

BUILDING	FLOORS	FSI AREA										DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA	
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL					
Residential Plan	Ground Floor	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	0.00	0.00
Residential Plan	First Floor	0.00	92.64	0.00	0.00	0.00	0.00	16.51	0.00	0.00	2.05	0.00	0.00	0.00	0.00	90.59
Residential Plan	Second And Third Floor	0.00	185.28	0.00	0.00	0.00	0.00	33.04	0.00	0.00	4.10	0.00	0.00	0.00	0.00	181.18
Residential Plan	Total	0.00	277.92	0.00	0.00	0.00	0.00	49.55	0.00	0.00	6.15	0.00	0.00	0.00	0.00	271.77

9 Index	FSI DETAILS										
	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	Drawing Value		
9.1 Permissible Index	1.10	0.50	0.65	0.00	0.00	0.00	2.25	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	0.65	0.00	0.00	0.00	0.00	0.00	0.00		
9.4 Total Permissible P Line Area)	203.77	99.75	129.67	0.00	139.36	0.00	572.55	0.00	0.00		
9.5 Proposed P Line Area (Should not exceed 9.4 )	203.77	0.00	28.50	0.00	39.50	0.00	271.77	0.00	271.77		
9.6 Index Consumed	1.09	0.00	0.14	0.00	0.00	0.00	1.24	0.00	0.00		

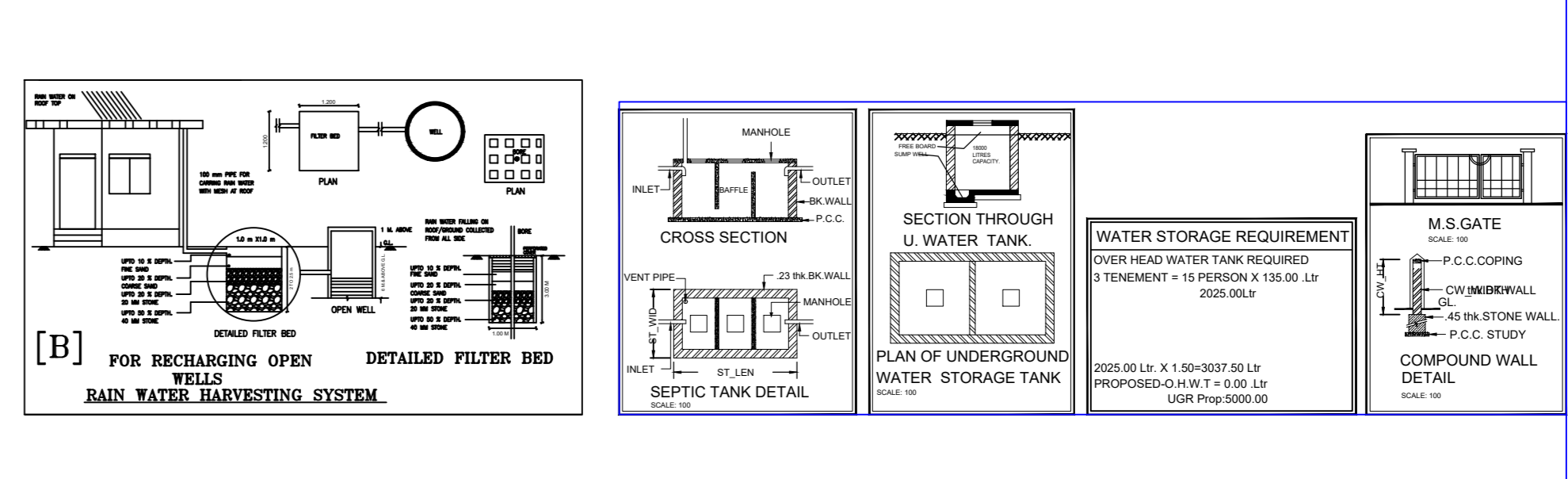
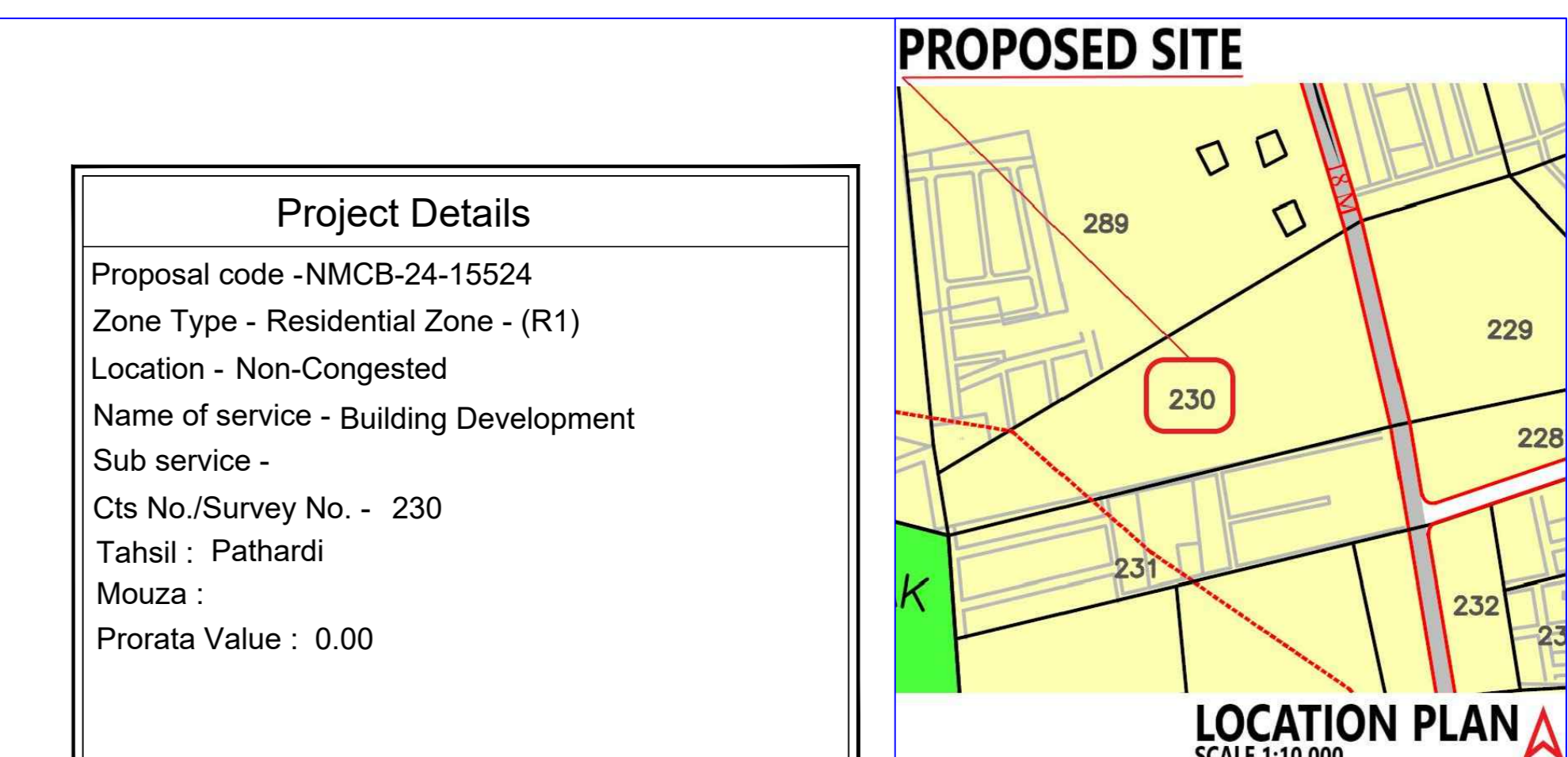
Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
Residential Plan	Second And Third Floor	2nd;3rd	2	60.79	11.27	0.00	72.06
Residential Plan	First Floor	1st	1	60.78	11.26	0.00	72.04

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Residential Plan	V	1.20	0.60	2

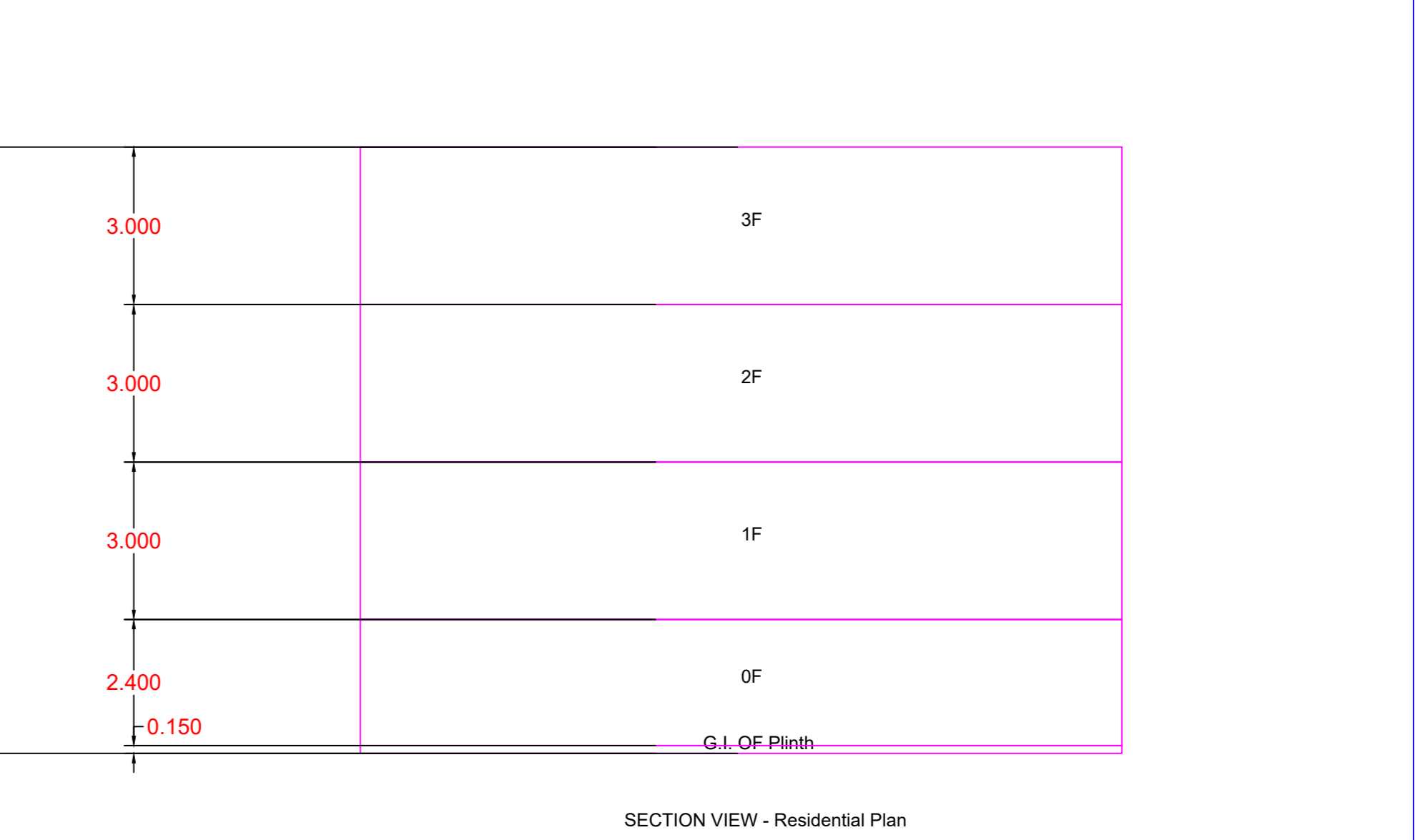
Building Name	USE	TENAMENT AREA	RATIO			Required		
			car	Scooter	NO.OF Tena/Area/Units	car	Scooter	Transport Vehicle/Ambulanc e/Mini Bus
Residential Plan	Residential	parking not required	0	0	3	0.00	0.00	-
Total	-	-	-	-	-	0.00	0.00	-
Visitors parking(5%)	-	-	-	-	-	0.00	0.00	0
Total	-	-	-	-	-	0.00	0.00	0.00

Parking Check As Per Multiplying Factor : 0.90 (Note-Parking calculate as per regulation 14.2.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)							
Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulanc e/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulanc e/Mini bus	
Total	0	0	0	0	0	0	OK

Area utilisation of Roads and Reservations						
Description of area utilisation	Reservation no	Name	Area surrendered in SqM	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation
-	-	9.00.m MMC PRESCRIBED ROAD	14.25	28.50	28.50	0.00
-	-	Total	14.25	28.50	28.50	0.00

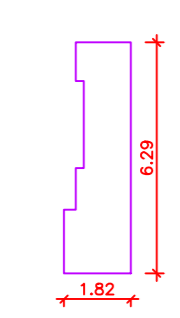


NO.	TYPE	DESCRIPTION OF ITEM	SIZE
1	D	FLUSH DOOR 38 MM THICK BLOCK BOARD	1.20 X 2.40
2	D1	FLUSH DOOR 38 MM THICK BLOCK BOARD	1.05 X 2.40
3	D2	FLUSH DOOR 38 MM THICK WATER PROOF	0.90 X 2.40
5	D3	FLUSH DOOR 38 MM THICK WATER PROOF	0.75 X 2.40
6	W	ALUMINIUM SLIDING WINDOW FULLY GLAZED	2.80 X 2.40
7	W1	ALUMINIUM SLIDING WINDOW FULLY GLAZED	2.40 X 1.20
8	W2	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.80 X 1.50
9	W3	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.20 X 1.50
10	W4	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.20 X 0.90
11	W5	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.20 X 1.20



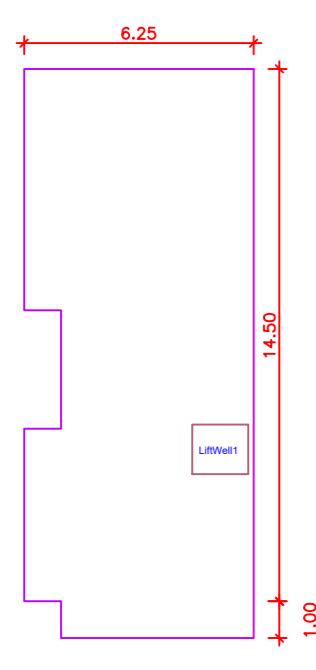
BUILT-UP AREA CALCULATION Ground Floor Residential Plan

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.29	1.82	9.47
BLOCK AREA TOTAL =9.47Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =9.47 Sq.M			



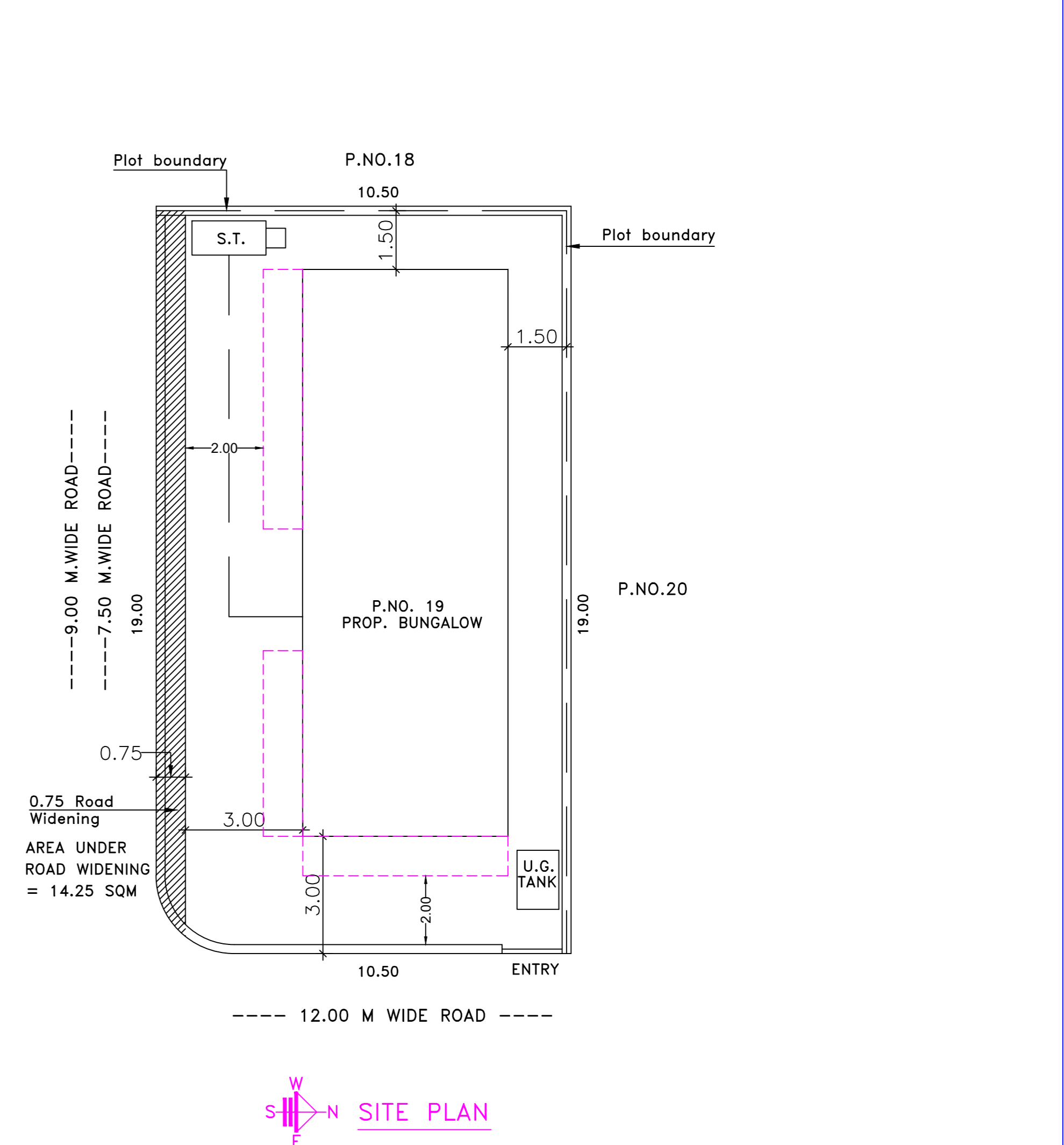
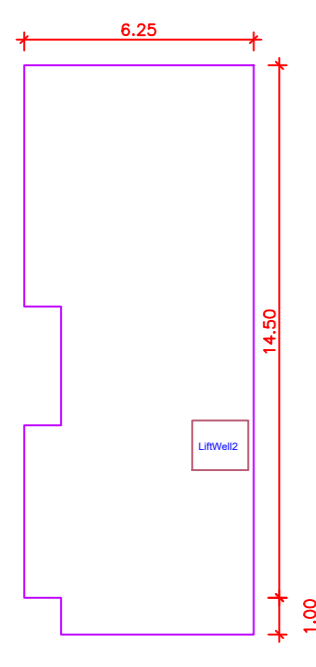
BUILT-UP AREA CALCULATION First Floor Residential Plan

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	15.50	6.25	92.64
BLOCK AREA TOTAL =92.64Sq.M			
LiftWell1	-	-	2.05
TOTAL Deduction =2.05Sq.M			
Net BuiltUp Area =90.59 Sq.M			



BUILT-UP AREA CALCULATION Second And Third Floor Residential Plan

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	15.50	6.25	92.64
BLOCK AREA TOTAL =92.64Sq.M			
LiftWell2	-	-	2.05
TOTAL Deduction =2.05Sq.M			
Net BuiltUp Area =90.59 Sq.M			



BUILT-UP AREA CALCULATION Second And Third Floor Residential Plan

**PROPOSED SITE**

**Project Details**  
 Proposal code - NMCB-24-15524  
 Zone Type - Residential Zone - (R1)  
 Location - Non-Congested  
 Sub service - Building Development  
 Name service - Cts No./Survey No. - 230  
 Tahsil : Pathardi  
 Mouza : Prorata Value : 0.00

**LOCATION PLAN**  
SCALE 1:10,000

**SCHEDULE OF OPENING**

NO.	TYPE	DESCRIPTION OF ITEM	SIZE
1	D	FLUSH DOOR 38 MM THICK BLOCK BOARD	1.20 X 2.40
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3	D2	FLUSH DOOR 38 MM THICK WATER PROOF	0.90 X 2.40
5	D3	FLUSH DOOR 38 MM THICK WATER PROOF	0.75 X 2.40
6	W	ALUMINIUM SLIDING WINDOW FULLY GLAZED	2.80 X 2.40
7	W1	ALUMINIUM SLIDING WINDOW FULLY GLAZED	2.40 X 1.20
8	W2	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.80 X 1.50
9	W3	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.20 X 1.50
10	W4	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.20 X 0.90
11	W5	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.20 X 1.20

**Area Statement**

Sl. No.	Description	Area (Sq. M)
1	Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	199.50
2	(a) As per ownership document (7/12, CTS extract)	199.50
3	(b) as per TLEK or City Survey measurement sheet	199.50
4	(c) as per Demarcated drawing area	199.50
5	LESS	-
6	Area not in possession	0.00
7	Entire area (1-2)	199.50
8	Deductions for	-
9	(a) Proposed P/T/D/P, Road widening Area (Service Road / Highway widening	14.25
10	(b) Any D.P. Reservation area	0.00
11	(Total a+b)	14.25
12	Balance area of plot (3-4)	185.25
13	Annexure Space	0.00
14	(Applicable if (11) > 20000 sqm)	-
15	(Required: (a) 1500/20000 sqm - Nil	-
16	(b) Above 20000 sqm - (a) + 5% of Total area	0.00
17	Net Plot Area (5-1)	185.25
18	Recreational Open Space	-
19	(a) If area (6) is more than 4000 sqm - 10% of (6) is proposed	0.00
20	(b) If area is less than 4000 sqm - Check -	-
21	(1) If it is full number like 12, 125, 415 etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required.	-
22	(2) If it is subdivision like 12, 25, 125/1 41/1 etc then recreational open space is required.	-
23	(a) 10% - Subject to minimum 200 sqm	0.00
24	Proposed	0.00
25	(b) Exemption to leave open space subject to availing Spec. F.S.I. of 75 %	-
26	(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 2024-02-12 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out bills with the area stated in document of Ownership (7/12, Scheme Record, Land Records Department/City Survey records.  
 Signature: (Name of Architect/ Licensed Engineer/ Supervisor.)  
 Owner's Declaration: (We understand hereby confirm that I/We would abide by plans approved by Authority / Collector. 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.

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

Name Of: Owner Khatib Cooperative Housing Society Ltd Member Of  
 Director: Mr. Anand Chaudhary And Mr. Suresh Anand Chaudhary  
 Postal Address: Plot No ASC 31, Amn Nagar, Nashik, Maharashtra-422009  
 Phone No: 9021980200

**DESCRIPTION OF PROJECT :**  
 Type of Proposal: Residential  
 BUILDING ON CTS NO./SURVEY NO - 230

SITE ADDRESS:  
 Plot No. 19, S. No. 230/105/1, Of Pathardi Shivar - Nashik

Name Of Architect: Prasad Dattatraya Nable  
 LODD: ADDRESS OF OFFICE:  
 35, Karmayog nagar, Rajmata Jijau Marg, Nashik-422008

OWNERS SIGN: TECHNICAL PERSON SIGN:  
 SCALE: 1:100 Date: 02/03/24  
 JOB NO - NMCB-24-15524 CHECK BY: SUBMISSION DRAWING