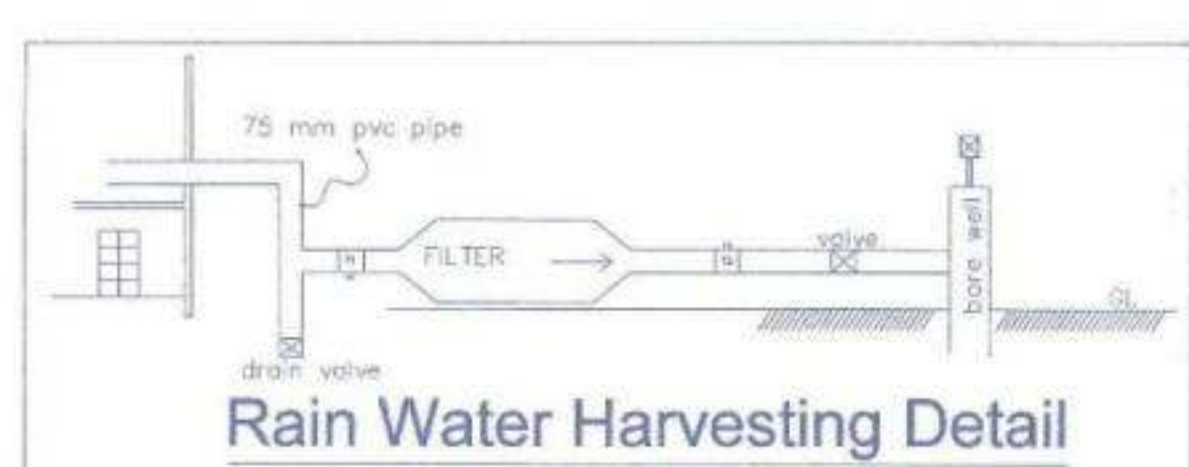
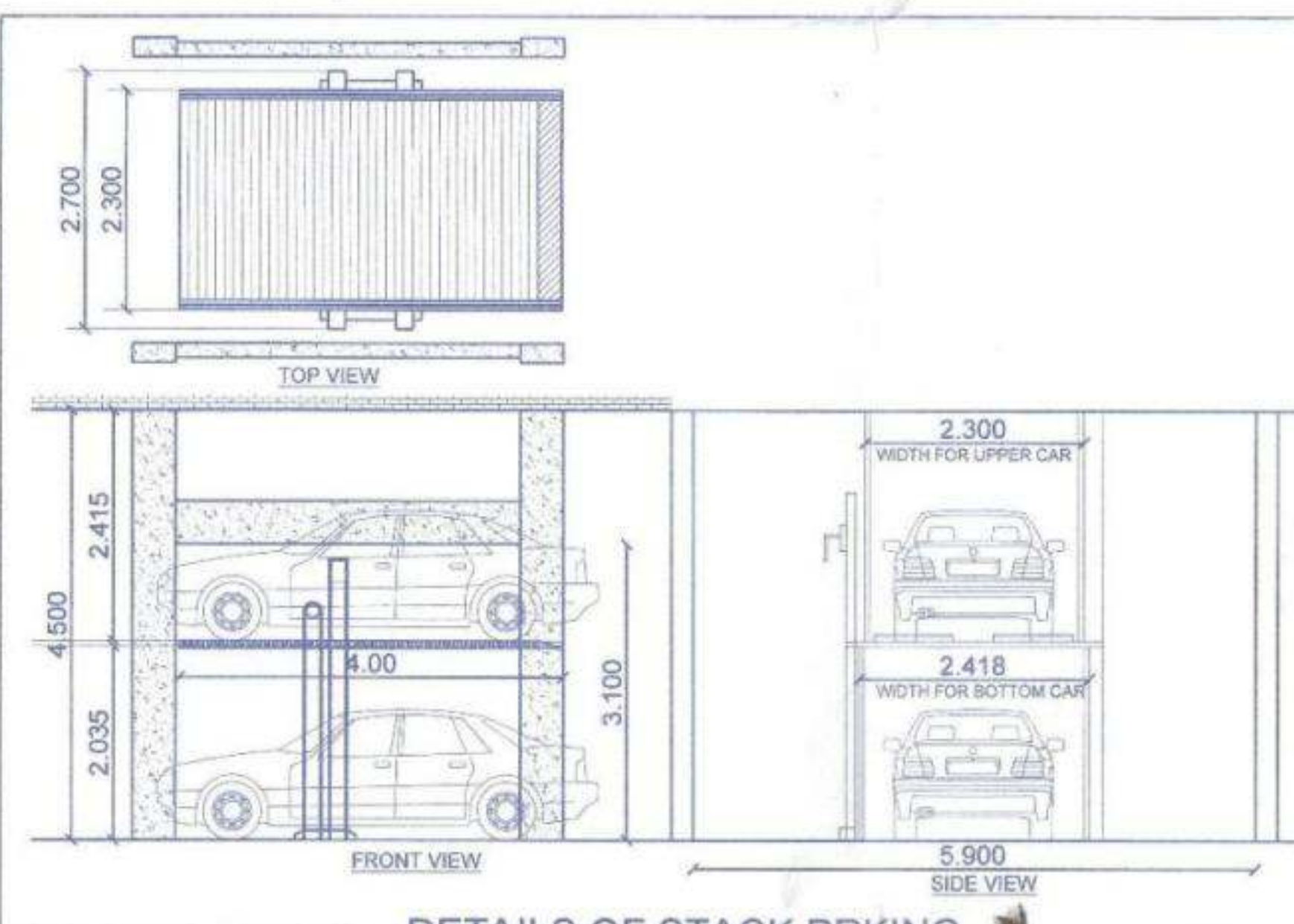


### T.D.R STATEMENT

AREA OF THE PLOT = 3572.00 sq.m  
 PERMISSIBLE T.D.R AREA = 3214.80 sq.m.  
 (0.90% OF THE PLOT AREA)

(CERTIFICATE NO. - 947B, DATE- 25/09/2020)  
 Calculation of TDR as per 28 Jan. & 2nd May 2016 Govt. Policy.  
 $R_g = 6900, R_r = 10580 \times 1627.08$   
 $Y = \frac{X \times R_r}{R_g} = \frac{1627.08 \times 10580}{6900} = 2494.86 \text{ sq.m.}$   
 (Y = TDR Debited from DRC)  
 T.D.R PROPOSED = 1627.08 sq.m.



### SCHEDULE OF DOOR/WINDOW

D	1.00 X 2.30	T. W. PANELLLED
D1	0.90 X 2.30	T. W. PANELLLED
D2	0.75 X 2.30	T. W. PANELLLED
F.D	1.95 X 2.30	T. W. PANELLLED
F.D1	1.10 X 2.30	T. W. PANELLLED
F.D2	1.15 X 2.30	T. W. PANELLLED
F.D3	1.80 X 2.30	T. W. PANELLLED
F.D4	1.45 X 2.30	T. W. PANELLLED
W	1.80 X 1.40	T. W. GLAZED WINDOW
W1	1.15 X 1.40	T. W. GLAZED WINDOW
V	0.60 X 0.90	LOUVERED VENT

### PARKING STATEMENT

NO.	REQUIRED PARKING		PROVIDED PARKING	
	CAR	SCOOTER	CAR	SCOOTER
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m. 180 nos.	(1)	(2)	(1)	(2)
visitors parking 5%	05 NOS.	09 NOS.	05 NOS.	09 NOS.
Mercantile (markets, departmental stores, shops and other Commercial users) For every 100 sq.m. carpet area or fraction thereof = 194.01 SQ.M	(2)	(6)	(2)	(6)
<b>TOTAL</b>	<b>99 NOS.</b>	<b>201 NOS.</b>	<b>99 NOS.</b>	<b>201 NOS.</b>
Multiplying Factor 0.90	89 NOS.	181 NOS.	89 NOS.	181 NOS.

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR (AS PER P-LINE)	F.S.I	ANCILLARY F.S.I
(1)	(2)	(3)	(4)	(5)
A WING	GROUND FLOOR (Commercial)	208.66 SQ.M	208.66 / 1.60 = 115.86 SQ.M	208.66 - 115.86 = 92.70 SQ.M
	GROUND FLOOR (Residential)	63.23 SQ.M	63.23 / 1.60 = 39.51 SQ.M	63.23 - 39.51 = 23.72 SQ.M
	1ST FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	2ND FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	3RD FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	4TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	5TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	6TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	7TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	8TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	9TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	10TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	11TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	12TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	13TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
	14TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M
15TH FLOOR	262.77 SQ.M	262.77 / 1.60 = 164.23 SQ.M	262.77 - 164.23 = 98.54 SQ.M	
<b>TOTAL</b>		<b>4213.34 SQ.M</b>	<b>2618.82 SQ.M</b>	<b>1594.52 SQ.M</b>
(1)	(2)	(3)	(4)	(5)
B WING	GROUND FLOOR	49.04 SQ.M	49.04 / 1.60 = 30.65 SQ.M	49.04 - 30.65 = 18.39 SQ.M
	1ST FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	2ND FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	3RD FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	4TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	5TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	6TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	7TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	8TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	9TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	10TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	11TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	12TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	13TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	14TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
	15TH FLOOR	495.18 SQ.M	495.18 / 1.60 = 309.48 SQ.M	495.18 - 309.48 = 185.70 SQ.M
<b>TOTAL</b>		<b>7476.74 SQ.M</b>	<b>4872.85 SQ.M</b>	<b>2803.89 SQ.M</b>
(1)	(2)	(3)	(4)	(5)
8.31 ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES		46.42 SQ.M	46.42 / 1.60 = 29.01 SQ.M	46.42 - 29.01 = 17.41 SQ.M
Drivers room		12.68 SQ.M	12.68 / 1.60 = 7.92 SQ.M	12.68 - 7.92 = 4.76 SQ.M
Drivers room		12.68 SQ.M	12.68 / 1.60 = 7.92 SQ.M	12.68 - 7.92 = 4.76 SQ.M
<b>TOTAL</b>		<b>71.78 SQ.M</b>	<b>44.85 SQ.M</b>	<b>28.93 SQ.M</b>
<b>TOTAL WING A + B</b>		<b>11781.86 SQ.M</b>	<b>7336.52 SQ.M</b>	<b>4425.34 SQ.M</b>
ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES				
<b>TOTAL P-LINE AREA</b>		<b>= 11781.86 SQ.M</b>		
<b>TOTAL F.S.I AREA</b>		<b>= 7336.52 SQ.M</b>		
<b>TOTAL ANCILLARY F.S.I</b>		<b>= 4425.34 SQ.M</b>		

### AREA STATEMENT FOR MHADA

S.no 256/2 to 6/2+256/2 to 6/3+256/2 to 6/4 +256/2 to 6/8(P) AT-NASHIK.  
 M/s Jaikumar Construction L.L.P Bhagidari Sanstha & Shri.Abhishek Mohanlal Chauhan & M/s Sumangal Buidcon Through G.P.A.H M/s Jaikumar Constructions Limited

Total Land area = 22236.05 sq.m.  
 Road widening = 1211.83 sq.m.  
 Gross Land area = 21024.22 sq.m.  
 Amenity space = 2102.42 sq.m.  
 Proposed Net Land area = 18921.80 sq.m.  
 Basic FSI 1.10 = 20813.98 sq.m.  
 Required area of flats under 50.0 sq.m. for MHADA (20% of net f.s.i) = 4162.79 SQ.M.

### AREA STATEMENT FOR MHADA

S.no. (AS PER 7/12)  
 S.no. 256/2to6/6+256/2to6/8 (P)+256/2 TO 6/1 257/4+257/9+257/11+257/12+ P.no. 1 to 8 From S.No.256/7 S.NO.AS PER D.I.L.R  
 S.No.256/2to6/6 +256/2to6/8 (P)+256/2 TO 6/1+256/7 +257A/4+257A/9+257A/11+257A/12  
 For - M/s Jaikumar Construction L.L.P Bhagidari Sanstha & Others Through G.P.A.H M/s Jaikumar Construction L.L.P Bhagidari Sanstha Through Shri.Merzyan Hosi Patel.

Total Land area = 70019.05 sq.m.  
 Previously approved Land area = 54282.05 sq.m.  
 Proposed Land area = 15737.00 sq.m.  
 Open space 10% = 1573.70 sq.m.  
 Amenity space 10% = 1573.70 sq.m.  
 Proposed Net Land area = 12589.60 sq.m.  
 Required area of flats under 50.0 sq.m. for MHADA (20% of net f.s.i) = 2517.92 SQ.M.

PROVIDED MHADA AREA	PROVIDED MHADA AREA
S.no. (AS PER 7/12) S.no. 256/2to6/6+256/2to6/8 (P)+256/2 TO 6/1 257/4+257/9+257/11+257/12+P.no.1 to 8, From S.No.256/7 S.NO.AS PER D.I.L.R S.No.256/2to6/6 +256/2to6/8 (P)+256/2 TO 6/1+256/7 +257A/4+257A/9+257A/11+257A/12 Affordable Housing tenements to be constructed on such alternative plot shall be increased in proportion to the land area of the respective blocks for that year. RR RATE: S.no.256/2 to 6/2-256/2 to 6/5-256/2 to 6/8-256/2 to 6/8(P) = 11000/- RR RATE S.No. 309 = 10500/- TOTAL MHADA AREA REQUIRED AREA = 2517.92 sq.m. X 11000/- = 2517.92 SQ.M.	S.no. 256/2 to 6/2+256/2 to 6/3+256/2 to 6/4 +256/2 to 6/8(P) AT-NASHIK. S.no. 256/2 to 6/2+256/2 to 6/3+256/2 to 6/4 +256/2 to 6/8(P) AT-NASHIK. Affordable Housing tenements to be constructed on such alternative plot shall be increased in proportion to the land area of the respective blocks for that year. RR RATE: S.no.256/2 to 6/2-256/2 to 6/5-256/2 to 6/8-256/2 to 6/8(P) = 11000/- RR RATE S.No. 309 = 10500/- TOTAL MHADA AREA REQUIRED AREA = 4162.79 sq.m. X 11000/- = 4289.04 SQ.M.

TOTAL REQUIRED MHADA AREA = 2517.87 + 4328.04 = 6845.91 SQ.M

TOTAL PROVIDED MHADA AREA = 6881.56 SQ.M

B WING GROUND TO 14TH FLOOR	
GROUND FLOOR	49.04 SQ.M
1ST FLOOR	495.18 SQ.M
2ND FLOOR	495.18 SQ.M
3RD FLOOR	495.18 SQ.M
4TH FLOOR	495.18 SQ.M
5TH FLOOR	495.18 SQ.M
6TH FLOOR	495.18 SQ.M
7TH FLOOR	495.18 SQ.M
8TH FLOOR	495.18 SQ.M
9TH FLOOR	495.18 SQ.M
10TH FLOOR	495.18 SQ.M
11TH FLOOR	495.18 SQ.M
12TH FLOOR	495.18 SQ.M
13TH FLOOR	495.18 SQ.M
14TH FLOOR	495.18 SQ.M
<b>TOTAL</b>	<b>6881.56 SQ.M</b>

PROFORMA - I  
 DRAWING SHEET NO. 1/5  
 PROPOSED RESIDENTIAL & COMMERCIAL BUILDING PLAN ON P.NO.4+5 in S.no.309/1/2/3 at -Adgaon,Nashik.  
 For- M/s Jaikumar Constructions Limited

STAMPS OF APPROVAL

**APPROVED**  
 The Plans sanctioned in accordance with the conditions mentioned in the accompanying commencement certificate dated 28/07/2021.  
 Certificate No. 2/2021  
 Executive Engineer  
 TOWN PLANNING  
 Nashik Municipal Corporation  
 Nashik

AREA STATEMENT SQ.M.

NO.	DESCRIPTION	AREA (SQ.M)
1.	AREA OF THE PLOT (Minimum area of a,b,c, to be considered)	3572.00
(a)	As per ownership document (7/12, CTS extract)	3572.00
(b)	as per measurement sheet	---
(c)	as per site	---
2.	DEDUCTION FOR	---
(a)	Proposed D.P./D.P. Road widening Area/ Service Road / Highway Widening	---
(b)	Any D.P. Reservation area	---
3.	Balance area of plot (1-2)	3572.00
4.	Amenity Space	---
(a)	Required	---
(b)	Adjustment of 2(b), if any -	---
(c)	Balance Proposed -	---
5.	Net Plot Area (3-4 (c))	3572.00
6.	Recreational Open space (if applicable)	---
(a)	Required	---
(b)	Proposed	---
7.	Internal Road area	---
8.	Plotable area (if applicable)	3572.00
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5/basic FSI)	3929.20
10.	Additional of FSI on payment of premium	---
(a)	Maximum permissible premium FSI - based on road width / TOD Zone. (Permissible 3572 x 0.50 = 1786.00 sq.m)	208.56
(b)	Proposed FSI on payment of premium.	---
11.	In-situ FSI / TDR loading	---
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	---
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b)and/or(c)].	1627.08
(c)	TDR area (Permissible 3572 x 0.90 = 3214.80 sq.m)	1627.08
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	1627.08
12.	Additional FSI area (Mhada) (Basic f.s.i. 3929.20 x 0.40 = 1571.68 sq.m)	1571.68
13.	Total entitlement of FSI in the proposal	7336.52
(a)	[9 + 10(b)+11(d)] or 12 whichever is applicable.	7336.52
(b)	Ancillary Area FSI upto 60% or 80%with payment of charges.	4425.34
(c)	Total entitlement (a+b)	11761.86
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width 3572.00 x 2.50	8930.00
((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	8721.44 x 0.60 = 5232.86 208.56 x 0.80 = 166.84	5399.70
15.	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	---
(a)	Existing Built-up Area.	---
(b)	Proposed Built-up Area (as per 'P-line')	11761.86
(c)	Total (a+b)	11761.86
16.	F.S.I. Consumed (15b/13) (should not be more than serial No.14 above.)	1.00
17.	Area for Inclusive Housing, if any	---
(a)	Required (20% of Sr.No.5)	---
(b)	Proposed	---

CERTIFICATE OF AREA  
 Certified that the plot under reference was surveyed by me on 10/08/2018 & the dimensions of sides etc. of plot stated on plan area as measured on site & the area so worked out tallies with the area stated in document of Ownerships/ T.P. Scheme Records Department/City Survey records.

OWNER DECLARATION  
 I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the site.

M/s Jaikumar Constructions Limited  
 Th.Sri.Merzyan Hosi Patel  
 owner's name and signature

AR. UMESH P BAGUL  
 reg.no. CA/53/15967  
 ARCHITECT SIGN

ER. SHAILESH DHUMNE  
 reg.no. S.E.L.R. 146  
 STRUCTURAL SIGN

Ar. UMESH BAGUL  
 105+106, Padma-vishwa centre,  
 Old Pandit Colony,  
 Nashik.  
 PH- (0253) 2579667