

1/2

PROPOSED REVISED RESIDENTIAL BUILDING PLAN ON
P. NO.- 1 + 2. IN S.NO. 46 / 1 / 2. AT KAMATWADE
SHIWAR NASHIK.
SHRI - MR. VILAS DATTATRAY MATALE.

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement
Certificate No. dated
02/BP/333/2020 23/3/2020

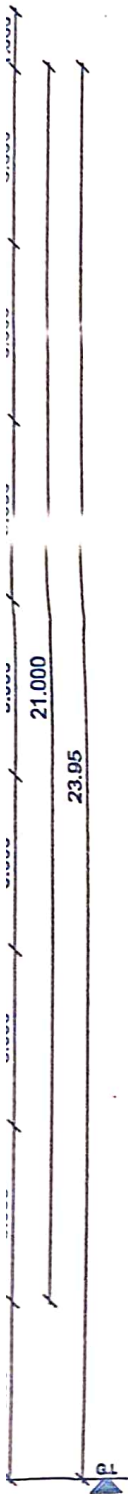

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

DHAN
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G.

- REF-
1) DEMARCATED FINAL LAYOUT- LND / WS / 68. DATE - 14 / 10 / 2002.
2) LND / BP / CD / 467 / 776, DATE. 29/12/2006.
3) O.C / CD / 008779, DATE. 16 / 08 / 2007.

AREA STATEMENT

SQM.



- 10m.
- 10m.
- 10m.
- 10m.
- 00m.
- 20m.
- 10m.
- 0m.

REF- 1) DEMARCATED FINAL LAYOUT- LND / WS / 68. DATE - 14 / 10 / 2002.
 2) LND / BP / CD / 467 / 776, DATE. 29/12/2008.
 3) O.C / CD / 008779, DATE. 16 / 08 / 2007.

AREA STATEMENT		SQM.
1. Area of plot (Minimum area of a,b,c,tobe considered)		
a) As per ownership document (7/12,CTS extract)		741.00 SQM.
b) as per measurement sheet		741.00 SQM.
c) as per site		741.00 SQM.
2. Deductions for.		
(a) Proposed 9.00 M. W. Road widening Area/Service Road/ Highway widening		52.06 SQM.
(b) Any D.P. Reservation area.		
(TOTAL a+b)		
3. Balance area of plot (1-2)		688.94 SQM.
4. Amenity Space (If applicable)		
(a) Required		--
(b) Adjustment of 2(b) If any		--
(c) Balance Proposed		
5. Net Plot Area (3-4 (C))		688.94 SQM.
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 F.S.I. as per front road width (sr. No. 5x basic FSI)	688.94 X 1.10 -	757.83 SQM.
10. Addition of F.S.I. on payment of premium.		
(a) Maximum permissible premium FSI-based on road width /TOD Zone		
(b) Proposed FSI on payment of premium PER -	370.50 SQM.	370.50 SQM.
11. In - situ FSI / TDR loading		
(a) In-situ area against 9.0 M. W. road (2.0 x Sr.No .2 (a)) If any		104.12 SQM.
(b) In-situ area against Amenity space if handed over (2.00. or 1.85 x Sr No. 4 (b) and / or (c))		--
(c) T.D.R. Area PER -	296.40 SQM.	296.40 SQM.
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))		--
12. Additional FSI area under Chapter No.7		--
13. Total entitlement of FSI in the proposal		--
(a) (9+10(b)+11(d) or 12 whichever is applicable		1528.85 SQM.
(b) Ancillary area FSI up to 60% or 80% with payment of charges		917.30SQM.
(c) Total entitlement (a+b)		2446.15 SQM.
14. Maximum utilization limit of F.S.I.(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)	285.31 X 2.50 X 1.60 =	2115.60 SQM.
15. Total Built -up Area In proposal (excluding area at Sr.No.17.b)		--
(a) Existing Built -up Area		
(b) Proposed Built -up Area (as per 'P-Line')		2443.39 SQM.
(c) Total (a+b)		2443.39 SQM.
16. F.S.I. Consumed (15/13) (should not be more than serial no-14 above)		--
17. Area for inclusive Housing if any		
(a) Required (20% of sr no. 5)		--
(b) Proposed		

Certificate of Area
 Certified that the plot under reference was surveyed by me on 22 / 07 / 2021 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 /and Records Department / City Survey records

Ashok N. Jamdar
 Signature.
 Er - Ashok N. Jamdar.
 R.No.134199

13. Total entitlement of FSI in the plot	1528.85 SQM.
(a) (9+10(b)+11(d) or 12 whichever is applicable	
(b) Ancillary area FSI up to 60% or 80% with payment of charges	917.30SQM.
(c) Total entitlement (a+b)	2446.15 SQM.
14. Maximum utilization limit of F.S.I.(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) $285.31 \times 2.50 \times 1.60 = 2115.60 \text{ SQM.}$	--
15. Total Built -up Area in proposal (excluding area at Sr.No.17.b)	--
(a) Existing Built -up Area	
(b) Proposed Built -up Area (as per 'P-Line')	2443.39 8QM.
(c) Total (a+b)	2443.39 SQM.
16. F.S.I. Consumed (15/13) (should not be more than serial no-14 above)	--
17. Area for Inclusive Housing If any	
(a) Required (20% of sr no. 5)	--
(b) Proposed	

Certificate of Area

Certified that the plot under reference was surveyed by me on 22 / 07 /2021 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.
Er - Ashok N. Jamdar.
R.No.134199

Signature.
Structural Engineer

Owners Declaration.

We or designed 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 as to ensure the quality and safety at the work site.

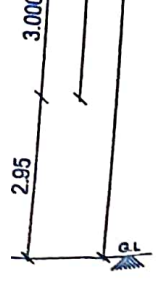
Owner Name & Signature.
SHRI - MR. VILAS DATTATRAY MATALE.

Er Ashok Jamdar.

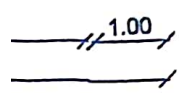
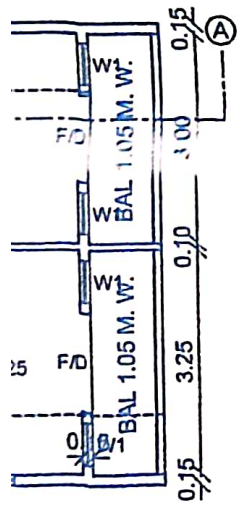
Vijaya Consultants
BUILDING PLANNERS & DESIGNERS
5th Floor, Siddhi Pooja Business Square
Behind Lele Hospital, Kulkarni Colony,
Sharanpur Road Nashik - 422002
ph : 0253 -2574602.



JOB NO-	DATE	SCALE	DRAWN BY-	CHECKED BY
	24 / 02 / 2023	1: 100	V. PAWAR	A.N.J.



- JING
- 10m.
- 10m.
- 0m.
- 0m.
- 0m.
- 7m.
- 7m.
- 7m.



Building No.	Floor No/Name	Total Built Up Area of floor, in per other construction
401	78.00 SQM	20.00 SQM
402	67.21 SQM	7.39 SQM
601	78.00 SQM	20.00 SQM
602	67.21 SQM	7.39 SQM
701	78.00 SQM	20.00 SQM
702	67.21 SQM	7.39 SQM

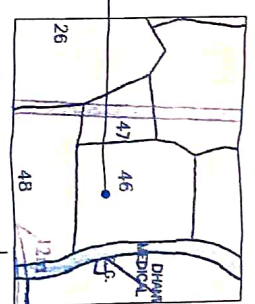
Building No.	Floor No/Name	Total Built Up Area of floor, in per other construction
1	GROUND FLOOR	18.00 SQM
	FLOOR ONE	346.00 SQM
	FLOOR TWO	346.00 SQM
	FLOOR THREE	346.00 SQM
	FLOOR FOUR	346.00 SQM
	FLOOR FIVE	346.00 SQM
	FLOOR SIX	346.00 SQM
	FLOOR SIX	346.00 SQM
	FLOOR SIX	346.00 SQM
	Total	2443.39 SQM

Building No.	Floor No/Name	Total Built Up Area of floor, in per other construction
1	GROUND FLOOR	18.00 SQM
	FLOOR ONE	346.00 SQM
	FLOOR TWO	346.00 SQM
	FLOOR THREE	346.00 SQM
	FLOOR FOUR	346.00 SQM
	FLOOR FIVE	346.00 SQM
	FLOOR SIX	346.00 SQM
	FLOOR SIX	346.00 SQM
	FLOOR SIX	346.00 SQM
	Total	2443.39 SQM

Building No.	Floor No/Name	Total Built Up Area of floor, in per other construction
1	GROUND FLOOR	18.00 SQM
	FLOOR ONE	346.00 SQM
	FLOOR TWO	346.00 SQM
	FLOOR THREE	346.00 SQM
	FLOOR FOUR	346.00 SQM
	FLOOR FIVE	346.00 SQM
	FLOOR SIX	346.00 SQM
	FLOOR SIX	346.00 SQM
	FLOOR SIX	346.00 SQM
	Total	2443.39 SQM

EXECUTIVE ENGINEER
TOWN PLAN
MUNICIPALITY

SITE PLAN
(SCALE - 1:300)



LOCATION PLAN
(SCALE=1:10,000)



SECTION - A - A
(SCALE - 1:100)

T. D. R. STATEMENT

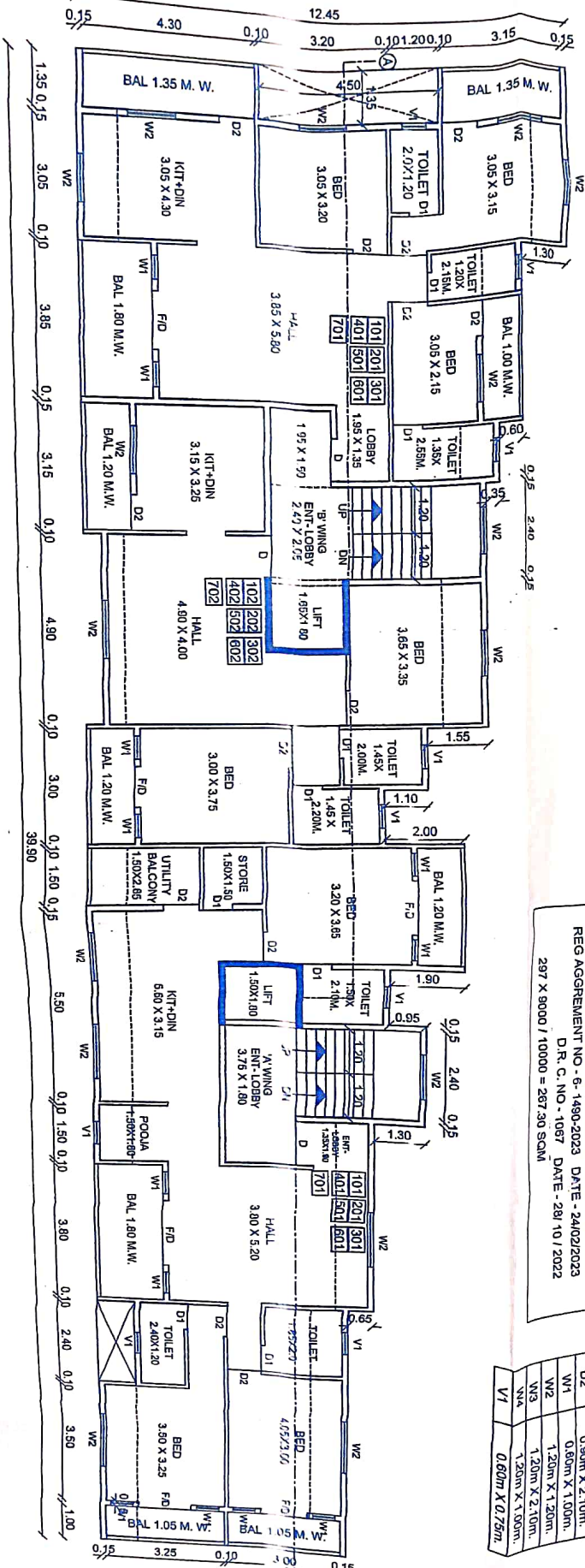
TYPE	SIZE
FV	1.80m X 2.10m
D	1.00m X 2.10m

- AREA STATEMENT**
- Area of plot (Minimum area of a.b.c. clove considered)
 - As per ownership document (712/CTS a)
 - As per measurement sheet
 - As per site
 - Deductions for:
 - Proposed 3.00 M. W. Road widening A Highway widening
 - Any D.P. Reservation area.
 - Balance area of plot (1-2) (10)
 - Amenity Space (If applicable)
 - Required
 - Adjustment of 20% if any
 - Balance Proposed
 - Nat Plot Area (3-4 (C))
 - Recreational/Open space (If applicable)
 - Required
 - Proposed
 - Internal Road area
 - Possible area (If applicable)
 - Built up area with reference to Basic F.S. as per total built up area (i.e. No. 5x basic
 - Addition of F.S.I. on payment of premium
 - Maximum permissible premium F.S.I. base
 - Proposed F.S.I. on payment of premium
 - In-situ F.S.I./TDR loading
 - In-situ area against 9.0 M. W. road (2.00, or 1.85 x Str No. 4 (b) and / or (c)
 - In-situ area against Amenity space (2.00, or 1.85 x Str No. 4 (b) and / or (c)
 - TDR Area
 - Total In-situ / TDR loading proposed (d)
 - Total entitlement F.S.I. in the proposal
 - Total entitlement of F.S.I. in the proposal
 - (9+100)*11(d) or 12 whichever is at
 - Amenity area F.S.I. up to 60% or 60%
 - Total entitlement (e+b)
 - Maximum utilization limit of F.S.I. (built up area) (e+b) (should not be more than stated in 14 above)
 - Total Built-up Area in proposal (exceed)
 - Existing Built-up Area
 - Proposed Built-up Area (as per 'P' - (e) Total (e+b)
 - F.S.I. Consumed (15/15) (should not be more than stated in 14 above)
 - Area for inclusive Housing Entry
 - Required (20% of area 5)
 - Proposed

Certificate of Area

15/11/2023

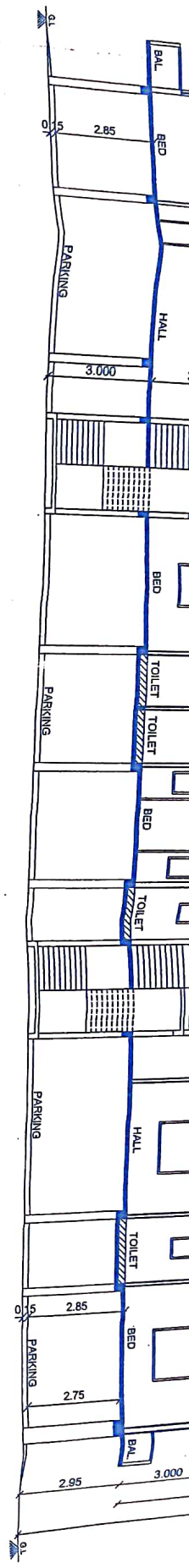
12.20
 (-- EXIS. 6.00 M. WIDE ROAD --)
 -- PROP. 9.00 M. WIDE ROAD --



FIRST FLOOR PLAN
 SECOND FLOOR PLAN
 THIRD FLOOR PLAN
 FOURTH FLOOR PLAN
 FIFTH FLOOR PLAN
 SIXTH FLOOR PLAN
 SEVENTH FLOOR PLAN
 (SCALE - 1:100)



SECTION - A - A
 (SCALE - 1:100)



T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
741.00	286.40	286.40
REG. AGREEMENT NO - G-1480-2023 DATE - 24/02/2023		
D.R. C. NO - 1067 DATE - 29/10/2022		
297 X 8000 / 10000 = 297.30 SQM		

SCHEDULE OF OPENING

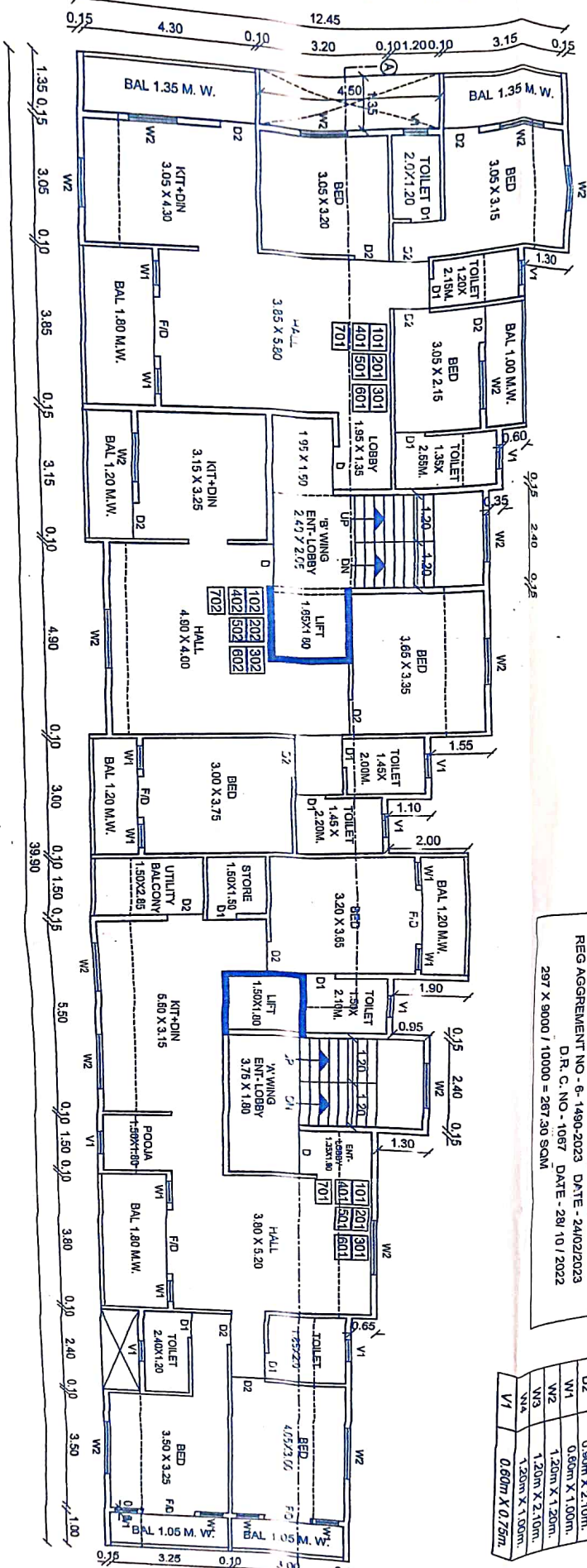
TYPE	SIZE
FW	1.80m X 2.10m
D	1.00m X 2.10m
D1	0.75m X 2.10m
D2	0.50m X 2.10m
W1	1.20m X 1.00m
W2	1.20m X 1.20m
W3	1.20m X 1.00m
W4	1.20m X 1.00m
V1	0.60m X 0.75m

ET Ashok
Vijay
 BUILDING
 5th Floor,
 Behind Lal
 Sharapur
 Ph : 0253 -
 JOB NO.

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-- PROP. 9.00 M. WIDE ROAD --
 W I D E R O A D --



FIRST FLOOR PLAN
 SECOND FLOOR PLAN
 THIRD FLOOR PLAN

FOURTH FLOOR PLAN
 FIFTH FLOOR PLAN
 SIXTH FLOOR PLAN
 SEVENTH FLOOR PLAN

(SCALE - 1:100)



SECTION - A - A
 (SCALE - 1:100)

T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
741.00	296.40	296.40
REG AGREEMENT NO. - 6 - 1490-2023 DATE - 24/02/2023		
D.R. C. NO - 1067 DATE - 29/10/2022		
297 X 9000 / 10000 = 267.30 SQM.		

SCHEDULE OF OPENING

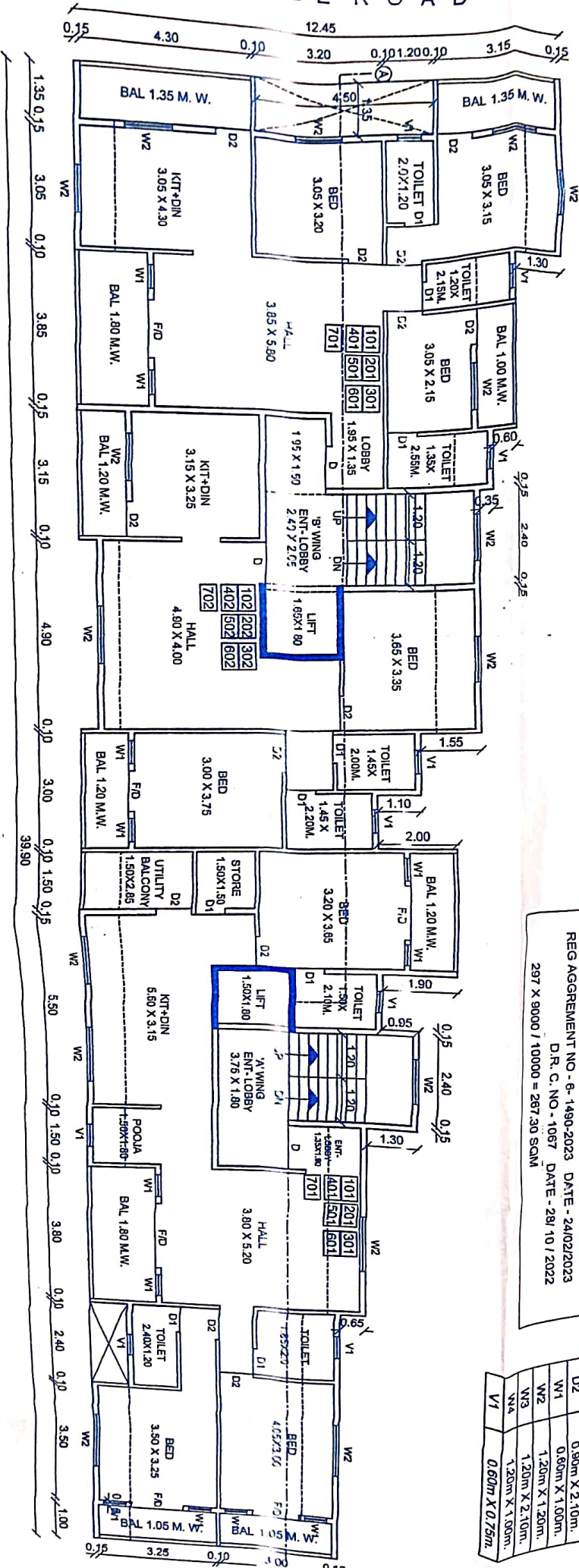
TYPE	SIZE
FW	1.80m X 2.10m.
D	1.00m X 2.10m.
D1	0.75m X 2.10m.
D2	0.50m X 2.10m.
W1	0.60m X 1.00m.
W2	1.20m X 1.20m.
W3	1.20m X 2.10m.
W4	1.20m X 1.00m.
V1	0.60m X 0.75m.

ER Ashok
Vijaya
 BUILDING
 5th Floor,
 Behind Leil
 Sharapur
 ph : 0253 -
 JOB NO. -

Owners Decl
 I/We, the undersigned
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12.20
 -- EXIS. 6.00 M. WIDE ROAD --
 -- PROP. 9.00 M. WIDE ROAD --



FIRST FLOOR PLAN
 SECOND FLOOR PLAN
 THIRD FLOOR PLAN

FOURTH FLOOR PLAN
 FIFTH FLOOR PLAN
 SIXTH FLOOR PLAN
 SEVENTH FLOOR PLAN

(SCALE - 1:100)

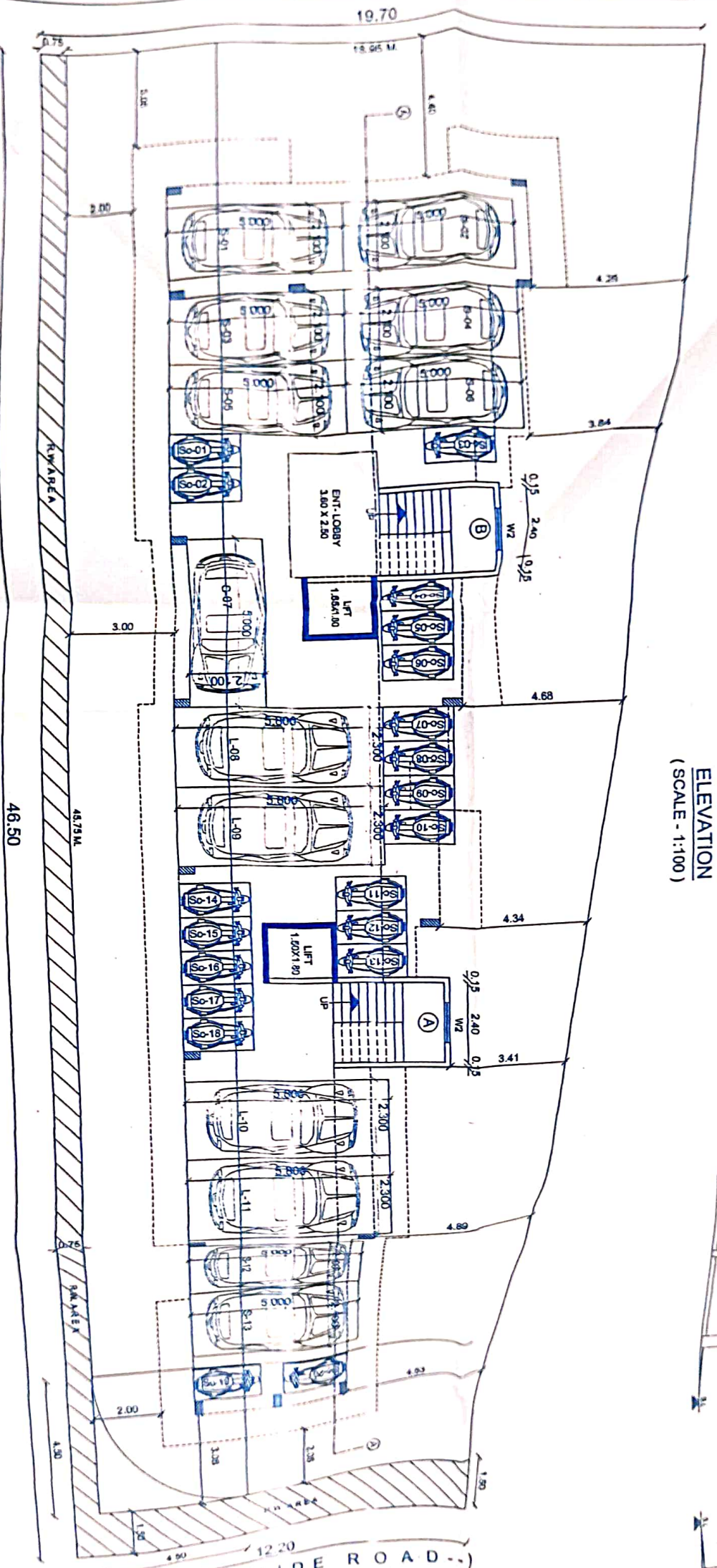
SECTION - A - A
 (SCALE - 1:100)

T. D. R. STATEMENT			
PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED	
741.00	296.40	296.40	
REG AGREEMENT NO - 6-1490-2023 DATE - 24/02/2023			
D.R. C. NO - 1067 DATE - 29/10/2022			
297 X 9000 / 10000 = 267.30 SQM			

SCHEDULE OF OPENING		
TYPE	SIZE	
FW	1.80m X 2.10m.	
D	1.00m X 2.10m.	
D1	0.75m X 2.10m.	
D2	0.60m X 2.10m.	
W1	0.60m X 1.00m.	
W2	1.20m X 1.20m.	
W3	1.20m X 1.00m.	
W4	0.60m X 0.75m.	



ELEVATION
(SCALE - 1:100)



(-- EXIS. 7.50 M. W I D E R O A D --)
 -- PROP. 9.00 M. W I D E R O A D --

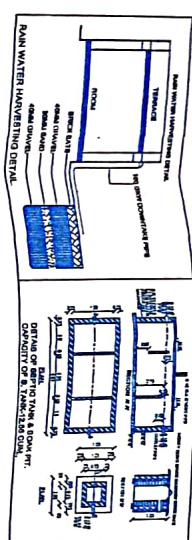
GROUND FLOOR PLAN
(SCALE - 1:100)



WIDE ROAD

1ST FLOOR P. LINE BUIP AREA = 17.18 SQM.

PARKING STATEMENT			
	CAR	SCOOTER	
Residential (14 flat)	Req Pro	Req Pro	
Above 40 sqm less than 80 sqm	07	07	14
Residential (07 flat)	Req Pro	Req Pro	
Above 80 sqm less than 150 sqm	07	07	07
5% Visitor parking	0.70	0.70	1.08
TOTAL	14.70	14.70	22.08
BON. PARKING	13	13	20

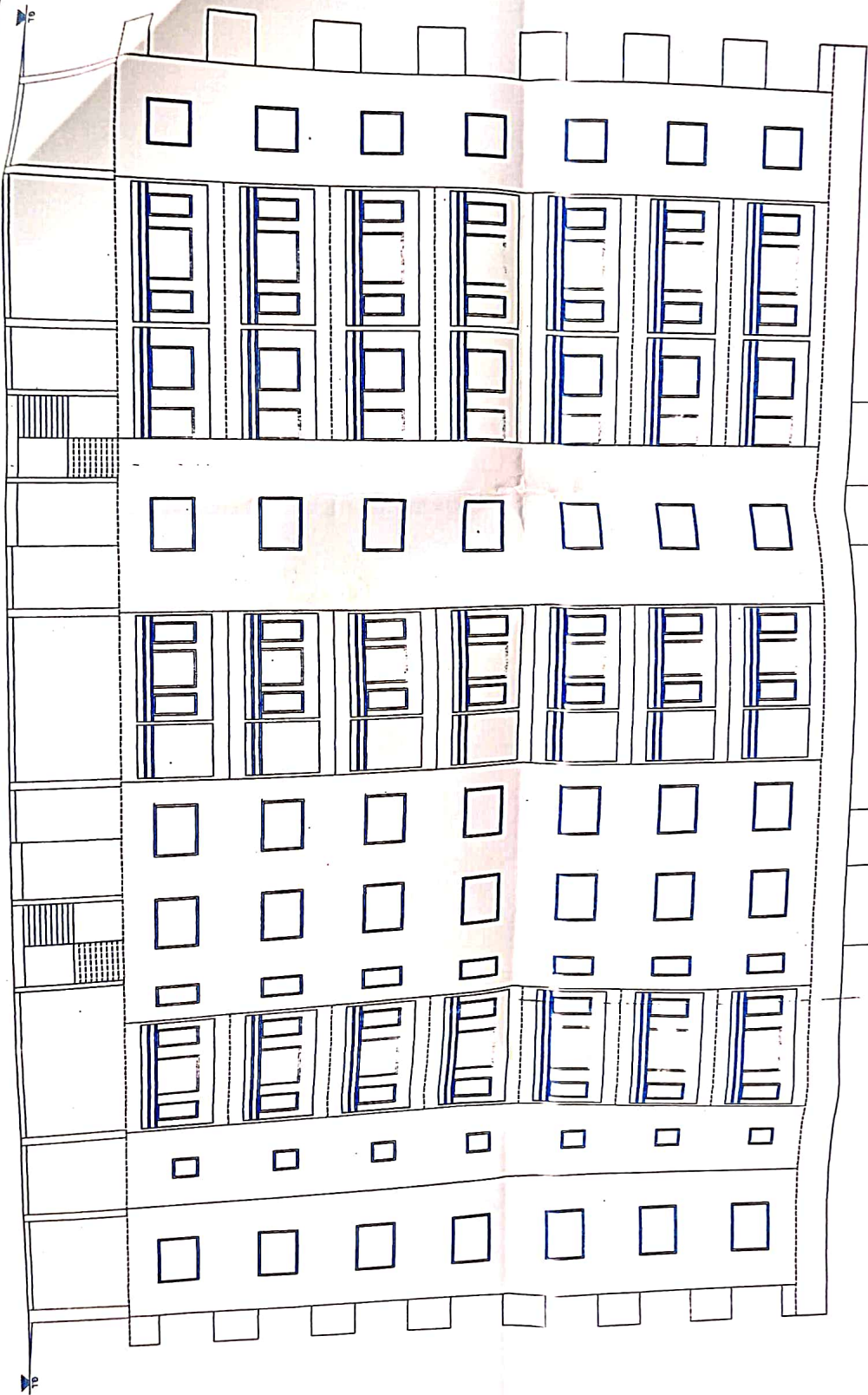


(SCALE - 1:200)

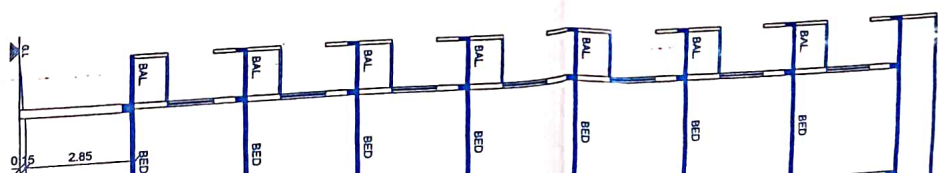
1ST TO 7TH P. LINE BUIP AREA = 346.00 SQM.

8) 2.10 X 3.18 = 6.68 SQM
 9) 5.20 X 4.50 = 23.40 SQM
 10) 7.18 X 4.50 = 32.31 SQM
 11) 1.38 X 2.10 = 2.90 SQM
 12) 1.08 X 2.10 = 2.27 SQM
 13) 1.08 X 2.10 = 2.27 SQM
 14) 4.50 X 0.75 = 3.38 SQM
 15) 2.40 X 1.00 = 2.40 SQM
 TOTAL DEDUCTION = 150.15 SQM
 488.75 - 150.15 = 346.00 SQM

FLOOR	UNIT NO.	AREA (SQM)	AREA (SQM)	AREA (SQM)	AREA (SQM)	AREA (SQM)	AREA (SQM)	AREA (SQM)	AREA (SQM)
SECOND FLOOR	301	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
	302	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
THIRD FLOOR	401	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
	402	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
FOURTH FLOOR	501	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
	502	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
FIFTH FLOOR	601	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
	602	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
SIX FLOOR	701	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
	702	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
SEVEN FLOOR	801	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88
	802	78.50	78.50	20.08	0.00	0.00	0.00	0.00	14.88



ELEVATION
(SCALE - 1:100)

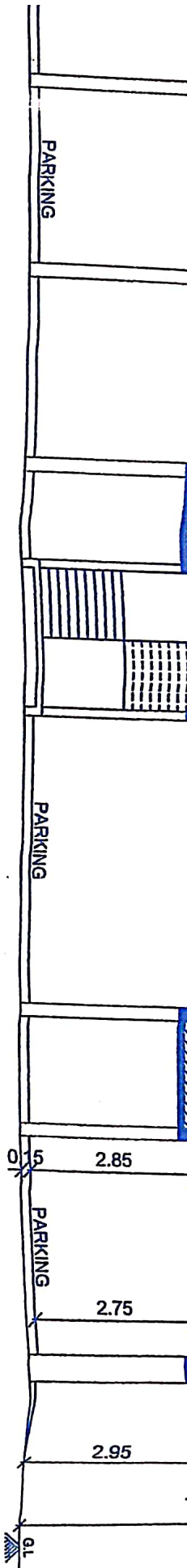


4.26

3.75

0.5

2.85



SECTION - A - A

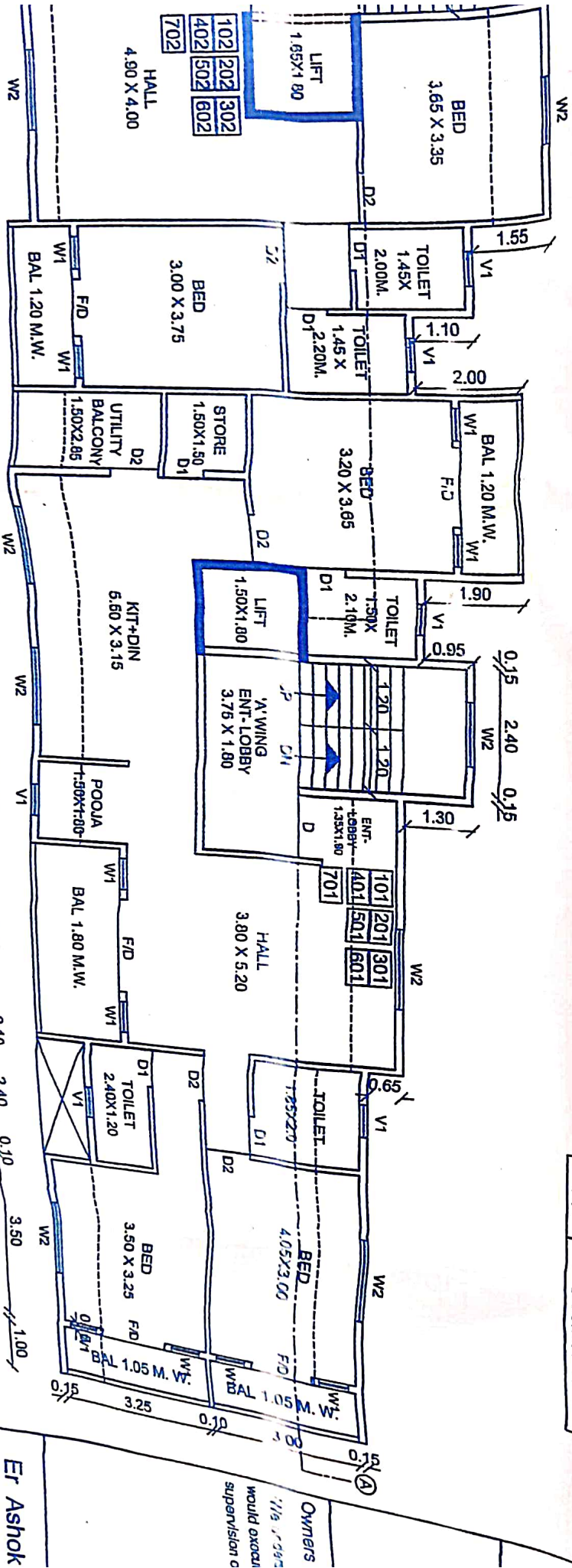
(SCALE - 1:100)

T. D. R. STATEMENT

PLOT AREA	T.D.R. PERMISSIBLE	T.D.R. PROPOSED
741.00	296.40	296.40
REG AGGREGMENT NO - 6-1490-2023 DATE - 24/02/2023		
D.R. C. NO - 1067 DATE - 28/10/2022		
297 X 9000 / 10000 = 267.30 SQM		

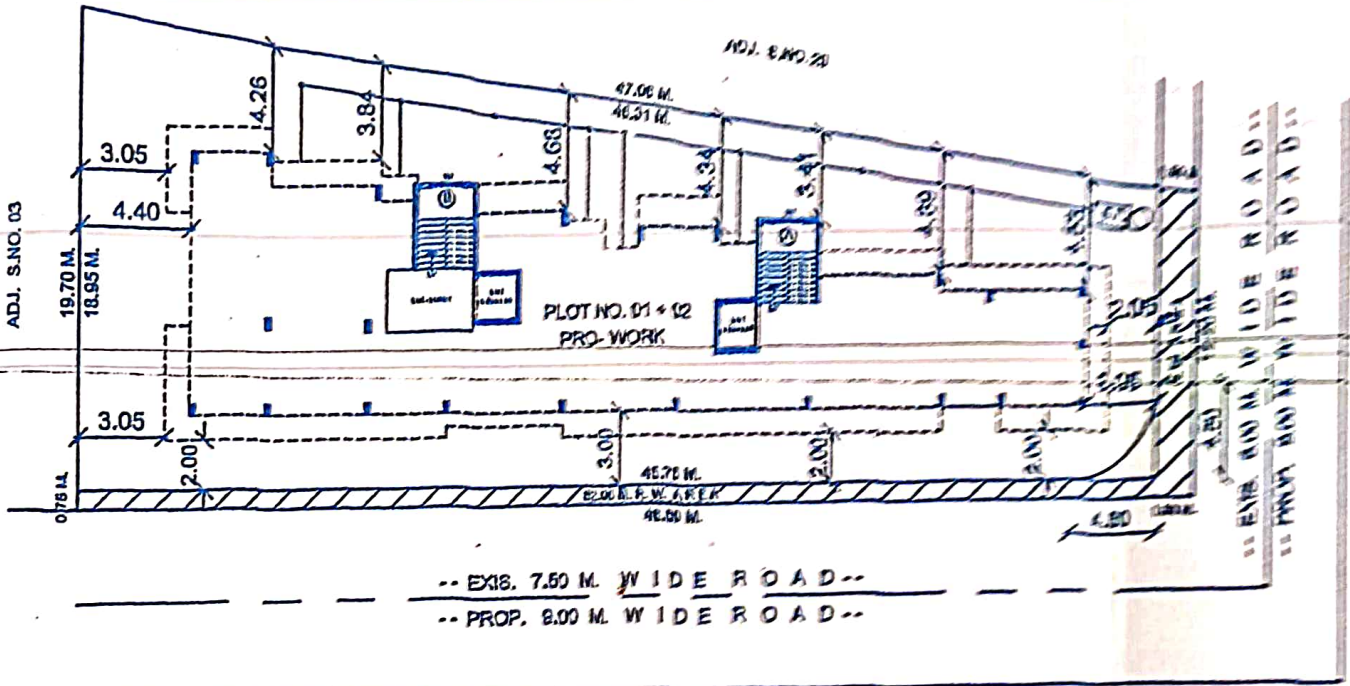
SCHEDULE OF OPENING

TYPE	SIZE
FW	1.80m X 2.10m.
D	1.00m X 2.10m.
D1	0.75m X 2.10m.
D2	0.90m X 2.10m.
W1	0.60m X 1.00m.
W2	1.20m X 1.20m.
W3	1.20m X 2.10m.
W4	1.20m X 1.00m.
V1	0.60m X 0.75m.



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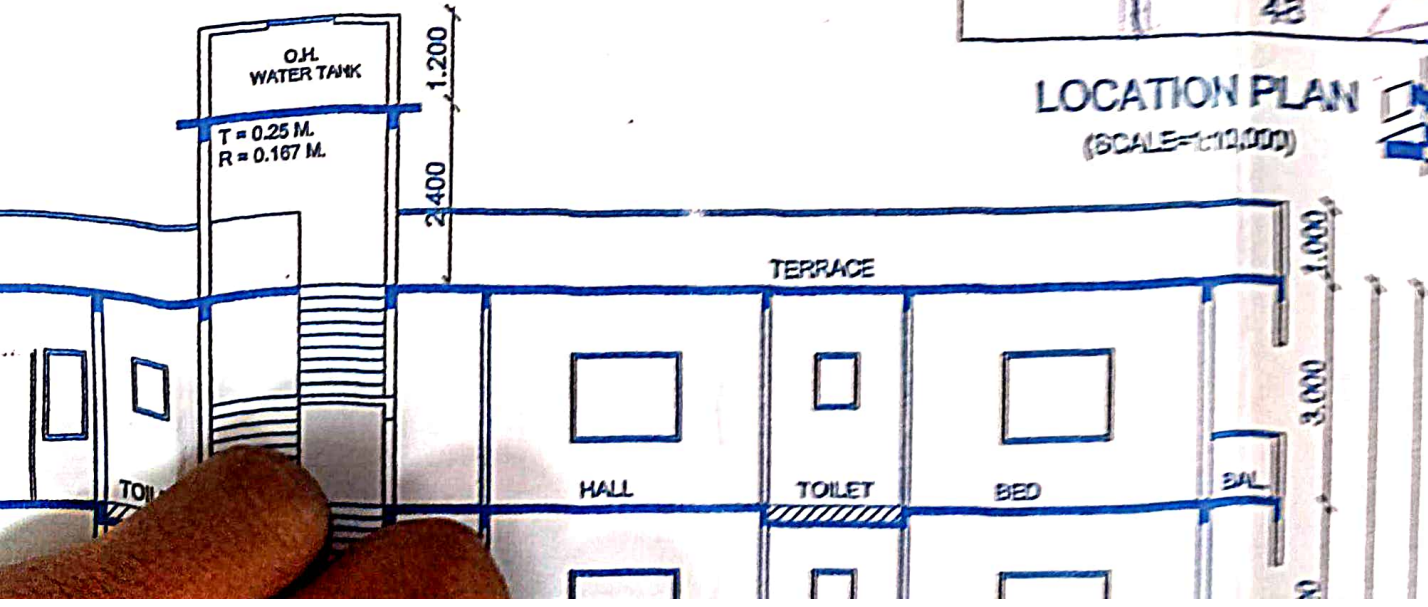
Er Ashok



SITE PLAN
(SCALE - 1:300)

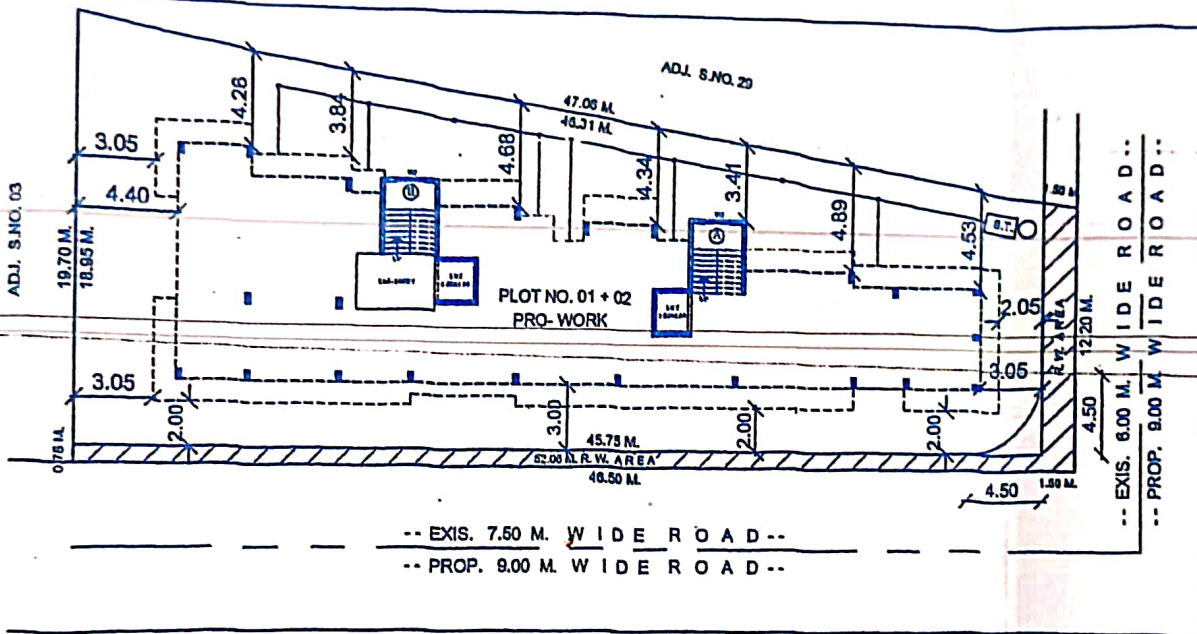


LOCATION PLAN
(SCALE - 1:12,000)



Total Area In Sq.m.
[7]
8.55 SQM.

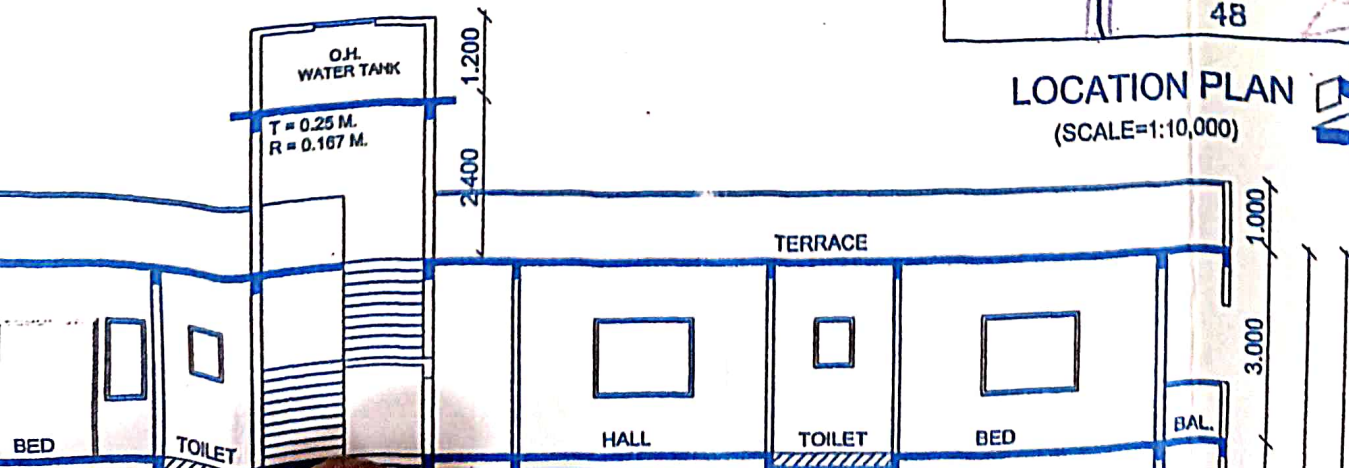
Building
Total
17.19 SQM.
346.60 SQM.
346.60 SQM.
346.60 SQM.
346.60 SQM.
346.60 SQM.
346.60 SQM.
346.60 SQM.
2443.39 SQM.



SITE PLAN
(SCALE - 1:300)



LOCATION PLAN
(SCALE=1:10,000)



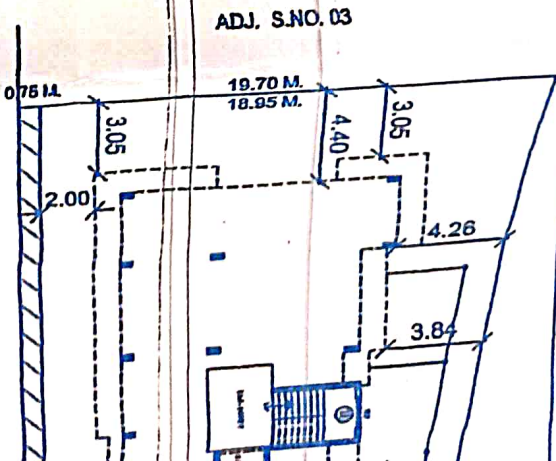
PROJ
P. NO
SHIW
SHR

REF-
1
2
3

Area of the height traces added to flat Sq.m.	Total Area In Sq.m.
[6]	[7]
0.00	98.53 SQ.M.
0.00	74.59 SQ.M.
0.00	98.53 SQ.M.
0.00	74.59 SQ.M.
0.00	98.53 SQ.M.
0.00	74.59 SQ.M.
0.00	98.53 SQ.M.
0.00	74.59 SQ.M.
0.00	98.53 SQ.M.
0.00	74.59 SQ.M.

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]						
Building No.	Floor No./Name	Apartment no. Flat no	Carpet Area of Apartment In Sq.m.	Area of Balcony attached to Apartment Area In Sq.m.	Area of Double height terraces attached to flat In Sq.m.	Total Area In Sq.m.
[11]	[2]	[3]	[4]	[5]	[6]	[7]
A	FIRST FLOOR TO SEVEN FLOOR	101, 201, 301, 401, 501, 601, 701.	101.72 SQ.M.	16.99 SQ.M.	0.00	118.65 SQ.M.

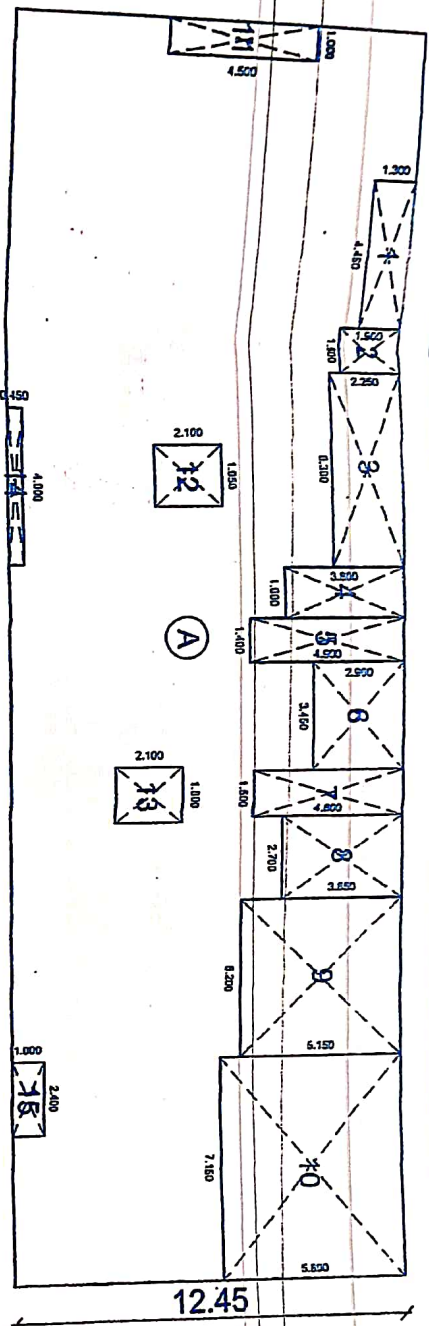
Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building			
Building No.	Floor No./Name	Total Built Up Area of floor, as per outer construction line	
		[3]	Total
[11]	[2]		
1	GROUND FLOOR	18.90 SQ.M.	17.19 SQ.M.
	FLOOR ONE	346.60 SQ.M.	346.60 SQ.M.
	FLOOR TWO	346.60 SQ.M.	346.60 SQ.M.
	FLOOR THREE	346.60 SQ.M.	346.60 SQ.M.
	FLOOR FOUR	346.60 SQ.M.	346.60 SQ.M.
	FLOOR FIVE	346.60 SQ.M.	346.60 SQ.M.
	FLOOR SIX	346.60 SQ.M.	346.60 SQ.M.
		Total	2443.39 SQ.M.



VUP AREA

1ST TO 7TH FLOOR P. LINE B/UP AREA

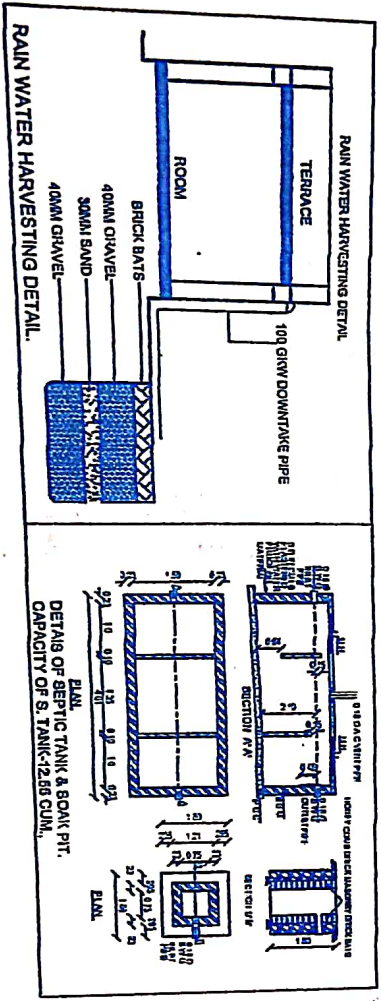
39.90



(SCALE - 1:200)

P. LINE B/UP AREA)
LINE B/UP AREA)
= 17.19 SQM.

Req	Pro-	SCOOTER
14	14	
07	07	
1.05	1.05	
2.05	22.05	
20	20	



RAIN WATER HARVESTING DETAIL.

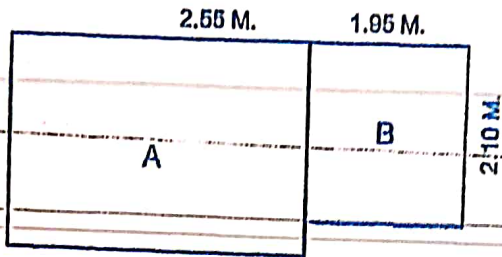
DETAILS OF SEPTIC TANK & SOAK PIT.
CAPACITY OF S. TANK-12.56 CUM.

1ST TO 7TH P. LINE B/UP AREA = 346.60 SQM.

- BLOCK AREA - 'A'
39.90 X 12.45 = 496.75 SQM.
- DEDUCTION -
- 1) 4.45 X 1.30 = 5.785 SQM.
 - 2) 1.50 X 1.90 = 2.85 SQM.
 - 3) 6.30 X 2.25 = 14.175 SQM.
 - 4) 1.60 X 3.80 = 6.08 SQM.
 - 5) 1.40 X 4.90 = 6.86 SQM.
 - 6) 3.45 X 2.90 = 10.005 SQM.
 - 7) 1.50 X 4.80 = 7.20 SQM.
 - 8) 2.70 X 3.85 = 10.395 SQM.
 - 9) 5.20 X 5.15 = 26.78 SQM.
 - 10) 7.15 X 5.80 = 41.47 SQM.
 - 11) 1.35 X 4.50 = 6.075 SQM.
 - 12) 1.95 X 2.10 = 4.095 SQM.
 - 13) 1.80 X 2.10 = 3.78 SQM.
 - 14) 4.90 X 0.45 = 2.205 SQM.
 - 15) 2.40 X 1.00 = 2.40 SQM.
- TOTAL DEDUCTION = 150.15 SQM.
496.75 - 150.15 = 346.60 SQM.

Building No.	111
B	

GROUND FLOOR P. LINE B/UP AREA



(SCALE - 1:100)

A) $3.60 \times 2.50 = 9.00$ SQM. (LOBBY P. LINE B/UP AREA)

B) $1.95 \times 2.10 \times 2 = 8.19$ SQM. (LIFT P. LINE B/UP AREA)

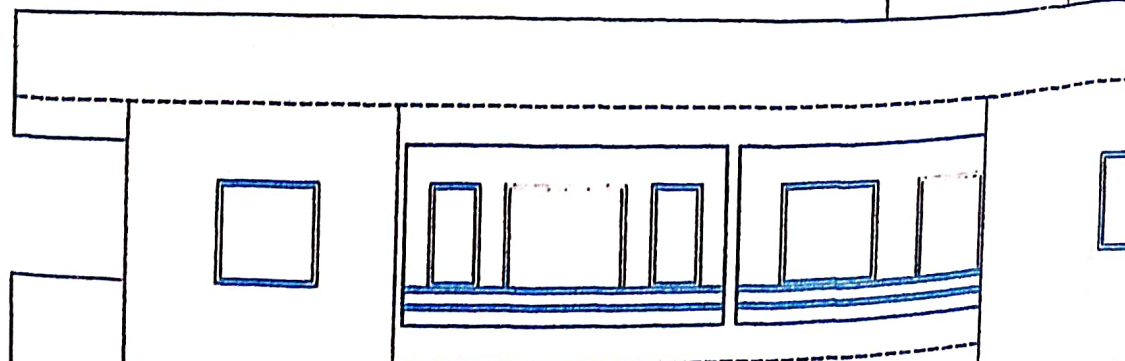
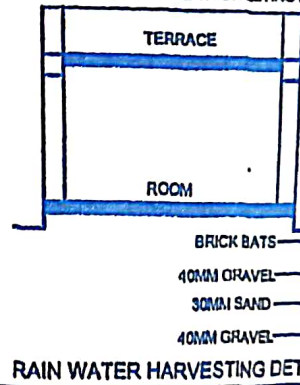
TOTAL = 17.19 SQM. B/UP AREA

GROUND FLOOR P. LINE B/UP AREA = 17.19 SQM.

PARKING STATEMENT

	CAR		SCOOTER	
	Req	Pro-	Req	Pro-
Residential. (14 flat) above 40 sqm.less than 80 sqm.	07	07	14	14
Residential. (07 flat) above 80 sqm.less than 150 sqm.	07	07	07	07
5% Visitor parking	0.70	0.70	1.05	1.05
TOTAL	14.70	14.70	22.05	22.05
90% PARKING	13	13	20	20

RAIN WATER HARVESTING



Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]

Building No.	Floor No./Name	Apartment no. Flat no	Carpet Area of Apartment In Sq.m.	Area of Balcony attached to Apartment Area In Sq.m.	Area of Double height terraces attached to flat In Sq.m.	Total Area In Sq.m.
[1]	[2]	[3]	[4]	[5]	[6]	[7]
B	FIRST FLOOR	101	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		102	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.
	SECOND FLOOR	201	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		202	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.
	THIRD FLOOR	301	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		302	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.
	FOURTH FLOOR	401	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		402	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.
	FIFTH FLOOR	501	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		502	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.
	SIX FLOOR	601	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		602	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.
	SEVEN FLOOR	701	78.50 SQM.	20.06 SQM.	0.00	98.53 SQM.
		702	67.21 SQM.	7.38 SQM.	0.00	74.59 SQM.

Building No.
[1]
A

Form of
Building No.
[1]
1

5 SQM.

0 SQM.

TERRACE

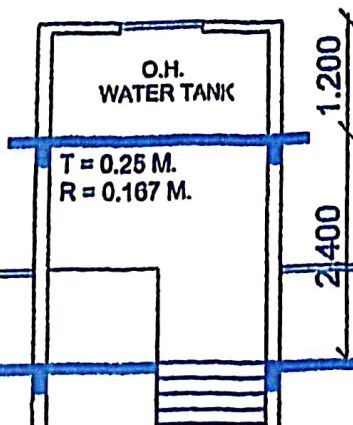
Form of Statement 3 (to be printed on plan) [Sr. No. 9 (g)]

Building No.	Floor No./Name	Apartment no. Flat no	Carpet Area of Apartment In Sq.m.	Area of Balcony attached to Apartment Area In Sq.m.	Area of Double height terraces attached to flat In Sq.m.	Total Area In Sq.m.
[1]	[2]	[3]	[4]	[5]	[6]	[7]
A	FIRST FLOOR TO SEVEN FLOOR	101, 201, 301, 401, 501, 601, 701.	101.72 SQM.	16.93 SQM.	0.00	118.65 SQM.

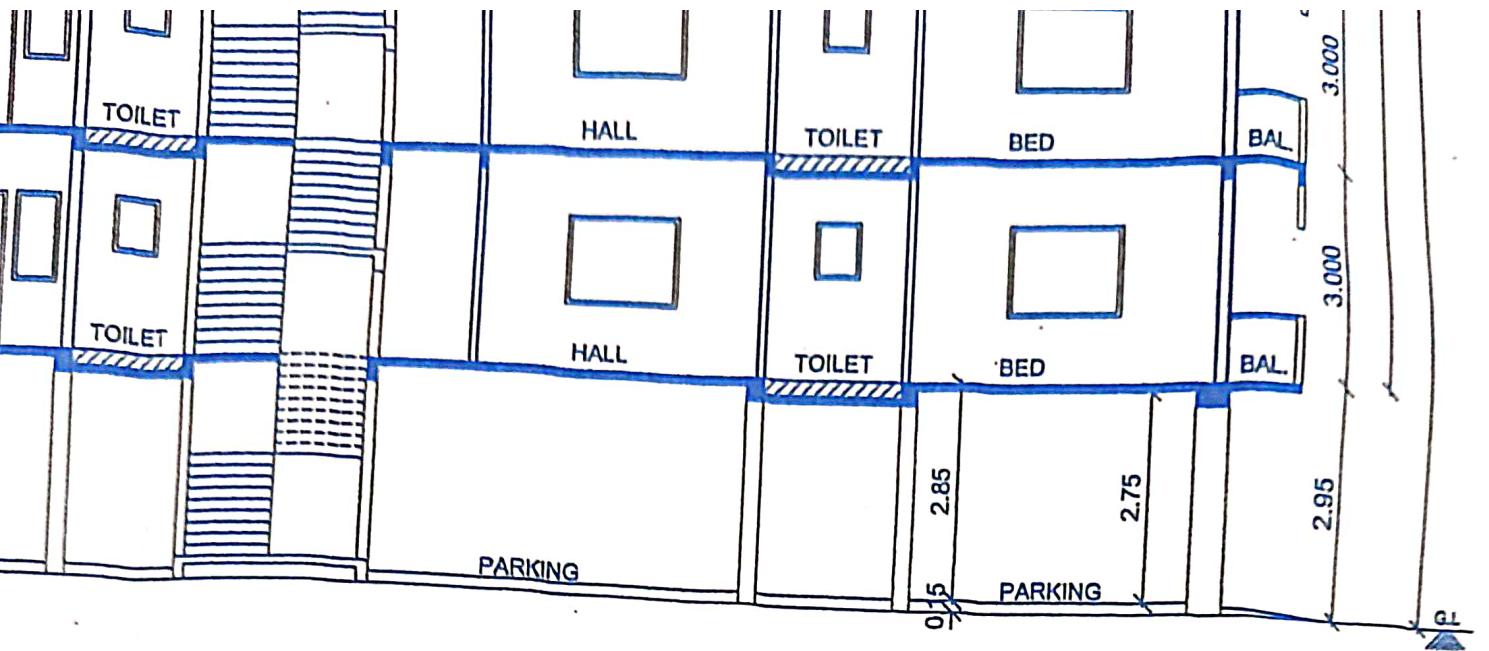
ADJ. S.NO. 03

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No./Name	Total Built Up Area of floor, as per outer construction line	Total
[1]	[2]	[3]	
1	GROUND FLOOR	18.90 SQM.	17.19 SQM.
	FLOOR ONE	346.60 SQM.	346.60 SQM.
	FLOOR TWO	346.60 SQM.	346.60 SQM.
	FLOOR THREE	346.60 SQM.	346.60 SQM.
	FLOOR FOUR	346.60 SQM.	346.60 SQM.
	FLOOR FIVE	346.60 SQM.	346.60 SQM.
	FLOOR SIX	346.60 SQM.	346.60 SQM.
	FLOOR SIX	346.60 SQM.	346.60 SQM.
		Total	



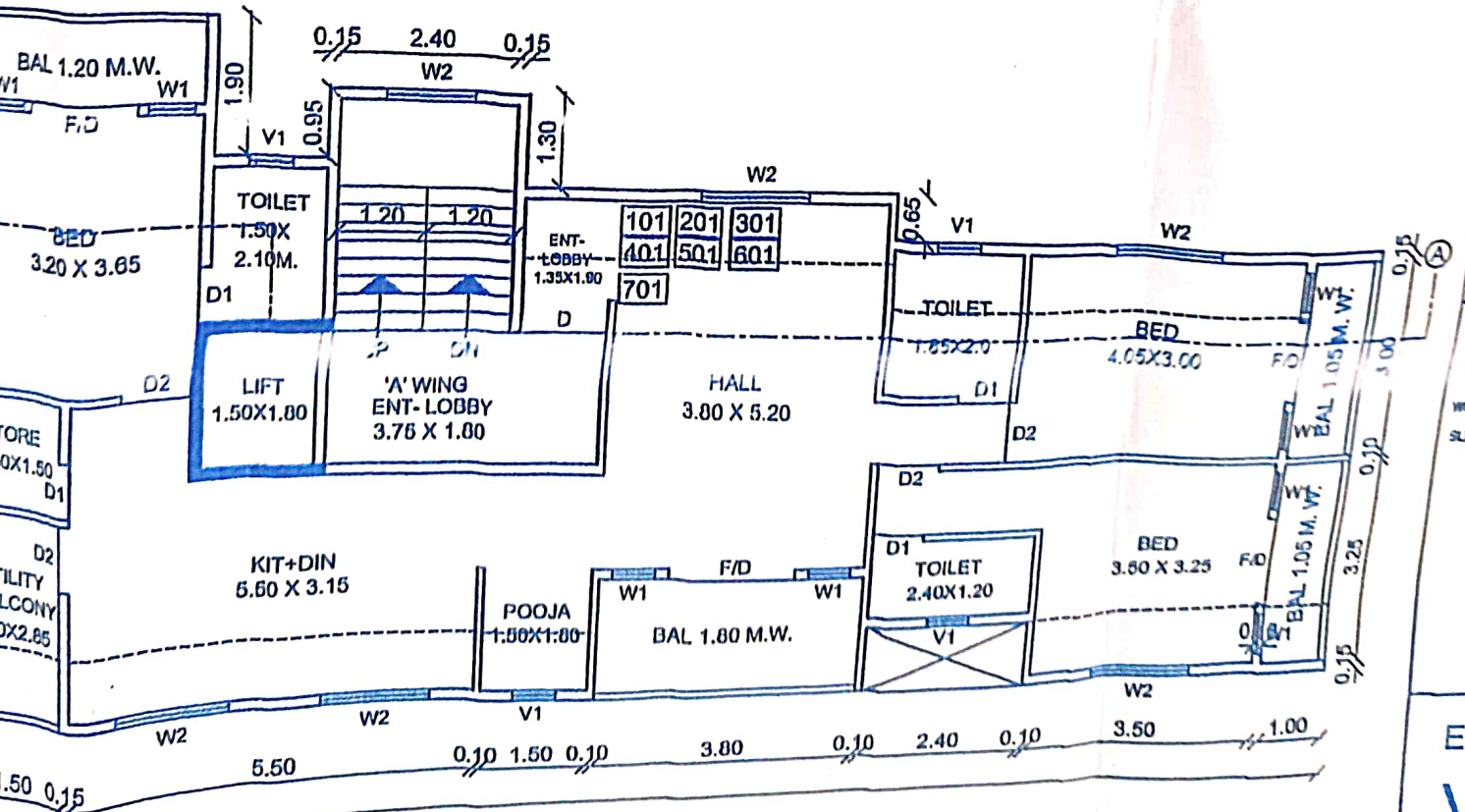
TERRACE



- A - A
- 1:100)

T. D. R. STATEMENT		
PLOT AREA	T.D.R. PERMISSIBALE	T.D.R. PROPOSED
741.00	296.40	296.40
REG AGGREMENT NO - 6- 1490-2023 DATE - 24/02/2023		
D.R. C. NO - 1067 DATE - 28/ 10 / 2022		
297 X 9000 / 10000 = 267.30 SQM		

SCHEDULE OF OPENING	
TYPE	SIZE
FW	1.80m X 2.10m.
D	1.00m X 2.10m.
D1	0.75m X 2.10m.
D2	0.90m X 2.10m.
W1	0.60m X 1.00m.
W2	1.20m X 1.20m.
W3	1.20m X 2.10m.
W4	1.20m X 1.00m.
V1	0.60m X 0.75m.

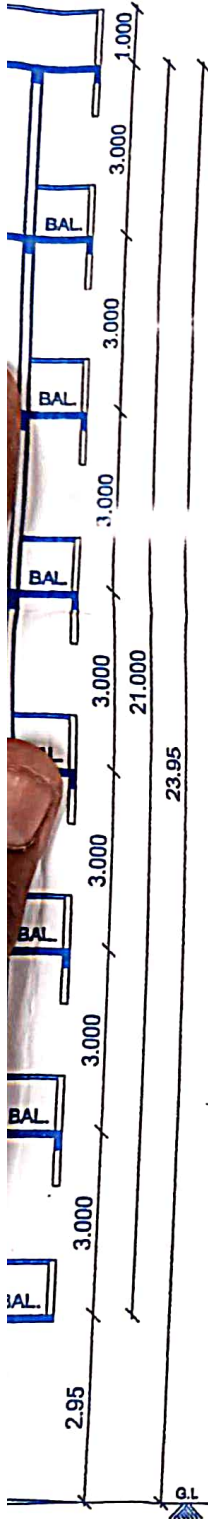


Owners
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=1:10,000)



OPENING SIZE
m X 2.10m.
m X 2.10m.
m X 2.10m.
m X 2.10m.
m X 1.00m.
m X 1.20m.
m X 2.10m.
m X 1.00m.
m X 0.75m.

REF- 1) DEMARCATED FINAL LAYOUT- LND / WS / 68. DATE - 14 / 10 / 2002.
 2) LND / BP / CD / 467 / 776, DATE. 29/12/2008.
 3) O.C / CD / 008779, DATE. 16 / 08 / 2007.

AREA STATEMENT

	SQM.
1. Area of plot (Minimum area of a,b,c,tobe considered)	
a) As per ownership document (7/12,CTS extract)	741.00 SQM.
b) as per measurement sheet	741.00 SQM.
c) as per site	741.00 SQM.
2. Deductions for.	741.00 SQM.
(a) Proposed 9.00 M. W. Road widening Area/Service Road/ Highway widening	-
(b) Any D.P. Reservation area.	52.06 SQM.
(TOTAL a+b)	
3. Balance area of plot (1-2)	688.94 SQM.
4. Ameninty Space (If applicable)	
(a) Required	-
(b) Adjustement of 2(b) If any	-
(c) Balance Proposed	
5. Net Plot Area (3-4 (C))	688.94 SQM.
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 F.S.I. as per front road width (sr. No. 5x basic FSI)	688.94 X 1.10 - 757.83 SQM.
10. Addition of F.S.I. on payment of premium.	
(a) Maximum permissible premium FSI-based on road width /TOD Zone	
(b) Proposed FSI on payment of premium PER - 370.50 SQM.	370.50 SQM.
11. In - situ FSI / TDR loading	
(a) In-situ area agalnst 9.0 M. W. road (2.0 x Sr.No .2 (a)) If any	104.12 SQM.
(b) In-situ area agalnst Amenity space if handred over (2.00. or 1.85 x Sr No. 4 (b) and / or (c))	-
(c) T.D.R. Area PER -296.40 SQM.	296.40 SQM.
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	-
12. Additional FSI area under Chapter No.7	-
13. Total entitlement of FSI in the proposal	-
(a) (9+10(b)+11(d) or 12 whichever is applicable	1528.85 SQM.
(b) Ancillary area FSI up to 60% or 80% with payment of charges	917.30SQM.
(c) Total entitlement (a+b)	2446.15 SQM.
14. Maximum utilization limit of F.S.I.(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) 285.31 X 2.50 X 1.60 = 2115.60 SQM.	-
15. Total Built -up Area in proposal (excluding area at Sr.No.17.b)	-
(a) Existing Built -up Area	
(b) Proposed Built -up Area (as per 'P-Line')	2443.39 SQM.
(c) Total (a+b)	2443.39 SQM.
16. F.S.I. Consumed (15/13) (should not be more than serial no-14 above)	-
17. Area for Inclusive Housing If any	
(a) Required (20% of sr no. 5)	-
(b) Proposed	

Certificate of Area
 Certified that the plot under reference was surveyed by me on 22 / 07 /2021 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.
 Er - Ashok N. Jamdar.
 R.No.134199