

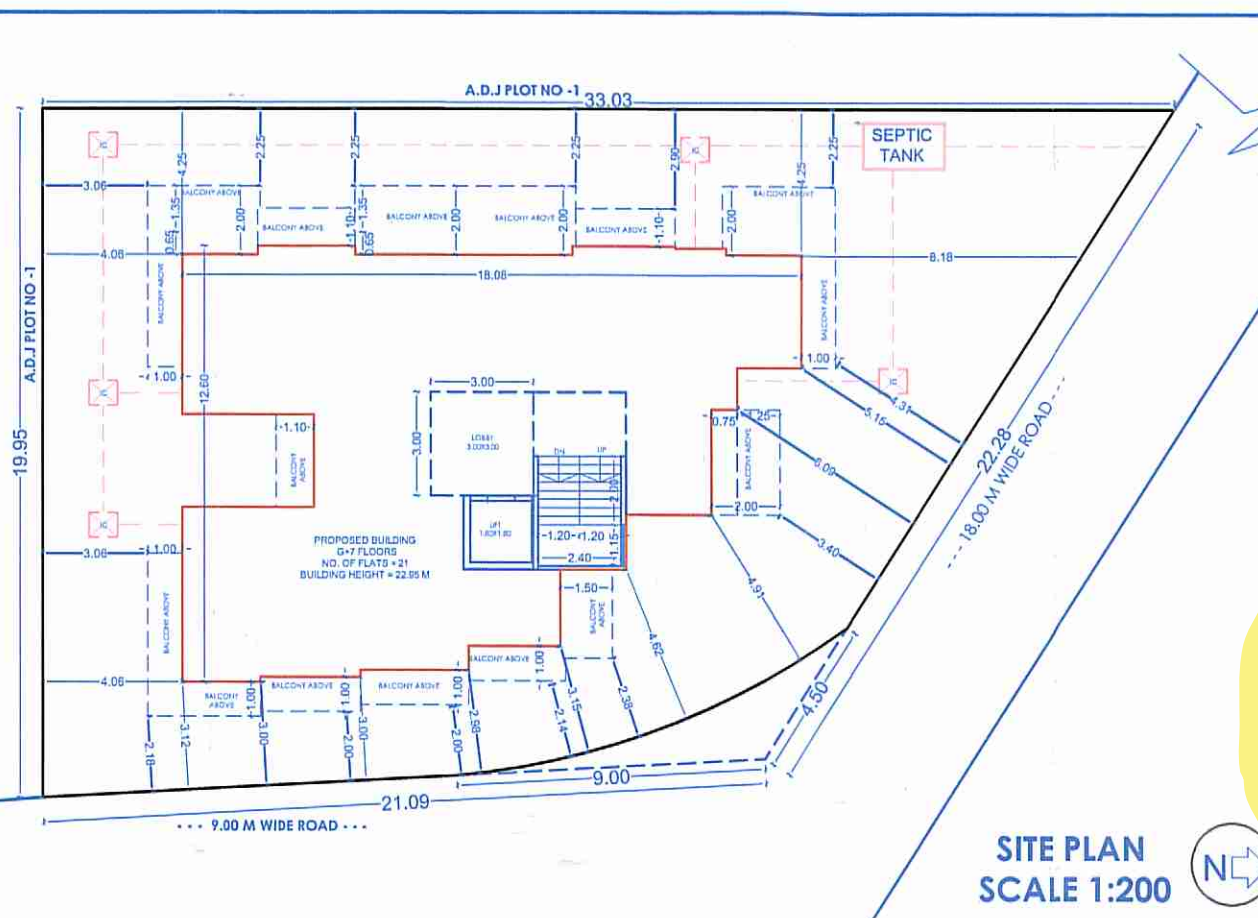
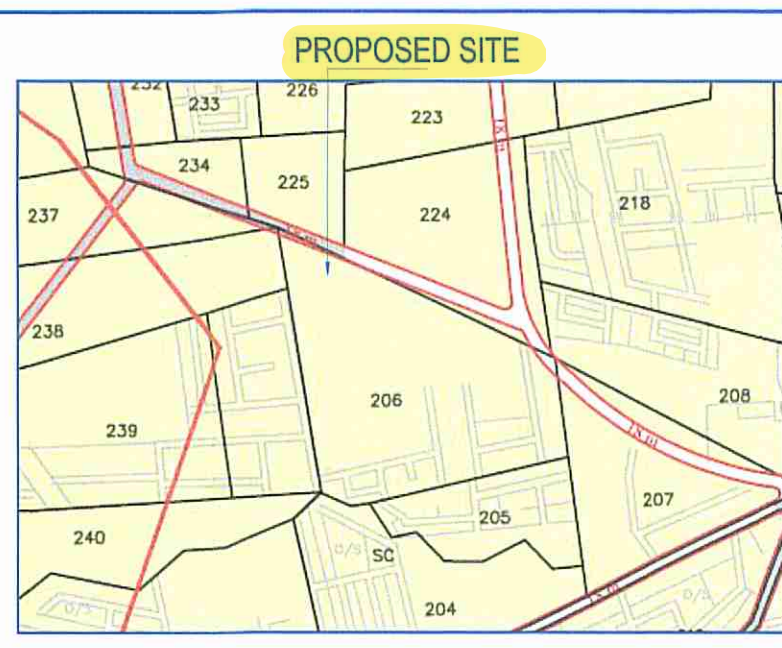
RESIDENTIAL CARPET AREA IN SQ.M. (FOR SALE)					
FLOOR	TYPE	CARPET AREA	ENCLOSED BALCONY	BALCONY	TOTAL CARPET AREA IN SQ.M.
1ST TO 3RD FLOOR (FOR SALE)	101 TO 301	45.02	7.89	8.36	61.27
	102 TO 302	45.60	9.45	9.76	64.81
	103 TO 303	48.85	11.39	10.22	70.46

RESIDENTIAL CARPET AREA IN SQ.M. (FOR INCLUSIVE HOUSING)					
FLOOR	TYPE	CARPET AREA	ENCLOSED BALCONY	BALCONY	TOTAL CARPET AREA IN SQ.M.
4TH TO 7TH FLOOR (FOR INCLUSIVE HOUSING)	401 TO 701	45.02	0.00	16.25	61.27
	402 TO 702	45.60	0.00	19.21	64.81
	403 TO 703	48.85	0.00	21.61	70.46

BUILDING TYPE	FLOOR NAME	PROPOSED BUILDING BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE			FSI	ANCILLARY FSI
		RESIDENTIAL AREA FOR SALE	RESIDENTIAL AREA FOR INCLUSIVE HOUSING	TOTAL		
RESIDENTIAL AREA FOR SALE	GROUND	9.00	5.63	3.38		
	1ST	233.19	145.74	87.45		
	2ND	233.19	145.74	87.45		
RESIDENTIAL AREA FOR INCLUSIVE HOUSING	3RD	233.19	145.74	87.45		
	4TH	233.19	145.74	87.45		
	5TH	233.19	145.74	87.45		
	6TH	233.19	145.74	87.45		
	7TH	233.19	145.74	87.45		
TOTAL		708.57	442.86	265.71		
TOTAL		932.76	582.97	349.78		
TOTAL OF 7 FLOORS		1641.33	1025.83	615.50		

PARKING AREA STATEMENT (Table No. 8B & 8C)							
SIZE OF TENEMENTS	PROPOSED BUILDING			REQUIRED PARKING		PROPOSED PARKING	
	FLATS	FLOORS	TOTAL	CAR	SC	CAR	SC
For every two tenements with having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	3	7	21	11	21		
TOTAL				11	21		
VISITORS PARKING 5%				0.55	1.05		
TOTAL				11.55	22		
X-FACTOR (90%)				11	22	12	20

NOTE : 1 CAR CONVERTED TO 6 SCOOTERS = 6\*20 = 26



**STAMP OF APPROVAL 1/1**

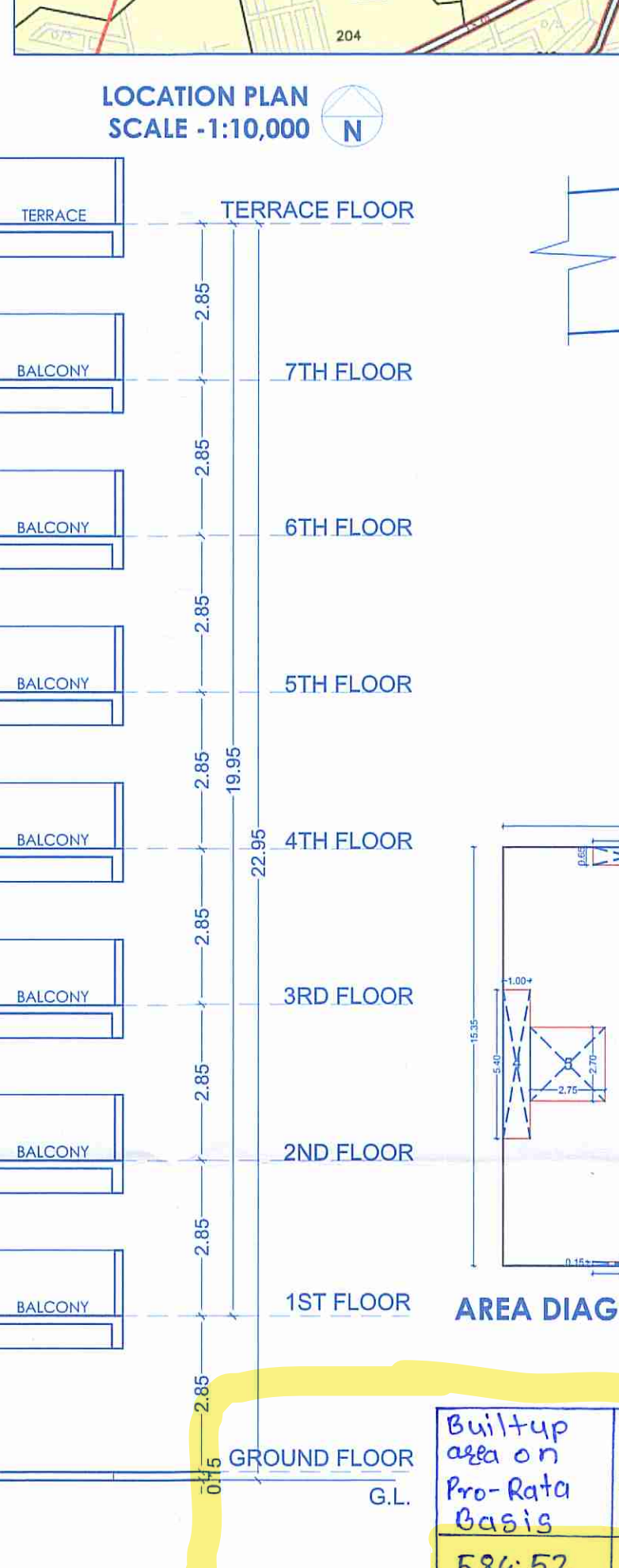
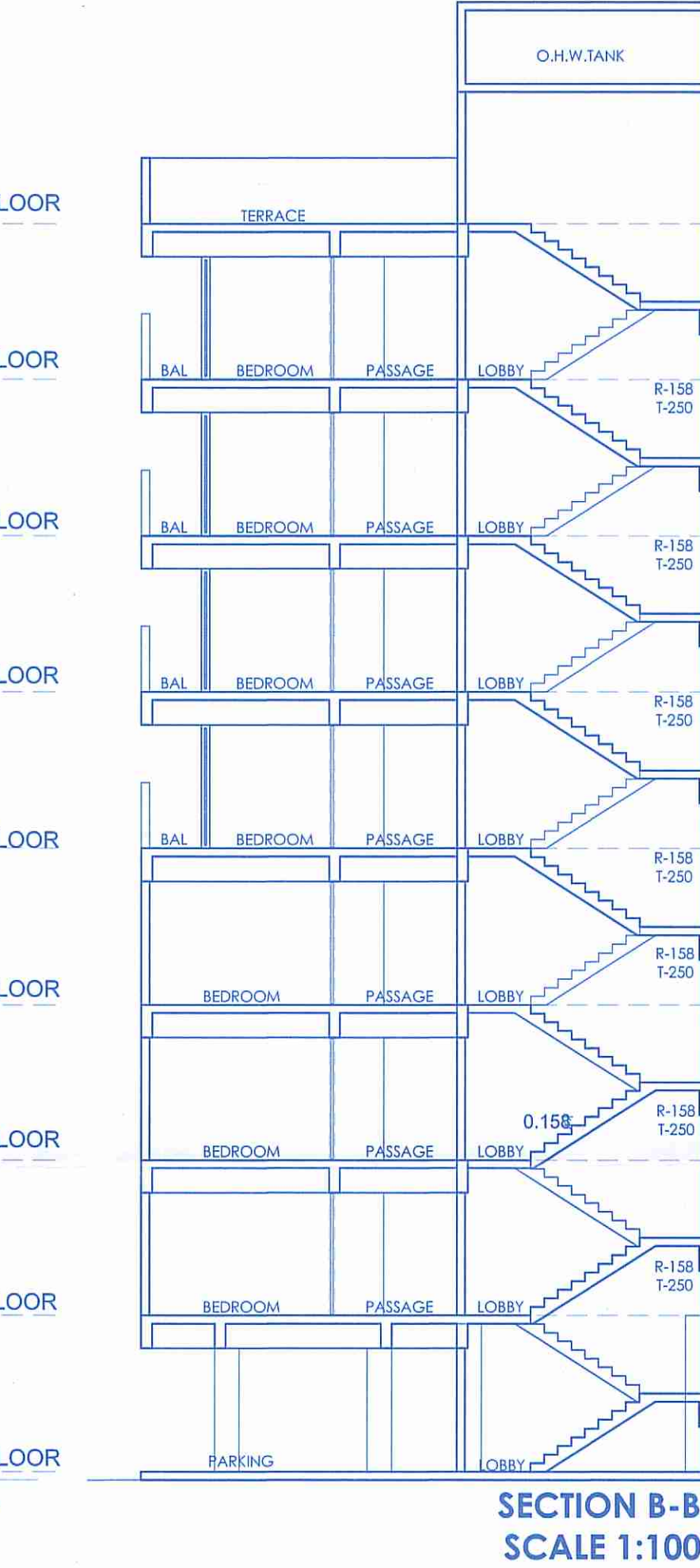
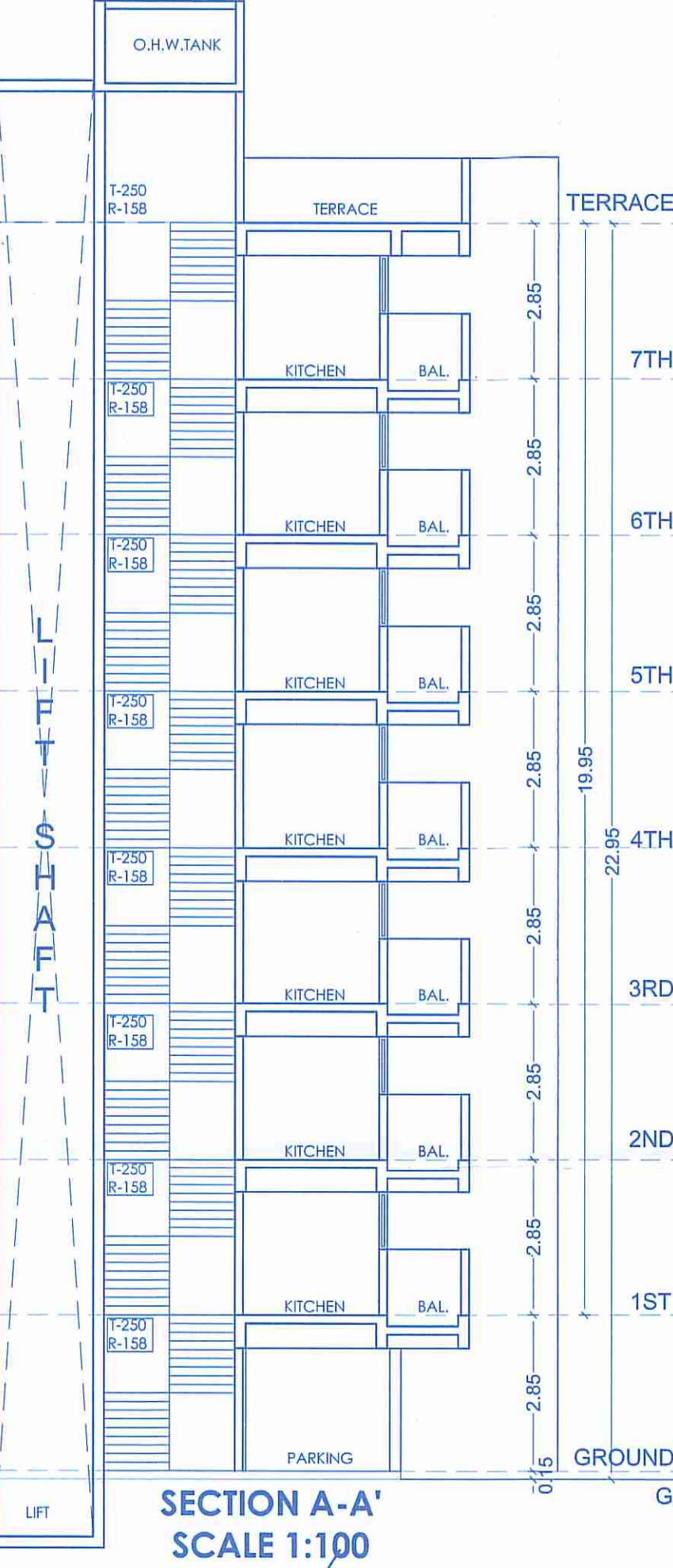
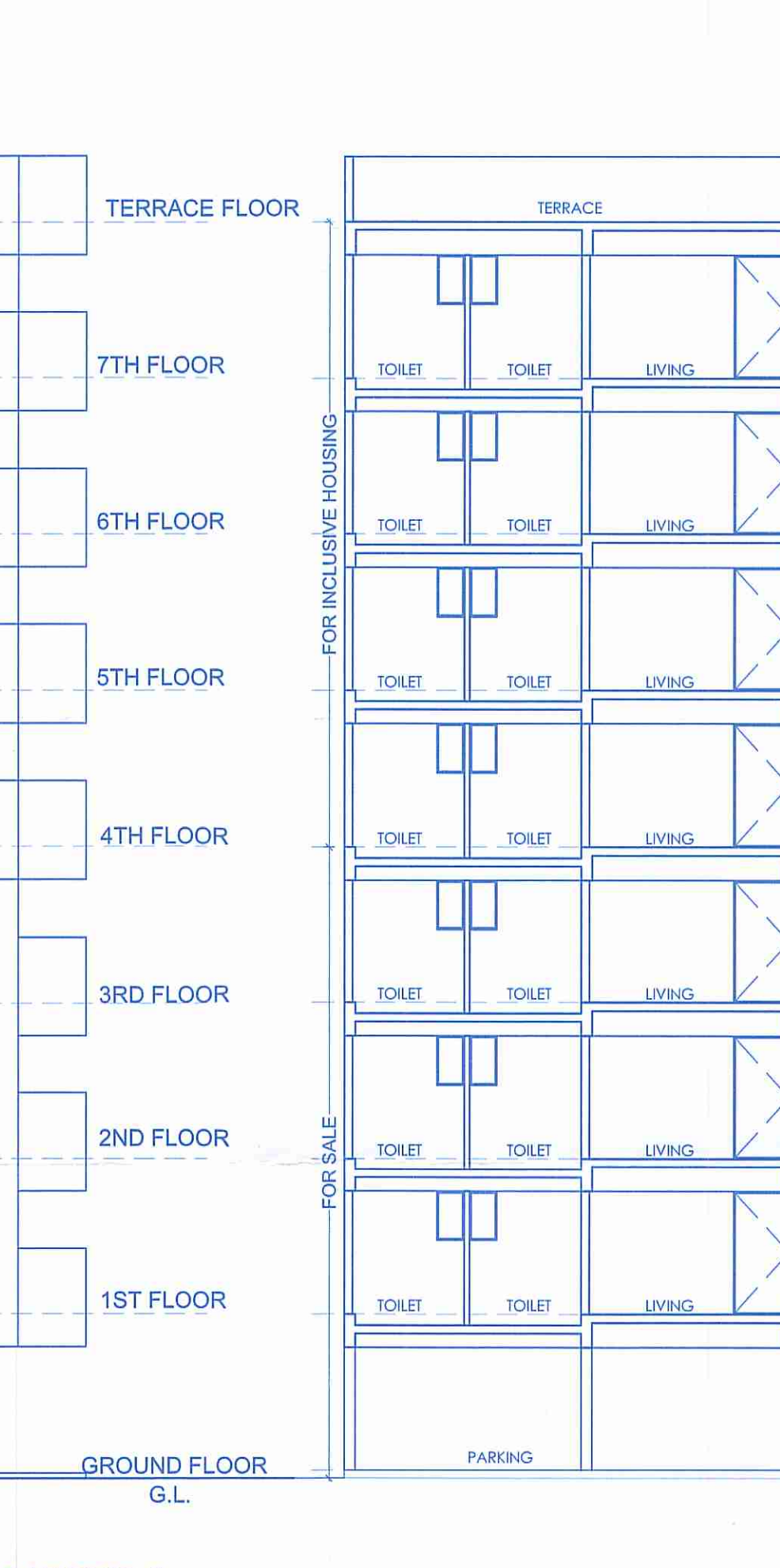
PROPOSED RESIDENTIAL BUILDING ON PLOT NO-2, S.NO.206/3/1/2/3 & CTS NO.1773/P AT- PATHARDI-2 SHIWAR,NASHIK FOR:- Gajra Associates Partnership Firm Through Partner Mr. Hemant Madanlal Parakh

**APPROVED**

The Plans amended in Blue As per the conditions mentioned in the accompanying commencement Certificate, No. dated 28/02/2024

28/02/2024

Executive Engineer  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik



**STATEMENT OF INCLUSIVE HOUSING (MHADA)**

PROPOSED RESIDENTIAL BUILDING ON HISSA LAND S. NO. 4/1/2/4/2, CTS NO 406/6, OF VILLAGE PATHARDI, TAL. NASHIK

NET PLOT AREA = 5404.54 SQ.M.  
BASIC F.S.I. 1.1 = 5945.00 SQ.M.  
MHADA REQUIRED 20% OF BASIC F.S.I. = 5945.00\*20% = 1189.00 SQ.M.

MHADA RELOCATED ON PLOT NO-2, S.NO.206/3/1/1+2+3 & CTS NO.1773/P AT- PATHARDI SHIWAR,NASHIK

1) THE R.R. RATE OF PROPOSED BLDG. ON S.NO. 4/1/2/4/2 = RS. 10,000/-  
2) THE R.R. RATE OF PROPOSED MHADA BLDG.RELOCATED ON S.NO.206/3/1/1+2+3 = RS. 13,200/-  
3) DIFFERENCE RATIO OF R.R. RATE = 10,000/13,200 = 0.7576  
4) MHADA BUILT UP AREA REQUIRED = 1189.0 X 0.7576 = 900.80 SQ.M.  
5) MHADA PROPOSED BUILT UP AREA RELOCATED = 932.76 SQ.M.

**AREA CALC. FOR TYPICAL 1ST TO 7TH FLOOR (IN SQM)**

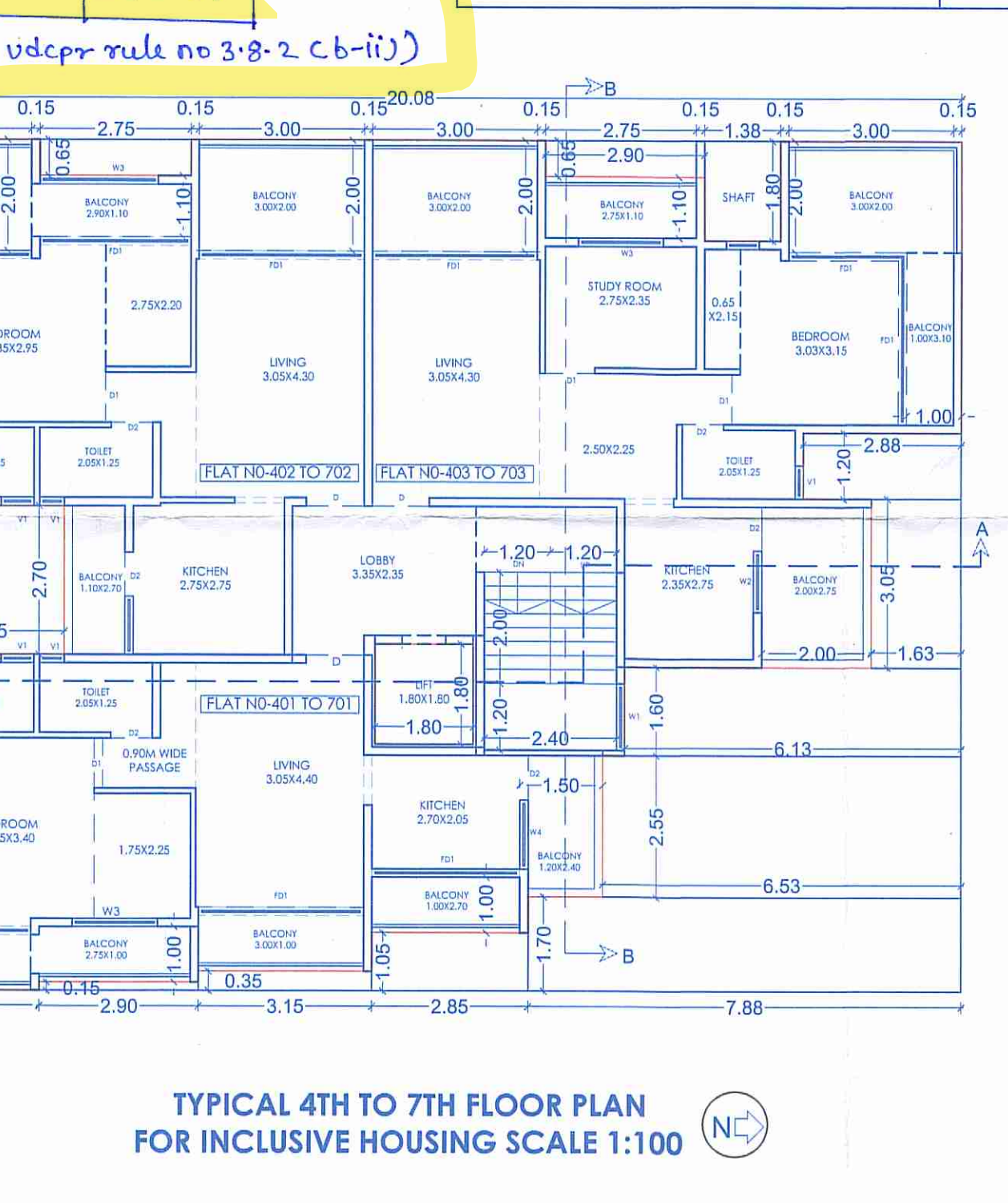
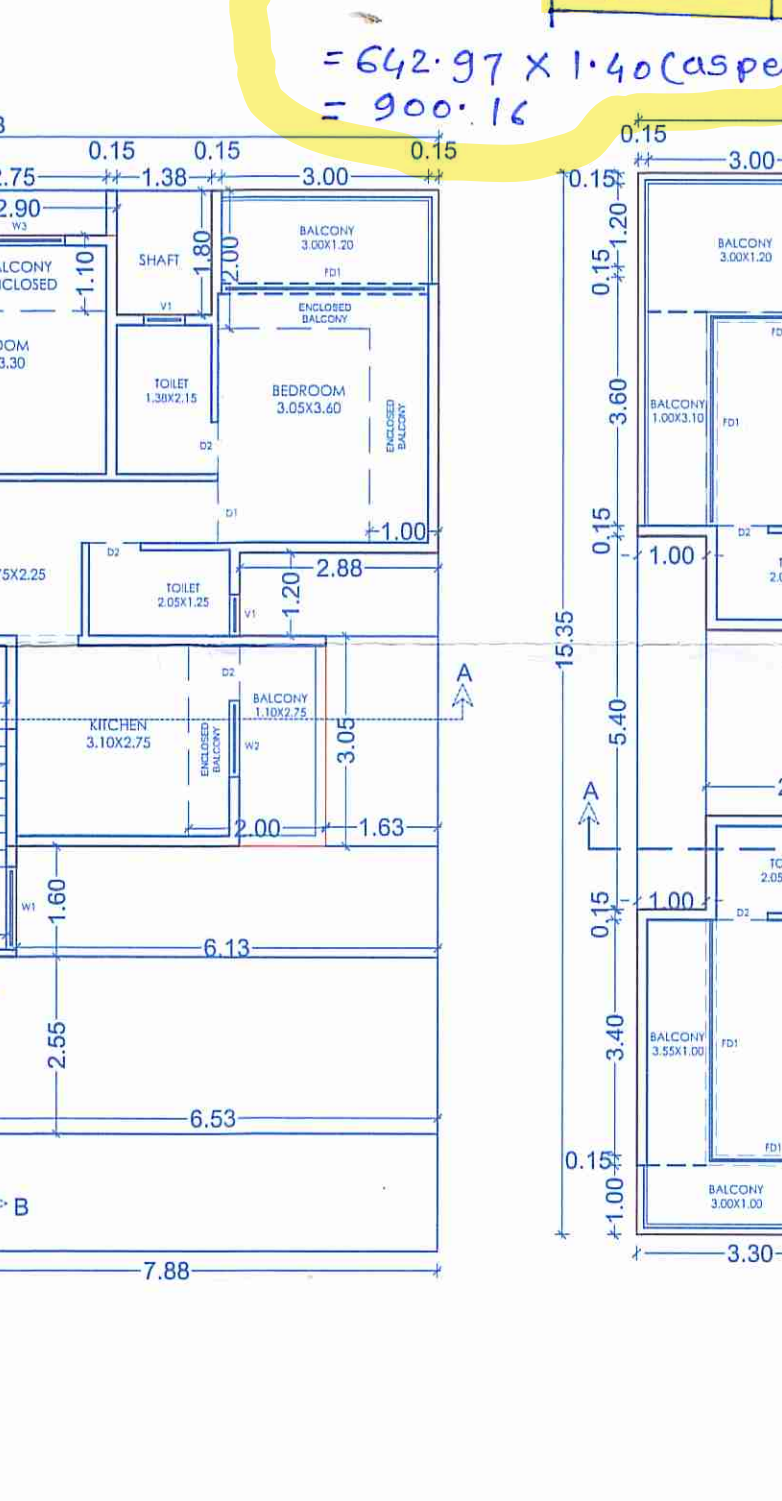
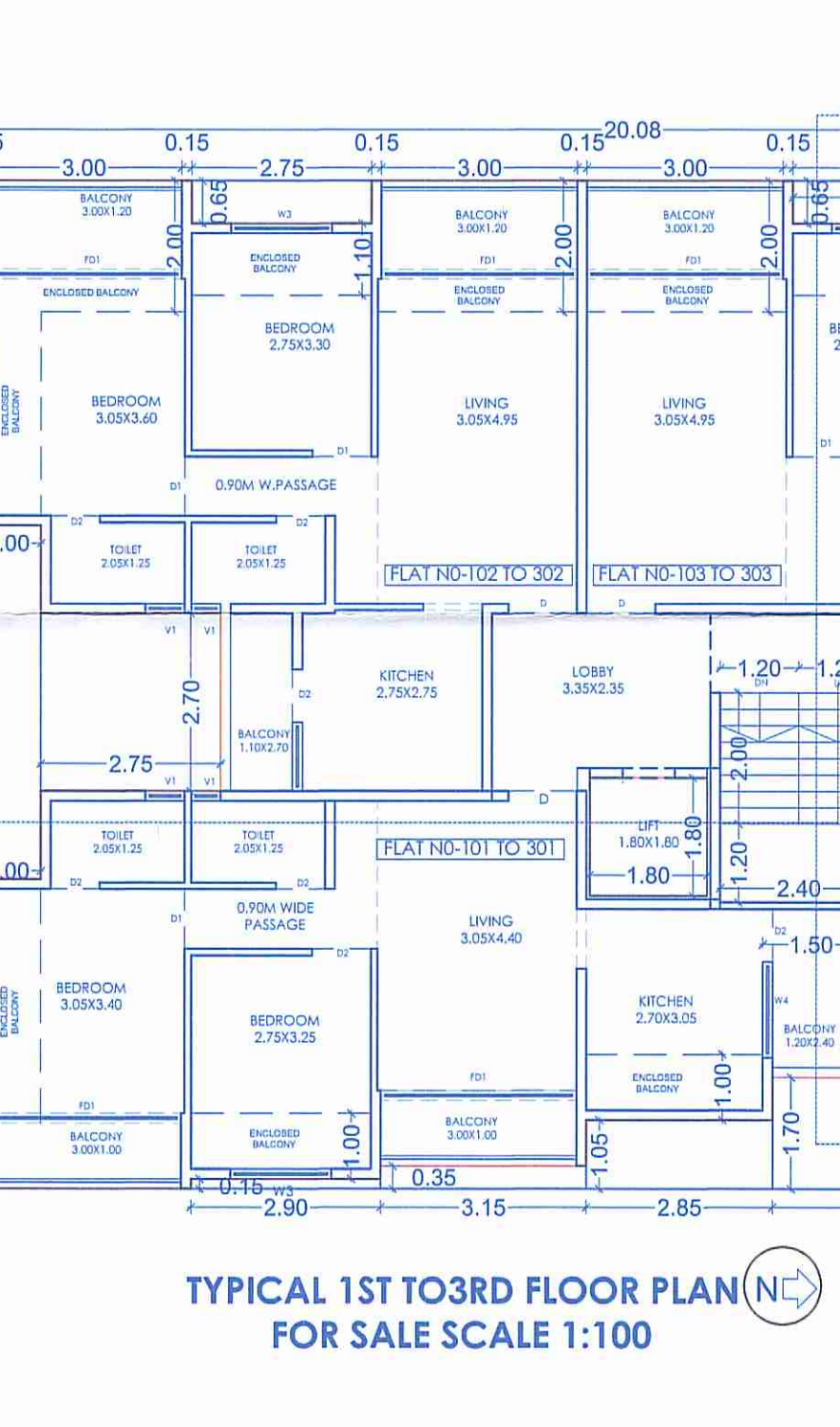
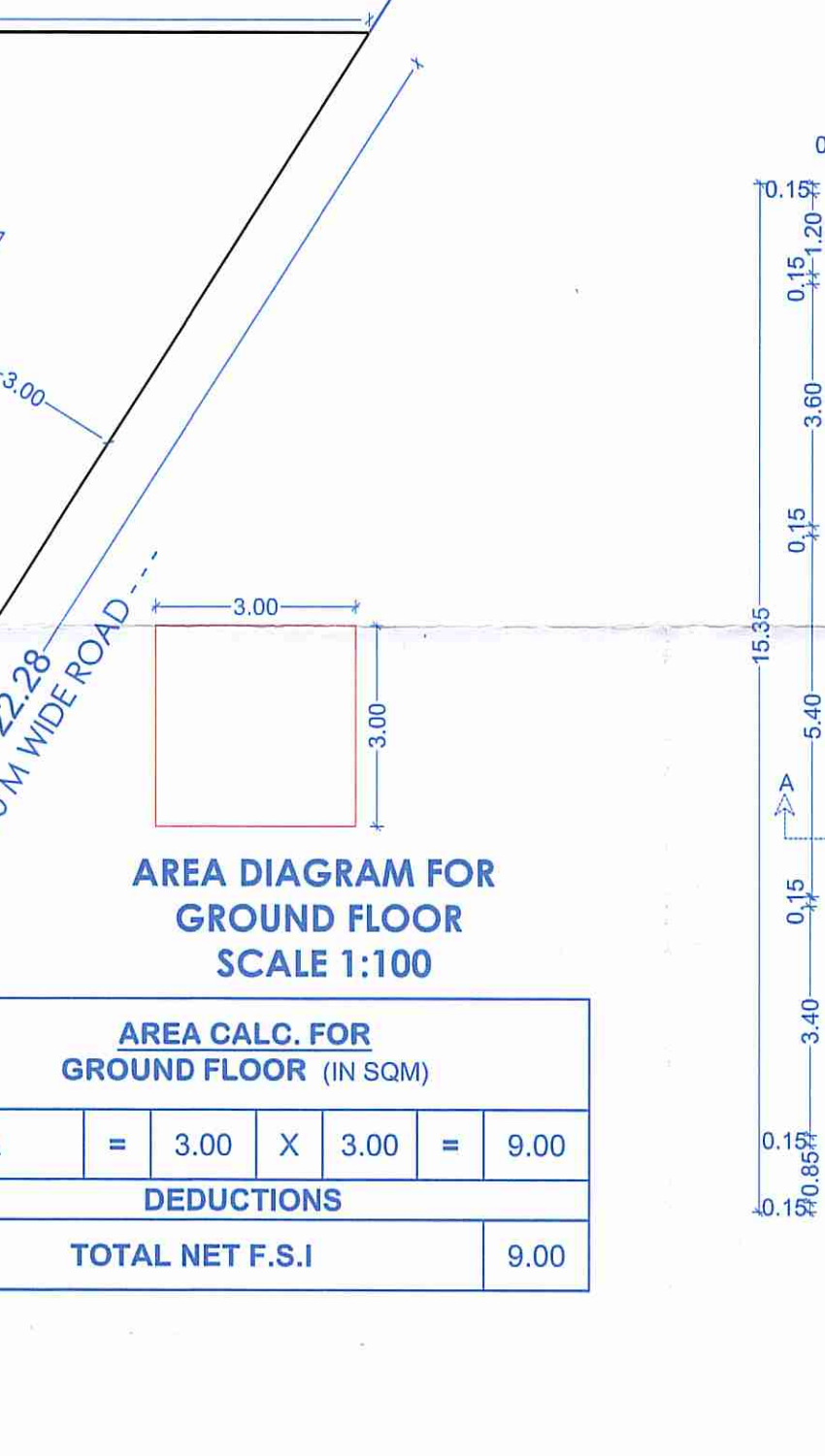
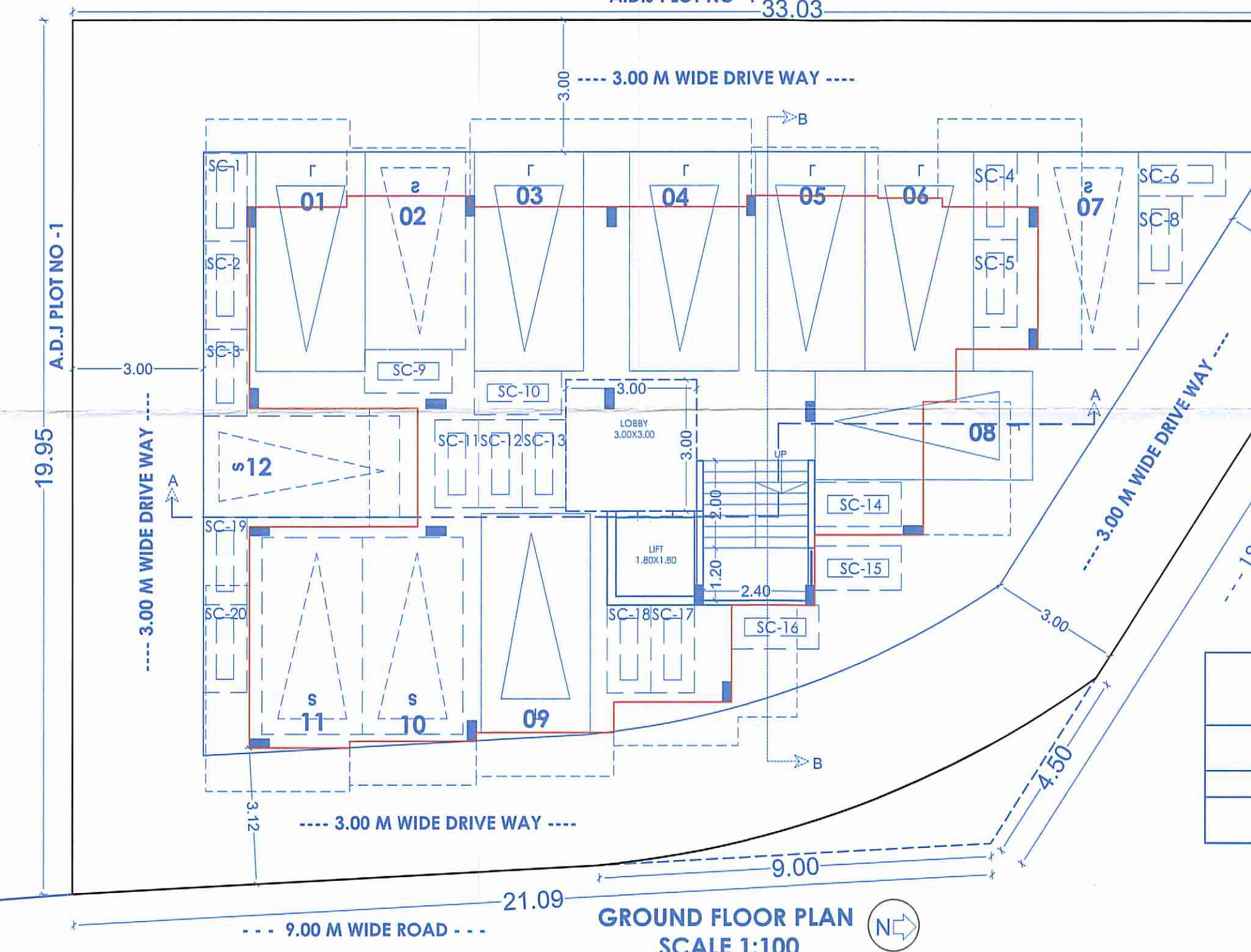
A	=	20.08	X	15.35	=	308.23
DEDUCTIONS						
1	2.75	X	0.65	X	1	= 1.79
2	2.90	X	0.65	X	1	= 1.89
3	1.38	X	1.80	X	1	= 2.48
4	1.00	X	5.40	X	1	= 5.40
5	2.75	X	2.70	X	1	= 7.43
6	2.88	X	1.20	X	1	= 3.46
7	1.63	X	3.05	X	1	= 4.97
8	1.80	X	1.80	X	1	= 3.24
9	6.13	X	1.60	X	1	= 9.81
10	6.53	X	2.55	X	1	= 16.65
11	2.90	X	0.15	X	1	= 0.44
12	3.15	X	0.35	X	1	= 1.10
13	2.85	X	1.05	X	1	= 2.99
14	7.88	X	1.70	X	1	= 13.40
						75.03
<b>TOTAL NET F.S.I</b>						<b>233.19</b>

Built up area on Pro-Rata Basis = 584.52

Permissible Normal F.S.I = 1.10

Permissible on Normal F.S.I = 642.97

= 642.97 X 1.40 (as per vdcpr rule no 3.8.2 cb(ii)) = 900.16



**Proforma - I**

AREA STATEMENT

Sl. No.	Description	SQ.M.
1	Area of plot (Minimum area of a, b, c to be considered)	520.40
2	As per ownership document (7/12, CTS extract) less per measurement sheet	520.40
3	Area per site	520.40
4	Deductions for	
a)	Proposed D.P./D.P. Road widening Area/Service Road/ Highway widening	0.00
b)	road remaining area	0.00
c)	(Total area)	0.00
5	Balance Area of Plot (1-2)	511.40
6	Amenity Space - (if applicable)	0.00
a)	Required	0.00
b)	Adjustment of 20% if any - (c) Balance proposed	0.00
7	Net Plot Area (1-6)	511.40
8	Recreational Open space (if applicable)	0.00
a)	Required	0.00
b)	Proposed	0.00
9	Net Plot Area - as per provision	511.40
10	Internal Road area	584.52
11	Net Plot Area (if applicable)	900.16
12	Build up area with reference to Basic F.S.I. as per front road width (S.No. 5, 3, 1, 54) as per vdcpr rule no. 3.8.2(b)	900.16
13	Additional FSI on payment of premium	260.20
a)	Maximum permissible premium FSI - based on road width / TOD Zone - 0.5	260.20
b)	Proposed FSI on payment of premium. 0.5 x S.No. 1	130.10
14	In-situ FSI (TDR loading)	0.00
a)	In-situ area against D road (2 x S.No. 2) (if any)	0.00
b)	In-situ area against Amenity Space if handed over 2.00 or 1.50 x S.No. 400 and 1 or 0.50	0.00
c)	TDR area - 0.50 x 2.00 x 1.1	1.10
d)	Total in-situ area (proposed) (14a+b+c)	1.10
15	Additional FSI area under Chapter No. 7	1665.60
16	Total entitlement of FSI in the proposal	1665.60
a)	100% (100% of 1665.60) if applicable	1665.60
b)	Ancillary Area FSI upto 50% or 80% with payment of charges	615.50
c)	Total entitlement (a+b)	1665.60
17	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road as per road width (see per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.10 x 1.10 (2.21 x 1.10)	243.21
18	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	1665.60
a)	Existing Built-up Area	0.00
b)	Proposed Built-up Area in proposal (per "A" Line)	1641.33
c)	Total (a+b)	1641.33
19	F.S.I. Consumed (18/13) (should not be more than entitled in 18 above)	0.99
20	F.S.I. for Inclusive Housing, if any	-
a)	Required (20% of Sr.No.18)	-
b)	Proposed	-

**CERTIFICATE OF AREA**

CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 14-12-2021 AND DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE MEASURED ON SITE & AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T. P. SCHEME RECORDER LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE: [Signature]

LICENSED ARCHT.:

**OWNER'S DECLARATION**

I/WE UNDERSTAND HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AS THE WORK SITE.

SIGNATURE OF ARCHT.: [Signature]

SIGNATURE OF STRUCTURAL ENG.: [Signature]

SIGNATURE OF OWNER: [Signature]

**SCHEDULE OF DOOR/WINDOW**

DOOR/WINDOW	TYPE	SIZE
D	DOOR	1.05X2.100
D1	DOOR	0.900X2.100
D2	FLUSHED DOOR	0.750X2.100
W	ALU. GLAZED WINDOW	1.800X1.200
V	ALU. GLAZED WINDOW	0.800X1.200
FD	SLIDING DOOR	2.100X1.200

SIGNATURE OF ARCHT.: [Signature]

SIGNATURE OF STRUCTURAL ENG.: [Signature]

SIGNATURE OF OWNER: [Signature]

AR. SUMIT KUMATH ER. MITESH MUTHA

**ARCHITECT SUMIT & BANSRI KUMATH**

78,7th Floor, JITO Business Bay, Shri Hari Nrayan Kute Marg, Nashik-422002, Ph-0253 2394465, Email- sumitkumath@gmail.com, WEB: sumitkumath.com