PREVIOUSLY APPROVAL NO:
LND/BP/WS/SATPUR/14/31, DATE: 30/05/2006

PREVIOUSLY APPROVAL NO:
LND/BP/GANGAPUR/DCR/0598/2018, DATE: 04/11/2018

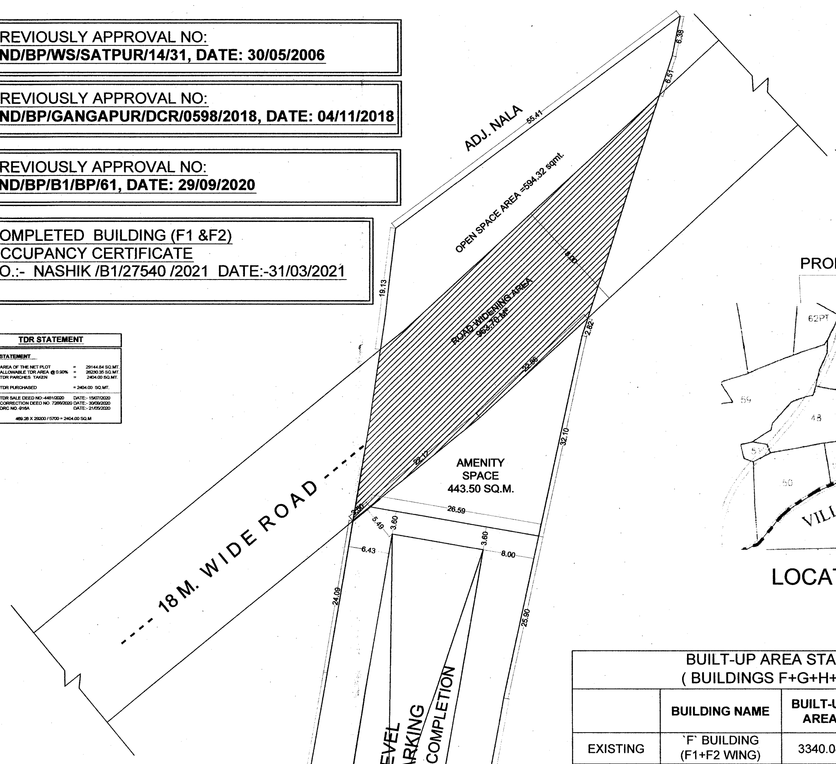
PREVIOUSLY APPROVAL NO:
LND/BP/B1/BP/61, DATE: 29/09/2020

COMPLETED BUILDING (F1 &F2)
OCCUPANCY CERTIFICATE
NO.:- NASHIK /B1/27540 /2021 DATE:-31/03/2021

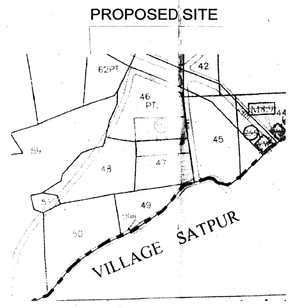
TDR STATEMENT

TDR STATEMENT		
1)	AREA OF THE NET PLOT	= 29144.84 SQ.MT.
2)	ALLOWABLE TDR AREA @ 5.00%	= 3628.38 SQ.MT.
3)	TDR PARCHES TAKEN	= 2404.00 SQ.MT.
	TDR PURCHASED	= 2404.00 SQ.MT.
1)	TDR SALE DEED NO.-4481/2020 CORRECTION DEED NO. 7289/2020 ORC NO. 9194	DATE:- 19/07/2020 DATE:- 30/09/2020 DATE:- 21/05/2020

489.26 X 2620 / 1700 = 2404.00 SQ.M



BLOCK PLAN
SCALE 1:500



LOCATION PLAN

BUILT-UP AREA STATEMENT
(BUILDINGS F+G+H+I+J+K+L)

	BUILDING NAME	BUILT-UP AREA	EXCESS BALCONY	TOTAL BUILT-UP AREA
EXISTING	`F` BUILDING (F1+F2 WING)	3340.08	48.17	3388.25
PREVIOUSLY APPROVED	`F` BUILDING (F3 WING)	2535.61	40.62	2576.23
	`G` BUILDING	5852.405	97.28	5949.69
	`H` BUILDING	6926.75	145.36	7072.11
	`I` BUILDING	6926.75	145.36	7072.11
	`J` BUILDING	6926.75	145.36	7072.11
	`K` BUILDING	6926.75	145.36	7072.11
PROPOSED	`L` BUILDING	7485.99	100.48	7586.47
	TOTAL AREA	46921.09	867.99	47789.08
	PROPOSED ANCILLARY AREA	1669.56 SQ.M		
TOTAL= 47789.08+1669.56		49458.64		

STAMP OF APPROVAL 1/15

(REVISED)
PART COMPLETION FOR-(G-BUILDING) GROUP HOUSING SCHEME 'APNA GHAR ' ON GANGAPUR S. NO. 48/2/A & 50/2 CANAL ROAD, SOMESHWAR-SATPUR LINK ROAD , DISTRICT- NASHIK
FOR :- Shweta Infrastructures And Housing India Pvt. Ltd.

APPROVED
As per the accoupaining occupancy Certificate
No. Nashik/ B1/30550/2022
Date : 16 / 09 /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)	29144.84
a) As per ownership document (7/12, CTS extract)	29600.00
b) as per measurement sheet	29144.84
c) as per site	29144.84
2. Deductions for	
a) Proposed D.P./ D.P. Road widening Area	2237.29
b) Colony road	0.00
(Total a+b)	2237.29
3. Balance Area of Plot (1-2)	26907.55
4. Amenity Space - (If applicable)	
(a) Required	1604.08
(b) Adjustment of 2(b), if any- PROPOSED	1604.08
(c) Balance proposed	
5. Net Plot Area [3-4(c)]	25303.47
6. Recreational Open space (If applicable)	
(a) Required	2690.76
(b) Proposed	2925.62
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)	27833.81
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) = 29144.84 X0.5 = 14572.42	
(b) Proposed FSI on payment of premium	12190.00
11. In situ FSI / TDR loading	
(a) In situ area against D. P. road [2.00 X Sr. No. 2(a)], if any 2237.29 X 2	4474.58
(b) In situ area Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4(b) and / or (c)] (443.50 X 2)	887.00
(c) TDR area (Sr. No. 1 X 0.9) PROPOSED	2404.00
(d) Total in situ/TDR loading proposed [11(a)+(b)+(c)]	7767.58
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.	47789.39
b) Ancillary Area FSI upto 60% or 80% with payment of charges	1669.56
(c) Total entitlement (a+b)	49458.95
14. Maximum utilization limit of F.S.I. (building potential) 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) 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.	3388.25
b) Proposed Built-up Area (as per 'P-Line')	46070.39
c) Total (a+b)	49458.64
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) Required (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

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 SIGN.

SCHEDULE OF DOOR /WINDOW

D	1.05X2.100	T. W. FRAME PANELLED
D1	0.900X2.100	T. W. FRAME PANELLED
D2	0.750X2.100	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

Gauri Bungalow, SSA-4,
Ashwin Nagar, Nashik-422009.
Ph-0253 2394485
Email- sumitkumath@gmail.com
WEB: sumitkumath.com