

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

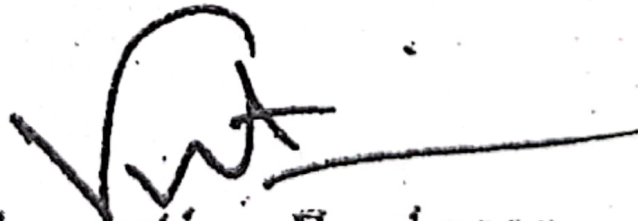
APPROVED

The Plans amended in
As Per the Conditions Mentioned in
the accompanying commencement

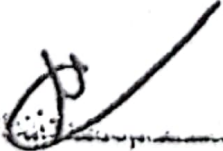
Certificate No. dated

C1/762/2022

10/01/2022



Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik









	B) PROPOSED BUILT UP 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	N/A
	B. PROPOSED	N/A

SCHEDULE OF OPENING IN MM

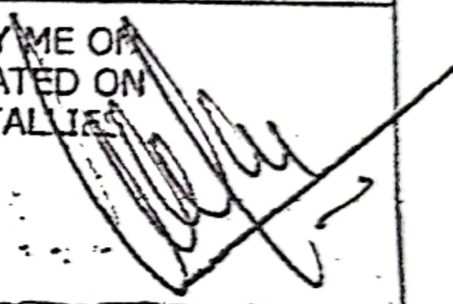
D 1000X 2100 W 1500X1200
D1 750X2100 W1 1200X1200
FD 1800X2100 W2 2400X1200
V 300X600

LEGEND

PLOT BOUNDARY SHOWN IN THICK BLACK	
PROPOSED WORK SHOWN IN RED	
DRAINAGE LINE SHOWN IN DOTTED RED	
WATER LINE SHOWN IN BLACK DOTTED	
EXISTING TO BE RETAINED IN BLACK	
DEMOLITION SHOWN IN HATCHED YELLOW	
EXTERNAL WALL	0.15 M
INTERNAL WALL	0.10 M

CERTIFICATE OF AREA

CERTIFIDE THAT PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 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 LICENCED ARCHITECT/ENGINEER
STRUCTURAL ENGINEER/SUPERVISOR

OWNERS NAME / SIGN



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 STATEMENT		
TITLE		SQ.M.
01	AREA OF PLOT (MINIMUM AREA OF A,B,C CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT	485.43
	B) AS PER MEASUREMENT SHEET	485.41
	C) AS PER SITE (P.T SHEET)	468.70
02	DEDUCTION FOR	
	A. PROPOSED D.P / D.P ROAD WIDENING/ SERVICE ROAD/HIGHWAY WIDENING	11.57
	B. ANY D.P RESERVATION AREA	0.00
	TOTAL A+B	11.57
03	BALANCE AREA OF PLOT (1-2)	457.13
04	AMENITY SPACE IF APPLICABLE	0.00
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 REFERENCE 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	228.56
	B) PROP. F.S.I ON PAYMENT OF PREMIUM	170.00
11	INSITU F.S.I / T.D.R LOADING	NA
	A) INSITU AREA AGAINST D.P. ROAD(2X2(A))	0.00
	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)	NA
	C) T.D.R. AREA ALLOWALE = 182.85	170.00
	D. TOTAL INSITU / T.D.R LOADING PROPOSED 11 (A+B+C)	181.57
12	ADDITIONAL F.S.I AREA UNDER CHAPTER NO.7	N/A
13	TOTAL ENTITLMENT 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)	1364.41
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	N/A
	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	N/A
	B. PROPOSED	N/A
		N/A

SCHEDULE OF OPENING IN MM

LEGEND
PLOT BOUNDARY SHOWN BY DASHED LINE

PROPOSED T.D.R 101.93.00 BQ.M
 AGREEMENT NO.10943-2021 DATED 3.11.21
 DRC NO.872 DATED.27.8.19
 PROPOSED T.D.R 68.07.00 BQ.M
 AGREEMENT NO.10947-2021 DATED 3.11.21
 DRC NO.749 DATED.11-4-17
 TOTAL = 101.93 + 68.07 = 170.00 SQ.M

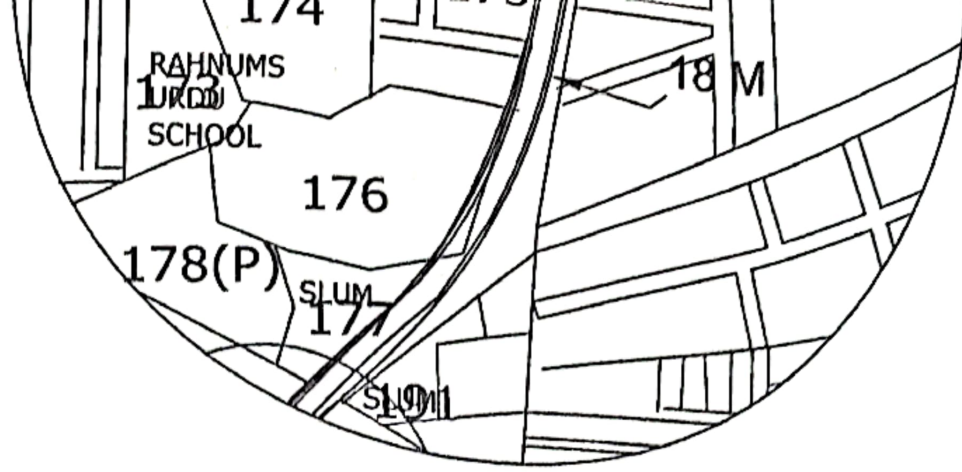
PARKING STATEMENT		REQ.4 WHEELER	REQ.2 WHEELER
CARPET AREA	NO OF FLATS		
40-80 SQ.M	20	10	50
		WITH 5% VISITORS	WITH 5% VISITORS
		10.50	52.50
		BY ADD.0.90 FACTOR	BY ADD.0.90 FACTOR
		9.45 = 9	47.25 = 47
PROPOSED		9 FOUR WHEEL	6 FOUR WHEELER + 11 BIKE (AS 6 BIKE = 1 CAR)
TOTAL		15 FOUR WHEEL	13 BIKE

FORM OF STATEMENT 2 SR.NO.9(A)

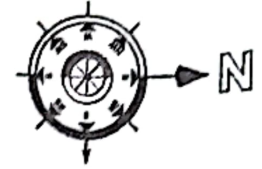
BLDG NO.	FLOOR NO	TOTAL BUILTUP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1.	GROUND	27.02 SQ.M
	FIRST	266.52 SQ.M
	SECOND	266.52 SQ.M
	THIRD	266.52 SQ.M
	FOURTH	266.52 SQ.M
	FIFTH	266.52 SQ.M
	TOTAL	1359.62 SQ.M

FORM OF STATEMENT 3 SR.NO.9(G)

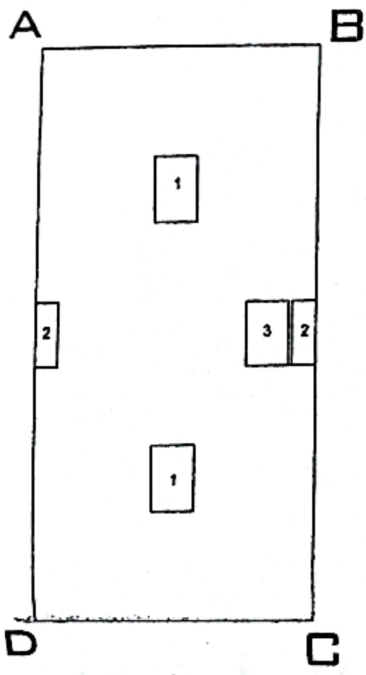
BLDG NO.	FLOOR NO	FLAT.NO	CARPET AREA OF APARTMENT	BALCONY AREA ATTACHED TO APARTMENT
1.	GROUND	-----	0.00 SQ.M	0.00 SQ.M
	FIRST	1	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		2	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		3	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		4	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
	SECOND	5	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		6	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		7	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		8	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
	THIRD	9	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		10	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		11	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		12	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		13	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		14	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		15	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		16	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		17	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		18	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
		19	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M
	20	51.52 SQ.M	2.83 + 2.48 = 5.31 SQ.M	



LOCATION PLAN
SCALE 1:10000



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 ABCD (1-5 FLOORS)
= 12.01 X 23.66 = 284.16 SQ.M

DEDUCTIONS

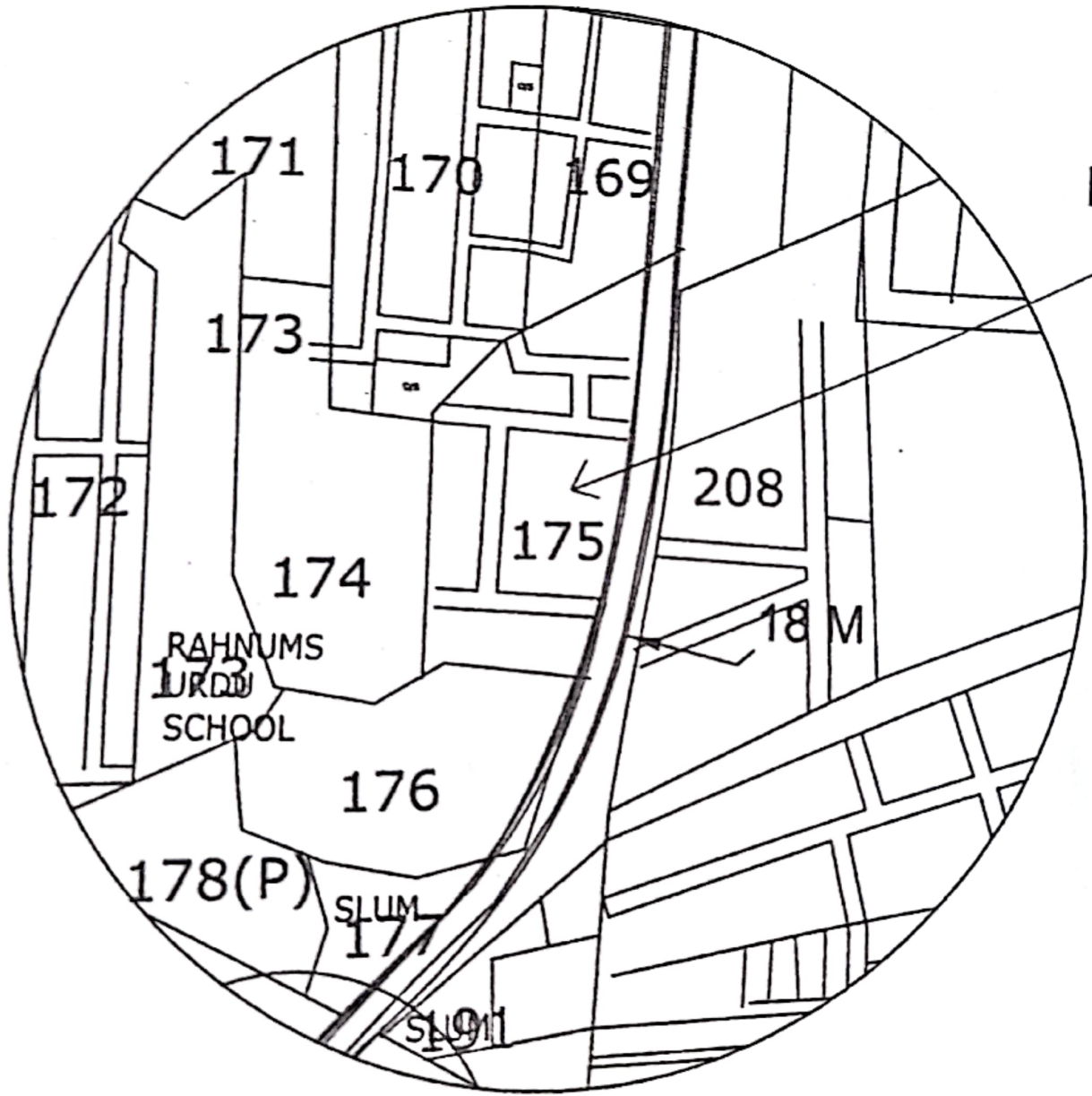
BLOCK 1 = 1.8 X 2.7 X 2 = 9.7
BLOCK 2 = 1.00 X 2.40 X 2 = 4.8
BLOCK 3 = 1.80 X 1.80 = 3.2

TOTAL = 17.76

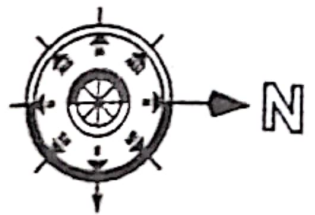
NET AREA OF BLOCK ABCD
= 284.16 - 17.76 = 266.52

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.

PARKING STATEMENT		
CARPET AREA	REQ.4 WHEELER	REQ.2 WHEELER



LOCATION PLAN
SCALE 1:10000



AREA CALCULATIONS

FLOOR

ROAD WID. 0.69

EXISTING 25' (7.62M) ROAD
PROPOSED 9.00 M ROAD

ROAD WID. 0.69

16.28 M
ROAD WID. 1.57 B.M.

ADJ. PLOT NO. 1
28.04

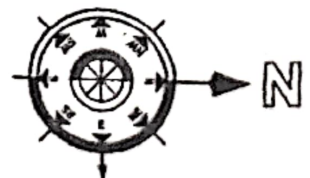
PROPOSED
RESIDENTIAL
BUILDING

PLOT NO. 12
S.NO. 175/3

29.95
ADJ. PLOT NO. 13

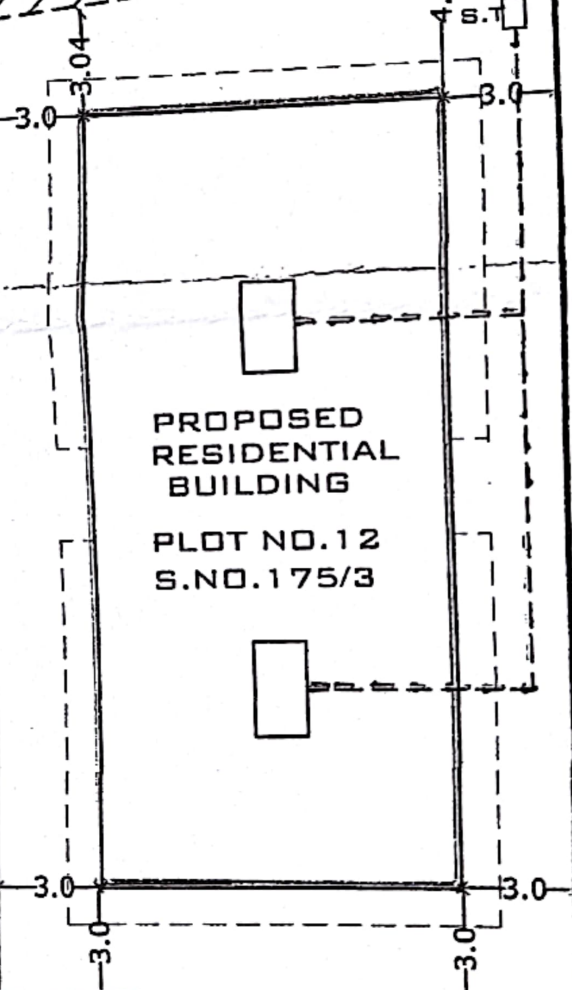
16.01 M
ADJ. PLOT NO. 15

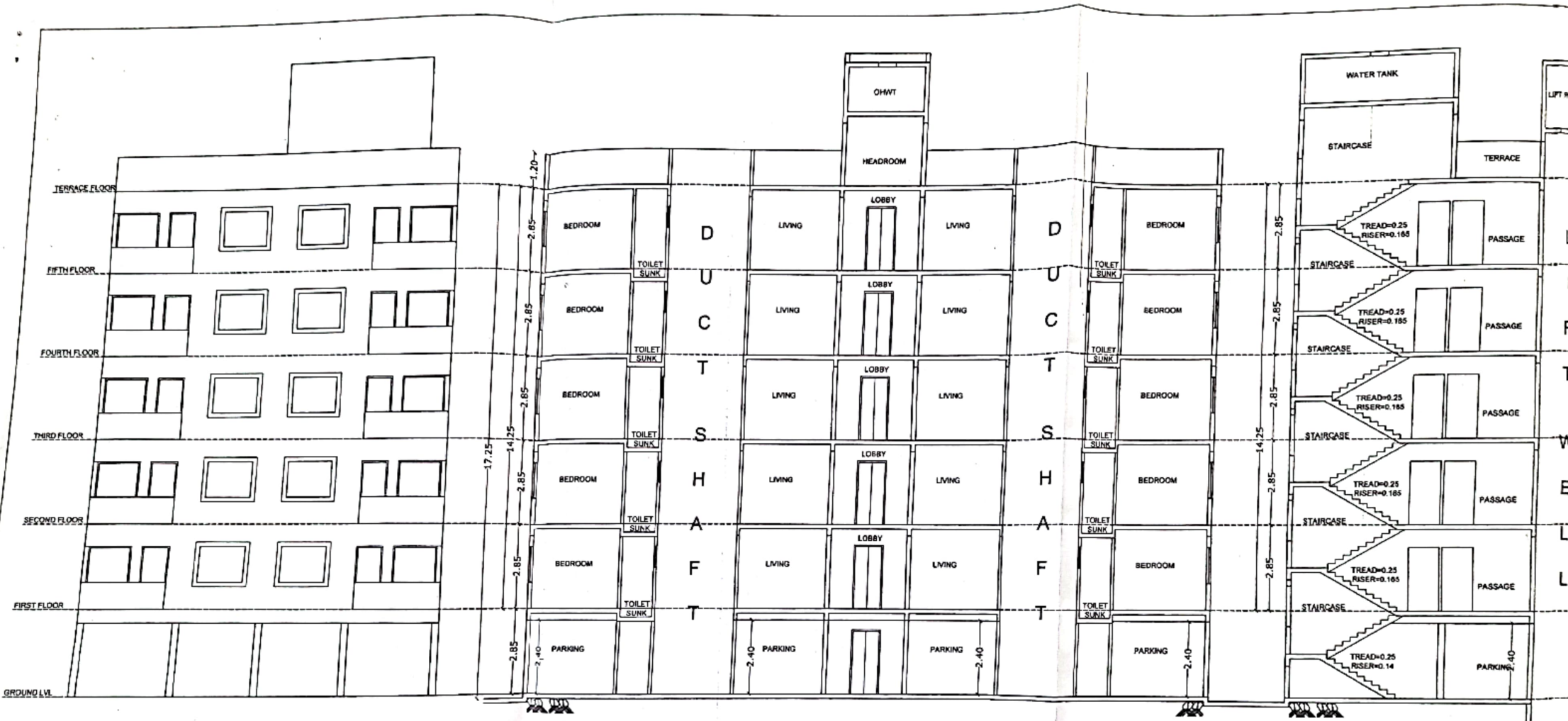
SITE PLAN
SCALE 1:250



23.66

10.63



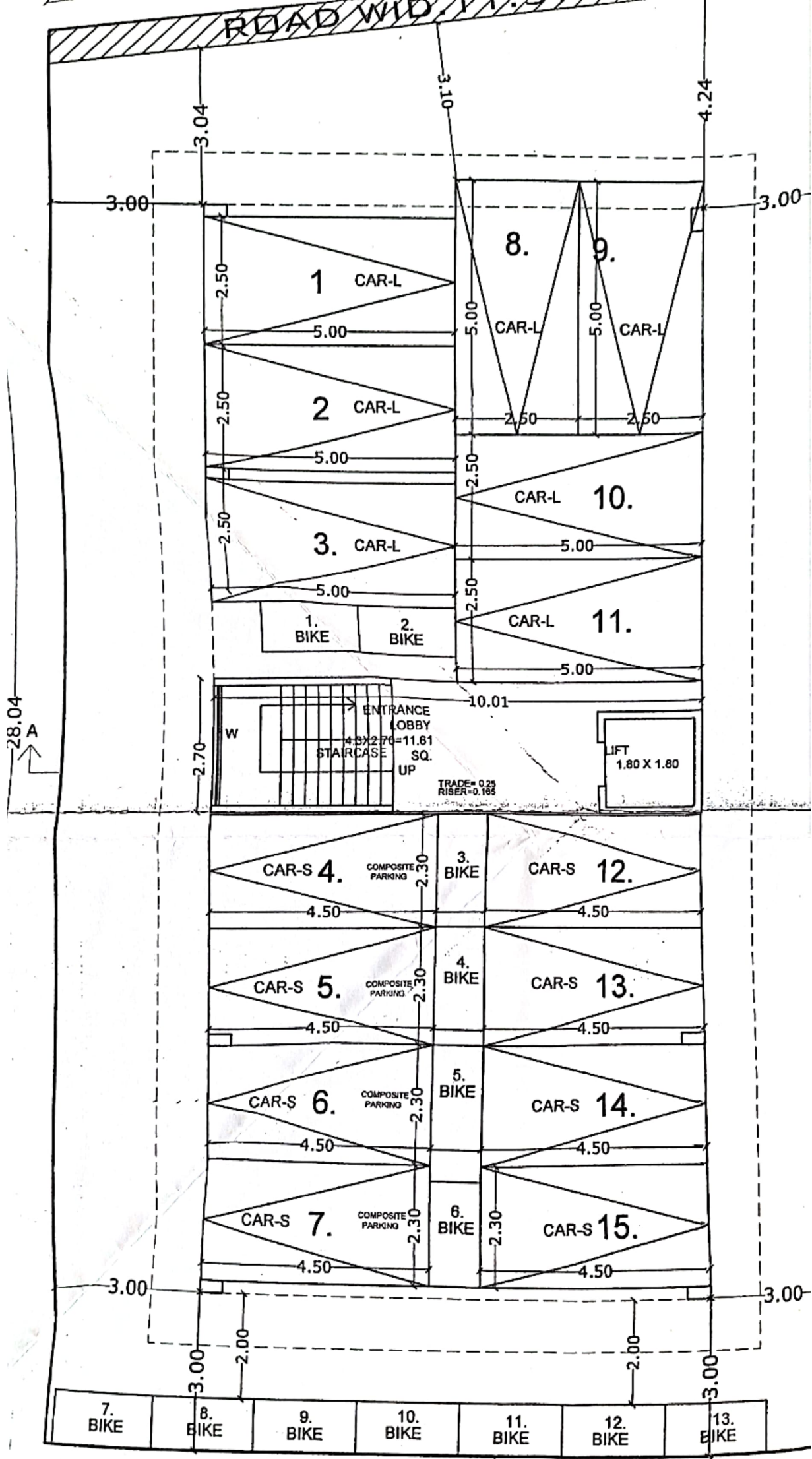


ELEVATION
SCALE 1:100

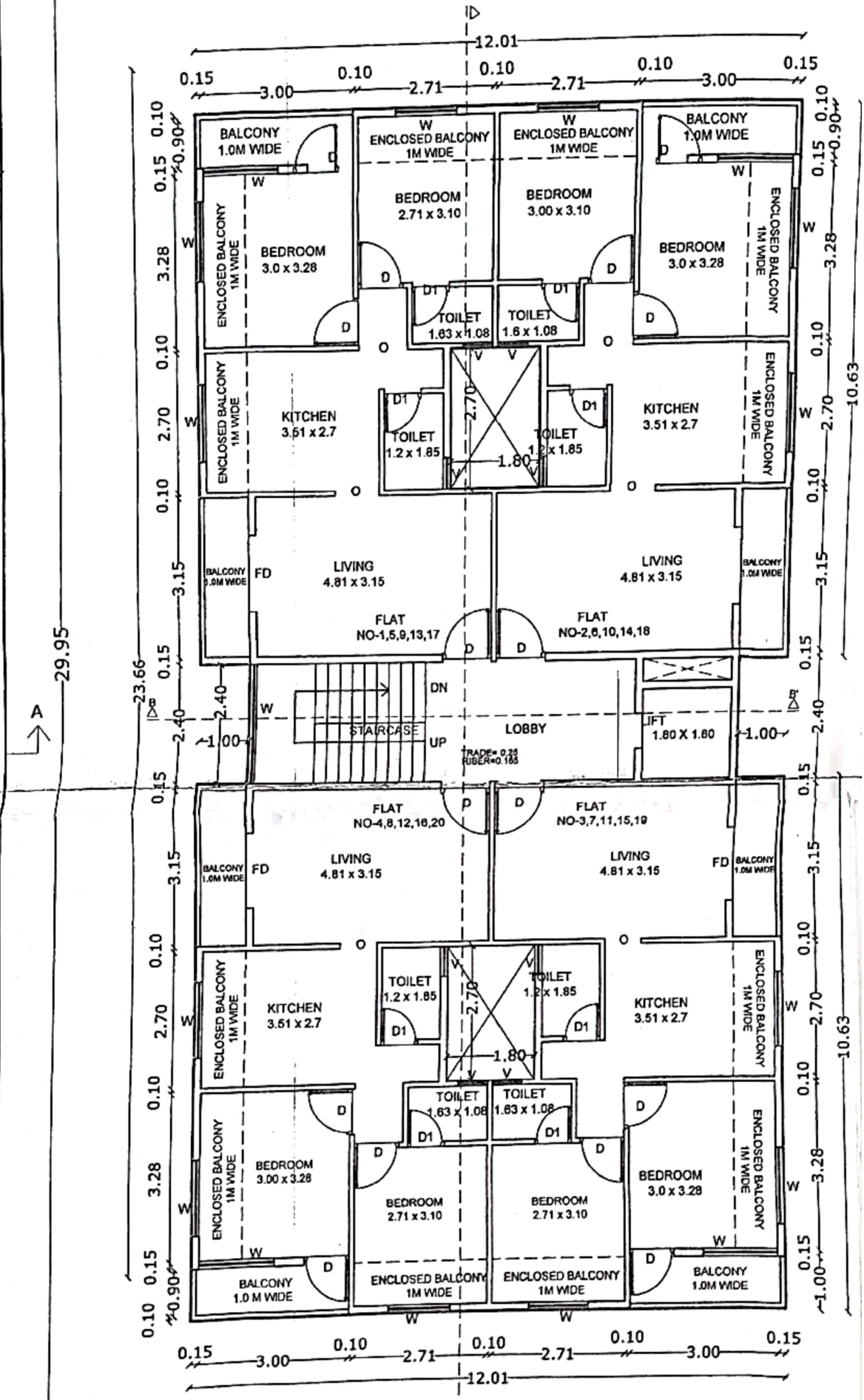
SECTION AA'
SCALE 1:100

SECTION BB'
SCALE 1:100

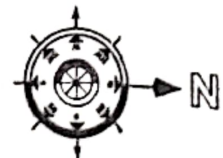


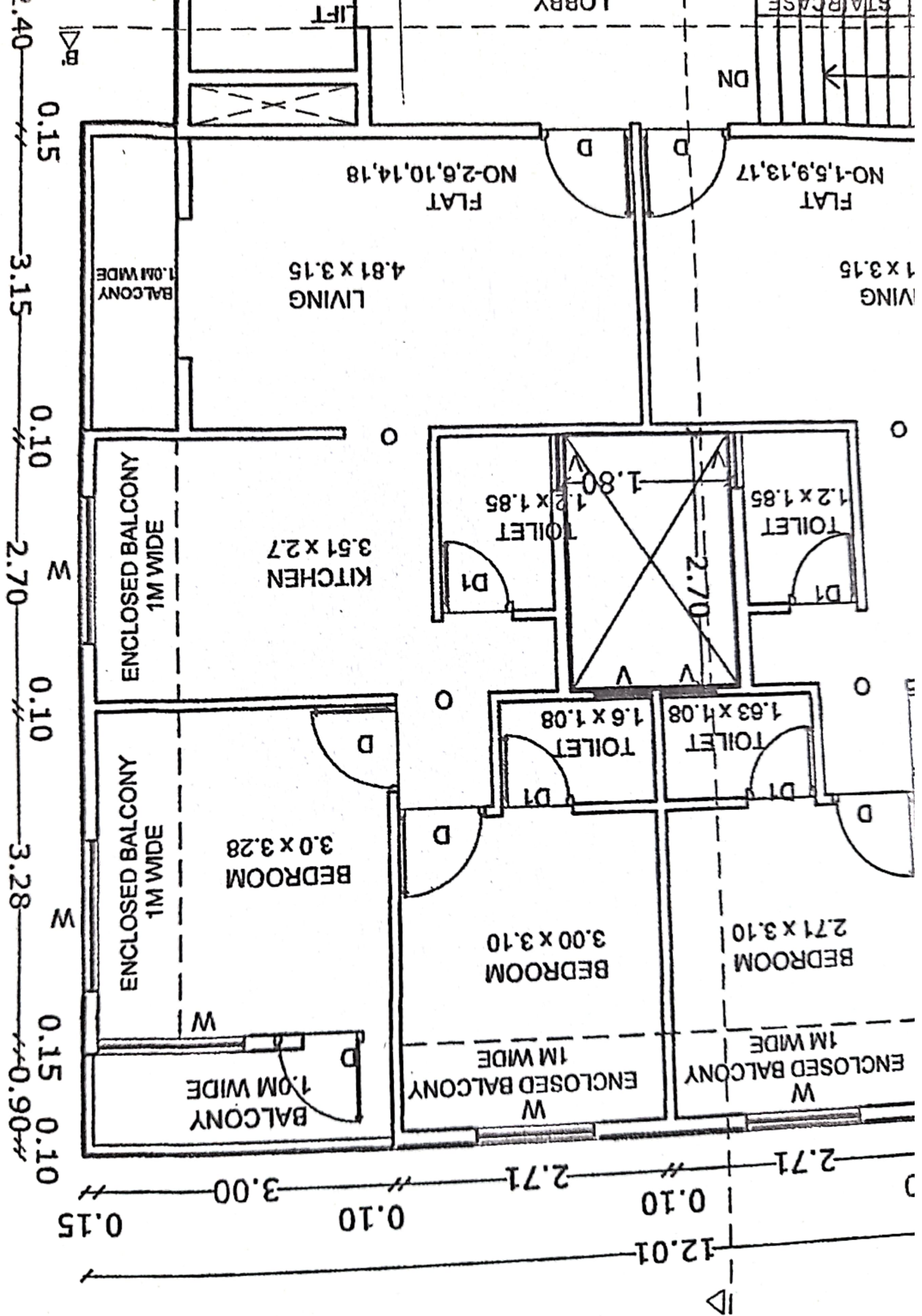


7. BIKE	8. BIKE	9. BIKE	10. BIKE	11. BIKE	12. BIKE	13. BIKE
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TYPICAL 1-5 FLOOR PLAN
SCALE 1:100







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 :
P51600050209

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-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

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 rule 6.
- 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

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:27-03-2023 18:16:31

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