

TOTAL EXCESS  
B.M.

Approved as amended in \_\_\_\_\_  
subject to the conditions mentioned  
in Municipal Order No. NMC/II/LND/RF 51

24/4/2001  
*[Signature]*

Executive Engineer (T.P.)  
Town Planning Department  
Nashik Municipal Corporation.  
NASHIK

S.M.  
NIL  
NIL  
NIL  
NIL  
NIL  
NIL

PREVIOUS APPROVED Plan of Certificate No. 44 dt 29/4/99  
By executive Engg. T.P. Nashik N.M.C. Nashik.

AREA STATEMENT	sq. MT.
1. AREA OF THE PLOT	17400.00
2. DEDUCTION FOR	-
a) ROAD ACQUISITION AREA	1845.16
b) PROPOSED AREA	-
c) ANY RESERVATION	-
TOTAL (a+b+c)	1845.16
3. NET GROSS AREA OF THE PLOT (1-2)	15554.84
4. DEDUCTION FOR	-
a) RECREATIONAL GROUND PER (RULE 11/3'1)	-
b) INTERNAL ROAD TOTAL (a+b)	-
5. NET AREA OF THE PLOT	15554.84
6. ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA)	-
PROPOSE a) 100% SET BACK AREA	1845.16
7. TOTAL AREA (5x6)	-
8. TOTAL F.S.I. PERMISSIBLE (11666.13 + 1845.16)	13511.29
9. PERMISSIBLE TOTAL FLOOR AREA (7x8)	-
10. EXISTING FLOOR AREA	11273.60
11. PROPOSED AREA	1931.26
12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B (C) BELOW	36.04
13. TOTAL BUILT UP AREA PROPOSED (10+11+12)	13240.90
14. TOTAL BUILT UP AREA CONSUMED 13/7	-
BALCONY AREA STATEMENT.	
a) PERMISSIBLE BALCONY AREA PER FLOOR	As shown
b) PROPOSED BALCONY AREA PER FLOOR	-
c) EXCESS BALCONY AREA TOTAL	-
TENEMENT STATEMENT.	
a) NET AREA OF THE PLOT	-
b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC.	1584.40
c) AREA OF TENEMENT (a-b)	-
d) TENEMENT PERMISSIBLE AS 60/08/100 PER ACRE 100/200/250 PER HECTOR	2204 Pch. A
e) TENEMENT PROPOSED	238 m <sup>2</sup>
PARKING STATEMENT.	
a) PARKING REQUIRED BY RULE	-
b) GARAGES PERMISSIBLE	-
c) GARAGES PROVIDED	-
d) TOTAL PARKING PROVIDED	NA
LOADING/UNLOADING STATEMENT.	
LOADING/UNLOADING REQUIRED	-
TOTAL LOADING/UNLOADING PROVIDED	-

(0.75 F.S.I)

NIL

NIL

CERTIFICATE OF AREA:-  
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY  
ME ON 4/3/2001 & DIMENSION  
OF ALL SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON  
SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN  
DOCUMENT OF OWNERSHIP T.P. ACT

100/200/250 PER HECTOR	220th Plan - A
e) TENEMENT PROPOSED	238 NY
PARKING STATEMENT	
a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	
c) GARAGES PROVIDED	
d) TOTAL PARKING PROVIDED	NA
LOADING/UNLOADING STATEMENT.	
LOADING UNLOADING REQUIRED	
TOTAL LOADING UNLOADING PROVIDED	
CERTIFICATE OF AREA:-	
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 1/3/2011 & DIMENSION OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T P ACT	
SIGNATURE OF LICENSED ARCHITECTS/ENGINEERS/ STRUCTURAL ENGINEERS/SUPERVISOR	

SCHEDULE FOR OPENING	NOTES -
D = 0.90 X 2.10 = DOOR	1) PLOT BOUNDARY SHOWN IN THICK BLACK.
D1 = 0.15 X 2.10 = -d-	2) PROP. WORK SHOWN IN RED.
RS = 2.40 X 2.40 = Rolling shutle	3) DRAINAGE LINE SHOWN IN RED.
W = 1.80 X 1.20 = WINDOW	4) ROAD WIDENING SHOWN IN HATCHED.
W1 = 1.50 X 1.20 = -d-	5) EXISTING STRUCTURE SHOWN IN HATCHED.
V = 0.60 X 0.90 = Vents	6) EXISTING STRUCTURE IS TO BE DEMOLISHED IN YELLOW COLOUR.

**PROPOSED EXTENTION TO THE  
EXISTING GROUP HOUSING BUILDING  
ON S.NO. 125/B OF VILLAGE. DEOLALI  
AT JAIL ROAD, NASHIK ROAD IN NASHIK.  
FOR :- CHAIRMAN KAILASJI CO-OP HSG.  
SOCIETY LTD.**

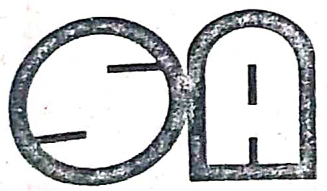


**चअरमज**

Reg No CA/88/11487

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

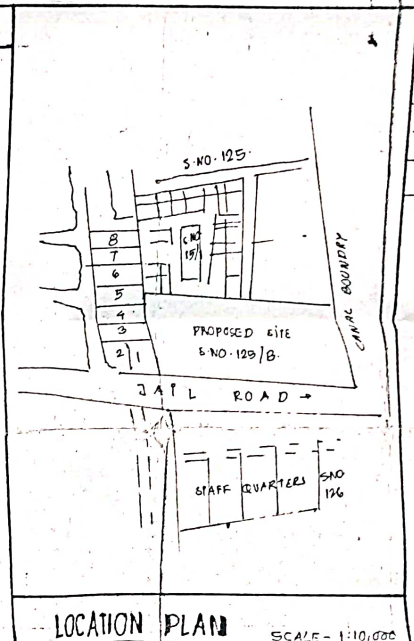


VIJAY PATEL  
ARCHITECT  
ARCHITECT  
INTERIOR & LANDSCAPE  
DESIGNERS  
SANKHALA  
ASSOCIATES  
101, NAVRANG COMPLEX,  
STATION ROAD, NASHIK-422 001. PH. NO 79970, 75034 RESI. 74289, 76289

JOB NO. :	DRG. : 01	SCALE : 1:100
DATE : 1/3/2011	DRN BY : Parked	CHD BY :

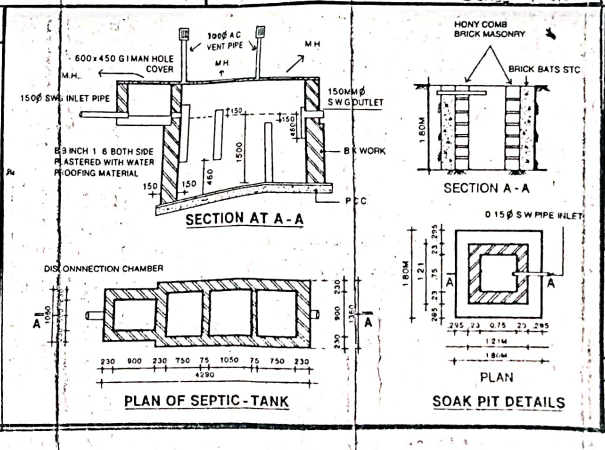
AREA STATEMENT.	
① AREA OF LAND	= 17400.0 sqm.
② AREA UNDER D.P. ROAD WIDENING	= 1845.16 sqm
③ NET AREA OF LAND (1-2)	= 15554.84 sqm
④ ALLOWED F.S.I. (0.75)	= 11666.13 sqm
⑤ TOTAL ALLOWED F.S.I. (11666.13+1845.16)	= 13511.29 sqm
⑥ ALLOWED 1/3 GROUND COVERAGE Area	= 4503.76 sqm

BLUP AREA STATEMENT.	
PROPOSED BLUP AREA STATEMENT.	
1 GROUND FLOOR	= 104.92 sqm
2 FIRST FLOOR	= 104.92 "
3 SECOND FLOOR	= 104.92 "
4 THIRD FLOOR	= 104.92 "
5 EXCESS BALCONY	= 32.41 "
TOTAL BLUP AREA = 419.68 sqm	
TOTAL EXISTING AREA STATEMENT.	
1 GROUND FLOOR	= 3640.22 sqm
2 FIRST FLOOR	= 3626.72 "
3 SECOND FLOOR	= 3626.72 "
4 THIRD FLOOR	= 379.94 "
5 EXCESS BAL	= 3.63 "
TOTAL EXISTING AREA = 12777.23 sqm	



PROPOSED AREA CALCULATION OF (	
① GROUND FLOOR PLAN:-	
BLOCK = 15.70m x 7.75m = 121.67 sqm	
DEDUCTION :- ① 5.00 x 3.35 = 16.75 sqm	
GROSS BLP = [121.67 - 16.75] = 104.92 sqm	
NET BLP AREA ON GROUND FLOOR = 104.92 sqm	
ON FIRST FLOOR = 104.92 "	
ON SECOND FLOOR = 104.92 "	
ON THIRD FLOOR = 104.92 "	
TOTAL BLP AREA = [104.92 x 4] = 419.68 sqm	

BALCONY STATEMENT.	
① FIRST FLOOR PLAN:-	
FLOOR AREA = 104.92 sqm	
ALLOWED 10% = 10.49 sqm	
PROP. BAL = [3.07 + 3.07] = (11.3 x 1.2) = 13.56 sqm	
EXCESS BAL = [13.56 - 10.49] = 3.07 sqm	
② SECOND FLOOR = 3.07 sqm	
③ THIRD FLOOR = 3.07 sqm	
TOTAL EXCESS BAL = (3.07 + 3.07 + 3.07) = 9.21 sqm	



EXISTING B/UP AREA										
BLDG. NO.	NOS.	BUILT UP OF GROUND FLOOR	OTLA OF GROUND FLOOR	BUILT UP OF FIRST FLOOR	EXCESS BAL OF FIRST FLOOR	BUILT UP OF SECOND FLOOR	EXCESS BAL. OF SECOND FLOOR	BUILT UP OF THIRD FLOOR	EXCESS BAL. OF THIRD FLOOR	TOTAL EXCESS BAL.
		Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.
C-3	1	193.24	7.65	193.24	NIL	193.24	NIL	NIL	NIL	NIL
FG	1	179.86	14.47	179.86	1.21	179.86	1.21	NIL	NIL	2.42
F8	1	179.86	14.47	179.86	1.21	179.86	NIL	NIL	NIL	1.21
TOTAL	5	498.96	36.59	498.96	2.42	498.96	1.21	-	-	3.63

EXISTING B/UP AREA										
BLDG. NO.	NOS.	BUILT UP OF GROUND FLOOR	OTLA OF GROUND FLOOR	BUILT UP OF FIRST FLOOR	EXCESS BAL. OF FIRST FLOOR	BUILT UP OF SECOND FLOOR	EXCESS BAL. OF SECOND FLOOR	BUILT UP OF THIRD FLOOR	EXCESS BAL. OF THIRD FLOOR	TOTAL EXCESS BAL.
		Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.	Sq.M.
A2	1	311.92	NIL	311.92	NIL	311.92	NIL	NIL	NIL	NIL
A3	1	315.34	NIL	304.90	NIL	304.90	NIL	NIL	NIL	NIL
A-4	1	160.66	NIL	177.66	NIL	134.02	NIL	NIL	NIL	NIL
B11	1	193.95	30.49	193.95	NIL	193.95	NIL	NIL	NIL	NIL
C-1	1	139.24	21.30	139.24	NIL	139.24	NIL	NIL	NIL	NIL
C-2	1	139.24	7.65	139.24	NIL	139.24	NIL	NIL	NIL	NIL
F3	1	179.86	14.47	179.86	NIL	179.86	NIL	NIL	NIL	NIL
F4	1	179.86	14.47	179.86	NIL	179.86	NIL	NIL	NIL	NIL
B-10	1	194.52	30.49	194.52	NIL	194.52	NIL	NIL	-	NIL
D-1	1	36.28	NIL	NIL	NIL	NIL	NIL	NIL	-	-
D-2	1	81.66	NIL	116.93	NIL	NIL	NIL	NIL	-	-
A	1	214.20	NIL	195.90	NIL	195.90	NIL	104.85	-	-
E	1	275.09	9.20	275.09	NIL	275.09	NIL	275.09	-	-
F2										
F7										
F9										
F1										
TOTAL	17	3141.26	151.22	3127.76	NIL	3127.76	NIL	379.94	NIL	NIL

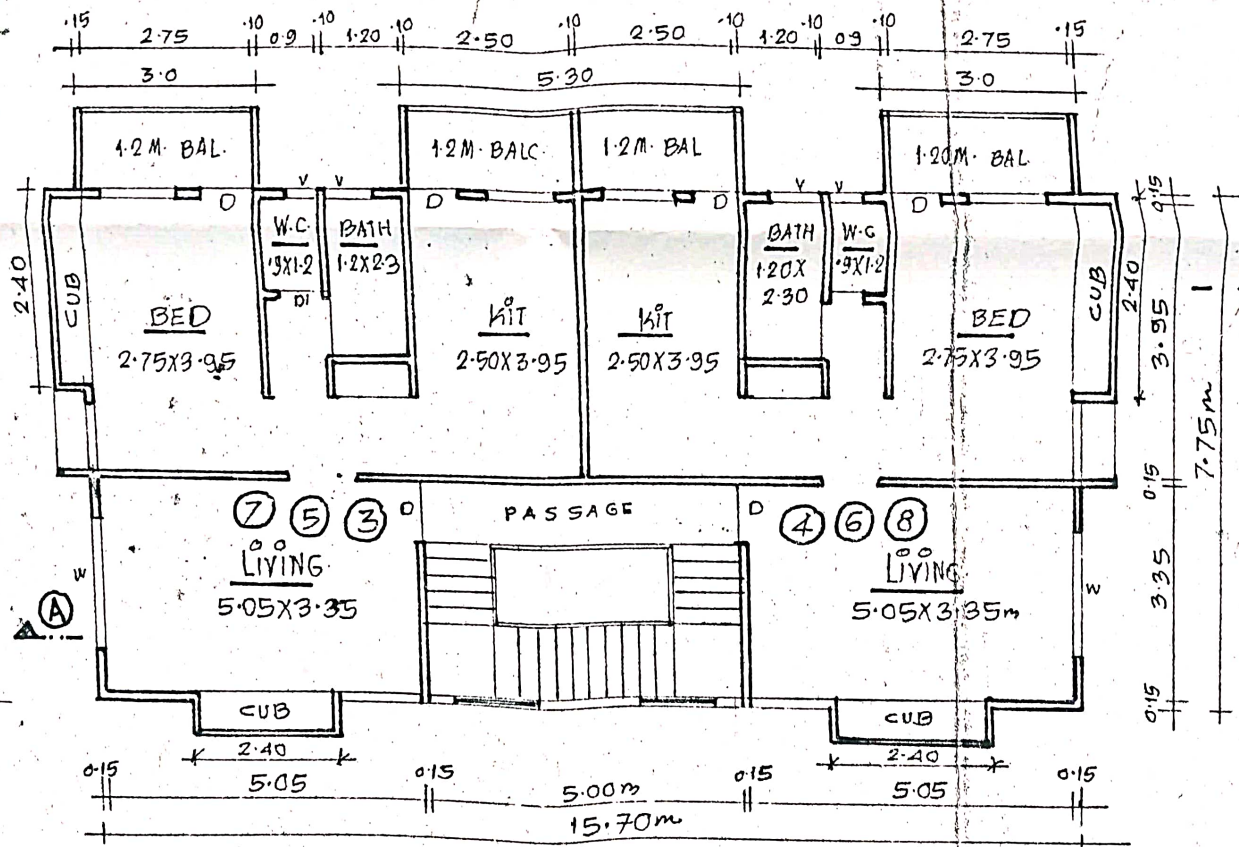
TOTAL GROUND FLOOR = (498.96 - 52.40) = 446.56 sqm  
 TOTAL EXISTING AREA = 1500.51 sqm

TOTAL EXISTING AREA = 3327.94 sqm

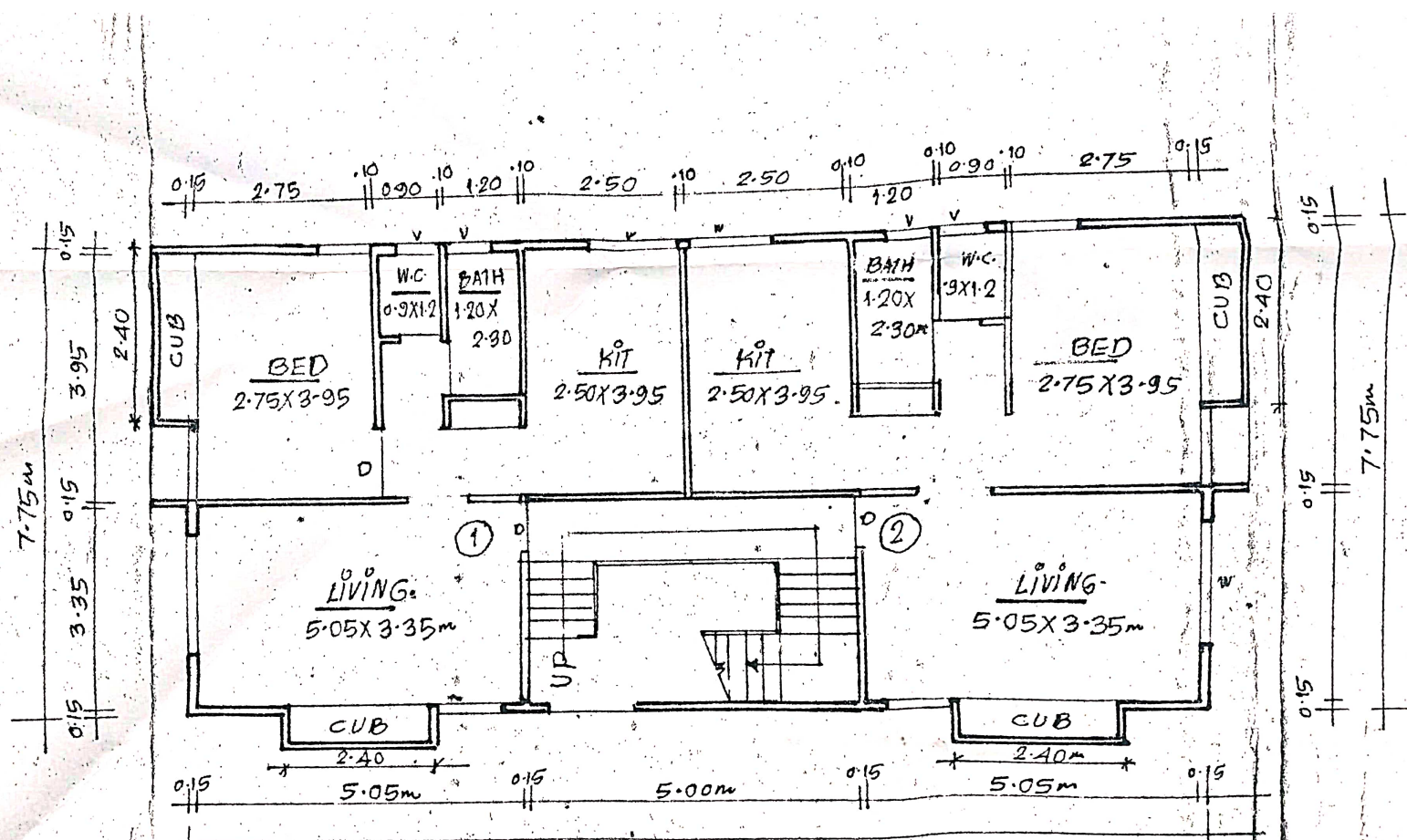
PROPOSED B/UP AREA.

A1	1	311.92	-	311.92	10.39	311.92	10.39	-	-	20.78
F5	1	179.86	14.37	179.86	1.21	179.86	-	-	-	2.42
D	1	36.24	-	-	-	-	-	-	-	-
M	1	104.92	-	104.92	3.07	104.92	3.07	104.92	3.07	9.21
G	1	70.18	-	DEMOLISHED	-	-	-	-	-	-
TOTAL	3	632.94	-	596.70	14.67	596.70	13.46	104.92	3.07	32.41

TOTAL PROP B/UP AREA = 1962.46 sqm



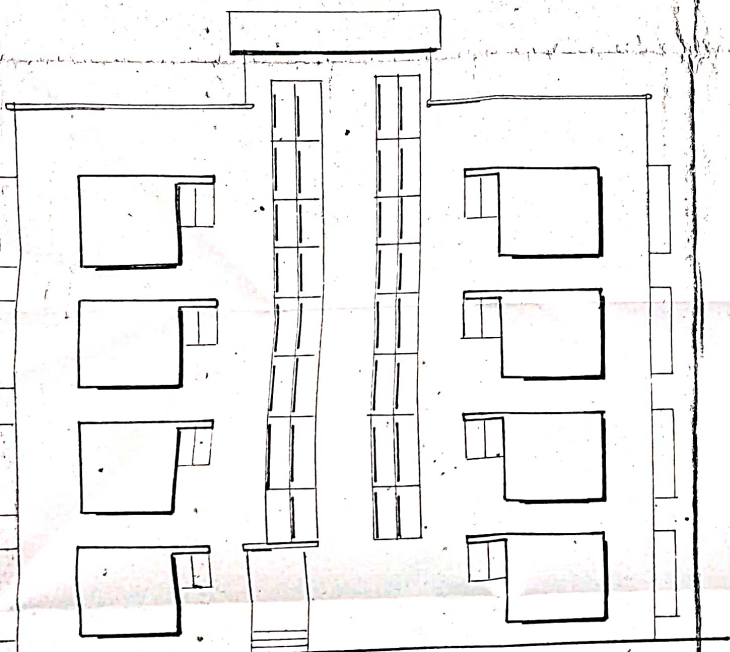
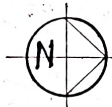
**TYPICAL FLOOR PLAN**  
 (FIRST, SECOND & THIRD FLOOR PLAN)



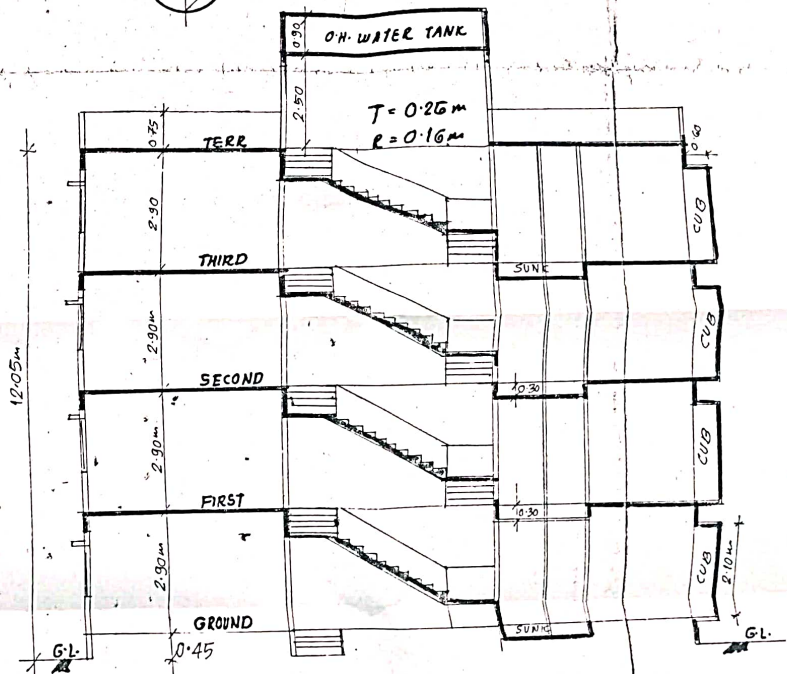
GROUND FLOOR PLAN

← 12.20 M. WIDE EXISTING JAIL ROAD →  
← PROPOSED 30.0 M. W. D. P. ROAD →

**SITE PLAN**  
SCALE 1:500



**ELEVATION**



**SECTION - A-A**

10 10 10 10 10 2.75 15





No. SMS: Nashik/2022-23/

Dt. 01/02/23

To,

Vastakala

Dear Sir,

Re: Request to carry out TCR /Valuation/Estimate Verification/ of the property

This is to inform that below mentioned applicant has approached us with a request to sanction certain credit facility against the security as detailed below

Name of the Applicant	Yuvraj Bhimrao Shrivastav
Contact No	9850392743.
Address of the Property	
Other Instructions	

For Valuation purpose : You are requested to visit the site along with our Officer and on carrying out the inspection Please submit the valuation report at the earliest directly to us.  
For TCR Purpose : You are requested to carry out the title search and on verifying the original documents, please submit the title search report at the earliest directly to us as per banks 20 point format..

The fees/ charges for the TCR/Valuation shall be paid by us(BOB SMS,Nashik) to you directly as per our Bank's extant guidelines. In case of any query or adverse observation, Kindly contact SMS authority before issuing the report .

Yours faithfully,



Authorised Officer  
For SMS Nashik