

SHREESHYAMROWHOUSE

| BUILDING | FLOORS | FSI AREA | | | | | BALCONY PROP. | TERRACE PROP. | LIFT | LIFTWELL | DUCT | VENT SHAFT | Other Deduction | TOTAL FSIAREA |
|-----------------------|--------|----------|--------|------|---------|-------|---------------|---------------|------|----------|------|------------|-----------------|---------------|
| | | COMM. | RESI. | IND. | SPECIAL | MEZZ. | | | | | | | | |
| SHREE SHYAM ROW HOUSE | SECOND | 0.00 | 87.58 | 0.00 | 0.00 | 0.00 | 18.39 | 0.00 | 0.00 | 0.00 | 1.20 | 0.00 | 0.00 | 86.38 |
| SHREE SHYAM ROW HOUSE | FIRST | 0.00 | 87.58 | 0.00 | 0.00 | 0.00 | 18.39 | 0.00 | 0.00 | 0.00 | 1.20 | 0.00 | 0.00 | 86.38 |
| SHREE SHYAM ROW HOUSE | GROUND | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| SHREE SHYAM ROW HOUSE | Total | 0.00 | 175.16 | 0.00 | 0.00 | 0.00 | 36.78 | 0.00 | 0.00 | 0.00 | 2.40 | 0.00 | 0.00 | 172.76 |



LOCATION PLAN
SCALE - (NTS)



| 9 Index | FSI DETAILS | | | | | | | | Drawing Value |
|--|----------------------------|------------------------------|----------------------|---|---------------------------------|---------------------------------|--------|---------------------------------------|---------------|
| | Basic FSI (on serial no 1) | Premium FSI (on serial no 1) | TDR (on serial no 1) | Incentive FSI for green building If Applicable (on basic FSI) | Ancillary Area 60% of (2+3+4+5) | Ancillary Area 80% of (2+3+4+5) | Total | Inclusive Housing (20%) If Applicable | |
| 9.1 Permissible Index | 1.10 | 0.50 | 0.40 | 0.00 | 0.00 | 0.00 | 2.00 | 0.00 | 0.00 |
| 9.2 Existing Consumed Index | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.3 Balance Index to be Consume | 1.10 | 0.50 | 0.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible P Line Area | 154.12 | 81.67 | 65.34 | 0.00 | 120.36 | 0.00 | 421.49 | 0.00 | 0.00 |
| 9.5 Proposed P Line Area (Should not exceed 9.4) | 154.12 | 0.00 | 46.48 | 0.00 | 0.00 | 0.00 | 200.60 | 0.00 | 172.76 |
| 9.6 Index Consumed | 1.09 | 0.00 | 0.28 | 0.00 | 0.00 | 0.00 | 1.38 | 0.00 | 0.00 |

| SCHEDULE OF OPENING: | | | | |
|-----------------------|------|--------|--------|------|
| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
| SHREE SHYAM ROW HOUSE | V | 0.55 | 0.90 | 4 |
| SHREE SHYAM ROW HOUSE | W | 1.50 | 1.20 | 10 |

| SCHEDULE OF OPENING: | | | | |
|-----------------------|------|--------|--------|------|
| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
| SHREE SHYAM ROW HOUSE | FD | 1.80 | 2.10 | 2 |
| SHREE SHYAM ROW HOUSE | D1 | 0.90 | 2.10 | 4 |
| SHREE SHYAM ROW HOUSE | O | 0.90 | 2.10 | 2 |
| SHREE SHYAM ROW HOUSE | D2 | 0.75 | 2.10 | 4 |
| SHREE SHYAM ROW HOUSE | O | 1.20 | 2.10 | 2 |

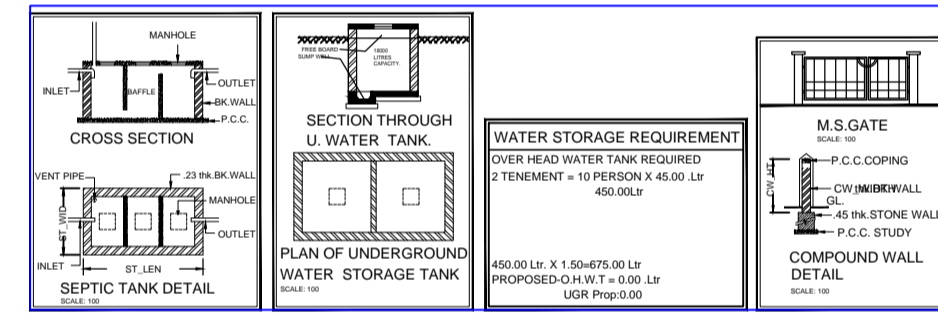
| Carpet Area Table | | | | | | |
|-----------------------|--------------|-------------|-------------|-------------|-----------------------|-------------------|
| Building Name | Floor Name | Carpet name | Tenement No | Carpet Area | Enclosed Balcony Area | Total Carpet Area |
| SHREE SHYAM ROW HOUSE | SECOND;FIRST | 1 | 1 | 63.81 | 6.12 | 69.93 |
| SHREE SHYAM ROW HOUSE | SECOND;FIRST | 2 | 1 | 53.07 | 8.22 | 61.29 |

| Parking Check (Table 8B) | | | | | | |
|--------------------------|-------------|------------|---------|-----------------|------------|---------|
| Building Name | USE | REQ. RATIO | | NO.OF Tena/Area | PRP. RATIO | |
| | | car | Scooter | | car | Scooter |
| SHREE SHYAM ROW HOUSE | Residential | 0 | 0 | 2 | 0.00 | 0.00 |
| Visitors parking(5%) | - | - | - | - | 0.00 | 0.00 |
| Total | - | - | - | - | 0.00 | 0.00 |

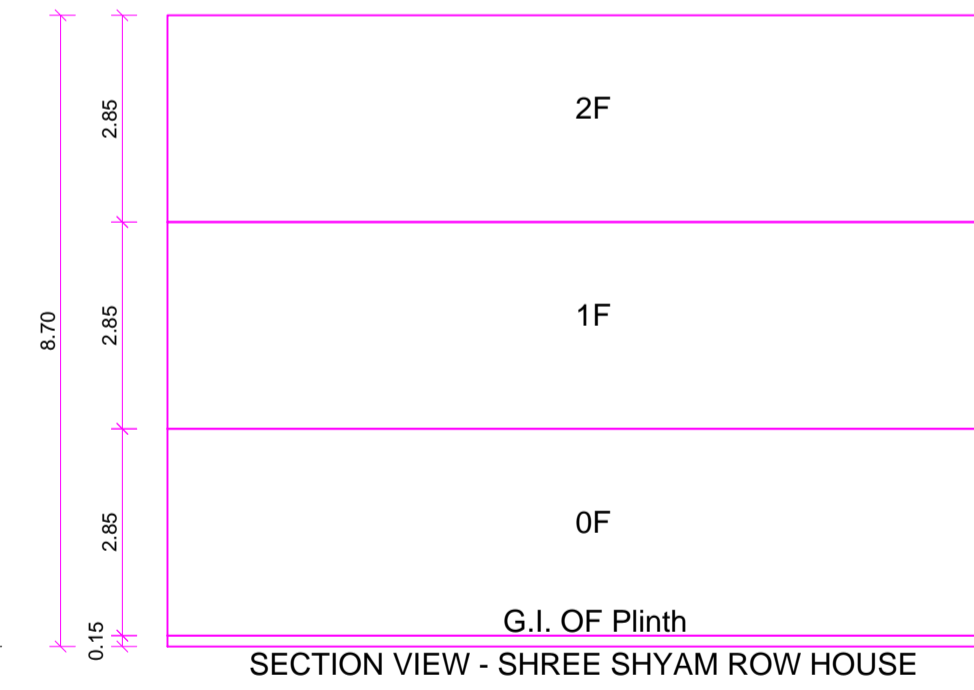
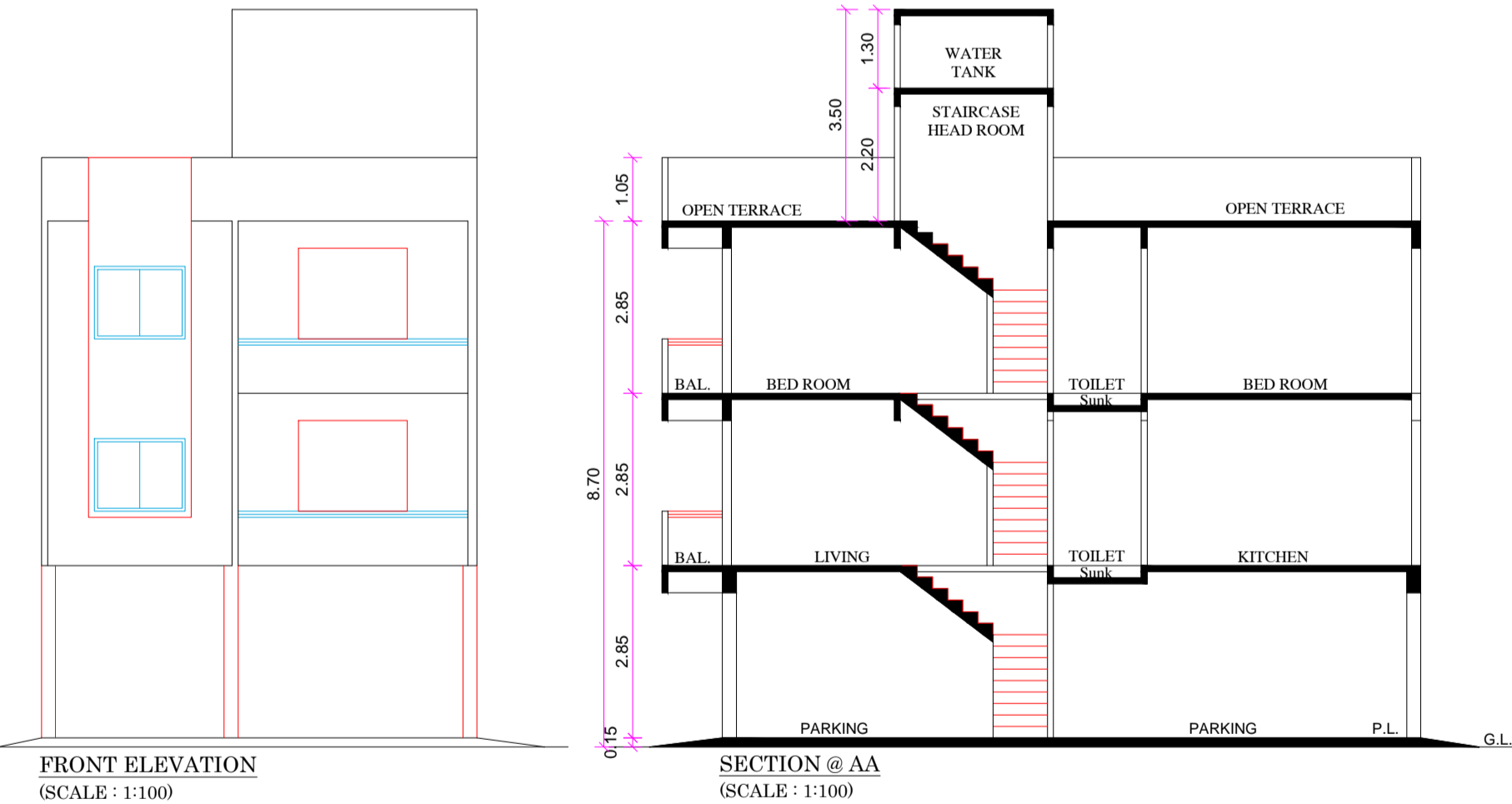
LEGENDS:
 PLOT BOUNDARY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED BAL SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN BAL SHOWN BROWN
 EXISTING SHOWN BLUE HATCHED

| Area utilisation of Roads and Reservations | | | | | | |
|--|-------------------------|-----------------------------|-------------------|-----------------------------------|------------------------------------|-----------------------------------|
| Description of area utilisation | Area surrendered In SqM | Quatum of DR/TDR generation | Incentive, if any | Total Quatum of DR/TDR generation | Area considered for DR utilisation | Remaining area for DRC generation |
| Reservation type | reservation no | Name | | | | |
| - | - | 9.00 m DP Road Widening | 23.24 | 46.48 | 1.16 | 47.64 |
| | | | | | 23.24 | 24.40 |

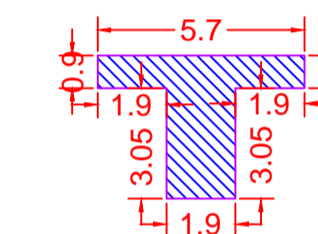
| Parking Check As Per Multiplying Factor : 0.90 | | | | | |
|--|--------------|---------|--------------|---------|--------|
| Building Name | Required | | Proposed | | Status |
| | Car/Mini Bus | Scooter | Car/Mini Bus | Scooter | |
| Total | 0 | 0 | 1 | 2 | OK |



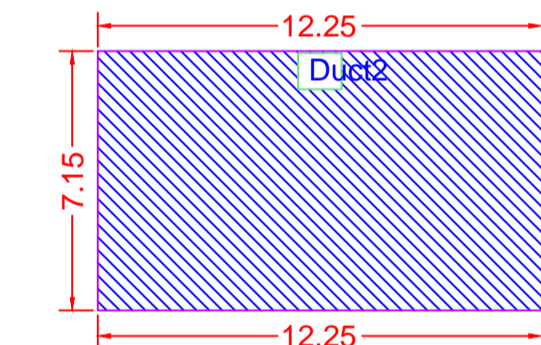
Project Details
 Building Type - Building Development
 Zone Type - Residential Zone - (R1)
 Location - Non-Congested
 Ward No -
 Plot No. - 44+45+46/05
 Cts No./Survey No. - 381/1B/2/3/4/1
 Sheet No. - 1
 Zone Number: Makhmalabad
 Ward Name :
 Prorata Value : 0.00



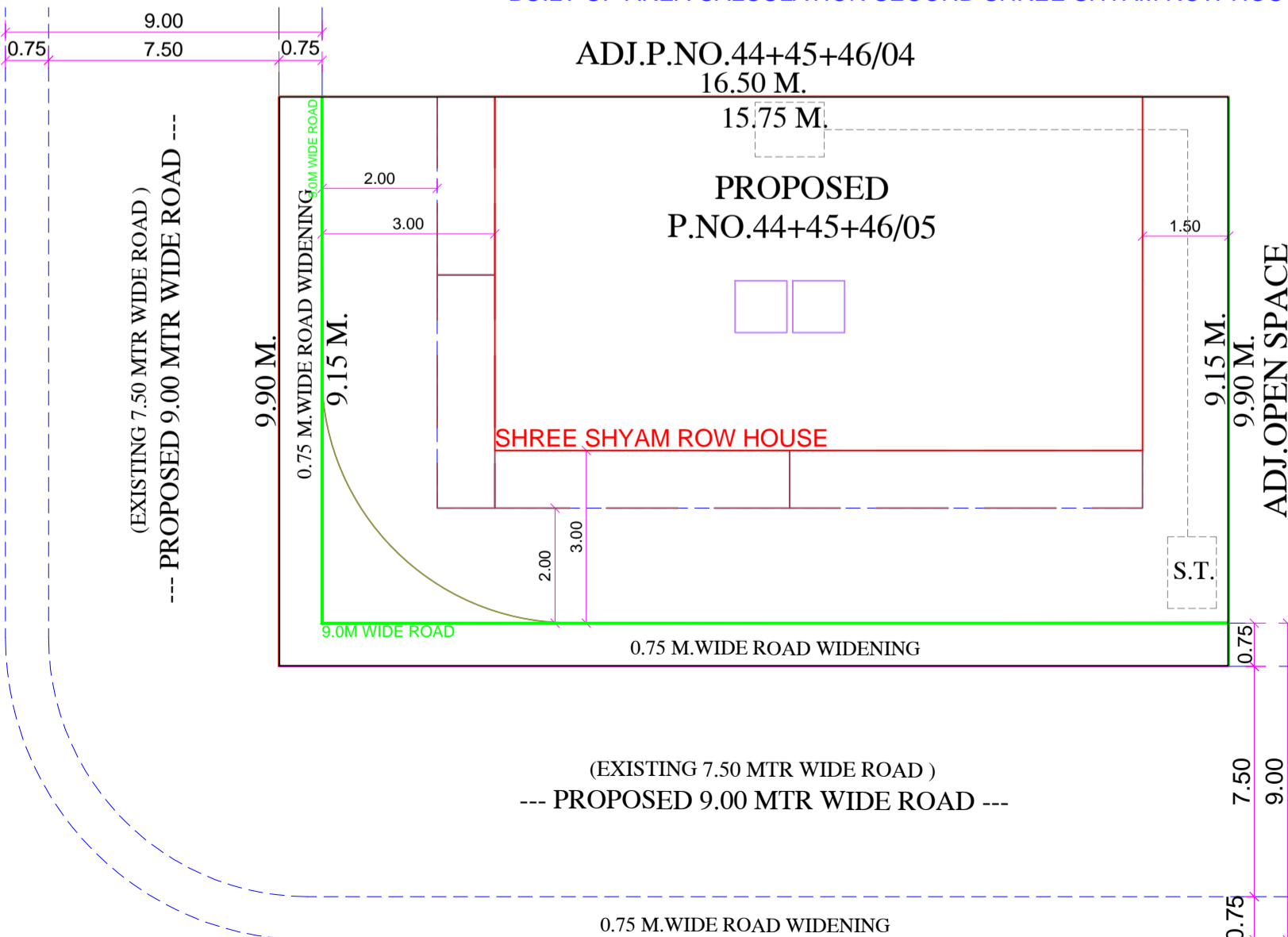
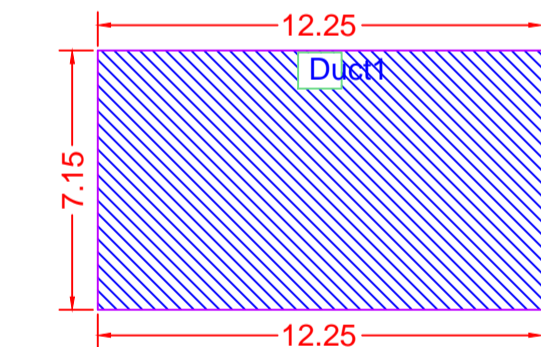
| BUILT UP AREA CALCULATION FOR GROUND SHREE SHYAM ROW HOUSE | | | |
|--|--------|-------|------------|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 5.70 | 3.95 | 10.92 |
| BLOCK AREA TOTAL = | | | 10.92Sq.M |
| TOTAL Deduction = | | | 0.00Sq.M |
| Net BuiltUp Area = | | | 10.92 Sq.M |



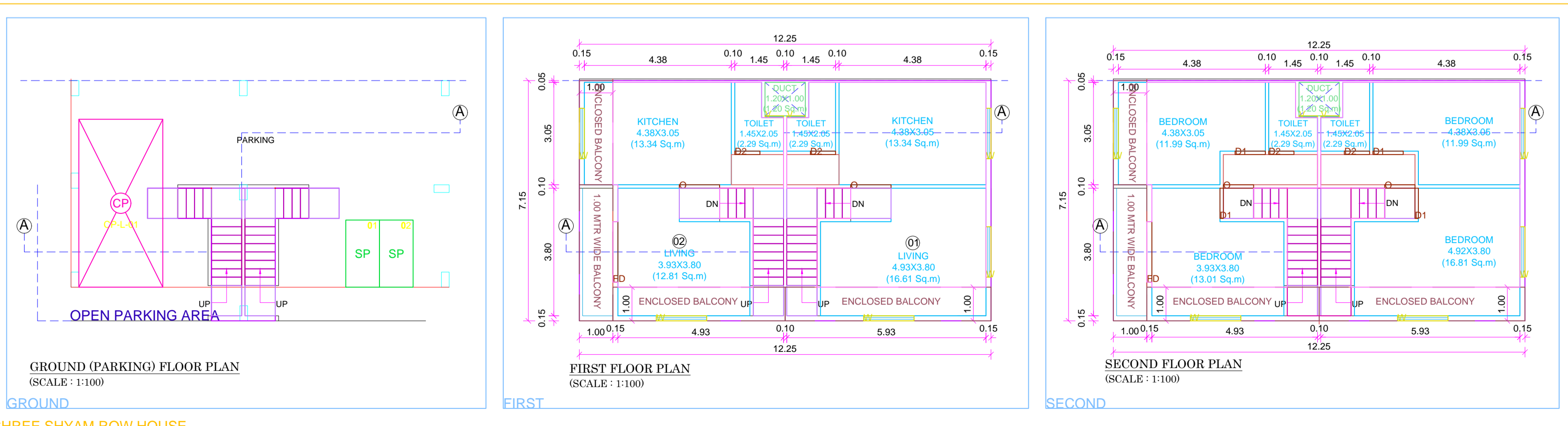
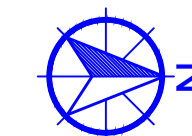
| BUILT UP AREA CALCULATION FOR FIRST SHREE SHYAM ROW HOUSE | | | |
|---|--------|-------|------------|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 12.25 | 7.15 | 87.58 |
| BLOCK AREA TOTAL = | | | 87.58Sq.M |
| Duct2 | | | 1.20 |
| TOTAL Deduction = | | | 1.20Sq.M |
| Net BuiltUp Area = | | | 86.38 Sq.M |



| BUILT UP AREA CALCULATION FOR SECOND SHREE SHYAM ROW HOUSE | | | |
|--|--------|-------|------------|
| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
| BLOCK | 12.25 | 7.15 | 87.58 |
| BLOCK AREA TOTAL = | | | 87.58Sq.M |
| Duct1 | | | 1.20 |
| TOTAL Deduction = | | | 1.20Sq.M |
| Net BuiltUp Area = | | | 86.38 Sq.M |



SITE PLAN
SCALE - 1 : 100



Proforma 1: Area Statement

- Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. 163.35
- (a) As per ownership document (7/12, CTS extract) 163.35
- (b) as per TILR or City Survey measurement sheet 163.35
- (c) as per Demarcated drawing area 163.35

LESS

- Area not in possession 0.00
- Entire area (1-2) 163.35
- Deductions for:
 - (a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening 23.24
 - (b) Any D.P. Reservation area 0.00
 (Total a+b) 23.24
- Balance area of plot (3-4) 140.11
- Amenity Space 0.00
- (Applicable if (1) > 20000 sqmt - Nil
- (b) Above 20000 sqmt - (a) + 5% of Total area 0.00
- Net Plot Area (5-6) 140.11
- Recreational Open Space -
 - (a) If area (6) is more than 4000 sqmt - 10% of (6) is required 0.00
 - (b) If area is less than 4000 sqmt - Check - 0.00
 - (c) If it is full number like 1/2, 2/5, 125/1 419/1 etc then recreational open space is required -
 - (A) 10% Subject to minimum 200 sqmt 0.00
 - Proposed 0.00
 - (B) Exemption to leave open space subject to availing basic F.S.I. of 75% -
 - (C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate. -

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-01-13 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.
 Signature _____
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved 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.
 Owner (s) name and signature _____
 Architect/ Licensed Engineer/ Supervisor name and signature _____
 Job No. _____

Name Of Owner - Mr. Vamja Nirav Hareeshbhai
 Postal Address - 08,Sai Kiran Apartment,Vadje Mala,Vitthal Laxmi Mandir,Mhasru,Nashik,422004,Maharashtra
 Phone No. 9239861420
DESCRIPTION OF PROJECT :
 Type of Proposal - Residential
 PROPOSED RESIDENTIAL ROW HOUSE PLAN ON CTS. NO./SURVEY NO. - 381/1B/2/3/4/1, P.NO.44+45+46/05,AT MAKHAMALABAD IN NASHIK
 SITE ADDRESS :
 P.No. 44+45+46/05, S.No. 381/1B/2/3/4/1, AT MAKHAMALABAD SHIVAR IN NASHIK
 Name Of Architect - Satish Dryaneshwar Gaikwad
 ADDRESS OF OFFICE
 OFFICE -
 302A,Third floor,prathmesh plaza.,
 Racca colony,above soni pathani
 OWNERS SIGN - _____
 TECHNICAL PERSON SIGN
 Verified by applicant
 SCALE - 1:100 Date: 16/01/23
 JOB NO - NMCB-23-04393 CHECK BY - _____
SUBMISSION DRAWING