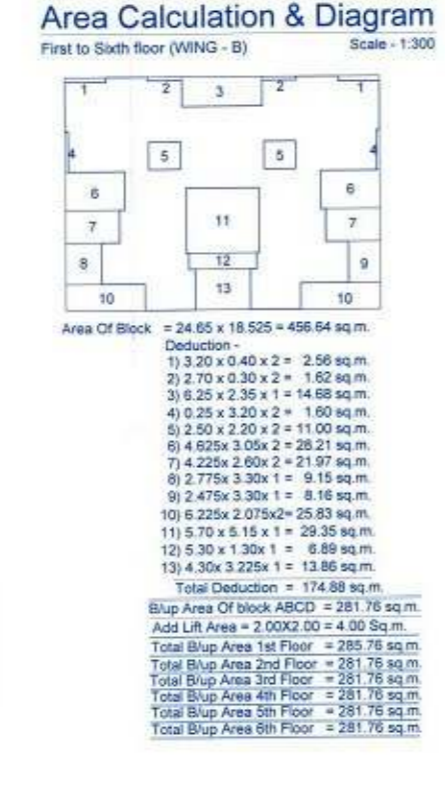
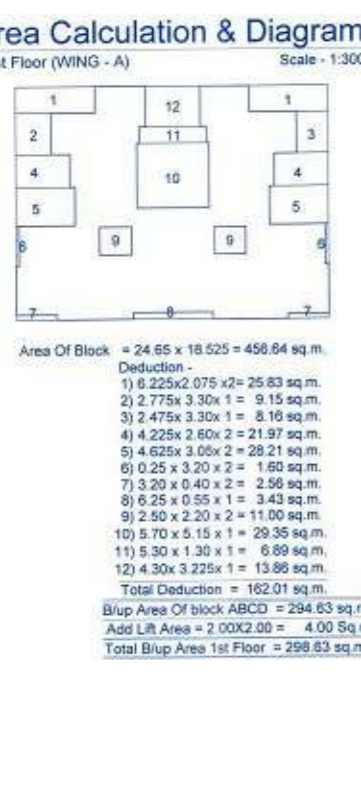
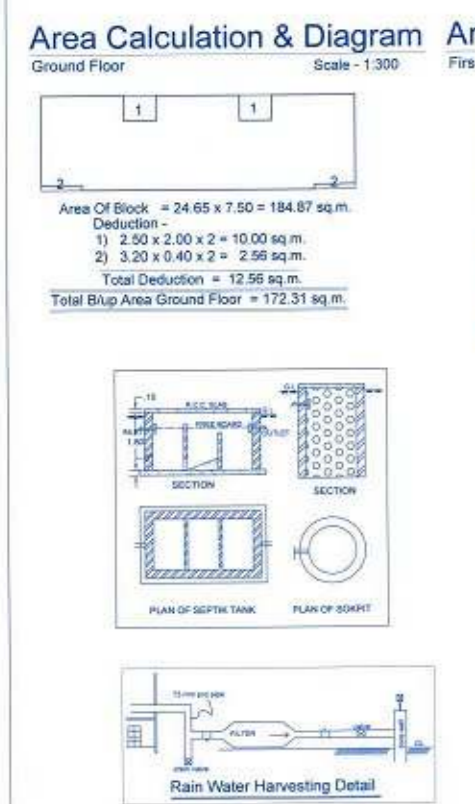
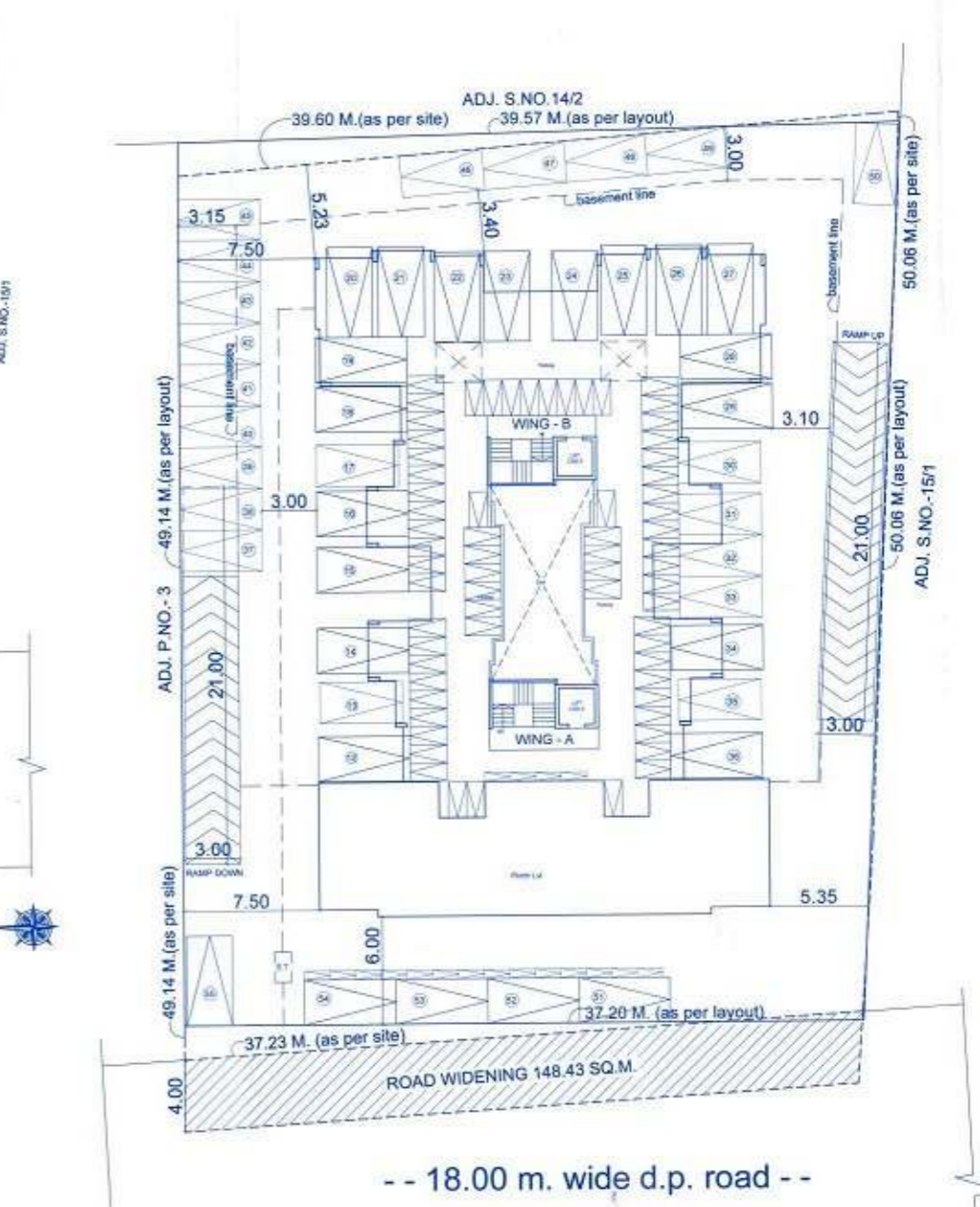


APPROVED
The Plans enclosed in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. 62302
14/11/2020
27/04/2020
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik.



SCHEDULE OF DOOR/WINDOW

R.S.	2.18x2.40	ROLLING SHUTTER
R.S.T	2.40x2.40	ROLLING SHUTTER
R.S.B	1.80x2.40	ROLLING SHUTTER
O.I	1.00x2.00	T.W. PANELLED
O.I	0.90x2.30	T.W. PANELLED
O.W	2.00x2.30	T.W. GLAZED WINDOW
O.W	1.80x2.30	T.W. GLAZED WINDOW
O.W	1.50x2.30	T.W. GLAZED WINDOW
O.W	1.20x2.30	T.W. GLAZED WINDOW
O.W	1.00x2.30	T.W. GLAZED WINDOW
V	0.75x1.40	Louver Vent



PARKING STATEMENT

NO.	REQUIRED PARKING	PROVIDED PARKING				
	CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
No. of Tenement having carpet area above 40 sq.m. or less than 40 sq.m.	48 NOS.	192 NOS.	96 NOS.	48 NOS.	192 NOS.	96 NOS.
No. of Shops having carpet area 100 sq.m.	4 NOS.	8 NOS.	8 NOS.	4 NOS.	8 NOS.	8 NOS.
Visitors parking	03 NOS.	10 NOS.	110 NOS.	03 NOS.	10 NOS.	110 NOS.
TOTAL	55 NOS.	210 NOS.	110 NOS.	55 NOS.	210 NOS.	110 NOS.

AMALGAMATION STATEMENT

PLOT NO.	AREA OF PLOT	Proposed F.S.I.	Total F.S.I.
1	976.80	74.03	1052.83
2	916.18	74.40	989.58
Plot 1+2	1892.98	148.43	2042.41

BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR	BALCONY AREA WITHIN 10%	EXCESS BALCONY AREA COUNTED IN F.S.I.	DOUBLE HEIGHT TERRACE AREA WITHIN 20%	EXCESS DOUBLE HEIGHT TERRACE AREA COUNTED IN F.S.I.	TOTAL F.S.I. (1+4+7)
(1)	GROUND FLOOR	172.31 SQ.M.	---	---	---	---	172.31 SQ.M.
WING - A	FIRST FLOOR	285.75 SQ.M.	44.79 SQ.M.	NIL	---	---	285.75 SQ.M.
SECOND FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.73	---	---	---	287.49 SQ.M.
THIRD FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.73	---	---	---	287.49 SQ.M.
FOURTH FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.73	---	---	---	287.49 SQ.M.
FIFTH FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.73	---	---	---	287.49 SQ.M.
SIXTH FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.73	---	---	---	287.49 SQ.M.
TOTAL AREA OF BUILDING	1879.74 SQ.M.	256.09 SQ.M.	28.65	---	---	---	1908.39 SQ.M.
(1)	FIRST FLOOR	285.75 SQ.M.	42.96 SQ.M.	4.57	---	---	290.33 SQ.M.
SECOND FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.17	---	---	---	286.92 SQ.M.
THIRD FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.17	---	---	---	286.92 SQ.M.
FOURTH FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.17	---	---	---	286.92 SQ.M.
FIFTH FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.17	---	---	---	286.92 SQ.M.
SIXTH FLOOR	281.75 SQ.M.	42.26 SQ.M.	5.17	---	---	---	286.92 SQ.M.
TOTAL AREA OF BUILDING	1694.56 SQ.M.	254.15 SQ.M.	30.42	---	---	---	1724.99 SQ.M.
TOTAL AREA OF BUILDING A+B	3574.30 SQ.M.	508.24 SQ.M.	59.07	---	---	---	3633.37 SQ.M.

T.D.R STATEMENT

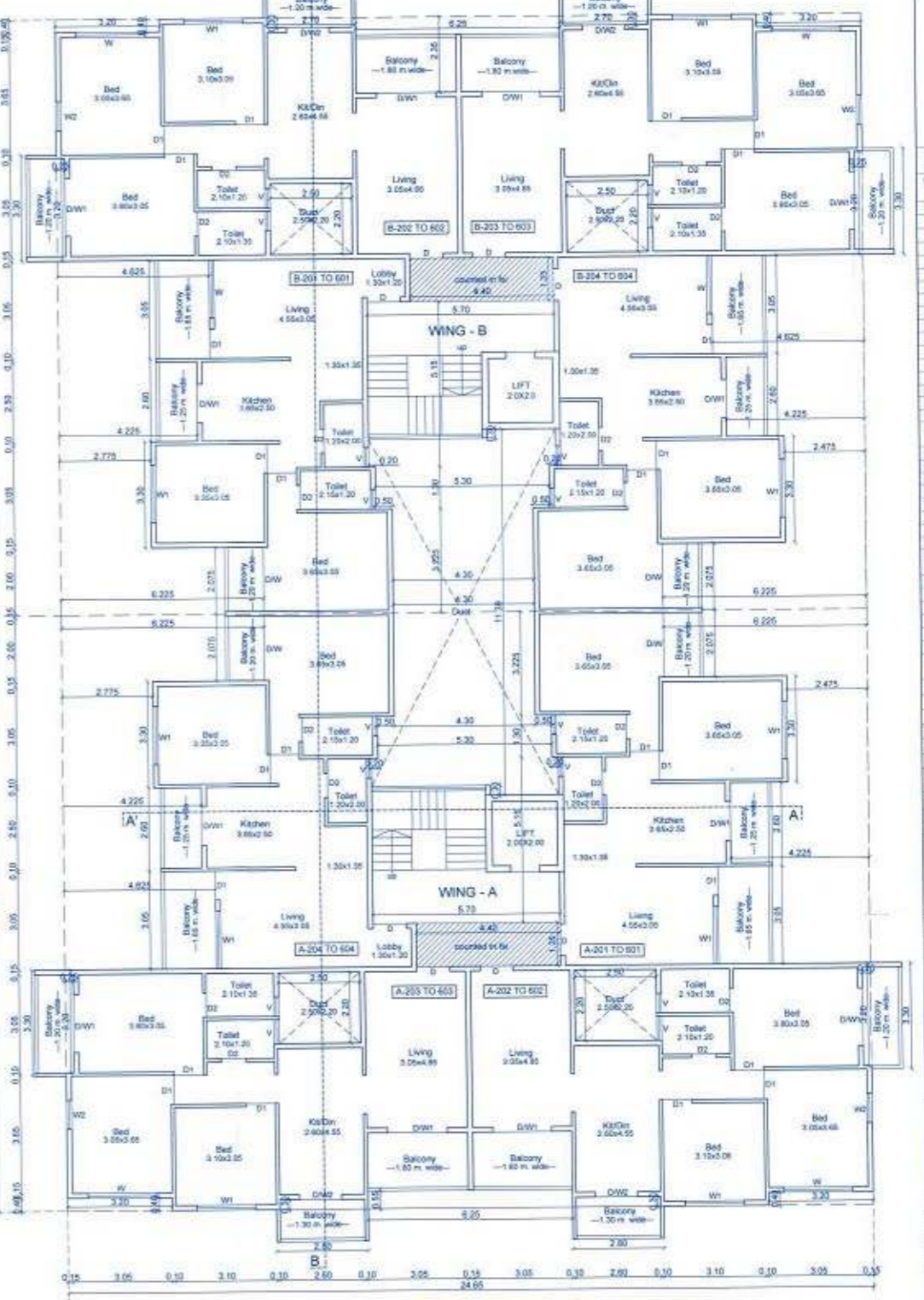
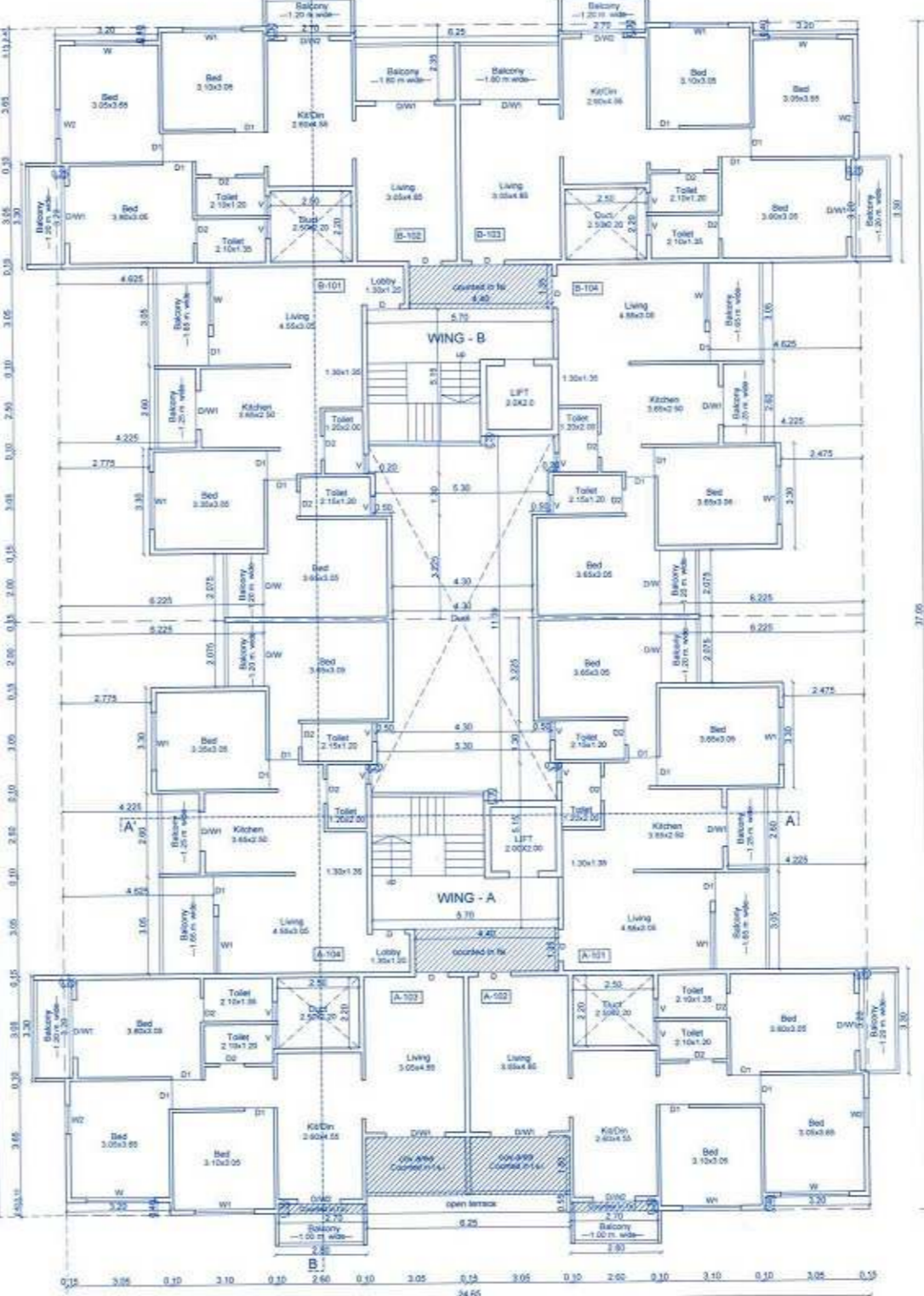
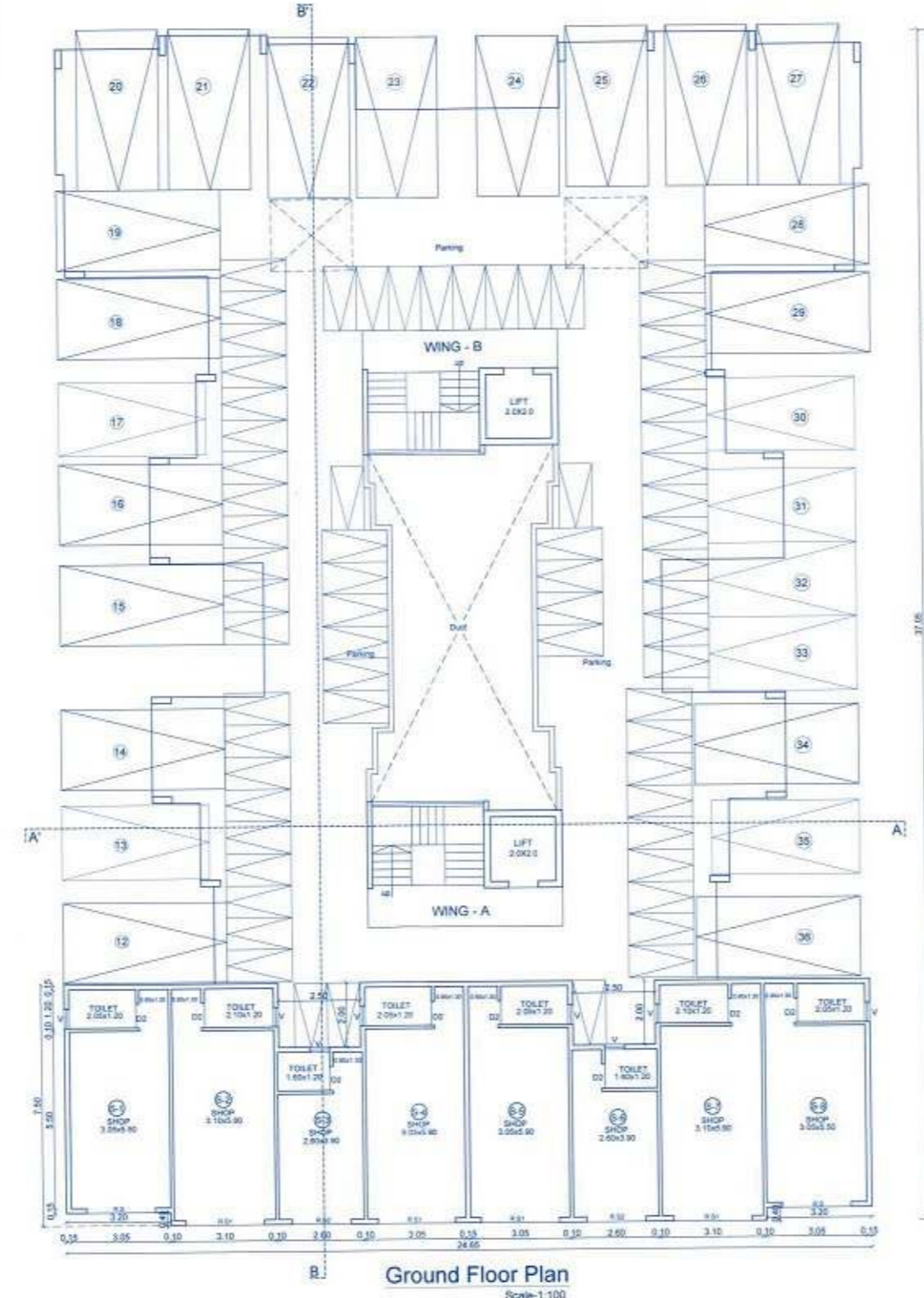
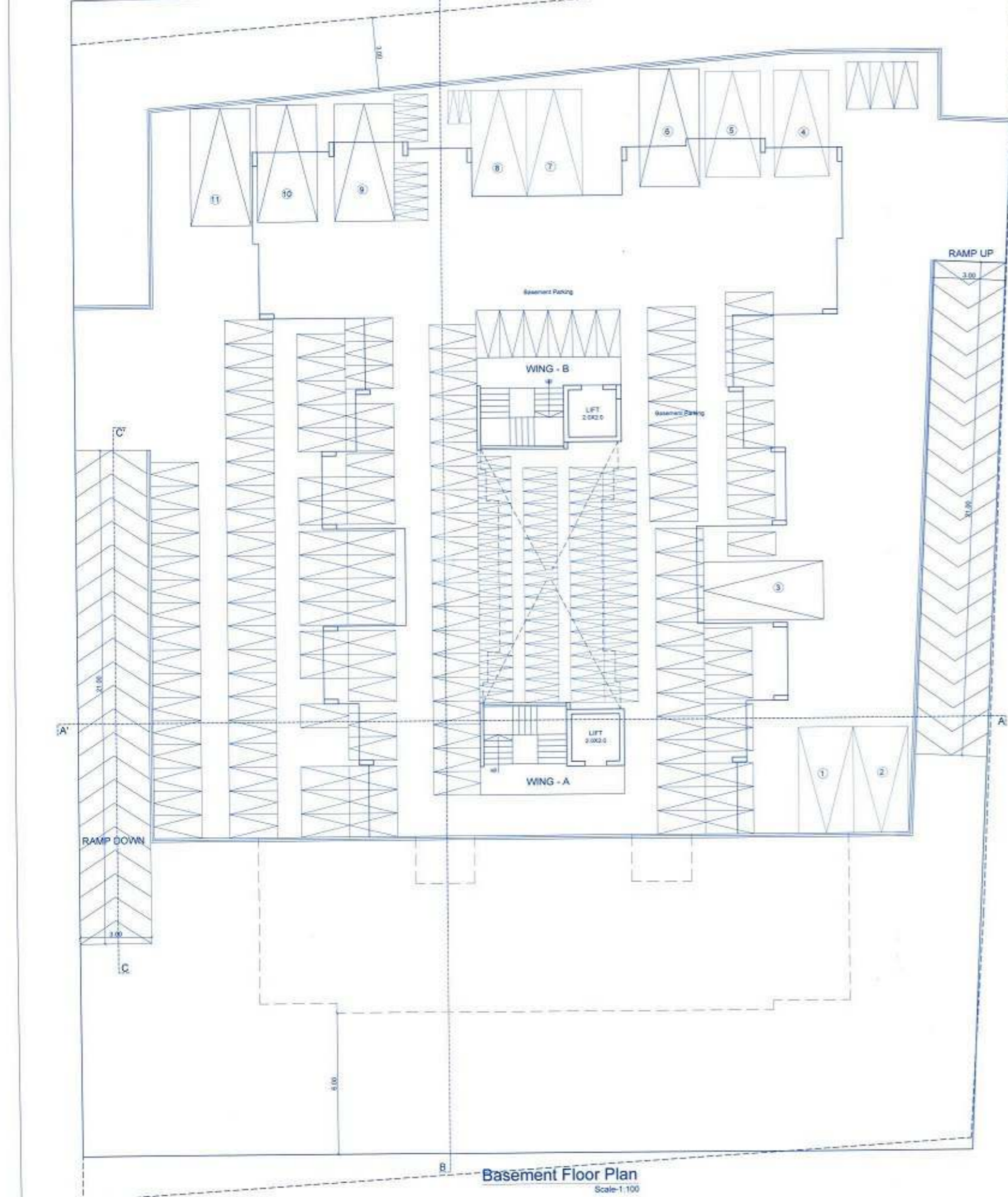
AREA OF THE PLOT = 1893.98 sq.m.
PERMISSIBLE T.D.R AREA (50% OF THE PLOT AREA) = 1704.58 sq.m.
T.D.R. PROPOSED = 1405.00 sq.m.
(CERTIFICATE NO. - 891 DATE: 13/11/2019)
Calculation of TDR as per 28 Jan. & 2nd May 2016 Govt. Policy.
Rg = 6330, Rv = 11230 X 1405
Y = $\frac{R_g R_v}{100} = \frac{6330 \times 11230}{100} = 71079.90$
Y = 71079.90
(Y = TDR Debited from DRG)

BALCONY STATEMENT (Wing - A)

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First Floor	285.75 sq.m.	42.86 sq.m.	1) 3.05x3.05 = 9.30 x 1.05 = 9.75 2) 2.60x2.60 = 6.76 x 1.25 = 8.45 3) 2.07x3.30x2 = 13.66 x 1.20 = 16.39 4) 2.80x2.80 = 7.84 x 1.00 = 7.84 Total = 35.09 sq.m.	NIL
Second, Third, Fourth, Fifth, & Sixth Floor	281.75 sq.m.	42.26 sq.m.	1) 6.25 x 1.80 = 11.25 2) 3.05x3.05 = 9.30 x 1.05 = 9.75 3) 2.60x2.60 = 6.76 x 1.25 = 8.45 4) 2.07x3.30x2 = 13.66 x 1.20 = 16.39 5) 2.07x3.30x3 = 22.85 x 1.20 = 27.42 Total = 47.26 sq.m.	47.69 - 42.26 = 5.43 sq.m.
TOTAL EXCESS BALCONY AREA				26.65 sq.m.

BALCONY STATEMENT (Wing - B)

Floor	Area	Allowed Balcony 15% of floor area	Proposed Balcony	Excess Balcony
First Floor	285.75 sq.m.	42.86 sq.m.	1) 6.25 x 1.80 = 11.25 2) 3.05x3.05 = 9.30 x 1.05 = 9.75 3) 2.60x2.60 = 6.76 x 1.25 = 8.45 4) 2.07x3.30x2 = 13.66 x 1.20 = 16.39 Total = 47.43 sq.m.	47.43 - 42.86 = 4.57 sq.m.
Second, Third, Fourth, Fifth, & Sixth Floor	281.75 sq.m.	42.26 sq.m.	1) 6.25 x 1.80 = 11.25 2) 3.05x3.05 = 9.30 x 1.05 = 9.75 3) 2.60x2.60 = 6.76 x 1.25 = 8.45 4) 2.07x3.30x2 = 13.66 x 1.20 = 16.39 5) 3.30x2.07x3 = 20.87 x 1.20 = 25.04 Total = 47.43 sq.m.	47.43 - 42.26 = 5.17 sq.m.
TOTAL EXCESS BALCONY AREA				30.42 sq.m.



AREA STATEMENT

Sl. No.	DESCRIPTION	SQ.M.	
1	Area of the Plot (Minimum area of A.S. to be considered)	1893.98	
2	As per ownership document (C12, C13 extract)	1893.98	
3	As per measurement sheet	1893.98	
4	As per site	1893.98	
5	DISCOUNT FOR		
a)	Proposed P.F. & F. Road widening Area	---	
b)	Any D.P. Reservation Area	(Total a+b)	---
6	RECREATIONAL OPEN SPACE		
a)	Proposed	---	
b)	Required	---	
7	Service road and highway widening	---	
8	Internal Road Area	---	
9	Net Area of Plot (1 + 2 - 6a) = 1893.98	1893.98	
10	Build up area with reference to Basic F.S.I.	2042.41	
11	As per Basic F.S.I. (200 or less than 200)	---	
12	As per Basic F.S.I. (200 or more than 200)	---	
13	Total Built up area in proposed (excluding area of 50% Net Area)	---	
14	Additional area for F.S.I.	148.43	
15	Total area available for F.S.I.	1554.43	
16	Total area available (15)	1554.43	
17	Maximum utilization of F.S.I. as per Road width (15.0 m)	3633.37	
18	As per Regulation No. 15.4 (i.e. 1893.98 x 2.50)	4749.95	
19	Proposed Built up Area	---	
20	Existing Built up Area	---	
21	Excess Balcony area counted in F.S.I.	59.07	
22	Excess Double height terrace area counted in F.S.I.	---	
23	Additional F.S.I. area under chapter VIII	---	
24	F.S.I. Contained (15)	1.91	
25	Area for Inclusive Housing, if any	---	
26	Required (20% of no. 19)	---	
27	Proposed	---	
28	Total No. of Shops	49	
29	Total No. of Tenement	---	
30	Total Res. Comm. area (26.65+172.31)	3633.37	

CERTIFICATE OF AREA

I, the undersigned hereby certify that the area mentioned in the above table is the correct area as per the survey conducted by me on 13/11/2019 and the dimensions of areas are as stated in plan and as mentioned in the area statement table with the area stated in document of Ownership T.D.R. Scheme Records Department/City Survey records.

OWNER DECLARATION
I, the undersigned hereby declare that I have read and understood the provisions of the above mentioned certificate and I am satisfied with the area stated in the above mentioned certificate and I am not aware of any error or mistake in the above mentioned certificate and I am not aware of any error or mistake in the above mentioned certificate and I am not aware of any error or mistake in the above mentioned certificate.

Shri. B. M. Kale
owner's name and signature

AR. UMESH P. BAGUL
M.P. No. 42356
ARCHITECT SIGN
REGISTRATION LICENSE NO. 1720/2007
RTI As shown / Patch / Ar. Bagul / reg. no. CA/93/15997

Dr. Bhanu Patel
Licence no. 42356
STRUCTURAL SIGN
REGISTRATION LICENSE NO. 1720/2007

Ar. UMESH BAGUL
105/1/105, Pimpri-Nashwa centre,
Old Pandhri Colony,
Nashik
PH: (0253) 2679667