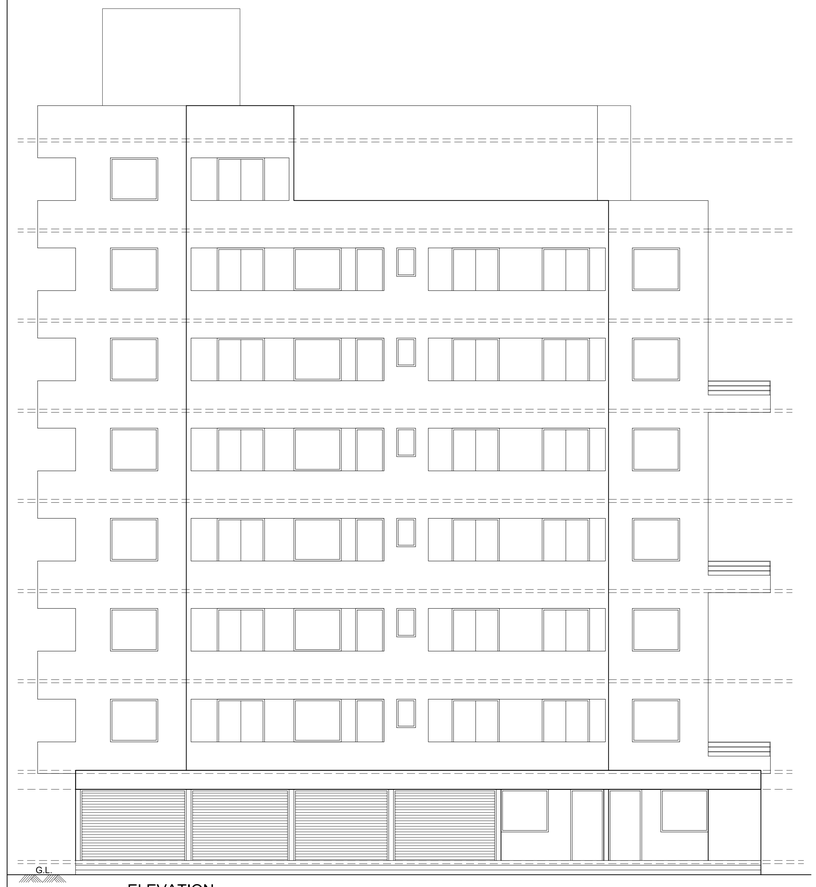
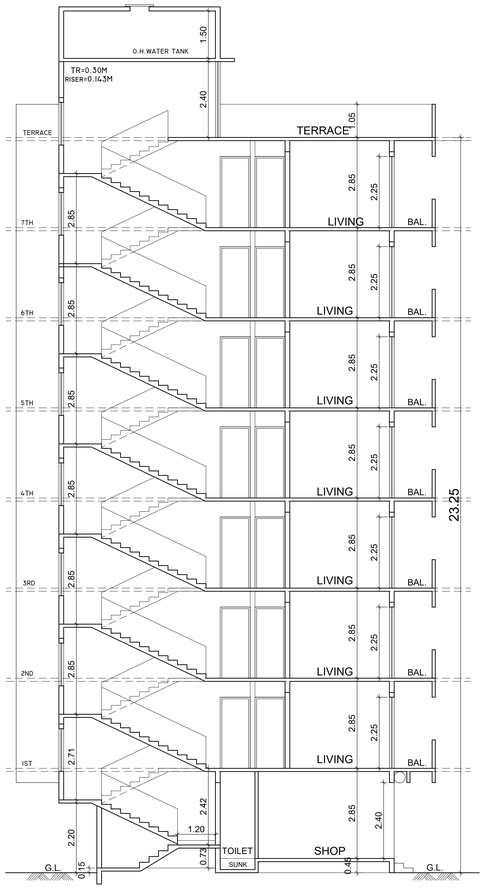
PREVIOUS APPROVED-LND/II/BP/107, DT-08/09/1986
COMPLETION NO -1406 DT-13/05/1988

REVISED/REDEVELOPMENT OF COMMERCIAL AND RESIDENTIAL BUILDING ON S.NO.11 / 1A / 1A/ 1 / 2 / 3 /1, PLOT NO-18, AT DEOLALI SHIWAR NASHIK,TAL & DIST:- NASHIK

CHAIRMAN MAHURGAD CO.OP.HSG.SOCIETY LTD.
GPA HOLDER NICE HOME PARTNERSHIP FIRM THROUGH
PARTENER NILESH S. SHINDE & OTHER TWO.



ELEVATION
SCALE=1:100



FORM OF STATEMENT 2

Proposed Building

Building No	Floor No	Total Built up Area of floor (sq.m.)	Balcony Area within 15%	Excess Balcony Area counted in FSI.	Double height terrace area within 20%	Excess Double height terrace area counted in FSI.	Total FSI. (3+5+7) (sq.m.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
BLDG.	Gr.Floor	117.13	--	--	--	--	117.13
	1st.Floor	162.36	24.35	6.69	11.52	--	169.05
	2nd.Floor	162.36	24.35	6.69	--	--	169.05
	3rd.Floor	162.36	24.35	6.69	11.52	--	169.05
	4th.Floor	162.36	24.35	6.69	--	--	169.05
	5th.Floor	162.36	24.35	6.69	11.52	--	169.05
	6th.Floor	162.36	24.35	6.69	--	--	169.05
	7th.Floor	107.88	16.18	3.29	--	--	111.17
	Lift Area	3.61	--	--	--	--	3.61
	TOTAL	1202.78	162.28	43.43	34.56		1246.21

Proposed Built up area total = 1246.21 SQ.M.

F.S.I. STATEMENT

NET AREA OF PLOT = 695.00 SQ.M.

F.S.I.	ALLOWABLE	AREA IN SQ.M.	UTILIZED FSI
BASIC F.S.I.	1.10	764.50	764.50 SQ.M.
PREMIUM F.S.I.	0.30	208.50	208.00 SQ.M.
T.D.R.	0.40	278.00	273.71 SQ.M.
TOTAL F.S.I.	1.80	1251.00	1246.21 SQ.M.

PREMIUM CHARGES ON - 208.00 SQ.M.

T.D.R. PURCHASES = 278.00 SQ.M.

PARKING AREA STATEMENT

FOR 4 TENEMENTS HAVING CARPET AREA UPTO 40 SQ.M.
1 CAR, 4 TWO WHEELERS, 4 CYCLES
FOR 1 TENEMENTS HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.
1 CAR, 4 TWO WHEELERS, 2 CYCLES
FOR GUEST PARKING = 5% OF PROVIDED PARKING

	4 WHEELER		2 WHEELER		CYCLES	
	REQ.	PROPOSED	REQ.	PROPOSED	REQ.	PROPOSED
SHOP/RM CARPET-99.88	2	2	4	4	4	4
20 FLATS UPTO 40 SQ.M.	5	5	20	20	20	20
6 FLATS 40 TO 80 SQ.M.	6	6	24	24	12	12
5%GUEST	1	1	3	6	2	2
TOTAL	14	14	51	51	38	38

T.D.R. CALCULATIONS

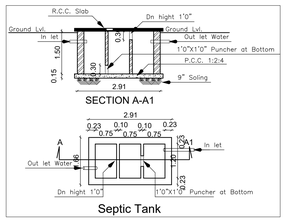
Ready Reconer Rate =

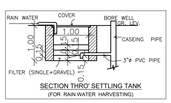
1) D.R.C. Survey No.98/9/Plot/2, Wadala shivar Nasik.
= 13820 per sq.m. (Rr)
2) T.D.R. utilized on 11 / 1A / 1A/ 1 / 2 / 3 /1, Plot No-18, Deolali Shivar = 13970 per sq.m (Rg)

Formula = Y x (Rg / Rr) = X
= 278 x (13970/13820)
= 281.01 sq.m.

T.D.R. STATEMENT

NET PLOT AREA	695.00 SQ. MT.
40% T.D.R. PEMISSIBLE	278.00 SQ. MT.
T.D.R. PURCHASE	278.00 SQ. MT.
D.R.C. NUMBER	834
DATE	13/05/2019
T.D.R. Agreement No.	5866
T.D.R. Agreement Date	10/07/19

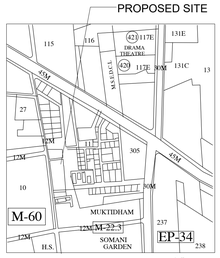


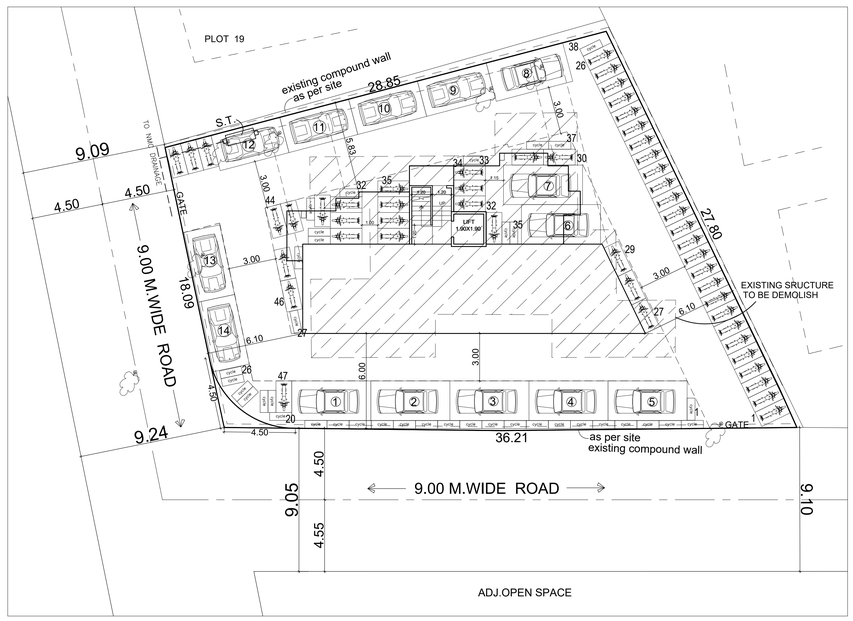


CARPET AREA STATEMENT

Building No	Floor No	Flat / unit No	TOTAL NO. OF FLATS	Carpet area including internal partition walls.	Carpet area of Balcony attached to flat / unit	Double height terrace area
1	2	3	4	5	6	
	GR. FLOOR	SHOP- 1	1 NO.	16.50 SQ.M.	---	---
		SHOP- 2	1 NO.	17.05 SQ.M.	---	---
		SHOP- 3	1 NO.	16.50 SQ.M.	---	---
		SHOP- 4	1 NO.	17.88 SQ.M.	---	---
		ROOM-1	1 NO.	17.88 SQ.M.	---	---
		ROOM-2	1 NO.	14.10 SQ.M.	---	---
	Typical 1st,3rd & 5th Floor	101,301 & 501	3 NOS.	27.10 SQ.M.	3.66	---
		102,302 & 502	3 NOS.	30.47 SQ.M.	7.30	---
		103,303 & 503	3 NOS.	53.22 SQ.M.	10.02	3.00
		104,304 & 504	3 NOS.	39.90 SQ.M.	6.22	7.03
	Typical 2nd & 4th Floor	201 & 401	2 NOS.	27.10 SQ.M.	3.66	---
		202 & 402	2 NOS.	30.47 SQ.M.	7.30	---
		203 & 403	2 NOS.	52.77 SQ.M.	10.02	---
		204 & 404	2 NOS.	39.90 SQ.M.	6.22	---
	6th Floor	601	1 NO.	31.62 SQ.M.	3.66	---
		602	1 NO.	39.98 SQ.M.	10.72	---
		603	1 NO.	79.53 SQ.M.	11.38	---
	7th Floor	701	1 NO.	27.10 SQ.M.	3.66	---
		702	1 NO.	30.47 SQ.M.	7.30	---
		703	1 NO.	39.90 SQ.M.	6.22	---

TOTAL FLATS = 26 NOS.
(20 FLATS UPTO 40 SQ.M.CARPET & 6 FLATS ABOVE 40 SQ.M,UPTO 80 SQ.M. CARPET AREA





Stamps of Approval of Plan

APPROVED
The Plans amended in....
As per the conditions Mentioned in the accompaning commencement Certificate No.C3/54 dated17/07/2019

SD- X X X

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik .

AREA STATEMENTS :-	SQ. MT.
1. Area of plot (Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12,CTS extract)	695.00
b) As per measurement sheet	695.00
c) As per site	726.00
2. Deductions for	
a) Proposed D.P./D.P.Road widening Area	----
b) Any D.P.Reservation Area	----
Total (a+b+c)	----
3. Gross Area of plot. (1-2)	695.00
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	695.00
9. Built up area with reference to Basic F.S.I. as per front road width (sr. no 8 x1.1)	764.50
10. Addition of area for F.S.I.	
a) In-situ area against D.P.road [1.85x sr.no.2 (a)] if any	----
b) In-situ area against Amenity Space [2.00 or 1.85x sr.no.5 (b)]	----
c) Premium F.S.I. area (subject to maximum of 0.30 of sr.no.8)	208.50
d) TDR area allowed = 0.40	278.00
e) Additional FSI area under chapter VIII	----
Total (a to e)	486.50
11. Total Area available (9+10)	1251.00
12. Maximum utilization of F.S.I. 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.15b)	
a) Existing Built-up Area	---
b) Proposed Built-up Area	1202.78
c) Excess Balcony Area counted in F.S.I.	43.43
d) Excess Double Height terrace Area counted in F.S.I.	---
Total (a+b+c+d)	1246.21
14. F.S.I. Consumed(13/8)(shuold not be more than sr.no.12 above)	1.79
15. Area for inclusive Housing, if any	
a) Required (20% of sr.no.9)	---
b) Proposed	---
16. No. of Tenements proposed	28
17. Proposed Non Residential area	75.99
18. Proposed Residential area	1170.22

CERTIFICATE OF AREA :-

Certified that plot under reference was survyed by me on 05/02/19 & the dimension of sides etc. of plot stated on plan are as measured on site & area so worked out tallies with the area stated in document of ownership/ T.P.scheme Records Department/City Survey records.

SIGNATURE OF LICENSED ARCHITECTS/ENGINEERS

Owner's declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation I/We would execute the structure as per sanction plans. Also I/We would execute the work under supervision of proper tecnical person so as to ensure the quality and safety at the work site.

CHAIRMAN MAHURGAD CO.OP.HSG.SOCIETY LTD.
GPA HOLDER NICE HOME PARTNERSHIP FIRM THROUGH
PARTENER NILESH S. SHINDE & OTHER TWO.

Owner (S) name and signature

REG. NO. CA/88/11467
AR. VIJAY L. PATEL.

ARCHITECT'S SIGNATURE

Reliable Consultant SHRI.SANJEEV PATEL
Consulting Civil Engineers(Reg. No. 7,CN/M.C.I)
117,Navrang Complex, DWARKA, NASHIK-422011.
PHONE:- (0) (0253) 2595026, (R) 2311053.

STRUCTURAL ENG. SIGN.

Sankhla
ASSOCIATES
Architect & Interior Designer
"Tirth" 16, Shri Sai Nagar, Behind Jande Saw Mill
Near Dwarka Point,Nashik Poona Road, Nashik-422 011.
PH.: 0253-2595034, Telef.: 0253-2590137.

Job no- SA18-04/Nilesh Shinde	DATE :-	Drg. no	SCALE :	DRN.BY:-	CHD.BY:-
File -SA18-04/ Mun / MUNI-Final June-2019	12 / 07 / 2019	1/2	AS SHOWN	Ranjana	