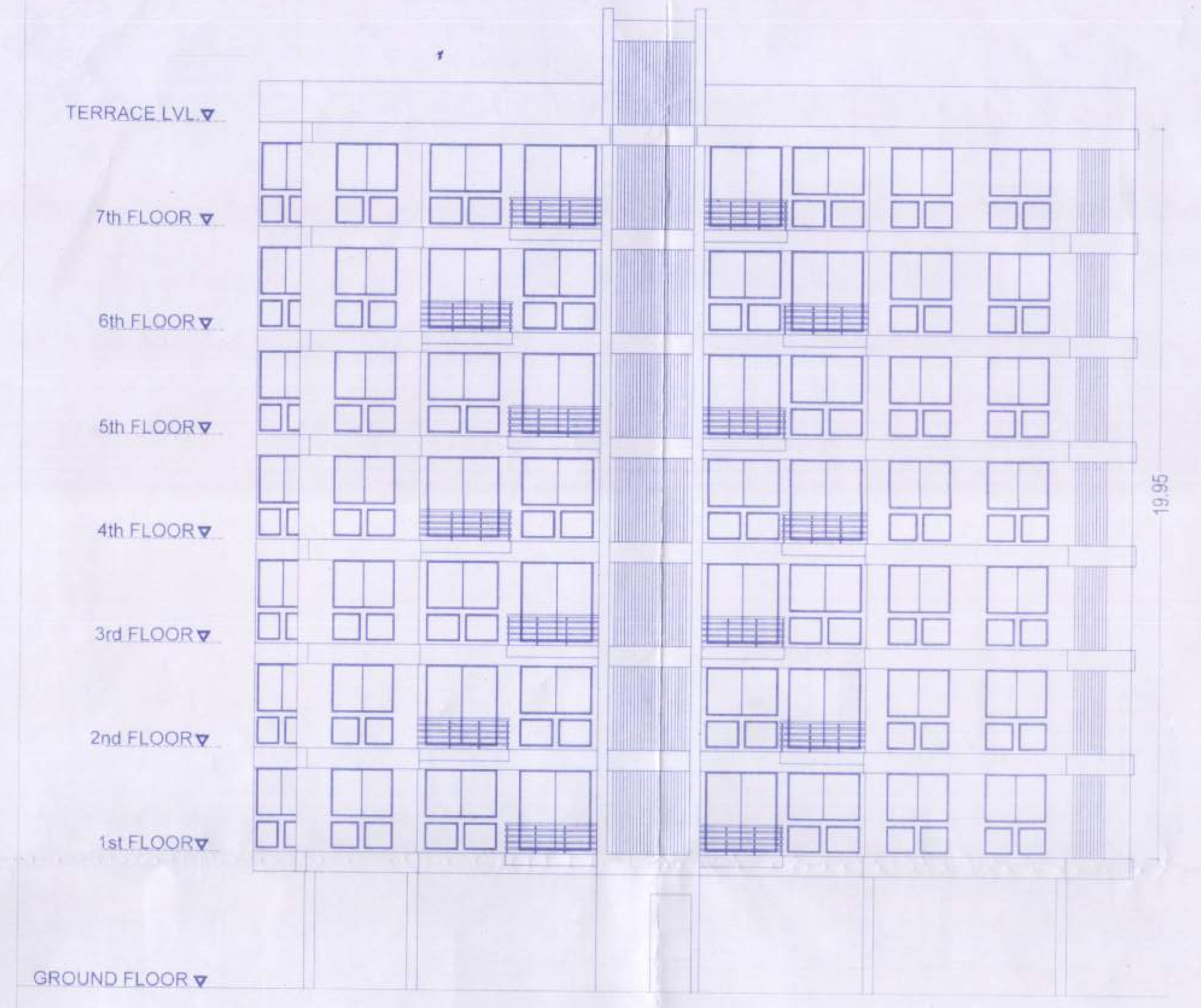
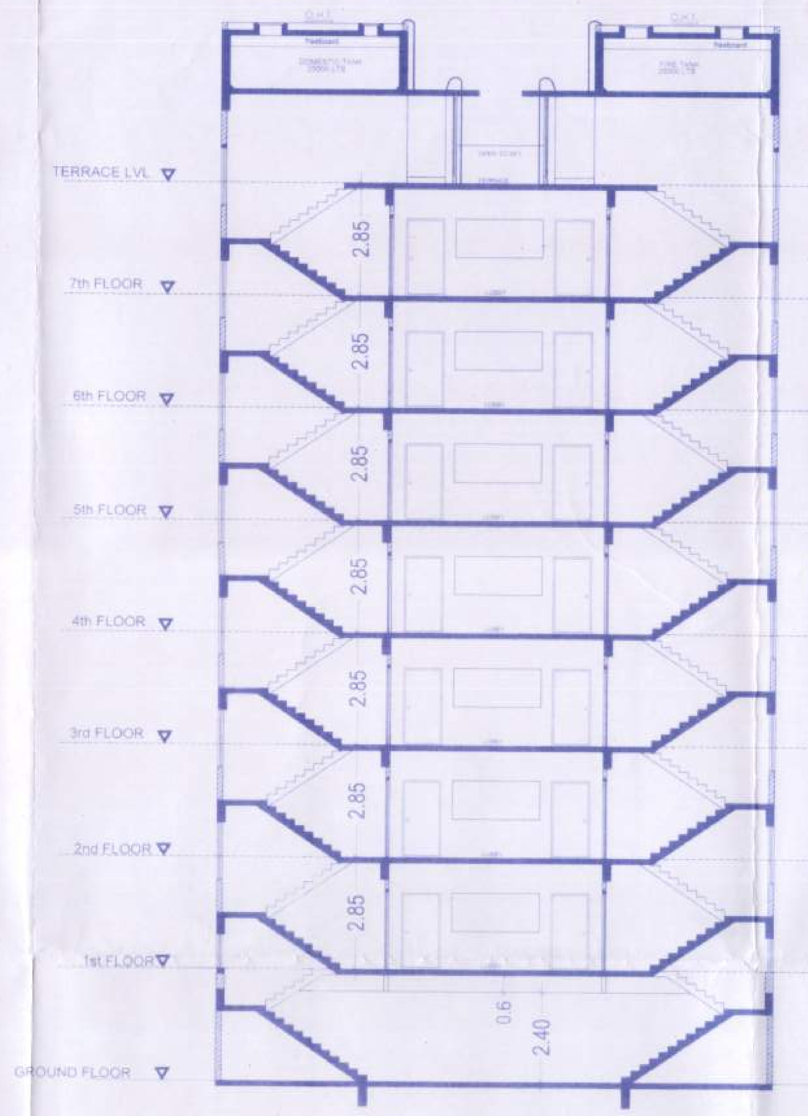


ELEVATION
BLDG. 1 - WING-D



TYPICAL SECTION
BLDG. 1 - WING-D

PART COMPLETION CERTIFICATE
NO. B-5/19477/3497, DATED 31/07/2017

PART COMPLETION CERTIFICATE
NO.B-5/19452/2588, DATED18/07/2017

TOTAL AREA STATEMENT

FLOOR	BUILDING-1				BUILDING-2	BUILDING-3
	Approved	Area For Occupancy WING -A, B & C	Approved Area WING -D	Area For Revised Approval WING -D	Approved	Approved
FIRST	890.70	650.75	239.95	-	890.70	14.85
SECOND	890.70	650.75	239.95	-	890.70	-
THIRD	650.75	650.75	-	263.77	890.70	-
FOURTH	650.75	650.75	-	263.77	890.70	-
FIFTH	650.75	650.75	-	263.77	890.70	-
SIXTH	650.75	650.75	-	263.77	890.70	-
SEVENTH	445.27	445.27	-	263.77	686.19	-
LIFT	15.12	11.34	3.78	-	15.12	-
EXCESS BAL	22.65	22.65	-	-	-	-
B/UP AREA	4867.44	4383.76	483.68	1318.85	6045.51	14.85
TOTAL BUILT UP AREA	12246.65 sqm.					

	AREA STATEMENT	SQM
1	AREA OF PLOT	7578.49
2	PERMISSIBLE FSI AS PER NEW DCRP (7578.49 X 1.10)	8336.34
3	PERMISSIBLE T.D.R. (40 %)	3031.40
	TOTAL	11367.74
4	PREVIOUSLY APPROVED AREA (NO.B-5/19452/2588, DTD.18/07/2017)	10927.80
5	REMAINING AREA	439.94
6	REVISED AREA FOR APPROVAL	1318.85
7	REQUIRED FSI ON PAYMENT OF PREMIUM TO BE UTILIZED	878.91
8	PERMISSIBLE FSI ON PAYMENT OF PREMIUM (30%)	2273.55
9	BALANCE AREA	1394.64

PAYMENT OF PREMIUM CALCULATION

FSI ON PAYMENT OF PREMIUM TO BE UTILIZED = 878.91 SQM.
PAYMENT OF PREMIUM CHARGES 40% OF R.R - 2017-18 = Rs.14000/- X 40 %
TOTAL PAYMENT OF PREMIUM CHARGES = Rs. 49,21,900/-

SAY = Rs. 49,21,900/-

CHARGES CALCULATION

Sr No	Particular	Area	Amount	R.No. / B.No
1	Construction Development Charges	(1318.85 X 14000) X 2%	3,69,300/-	83/665 & 54/667
2	Cess Cherges	1318.85 X 220	2,90,200/-	22/5280

PREMIUM CHARGES

Sr No	Particular	Area	Amount	R.No. / B.No
1	FSI on Payment of Premium	(878.91 X 14000) X 40%	49,21,900/-	60/5281 & 84/5281

LOCATION PLAN
SCALE 1:10000

TDR STATEMENT :-

1) TDR PURCHASED VIDE TDR D.R.C. CERTIFICATE NO.-727, DATED:- 04/10/2016, AREA 5993.77 Sqm, S. NO.-295/1A, VILLAGE:- DEOLALI, IT'S LAND VALUATION RATE AS PER READY RECKNOR, ZONE NO.- 11.1 ON PAGE NO.- 82 PER SQUARE METER IS Rs. 25100/- per sqm VIDE SALE DEED REG. NO.- 6071/ 2016, DATED:- 13-10-2016,

TDR REQUIRED AREA= 3031.40 SQM
FOR S.NO. 899/1+899/2/1+ 899/3/1 /84, Plot No.-84, VILLAGE NASHIK = 3031.40 SQM
LAND VALUATION OF S.NO. 899/1+899/2/1+ 899/3/1 /84, Plot No.-84, VILLAGE NASHIK RATE AS PER READY RECKNOR, ZONE NO.- 1.3.58 ON PAGE NO.- 43 PER SQUARE METER IS Rs. 9950/- per sqm.

$$\text{REQUIRED TDR AREA} = \frac{3031.40 \text{ sqm X LAND VALUATION RATE } 9950/- = 30162430/-}{\text{TDR CERT. NO. 727 LAND VALUATION RATE } 25100/-} = 1201.70 \text{ Sq Mt.}$$

ACTUAL TDR REQUIRED AREA AS PER ABOVE EQUATION IS 1201.70 sqm. WHICH IS CONSUMED FROM TDR D.R.C. CERTIFICATE NO.-727, DATED:- 04/10/2016, AREA 5993.77 Sqm. OF S. NO.-295/1A, VILLAGE:- DEOLALI.

PARKING STATEMENT

	REQUIRED PARKING AS PER APPROVAL NO. B5/254/5/86, DTD 22/12/2016	REQUIRED PARKING FOR REVISED AREA	ADDITIONAL 5 % VISITOR PARKING FOR REVISED AREA	TOTAL REQUIRED PARKING (APPROVED & REVISED AREA)	PROVIDED PARKING
CAR	196	20	1	217	223
SCOOTER	196	80	4	280	280
CYCLE	-	40	2	42	60

PREVIOUS APPROVAL

1) COMMENCEMENT CERTIFICATE NO. CD/B-3/258/2120, DATED 26/07/2012
2) COMMENCEMENT CERTIFICATE NO. B3/547/5648/14, DATED 13/03/2014
3) PLINTH COMPLETION CERTIFICATE NO.LND/WS/NSK/001/2015,DATED 09/04/2015
4) COMMENCEMENT CERTIFICATE NO. B5/254/5/86, DATED 22/12/2016
5) PART COMPLETION CERTIFICATE FOR BUILDING-2 (WING - E, F, G, H) NO.B-5/19452/2588, DATED 18/07/2017
6) PART COMPLETION CERTIFICATE FOR BUILDING-1 (WING - A, B, C) NO. B-5/19477/3497, DATED 31/07/2017
7) PLINTH COMPLETION CERTIFICATE FOR BUILDING-1 (WING - D) NO.LND/WS/B-5/24/2017, DATED 12/10/2017

NOTE :-

PLOT BOUNDRY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
EXTERNAL WALL 0.15 MT. THICK
INTERNAL WALL 0.10 MT

SHEET NO.1 OF 2

PROFORMA-I

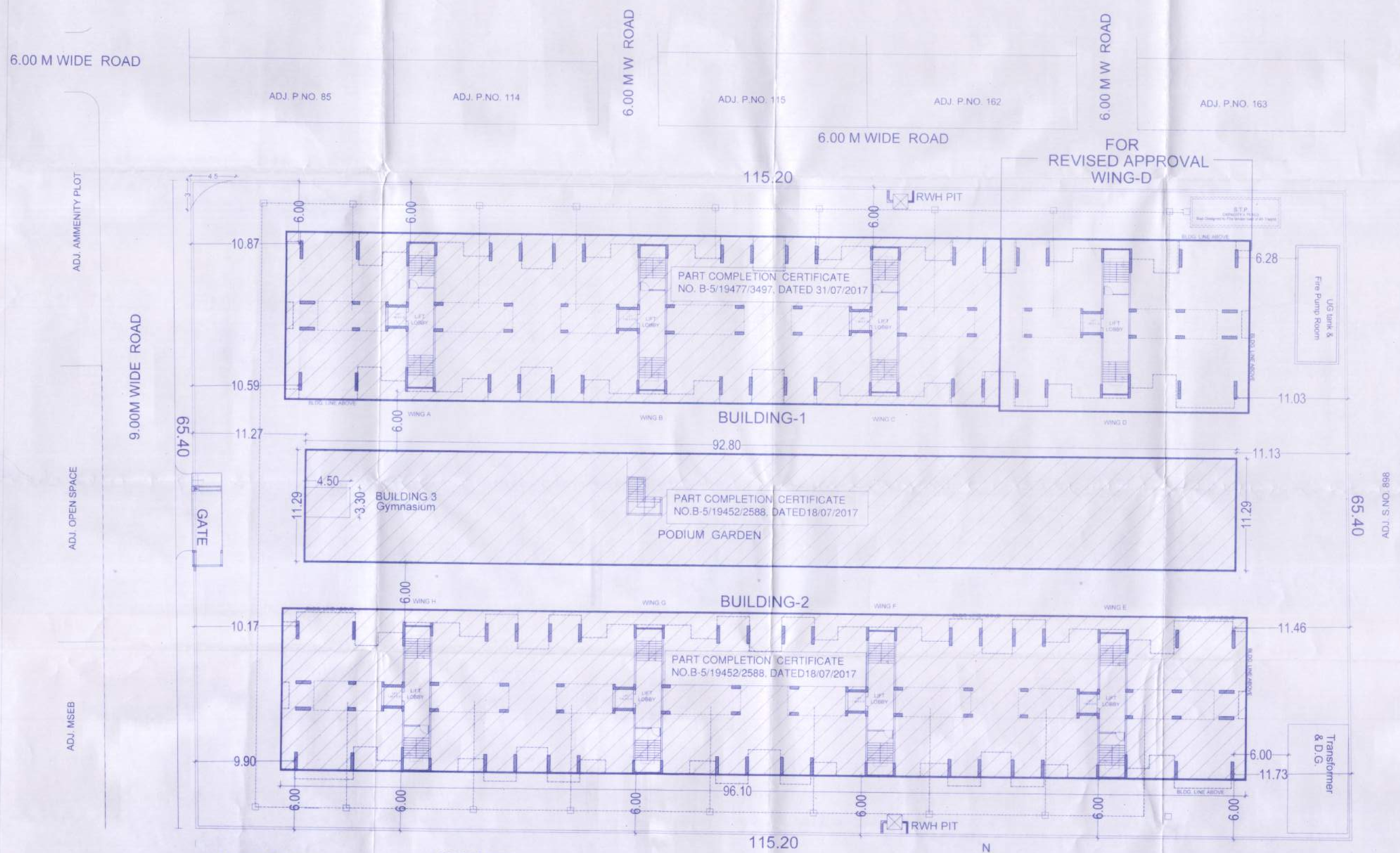
PROJECT -

REVISED APPROVAL OF RESIDENTIAL BUILDING PLAN ON PLOT NO.84, S.NO.899/1+899/2/1+899/3/1/84 AT NASHIK SHIWAR. TAL & DIST. NASHIK. FOR :- M/S SHWETA INFRASTRUCTURE &HOUSING (I.) PVT. LTD. THROUGH DIRECTOR MR. SUJOY J. GUPTA AND ONE

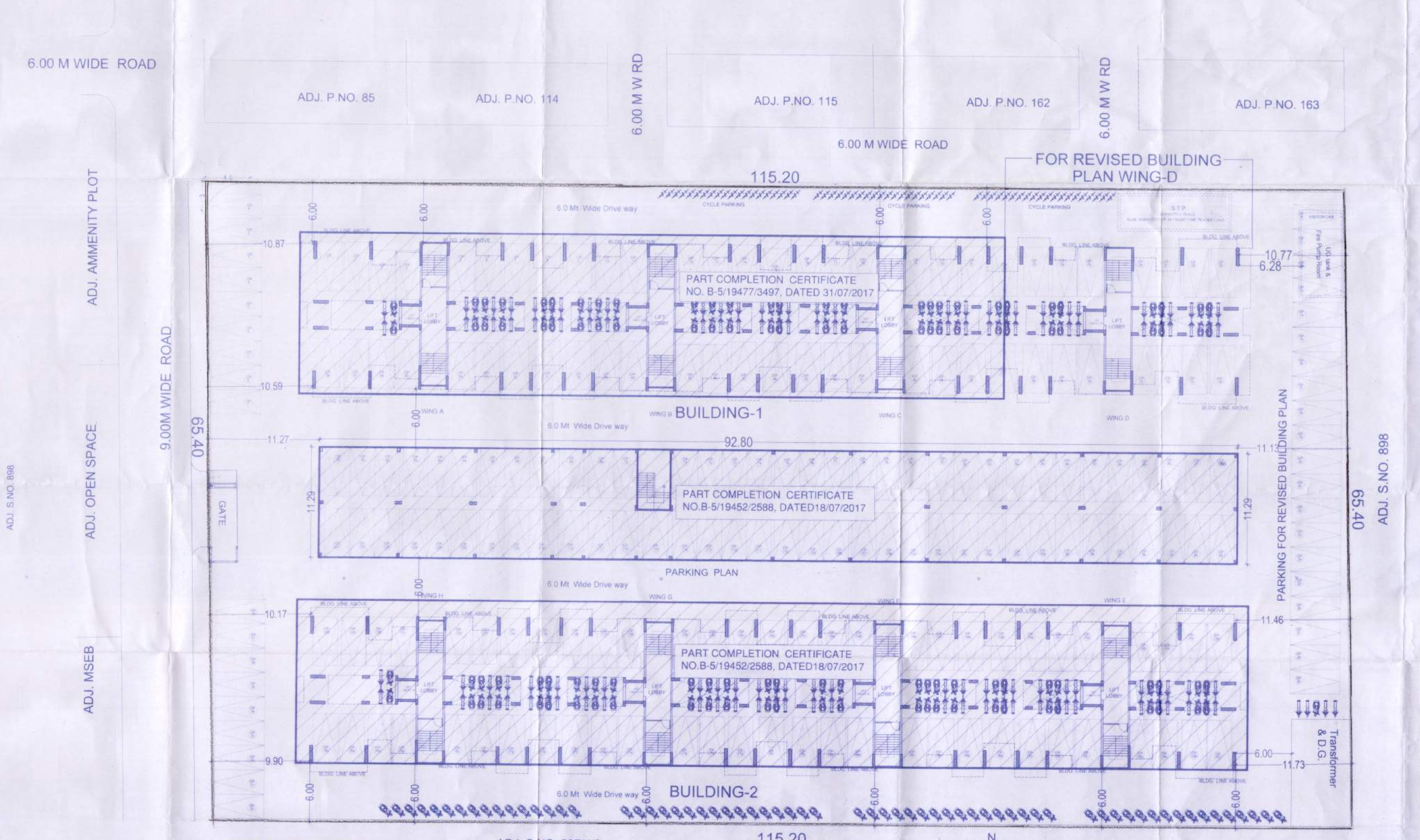
STAMP OF APPROVAL OF PLANS

APPROVED
Th. Plans amended in ..
As per the conditions Mentioned in the accompaning commencement
Certificate No. B5/272/9941 dated 04/12/2017

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



SITE PLAN
SCALE 1:200



PARKING PLAN
SCALE 1:200

REVISED APPROVAL OF BUILD. 1 - WING D

	AREA STATEMENT	Sq.Mt
A	1. AREA OF PLOT (MINIMUM AREA IF A, B, C TO BE CONSIDERED)	
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	7578.49
	b) AS PER MEASUREMENT SHEET	7578.49
	c) AS PER SITE	7578.49
	2. DEDUCTION FOR	—
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	-
	b) ANY D.P. RESERVATION AREA	—
	Total (a+b)	-
	3. GROSS AREA OF PLOT (1-2)	7578.49
	4. RECREATIONAL OPEN SPACE	
	a) REQUIRED	—
	b) PROPOSED	—
	5. AMENITY SPACE	
	a) REQUIRED	—
	b) PROPOSED	—
	6. SERVICE ROAD AND HIGHWAY WIDENING	—
	7. INTERNAL ROAD AREA	—
	8. NET AREA OF PLOT = [3 - 5(b)]	7578.49
	9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 8 X 1.1)	8336.34
	10. ADDITIONAL OF AREA FOR F.S.I.	
	a) IN-SITU AREA AGAINST D.P. ROAD [1.85 X Sr.No. 2(a), if any]	-
	b) IN-SITU AREA AGAINST AMENITY SPACE [2.00 or 1.80 X Sr.No. 5(b)]	—
	c) PREMIUM FSI AREA (Subject to maximum of 0.30 of Sr.No. 8)	2273.55
	d) TDR AREA (0.40 of Sr.No. 8)	3031.40
	e) ADDITIONAL FSI AREA UNDER CHAPTER VIII	—
	Total (a+b+c+d+e)	5304.95
	11. TOTAL AREA AVAILABLE (9 + 10)	13641.29
	12. MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (as per Regulation No.15.4)	1.80
	13. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO.15.b)	
	a) PREVIOUSLY APPROVED & COMPLETED AREA	10444.12
	b) PREVIOUSLY APPROVED AREA	483.68
	c) PROPOSED B/UP AREA	1318.85
	d) EXCESS BALCONY AREA COUNTED IN FSI	—
	Total (a+b+c+d)	12246.65
	14. F.S.I. CONSUMED (13/8) (Should not be more than serial No. 12 above)	1.62
	15. AREA FOR INCLUSIVE HOUSING, IF ANY	
	a) REQUIRED	—
	b) PROPOSED	—

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10 JAN. 2017 AND DIMENSION OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OWNERSHIP/ T.P.SCHEME RECORD /LAND RECORD/ CITY SURVEY RECORDS.

SIGNATURE OF REG. ARCHITECT

OWNER'S DECLARATION

I /WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIAL CORPORATION I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TENHNICAL PERSONS SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK OF SITE. DOCUMENT OWNERSHIP/ T.P.SCHEME RECORD /LAND RECORD/ CITY SURVEY RECORDS.

DIRECTOR
M/S. SHWETA INFRASTRUCTURE & HOUSING (I.) PVT. LTD.
OWNER(S) NAME & SIGNATURE SUJOY J. GUPTA

Ar. TAPASYA H. BENDALE NO. CA/ 2004/ 33306	Engg. JAYANT INAMDAR LICENSE NO. 39
SIGNATURE OF ARCHITECT/Engg.	SIGNATURE OF STRUCTURAL ENGG.

Ar. TAPASYA H. BENDALE
SAMRAAT HOUSE,
NASHIK POONA ROAD,
AMBEDKAR NAGAR,
NASHIK-1