

## LOCATION PLAN

<u><b>T.D.R AREA STATEMENT</b></u>	
CERTIFICATE NO. 1100	DT. 23-05-2023
*AREA OF THE PLOT (as per TDR No.19497)	= 3600.00 sq.m
* 0.90 % ALLOWED T.D.R AREA	= 3237.25 sq.m
* TOTAL ALLOWED BUIP AREA (PLOT AREA+T.D.R.)	= 6837.25 sq.m
* CERTIFICATE NO. 1100	= 2711.00 sq.m
* PURCHASED T.D.R AREA	= 2711.00 sq.m
* BUIP AREA WITH T.D.R (as per proposed T.D.R)	= 6311.00 sq.m
CALCULATION OF T.D.R AS PER 29th JANUARY & 2 MAY 2016 GOVERNMENT POLICY	
CERTIFICATE NO. 1100	
Y =	$\frac{X \times R.R.}{100}$
Y =	$\frac{2711 \times 5.500}{100}$
Y =	982.73 SQ.M
X =	T.D.R AREA
R.R. =	REDIMPRENAR RATE
R.Y. =	T.D.R. RATE (PURCHASE) DEBITION

CARPET + USABLE AREA STATEMENT SHOP BUILDING - 1 (COMMERCIAL)				
FLOOR NO.	SHOP NO.	CARPET AREA	USABLE AREA OF BAL. / ALTERNATE TERR. / MEZZ. (EXCLUDING AREA UNDER WALLS)	TOTAL AREA (CARPET + USABLE)
(1)	(2)	(3)	(4)	(5)
GROUND FLOOR	SHOP 01	18.35	0.00	18.35
	SHOP 02	21.77	0.00	21.77
	SHOP 03	25.02	0.00	25.02
	SHOP 04	27.89	0.00	27.89
TOTAL CARPET+USABLE AREA OF GROUND FL.		93.03	0.00	93.03

CARPET + USABLE AREA STATEMENT SHOP BUILDING - 3 (COMMERCIAL)				
FLOOR NO.	SHOP NO.	CARPET AREA	USABLE AREA OF BAL. / ALTERNATE TERR. / MEZZ. (EXCLUDING AREA UNDER WALLS)	TOTAL AREA (CARPET + USABLE)
(1)	(2)	(3)	(4)	(5)
GROUND FLOOR	SHOP 01	23.60	0.00	23.60
	SHOP 02	20.62	0.00	20.62
	SHOP 03	23.67	0.00	23.67
	SHOP 04	28.52	0.00	28.52
TOTAL CARPET + USABLE AREA OF FLOOR		96.71	0.00	96.71

[illegible]

AREA STATEMENT	SQ.M.
<b>1 AREA OF THE PLOT</b> (Minimum area of a.b.c. to be considered)	3596.95
a) As per ownership document ( 7/12, CTS extract)	3600.00
b) As per measurement sheet	3600.00
c) As per site	3596.95
<b>2 DEDUCTIONS FOR</b>	
a) Proposed D.P. or D.P. Road widening Area/ Service Road/ Highway widening	000.00
b) Any D.P. Reservation Area	---
(Total)	000.00
<b>3 BALANCE AREA OF THE PLOT ( 1-2 )</b>	<b>3596.95</b>
a) Amenity Space ( if applicable )	---
b) Required	---
c) Adjustment of 2(b), if any	---
d) Balance Proposed -	---
<b>5 Net Plot Area ( 3 - 4(c) )</b>	<b>3596.95</b>
<b>6 Recreational Open Space ( 1 applicable )</b>	
a) Required 10%	---
b) Proposed 10%	---
7 Internal Road Area	---
8 Plottable area ( if applicable )	3596.95
9 Built up area with reference to Basic F.S.I.	---
as per floor road width. ( i.e.no. Subarea F.S.I. 1.0	3596.64
10 Addition of FSI on payment of premium	---
(a) Maximum permissible premium FSI - based on road width / TDR Zone. (50%-1798.47 SQ.M.)	1798.47
(b) Proposed FSI on payment of premium	---
11 In-situ FSI / TDR loading	---
a) In-situ area against colony control ( D.P. Road )	---
b) In-situ area against Amenity space if handed over ( 2.00 or 1.85 X Sr. No. 4 (b) and (a)(c) ).	---
c) T.D.R. area ( 0.90%- 3237.25 SQ.M.)	2710.98
d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c) )	2710.98
<b>12 Additional F.S.I. area under Chapter No. 7</b>	---
<b>13 Total entitlement of F.S.I in the proposal</b>	
a) (9+10)+(11)(d) or 12 whichever is applicable.	8456.09
b) Ancillary Area Upto 50% with 50% payment of charges.	5102.61
c) Total entitlement ( a+b )	13558.70
<b>14 Maximum utilization limit Of F.S.I. ( Building potential )</b> Permissible as per Road width ( as per Regulation No. 6.1 ) ( i.e. 62 or 64 or 4.4 as applicable ) x ( 5 or 1 or 3 )	2350.50
<b>15 Total built up area in proposal (excluding area at Sr.No.17b)</b>	
a) Existing Built-up Area.	---
b) Proposed Built-up Area ( as per 'P - line' )	13568.70
(Total a+b)	---
<b>16 F.S.I. Consumed (15/13 )</b> (should not be more than Sr.No.14 above.)	1.00
<b>17 Area for Inclusive Housing, if any</b>	
a) Required - 20% of (Sr. No. 5 )	---
b) Proposed	---
<b>18 a) Commercial</b> SHOP = 6 NOS.	206.58
<b>b) Residential</b> FLAT = 237 nos.	13362.12
<b>Sanctioned Built Up Area applied for Registration -----&gt; Total</b>	<b>13568.70</b>

Certified that the plot under reference was surveyed by me on & the dimension of sides etc. of plot stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records Departments / City Survey records.

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 SM

**AR. PANKAJ JADHAV**  
ARCHITECT & INTERIOR DESIGNER  
202, ROONGHA ARCADE, OPP. KULKARNI GARDEN,  
NEAR SHARANPUR ROAD, THAKKAR ROAD, NASHIK.  
MO. 9422263475, OFF.NO. (0253) - 2232575

PARKING STATEMENT	
SIZE OF TENEMENT	REQUIRED PARKING
For every two tenements with each tenement having carpet area equal to or above 40 sq. ft. but less than 60 sq. ft.	CAR (1) SCOOTER (2)
For every two tenements with each tenement having carpet area less than 40 sq. ft. but more than 30 sq. ft.	42 NOS. 84 NOS. (1) (2)
For every two tenements with each tenement having carpet area less than 40 sq. ft. but more than 30 sq. ft.	70 NOS. 140 NOS. (1) (2)
For every two tenements with each tenement having carpet area less than 30 sq. ft.	(0) (2)
For every two tenements with each tenement having carpet area less than 30 sq. ft.	00 NOS. 14 NOS. (1) (2)
5 % VISITORS PARKING	6 NOS. 12 NOS.
<b>TOTAL</b>	<b>118 NOS. 260 NOS.</b>
Marketable (Markets, departmental stores, shops and other Commercial uses) For every 100 sq. ft. carpet area or fraction there of	(2) (6)
CARPET AREA = 194.11 SQ.M. SHOP = 1 NOS.	4 NOS. 11 NOS.
<b>TOTAL</b>	<b>122 NOS. 261 NOS.</b>
MULTIPLYING FACTOR 0.90	110 NOS. NIL
<b>PROVIDE PARKING</b>	<b>113 NOS. 262 NOS.</b>
	262 NOS. 1 CARB (1) 1 CARB (1)
	TO BE PROVIDED AS PER RULE NO. 8.1 (1) ADJACENT 1 CARB
	<b>TOTAL = 259 + 3 = 262 NOS.</b>

**Parking Statement for all 4 Buildings  
Building 1, 2, 3 & 4**

GROUND FLOOR PLAN  
SCALE:- 1:100

 **SITE PLAN**  
SCALE:- 1:200