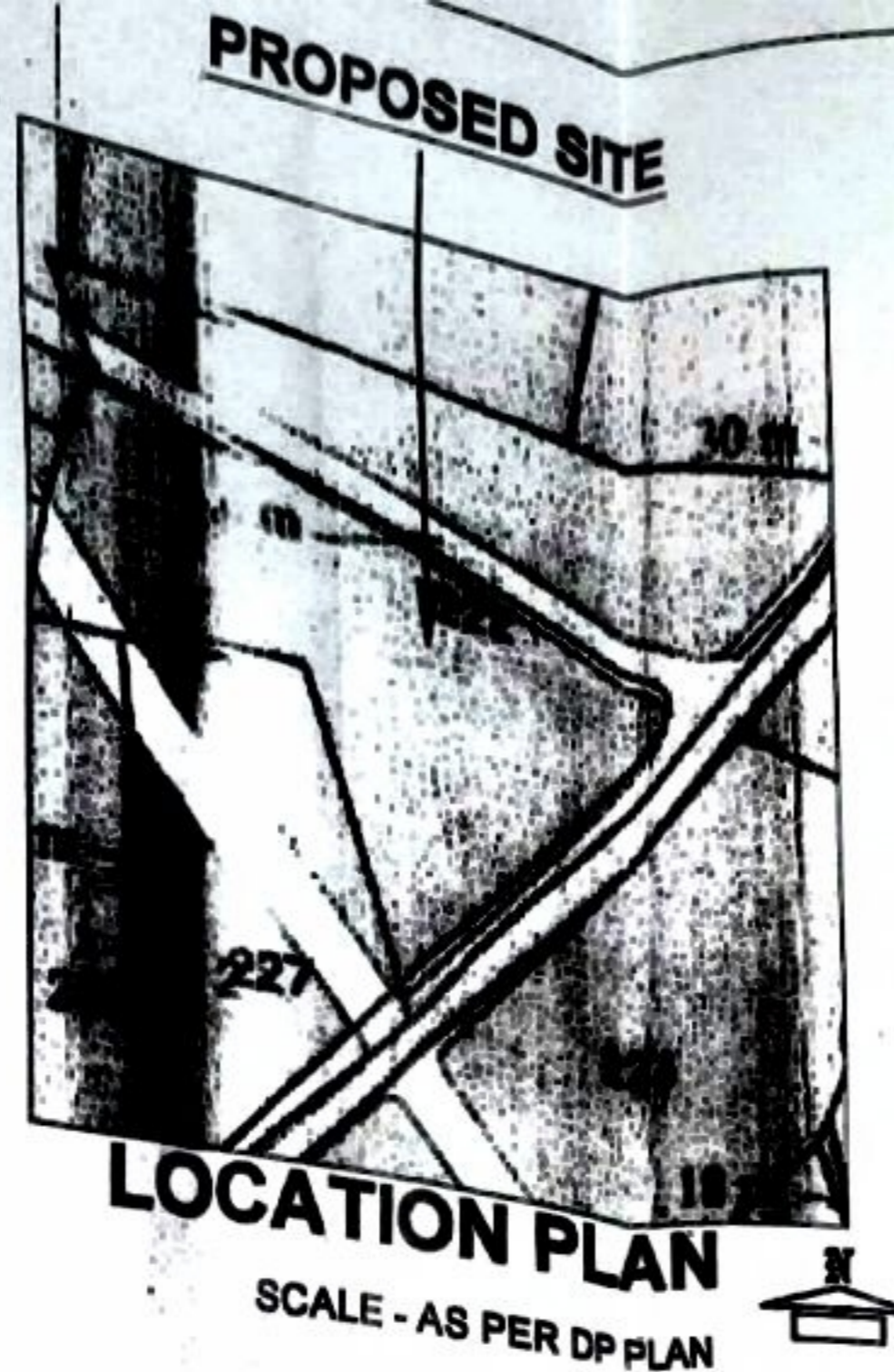


DOOR & WINDOW SCHEDULE	
ITEM	SCHEDULE
D:	1.20 X 2.30
D1:	0.90 X 2.30
D2:	0.75 X 2.30
SD:	2.40 X 2.30
V:	0.60 X 0.75
W:	1.50 X 1.35
W1:	0.75 X 1.35

TDR STATEMENT
 DRC NO. 1011 DATED 29 12 2021
 AGREEMENT REGI. NO. 7 - 469 - 2022 DATED 14 01 2022
 AS PER TDR NEW POLICY DETAIL
 337 X 12260 / 8820 = 468.43 SQ.M



Proforma - I: Area Statement

REVISED PLAN OF COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT NO. 28, IN G. NO. 222/A/1 AT AMBAD SHIWAR, NASHIK.

FOR, DWARKESH CONSTRUCTION PARTNERSHIP FIRM FROM PARTNER MR. SUDHAKAR KESHAV SONAR.

MR. ATUL SUDHAKAR ADAVADKAR & OTHER ONE

Drawing Sheet No.: 1/1

Form of Statement 1
(Sr. No. 8 (a)(ii))

Existing Building To Be Retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy Of Floors
1	2	3	4	5

Form Of Statement 2
(Sr. No. 9 (a))

Proposed Building

Building No.	Floor No.	Total Built-Up Area Of Floor, As Per Outer Construction Line.
1	2	3
	GROUND (PARKING) FLOOR	74.09
	1ST FLOOR	244.05
	2ND FLOOR	244.05
	3RD FLOOR	244.05
	4TH FLOOR	244.05
	5TH FLOOR	244.05
	6TH FLOOR	244.05
	7TH FLOOR	244.05
	TOTAL	1782.44

COMMERCIAL B/UP AREA = 83.31 SQ.M.
 RESIDENTIAL B/UP AREA = 1729.13 SQ.M.
 TOTAL B/UP AREA = 1782.44 SQ.M.

Form of Statement 3
(Sr. No. 9 (g))

Floor No.	Floor Name	Flat No. & Shop	Rera Carpet Area of Flat / Shop	Area of Balcony Attached to Flat	Area of Double Height Terraces Attached to Flat.
1	2	3	4	5	6
Commercial	Ground Floor	1	24.37		
		2	24.37		
	Total Shop Area		48.74		
Residential	1st Floor	101	63.00	19.65	
		102	37.57	11.16	
		103	63.34	23.92	
	2nd Floor	201	63.00	19.65	
		202	37.57	11.16	
		203	63.34	23.92	
	3rd Floor	301	63.00	19.65	
		302	37.57	11.16	
		303	63.34	23.92	
	4th Floor	401	63.00	19.65	
		402	37.57	11.16	
		403	63.34	23.92	
	5th Floor	501	63.00	19.65	
		502	37.57	11.16	
		503	63.34	23.92	
	6th Floor	601	63.00	19.65	
		602	37.57	11.16	
		603	63.34	23.92	
	7th Floor	701	63.00	19.65	
		702	37.57	11.16	
		703	63.34	23.92	
	TOTAL		1147.37	383.11	

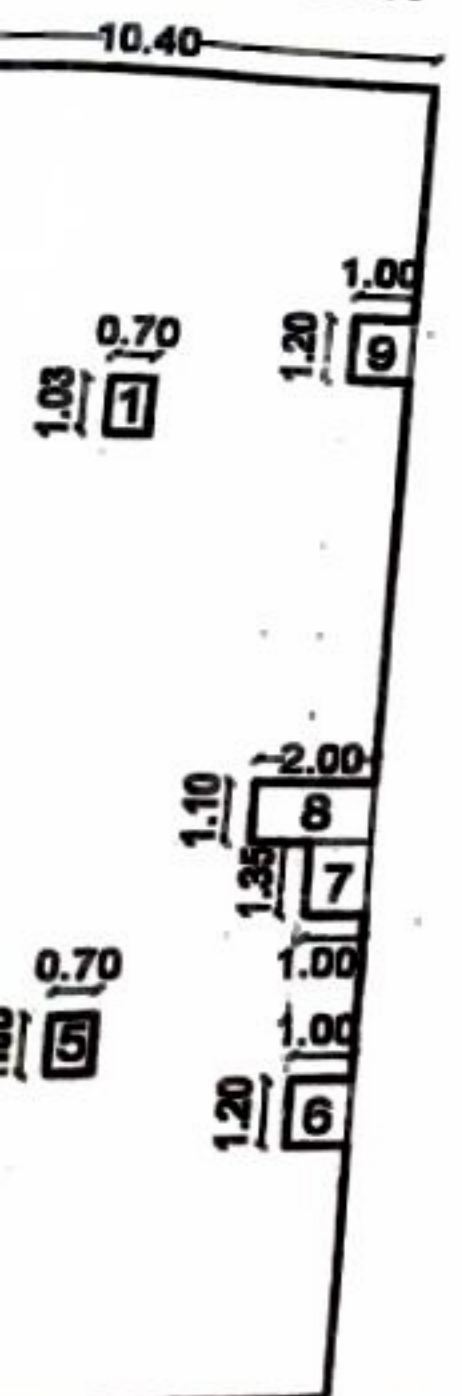
Stamps of Approval

APPROVED

The Plans amended in
 As per the conditions mentioned in the accompanying commencement Certificate No. dated
 B2/8P/257/2022 01/11/2022

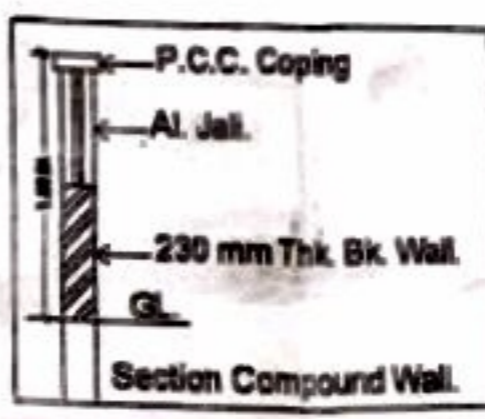
Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

DIAGRAM OF TYPICAL FLOOR FROM 1ST TO 7TH FLOOR



B/UP AREA STATEMENT FOR 1ST TO 7TH FLOOR

BLOCK	DIMENSION		AREA (IN SQ.M)	NO. OF BLOCK	TOTAL AREA (IN SQ.M)
	LENGTH	WIDTH			
AREA OF EXTERNAL BLOCK ABCD	10.40	24.70	256.68	1	256.68
DEDUCTION					
1	0.70	1.03	0.72	1	0.72
2	1.00	1.27	1.27	1	1.27
3	0.80	2.40	1.92	1	1.92
4	1.50	1.50	2.25	1	2.25
5	0.70	1.03	0.72	1	0.72
6	1.00	1.20	1.20	1	1.20
7	1.00	1.35	1.35	1	1.35
8	2.00	1.10	2.20	1	2.20
9	1.00	1.20	1.20	1	1.20
TOTAL DEDUCTION			12.89		
TOTAL AREA OF FLOOR					244.05



A. AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	480.00 SQ.M
(a) As per ownership document (7/12, GTS extract)	480.00 SQ.M
(b) as per measurement sheet	480.00 SQ.M
(c) as per site	
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	
(b) Any D.P. Reservation area (Total a+b)	
3. Balance area of plot (1-2)	480.00 SQ.M
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	480.00 SQ.M
6. Recreational Open space (if applicable)	
(a) (a) Required -	
(b) (b) Proposed -	
7. Internal Road area	
8. Pictable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI))	528.00 SQ.M
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium.	240.00 SQ.M
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 (c)).	
(c) TDR area allowed = 552.00 SQ.M.	
(d) Total In-situ / TDR loading proposed ((11 (a)+(b)+(c)))	337.00 SQ.M
	337.00 SQ.M