

PROFORMA 1
 REVISED BUILDING PERMISSION OF COMMERCIAL
 (WHOLESALE SHOPS & OFFICE)+RESIDENTIAL BUILDING ON
 PLOT NO.1/2/A+1/2/B,S.NO.33/26/2/3, MAKHMALABAD SHIVWAR
 LAND OWNER SHRI. GOPAL KESHAV JADHAV & OTHER ONE
 GPA HOLDER- RUTICA INFRA L.L.P. PARTNERSHIP FIRM

STAMP OF APPROVAL

SHEET NO. 1/3

APPROVED

The Plans amended in Blue.....
 As per the conditions Mentioned in
 the accompanying commencement
 Certificate No. dated

C2/127/2022 28/06/2022



 Executive Engineer
 TOWN PLANING
 Nashik Municipal Corporation
 Nashik

MENT TWO

TOTAL B/UP AREA OF FLOOR

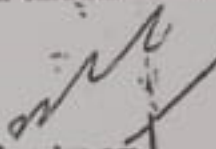
FW= 1.58 x 2.1
 V = 0.60 X 0.75
 RS1=3.00X5.00

R.C.C. CONSULTANT

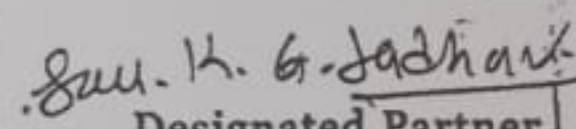

 Shri. MILIND S. RATHI
 Reg. Structural Engineer
 NMC Reg. No. SELR128

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE ABIDE BY PLANS SANCTIONED
 BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE
 AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER
 SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SEFETY AT THE WORK SITE.

RUTICA INFRA LLP


 Designated Partner

RUTICA INFRA LLP


 Designated Partner

OWNERS NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE



SCALE 1:100

DATE -22/05/2022

DELT BY AVM

CHKD BY AVM

JOB NO.

JF3

DRG NO.

M 1

ER ONE
 RM

ING

ACES

V. MALPURE
 EKAR MALA,
 NASHIK-7,
 9423479835

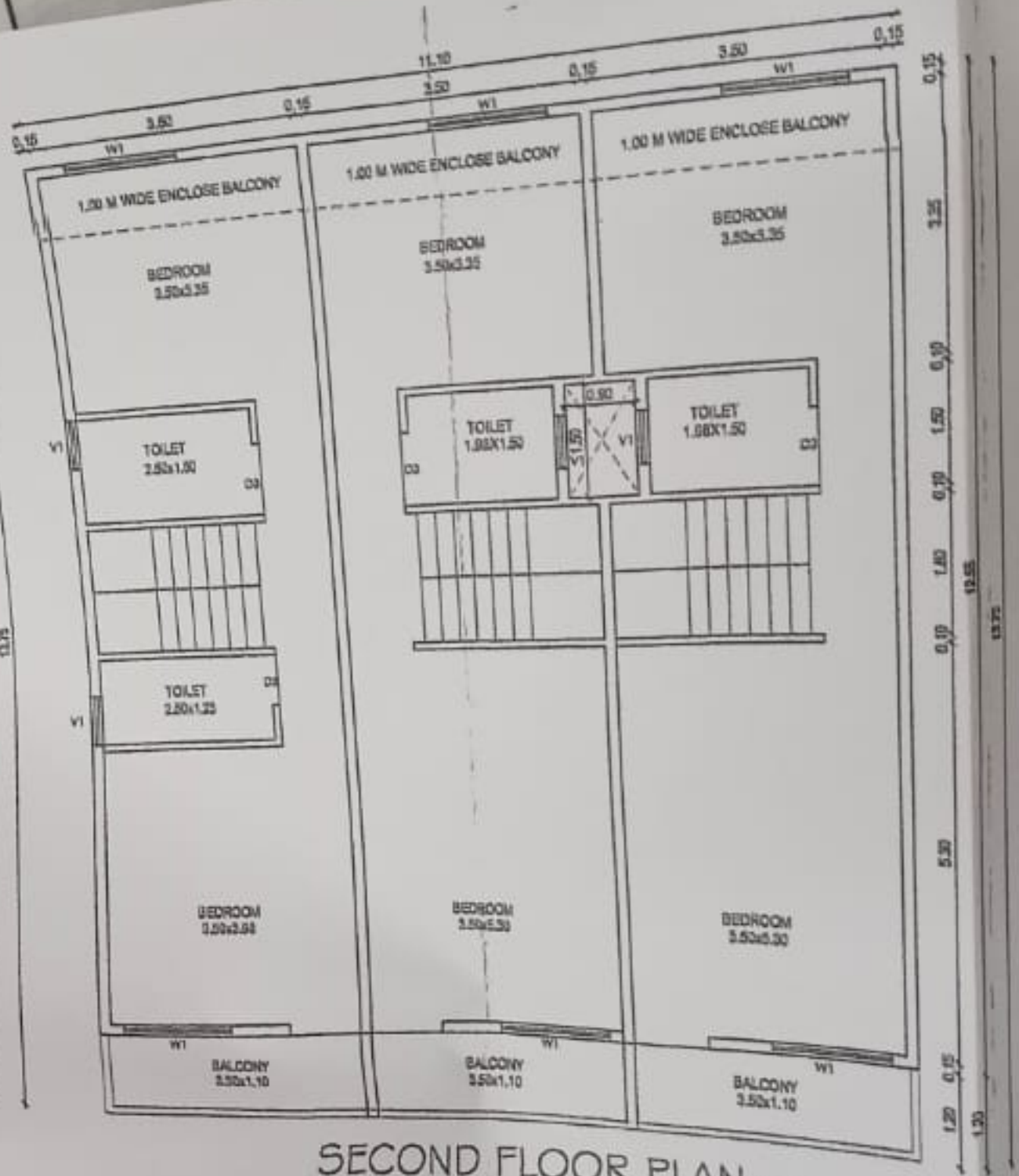
Kala Nagar, Bellary
 Mrs. Deshpande Construction And Design
 Partner: Mr. Purushotham Ganesh
 Mr. Sunil Purushotham Ganesh
 To Assess Fair Market Value, Realizable Value
 Satisfactory Completion of the Structure for the Purpose
 To Assess Hypothetical Fair Market Value, Realizable Value
 Insurable Value of Each Flat after 100% Satisfactory Completion
 Purposes of Bank Lc for Tie-Up.



STILT/PARKING FLOOR PLAN BUILDING 2
SCALE 1: 100



FIRST FLOOR PLAN BUILDING 2
SCALE 1: 100

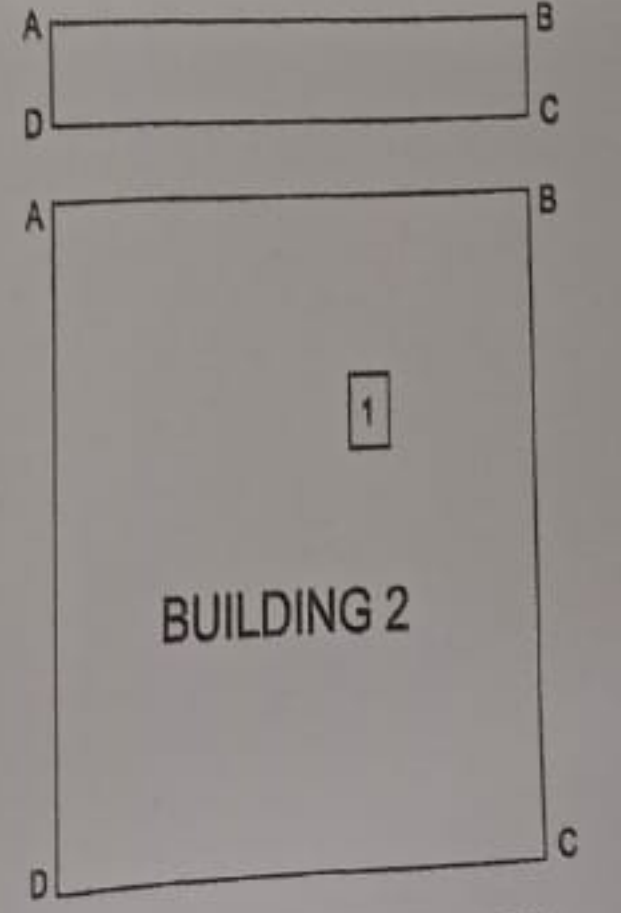


SECOND FLOOR PLAN BUILDING 2
SCALE 1: 100

AREA CALCULATION PLINE AREA

GROUND FLOOR AREA

AREA OF STAIRCASE BLOCK = $11.10 \times 2.00 = 22.20$ SQ.M.



AREA CALCULATION PLINE AREA

FIRST AND SECOND FLOOR AREA

AREA OF BLOCK ABCD = $11.10 \times 13.75 = 152.62$ SQ.M.

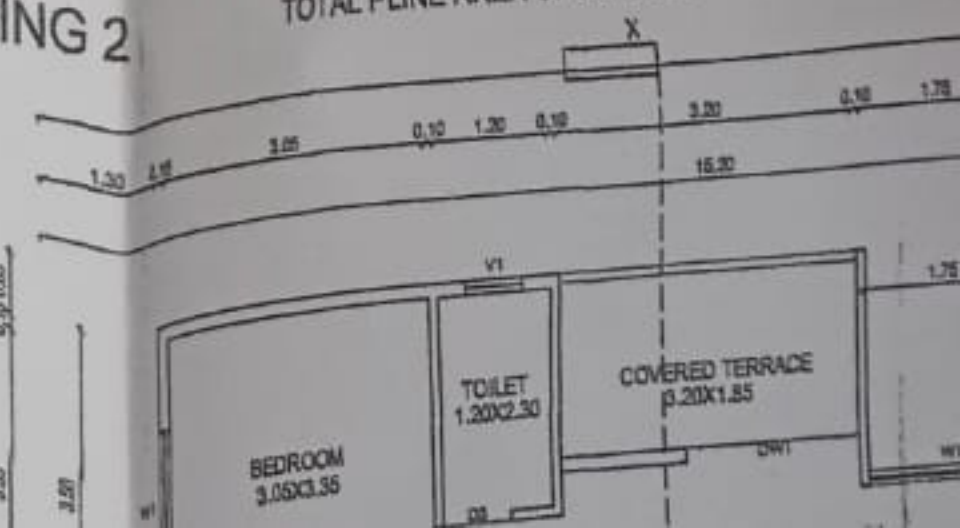
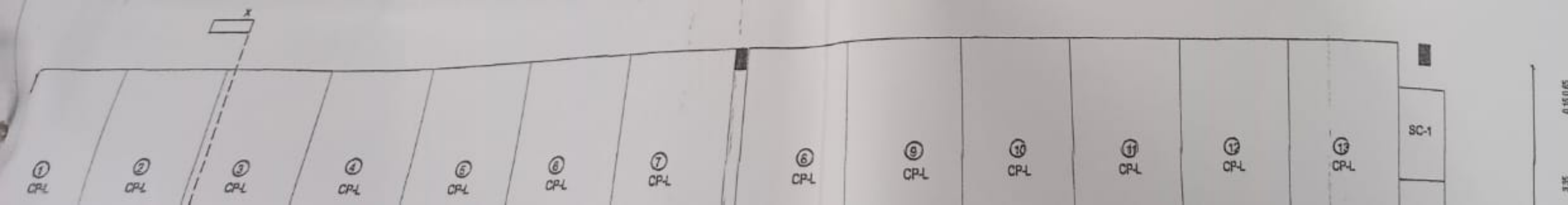
DEDUCTION

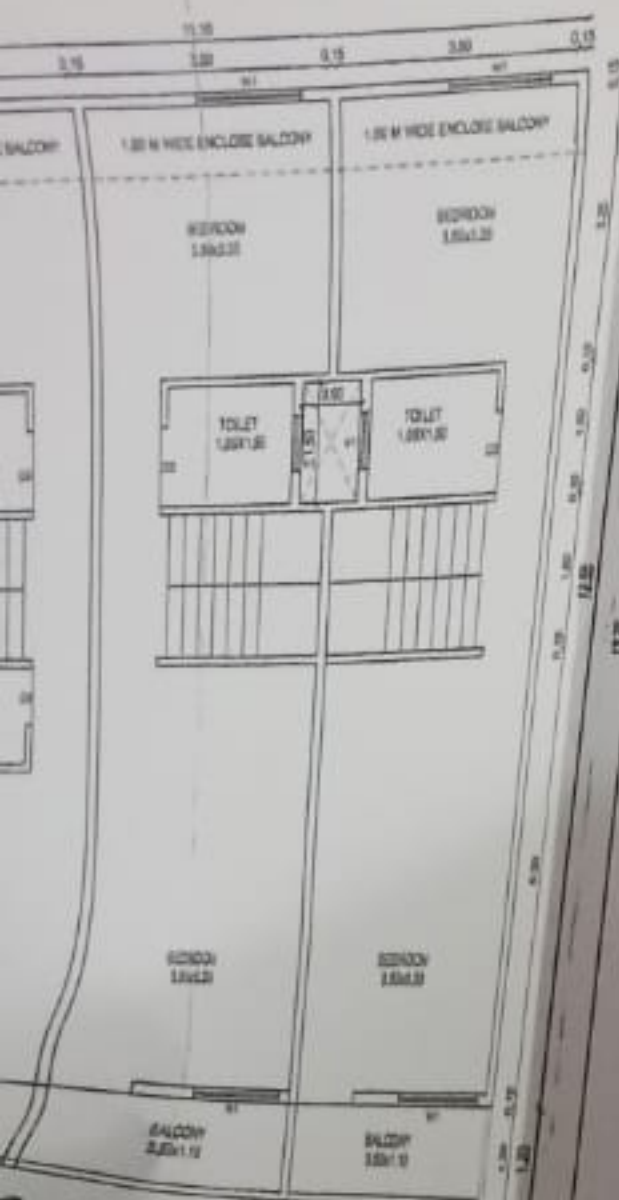
AREA OF BLOCK 1 = $0.90 \times 1.50 = 1.35$ SQ.M.

TOTAL DEDUCTION = 1.35 SQ.M.

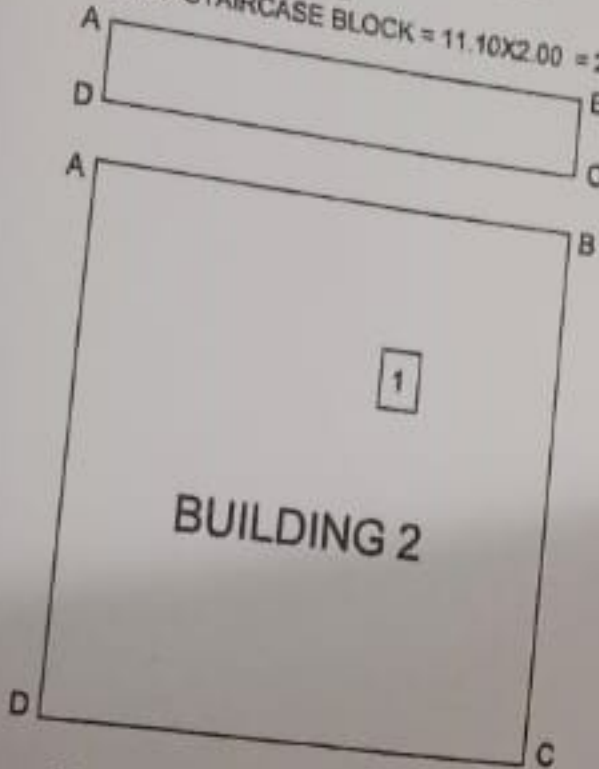
TOTAL AREA OF FIRST/SECOND FLOOR = $152.62 - 1.35 = 151.27$ SQ.M.

TOTAL PLINE AREA OF BUILDING 2 = $151.27 + 22.20 = 173.47$ SQ.M.



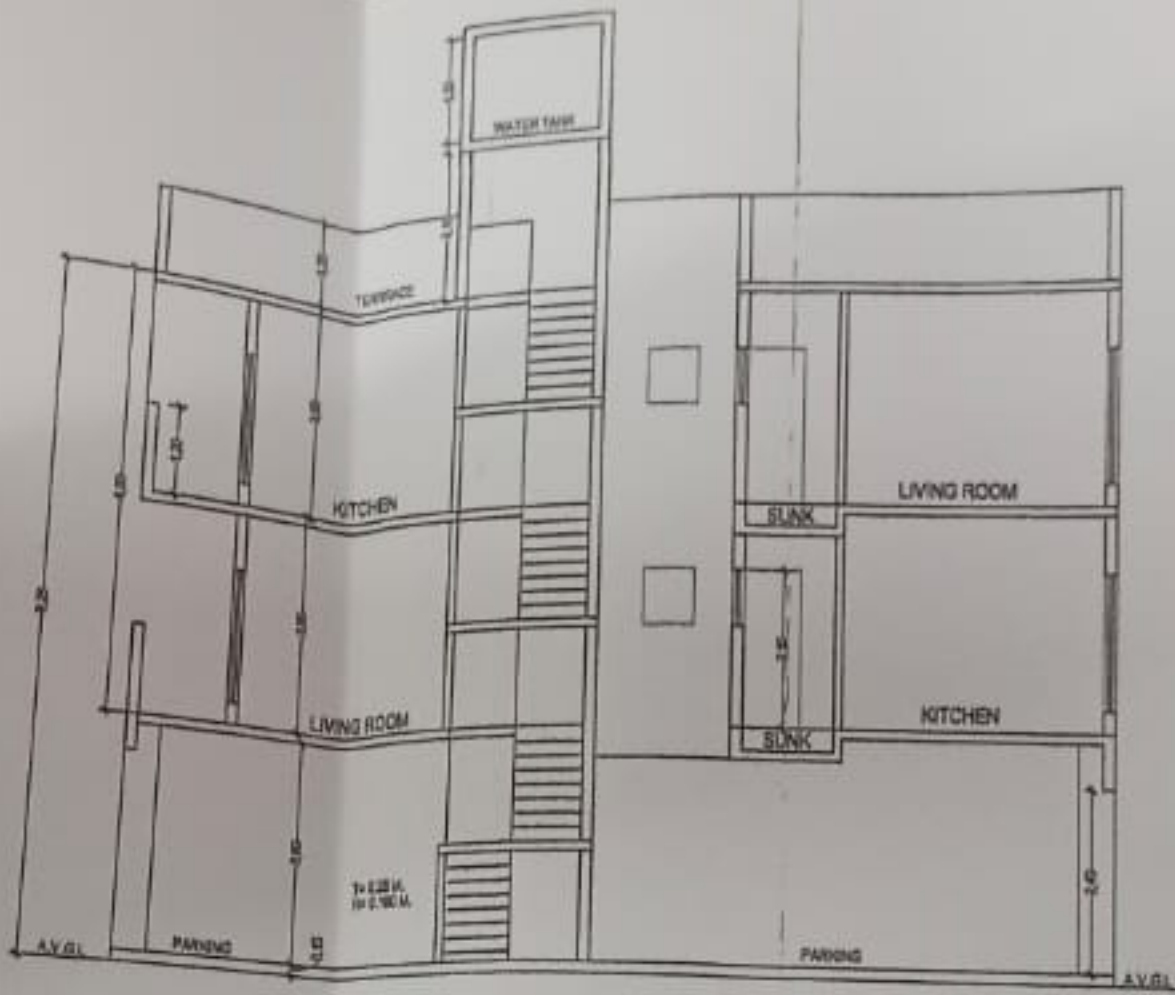


AREA CALCULATION PLINE AREA
GROUND FLOOR AREA
 AREA OF STAIRCASE BLOCK = 11.10X2.00 = 22.20 SQ.M.

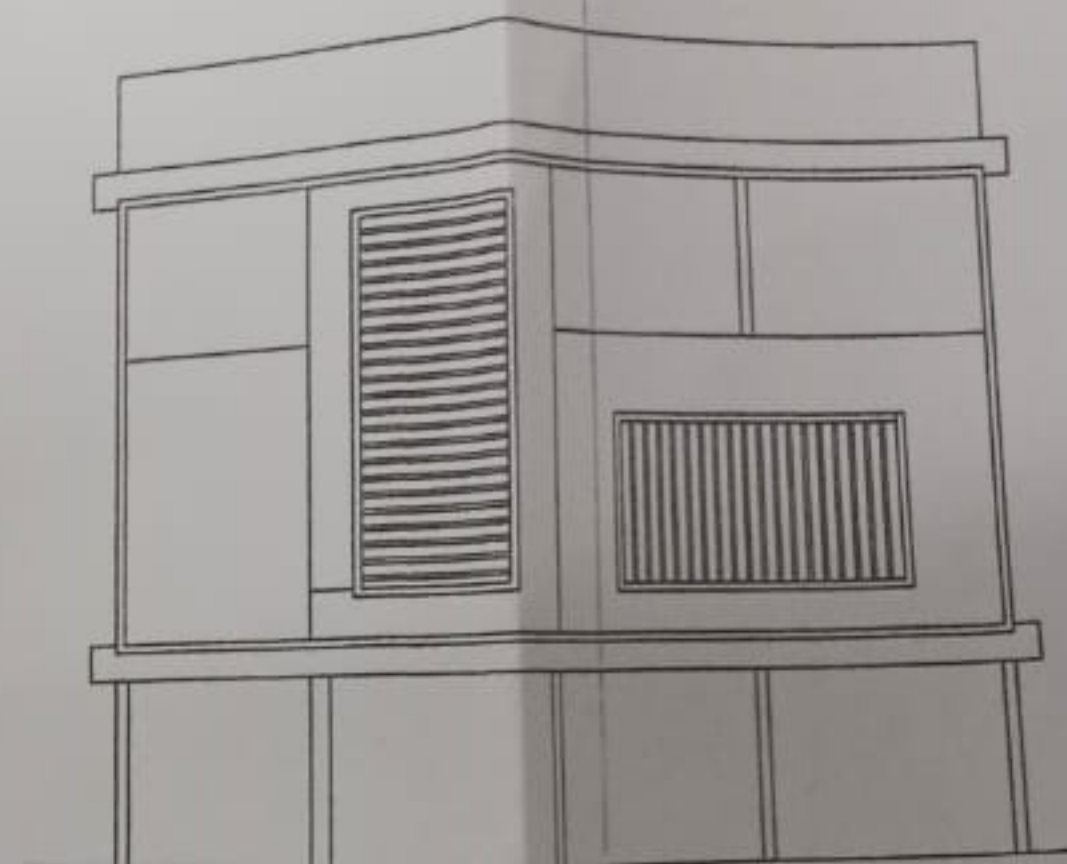


AREA CALCULATION PLINE AREA
FIRST AND SECOND FLOOR AREA
 AREA OF BLOCK ABCD = 11.10X13.75 = 152.62 SQ.M.
DEDUCTION
 AREA OF BLOCK 1 = 0.90X1.50 = 1.35 SQ.M.
 TOTAL DEDUCTION = 1.35 SQ.M.
 TOTAL AREA OF FIRST/SECOND FLOOR = 152.62 - 1.35 = 151.27 SQ.M...A
 TOTAL PLINE AREA OF BUILDING 2 = 151.27 + 22.20 = 173.47 SQ.M...A

COND FLOOR PLAN BUILDING 2
 SCALE 1:100



SECTION AA
 SCALE 1:100

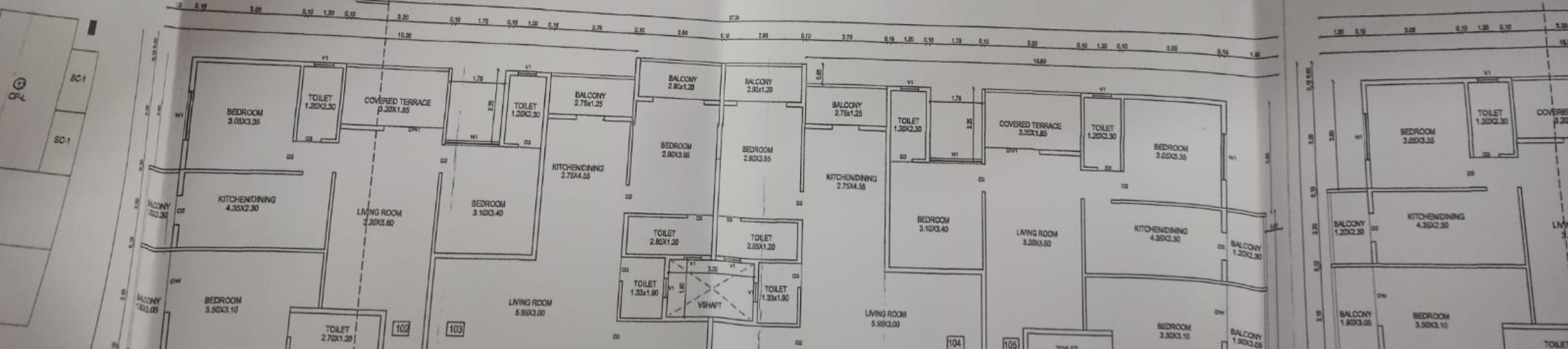


FRONT ELEVATION

T.D.R STATEMENT
 NET PLOT AREA=2267.42 SQ.M
 ALLOWED T.D.R. = 167.00
 PROPOSED T.D.R. = 167.00
 # PURCHASED T.D.R. = 30
 AS PER FORMULA = 30
 D.R. C. NO. - 795A DT. 25/05/2011
 SALE DEED NO. 4386 DT. 25/05/2011

T.D.R STATEMENT
 NET PLOT AREA=2267.42 SQ.M
 ALLOWED T.D.R. = 316
 PROPOSED T.D.R. = 316
 # PURCHASED T.D.R. = 316
 AS PER FORMULA = 316
 D.R. C. NO. - 1035 DT. 25/05/2011
 SALE DEED NO. 4376 DT. 25/05/2011

COMME
 RESIDE



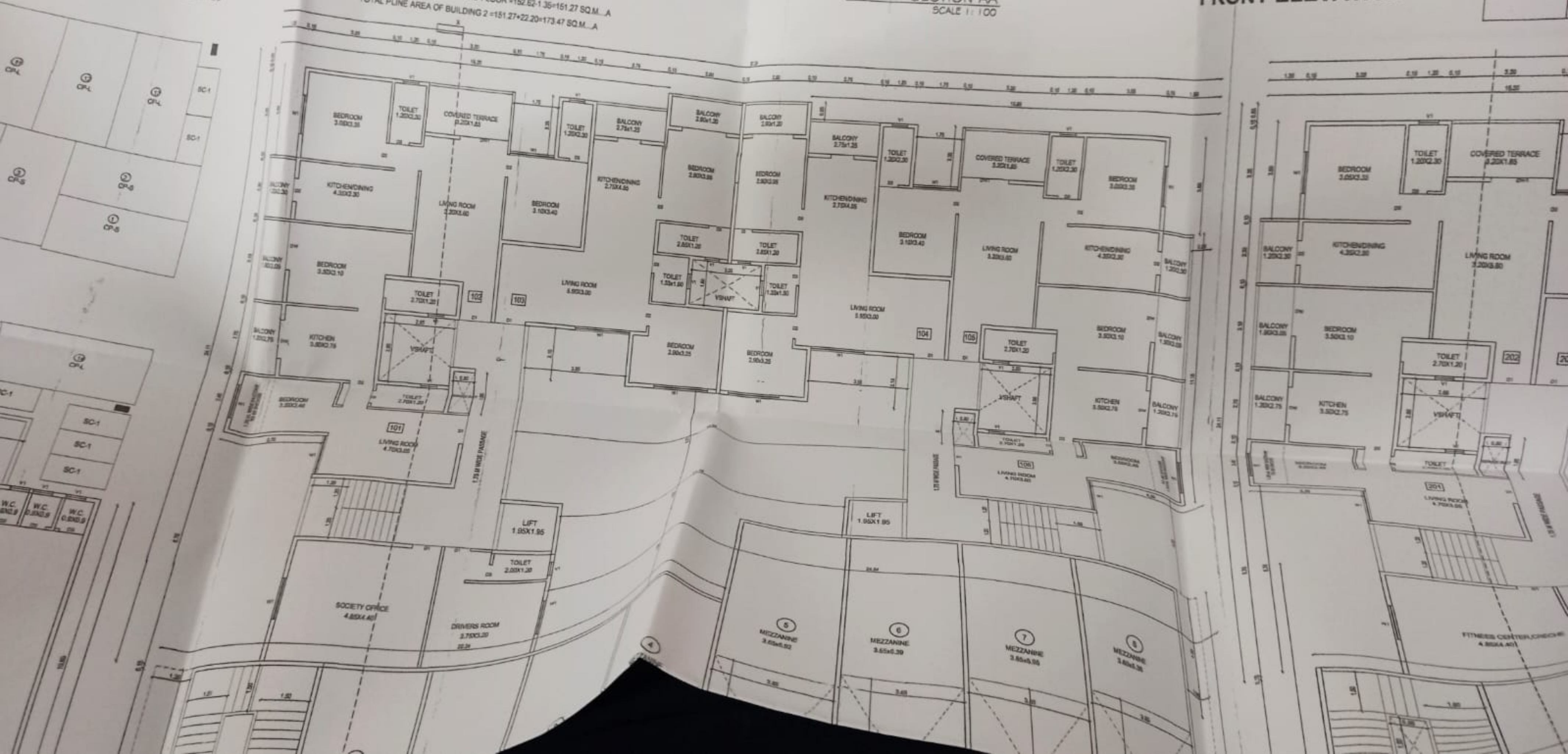
SECOND FLOOR PLAN BUILDING 2
SCALE 1:100

AREA CALCULATION PLINE AREA
FIRST AND SECOND FLOOR AREA
 AREA OF BLOCK ABCD = 11.10x13.75 = 152.62 SQ.M.
DEDUCTION
 AREA OF BLOCK 1 = 0.90x1.50 = 1.35 SQ.M.
 TOTAL DEDUCTION = 1.35 SQ.M.
 TOTAL AREA OF FIRST/SECOND FLOOR = 152.62 - 1.35 = 151.27 SQ.M. A
 TOTAL PLINE AREA OF BUILDING 2 = 151.27 + 22.20 = 173.47 SQ.M. A

SECTION AA
SCALE 1:100

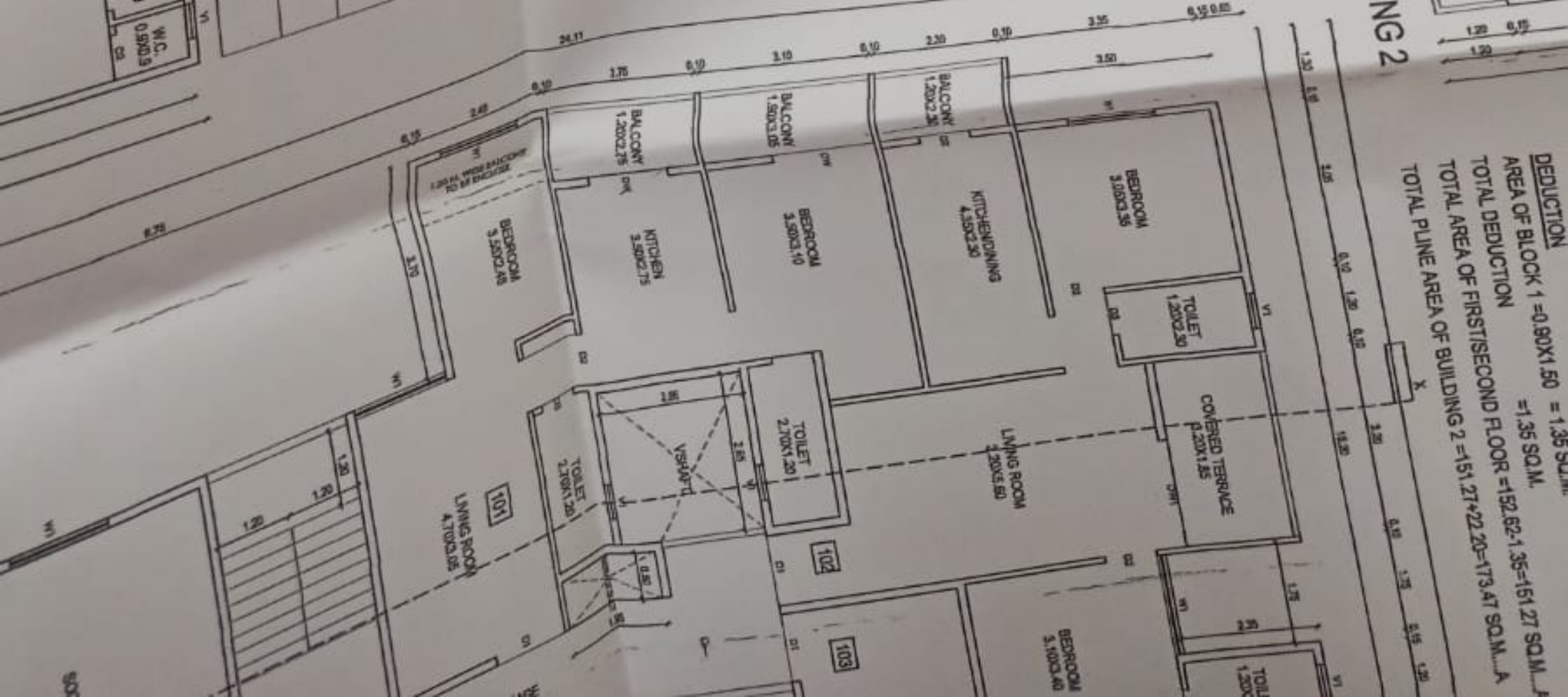
FRONT ELEVATION

COMMERCIAL
RESIDENTIAL





SECOND FLOOR PLAN BUILDING 2
SCALE 1 : 100



DEDUCTION
 AREA OF BLOCK 1 = 0.90X1.50 = 1.35 SQ.M.
 = 1.35 SQ.M.
 TOTAL DEDUCTION
 TOTAL AREA OF FIRST/SECOND FLOOR = 152.62 - 1.35 = 151.27 SQ.M.
 TOTAL AREA OF BUILDING 2 = 151.27 + 22.20 = 173.47 SQ.M.
 TOTAL PLINE AREA OF BUILDING 2

PREVIOUS COMMENCEMENT CERTIFICATE NO. LND/BP/C2/173/2021 DT.7/07/2021
 PREVIOUS APPROVED COMMERCIAL AREA=1165.19 SQ.M.
 PREVIOUS APPROVED RESIDENTIAL AREA=5036.00 SQ.M.
 PREVIOUS APPROVED TOTAL PLINE AREA=6201.19 SQ.M.

AREA STATEMENT

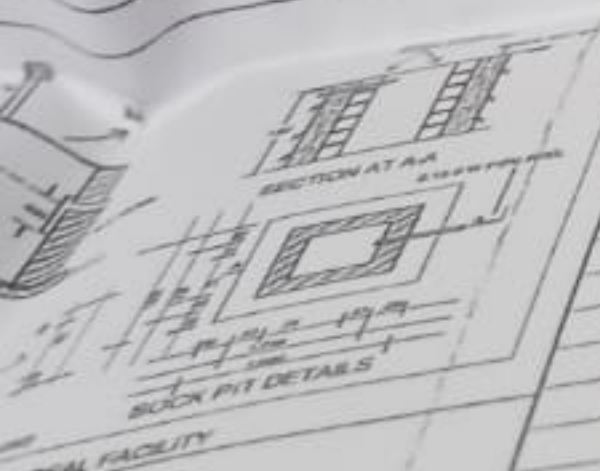
	SQ.M.
1 AREA OF THE PLOT	2267.42
MINIMUM AREA OF a,b,c TO BE CONSIDERED	2267.42
a) AS PER OWNERSHIP DOCUMENT(7/12,CTS EXTRACT)	2267.42
b) AS PER MEASUREMENT SHEET	
c) AS PER SITE	0.00
2 DEDUCTION FOR	
a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00
b) ANY D.P. RESERVATION AREA	(TOTAL a+b) 2267.42
3 BALANCE AREA OF THE PLOT (1-2)	-
4 AMENITY SPACE(IF APPLICABLE)	-
e) REQUIRED	-
b) ADJUSTMENT OF 2(B),IF ANY	2267.42
c) BALANCE PROPOSED	
5 NET PLOT AREA (3-4(C))	
6 RECREATIONAL OPEN SPACE(IF APPLICABLE)	-
a) REQUIRED	-
b) PROPOSED	-
7 INTERNAL ROAD AREA	2494.16
8 PLOTABLE AREA (IF APPLICABLE)	
9 BUILTUP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR. NO.5 X 1.1)	1133.71
10 ADDITIONS OF FSI ON PAYMENT OF PREMIUM	1133.71
a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED IN ROAD WIDTH	0.00
b) PROPOSED FSI ON PAYMENT OF PREMIUM	485.00
c) IN SITU AREA AGAINST D.P. ROAD(SR. NO. 20)	485.00
d) IN SITU AREA AGAINST AMENITY SPACE (2.00 OR 1.85 X SR.NO.4(B) AND/OR(C))	
e) TDR AREA (SUBJECT TO MAXIMUM OF 1.4 OF SR.NO.8)	167.00+318.00
f) TOTAL IN SITU / TDR LOADING PROPOSED (a+b+c)	
12 ADDITIONAL FSI UNDER CHAPTER NO.7	4112.87
13 TOTAL ENTITLEMENT OF FSI IN PROPOSAL	2573.52
a) (9+10(b)+11(d)) or 12 WHICHEVER IS APPLICABLE	6686.39
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	
c) TOTAL ENTITLEMENT (a+b)	
MAXIMUM UTILIZATION OF FSI(building potential) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	4.80
15 TOTAL BUILTUP AREA PROPOSAL (excluding area at sr.no.17b)	
a) EXISTING/APPROVED BUILTUP AREA	0.00
b) PROPOSED BUILTUP AREA (as per P-Line)	6677.83
c) TOTAL (a+b)	6677.83
16 FSI CONSUMED (15/13) SHOULD NOT MORE THAN SR.NO.14	
15 AREA FOR INCLUSIVE HOUSING IF ANY	
a) REQUIRED (20% OF SR.NO.5)	-
b) PROPOSED	-

CERTIFICATE OF THE AREA
 CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/01/2021 AND DIMENSION
 OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH
 AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT, LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS

MAM
 SIGNATURE OF ARCHITECT

BUILTUP AREA=998.76 SQ.M.
 BUILTUP AREA=5679.07 SQ.M.

WALL SECTION
 SCALE 1:100



AL SUP AREA OF FLOOR	
PER OUTER CONSTRUCTION LINE	
(3)	
45.78x50.13=471.21	
50.24x51.28=2575.17	
79.30x50.30=3988.10	
FLOOR	EA.M
FLOOR	EA.M
TH FLOOR	BA.N
TH FLOOR	BA.N
TH FLOOR	BA.N
SEVENTH FLOOR	BA.N
GROUND FLOOR	37.2
FIRST FLOOR	37.2
SECOND FLOOR	37.2
TOTAL	117.6
TOTAL COMMERCIAL BUILT UP AREA IN SQ.M	
TOTAL RESIDENTIAL BUILT UP AREA IN SQ.M	

PREVIOUS COMMENCEMENT CERTIFICATE NO. UNRECORDED
 PREVIOUS APPROVED COMMERCIAL MEASURED IN SQ.M
 PREVIOUS APPROVED RESIDENTIAL MEASURED IN SQ.M
 PREVIOUS APPROVED TOTAL PLINE MEASURED IN SQ.M

AREA STATEMENT

1	AREA OF THE PLOT		
2	MINUS AREA OF ALL TO BE CONSIDERED		
3	AS PER OWNERSHIP DOCUMENTS FOR EXTRACT		
4	AS PER MEASUREMENT SHEET		
5	AS PER SITE		
6	DEDUCTION FOR		
7	PROPOSED S.P. & P. ROAD WITHIN AREA		
8	PROPOSED S.P. & P. ROAD WITHIN AREA		
9	BALANCE AREA OF THE PLOT (1-6)		
10	MINUS SPACES APPLICABLE		
11	REQUIRED		
12	REQUIREMENT OF T.O.P. ACT		
13	BALANCE PROPOSED		
14	NET PLOT AREA (1-13)		
15	RECREATIONAL OPEN SPACE APPLICABLE		
16	REQUIRED		
17	PROPOSED		

THE AREA OF THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/01/2021 AND DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT, LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS

[Signature]

SIGNATURE OF ARCHITECT

OWNERS DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

RUTICA INFRA LLP

Designated Partner

RUTICA INFRA LLP

[Signature]
Designated Partner

OWNERS NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

[Signature]

1.50 x 1.80
 1.20 x 1.80
 FW = 0.55 x 1.80
 FW = 1.58 x 2.1
 V = 0.60 x 0.75
 RS1 = 3.00 x 5.00

R.C.C. CONSULTANT

[Signature]

Shri. MILIND S. RATHI
 Reg. Structural Engineer
 NMC Reg. No. SELR128

SCALE 1:100

DATE -22/05/2022

DELT BY AVM

CHKD BY AVM

JOB NO.

JF3

DRG NO.

M1

CAL SPACES
 AR. MILIND S. RATHI V. MALPURE
 2/AR. MILIND S. RATHI V. MALPURE
 COLLEGE ROAD, NASHIK-7.
 CALL 9425479535