

APPROVED

The Plans submitted in
As per the conditions mentioned in
the accompanying documents are
Certificate No. dated 22/11/2021
22/338

[Signature]
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

T.D.R. STATEMENT

PLOT AREA	= 387.56 SQ.M.
ALLOWED TDR (40%)	= 155.02 SQ.M.
PROPOSED TDR	= 107.0 SQ.M.
TAKEN TDR	= 107.0 SQ.M.
CERTIFICATE NO.-670	DT- 31/12/2013
AGGR NO- 9529	DT- 27/09/2021
TAKEN TDR	= 50.41 SQ.M.
CERTIFICATE NO.- 944B	DT- 21/08/2020
AGGR NO- 9530	DT- 27/09/2021

AREA STATEMENT

1	Area of plot	
	a) As per ownership document (7/12, CTS extract)	405.56 m ²
	b) As per measurement sheet	405.56 m ²
	c) As per site	405.56 m ²
2	Deductions for	
	a) Proposed D.P./D.P. Road widening Area/ Service Road / Highway widening	18.0 m ²
	b) Any D. P. Reservation area	
	(Total a+b)	
3	Balance area of plot (1-2)	387.56 m ²
4	Amenity Space	
	a) Required	
	b) Adjustment of 2(b)	
	c) Balance Proposed	
5	Net Plot Area (3-4c)	387.56 m ²
6	Recreational Open space	
	a) Required	
	b) Proposed	
7	Intervale Road area	
8	Plot area	387.56 m ²
9	Built up area with reference to Basic F.S.I. as per road width (Sr. No. 5 x basic FSI)	426.31 m ²
10	Additional FSI on payment of premium	
	a) Maximum permissible premium FSI - based on road width	202.78 m ²
	b) Proposed FSI on payment of premium.	193.78 m ²
11	In-situ FSI / TDR loading	
	a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],	18.0 m ²
	b) In-situ area against Amenity Space if handed over	162.22 m ²
	c) TDR area	155.02 m ²
	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) $(9 + 10(b) + 11(c))$ or 12 whichever is applicable	791.31 m ²
	b) Ancillary Area FSI upto 60% with payment of charges	425.0 m ²
	c) Total entitlement (a+b)	1216.31 m ²
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)	
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')	1215.67 m ²
	c) Total (a+b)	1215.67 m ²
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.99
17	Area for Inclusive Housing.	0.00
	a) Required (20% of Sr.No.6)	0.00

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 & safety at the work site.

[Signature]
Owner's sign.

CERTIFICATE OF AREA.
I certify that the plot under reference was surveyed by me on 28/03/2021 & the dimensions 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 Land Records Department.

[Signature]
Signature of Licensed eng.

RESIDENCIAL BUILDING IN
P.NO.- 3, S.NO.319/1B/1A,
AT- PATHARDI,TAL,DIST- NASHIK
OWNER SHRI - RAJENDRA ONKAR JAWALE

[Signature] *[Signature]* *[Signature]*

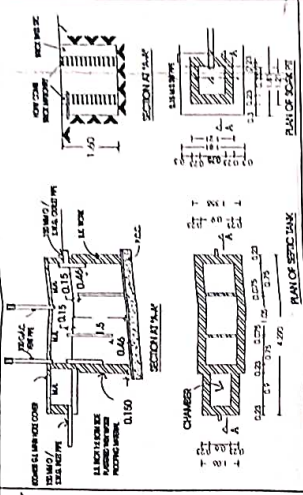
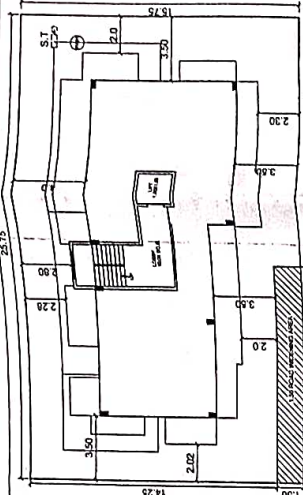
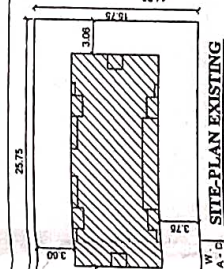
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

TABLE NO. 8 - PARKING REQUIREMENT

SR. NO.	OCCUPANCY	OUTSIDE CORE AREA		REQUIRED PARKING	
		CAR	SCOOTER	CAR	SCOOTER
1	RESIDENTIAL	1	5	3	15
		For every two tenements with each tenement having carpeted area of above 40 sq.m. but less than 60 sq.m. (0 Units)			
		0	4	0	24
		For every two tenements with each tenement (12 Units)			
	VISITOR			0.15	1.55
				3.15	40.95
				3.0	36.85
				TOTAL	03
					37

Form of Statement 3 [Sr. No. 9 (G)]

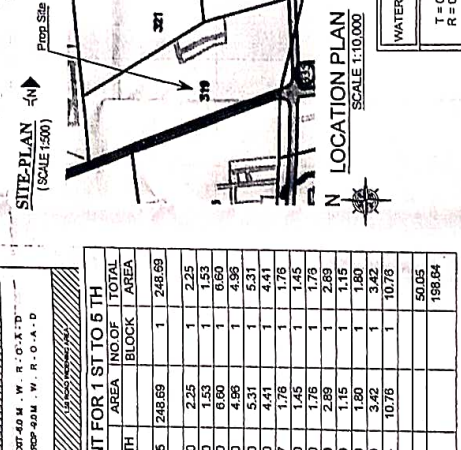
BUILDING NO.	AREA OF APARTMENT	AREA OF CARPETED AREA PER APARTMENT ATTACHED TO FLAT	AREA OF DOUBLE CARPETED AREA PER APARTMENT ATTACHED TO FLAT
(1)	(3)	(3)	(3)
14.7.10.13.16	66.22 m ²	15.57 m ²	15.05 m ²
23.5.11.14.17	26.66 m ²	19.05 m ²	19.24 m ²
3.6.9.12.15.18	29.90 m ²		



Form of Statement 2 [Sr. No. 9 (a)]

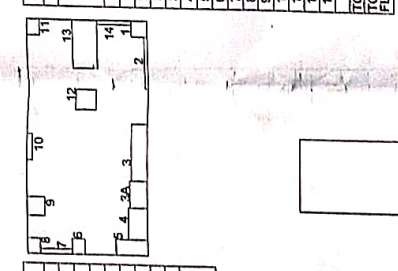
BUILDING NO.	FLOOR NO.	AREA OF FLOOR AS PER OUTER CONSTRUCTION LEVEL	TOTAL BIUP AREA OF FLOOR AS PER OUTER CONSTRUCTION LEVEL
(1)	(1 TO 5)	(3)	(3)
14.5.8	GROUND FLOOR	23.33 m ²	
23.5.7	FIRST FLOOR	193.84 m ²	
	SECOND FLOOR	193.84 m ²	
	THIRD FLOOR	193.84 m ²	
	FOURTH FLOOR	193.84 m ²	
	FIFTH FLOOR	193.84 m ²	
	SIXTH FLOOR	193.84 m ²	
	TOTAL		1215.57 m ²

GROSS PLOT AREA = 297.55 SQ.M.
 BASIC FSI 1.1 = 425.31 SQ.M.
 ALLOWED ANCILLARY FSI (0.60) = 184.50 SQ.M.
 TOTAL BIUP AREA = 184.50 SQ.M.
 PREMIUM FSI (0.50) = 193.75 SQ.M.
 ALLOWED ANCILLARY FSI (0.60) = 166.26 SQ.M.
 TOTAL BIUP AREA (PLINE) = 155.00 SQ.M.
 TDR TAKEN = 59.01 SQ.M.
 ALLOWED ANCILLARY FSI (0.60) = 1247.99 SQ.M.
 TOTAL POTENTIAL = 1215.57 SQ.M.
 TOTAL BUILT UP AREA (PLINE) = 1215.57 SQ.M.
 TOTAL ANCILLARY FSI PROPOSED = 425.00 SQ.M.



BIUP AREA STATEMENT FOR 1 ST TO 5 TH

BLOCK	AREA OF BLOCK ABCD	DEDUCTION	DIMENSION LENGTH	WIDTH	AREA	NO. OF BLOCK	TOTAL AREA
1	1.50	1.50	2.25	1	2.25	1	248.69
2	5.10	0.30	1.63	1	1.53	1	6.60
3	4.40	1.50	6.60	1	6.60	1	4.98
3A	3.10	1.60	4.98	1	5.31	1	4.41
4	2.95	1.80	5.31	1	1.75	1	1.45
5	1.47	3.0	4.41	1	1.75	1	2.69
6	1.20	1.47	1.75	1	1.45	1	1.15
7	0.47	3.10	1.45	1	1.15	1	1.80
8	1.47	1.70	2.69	1	1.80	1	3.42
9	1.70	0.50	1.15	1	10.76	1	10.76
10	2.30	0.50	1.15	1	1.80	1	50.05
11	1.50	1.20	1.80	1	10.76	1	156.84
12	1.80	1.90	3.42	1			
13	4.60	2.34	10.76	1			
TOTAL DEDUCTION							
TOTAL AREA OF FLOOR							

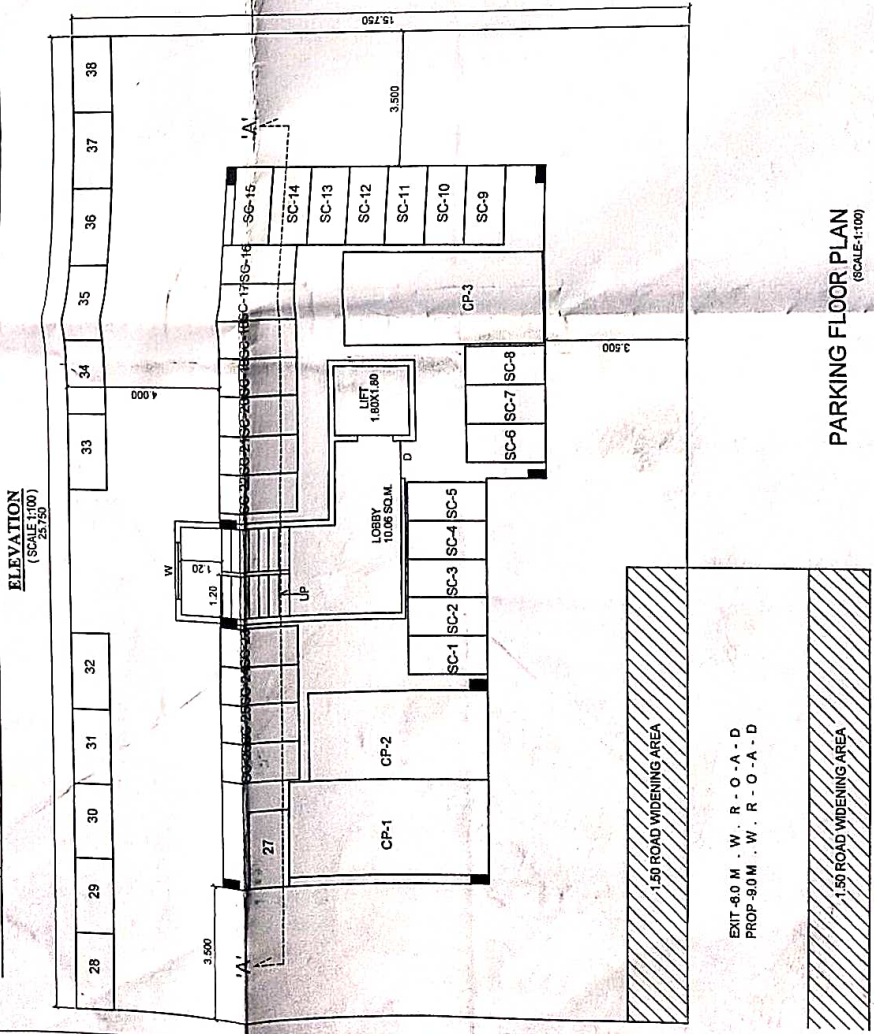
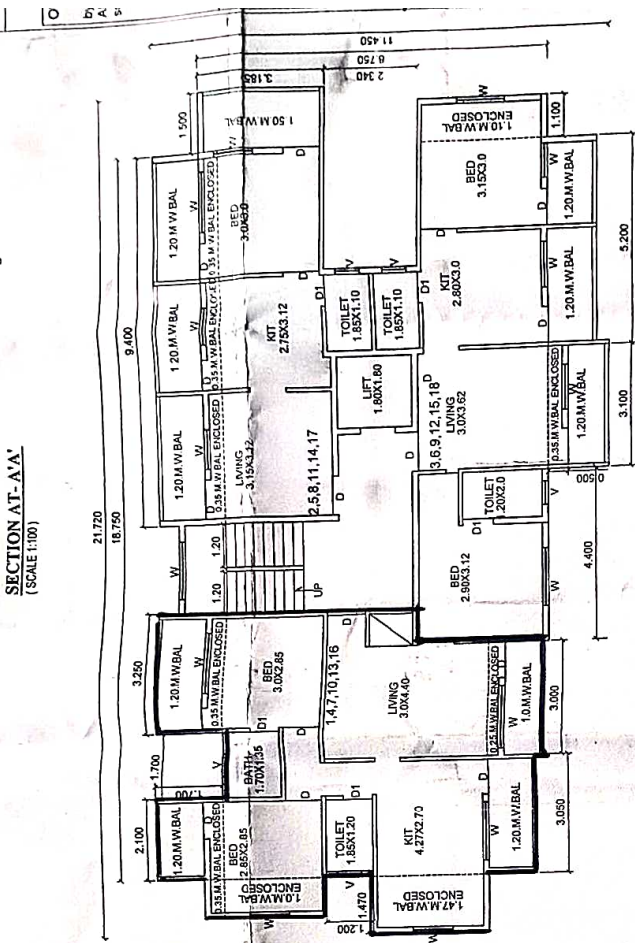


BIUP AREA STATEMENT FOR 1 ST TO 6 TH

BLOCK	AREA OF BLOCK ABCD	DEDUCTION	DIMENSION LENGTH	WIDTH	AREA	NO. OF BLOCK	TOTAL AREA
1	6.75	6.17	41.84	1	41.84	1	18.51
2	4.65	0.28	1.20	1	1.30	1	17.81
	4.15	3.97	18.51	1	23.83	1	
TOTAL DEDUCTION							
TOTAL AREA OF FLOOR							

P.O. ALLU
 P.C. TIK
 C.E. ASK
 T.K. CEF
 AGE

AREA 51A



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

ELEVATION
(SCALE 1:100)
(SCALE 1:250)

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

PARKING FLOOR PLAN
(SCALE:1:100)

