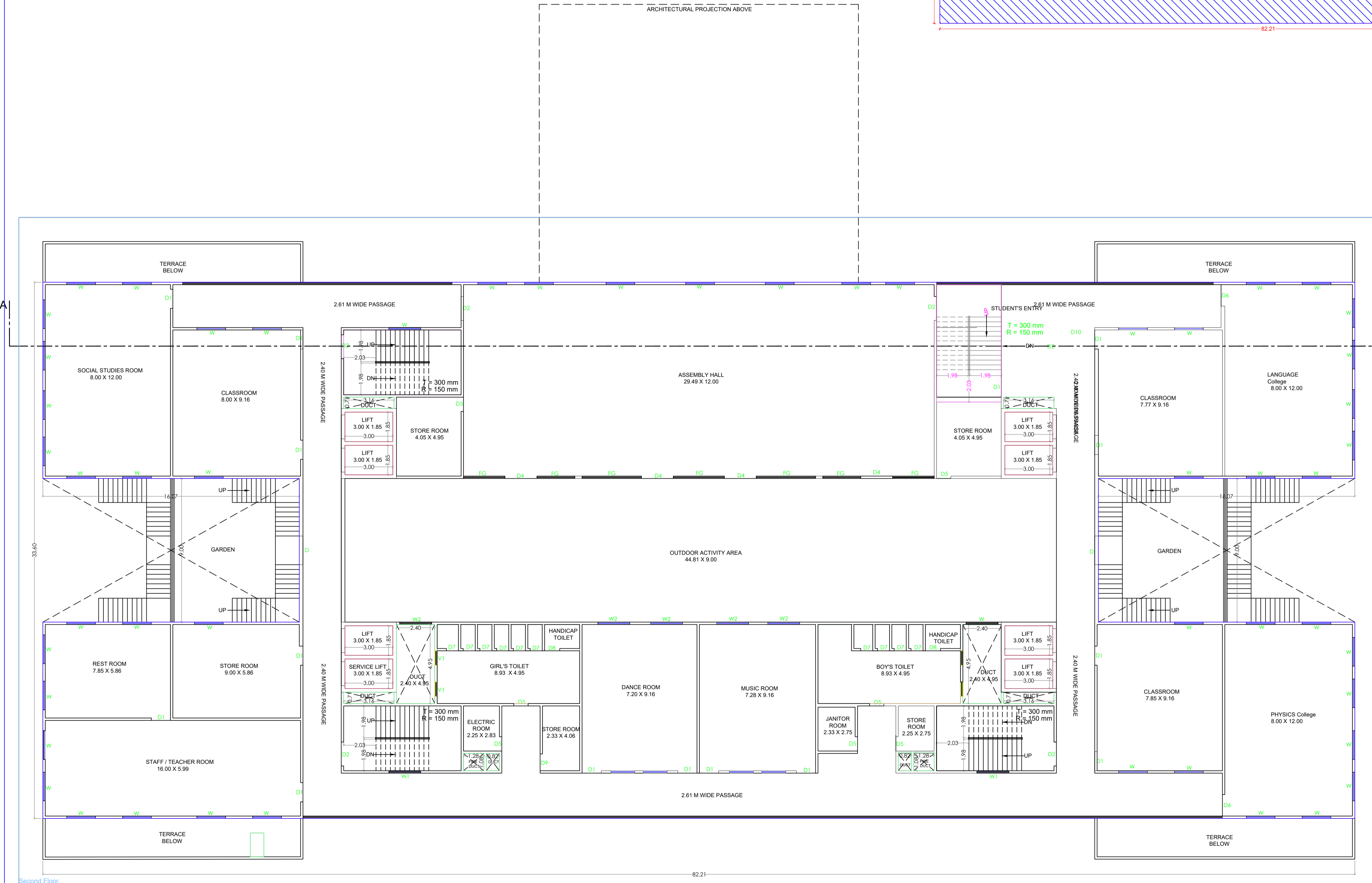
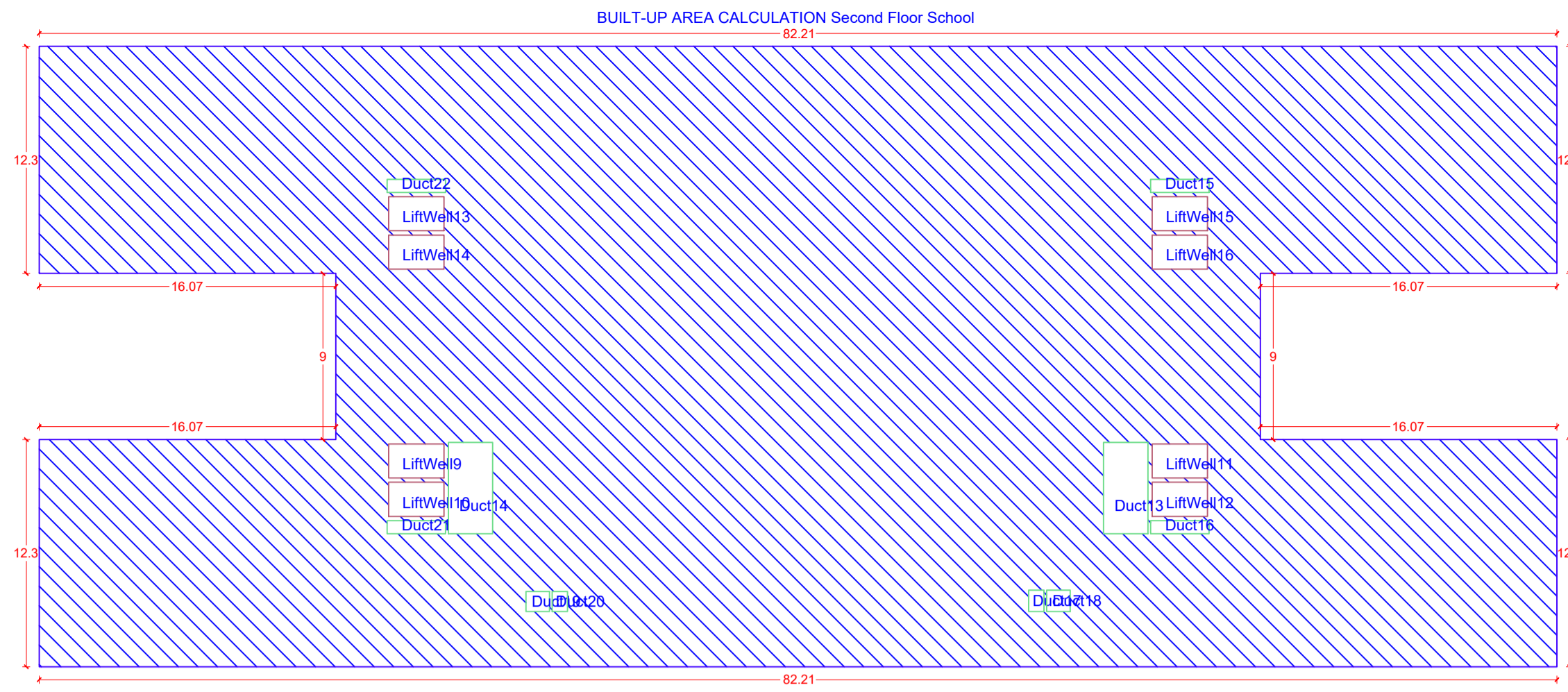


BUILDING	FLOORS	College										TOTAL		
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT		VENT SHAFT	Other Deduction
School	Third Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	400.02	0.00	0.00	2028.65
School	Second Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	37.41	0.00	0.00	2391.26
School	First Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	212.96	0.00	0.00	2215.71
School	Ground Floor	2762.47	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	42.35	0.00	0.00	2695.80
School	Total	10201.44	0.00	0.00	0.00	0.00	0.00	0.00	177.28	177.28	692.74	0.00	0.00	9331.42

9 Index	FSI DETAILS								
	Basic FSI	Premium FSI	TDR	Incentive FSI for green building (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing	Drawing Value
1) Permissible area	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
2) Existing Consumed area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3) Balance available for use	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
4) Floor Area (Plot Area)	42644.12	19383.69	34890.65	0.00	0.00	34115.29	131033.75	0.00	0.00
5) Proposed Floor Area (Plot Area)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
6) Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

BUILT UP AREA CALCULATION FOR Second Floor School			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	82.21	33.60	2472.99
BLOCK AREA TOTAL = 2472.99 Sq.M			
LiftWell16	-	-	5.54
LiftWell15	-	-	5.54
LiftWell14	-	-	5.54
LiftWell13	-	-	5.54
LiftWell12	-	-	5.54
LiftWell11	-	-	5.54
LiftWell10	-	-	5.54
LiftWell9	-	-	5.54
Duct22	-	-	2.24
Duct21	-	-	2.24
Duct20	-	-	0.88
Duct19	-	-	1.38
Duct18	-	-	1.48
Duct17	-	-	0.95
Duct16	-	-	2.24
Duct15	-	-	2.24
Duct14	-	-	11.88
Duct13	-	-	11.88
TOTAL Deduction = 81.73 Sq.M			
Net BuiltUp Area = 2391.26 Sq.M			



SECOND FLOOR PLAN BUILDING 'B'

SCHEDULE OF OPENINGS				
BLD NAME	NAME	LENGTH	HEIGHT	NO.
School	D1	1.20	2.10	3
School	D2	1.80	2.10	1
School	D4	2.00	2.10	1
School	D3	1.00	2.10	4
School	D5	0.80	2.10	8
School	D6	1.35	2.10	3
School	D7	1.20	2.10	9
School	D8	0.80	2.10	1
School	D7	0.75	2.10	7
College	D1	1.30	2.10	4
College	D	0.80	2.10	44

SCHEDULE OF OPENINGS			
BLD NAME	NAME	LENGTH	HEIGHT
School	D1	1.20	2.10
School	D2	1.80	2.10
School	D4	2.00	2.10
School	D3	1.00	2.10
School	D5	0.80	2.10
School	D6	1.35	2.10
School	D7	1.20	2.10
School	D8	0.80	2.10
School	D7	0.75	2.10
College	D1	1.30	2.10
College	D	0.80	2.10

SCHEDULE OF OPENINGS			
BLD NAME	NAME	LENGTH	HEIGHT
School	D1	1.20	2.10
School	D2	1.80	2.10
School	D4	2.00	2.10
School	D3	1.00	2.10
School	D5	0.80	2.10
School	D6	1.35	2.10
School	D7	1.20	2.10
School	D8	0.80	2.10
School	D7	0.75	2.10
College	D1	1.30	2.10
College	D	0.80	2.10

SCHEDULE OF OPENINGS			
BLD NAME	NAME	LENGTH	HEIGHT
School	D1	1.20	2.10
School	D2	1.80	2.10
School	D4	2.00	2.10
School	D3	1.00	2.10
School	D5	0.80	2.10
School	D6	1.35	2.10
School	D7	1.20	2.10
School	D8	0.80	2.10
School	D7	0.75	2.10
College	D1	1.30	2.10
College	D	0.80	2.10

Signature Not Verified

Digitally signed by S. N. JAIN, DN: cn=SHALRAO CHAFLE, Date: 2023.10.31 15:54:10 IST, Reason: Approved Drawing P. Location: Ahmednagar Municipal Corporation, Project Code: DDMCN-2376235, Application Number: DDMCN202301726, Proposal Number: 21037, Certificate Number: DDMCN/B/2023/APL05988

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	38767.39
(a) As per ownership document (7/12, CTS extract)	38768.00
(b) as per TLR or City Survey measurement sheet	38768.00
(c) as per Demarcated drawing area	38767.39
2. Area not in possession	0.00
3. Entire area (1-2)	38767.39
4. Deductions for	-
(a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area (Total a+b)	0.00
5. Balance area of plot (3-4)	38767.39
6. Amenity Space (Applicable if (1) > 20000 sqmt - Nil (Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	0.00
7. Net Plot Area (5-6)	38767.39
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required.	3876.73
(b) If area is less than 4000 sqmt - Check -	0.00
i) If it is full number like 1.2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.	-
(A) 10% Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75%	-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature:
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration:
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

Owner (s) name and signature:
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of Owner :- Jain Social Federation
Santosh Manakchand Bothara
Postal Address : PLOT NO 2 MANISHA MARKET YARD ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

Phone No. 9822090551

DESCRIPTION OF PROJECT :
Type of Proposal : Educational
BUILDING ON CTS NO./SURVEY NO. - 152

SITE ADDRESS :
S.No.152/2, Nalegaon, Ahmednagar

Name Of Architect :- Mayur Vijay Kothari

ADDRESS OF OFFICE:
LOGG - OFFICE - B 103, Guri Ganesh Building, Malwada, Ahmednagar

OWNERS SIGN - Signature Not Verified

TECHNICAL PERSON SIGN - Signature Not Verified

SCALE - 1:100

Date: 03/09/23

JOB NO - DDMCN-23-76235

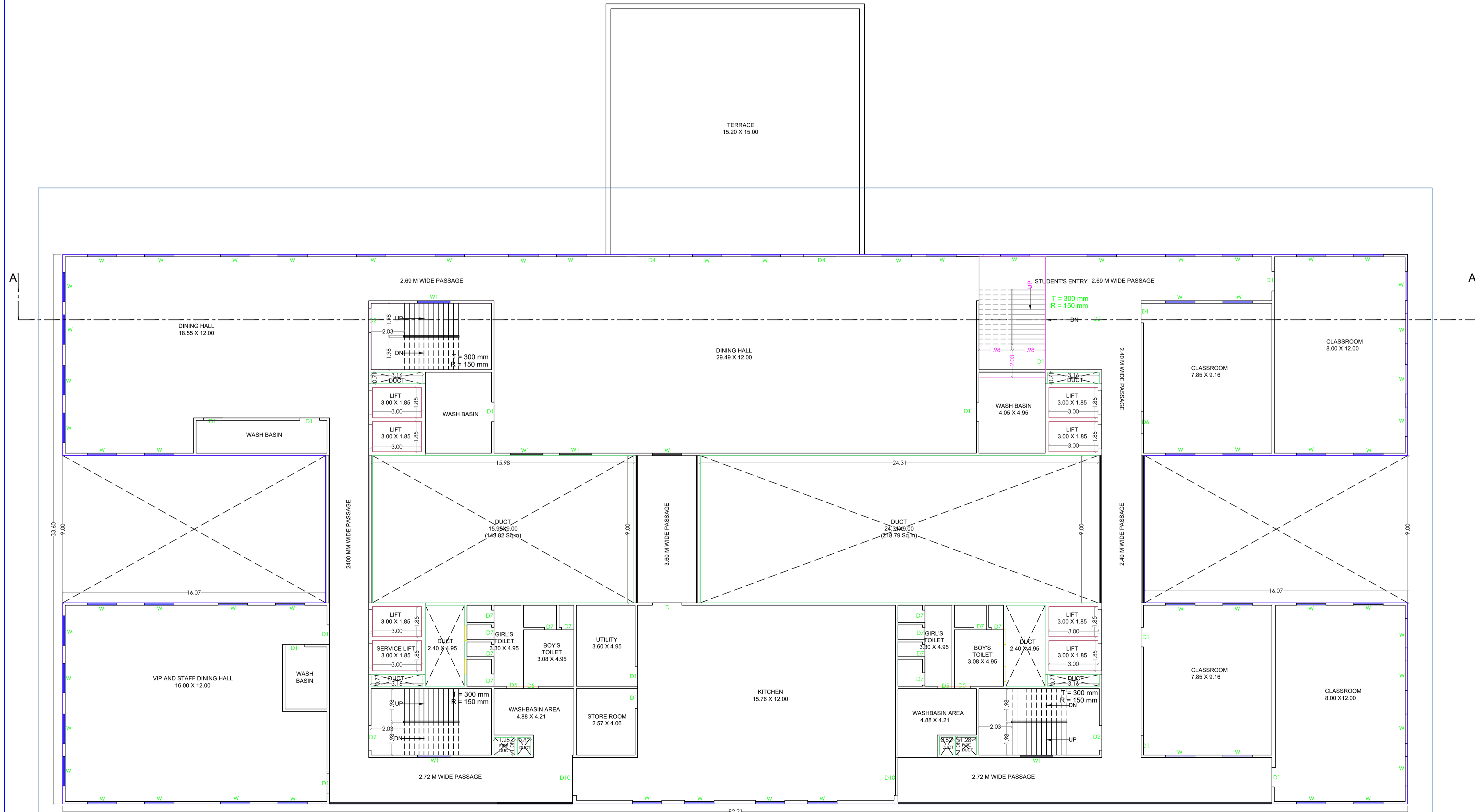
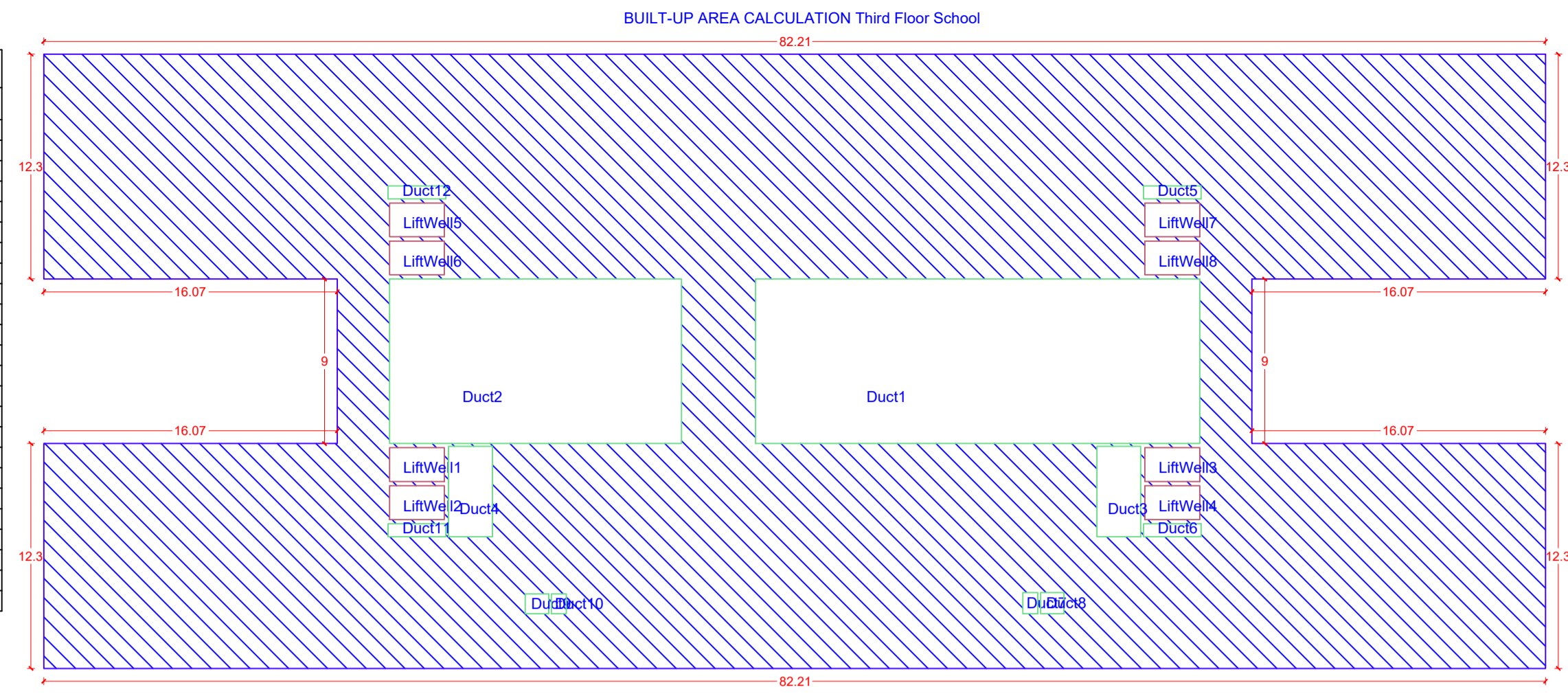
CHECK BY -

SHEET A0 SUBMISSION DRAWING SHEET 4/11

BUILDING	FLOORS	College										TOTAL		
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT		VENT SHAFT	Other Deduction
School	Third Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	400.02	0.00	0.00	2028.65
School	Second Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	37.41	0.00	0.00	2391.26
School	First Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	212.96	0.00	0.00	2215.71
School	Ground Floor	2762.47	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	42.35	0.00	0.00	2695.80
School	Total	10201.44	0.00	0.00	0.00	0.00	0.00	0.00	177.28	177.28	692.74	0.00	0.00	9331.42

9 Index	FSI DETAILS								
	Basic FSI	Premium FSI	TDR	Incentive FSI for green building (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing	Drawing Value
B1 Permissible Area	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
B2 Existing Consumed Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B3 Balance Available Area	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
B4 Floor Consumed Area (P.L. Area)	42644.12	19383.69	34890.65	0.00	0.00	34115.29	131033.75	0.00	0.00
B5 Proposed Floor Area (Covered)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
B6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

BUILT UP AREA CALCULATION FOR Third Floor School			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	82.21	33.60	2472.99
BLOCK AREA TOTAL = 2472.99Sq.M			
LiftWell8	-	-	5.54
LiftWell7	-	-	5.54
LiftWell6	-	-	5.54
LiftWell5	-	-	5.54
LiftWell4	-	-	5.54
LiftWell3	-	-	5.54
LiftWell2	-	-	5.54
LiftWell1	-	-	5.54
Duct12	-	-	2.24
Duct9	-	-	1.38
Duct10	-	-	0.88
Duct8	-	-	1.48
Duct7	-	-	0.95
Duct6	-	-	2.24
Duct5	-	-	2.24
Duct4	-	-	11.88
Duct3	-	-	11.88
Duct2	-	-	143.82
Duct1	-	-	218.79
TOTAL Deduction = 444.34Sq.M			
Net BuiltUp Area = 2028.65 Sq.M			

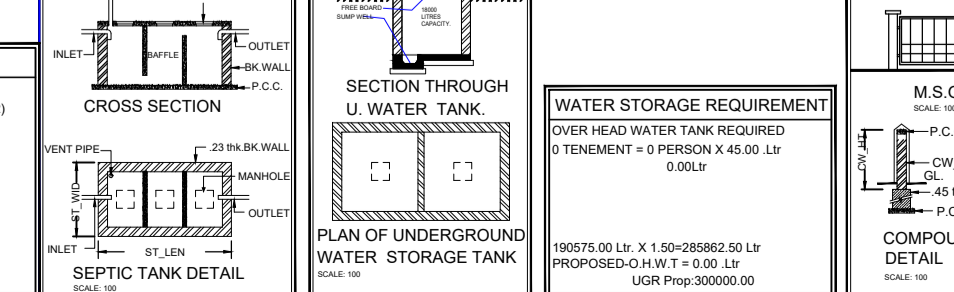


THIRD FLOOR PLAN BUILDING 'B'

SCHEDULE OF OPENINGS				
BLD NAME	NAME	LENGTH	HEIGHT	NO.
School	D2	1.50	2.10	3
School	D2	1.20	2.10	3
School	D	1.80	2.10	1
School	D4	2.00	2.10	1
School	D3	1.50	2.10	4
School	D5	0.80	2.10	8
School	D6	1.35	2.10	3
School	D7	1.20	2.10	9
School	D8	0.90	2.10	1
School	D7	0.75	2.10	7
College	D1	1.35	2.10	4
College	D	0.80	2.10	44

SCHEDULE OF OPENINGS			
BLD NAME	NAME	LENGTH	HEIGHT
School	V	0.50	18.00
School	V	0.60	12.00
College	V	0.50	6.00

SCHEDULE OF OPENINGS			
BLD NAME	NAME	LENGTH	HEIGHT
School	V	0.50	18.00
School	V	0.60	12.00
College	V	0.50	6.00



Signature Not Verified
 Digitally signed by SHAMESH KHI SHALRAO CHAFLE
 Date: 2023.10.31 15:54:10 IST
 Reason: Approved Drawing
 Location: Ahmednagar Municipal Corporation
 Application Number - DDMCN/202301726
 Proposal Number : 21037
 Certificate Number : DDMCN/B/2023/APL05988

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	38767.39
(a) As per ownership document (7/12, CTS extract)	38768.00
(b) as per T/R or City Survey measurement sheet	38768.00
(c) as per Demarcated drawing area	38767.39
2. Area not in possession	0.00
3. Entire area (1-2)	38767.39
4. Deductions for	-
(a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	38767.39
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	0.00
7. Net Plot Area (5-6)	38767.39
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required.	3876.73
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1,2,125,419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.	-
(A) 10% Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75%	-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
 Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of Owner :- Jain Social Federation
 Santosh Manakchand Bothara
 Postal Address : PLOT NO 2 MANISHA, MARKET YARD ROAD, AHMEDNAGAR, Ahmednagar-414001, Maharashtra

DESCRIPTION OF PROJECT :
 Type of Proposal : Educational
 BUILDING ON CTS, NO./SURVEY NO - 152

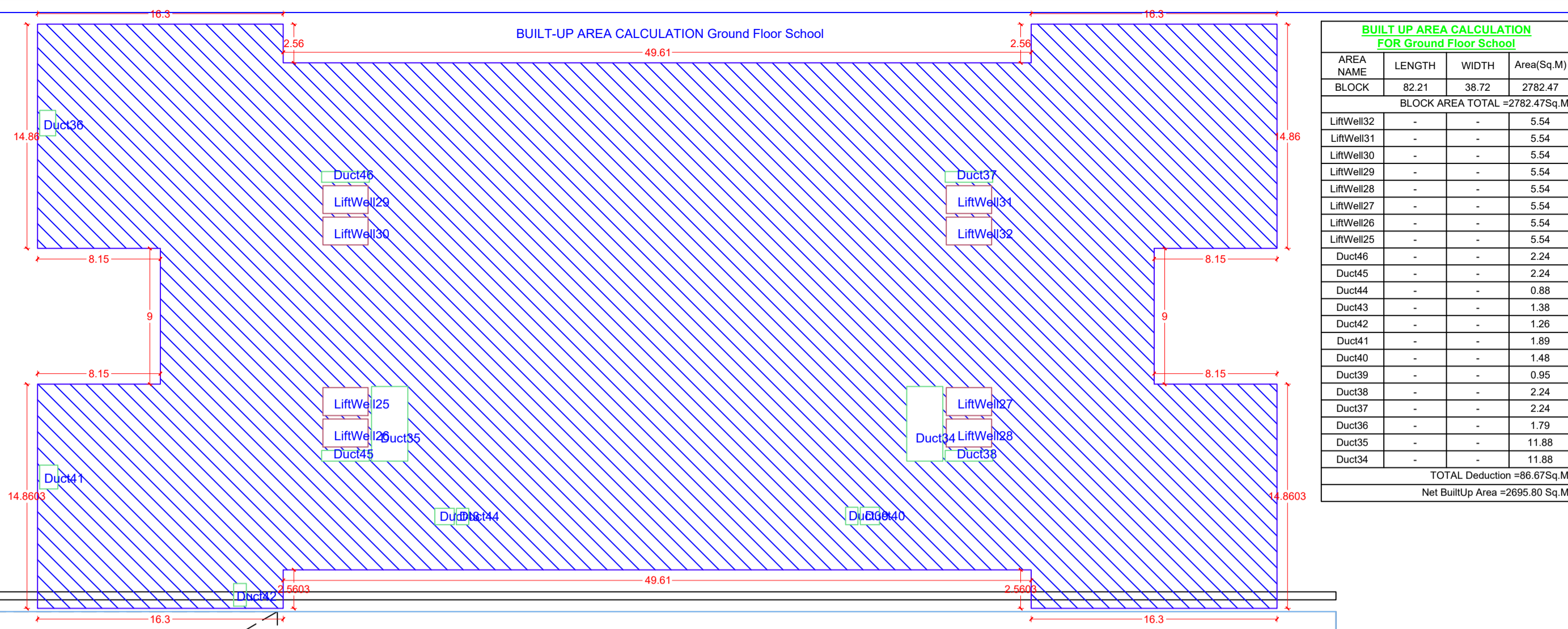
SITE ADDRESS :
 S.No.152/2, Nalegaon, Ahmednagar

Name Of Architect : Mayur Vijay Kothari
 ADDRESS OF OFFICE
 OFFICE -
 B 103, Guri Ganesh Building, Malwada, Ahmednagar

OWNERS SIGN -
 Signature Not Verified
 TECHNICAL PERSON SIGN
 Signature Not Verified
 NORTH
 SCALE - 1:100
 Date: 03/09/23
 JOB NO - DDMCN-23-76235
 CHECK BY -

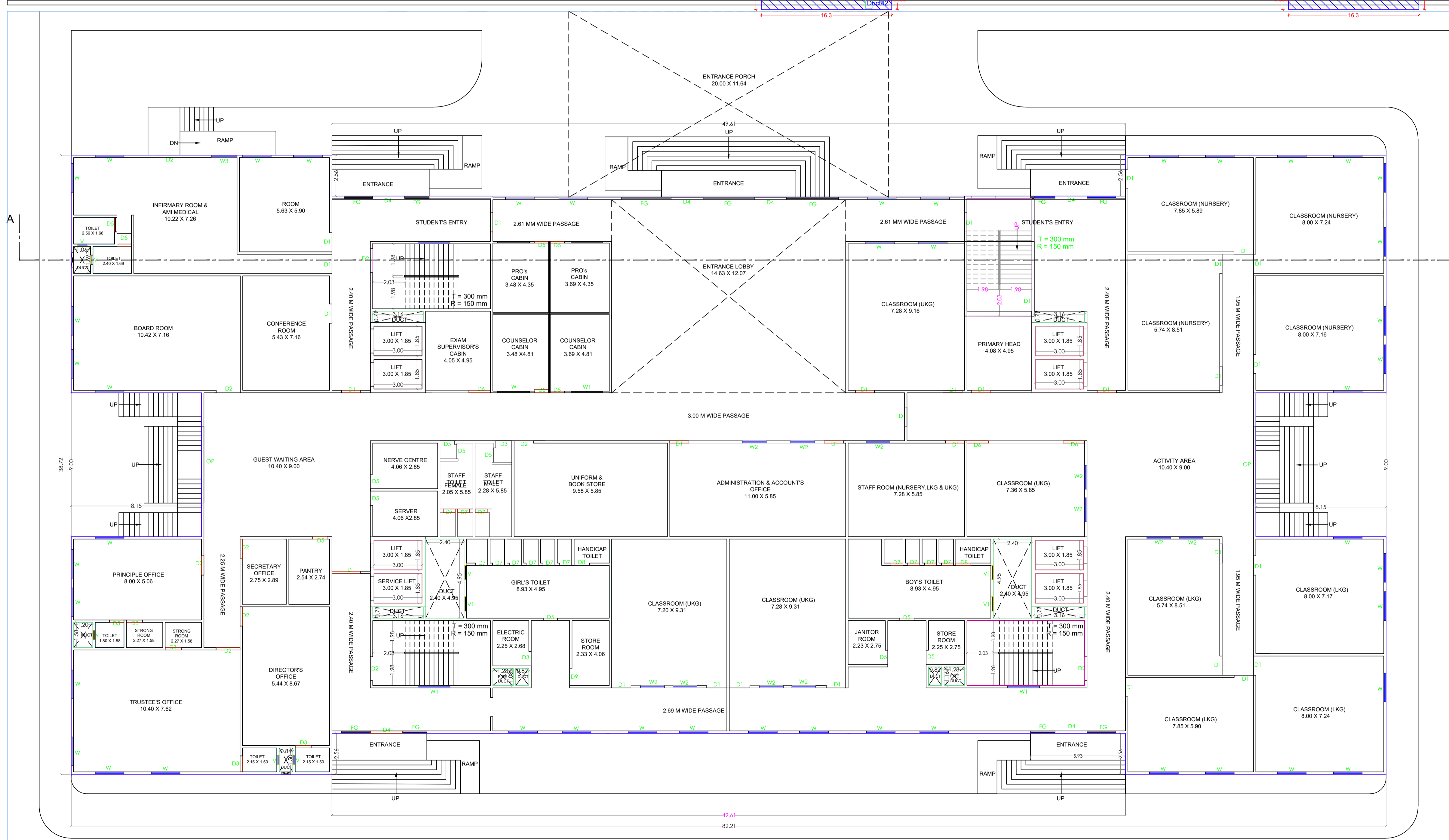
BUILDING	FLOORS	College										TOTAL		
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT		VENT SHAFT	Other Deduction
School	Third Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	400.02	0.00	0.00	2028.65
School	Second Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	37.41	0.00	0.00	2391.26
School	First Floor	2472.99	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	212.96	0.00	0.00	2215.71
School	Ground Floor	2762.47	0.00	0.00	0.00	0.00	0.00	0.00	44.32	44.32	42.35	0.00	0.00	2695.80
School	Total	10201.44	0.00	0.00	0.00	0.00	0.00	0.00	177.28	177.28	692.74	0.00	0.00	9331.42

9 Index	FSI DETAILS									
	Basic FSI	Premium FSI	TDR	Incentive FSI for green building (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing	Drawing Value	
B1 Permissible plot	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00	
B2 Existing Consumed Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
B3 Balance Available	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00	
B4 Floor Area	42644.12	19383.69	34890.65	0.00	0.00	34115.29	131033.75	0.00	0.00	
B5 Proposed Land Area (Covered + Uncovered)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77	
B6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00	



Signature Not Verified
 Digitally signed by SHALRAO CHAFLE
 Date: 2023.10.31 13:54:11 IST
 Reason: Approved Drawing
 Location: Ahmednagar Municipal Corporation
 Project Code : DDMCN-237235
 Application Number : DDMCN202301726
 Proposal Number : 21037
 Certificate Number : DDMCN/B/2023/APL/05988

12M WIDE ROAD



Proforma 1 : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	38767.39
(a) As per ownership document (7/12, CTS extract)	38768.00
(b) as per TLR or City Survey measurement sheet	38768.00
(c) as per Demarcated drawing area	38767.39
LESS	
2. Area not in possession	0.00
3. Entire area in possession	38767.39
4. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	38767.39
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt - Nil	
(Required - (a) Upto 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	38767.39
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	3876.73
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	
i) If it is full number like 1, 2, 125, 419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.	
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
 Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of Owner : Jain Social Federation
 Santosh Manakchand Bothara
 Postal Address : PLOT NO 2 MANISHA MARKET YARD ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

DESCRIPTION OF PROJECT :
 Type of Proposal : Educational
 BUILDING ON CTS, NO./SURVEY NO. - 152

SITE ADDRESS :
 S.No.152/2, Nalgaeon, Ahmednagar

Name Of Architect : Mayur Vijay Kothari
 ADDRESS OF OFFICE
 OFFICE
 B 103, Guri Ganesh Building, Malwada, Ahmednagar

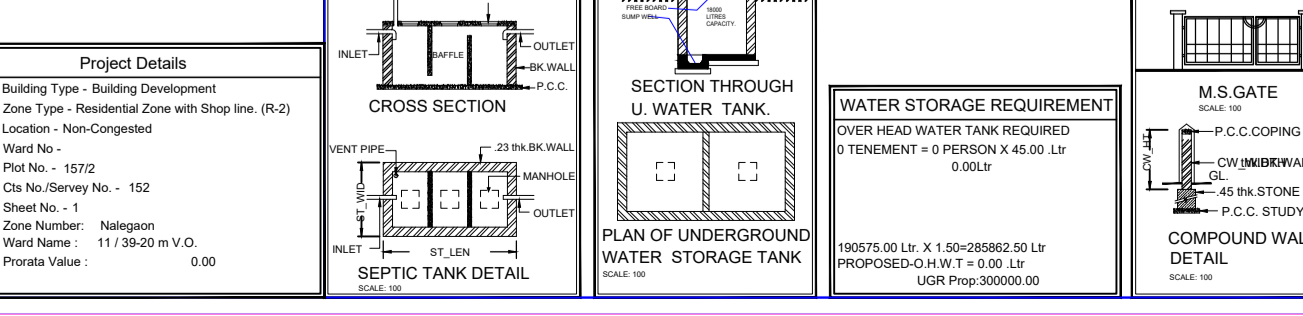
OWNERS SIGN - Signature Not Verified
 TECHNICAL PERSON SIGN - Signature Not Verified

SCALE : 1:100
 Date: 03/09/23
 JOB NO - DDMCN-23-76235
 CHECK BY -
 SHEET A0 SUBMISSION DRAWING SHEET 2/11

GROUND FLOOR PLAN BUILDING 'B'

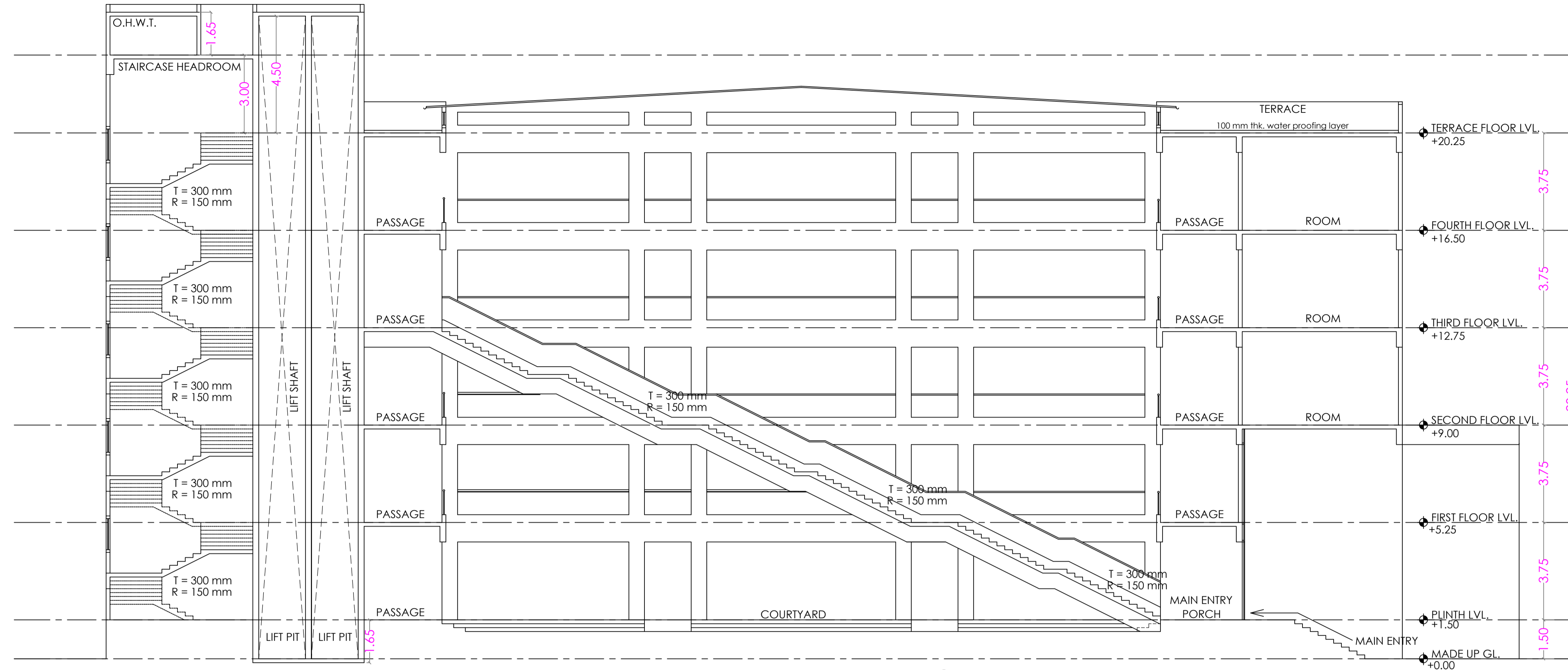
SCHEDULE OF OPENINGS				
B/D NAME	NAME	LENGTH	HEIGHT	NO.
School	D2	1.50	2.10	3
School	D2	1.20	2.10	3
School	D	1.80	2.10	1
School	D4	2.00	2.10	1
School	D3	1.50	2.10	4
School	D5	0.90	2.10	8
School	D8	1.35	2.10	3
School	D1	1.20	2.10	9
School	D6	0.90	2.10	1
School	V1	0.50	18.00	5
School	D7	0.75	2.10	7
College	D1	1.50	2.10	4
College	D	0.80	2.10	44

SCHEDULE OF OPENINGS				
B/D NAME	NAME	LENGTH	HEIGHT	NO.
School	D2	1.50	2.10	3
School	D2	1.20	2.10	3
School	D	1.80	2.10	1
School	D4	2.00	2.10	1
School	D3	1.50	2.10	4
School	D5	0.90	2.10	8
School	D8	1.35	2.10	3
School	D1	1.20	2.10	9
School	D6	0.90	2.10	1
School	V1	0.50	18.00	5
School	D7	0.75	2.10	7
College	D1	1.50	2.10	4
College	D	0.80	2.10	44

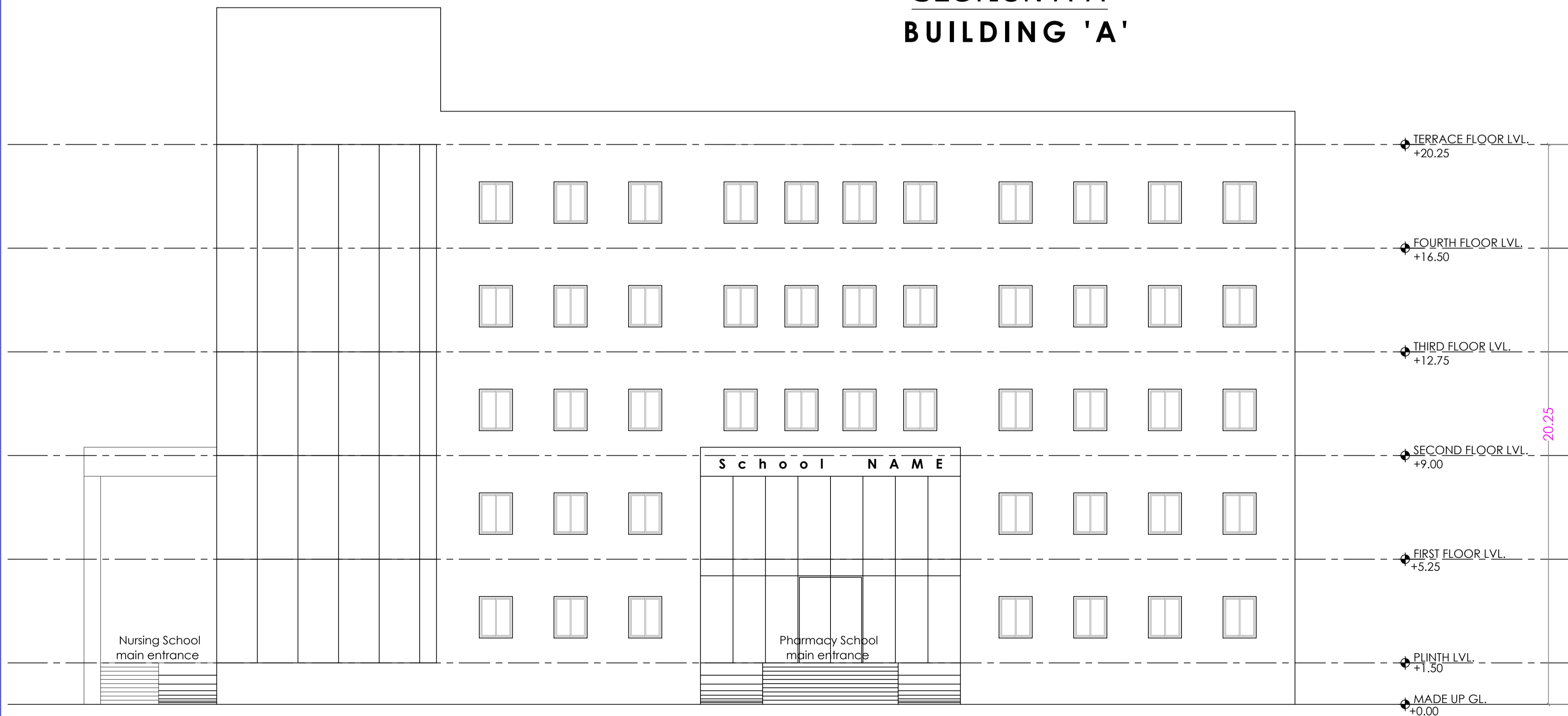


Signature Not Verified

Digitally signed by SANKESH KHUSHALRAO CHAFLE
Date: 2023.10.31 13:54:11 IST
Reason: Approved Drawing
Location: Ahmednagar Municipal Corporation
Project Code : DDMCN-2376235
Application Number : DDMCN/202301726
Proposal Number : 21037
Certificate Number : DDMCN/B/2023/APL05988



SECTION A-A'
BUILDING 'A'



NORTH SIDE ELEVATION
BUILDING 'A'

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	38767.39
(a) As per ownership document (7/12, CTS extract)	38768.00
(b) as per TLR or City Survey measurement sheet	38768.00
(c) as per Demarcated drawing area	38767.39
2. Area not in possession	0.00
3. Entire area (1-2)	38767.39
4. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	38767.39
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	0.00
7. Net Plot Area (5-6)	38767.39
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required.	3876.73
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1,2,125,419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.	-
(A) 10% Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75%	-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of Owner :- Jain Social Federation
Santosh Manakchand Bothara
Postal Address : PLOT NO 2 MANISHA, MARKET YARD
ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

Phone No. 9822090551
DESCRIPTION OF PROJECT :
Type of Proposal : Educational
BUILDING ON CTS, NO./SURVEY NO. - 152

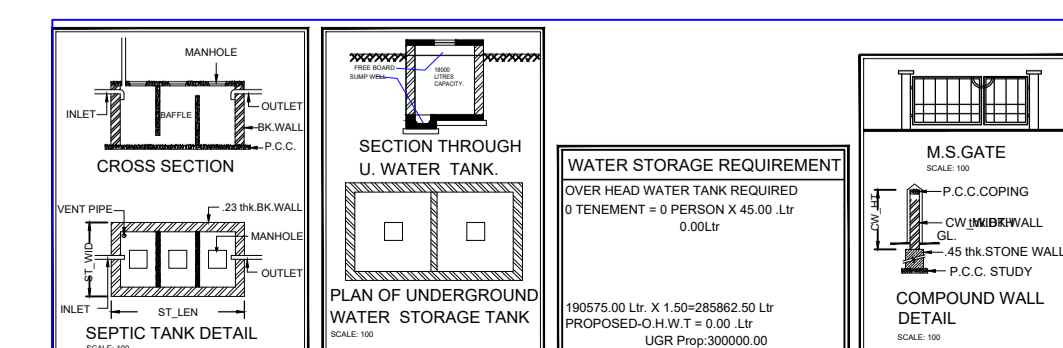
SITE ADDRESS :
S.No.152/2, Nalegaon, Ahmednagar

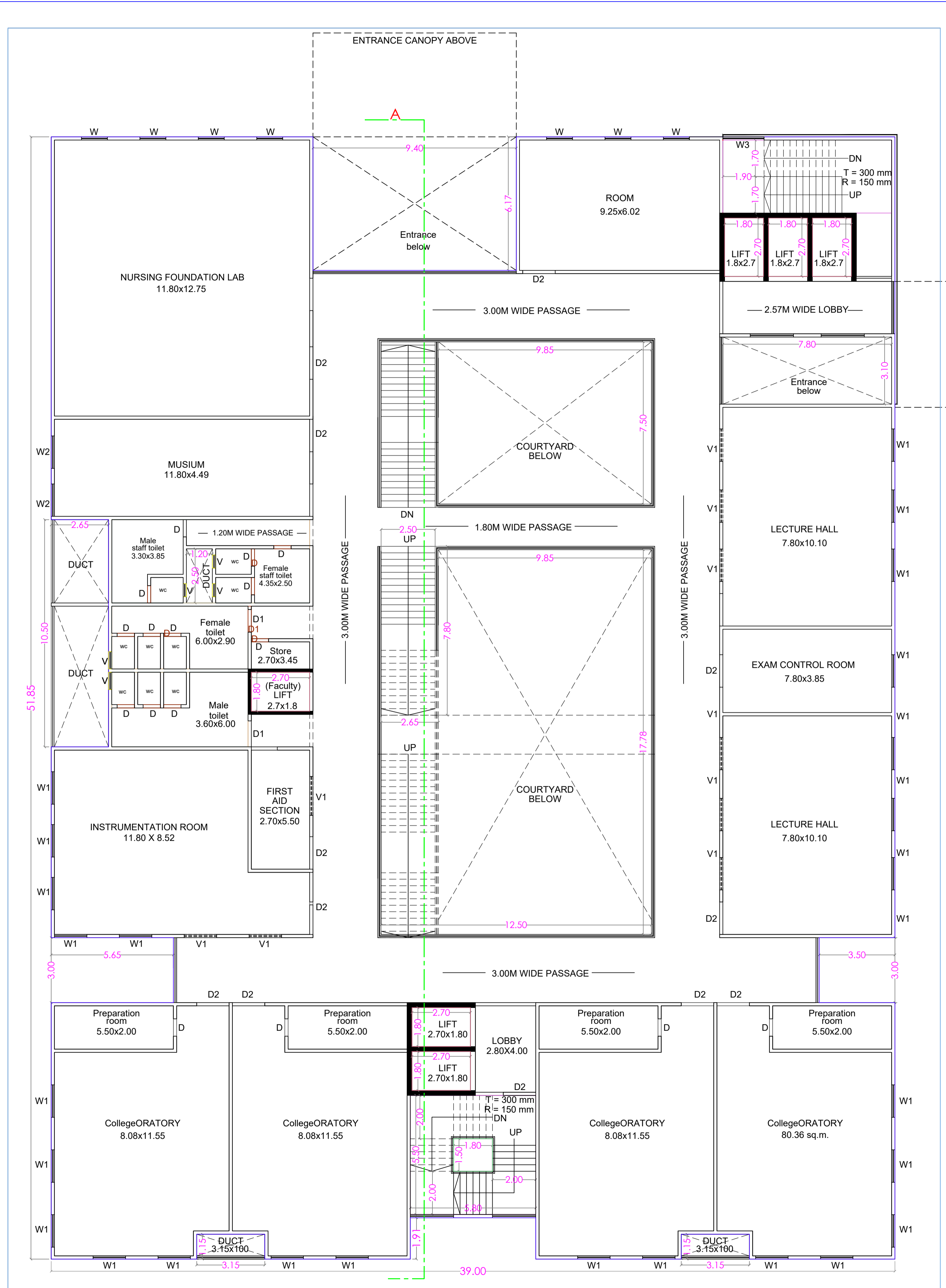
Name Of Architect :- Mayur Vijay Kothari
LOGO : ADDRESS OF OFFICE
OFFICE :
B 103, Guru Ganesh
Building, Malwada, Ahmednagar

OWNERS SIGN - Signature Not Verified
TECHNICAL PERSON SIGN - Signature Not Verified

NORTH SCALE : 1:100 Date: 03/09/23
JOB NO - DDMCN-23-76235 CHECK BY - -

SHEET A0 SUBMISSION DRAWING SHEET 11/11



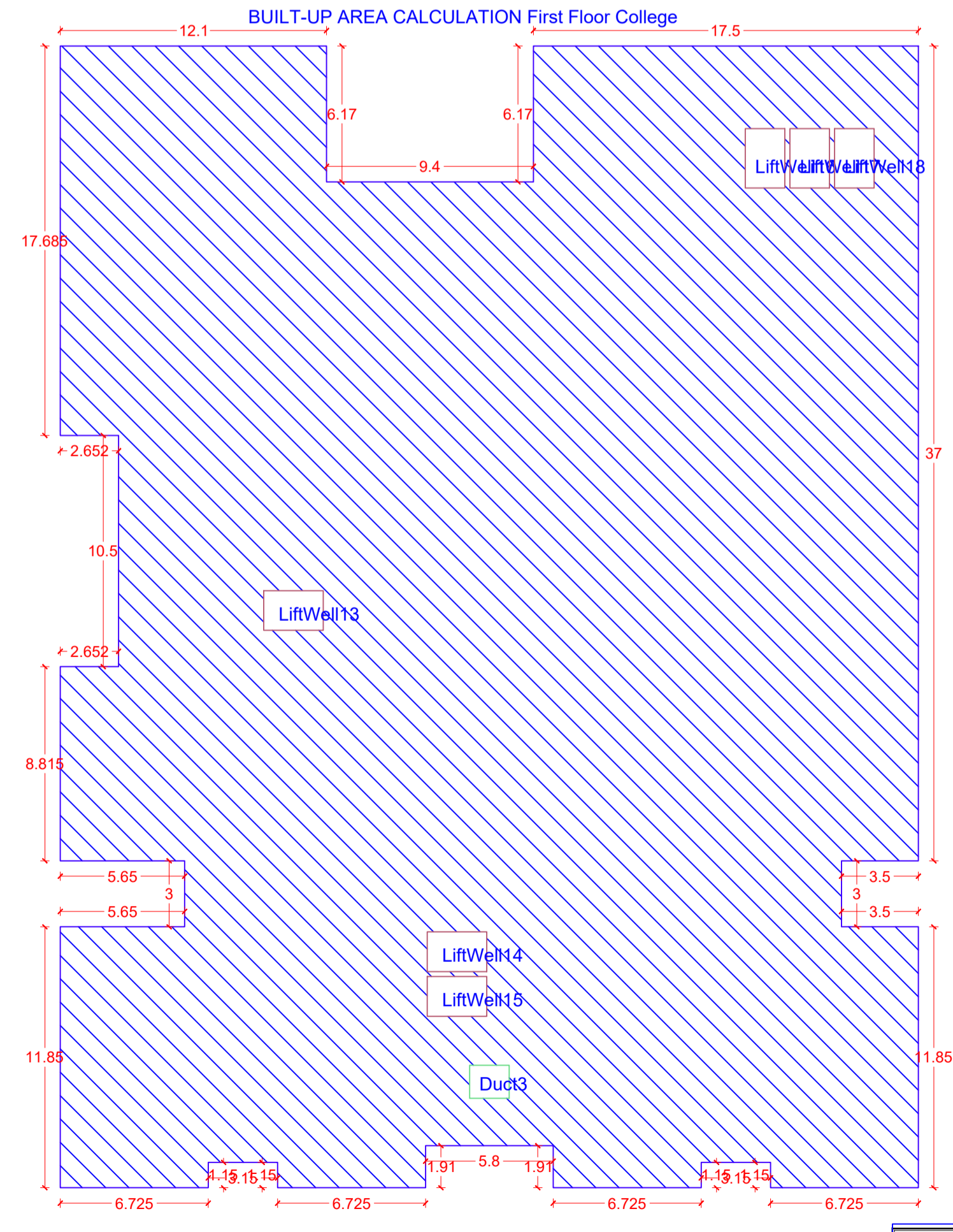


BUILDING	FLOORS	FSI AREA					College		LIFT	LIFTWELL	DUCT	SHAFT	Other	TOTAL FSI AREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.						
College	Third and Fourth	3897.06	0.00	0.00	0.00	0.00	0.00	0.00	58.32	58.32	5.40	0.00	0.00	3853.34
College	Ground Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	Second Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	First Floor	1890.53	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1858.67
College	Total	9684.65	0.00	0.00	0.00	0.00	0.00	0.00	145.80	145.80	13.50	0.00	0.00	9525.35

S Index	Basic FSI	Premium FSI	TDR	FSI DETAILS			Total	Inclusive Housing	Drawing Value
				Incentive FSI for green building	Ancillary Area 50% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)			
C1 Permissible Area	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
C2 Permissible Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C3 Balance Area to be Covered	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
F1 Total Permissible Area (Net Area)	42644.12	19383.69	34890.85	0.00	0.00	34115.29	131033.75	0.00	0.00
F2 Proposed Total Area (Shaded Area)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
F3 Index Comment	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

BUILT UP AREA CALCULATION FOR First Floor College

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	51.85	39.00	1890.53
BLOCK AREA TOTAL = 1890.53Sq.M			
LiftWell17	-	-	4.86
LiftWell18	-	-	4.86
LiftWell16	-	-	4.86
LiftWell15	-	-	4.86
LiftWell14	-	-	4.86
LiftWell13	-	-	4.86
Duct3	-	-	2.70
TOTAL Deduction = 31.86Sq.M			
Net BuiltUp Area = 1858.67 Sq.M			



SCHEDULE OF OPENING			
BLD NAME	NAME	LENGTH	HEIGHT
School	SI	0.00	5.00
School	VI	0.00	10.00
College	V	0.00	12.00
College	Y	0.00	0.00

Project Details
 Building Type: Building Development
 Zone Type: Residential Zone with Shop line (R-2)
 Location: Near Compound

Water Storage Requirements
 OVER HEAD WATER TANK REQUIRED BY DEVELOPER = 100000 LITERS
 UNDERGROUND WATER STORAGE TANK REQUIRED BY DEVELOPER = 100000 LITERS

SEPTIC TANK DETAIL
 Building Name: ...
 Capacity: ...

PLAN OF UNDERGROUND WATER STORAGE TANK
 Details of tank structure and location.

M.S.GATE
 Details of gate structure.

COMPUND WALL DETAIL
 Details of wall structure.

Signature Not Verified
 Digitally signed by S. JAIN Social Federation
 Date: 2023.10.31 15:54:12 IST
 Reason: Approved Drawing
 Location: Ahmednagar Municipal Corporation
 Project Code: DDMCN-2376235
 Application Number: DDMCN202301726
 Proposal Number: 21037
 Certificate Number: DDMCN/B/2023/APL05988

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. 38767.39

(a) As per ownership document (7/12, CTS extract) 38768.00

(b) as per TLR or City Survey measurement sheet 38768.00

(c) as per Demarcated drawing area 38767.39

LESS

2. Area not in possession 0.00

3. Entire area (1-2) 38767.39

4. Deductions for

(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening 0.00

(b) Any D.P. Reservation area 0.00

(Total a+b) 0.00

5. Balance area of plot (3-4) 38767.39

6. Amenity Space 0.00

(Applicable if (1) > 20000 sqmt - Nil

(Required - (a) Upto 20000 sqmt - Nil

(b) Above 20000 sqmt - (a) + 5% of Total area 0.00

7. Net Plot Area (5-6) 38767.39

8. Recreational Open Space

(a) If area (6) is more than 4000 sqmt - 10% of (6) is required. 3876.73

Proposed 0.00

(b) If area is less than 4000 sqmt - Check -

i) If it is full number like 1, 2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.

ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.

(A) 10% Subject to minimum 200 sqmt 0.00

Proposed 0.00

(B) Exemption to leave open space subject to availing basic F.S.I. of 75%.

(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration:
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.

Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of Owner :- Jain Social Federation
 Santosh Manakchand Bothara
 Postal Address : PLOT NO 2 MANISHA, MARKET YARD ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

DESCRIPTION OF PROJECT :
 Type of Proposal : Educational
 BUILDING ON CTS, NO./SURVEY NO. - 152

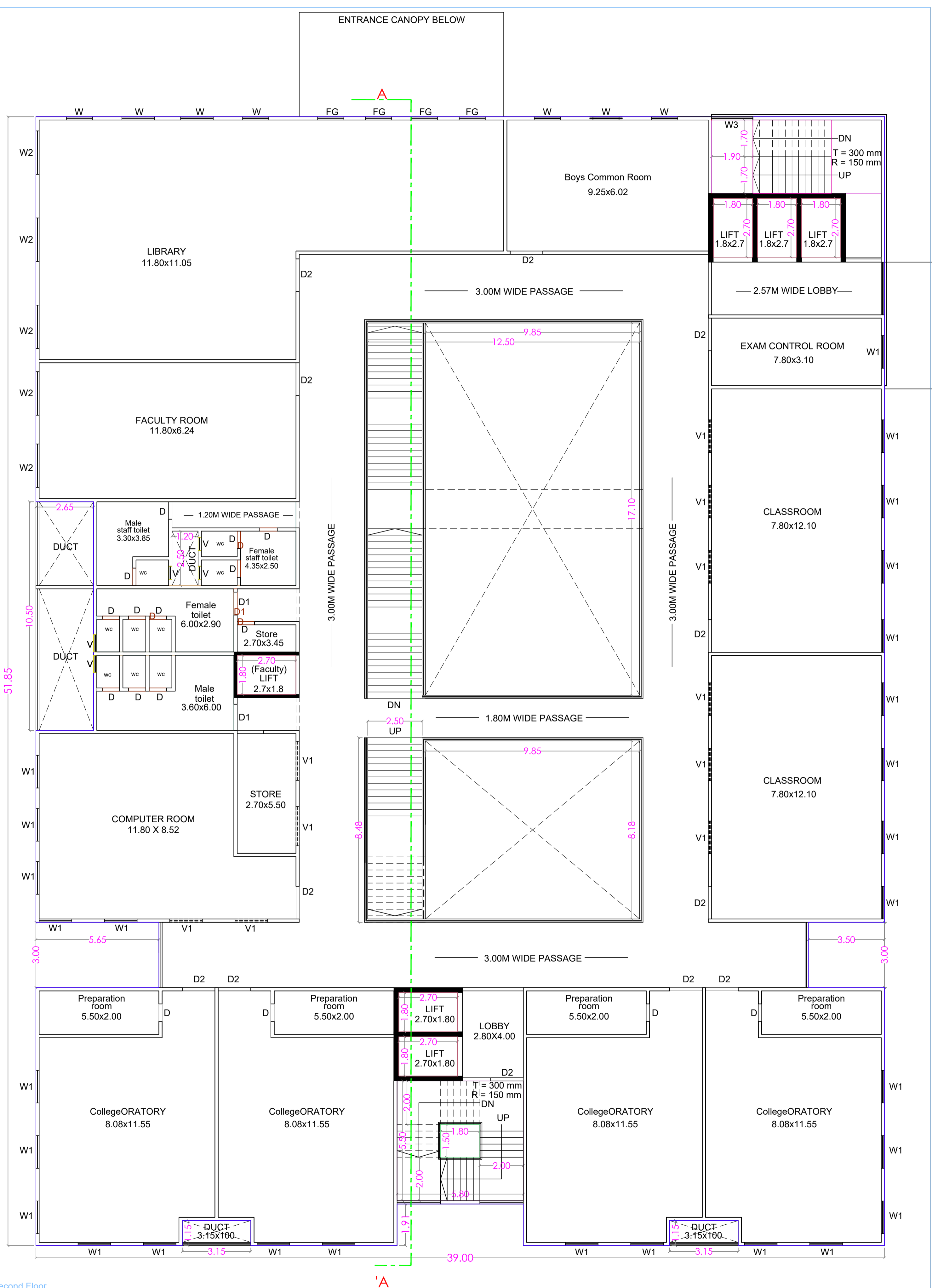
S.No.152/2, Nalgaon, Ahmednagar

Name Of Architect :- Mayur Vijay Kothari
 ADDRESS OF OFFICE
 OFFICE
 B 103, Guri Ganesh Building, Malwada, Ahmednagar

OWNERS SIGN -
 Signature Not Verified

TECHNICAL PERSON SIGN
 Signature Not Verified

SHEET A1 SUBMISSION DRAWING SHEET 8/11

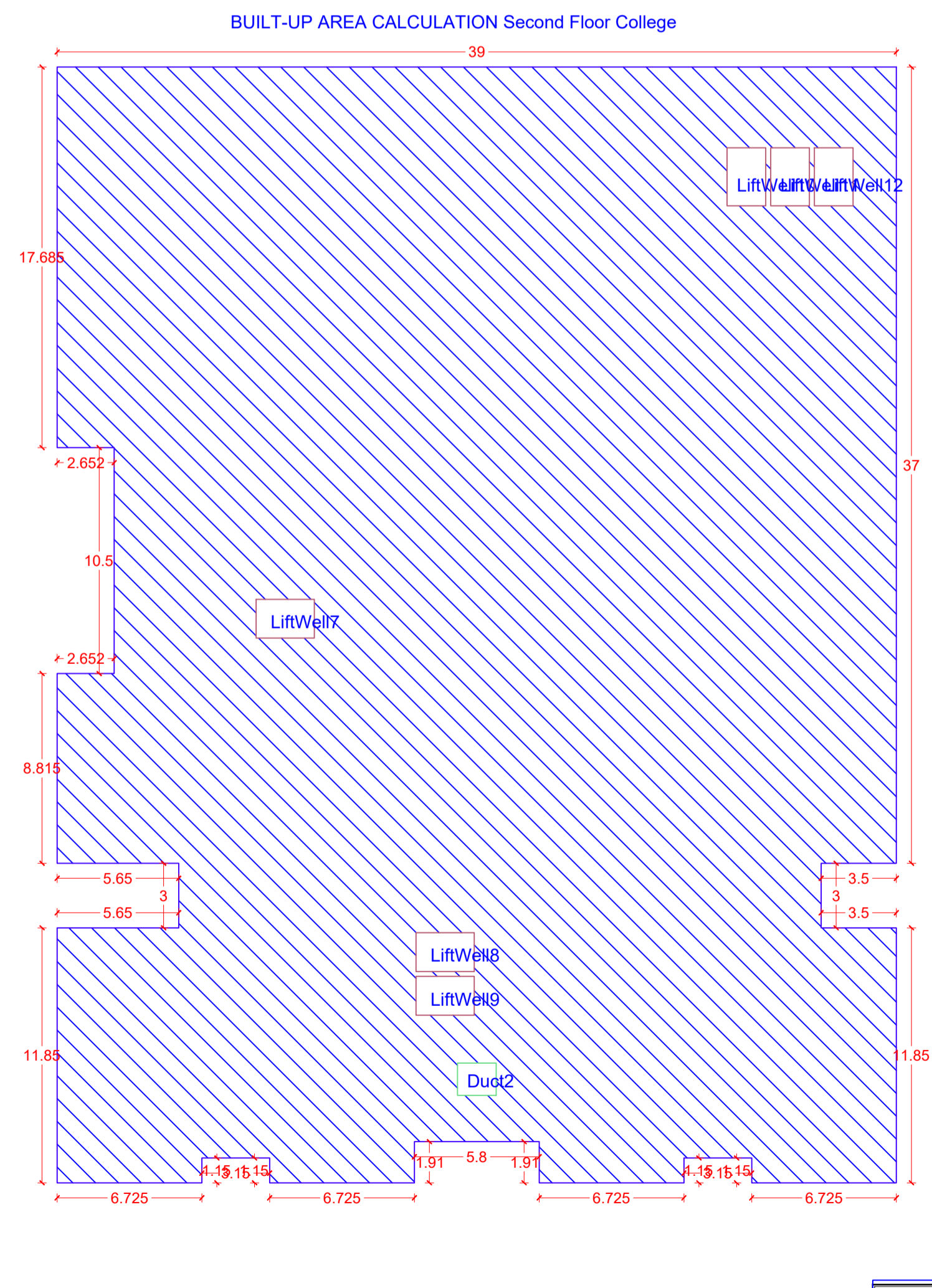


BUILDING	FLOORS	FSI AREA					College		LIFT	LIFTWELL	DUCT	VENT SHAFT	Other	TOTAL FSI AREA
		COMM	RESI	IND	SPECIAL	MEZZ	BALCONY PROP	TERRACE PROP						
College	Third and Fourth	3897.06	0.00	0.00	0.00	0.00	0.00	0.00	58.32	58.32	5.40	0.00	0.00	3853.34
College	Ground Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	Second Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	First Floor	1890.53	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1858.67
College	Total	9684.65	0.00	0.00	0.00	0.00	0.00	0.00	145.80	145.80	13.50	0.00	0.00	9525.35

Index	Basic FSI	Premium FSI	TDR	FSI DETAILS			Total	Inclusive Housing	Drawing Value
				Incentive FSI for green building	Ancillary Area 50% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)			
C1 Permissible Area	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
C2 Permissible Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C3 Balance Area to be Covered	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
F1 Total Permissible Area (Net Area)	42644.12	19383.69	34890.85	0.00	0.00	0.00	34115.29	131033.75	0.00
F2 Proposed Total Area (Shaded and unshaded)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
F3 Index Comment	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

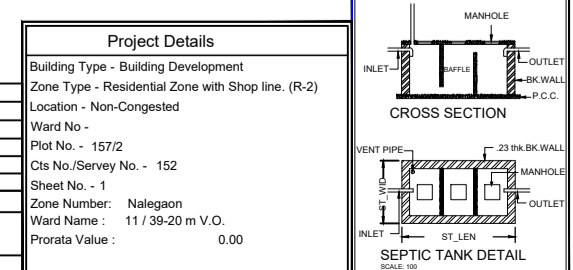
BUILT UP AREA CALCULATION FOR Second Floor College

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	51.85	39.00	1948.53
BLOCK AREA TOTAL =1948.53Sq.M			
LiftWell12	-	-	4.86
LiftWell11	-	-	4.86
LiftWell10	-	-	4.86
LiftWell9	-	-	4.86
LiftWell8	-	-	4.86
LiftWell7	-	-	4.86
Duct2	-	-	2.70
TOTAL Deduction =31.86Sq.M			
Net BuiltUp Area =1916.67 Sq.M			



SCHEDULE OF OPENINGS			
BUILDING NAME	NAME	LENGTH	HEIGHT
School	SI	0.90	5.00
School	VI	0.90	10.00
College	V	0.90	12.00
College	Y	0.90	8.00

Parking Check (As per)			
Building Name	USE	NO. OF TOWERS	NO. OF TOWERS
College	Education	2	17
Total		2	17



Signature Not Verified
 Digitally signed by SAHESH K H SHALRAO CHAFLE
 Date: 2023.10.31 13:54:13 IST
 Reason: Approved Drawing
 Location: Ahmednagar Municipal Corporation
 Project Code: DDMCN-2376235
 Application Number: DDMCN/202301726
 Proposal Number: 21037
 Certificate Number: DDMCN/B/2023/APL/05988

Proforma 1: Area Statement
 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. 38767.39
 (a) As per ownership document (7/12, CTS extract) 38768.00
 (b) as per TLR or City Survey measurement sheet 38768.00
 (c) as per Demarcated drawing area 38767.39
 LESS
 2. Area not in possession 0.00
 3. Entire area (1-2) 38767.39
 4. Deductions for
 (a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening 0.00
 (b) Any D.P. Reservation area 0.00
 (Total a+b) 0.00
 5. Balance area of plot (3-4) 38767.39
 6. Amenity Space 0.00
 (Applicable if (1) > 20000 sqmt - Nil
 (Required - (a) Upto 20000 sqmt - Nil
 (b) Above 20000 sqmt - (a) + 5% of Total area 0.00
 7. Net Plot Area (5-6) 38767.39
 8. Recreational Open Space 38767.39
 (a) If area (6) is more than 4000 sqmt - 10% of (6) is required. 3876.73
 Proposed 0.00
 (b) If area is less than 4000 sqmt - Check -
 i) If it is full number like 1.2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required. -
 ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required. -
 (A) 10% Subject to minimum 200 sqmt 0.00
 Proposed 0.00
 (B) Exemption to leave open space subject to availing basic F.S.I. of 75% -
 (C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate. -

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
 Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of Owner :- Jain Social Federation
 Santosh Manakchand Bothara
 Postal Address : PLOT NO 2 MANISHA MARKET YARD ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

Phone No. 9822090551
 DESCRIPTION OF PROJECT :
 Type of Proposal : Educational
 BUILDING ON CTS, NO./SURVEY NO. - 152

SITE ADDRESS :
 S.No.152/2, Nagaon, Ahmednagar

Name Of Architect : Mayur Vijay Kothari
 ADDRESS OF OFFICE
 OFFICE -
 B 103, Guri Ganesh Building, Malwada, Ahmednagar

OWNERS SIGN - Signature Not Verified
 TECHNICAL PERSON SIGN - Signature Not Verified

NORTH
 SCALE - 1:100
 Date: 03/09/23
 JOB NO - DDMCN-23-76235
 CHECK BY -
 SHEET A1 SUBMISSION DRAWING SHEET 9/11

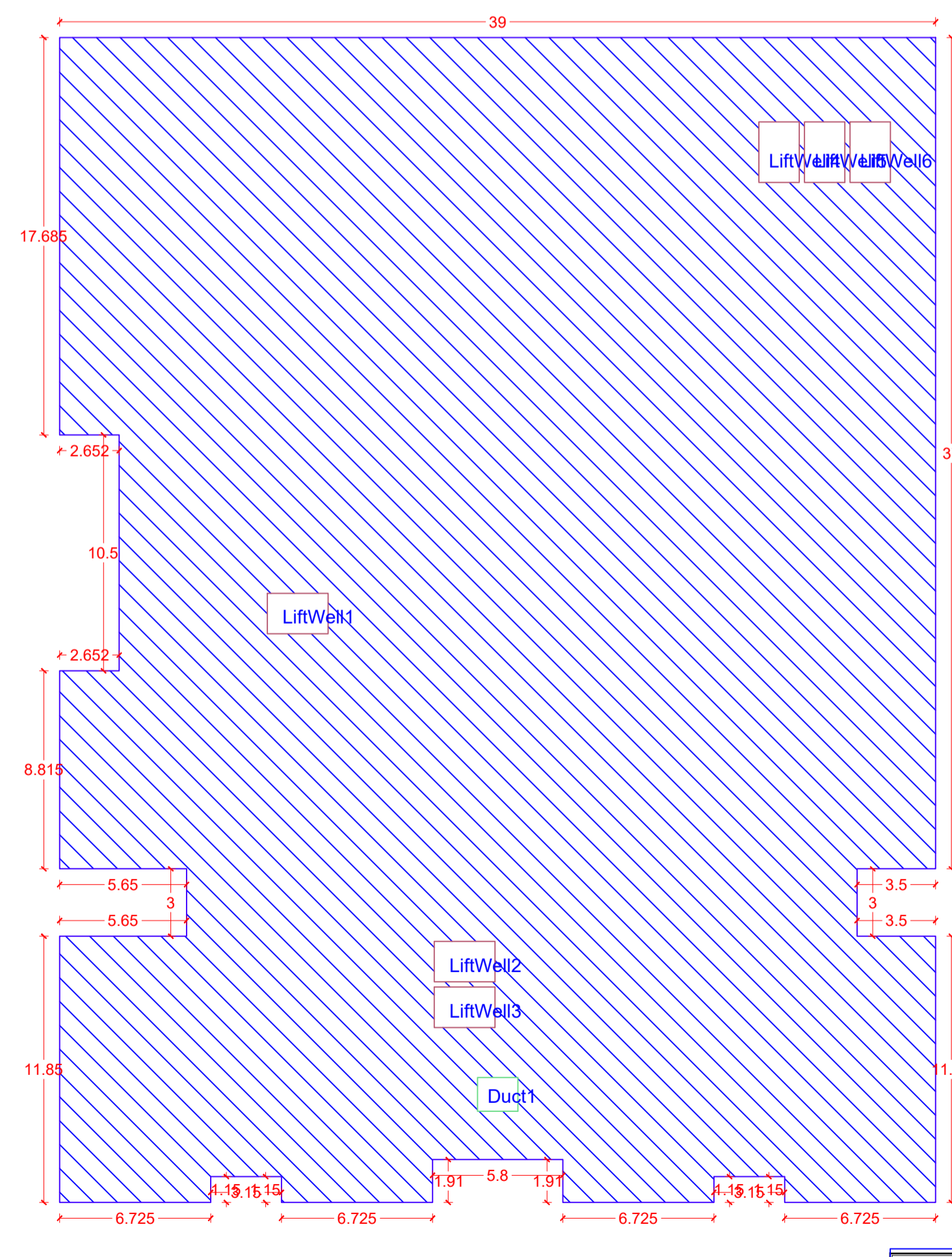
SECOND FLOOR PLAN

BUILDING	FLOORS	FSI AREA				BALCONY		LIFT	LIFTWELL	DUCT	VENT SHAFT	Other	TOTAL FSIAREA
		COMM	RESI	IND	SPECIAL	PROPP	TERRACE						
College	Third and Fourth	3897.06	0.00	0.00	0.00	0.00	0.00	58.32	58.32	5.40	0.00	0.00	3853.34
College	Ground Floor	1948.53	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	Second Floor	1948.53	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	First Floor	1890.53	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1858.67
College	Total	9684.65	0.00	0.00	0.00	0.00	0.00	145.80	145.80	13.50	0.00	0.00	9525.35

9 Index	Basic FSI	Premium FSI	TDR	FSI DETAILS			Total	Inclusive Housing	Drawing Value
				Incentive FSI for green building	Ancillary Area 50% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)			
F1 Permissible Area	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
F2 Permissible Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F3 Balance Area to be Utilized	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
F4 Total Permissible Area (Use Area)	42644.12	19383.69	34890.85	0.00	0.00	0.00	34115.29	131033.75	0.00
F5 Proposed Total Use Area (Structure Footprint Area)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
F6 Index (Minimum)	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

BUILT UP AREA CALCULATION FOR Third Floor College

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	51.85	39.00	1948.53
BLOCK AREA TOTAL = 1948.53 Sq.M			
LiftWell6	-	-	4.86
LiftWell5	-	-	4.86
LiftWell4	-	-	4.86
LiftWell3	-	-	4.86
LiftWell2	-	-	4.86
LiftWell1	-	-	4.86
Duct1	-	-	2.70
TOTAL Deduction = 31.86 Sq.M			
Net BuiltUp Area = 1916.67 Sq.M			



SCHEDULE OF OPENINGS			
ITEM NAME	NAME	LENGTH	HEIGHT
School	V1	0.90	5.00
School	V2	0.90	16.00
College	V	0.90	12.00
College	Y	0.90	0.00

Signature Not Verified
 Digitally signed by SAHESH KHANSHALRAO CHAFLE
 Date: 2023.10.31 15:54:13 IST
 Reason: Approved Drawing
 Location: Ahmednagar Municipal Corporation
 Project Code: DDMCN-2376235
 Application Number: DDMCN/202301726
 Proposal Number: 21037
 Certificate Number: DDMCN/B/2023/APL/05988

Proforma 1: Area Statement
 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. 38767.39
 (a) As per ownership document (7/12, CTS extract) 38768.00
 (b) as per TLR or City Survey measurement sheet 38768.00
 (c) as per Demarcated drawing area 38767.39
 LESS
 2. Area not in possession 0.00
 3. Entire area (1-2) 38767.39
 4. Deductions for
 (a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening 0.00
 (b) Any D.P. Reservation area 0.00
 (Total a+b) 0.00
 5. Balance area of plot (3-4) 38767.39
 6. Amenity Space 0.00
 (Applicable if (1) > 20000 sqmt - Nil
 (Required - (a) Upto 20000 sqmt - Nil
 (b) Above 20000 sqmt - (a) + 5% of Total area 0.00
 7. Net Plot Area (5-6) 38767.39
 8. Recreational Open Space
 (a) If area (6) is more than 4000 sqmt - 10% of (6) is required. 3876.73
 Proposed 0.00
 (b) If area is less than 4000 sqmt - Check -
 i) If it is full number like 1, 2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required.
 ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.
 (A) 10% Subject to minimum 200 sqmt 0.00
 Proposed 0.00
 (B) Exemption to leave open space subject to availing basic F.S.I. of 75%
 (C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
 Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of Owner :- Jain Social Federation
 Santosh Manakchand Bothara
 Postal Address : PLOT NO 2 MANISHA MARKET YARD ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

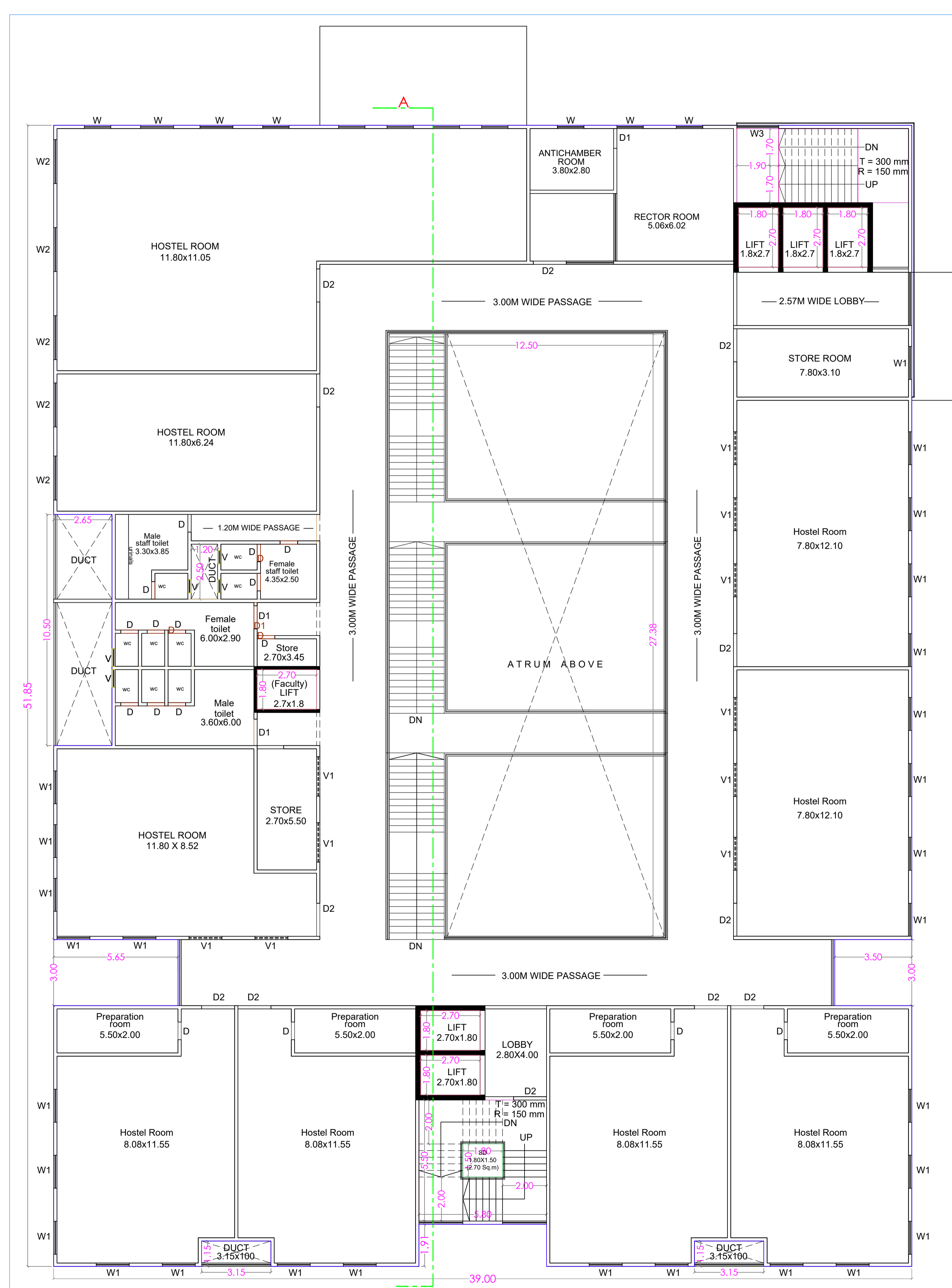
DESCRIPTION OF PROJECT :
 Type of Proposal : Educational
 BUILDING ON CTS. NO./SURVEY NO. - 152

S.No.152/2, Nalgaoan, Ahmednagar

Name Of Architect : Mayur Vijay Kothari
 ADDRESS OF OFFICE
 OFFICE -
 B 103, Guri Ganesh Building, Malwada, Ahmednagar

OWNERS SIGN - Signature Not Verified
 TECHNICAL PERSON SIGN - Signature Not Verified

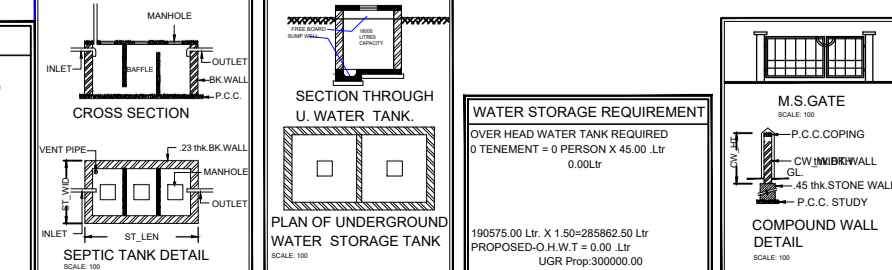
Scale: 1:100
 Date: 03/09/23
 JOB NO - DDMCN-23-76235
 CHECK BY -
 SHEET A1 SUBMISSION DRAWING SHEET 10/11



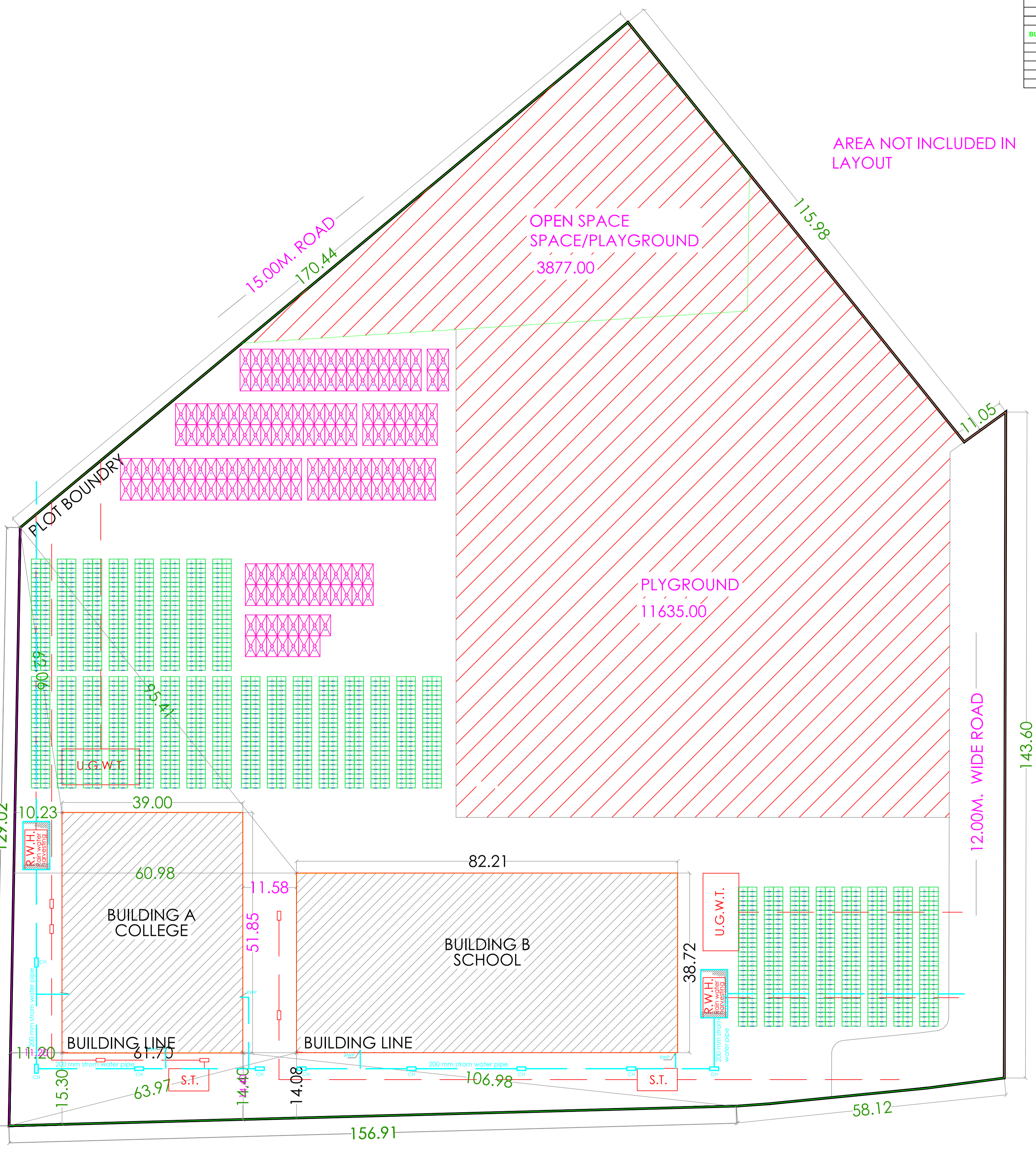
THIRD & FOURTH FLOOR PLAN

Building Name	Use	NO. OF TOWERS	NO. OF FLOORS	NO. OF UNITS
College	Educational	1	17	118
Hostel	Residential	1	17	118
Total		2	34	236

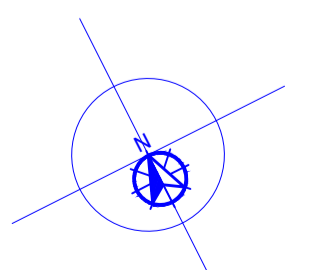
Building Name	Car/Multi Bus	Motor	Car/Multi Bus	Motor	Status
College	100	100	100	100	OK
Hostel	100	100	100	100	OK
Total	200	200	200	200	OK



Project Details
 Building Type - Building Development
 Zone Type - Residential Zone with Shop (R-2)
 Location - Non-Compartment
 Ward No. - 103
 Plot No. - 152
 City No./Survey No. - 152
 Sheet No. - 1
 Zone Number - Nalgaoan
 Ward Name - 11/30-20 V.G.
 Property Value - 0.00



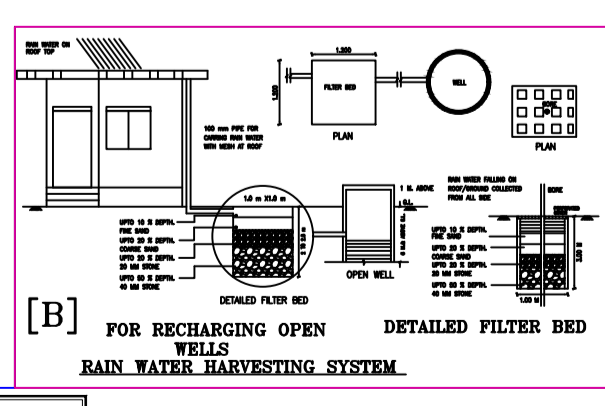
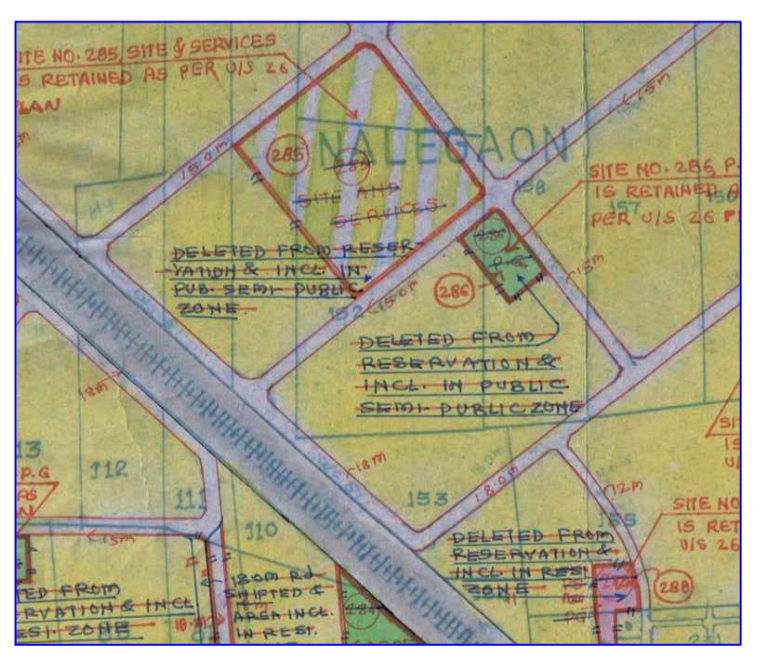
BLOCK PLAN
SCALE 1:500



SCHEDULE OF OPENINGS				
BLD NAME	NAME	LENGTH	HEIGHT	NO.
School	S1	1.50	2.10	1
School	S2	1.20	2.10	3
School	D	1.80	2.10	1
School	S4	2.00	2.10	1
School	S3	1.00	2.10	4
School	S5	0.90	2.10	8
School	S6	1.35	2.10	3
School	S7	0.90	2.10	1
School	S8	0.90	2.10	1
School	S9	0.75	2.10	7
School	S10	1.35	2.10	4
College	V	0.80	6.00	8
College	D	0.80	2.10	44

BUILDING	FLOORS	FSI AREA					BALCONY		TERRACE		LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.								
Lab	Third Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67	
Lab	Second Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67	
Lab	First Floor	1890.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1858.67	
Lab	Ground Floor	1948.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67	
Lab	Total	7736.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116.64	116.64	10.80	0.00	0.00	7608.68	

9 Index	Basic FSI	Premium FSI	TDR	Incentive FSI for green building	Ancillary Area 50% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing	Drawing Value
P2 Existing Commercial Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
P3 Balance Area to be Developed	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
P4 Total Permissible (Net Plot Area)	42644.12	19383.69	34890.85	0.00	0.00	34115.29	131033.75	0.00	0.00
P5 Proposed of Use Area (Overall Development Area)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
P6 In-use Component	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00



Project Details Building Type - Building Development Zone Type - Residential Zone with Shop Ine. (R-2) Location - Non-Congested	Water Storage Requirement OVER HEAD WATER TANK REQUIRED 100075.90 Ltr. X 1.50 = 20082.00 Ltr. PROPOSED WATER TANK 10000 Ltr. LDR Prop. 30000.00	M.S. GATE P.C.C. COOPING 4" BRICK WALL P.C.C. STUDY COMPOUND WALL DETAIL
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Signature Not Verified
Digitally signed by SHAMESH KHI SHALRAO CHAFLE
Date: 2023.10.31 15:54:14 (IST)
Reason: Approved Drawing P
Location: Ahmednagar Municipal Corporation
Project Code: DDMCN-2376235
Application Number: DDMCN202301726
Proposal Number: 21037
Certificate Number: DDMCN/2023/APL05988

Proforma 1 : Area Statement

- Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. 38767.39 and subplot No.
 - (a) As per ownership document (7/12, CTS extract) 38768.00
 - (b) as per TLR or City Survey measurement sheet 38768.00
 - (c) as per Demarcated drawing area 38767.39
- Area not in possession 0.00
- Entire area (1-2) 38767.39
- Deductions for
 - (a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening 0.00
 - (b) Any D.P. Reservation area 0.00
 - (Total a+b) 0.00
- Balance area of plot (3-4) 38767.39
- Amenity Space 0.00
- (Applicable if (1) > 20000 sqmt - Nil
- (b) Above 20000 sqmt - (a) + 5% of Total area 0.00
- Net Plot Area (5-6) 38767.39
- Recreational Open Space
 - (a) If area (6) is more than 4000 sqmt - 10% of (6) is required. 3876.73
 - Proposed 0.00
 - (b) If area is less than 4000 sqmt - Check - 0.00
 - (c) If it is full number like 1,2,125,419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required. 0.00
 - (d) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required. 0.00
 - (A) 10% Subject to minimum 200 sqmt 0.00
 - Proposed 0.00
 - (B) Exemption to leave open space subject to availing basic F.S.I. of 75% 0.00
 - (C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate. 0.00

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of Owner :- Jain Social Federation
Santosh Manakchand Bothara
Postal Address : PLOT NO 2 MANISHA, MARKET YARD ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Educational
BUILDING ON CTS, NO./SURVEY NO. - 152

SITE ADDRESS :
S.No.152/2, Nalegaon, Ahmednagar

Name Of Architect : Mayur Vijay Kothari
ADDRESS OF OFFICE
OFFICE -
B 103, Guri Ganesh Building, Malwada, Ahmednagar

OWNERS SIGN -
Signature Not Verified
TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100 Date: 03/09/23
JOB NO - DDMCN-23-76235 CHECK BY -
SHEET A1 SUBMISSION DRAWING SHEET 1/11



Ahmednagar Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 210373
Proposal Code : DDMCN-23-76235

Permit No. : DDMCN/B/2023/APL/05988
Date : 31/10/2023

Building Name :	College(Educational)	Floors :	Ground Floor,First Floor,Second Floor,Third Floor
Building Name :	Lab(Educational)	Floors :	Ground Floor,First Floor,Second Floor,Third and Fourth

To,
i)Jain Social Federation Santosh Manakchand Bothara,
S.NO.152/2,NALEGAON,AHMEDNAGAR
ii) Mayur Kothari (Architect)

Sir/Madam,

With reference to your application No **DDMCN202301726**, dated **04-09-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No **157/2**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **152/2**, Final Plot No. , Sector No. , Mouje **Nalegaon** situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)



Ahmednagar Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 210373
Proposal Code : DDMCN-23-76235

Permit No. : DDMCN/B/2023/APL/05988
Date : 31/10/2023

15. Fire NOC will be necessary at the time of Building Occupancy

Signature Not Verified

Digitally signed by SARVESH KHUSHALRAO CHAFLE
Date: 2023.10.31 13:53:54 IST
Reason: Approved Certificate
Location: Ahmednagar Municipal Corporation
Project Code : DDMCN-23-76235
Application Number : DDMCN202301726
Proposal Number : 210373
Certificate Number : DDMCN/B/2023/APL/05988



Scan QR code for verification of authenticity.

Town Planner,
Ahmednagar Municipal Corporation,