4.27 X 2.20 — 9.39 BED ROOM 1 — 2.98 X 3.20 — 9.54 W C — 1.20 X 0.90 — 1.08 BATH — 1.20 X 2.40 — 2.88 PASSAGE 1 — 1.68 X 0.90 — 1.51 AREA OF WALL — 2.19 TOTAL — 39.61	BALCONY 1 — 0.90 X 2.98 — 2.68 BALCONY 2 — 0.90 X 3.20 — 2.88 BALCONY 3 — 0.90 X 2.20 — 1.98 BALCONY 4 — 0.90 X 3.05 — 2.75 TOTAL — 10.29	NIL
		TOTAL	704.35 (17.64 + 21.60 + 21.60 + 9.75) + (39.61 X 10)	TOTAL	176.56 (11.78 X 8) + (10.29 X 8)

- 2) DEDUCTION FOR
 - a) PROPOSED P.A.
 - b) ANY D. P. REERY
- 3) BALANCE AREA
- 4) AMENITY SPACE
 - a) PREPARED
 - b) ADJUSTMENT
 - c) BALANCE PRE
- 5) NET PLOT AREA
- 6) RECREATION AREA
 - a) REQUIRED
 - b) PROPOSED
- 7) INTERNAL ROAD
- 8) PLOTTABLE AREA
- 9) BUILTUP AREA AS PER FROM
- 10) ADDITION F.
 - a) MAXIMUM
 - b) PROPOSED
- 11) IN-SITU FSI
 - a) IN-SITU AREA
 - b) IN-SITU AREA (2.00 OR 1
 - c) TOR AREA
 - d) TOTAL IN-
- 12) ADDITIONAL
- 13) TOTAL ENTIT
 - a) [9 + 10]
 - b) ANCILLARY
 - c) TOTAL EN
- 14) MAXIMUM PERMISS (AS PER RE
- 15) TOTAL BUI
 - a) EXISTING
 - b) PROPOSED
- 16) F.S.I. CON
- 17) AREA FOR
 - a) REQUIRED
 - b) PROPOSED

CERTIFICATE

CERTIFIED THAT THE
& THE DIMENSIONS
THE AREA SO WORK
/T.P. SCHEME RECD

OWNER'S DEC

I/WE UNDERSIGNED
NASHIK MUNICIPAL C
PLANS. ALSO I/WE W
PERSON SO AS TO E

102
Signature of Owners

Signature of Architect/Eng

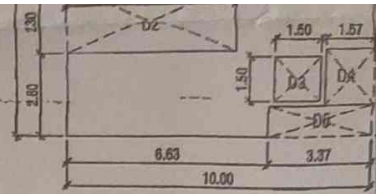
JOB NO. DRAWN

873 1

SECTION @ C-C
SECTION THROUGH RAMP

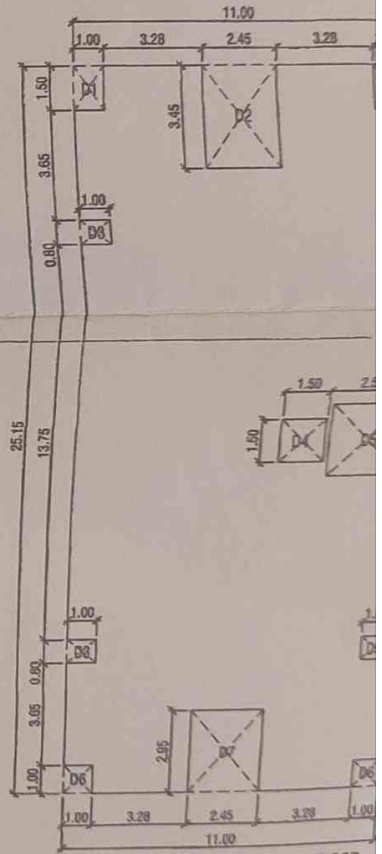


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLR.)



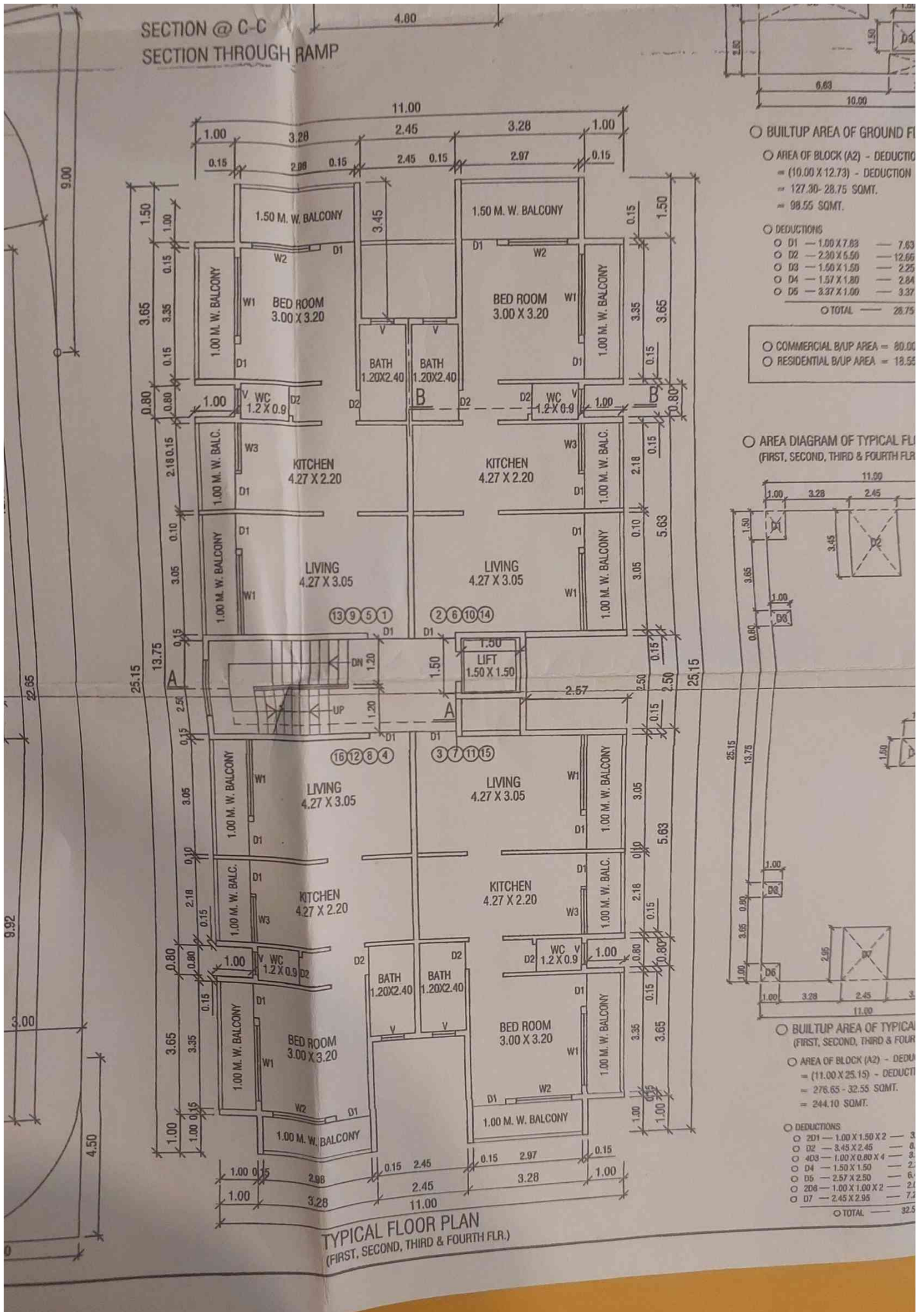
- BUILTUP AREA OF GROUND FLOOR
- AREA OF BLOCK (A2) - DEDUCTIONS
= (10.00 X 12.73) - DEDUCTION
= 127.30 - 28.75 SQMT.
= 98.55 SQMT.
- DEDUCTIONS
- D1 - 1.00 X 7.63 — 7.63 SQMT.
- D2 - 2.30 X 5.50 — 12.65 SQMT.
- D3 - 1.50 X 1.50 — 2.25 SQMT.
- D4 - 1.57 X 1.80 — 2.84 SQMT.
- D5 - 3.37 X 1.00 — 3.37 SQMT.
- TOTAL — 28.75 SQMT.
- COMMERCIAL B/UP AREA = 80.00 SQMT.
- RESIDENTIAL B/UP AREA = 18.55 SQMT.

○ AREA DIAGRAM OF TYPICAL FLOOR (P-L)
(FIRST, SECOND, THIRD & FOURTH FLR.)



- BUILTUP AREA OF TYPICAL FLOOR
(FIRST, SECOND, THIRD & FOURTH FLR.)
- AREA OF BLOCK (A2) - DEDUCTIONS
= (11.00 X 25.15) - DEDUCTION
= 276.65 - 32.55 SQMT.
= 244.10 SQMT.
- DEDUCTIONS
- D01 - 1.00 X 1.50 X 2 — 3.00 SQMT.
- D02 - 3.45 X 2.45 — 8.45 SQMT.
- D03 - 1.00 X 0.80 X 4 — 3.20 SQMT.
- D04 - 1.50 X 1.50 — 2.25 SQMT.
- D05 - 2.57 X 2.50 — 6.43 SQMT.
- D06 - 1.00 X 1.00 X 2 — 2.00 SQMT.
- D07 - 2.45 X 2.95 — 7.22 SQMT.
- TOTAL — 32.55 SQMT.

SECTION @ C-C
SECTION THROUGH RAMP



○ BUILTUP AREA OF GROUND FLOOR

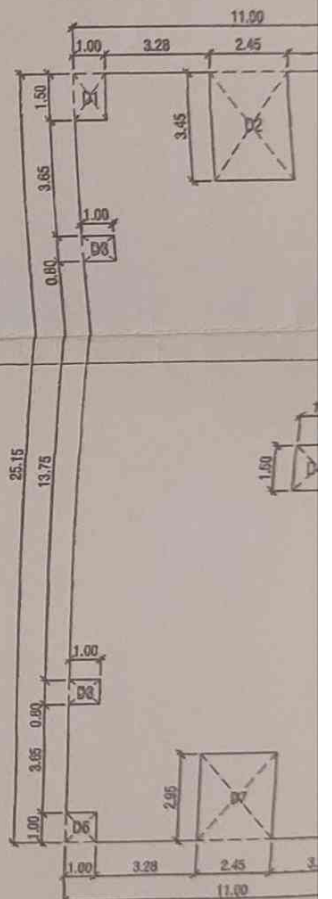
○ AREA OF BLOCK (A2) - DEDUCTION
= (10.00 X 12.73) - DEDUCTION
= 127.30 - 28.75 SQMT.
= 98.55 SQMT.

○ DEDUCTIONS

○ D1	— 1.00 X 7.03	— 7.03
○ D2	— 2.20 X 5.50	— 12.10
○ D3	— 1.50 X 1.50	— 2.25
○ D4	— 1.57 X 1.80	— 2.83
○ D5	— 2.37 X 1.00	— 2.37
○ TOTAL		— 28.75

○ COMMERCIAL B/UP AREA = 80.00
○ RESIDENTIAL B/UP AREA = 18.55

○ AREA DIAGRAM OF TYPICAL FLOOR (FIRST, SECOND, THIRD & FOURTH FLOOR)



○ BUILTUP AREA OF TYPICAL FLOOR (FIRST, SECOND, THIRD & FOURTH FLOOR)

○ AREA OF BLOCK (A2) - DEDUCTION
= (11.00 X 25.15) - DEDUCTION
= 276.65 - 32.55 SQMT.
= 244.10 SQMT.

○ DEDUCTIONS

○ 2D1	— 1.00 X 1.50 X 2	— 3.00
○ D2	— 3.45 X 2.45	— 8.45
○ 4D3	— 1.00 X 0.80 X 4	— 3.20
○ D4	— 1.50 X 1.50	— 2.25
○ D5	— 1.50 X 2.50	— 3.75
○ 2D6	— 1.00 X 1.00 X 2	— 2.00
○ D7	— 2.45 X 2.95	— 7.23
○ TOTAL		— 32.55

TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD & FOURTH FLR.)

TAR ROAD AS PER SITE

SHOP

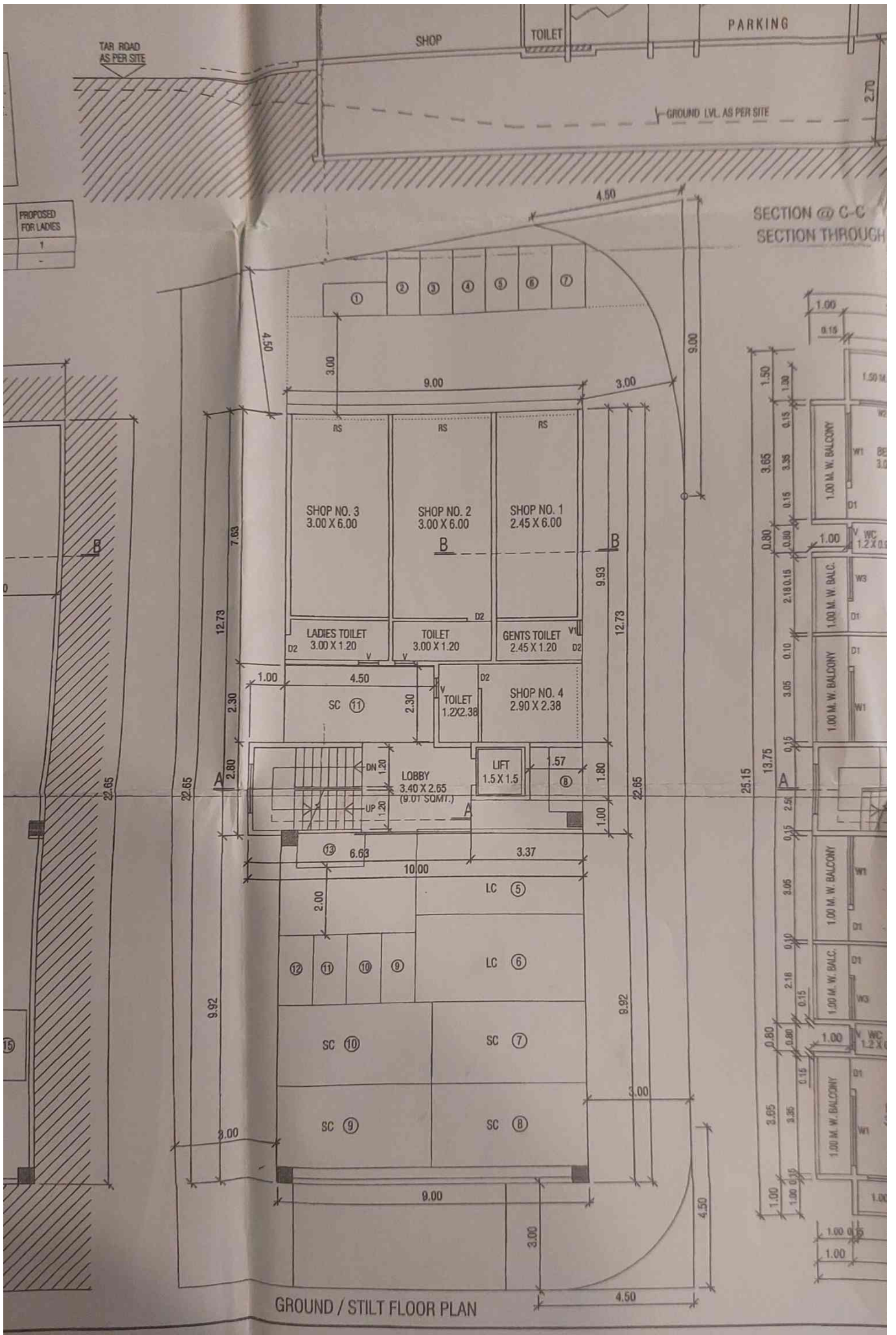
TOILET

PARKING

GROUND LVL. AS PER SITE

SECTION @ C-C
SECTION THROUGH

PROPOSED FOR LADIES
1

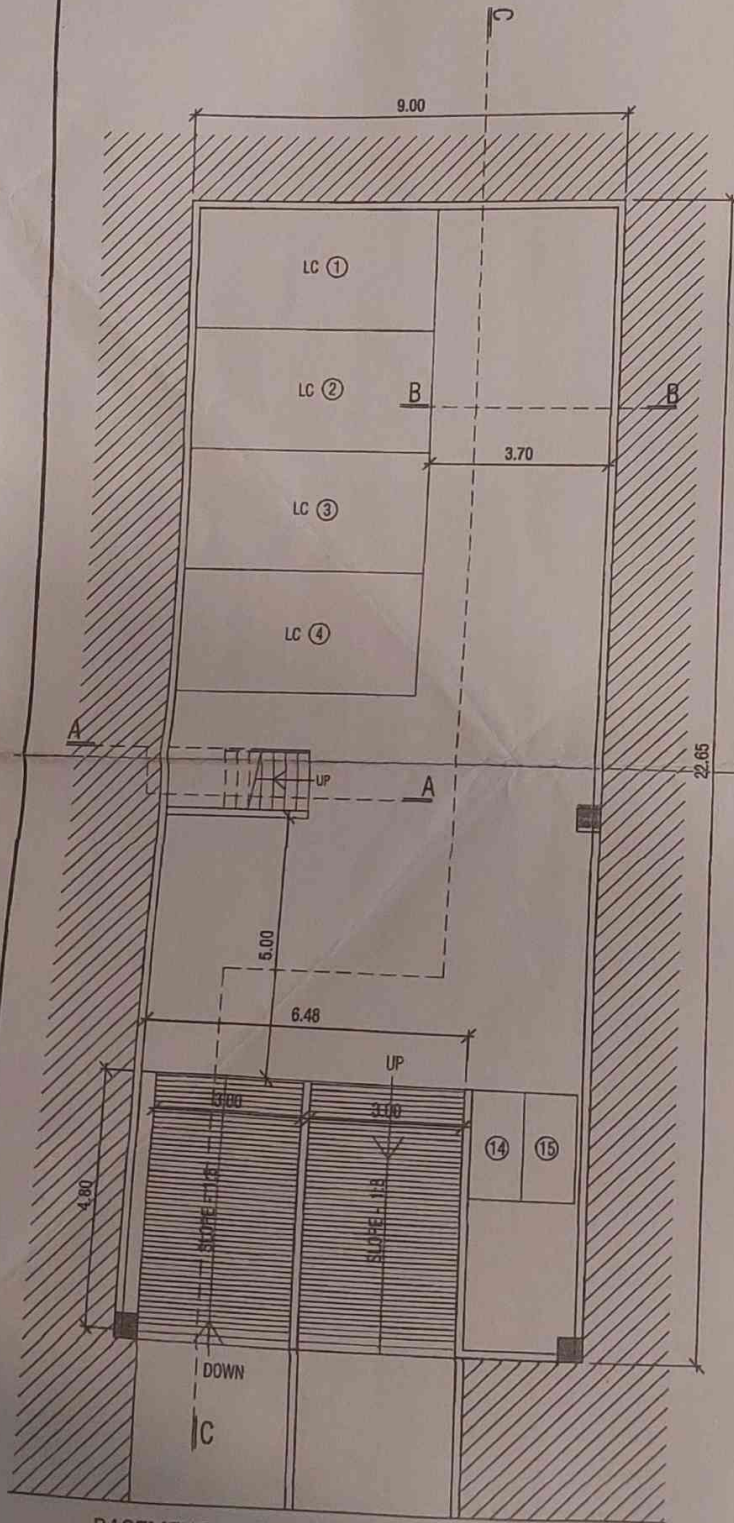


GROUND / STILT FLOOR PLAN

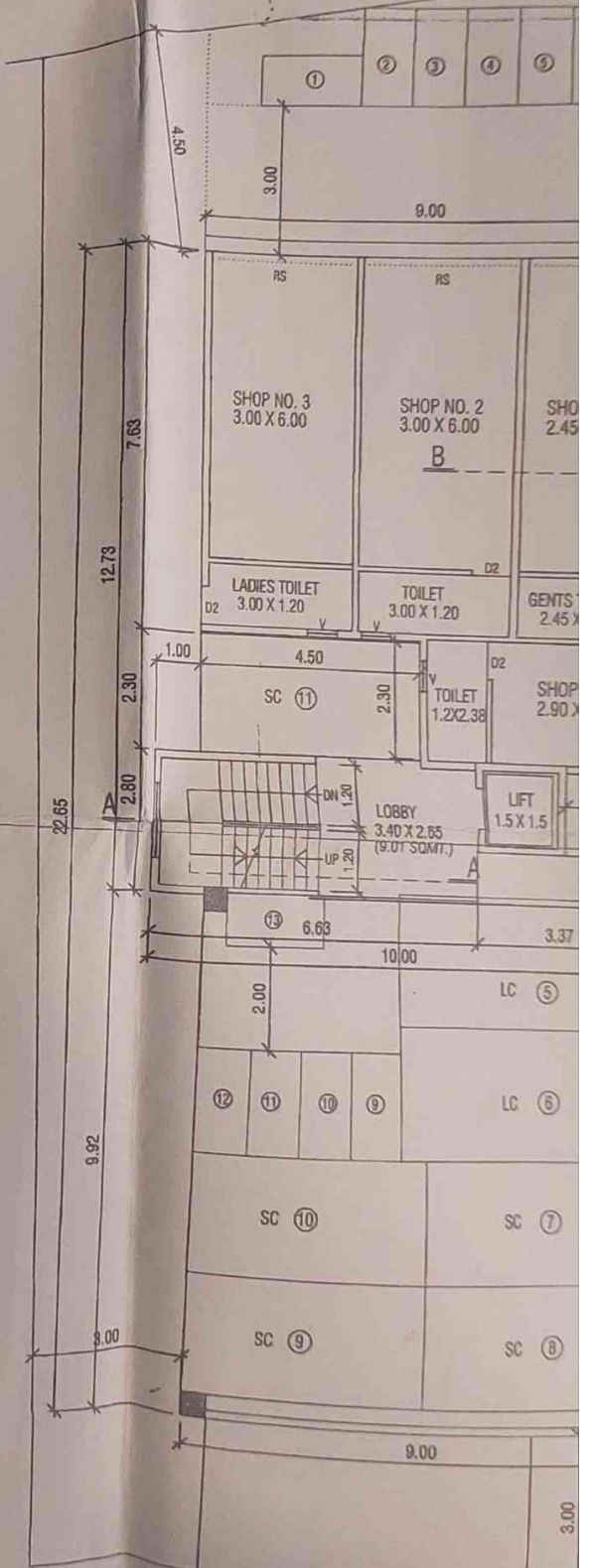
NOTES :

1. TOTAL AREA OF SHOPS _____ 80.00 SQMT.
2. REQD. AREA PER PERSON _____ 3.00 SQMT.
3. TOTAL NO. OF PERSON ($80/3=26.66$ NOS.) _____ 27 NOS.
4. NO. OF GENTS (2/3 RD) _____ 18 NOS.
5. NO. OF LADIES (1/3 RD) _____ 9 NOS.

	GENTS (REQ.) 18 NOS.	LADIES (REQ.) 9 NOS.	PROPOSED FOR GENTS	PROPOSED FOR LADIES
WATER CLOSET	2	1	2	1
URINALS	2	-	2	-



BASEMENT PLAN (PARKING)



GROUND / STILT FLOOR PLAN