T.D.R STATEMENT

TOTAL PLOT AREA=847.16 SQ.M.
PROPOSED T.D.R.= 105.00 SQ.M.
PURCHASED T.D.R
AS PER FORMULA = 178.15 SQ.M.
D.R. C. NO. -986 DT. 09/09/2021
SALE DEED NO.7997 dt.17/09/2021

FORMULA AS PER NOTIFICATION-TPS-1813/3067 DT. 28/01/2016

FORMULA X=(Rg/Rp) X Y
X=PERMISSIBLE UTILISATION OF TDR/OR IN SQ.M. ON RECEIVING PLOT = 105.00SQ.M.
Rg=RATE FOR LAND IN RS PER SQ.M. AS PER ASR OF GENERATING PLOT IN GENERATING YEAR=RS 15300/SQ.M.
Rp=RATE FOR LAND IN RS PER SQ.M. AS PER ASR OF RECEIVING PLOT IN GENERATING YEAR= RS 25965/SQ.M.
Y= TDR DEBITED FROM DRC IN SQ.M.
105=(15300/25965) X Y
Y= (105X25965) /15300=178.15 SQ.M.
SO TDR DEBITED FROM DRC=178.15 SQ.M.

CAPACITY 218KLTR.
SUR.T.4436.600 M.
OVERHEAD WATER TANK

TERRACE FLOOR

SECTION AA
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

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

BUILDING NO.	FLOOR NO.	APARTMENT NO	CARPET AREA OF APARTMENT AS PER RERA	CARPET AREA OF BALCONY/ TERRACE ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE/ OPEN TERRACE ATTACHED TO APARTMENT	TOTAL CARPET AREA (SQ.M.)
(1)	(2)	(3)	(4)	(5)	(6)	
1	FIRST FLOOR	1,4	64.40	8.19	0.00	72.59
		2,3	80.85	11.48	0.00	92.33
	SECOND FLOOR	5,8	64.40	8.19	0.00	72.59
		6,7	80.85	11.48	0.00	92.33
	THIRD FLOOR	9,12	64.40	8.19	0.00	72.59
		10,11	80.85	11.48	0.00	92.33
	FOURTH FLOOR	13,16	64.40	8.19	0.00	72.59
		14,15	80.85	11.48	0.00	92.33
	FIFTH FLOOR	17,20	64.40	8.19	0.00	72.59
		18,19	80.85	11.48	0.00	92.33
	SIXTH FLOOR	21,24	64.40	8.19	0.00	72.59
		22,23	111.85	28.09	0.00	139.94
					TOTAL	2674.26

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

BUILDING NO.	FLOOR NO.	TOTAL BUP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	GROUND FLOOR	24.30
	FIRST FLOOR	375.90
1	SECOND FLOOR	375.90
	THIRD FLOOR	375.90
	FOURTH FLOOR	375.90
	FIFTH FLOOR	375.90
	SIXTH FLOOR	375.90
	SEVENTH FLOOR	88.06
	TOTAL	2367.76

PARKING STATEMENT RESIDENTIAL

CARPET AREA OF TENAMENT	NO OF TENAMENT	TWO WHEELER REQUIRED	TWO WHEELER PROPOSED	FOUR WHEELER REQUIRED	FOUR WHEELER PROPOSED
40 TO 80 SQ.M.	12	30	30	6	12
80 TO 150 SQ.M.	12	36	36	12	12
TOTAL		66	66	18	24
VISITORS (5%)		3	3	1	1
TOTAL		69	69	19	25
90%		62	62	17	24

ADJ.SO.NO. 193 PART

ADJ.P.NO.8

ADJ.P.NO.11

EXISTING 7.50 M. WIDE ROAD
PROPOSED 9.00 M. WIDE ROAD

PROFORMA 1
PROPOSED RESIDENTIAL BUILDING IN S.NO.194/1/2, P. NO.9+10, AT.NASHIK SHIWAR, A/P.NASHIK. FOR M/S. VASTURANG BUILDCON PARTNERSHIP FIRM

STAMP OF APPROVAL

APPROVED

The Plans amended in ..... is/are granted
As per the conditions mentioned in the accompanying commencement Certificate No. C11/527/2021 dated 19/11/2021

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

AREA STATEMENT

		SQ.M.
1	AREA OF THE PLOT	
	MINIMUM AREA OF 40.0 TO BE CONSIDERED	
	a) AS PER OWNERSHIP DOCUMENT(7/12 CTS EXTRACT)	847.16
	b) AS PER MEASUREMENT SHEET	847.16
	c) AS PER SITE	847.16
2	DEDUCTION FOR	
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	21.74
	b) ANY D.P. RESERVATION AREA	-
	(TOTAL a+b)	21.74
3	BALANCE AREA OF THE PLOT (1-2)	825.42
4	AMENITY SPACE(IF APPLICABLE)	
	a) REQUIRED	-
	b) ADJUSTMENT OF 22B,IF ANY	-
	c) BALANCE PROPOSED	-
5	NET PLOT AREA (3+4C3)	825.42
6	RECREATIONAL OPEN SPACE(IF APPLICABLE)	
	a) REQUIRED	-
	b) PROPOSED	-
7	INTERNAL ROAD AREA	-
8	PLOTABLE AREA (IF APPLICABLE)	-
9	BUILT-UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR. NO.9 5.1.1)	907.96
10	ADDITIONS OF FSI ON PAYMENT OF PREMIUM	
	a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED IN ROAD WIDTH	423.58
	b) PROPOSED FSI ON PAYMENT OF PREMIUM	423.58
11	IN SITU FSI / TDR LOADING	
	a) IN SITU AREA AGAINST D.P. ROAD(2.00 X SR.NO.2(a)	43.48
	b) IN SITU AREA AGAINST AMINITY SPACE (2.00 OR 1.66 X SR.NO.4(b) AND/OR(c)	-
	c) TDR AREA (SUBJECT TO MAXIMUM OF 0.4 OF SR.NO.9)	169.90
	d) (TOTAL IN-SITU / TDR LOADING PROPOSED (a+b+c)	148.48
12	ADDITIONAL FSI UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
	a) (9+10(c)+11(b) or 12 WHICHEVER IS APPLICABLE	1480.62
	b) ANCILLARY AREA FSI UPTO 60% ON 80% WITH PAYMENT OF CHARGES	888.00
	c) TOTAL ENTITLEMENT (a+b)	2368.62
14	MAXIMUM UTILIZATION OF FSI(building potential) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 9.1 or 9.2 or 9.3 or 9.4 as applicable) x 1.8 or 1.9	3.20
15	TOTAL BUILTUP AREA PROPOSAL (excluding area at sr.no.17(i)	
	a) EXISTING/APPROVED BUILTUP AREA	0.00
	b) PROPOSED BUILTUP AREA (as per P-Line)	2367.76
	c) TOTAL (a+b)	2367.76
16	FSI CONSUMED (15/13) SHOULD NOT MORE THAN SR.NO.14	-
17	AREA FOR INCLUSIVE HOUSING IF ANY	
	a) REQUIRED (20% OF SR.NO.5)	-
	b) PROPOSED	-

CLIENT'S CERTIFICATE OF THE AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME OR MY BEHEST AND DIMENSION OF ALL SIDES ETC OF THE PLOT STATED IN PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP (T.P. ACT, LAND RECORDS DEPARTMENT'S CITY SURVEY) RECORDS

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.

OWNERS NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE

COMPOUND WALL SECTION
SCALE 1:100

BARBED WIRE FENCING

SECTION AT A-A

SECTION AT A-A

PLAN OF SEPTIC TANK

SECTION AT A-A

SCALE 1:100

PLAN OF SEWAGE TREATMENT & DISPOSAL FACILITY

LOCATION PLAN
SCALE :- 1:4000

PROPOSED SITE

SCHEDULE OF OPENINGS

D1 = 1.00 x 2.10	W1= 1.50 x 1.80
D2 = 0.90x2.10	W2= 1.20 x 1.80
D3 = 0.75x2.10	W3= 0.55x1.80
	FW= 1.50 x 0.1
	V = 0.60 X 0.75

SEVENTH FLOOR PLAN
SCALE 1: 100

STILT/PARKING FLOOR PLAN
SCALE 1: 100

TYPICAL FIRST TO FIFTH FLOOR PLAN
SCALE 1: 100

SIXTH FLOOR PLAN
SCALE 1: 100

RAIN WATER HARVESTING

SECTION AT A-A

AREA CALCULATION PLINE AREA
GROUND FLOOR AREA
AREA OF STAIRCASE BLOCK A= 2.70X7.24= 19.55 SQ.M....A
AREA OF LIFT BLOCK B= 1.88X2.53= 4.76 SQ.M....A

TOTAL AREA OF GROUND FLOOR =24.30 SQ.M.

AREA CALCULATION PLINE AREA
TYPICAL FIRST TO SIXTH FLOOR AREA
AREA OF BLOCK ABCD = 21.90 X 21.42= 469.09 SQ.M....A

DEDUCTION
AREA OF BLOCK 1 = 6.40X0.53 =3.39X2=6.78 SQ.M.
AREA OF BLOCK 2 = 0.90X1.56=1.39X2=2.79 SQ.M.
AREA OF BLOCK 3 = 2.40X3.31=7.94 SQ.M.
AREA OF BLOCK 4 = 1.50X1.80 =2.70X2=5.40 SQ.M.
AREA OF BLOCK 5 = 1.50X1.80 =2.70X2=5.40 SQ.M.
AREA OF BLOCK 6 = 0.90X3.08 =2.77X2=5.54 SQ.M.
AREA OF BLOCK 7 = 2.42X2.23 =5.40 SQ.M.
AREA OF BLOCK 8 = 1.73X2.23 =3.85 SQ.M.
AREA OF BLOCK 9 = 4.30X2.23 =9.58 SQ.M.
AREA OF BLOCK 10 = 1.50X3.70 =5.55X2=11.10 SQ.M.
AREA OF BLOCK 11 = 0.90X3.08 =2.77X2=5.54 SQ.M.
AREA OF BLOCK 12 = 1.50X3.27 =4.90X2=9.81 SQ.M.
AREA OF BLOCK 13 = 1.20X1.50 =1.80X2=3.60 SQ.M.
AREA OF BLOCK 14 = 3.50X2.99=10.46 SQ.M.
TOTAL DEDUCTION=93.19 SQ.M.
TOTAL AREA OF TYPICAL FLOOR =469.09-93.19=375.90 SQ.M.

AREA CALCULATION PLINE AREA
SEVENTH FLOOR AREA
AREA OF BLOCK ABCD = 11.70 X 13.22= 154.67 SQ.M....A

DEDUCTION

AREA OF BLOCK 1 = 4.50X5.09=22.90 SQ.M.
AREA OF BLOCK 2 = 2.62X2.38 =6.23 SQ.M.
AREA OF BLOCK 3 = 1.73X2.23 =3.85 SQ.M.
AREA OF BLOCK 4 = 4.50X7.47 =33.61 SQ.M.

TOTAL DEDUCTION=66.59 SQ.M.
TOTAL AREA OF SEVENTH FLOOR =154.67-66.59=88.08 SQ.M.

ARCHITECT'S SIGN

R.C.C. CONSULTANT

ARCHITECT
A.V. MALPURE

LAND OWNER
M/S. VASTURANG BUILDCON PARTNERSHIP FIRM

SCALE :- 1:NIL

DATE :- 04/10/2021

TITLE
BUILDING PERMISSION DRAWING

DRN'T BY :- AVM

CHK'D BY :- AVM

PROJECT
PROPOSED RESIDENTIAL BUILDING IN S.NO.194/1/2,P. NO.9+10, AT.NASHIK SHIWAR, A/P.NASHIK.,

JOB NO. :- JF3

CONSULTING ARCHITECT
LOGICAL SPACES
A.R., ABHIJIT V. MALPURE
LAXMI HEIGHTS, TRIMURTI NAGAR, COLLEGE ROAD, NASHIK-7.
CELL NO.9767760551

DRG NO. :- M1