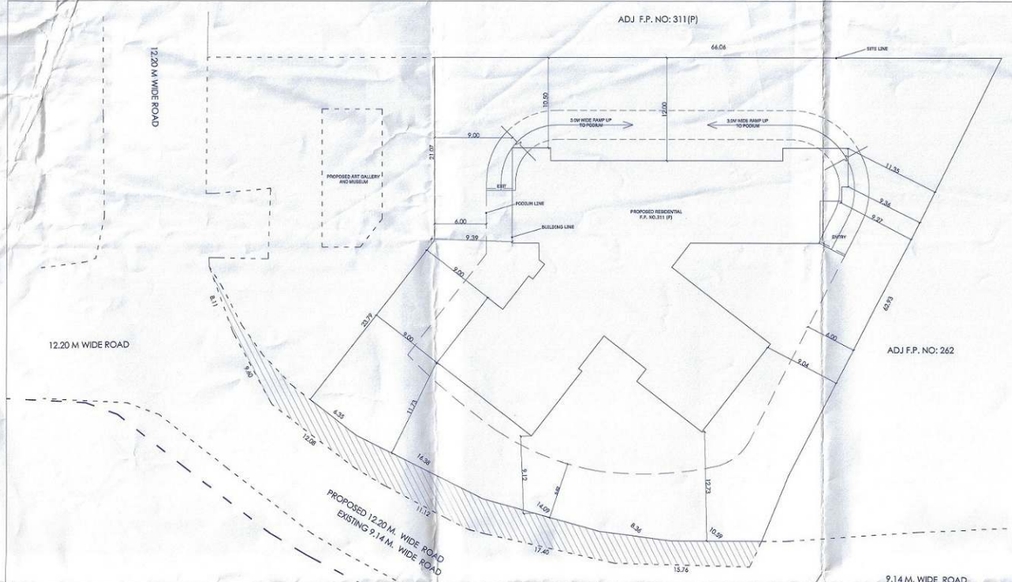
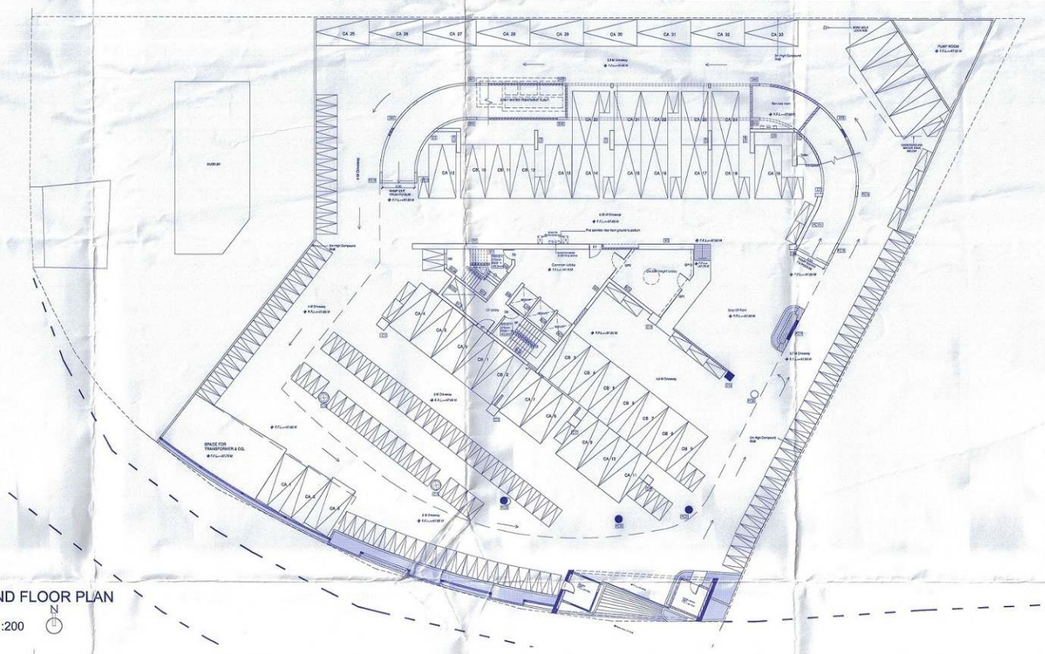
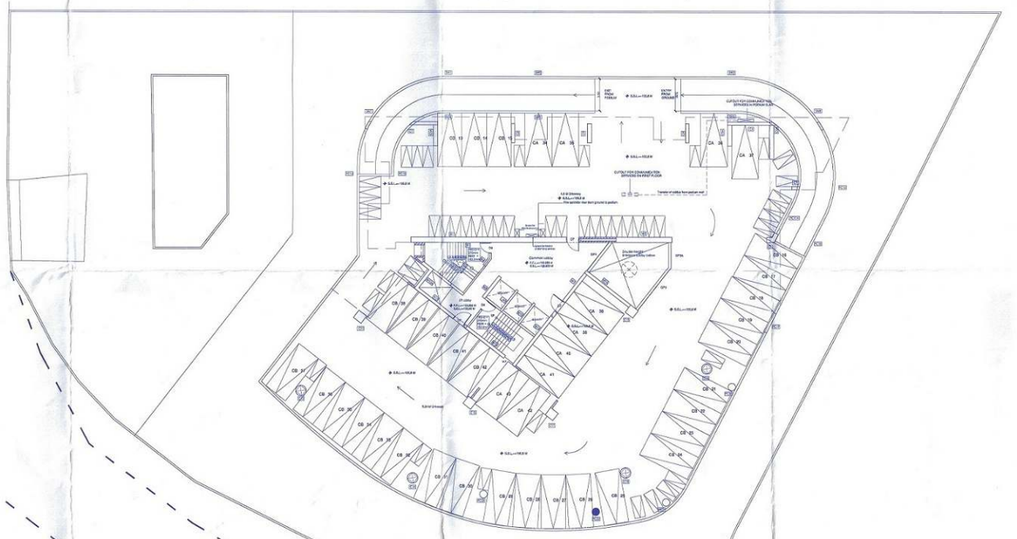


SITE PLAN SCALE 1:250 N



GROUND FLOOR PLAN
SCALE 1:200 N



PODIUM FLOOR PLAN
SCALE 1:200 N

Form of Statement 3 [Sr. No. 9 (g)] OPTION 1
Area details of Each Floor

Building No	Floor No.	Flat	Carpet Area of the floor	Area Of Balcony Attached To Apartment.	Area of Double height terraces attached to Apartment.
1	2	3	4	5	6
1	First floor	101	99.711	7.882	10.3
		102	98.332	8.595	4.41
		103	100.51	0	14.17
		104	290.948	32.932	0
		105	303.198	45.707	0
1	Second Floor	201	99.08	7.882	6.1
		202	98.647	8.594	7.98
		203	99.835	0	16.929
1	Third Floor	301	99.396	7.882	10.3
		302	98.33	8.59	4.41
		303	99.296	0	14.36
		304	143.97	27.72	30.03
		305	150.9	29.21	30.032
1	Fourth Floor	401	99.081	7.882	6.09
		402	98.33	8.59	7.98
		403	99.83	0	16.57
		404	143.5	27.35	0
		405	150.43	28.83	0
1	Fifth Floor	501	99.39	7.882	10.3
		502	98.46	8.59	4.41
		503	100.196	0	14.17
		504	147.44	29.2	25.18
		505	157.83	29.17	30.03
1	Sixth Floor	601	99.08	7.88	6.09
		602	98.33	8.59	7.98
		603	99.83	0	16.92
		604	147.04	28.83	0
		605	150.73	28.8	0
1	7th Floor	701	99.39	7.88	10.3
		702	98.46	8.59	4.41
		703	99.52	0	14.63
		704	143.97	27.72	30.03
		705	150.9	29.21	30.01
1	8th Floor	801	99.08	7.88	6.09
		802	98.33	8.59	7.98
		803	99.83	0	16.92
		804	143.5	27.35	0
		805	150.43	28.83	0
1	9th Floor	901	99.39	7.882	10.3
		902	98.46	8.59	4.41
		903	100.196	0	14.17
		904	147.44	29.2	25.18
		905	157.83	29.17	30.03
1	10th Floor	1001	99.08	7.88	6.09
		1002	98.33	8.59	7.98
		1003	99.83	0	16.92
		1004	147.04	28.83	0
		1005	150.73	28.8	0
1	11th Floor	1101	99.39	7.88	10.3
		1102	98.46	8.59	4.41
		1103	99.52	0	14.63
		1104	143.97	27.72	30.03
		1105	150.9	29.21	30.01
1	12th Floor	1201+1202	202.56	30.56	0
		1203	99.83	12.06	4.86
		1204	143.5	27.35	0
		1205	150.43	28.83	0
1	13th Floor	1301	112.73	23.159	33.44
		1302	114.31	28.945	53.53
		1303	147.207	29.21	25.17
		1304	151.04	29.21	30.01
1	14th Floor	1401	112.05	21.78	0
		1402	114.33	26.71	4.86
		1403	147.18	29.08	0
		1404	150.63	28.96	0
		1405	111.95	21.78	0
1	16th Floor	1602	113.39	26.71	6.75
		1603	229.30	0	44.123
		1604	232.80	0	43.61

FORM OF STATEMENT - 1
(Sr. No.8 (a) (iii))
(EXISTING BUILDING TO BE RETAINED)

Building No.	Floor No.	Plinth Area of Floor	Total Floor Area of Existing Building	Use / Occupancy of Floor
(1)	(2)	(3)	(4)	(1)
1	-----	0.00	0.00	0.00
			TOTAL FLOOR AREA	0.00

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building OPTION 1

Building No. (1)	Floor No.(2)	Total Built-up Area of floor, as per outer construction line.(3)
1	First Floor	922.526
1	Second Floor	842.086
1	Third Floor	950.013
1	Fourth Floor	887.49
1	Fifth Floor	950.929
1	Sixth Floor	893.56
1	Seventh Floor	950.95
1	Eighth Floor	876.247
1	Ninth Floor	950.929
1	10th Floor	893.56
1	11th Floor	950.95
1	12th Floor	887.332
1	13th Floor	968.94
1	14th Floor	819.02
1	15th Floor	20.11
1	16th Floor	777.02
1	17th Floor	330.34
1	18th Floor	94.81
	TOTAL	13966.812

SCHEDULE OF OPENINGS

Door

Type	Note: All lintel height to be 2.4M from F.F.L. Finished opening (Meters)	Location
D1	1.00 X 2.40	LAMINATED FLUSH DOOR
D2	0.90 X 2.40	LAMINATED FLUSH DOOR
D3	0.85 X 2.40	LAMINATED FLUSH DOOR
D4	0.80 X 2.40	LAMINATED FLUSH DOOR
D5	0.80 X 2.40	LAMINATED FLUSH DOOR
D6	0.75 X 2.40	LAMINATED FLUSH DOOR
D7	1.20 X 2.335	LAMINATED FLUSH DOOR
D8	1.00 X 2.40	LAMINATED FLUSH DOOR
D9	1.00 X 2.350	LAMINATED FLUSH DOOR
D10	1.50X2.4	DOUBLE LEAF LAMINATED FLUSH DOOR
D11	0.9X2.40	ALUMINUM DOOR WITH CLEAR GLASS

Window

Type	Size	Description
W1	3.00 X 2.40	SLIDING GLASS WINDOW
W2	2.10 X 2.40	SLIDING GLASS WINDOW
W3	1.50 X 2.40	SLIDING GLASS WINDOW
W4	1.20 X 2.40	SLIDING GLASS WINDOW
W5	0.60 X 1.50	SHUTTER WINDOW WITH FIXED GLASS
W6	0.45 X 1.50	SLIDING GLASS WINDOW
W7	1.00 X 1.80	STAIRCASE WINDOW
W9	1.00 X 2.40	TWO PANEL SLIDING GLASS :WINDOW
W10	1.00 X 1.50	FIXED FROST GLASS
W11	0.45 X 1.50	CLEAR GLASS OPERABLE LOUVERS WITH FIXED BUG MESH ON OUTSIDE
V1	0.80 X 1.20	FROST GLASS FIXED LOUVERS
V2	0.70 X 1.80	ALUMINIUM FRAME DOOR WITH BUILT-IN FROST GLASS LOUVERS & GLASS PANEL + FIXED EXHAUST FAN PANEL ON TOP
V3	0.60 X 1.80	ALUMINIUM FRAME DOOR WITH BUILT-IN FROST GLASS LOUVERS & GLASS PANEL + FIXED EXHAUST FAN PANEL ON TOP

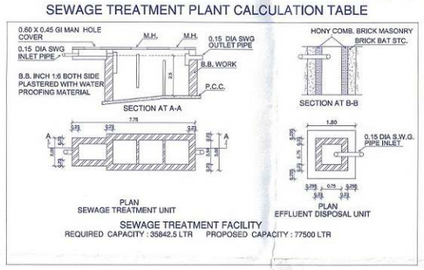
Sliding Door

Type	Size	Description
SD1	3.60 X 2.40	SLIDING GLASS DOOR
SD2	3.45 X 2.40	FIXED GLASS
SD3	3.00 X 2.40	SLIDING GLASS DOOR
SD4	2.10 X 2.40	SLIDING GLASS DOOR
SD5	1.50 X 2.40	SLIDING GLASS DOOR
SD6	1.20 X 2.40	SLIDING GLASS DOOR
SD7	2.40 X 2.40	SLIDING GLASS DOOR
SD8	3.00 X 2.40	SLIDING GLASS DOOR
SD9	3.00 X 2.40	SLIDING GLASS DOOR
SD10	1.575 X 2.40	SLIDING GLASS DOOR
GP1	5.05 X 2.10	FIXED CLEAR GLASS WITH OPENABLE GLASS DOOR
GP1A	2.37 X 2.10	FIXED CLEAR GLASS
GP2	3.36 X 2.20	FIXED CLEAR GLASS WITH OPENABLE GLASS DOOR
GP4	3.36 X 2.30	FIXED CLEAR GLASS PANEL
GP5	5.81 X 5.70	FIXED GLASS FRAME IN TOP HALF & SLIDING FRAME IN BOTTOM HALF
GP6	4.41 X 5.70	SLIDING GLASS DOOR F.F.L.=+ FIXED GLASS
GP7	4.11 X 5.70	FIXED GLASS FRAME IN TOP HALF & SLIDING FRAME IN BOTTOM HALF

WATER BALANCE TABLE

SR.NO	DESCRIPTION	NO. OF UNITS	NO. OF PERSONS PER UNIT	TOTAL NO. OF PERSONS	WATER DEMAND: PER CAPITA WATER DEMAND (Liters/ Person/Day)	WATER DEMAND: PER CAPITA WATER DEMAND (Liters/Day)	SEWAGE GENERATED (LITERS/DAY): TOTAL
01.	3,4 BHK FLATS	70	5	350	135	41175	37057.5
02.	LANDSCAPING					500	
	TOTAL					41675	37057.5
	UNDERGROUND WATER TANK CAPACITY					55566.66 Liters	
	OVERHEAD WATER TANK CAPACITY					27783.33 Liters	
	SEPTIC TANK CAPACITY					37057.5	

SEWAGE TREATMENT PLANT CALCULATION TABLE



SEWAGE TREATMENT FACILITY
REQUIRED CAPACITY : 35842.5 LTR PROPOSED CAPACITY : 77500 LTR

PARKING STATEMENT

Building no.	Parking as per by laws: CAR	MOTOR CYCLE	FLAT NO	NO. OF TENEMENTS	CARS: REQUIRED	CARS: PROPOSED	MOTOR CYCLE: REQUIRED	MOTOR CYCLE: PROPOSED
1	1 One Tenement having Carpet Area Equal to or above 80 but less then 150 sq.m	1	101, 102, 103, 201, 202, 203, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1301, 1302, 1302, 1401, 1402, 1403, 1601, 1602	54	54	54	162	162
2	2 One Tenement having Carpet Area Equal to or above 150 sq.m	2	104, 105, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1304, 1404, 1603, 1604	16	32	32	48	48
3	5% Visitor parking				4.3	4.3	10.5	10.5
	Total				90.3	90.3	220.5	220.5
4	Multiplying Factor for Nashik Municipal is 0.9				81.27		198.45	
4	Proposed Parking					89		213

APPROVAL STAMP 01/09

APPROVED
The Plans amended in .....
As per the conditions Mentioned in the accompanying commencement Certificate No. dated

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PROJECT SITE



Proforma – I: Area Statement (At Right Hand top Corner of Plans) PROPOSED ---------- COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. / GAT NO. /F.P.NO.------- OF VILLAGE MAUJE -----

AREA STATEMENT	Area
1. Area of plot (Minimum area of a, b, c to be considered)	4000
(a) As per ownership document (7/12, CTS extract)	4000
(b) as per measurement sheet	0
(c) as per site	4000
2. Deductions for	
(a) Proposed D.P./ O.P. Road widening Area/Service Road / Highway widening	226.18
(b) D.P. reservation for Museum	800
(Total a+b)	1026.18
3. Balance area of plot (1-2)	2973.82
4. Amenity Space (not applicable)	
(a) Required - 12%or () = ()	0
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed	0
5. Net Plot Area (3-4 (c))	2973.82
6. Recreational Open space (not applicable)	
a) (a) Required -	
b) (b) Proposed -	
7. Internal Road area	
8. Plotable area (not applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI(1.1))	3271.202
10.Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone. (0.5xsr.no.5)	1486.91
(b)Proposed FSI on payment of premium.	1486.91
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any (2.0x0)	2052.36
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	
(c)TDR area (=0.65*sr.no.5)	1932.983
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	3985.343
12.Additional FSI area under Chapter No. 7	0
13.Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	8743.455
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	5346.073
(c) Total entitlement (a+b)	13089.528
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)	3.5
15. Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
(a) Existing Built-up Area.	0
(b) Proposed Built-up Area (as per 'P-line')	13966.812
(c) Total (a+b)	13966.812
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.598376
17. Area for Inclusive Housing, if any	0
(a) Required (20% of Sr.No.5)	0
(b) Proposed	0

Previously Building permission approval no. A1/69/2019 Dt. 21/08/2019

REVISED PROPOSED DEVELOPMENT OF RESERVATION FOR "ART GALLERY AND MUSEUM" (OLD SITE .NO 343) (NEW SITE NO.227) ALONG WITH RESIDENTIAL UNDER ACCOMMODATION OF RESERVATION RULE IN S.NO. 648/B/2(P), ON FINAL PLOT 311 (P),T.P. SCHEME NO. 2 AT- NASHIK SHIWAR, TAL. & DIST. NASHIK

FOR : VIRAJ ESTATE PVT.LTD. "NIRVAAN RESIDENCY"

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/ 01/ 2017 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. AJAY SONAR

Owner's Declaration -

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

VIRAJ ESTATE PVT. LTD.
Owners Name and Signature

Architect/ Licensed Engineer/ Supervisor Name & Signature
AR. AJAY SONAR

A FOR ARCHITECTURE
Ar. Ajay Sonar
COA Reg: CA/2011/53087
Phone : +91 253 2513414
Mail : info@aforarchitecture.co.in
Address : 1, Ground Floor, Brooke Heaven, beside Kalya Siddhi Ganpati Mandir, Mahalaxmi Nagar, Off.Hirawadi Road, Panchavati, Nashik - 422003

JOB NO.: 17050 VRna	DEAU BY: Yash Sethi
DATE: 14.05.2021	CHECKED BY: Ajay Sonar