PERVIOUS PARKING STATEMENT - PREVIOUSLY APPROVED

	PARKING FOR	BUILDING	NO . OF FLATS	REQUIRED PARKING CAR	SC	CYCLE	PROPOSED PARKING CAR	SC	CYCLE
1	FOUR TENEMENT HAVING CARPET AREA UP TO 40 SQMT NO.OF FLATS=292 1:4:4	A,B,C,D,E	292	73	292	292			
2	ONE TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 BUT LESS THEN 80 SQMT. NO OF FLAT = 136 1:4:2	A,B,C,D,E	136	136	544	272			
3	COMMERCIAL(CARPET AREA EQUAL TO 100 sqm) 2:4:4	BUILD -A	361.36 SQ.M	8	16	16			
	5% VISITER			11	42	29			
	TOTAL RESIDENTIAL			228	894	609	238	1021	722

(E BUILDING 7TH FLOOR) PARKING STATEMENT - PROPOSED

	PARKING FOR	BUILDING	NO.OF FLATS	REQUIRED PARKING CAR	SC	PROPOSED PARKING CAR	SC
1	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 30SQ.M 1:5	E	16	8	40		
2	FIR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVINGCARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80SQ.M 1:2	E	4	2	4		
	5% VISITER			1	2		
	TOTAL RESIDENTIAL			11	46	11	46
	X FACTOR (90%)			10	42	10	42

BUILT-UP AREA STATEMENT

	BUILDING NAME	BUILT -UP AREA	EXCESS BALCONY	TOTAL BUILT -UP AREA
PREVIOUSLY APPROVED	`A` BUILDING	4740.86	80.01	4820.87
EXISTING	`B` BUILDING	4344.90	80.01	4424.91
PREVIOUSLY APPROVED	`C` BUILDING	4344.90	80.01	4424.91
	`D` BUILDING	3270.76	41.28	3312.04
PREVIOUSLY APPROVED (1 ST TO 6TH FLOOR) & 7TH FLOOR PROPOSED	`E` BUILDING	6722.86	124.68	6847.54
	TOTAL AREA	23424.28	405.99	23830.27
	PROPOSED ANCILLARY F.S.I	469.45 SQ.M		
	TOTAL	23830.27+ 469.45 = 24299.72 SQ.M		

TDR STATEMENT

TDR STATEMENT

1) AREA OF THE NET PLOT = 15037.74 SQ.MT.
2) ALLOWABLE TDR AREA @ 0.90% = 13533.96 SQ.MT.
3) TDR PARCHAS TAKEN = 657.00 SQ.MT.

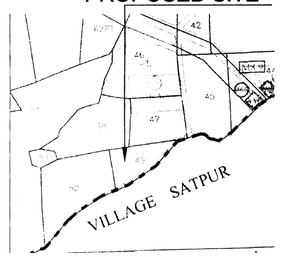
TDR PURCHASED = 657.00 SQ.MT.

1) TDR SALE DEED NO.4481/2020 DATE:- 15/07/2020
CORRECTION DEED NO. 7286/2020 DATE:- 30/09/2020
DRC NO.:-91/94 DATE:- 21/05/2020
102.66 X 2620/5700 = 5217.92 SQ.M

2) TDR SALE DEED NO.4510/2020 DATE:- 15/07/2020
CORRECTION DEED NO. 7286/2020 DATE:- 30/09/2020
DRC NO.:-775 DATE:- 01/06/2017
82.62 X 991/5700 = 1284.83 SQ.M

TOTAL 1+2 = 657.00 SQ. MTRS

PROPOSED SITE



LOCATION PLAN

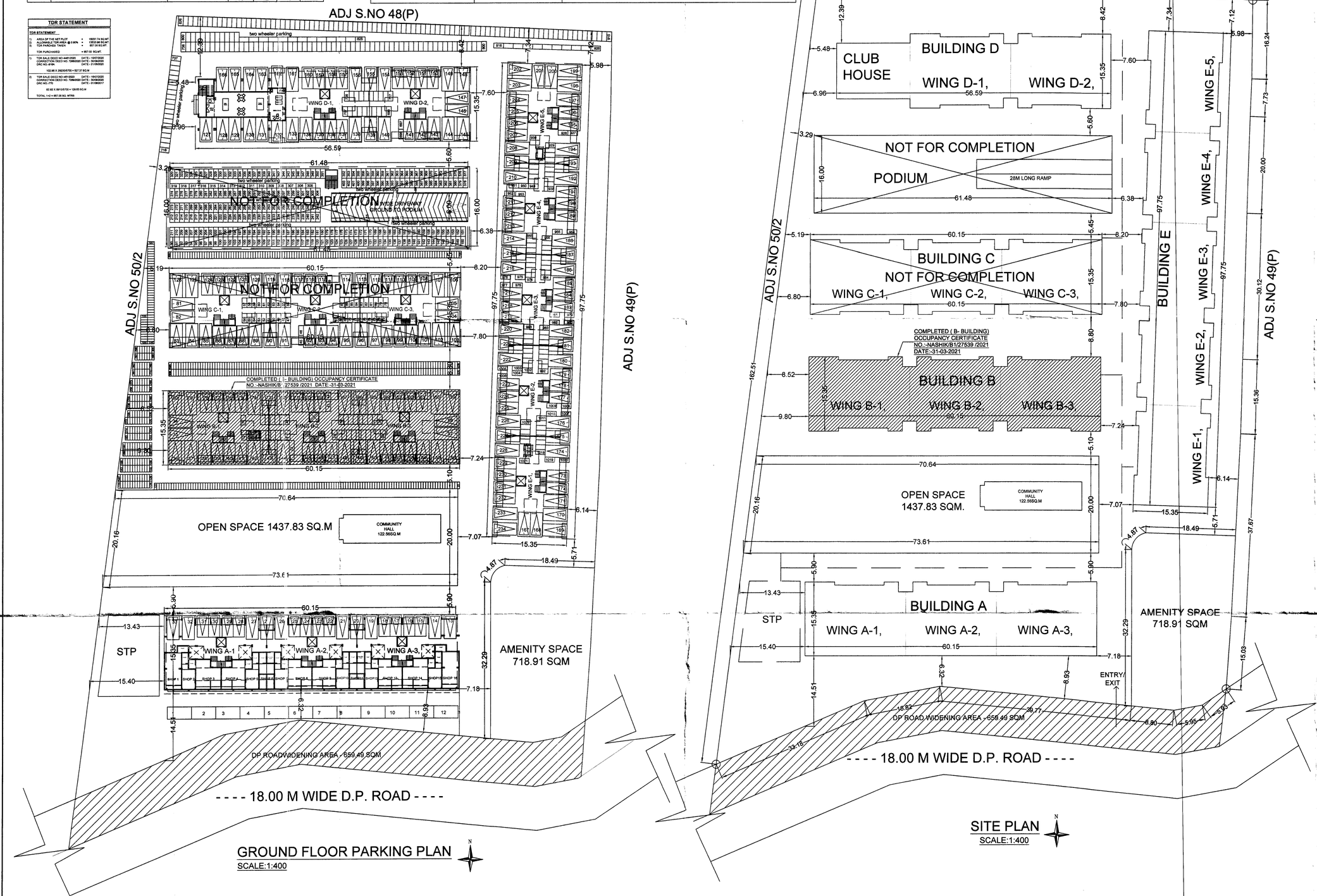
PREVIOUSLY APPROVAL NO:
LND/BP/WS/SATPUR/13/30, DATE: 30/05/2006

PREVIOUSLY APPROVAL NO:
LND/BP/GANGAPUR/DCR/0607/2018, DATE: 06/11/2018

PREVIOUSLY APPROVAL NO:
LND/BP/B1/BP/58, DATE: 28/09/2020

COMPLETED(B- BUILDING)OCCUPANCY CERTIFICATE NO.:-NASHIK/B1/27539 /2021DATE:-31-03-2021

APPROVAL NO:
LND/BP/B1/BP/230/2021, DATE: 22/09/2021



STAMP OF APPROVAL 1/12

APPROVED
As per the accompaining occupancy Certificate
No. Nashik/B1/29295/2022
Date : 28/03/2022

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROFORMA - A

AREA STATEMENT	IN SQ. MT.
1. Area of plot (Minimum dimensions to be considered)	15037.74
a) As per ownership document (7/12, CTS extract)	15300.00
b) as per measurement sheet	15037.74
c) as per site	15037.74
2. Deductions for	
a) Proposed D.P./ D.P. Road widening Area	659.49
b) Colony road	0.00
(Total a+b)	659.49
3. Balance Area of Plot (1-2)	14378.25
4. Amenity Space - (If applicable)	
(a) Required	718.91
(b) Adjustment of 2(b), if any- PROPOSED	718.91
(c) Balance proposed	
5. Net Plot Area [3-4(c)]	13659.34
6. Recreational Open space (If applicable)	
(a) Required	1437.83
(b) Proposed	1437.83
7. Internal Road area	00.00
8. Plotable area (If applicable)	NA
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1)	15025.27
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr. No. 1 X 0.5)=15037.74X0.5=7518.87	
(b) Proposed FSI on payment of premium	6829.87
11. In situ FSI / TDR loading	
(a) In situ area against D. P. road [2.00 X Sr. No. 2(a)], if any 659.49 X 2	1318.98
(b) In situ area Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4(b) and / or (c))	—
(c) TDR area (Sr. No.-1 X 0.9) PROPOSED	657.00
(d) Total in situ/TDR loading proposed [11(a)+(b)+(c)]	1975.98
12. Addition FSI area under Chapter No. 7	—
13. Total entitlement of FSI in the proposal	
a) [9+10(b)+11(d)] or 12 whichever is applicable.	23830.92
b) Ancillary Area FSI upto 60% or 80% with payment of charges	469.45
(c) Total entitlement (a+b)	24300.37
14 Maximum utilization limit of F.S.I. (building potential) permissible as per road width ((as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable)) X 1.5 <= 1.8) 2.5 X 1.60 =4	4
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
a) Existing Built-up Area.	4424.91
b) Proposed Built-up Area (as per 'P-Line')	19674.81
c) Total (a+b)	24299.72
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	1.00
17. Area for Inclusive Housing, if any	
a) Rasuired (20% of Sr.No.5)	NA
b) Proposed	NA

CERTIFICATE OF AREA

CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON——— AND DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE & AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T. P. SCHEME RECORDER /LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE

LICENSED ARCHITECT

OWNER'S DECLARATION

IWE UNDERSTAND HEREBY CONFORM THAT IWE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. IWE WOULD EXECUTE PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AS THE WORK SITE.

OWNER SIGN.

SCHEDULE OF DOOR /WINDOW

D	1.05X2.300	T. W. FRAME PANELLED
D1	0.900X2.300	T. W. FRAME PANELLED
D2	.0.750X2.300	T. W. FRAME FLUSHED DOOR
W	1.800x1.200	T. W. GLAZED WINDOW
W1	1.200x1.200	T. W. GLAZED WINDOW
W2	0.900x1.200	T. W. GLAZED WINDOW

PART COMPLETION PLAN FOR GROUP HOUSING SCHEME 'APNA GHAR ' ON GANGAPUR S. NO.49/1/2 CANAL ROAD, SOMESHWAR- SATPUR LINK ROAD , DISTRICT- NASHIK FOR :-
Shweta Infrastructures And Housing India Pvt. Ltd.

SIGNATURE OF ARCHITECT	SIGNATURE OF STRUCTURAL ENG.	SIGNATURE OF OWNER

ARCHITECT
SUMIT & BANSRI KUMATH

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