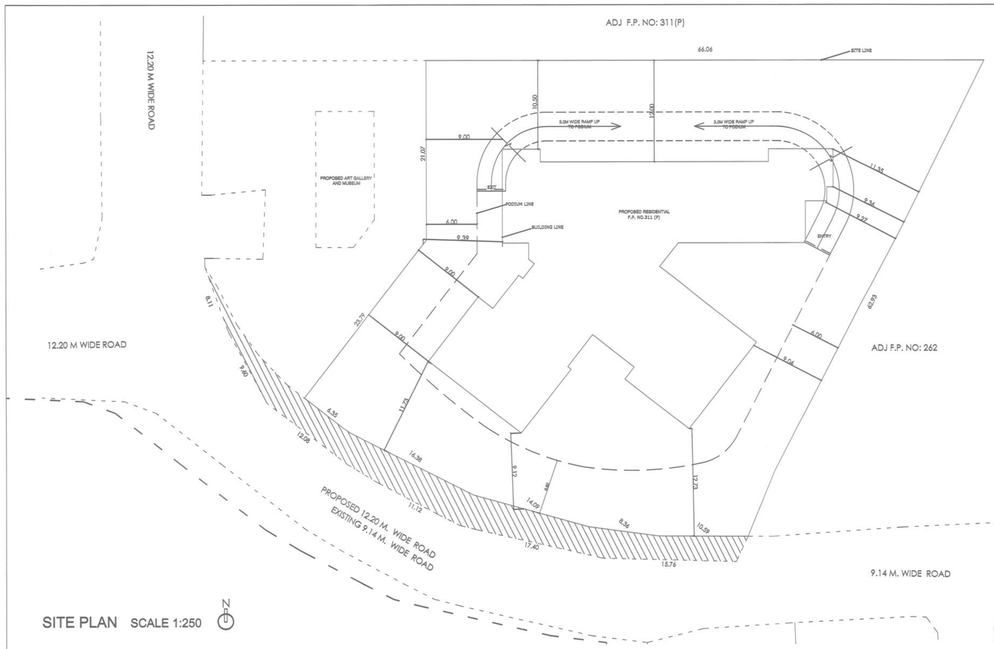
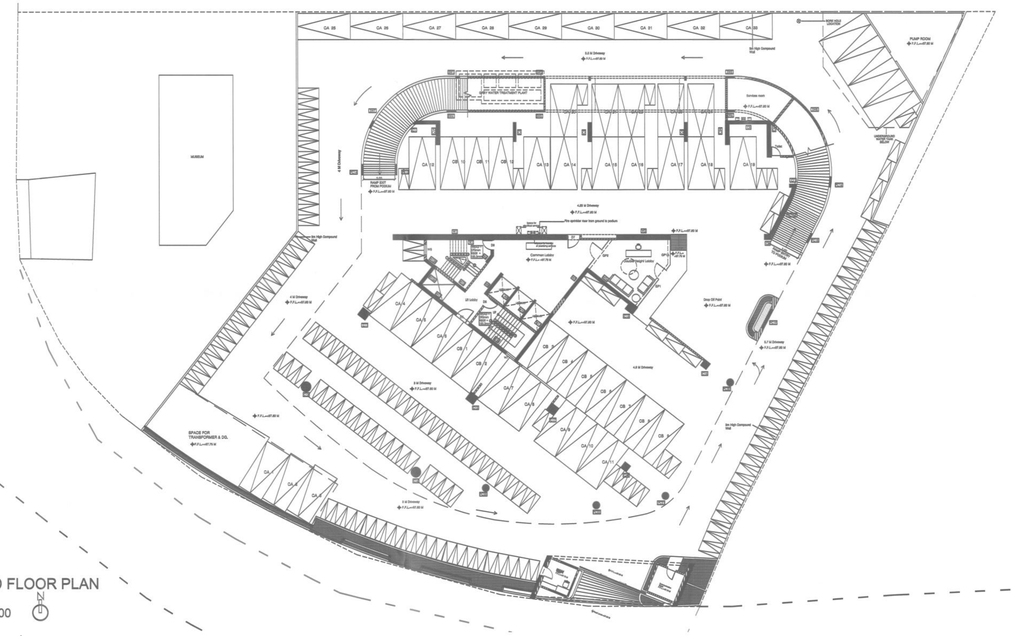
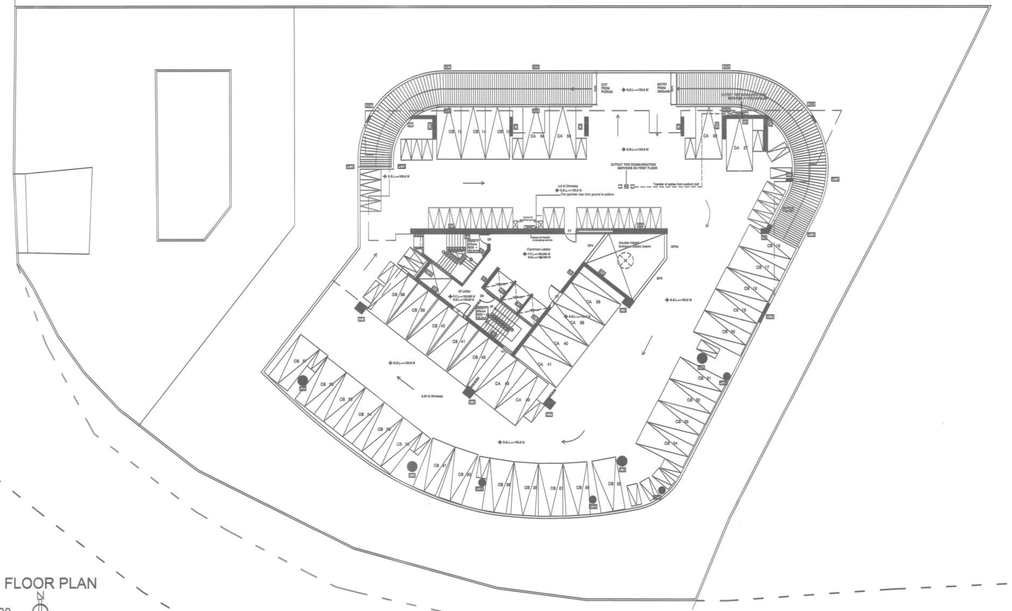


SITE PLAN SCALE 1:250



GROUND FLOOR PLAN

SCALE 1:200



PODIUM FLOOR PLAN

SCALE 1:200

Form of statement 3 (SR NO 9 (G) OPTION 1					
AREA DETAILS OF EACH FLOOR					
1	2	3	4	5	6
BUILDING NO	Floor no	FLAT NO.	CARPET AREA OF THE FLOOR	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO APARTMENT
			SQ.M.	SQ.MT.	SQ.MT.
1	1st Floor	101	108.36	8.28	11.92
		102	101.71	9.00	4.94
		103	107.27	0.00	16.00
		104	312.29	32.51	158.47
		105	324.36	24.89	160.85
1	2nd Floor	201	108.22	8.28	7.20
		202	101.91	9.00	9.44
		203	107.32	0.00	20.29
		301	108.36	8.28	11.92
		302	101.71	9.00	4.94
		303	107.27	0.00	16.00
		304	155.50	31.31	32.46
1	3rd Floor	305	163.92	33.87	32.98
		401	108.22	8.28	7.2
		402	101.91	9.00	9.44
		403	107.32	0.00	20.29
		404	155.50	31.31	0.00
1	4th Floor	405	163.92	33.87	0.00
		501	108.36	8.28	11.92
		502	101.71	9	4.94
		503	107.27	0.00	16.00
		504	158.89	33.54	27.47
1	5th Floor	505	163.88	33.54	32.46
		601	108.22	8.28	7.2
		602	101.91	9	9.44
		603	107.32	0.00	20.29
		604	158.89	33.54	0
1	6th Floor	605	163.88	33.54	0.00
		701	108.36	8.28	11.92
		702	101.71	9.00	4.94
		703	107.27	0	16
		704	155.5	31.31	32.46
1	7th Floor	705	163.92	33.87	32.98
		801	108.22	8.28	7.2
		802	101.91	9	9.44
		803	107.32	0.00	20.29
		804	155.5	31.31	0
1	8th Floor	805	163.92	33.87	0.00
		901	108.36	8.28	11.92
		902	101.71	9.00	4.94
		903	107.27	0	16
		904	158.89	33.54	27.47
1	9th Floor	905	163.88	33.54	32.46
		1001	108.22	8.28	7.2
		1002	101.91	9	9.44
		1003	107.32	0.00	20.29
	10th	1004	158.89	33.54	0.00
1	Floor	1005	163.88	33.54	0.00
		1101	108.36	8.28	11.92
		1102	101.71	9.00	4.94
		1103	107.27	0.00	16.00
	11th	1104	155.5	31.31	32.46
1	Floor	1105	163.92	33.87	32.98
		1201	108.22	15.48	0
		1202	101.91	18.44	0.00
		1203	107.32	13.19	5.84
	12th	1204	155.50	31.31	0.00
1	Floor	1205	159.49	33.87	0.00
		1301	119.45	30.66	48.72
		1302	117.89	36.87	67.35
		1303	158.89	33.54	27.47
1	13th Floor	1304	163.88	33.54	32.46
		1401	119.45	24.225	0
		1402	117.89	30.03	5.84
	14th	1403	158.89	33.54	0
1	Floor	1404	163.88	33.54	0
		1601	119.45	24.225	0
		1602	117.89	30.03	5.84
	16th	1603	241.30	41.58	0.00
1	Floor	1604	244.77	41.53	0

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

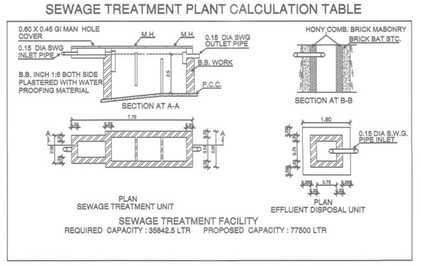
Form of Statement 2 [Sr. No. 9 (a)] Proposed Building OPTION 1		
Building No. (1)	Floor No.(2)	Total Built-up Area of floor, as per outer construction line.(3)
1	First Floor	922.326
1	Second Floor	842.086
1	Third Floor	950.013
1	Fourth Floor	887.49
1	Fifth Floor	950.929
1	Seventh Floor	950.95
1	Eighth 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
1	TOTAL	13966.812

SCHEDULE OF OPENINGS		
Door		
	Note: All lintel height to be 2.4M from F.F.L	
Type	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	0.60 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

DESCRIPTION					WATER DEMAND		SEWAGE GENERATED (LITERS/DAY)
SR.NO	DESCRIPTION	NO. OF UNITS	NO. OF PERSONS PER UNIT	TOTAL NO. OF PERSONS	PER CAPITA WATER DEMAND (Liters/ Person/Day)	PER CAPITA WATER DEMAND (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

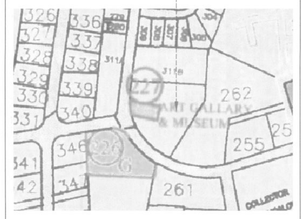
PARKING STATEMENT									
Building no.	Parking as per by laws		FLAT NO	NO. OF TENEMENTS	CARS		MOTOR CYCLE	
	CAR	MOTOR CYCLE			REQUIRED	PROPOSED	REQUIRED	PROPOSED
1	1 One Tenement having Carpet Area Equal to or above 80 but less then 150 sq.m	2	101, 102, 103, 201, 202, 203, 301, 302, 303, 304, 401, 402, 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, 1303, 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
As per the accoupaining occupancy Certificate
No. Nashik/ BP / 33411
Date 27 / 05 /2024

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./ D.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%of ( ) = ()	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. Sobasic FSI(1.1))	3271.202
10.Addition of FSI on payment of premium	
(a)Maximum permissible premium FSI - based on road width / TOD Zone. (0.5sr.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.	5246.073
(c) Total entitlement (a+b)	13989.528
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)	3.6
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.)	3.998376
17. Area for Inclusive Housing, if any	0
(a) Required (20% of Sr.No.5)	0
(b) Proposed	0

Previously Building permission approval no. A1/18/2021
Dt. 31/05/2021
Previously Building permission approval no. A1/69/2019
Dt. 21/08/2019

COMPLETION PLAN 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 TALLES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. AJAY SONAR

Owner's Declaration - Ar. Ajay Sonar CA/2011/53287

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 of 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
Ar. Ajay Sonar CA/2011/53287
COA Reg: CA/2011/53287
Phone : +91 253 2513414
Mail : info@aforarchitecture.co.in
Address : 1, Ground Floor, Brooke Heaven, beside Kavya Siddhi Ganpati Mandir, Mahalaxmi Nagar, Off Hirawadi Road, Panchavati, Nashik - 422003

JOB NO.: 17080 Vilna	DEALT BY: Yash Sethi
DATE:	CHECKED BY: Ajay Sonar