

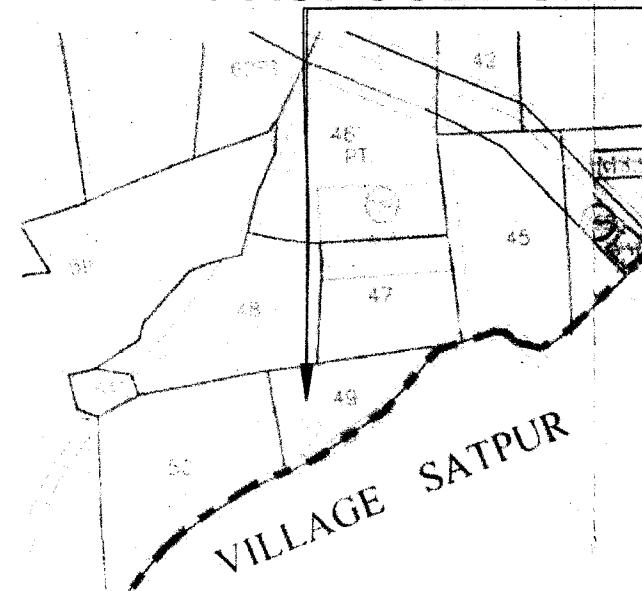
PERVIOUS PARKING STATEMENT - PREVIOUSLY APPROVED									
PARKING FOR	BUILDING	NO. OF FLATS	REQUIRED PARKING		PROPOSED PARKING				
			CAR	SC	CYCLE	CAR	SC	CYCLE	
1	FOUR TENEMENTS HAVING CARPET AREA UP TO 40 SQ.MT. NO. OF FLATS-292	A,B,C,D,E	292	73	292	292			
2	ONE TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 BUT LESS THAN 80 SQ.MT. NO. OF FLATS-136	A,B,C,D,E	136	136	544	272			
3	COMMERCIAL/CARPET AREA EQUAL TO 100 SQ.MT. 24x4	BUILD -A	361.36 SQ.M	8	16	16			
	5% VISITOR		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		PROPOSED PARKING				
			CAR	SC	CYCLE	CAR	SC	CYCLE	
1	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M BUT MORE THAN 200 SQ.M	E	16	8	40				
2	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	E	4	2	4				
	5% VISITOR		1	2					
	TOTAL RESIDENTIAL		11	46	11	46			
	X FACTOR (60%)		10	42	10	42			

TOR STATEMENT									
1	Area of Plot	15037.74							
2	Area of Plot (Minimum dimensions to be considered)	15037.74							
3	Area of Plot (As per ownership document (7/12, CTS extract))	15037.74							
4	Area of Plot (As per measurement sheet)	15037.74							
5	Area of Plot (As per site)	15037.74							
6	Area of Plot (As per proposed D.P. Road widening Area)	15037.74							
7	Area of Plot (As per Colony road)	15037.74							
8	Area of Plot (As per Total area)	15037.74							
9	Area of Plot (As per Amenity Space - (if applicable))	15037.74							
10	Area of Plot (As per Adjustment of 20%, if any, PROPOSED)	15037.74							
11	Area of Plot (As per Balance proposed)	15037.74							
12	Area of Plot (As per Net Plot Area (2400))	15037.74							
13	Area of Plot (As per Recreational Open space (if applicable))	15037.74							
14	Area of Plot (As per Required)	15037.74							
15	Area of Plot (As per Proposed)	15037.74							
16	Area of Plot (As per Internal Road area)	15037.74							
17	Area of Plot (As per Plotable area (if applicable))	15037.74							
18	Area of Plot (As per Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1))	15037.74							
19	Area of Plot (As per Addition of FSI on payment of premium (Sr. No. 5 X 1.1))	15037.74							
20	Area of Plot (As per Maximum permissible premium FSI - based on road width / TOD zone (Sr. No. 1 X 0.5)=15037.74X0.5=7518.87)	15037.74							
21	Area of Plot (As per Proposed FSI on payment of premium)	15037.74							
22	Area of Plot (As per In situ area against D.P. Road (2.00 X Sr. No. 2(a)), if any, 658.48 X 2)	15037.74							
23	Area of Plot (As per In situ area Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4(b) and / or (c))	15037.74							
24	Area of Plot (As per TOR area (Sr. No. 1 X 0.9))	15037.74							
25	Area of Plot (As per Total in situ area (proposed) (11(a)+(b)+(c))	15037.74							
26	Area of Plot (As per Total entitlement (a+b))	15037.74							
27	Area of Plot (As per Maximum utilization limit of F.S.I. (building potential) permissible as per road width (1 as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.5 or 1.8 or 2.5)	15037.74							
28	Area of Plot (As per Total Built-up Area in proposal (excluding area at Sr.No.17 b))	15037.74							
29	Area of Plot (As per Existing Built-up Area)	15037.74							
30	Area of Plot (As per Proposed Built-up Area (as per P-Line))	15037.74							
31	Area of Plot (As per Total (a+b))	15037.74							
32	Area of Plot (As per F.S.I. Consumed (15/13) (should not be more than serial no.14 above))	15037.74							
33	Area of Plot (As per Area for Inclusive Housing, if any)	15037.74							
34	Area of Plot (As per a) Required 100% of Sr.No.5)	15037.74							
35	Area of Plot (As per b) Proposed	15037.74							

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
PREVIOUSLY APPROVED	'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		

PROPOSED SITE



LOCATION PLAN

PREVIOUSLY APPROVAL NO. LND/BP/NS/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 /2021 DATE:-31-03-2021
APPROVAL NO. LND/BP/B1/BP/230/2021, DATE: 22/09/2021
COMPLETED (A, D & E-BUILDING) OCCUPANCY CERTIFICATE NO.: NASHIK/B1/29295 /2022 DATE:-28-03-2022

STAMP OF APPROVAL 1/12

FULL 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.

APPROVED

As per the accompanying
Occupancy Certificate
No. Nashik/ 29970/2022
Date: 11/11/2022

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

PROFORMA - A

AREA STATEMENT	IN SQ. MT.
1. Area of plot	15037.74
2. Deductions for	
a) As per ownership document (7/12, CTS extract)	15037.74
b) As per measurement sheet	15037.74
c) As per site	15037.74
3. Balance Area of Plot (1-2)	15037.74
4. Amenity Space - (if applicable)	15037.74
(a) Required	15037.74
(b) Adjustment of 20%, if any, PROPOSED	15037.74
(c) Balance proposed	15037.74
5. Net Plot Area (2400)	15037.74
6. Recreational Open space (if applicable)	15037.74
(a) Required	15037.74
(b) Proposed	15037.74
7. Internal Road area	15037.74
8. Plotable area (if applicable)	15037.74
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1.1)	15037.74
10. Addition of FSI on payment of premium	15037.74
(a) Maximum permissible premium FSI - based on road width / TOD zone (Sr. No. 1 X 0.5)=15037.74X0.5=7518.87	15037.74
(b) Proposed FSI on payment of premium	15037.74
11. In situ area against D.P. Road (2.00 X Sr. No. 2(a)), if any, 658.48 X 2	15037.74
(b) In situ area Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4(b) and / or (c))	15037.74
(c) TOR area (Sr. No. 1 X 0.9)	15037.74
(d) Total in situ area (proposed) (11(a)+(b)+(c))	15037.74
12. Total entitlement (a+b)	15037.74
13. Total entitlement of FSI in the proposal	15037.74
a) 2400/11(10) or 12 whichever is applicable	15037.74
b) Ancillary Area FSI upto 60% or 80% with payment of charges	15037.74
(c) Total entitlement (a+b)	15037.74
14. Maximum utilization limit of F.S.I. (building potential) permissible as per road width (1 as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.5 or 1.8 or 2.5	15037.74
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	15037.74
a) Existing Built-up Area	15037.74
b) Proposed Built-up Area (as per P-Line)	15037.74
c) Total (a+b)	15037.74
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above)	15037.74
17. Area for Inclusive Housing, if any	15037.74
a) Required 100% of Sr.No.5)	15037.74
b) Proposed	15037.74

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

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.

OWNER'S SIGN.

SCHEDULE OF DOOR / WINDOW

D	1.05X2.300	T. W. FRAME PANELLLED
D1	0.900X2.300	T. W. FRAME PANELLLED
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

SIGNATURE OF ARCHITECT	SIGNATURE OF STRUCTURAL ENG.	SIGNATURE OF OWNER

ARCHITECT SUMIT & BANSRI KUMATH

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SITE PLAN

SCALE:1:400



GROUND FLOOR PARKING PLAN

SCALE:1:400

