PROPOSED BUILDING PERMISSION FOR RESIDENTIAL BUILDING ON PLOT NO.12 S.NO 175/3 ,NASHIK SHIWAR, PANCHAWATI ,NASHIK-422003 FOR:-JAI GURUDEV ENTERPRISES THROUGH PARTNERS

STAMP OF APPROVAL

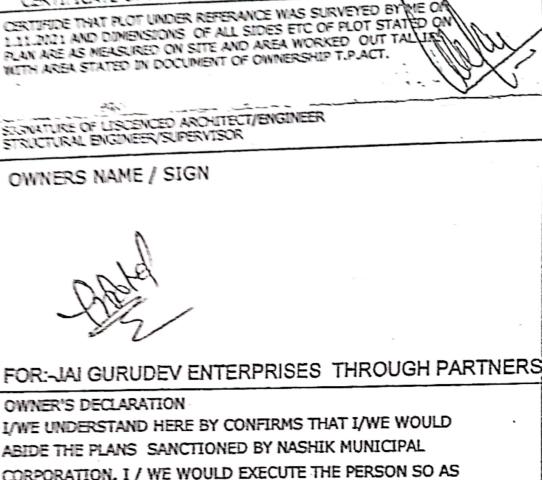
APPROVED

> Executive Engineer TOWN PLANNING

Washik Municipal Corporation

Mushik

D 1000X 2100 W 1500X1200
D1 750X3100 W1 1200X1200
FO 1800X3100 W2 2400X1200
y SCCX6CC
CERTIFICATE OF AREA
CERTIFIDE THAT PLOT UNDER REFERANCE
WITH AREA STATED IN DOCUMENT OF OW
STONATURE OF LISCENCED ARCHITECT/EN
STRUCTURAL ENGINEER/SUPERVISOR
OWNERS NAME / SIGN
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CORPORATION, I / WE WOULD EXECUTE THE PERSON SO AS TO ENSURE THE OUALITY AND SAFTY AT THE WORK SITE.

OWNER / G.P.A HOLDER

STRUCTURAL ENGG.SIGN ARCHITECT'S SIGN AR.DEEPKX V.MAKWANA LIC.NO. CA/2007/40839 ER.JAYESH V.MAKWANA LIC.NO. N.M.C 185 DRG NO. DATE JOB NO.

ARCHITECT / ENGINEER NAME

PECTRUM

ARCHITECTS & INTERIOR DESIGNER Ar. Deepak Makwana (B.Arch, AllA)

architects and interior designers Sant Vandan apt, swaminarayan nagar, Aurangabad Naka, Panchawali, Nasik-422003 Mo: 9923299325, e-mail: deepakmakwana2006@gmail.com

	B) TOTAL (A+B)	1359.62	
16	F.S.I CONSUMED (15/13c)	0.99	
17	AREA FOR INCLUSIVE HOUSING	N/A	
	A. REQ. 20% OF S.NO.5	N/A	
	B. PROPOSED	N/A	
D 100	OULE OF OPENING IN MM DDX 2100 W 1500x1200 SDX2100 W1 1200x1200 SDX2100 W2 2400x1200 DX600	LEGEND PLOT BOUNDRY SHOWN IN THECK BLASS PROPOSED WORK SHOWN IN RED DRAINAGE LINE SHOWN IN DOTTED RE WATER LINE SHOWN IN BLACK DOTTES EXISTING TO BE RETAINED IN BLACK DEMOLITION SHOWN IN HATCHED YEL EXTERNAL WALL INTERNAL WALL	

CERTIFICATE OF AREA

CERTIFIDE THAT PLOT UNDER REFERANCE WAS SURVEYED BY ME OF 1.11.2021 AND DIMENSIONS OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P.ACT.

SIGNATURE OF LISCENCED ARCHITECT/ENGINEER STRUCTURAL ENGINEER/SUPERVISOR

OWNERS NAME / SIGN

Speld

FOR:-JAI GURUDEV ENTERPRISES THROUGH PARTNERS

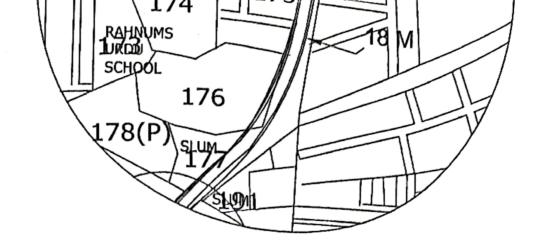
OWNER'S DECLARATION

I/WE UNDERSTAND HERE BY CONFIRMS THAT I/WE WOULD ABIDE THE PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I / WE WOULD EXECUTE THE PERSON SO AS TO ENSURE THE QUALITY AND SAFTY AT THE WORK SITE.

AREA OF PLOT			
AREA OF PLOT (MINIMUM AREA OF A.B.C CONSIDERED) A) AS PER OWNERSHIP DOCUMENT		AREA STATEMENT	
MINIMUM AREA OF A.R.C CONSIDERED		TITLE	SQ.M.
BJAS PER MEASUREMENT SHEET	01	AREA OF PLOT (MINIMUM AREA OF A,B,C CONSIDERED)	3
C)AS PER SITE (P.T SHEET)	-	A) AS PER OWNERSHIP DOCUMENT	485.43
DEDUCTION FOR A PROPOSED D.P./ D.P. ROAD WIDENING/ SERVICE ROADHIGHWAY WIDENING 11.57		B)AS PER MEASUREMENT SHEET	485,41
A PROPOSED D.P / D.P ROAD WIDENING SERVICE ROADHIGHWAY WIDENING B. ANY D.P RESERVATION AREA 0.00		C)AS PER SITE (P.T SHEET)	468,70
SERVICE ROADMIGHWAY WIDENING 11.57	02	DEDUCTION FOR	
TOTAL A+B TOTAL CAPITAL TOTAL BNITTU A REA IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) TOTAL BNITTU A REA IN PROPOSAL A) EXISTING BUILT UP AREA IN PROPOSAL B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED TOTAL CAPITAL IN PROPOSAL B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED TOTAL CAPITAL IN PROPOSAL B) TOTAL CAPITAL IN PROPOSAL B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED TOTAL CAPITAL IN PROPOSAL B) TOTAL CAPITAL IN PROPOSAL B) TOTAL CAPITAL IN PROPOSAL B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED TOTAL CAPITAL IN PROPOSAL B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED TOTAL CAPITAL IN PROPOSAL B) PROPOSED BILL TUP AREA PLINE AREA B) PROPOSED BUILT UP AREA PLINE AREA B) PROPOSED TOTAL CAPITAL IN			11.57
SALANCE AREA OF PLOT (1-2) 457.13 M AMENITY SPACE IF APPLICABLE 0.00 S NET PLOT AREA 457.13 C RECREATIONAL OPEN SPACE N/A INTERNAL ROAD AREA N/A INTERNAL ROAD AREA N/A INTERNAL ROAD AREA N/A INTERNAL ROAD REA N/A INTERNAL ROAD AREA N/A INTERNAL		B. ANY D.P RESERVATION AREA	0.00
QM AMENITY SPACE IF APPLICABLE 0.00 QS NET PLOT AREA 457.13 Q6 RECREATIONAL OPEN SPACE N/A Q7 INTERNAL ROAD AREA N/A Q8 PLOTABLE AREA N/A Q9 BUILTUP AREA WITH REFRENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (9.00 M WIDE ROAD) 502.84 10 ADD. OF F.S.I ON PAYMENT OF PREMIUM A) MAXIMUM PERMISSIBLE PREMIUM F.S.I- BASED ON ROAD WIDTH/T.O.D ZONE B) PROP. F.S.I ON PAYMENT OF PREMIUM TO TO.00 170.00 11 INSITU F.S.I / T.D.R LOADING A) INSITU AREA AGAINST D.P. ROAD(2X2(A)) 0.00 AI) INSITU AREA AGAINST D.P. ROAD WIDENING B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.55 X 48/C) C) T.D.R. AREA ALLOWALE = 182.85 170.00 Q1 T.D.R. AREA ALLOWALE = 182.85 170.00 Q2 T.D.R. AREA ALLOWALE = 182.85 170.00 Q3 D.TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C) 181.57 Q4 D.TOTAL ENTITALEMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 510.00 Q5 T.O.TAL ENTITALEMENT (A+B) 1364.4* Q6 WILLIARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 1359.62 Q8 PROPOSED BUILT UP AREA B) PROPOSED BUILT UP AREA		TOTAL A+B	11.57
05 NET PLOT AREA 457.13 06 RECREATIONAL OPEN SPACE N/A 07 INTERNAL ROAD AREA N/A 08 PLOTABLE AREA N/A 09 BUILTUP AREA WITH REFRENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (9.00 M WIDE ROAD) 502.84 10 ADD: OF F.S.I ON PAYMENT OF PREMIUM A) MAXIMUM PERMISSIBLE PREMIUM F.S.I- BASED ON ROAD WIDTH/T.O.D ZONE B) PROP, F.S.I ON PAYMENT OF PREMIUM A) INSITU AREA AGAINST D.P. ROAD(2X2(A)) 0.00 11 INSITU AREA AGAINST 9.00 M ROAD WIDENING A) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C) C) T.D.R. AREA ALLOWALE = 182.85 170.00 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 510.00 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH C) TOTAL ENTITALEMENT (A+B) 1364.4* 15 TOTAL ENTITALEMENT (A+B) 1359.62 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA B) PROPOSED BUILT UP AREA B) PROPOSED BUILT UP AREA B) TOTAL (A+B) 1359.62 <td></td> <td></td> <td>457.13</td>			457.13
06 RECREATIONAL OPEN SPACE N/A 07 INTERNAL ROAD AREA N/A 08 PLOTABLE AREA N/A 09 BUILTUP AREA WITH REFRENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (9.00 M WIDE ROAD) 502.84 10 ADD. OF F.S.I ON PAYMENT OF PREMIUM A) MAXIMUM PERMISSIBLE PREMIUM F.S.I- BASED ON ROAD WIDTH/T.O.D ZONE B) PROP. F.S.I ON PAYMENT OF PREMIUM TO TO PREMIUM TO			
107 INTERNAL ROAD AREA N/A			
SE			
BUILTUP AREA WITH REFRENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (9.00 M WIDE ROAD)			
TO BASIC F.S.I AS PER FRONT ROAD WIDTH (9.00 M WIDE ROAD) 10 ADD: OF F.S.I ON PAYMENT OF PREMIUM 228.56 E ANXINUM PERMISSIBLE PREMIUM F.S.I - BASED ON ROAD WIDTH/ T.O.D ZONE B) PROP. F.S.I ON PAYMENT OF PREMIUM 170.00 NA INSITU F.S.I / T.D.R LOADING A) INSITU AREA AGAINST D.P. ROAD (2X2(A)) 0.00 AI) INSITU AREA AGAINST 9.00 M ROAD WIDENING 11.57 B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C) C) T.D.R. AREA ALLOWALE = 182.85 170.00 D.TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C) 13 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY 510.00 C) TOTAL ENTITALEMENT (A+B) 1364.4* 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 1511.4*			N/A
A) MAXIMUM PERMISSIBLE PREMIUM F.S.I- BASED ON ROAD WIDTH/ T.O.D ZONE B) PROP. F.S.I ON PAYMENT OF PREMIUM 170.00 11 INSITU F.S.I / T.D.R LOADING A) INSITU AREA AGAINST D.P. ROAD(2X2(A)) A) INSITU AREA AGAINST 9.00 M ROAD WIDENING B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C) C) T.D.R. AREA ALLOWALE = 182.85 D.TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C) 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA B) PROPOSED BUILT UP AREA C) 0.99 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED	09	TO BASIC F.S.I AS PER FRONT ROAD WIDTH	502.84
BASED ON ROAD WIDTH/ T.O.D ZONE B) PROP. F.S.I ON PAYMENT OF PREMIUM 170.00	10		160 c (16) of the
B) PROP. F.S.I ON PAYMENT OF PREMIUM 170.00		A) MAXIMUM PERMISSIBLE PREMIUM F.S.I-	228 56
11			
A) INSITU AREA AGAINST D.P. ROAD(2X2(A)) 0.00 AI) INSITU AREA AGAINST 9.00 M ROAD WIDENING 11.57 B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C) C) T.D.R. AREA ALLOWALE = 182.85 170.00 D.TOTAL INSITU / T.D.R LOADING PROPOSED 181.57 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY 510.00 C) TOTAL ENTITALEMENT (A+B) 1364.44 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 1511.41 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA P LINE AREA 1359.62 B) PROPOSED BUILT UP AREA P LINE AREA 1359.62 17 AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 N/A	11		
A) INSITU AREA AGAINST 9.00 M ROAD WIDENING 11.57 B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C) C) T.D.R. AREA ALLOWALE = 182.85 170.00 D.TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C) 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA P LINE AREA B) TOTAL (A+B) 16 F.S.I CONSUMED (15/13c) 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED			
B) INSITU AREA AGAINST AMINITY IF HANDOVER (2X OR 1.85 X 4B/C) C) T.D.R. AREA ALLOWALE = 182.85 170.00 D.TOTAL INSITU / T.D.R LOADING PROPOSED 181.57 11 (A+B+C) 181.57 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE 854.41 B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY 510.00 C) TOTAL ENTITALEMENT (A+B) 1364.4 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 1511.4 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA D. INE AREA B) PROPOSED BUILT UP AREA P LINE AREA 1359.62 B) TOTAL (A+B) 1359.62 0.99 16 F.S.I CONSUMED (15/13c) 0.99 A. REQ. 20% OF S.NO.5 N/A B. PROPOSED N/A N/A REQ. 20% OF S.NO.5 N/A B. PROPOSED N/A N/A N/A REQ. 20% OF S.NO.5 N/A C) T.D.R. AREA GRINNING IF ANY N/A REQ. 20% OF S.NO.5 N/A C) T.D.R. AREA GRINNING IF ANY N/A REQ. 20% OF S.NO.5 N/A C) T.D.R. AREA GRINNING IF ANY N/A REQ. 20% OF S.NO.5 N/A	1		
C) T.D.R. AREA ALLOWALE = 182.85 170.00 D.TOTAL INSITU / T.D.R LOADING PROPOSED 181.57 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 N/A 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE 854.41 B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY 510.00 C) TOTAL ENTITALEMENT (A+B) 1364.4 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 1511.41 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA PLINE AREA 1359.62 B) PROPOSED BUILT UP AREA PLINE AREA 1359.62 16 F.S.I CONSUMED (15/13c) 0.99 17 AREA FOR INCLUSIVE HOUSING IF ANY N/A B. PROPOSED		B) INSITU AREA AGAINST AMINITY IF HANDOVER	
D.TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C) 12 ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7 13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA B) TOTAL (A+B) 16 F.S.I CONSUMED (15/13c) 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED	ł	C) T.D.R. AREA ALLOWALE = 182.85	
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13 TOTAL ENTITALMENT OF F.S.I IN PROPOSAL A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA B) PROPOSED BUILT UP AREA C) N/A B) TOTAL (A+B) 16 F.S.I CONSUMED (15/13c) 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED		11 (A+B+C)	181.57
A) 9+10B+11D OR 12 WICHEVER IS APPLICABLE B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY C) TOTAL ENTITALEMENT (A+B) 14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA B) TOTAL (A+B) 16 F.S.I CONSUMED (15/13c) 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED			N/A
## B) ANCILLARY F.S.I 60% OR 80% WITH PAYMENY 510.00 C) TOTAL ENTITALEMENT (A+B) 1364.4* ### MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 1511.4* ### TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA N/A B) PROPOSED BUILT UP AREA P LINE AREA 1359.62 ### B) TOTAL (A+B) 1359.62 ### AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 N/A	13	A) 9-10P-14P OF F.S.I IN PROPOSAL	
14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA B) TOTAL (A+B) 1359.62 1359.62 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED		AV 94 108+11D OR 12 WICHEVER IS APPLICABLE	854.41
14 MAXIMUM UTILISATION LIMIT OF F.S.I (BUILDING POTENTIAL) PER. AS PER ROAD WIDTH 1511.41 15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) 1359.62 A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA P LINE AREA N/A B) TOTAL (A+B) 1359.62 16 F.S.I CONSUMED (15/13c) 0.99 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 N/A B. PROPOSED N/A		C) TOTAL ENTITY:	510.00
15 TOTAL BUILTUP AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA PLINE AREA B) TOTAL (A+B) 16 F.S.I CONSUMED (15/13c) 17 AREA FOR INCLUSIVE HOUSING IF ANY A. REQ. 20% OF S.NO.5 B. PROPOSED	14	O) TOTAL ENTITALEMENT (A+B)	1364.41
EXCLUDING AREA IN PROPOSAL EXCLUDING AREA UNDER SR.NO. 17 (B) A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA P LINE AREA B) TOTAL (A+B) 1359.62		TENTIALI PER AS DED DOAD MADE	1511 14
A) EXISTING BUILT UP AREA B) PROPOSED BUILT UP AREA P LINE AREA 1359.62 B) TOTAL (A+B) 1359.62 16 F.S.I CONSUMED (15/13c) 0.99 17 AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 B. PROPOSED N/A	15 .		1511.41
B) PROPOSED BUILT UP AREA P LINE AREA 1359.62 B) TOTAL (A+B) 1359.62 15 F.S.I CONSUMED (15/13c) 0.99 AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 N/A B. PROPOSED		A) EXISTING BUILT UP AREA	1359.62
16 F.S.I CONSUMED (15/13c) 1359.62 17 AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 N/A B. PROPOSED		B) PROPOSED BUILT UP AREA DUNG	
17 AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 N/A B. PROPOSED	40	-7 · · · · · · · (/ · · b)	
17 AREA FOR INCLUSIVE HOUSING IF ANY N/A A. REQ. 20% OF S.NO.5 N/A B. PROPOSED		F.S.I CONSUMED (15/13c)	
A. REQ. 20% OF S.NO.5 B. PROPOSED N/A	17		
B. PROPOSED N/A			
N/A			N/A
			N/A
SCHEDULE OF OPENING IN MM LEGENO	CHEC	ILLE OF OPENING TO THE	

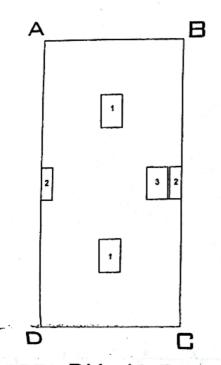
=468.70 x 0.40 = 187.36 80.M PROPOSED T.D.R 101.93.00 80.M AGREEMENT NO.10943-2021 DATED 3.1 1.21 DRC NO.872 DATED.27.8.19 PROPOSED T.D.R 68.07.00 80.M AGREEMENT NO.10947-2021 DATED 3.1 1.21 DRC NO.749 DATED.11-4-17 TOTAL = 101.93 + 68.07

TOTAL = 101.93 + 68.07=170.00 SQ.M					3 + 68.07=170.00 SQ.M	
ARKING STAT	EMENT					
	TE ELATE	REQ.4 WHEELER		REQ.2 WHEE	ER	
PARPET AREA		10		50		
40-80 SQ.M	20	WITH 5% VISITORS		WITH 5% VIBITORS		
,		10.50		52.50		
		6Y ADD.0.90	FACTOR	BY ADD. 0.90 FACTOR		
		9.45 = 9	9	47.25=47		
PROPO	JSED	O FOLID WHEEL		6 FOUR WHEELER+11BIKE (AB 6 BIKE = 1 CAR)		
ATOTA	L	15 FOUR	WHEEL	138KE		
FORM OF ST	ATEMENT 2					
BLDG NO.	FLOOR NO	TOTAL BI	DUTE	R CONSTRUC	LOOR AS PER CTION LINE	
	GROUND		2	7.02 SQ.M		
1.	FIRST	266.52 SQ.M				
·	SECOND	266.52 SQ.M				
	THIRD		26	6.52 SQ.M		
	FOURTH	266.52 sq.M				
	FIFTH		26	6.52 sq.M		
	TOTAL		135	9.62 SQ.M		
DRM OF ST	ATEMENT 3	SR.NO.9(G)			
BLDG NO.	FLOOR NO	FLAT.NO	GARP	ET AREA DF ARTMENT	BALCONYAREA ATTATCHED TO APARTMENT	
	GROUND			0.00 sq.M	0.00 SQ.M	
1.		1	51	.52sq.M	2.83+2.48=5.31 SQ.M	
• •	FIRST	2		.52sq.M	2.83+2.48=5.31 SQ.M	
		3		.525Q.M .525Q.M	2.83+2.48=5.31 5Q.M 2.83+2.48=5.31 5Q.M	
		5		.525Q.M	2.83+2.48=5.31 SQ.M	
	SECOND	6	5	.525Q.M	2.83+2.48=5.31 5Q.M	
		7	5	1.525Q.M	2.83+2.48=5.31 5Q.M	
		8	5	1.525Q.M	2.83+2.48=5.31 SQ.M 2.83+2.48=5.31 SQ.M	
	THIRD	9		1.525Q.M	2.83+2.48=5.31 SQ.M	
	1	10		1.525Q.M 1.525Q.M	2.83+2.48=5.31 5Q.M	
		11		1.52sq.M	12.83+2.48== 31 54.M	
		12		1.525Q.M	2 83+2.48== 31 50.M	
		14		1.52sQ.M	12 83+2.48== 31 29	
		15		1.52sQ.M	2.83+2.48=5.31	
		16	5	1.52sq.M		
		17		1.52sq.M	2.83+2.48=5.31 5Q.M	
		18		1.52sQ.M	2.8372.48=5.3	
		19		1.525Q.M	2.83+2.48=5.31 SQ.M 2.83+2.48=5.31 SQ.M	
		20	1	1.52sq.M	12.00 12.40-5.3	





P- LINE AREA CALCULATIONS



AREA DIA (1-5 FLOORS)

GROUND FLOOR LOBBY+STAIRS+LIFT = 10.01 X 2.70 = 27.02 SQ.M

AREA OF BLOCK ABOD (1-5 FLOORS)
= 12.01 x 23.66 = 284.16 SQ.M
DEDUCTIONS

BLOCK $1 = 1.8 \times 2.7 \times 2 = 9.5$

BLOCK $2 = 1.00 \times 2.40 \times 2 = 4.8$

BLOCK $3 = 1.80 \times 1.80 = 3.2$

TOTAL= 17.

NET AREA OF BLOCK ABOD = 284.16-17.76= 266.52

T.D.R STATEMENT
ALLOWABLE T.D.R AS PER 9 M ROAD
=468.70 X 0.40 = 187.36 SQ.M

PROPOSED T.D.R 101.93.00 SQ.M

AGREEMENT NO.10943-2021 DATE

DRC NO.872 DATED.27.8.19

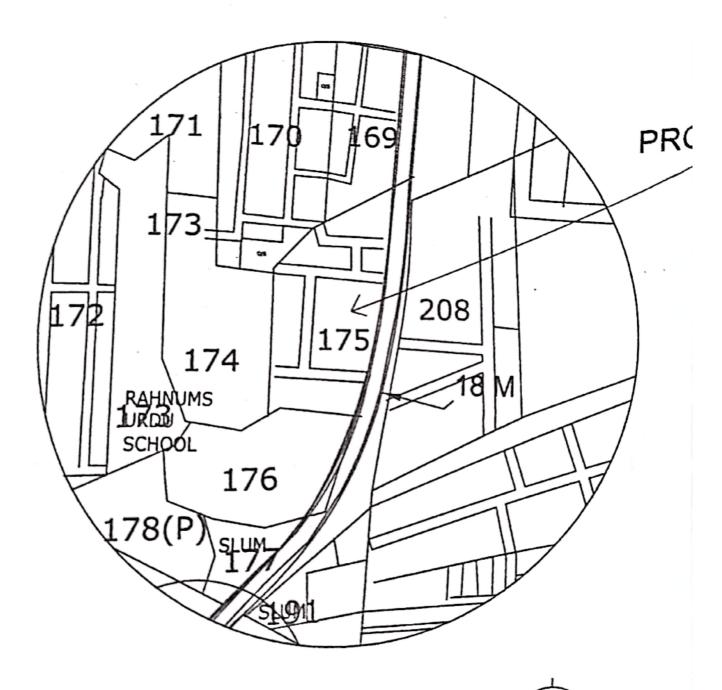
PROPOSED T.D.R 68.07.00 SQ.M

AGREEMENT NO.10947-2021 DATE

DRC NO.749 DATED.11-4-17

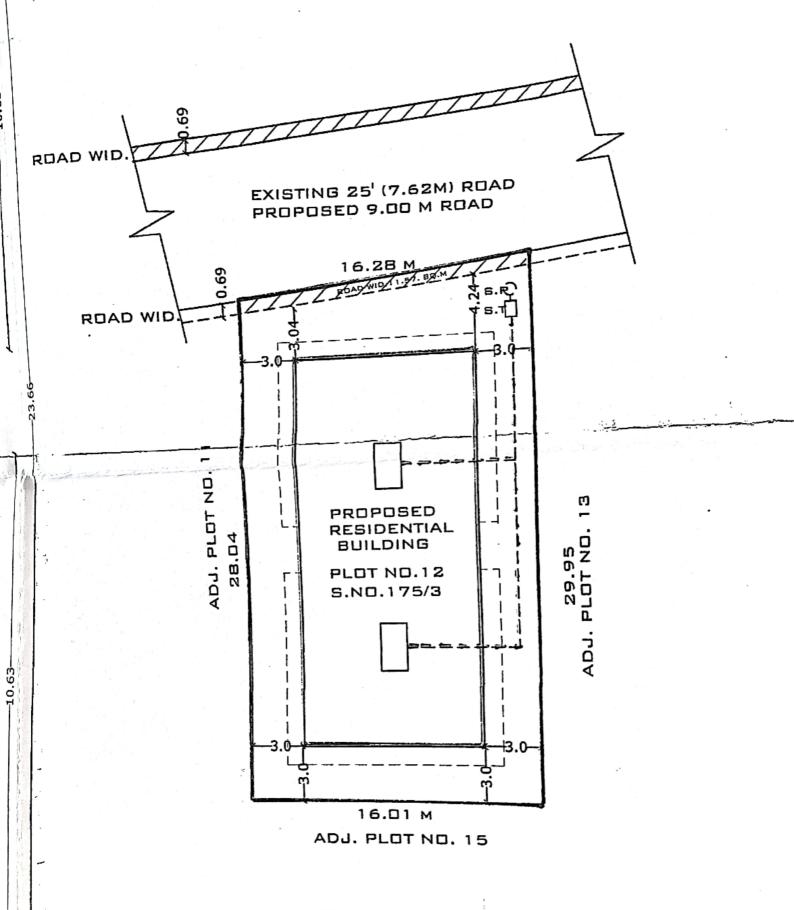
TOTAL = 101.93 + 68.07=170.

PARKILL			1	
PARKING STAT	EME			
	FMENT			
			REQ.2 WHEELER	
CARPET		DED 4 WHEELER	REW. Z WILL	-
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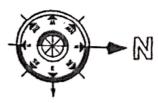


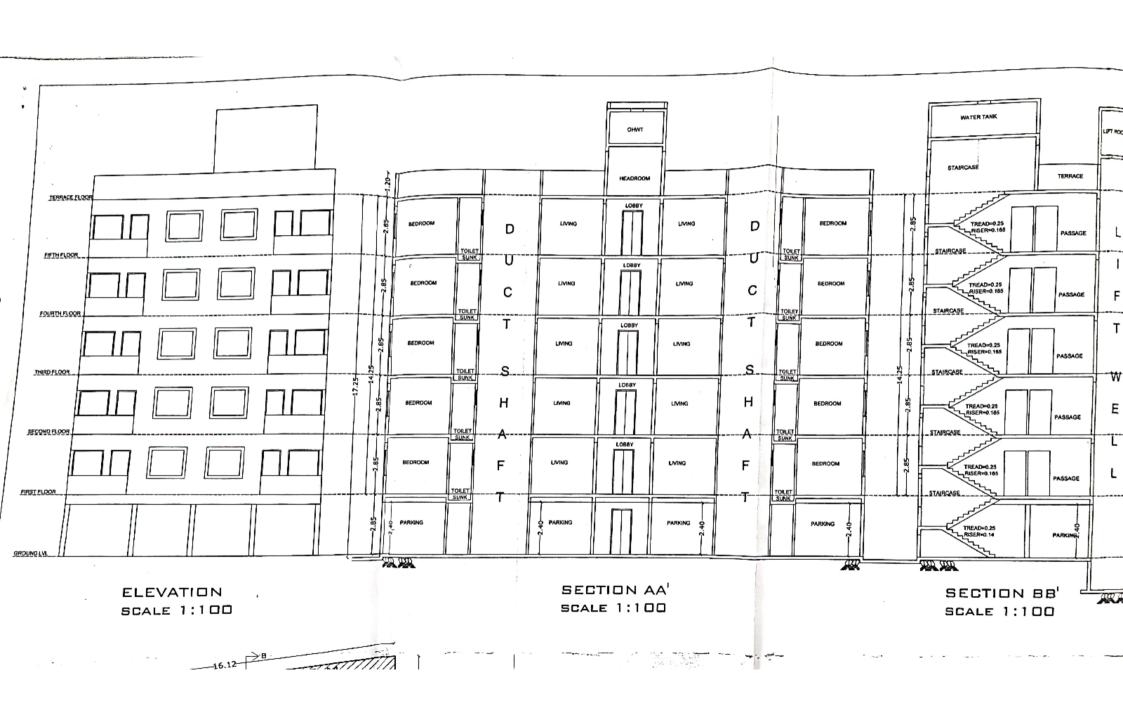
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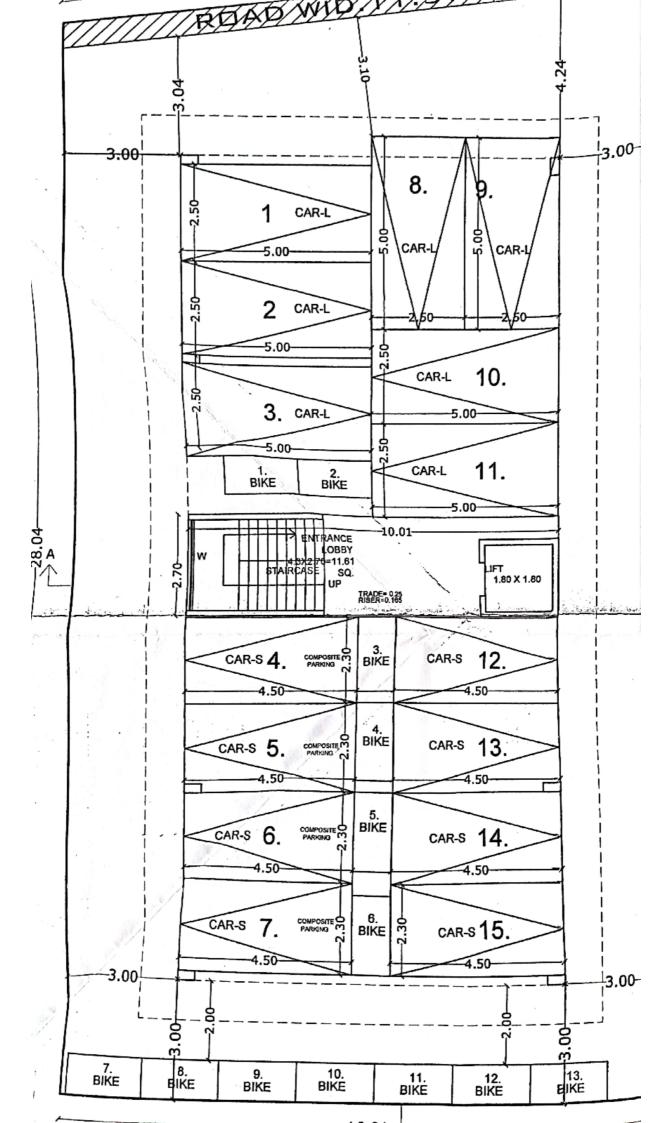


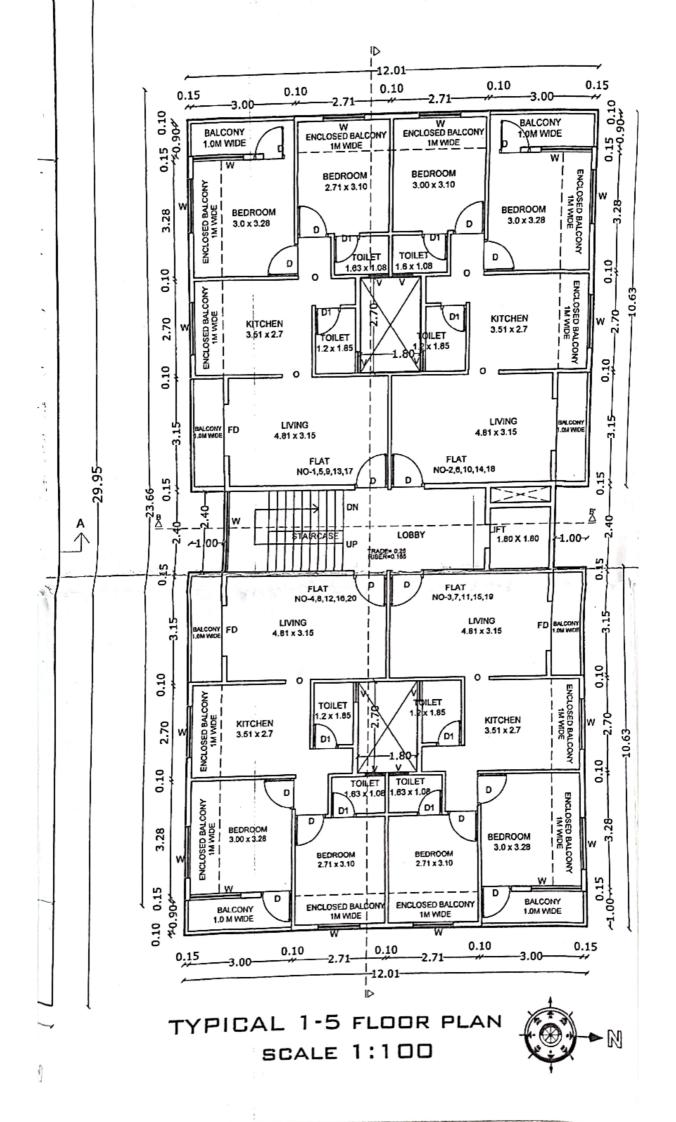


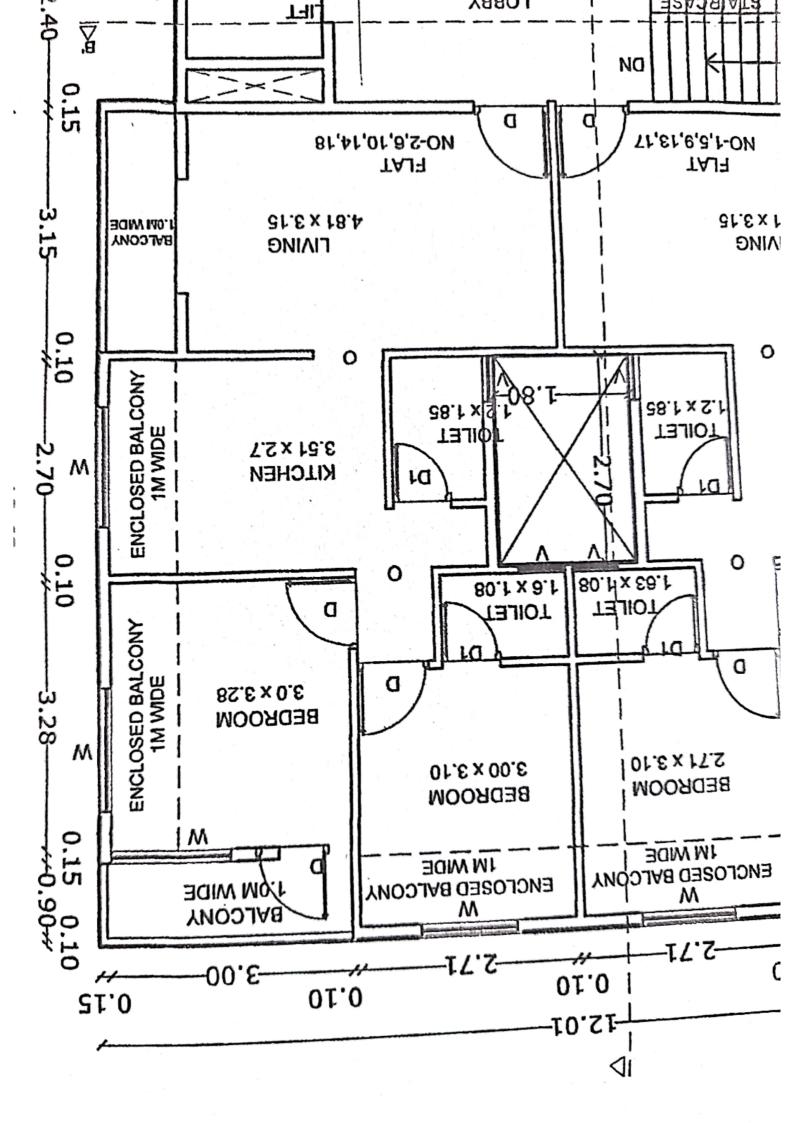
SITE PLAN SCALE 1:250













Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number:

Project: RADHE RESIDENCY APPARTMENT, Plot Bearing / CTS / Survey / Final Plot No.:175/3/PLOT/12 at Nashik (M Corp.), Nashik, Nashik, 422002;

- 1. Jay Gurudev Enterprises having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422003.
- 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- dause (D) of dause (I) of sub-section (2) of section 4 read with Rule 5;

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 27/03/2023 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities
- 3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 27/03/2023 Place: Mumbai

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Signature valid Digitally Signed by Dr. Vasan Premanand Pra (Secreter, MahaRERA) Date:27-03-2023 18:16:31 remanand Prabhu

Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority