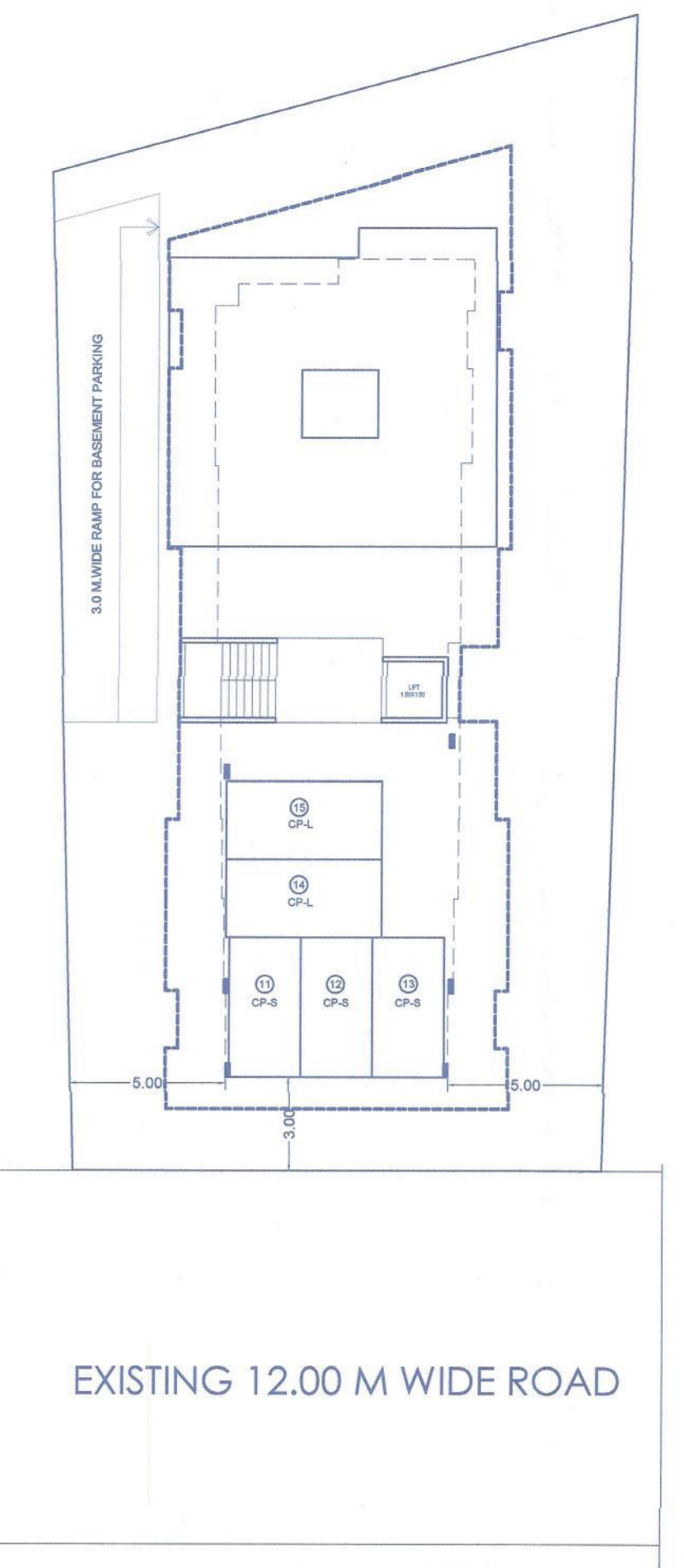
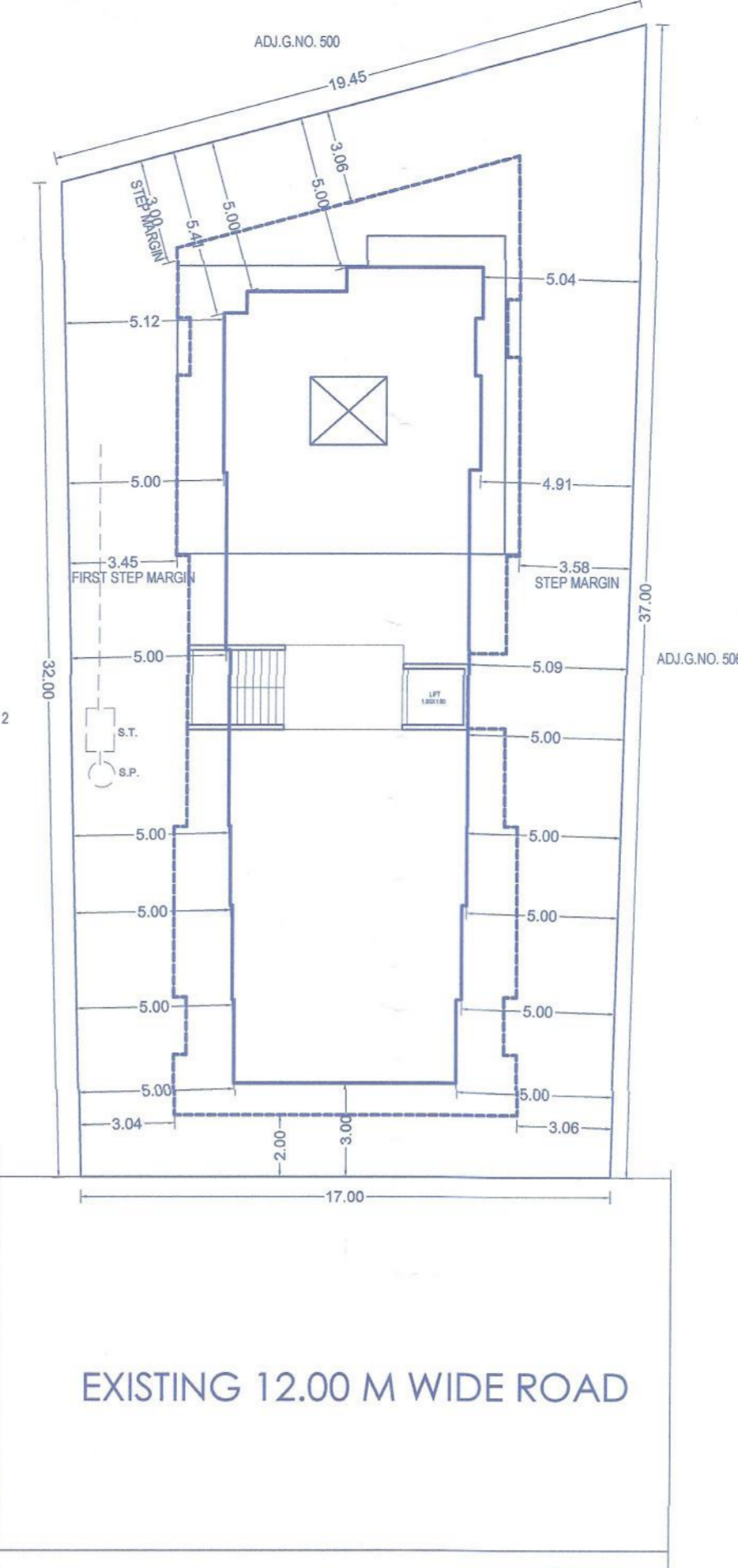


T.D.R. STATEMENT
 NET PLOT AREA=638.00 SQ.M.
 ALLOWED T.D.R. = 414.70 SQ.M.
 PROPOSED T.D.R. = 342.00 SQ.M.
 # PURCHASED T.D.R. AS PER FORMULA = SQ.M.
 D.R. C. NO. - DT. / /
 SALE DEED NO. - DT. / /

FORMULA AS PER NOTIFICATION-TPS-1813/2087 DT. 28/01/2016
 FORMULA: $X \times (R/R_1) \times Y$
 X=PERMISSIBLE UTILISATION OF T.D.R. IN SQ.M.
 ON RECEIVING PLOT = 342.00 SQ.M.
 R=RATE FOR LAND IN RS PER SQ.M. AS PER ASR OF GENERATING PLOT IN GENERATING YEAR=R₁
 R₁=RATE FOR LAND IN RS PER SQ.M. AS PER ASR OF RECEIVING PLOT IN GENERATING YEAR=RS
 Y=T.D.R. DEBITED FROM DRC IN SQ.M.
 $Y = \frac{X \times R}{R_1}$ SQ.M.
 SO TDR DEBITED FROM DRC= SQ.M.

ANCILLARY FSI CALCULATION

	PROPOSED FSI	PERMISSIBLE ANCILLARY FSI	TOTAL PLINE AREA
COMMERCIAL	56.58	80% = 45.24	101.82 SQ.M.
RESIDENTIAL	1305.40	80% = 783.22	2088.62 SQ.M.
		TOTAL PERMISSIBLE ANCILLARY FSI = 45.24+783.22=828.46	2190.44 SQ.M.



FORM OF STATEMENT TWO (SR NO. 9A)

BUILDING NO.	FLOOR NO.	TOTAL B.U.P. AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	GROUND FLOOR	120.47
	FIRST FLOOR	295.71
	SECOND FLOOR	295.71
	THIRD FLOOR	295.71
	FOURTH FLOOR	295.71
	FIFTH FLOOR	295.71
	SIXTH FLOOR	295.71
	SEVENTH FLOOR	295.71
	TOTAL COMMERCIAL PLINE AREA	101.82 SQ.M.
	TOTAL RESIDENTIAL PLINE AREA	2088.62 SQ.M.
	TOTAL PLINE AREA	2190.44 SQ.M.

PARKING STATEMENT

CARPET AREA OF TENEMENT TO BE SQ.M.	NO. OF TENEMENT	FOUR WHEELER		TWO WHEELER	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED
228	1	1	1	2	2
VISITOR(50%)		1	1	1	1
TOTAL		15	15	29	29

FORM OF STATEMENT 3 (SR NO. 9B)

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY/TERRACE ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE/OPEN TERRACE ATTACHED TO APARTMENT	TOTAL	
E17	GROUND FL.	(5)	0.00	0.00	0.00	0.00	
		1	27.56	0.00	0.00	27.56	
		2	46.48	0.00	0.00	46.48	
FIRST FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	159.32	11.82	0.00	171.14		
SECOND FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	52.88	5.78	0.00	58.66		
THIRD FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	52.88	5.78	0.00	58.66		
FOURTH FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	52.88	5.78	0.00	58.66		
FIFTH FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	52.88	5.78	0.00	58.66		
SIXTH FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	52.88	5.78	0.00	58.66		
SEVENTH FLOOR	1	54.74	10.52	0.00	65.26		
	2	58.81	15.25	0.00	74.06		
	3	52.88	5.78	0.00	58.66		
TOTAL		27.28	52.68	5.78	0.00	58.42	
						TOTAL RESIDENTIAL CARPET AREA	1398.12

AREA CALCULATION PLINE AREA

GROUND FLOOR AREA
 COMMERCIAL PLINE AREA
 AREA OF BLOCK ABCD = 10.63x13.32 = 140.25 SQ.M.
 DEDUCTION
 AREA OF BLOCK 1 = 6.10x0.95 = 5.79 SQ.M.
 AREA OF BLOCK 2 = 1.43x6.25 = 8.93 SQ.M.
 AREA OF BLOCK 3 = 4.28x6.40 = 27.39 SQ.M.
 TOTAL DEDUCTION = 42.11 SQ.M.
 TOTAL COMMERCIAL PLINE AREA = 140.25-42.11=98.14 SQ.M.

RESIDENTIAL PLINE AREA
 AREA OF BLOCK PQRS = 6.91x2.70 = 18.65 SQ.M.
 TOTAL GROUND FLOOR PLINE AREA = 101.82+18.65=120.47 SQ.M.

AREA CALCULATION PLINE AREA

TYPICAL FIRST TO SEVENTH FLOOR AREA
 DEDUCTION
 AREA OF BLOCK 1 = (11.00x2.92)/2 = 16.05 SQ.M.
 AREA OF BLOCK 2 = 0.40x1.85 = 0.74 SQ.M.
 AREA OF BLOCK 3 = 2.45x2.25 = 5.51 SQ.M.
 AREA OF BLOCK 4 = 1.83x2.40 = 4.39 SQ.M.
 AREA OF BLOCK 5 = 1.80x1.80 = 3.24 SQ.M.
 AREA OF BLOCK 6 = 2.48x2.40 = 5.95 SQ.M.
 TOTAL DEDUCTION = 43.09 SQ.M.
 TOTAL AREA OF TYPICAL FLOOR = 338.80-43.09=295.71 SQ.M.

PROFORMA 1
 REVISED COMMERCIAL-RESIDENTIAL BUILDING ON
 S.NO.501/1,P. NO.1 AT AADGAON SHIWAR, AP NASHIK,
 FOR SHRI. RAHUL MANDALESHWAR KALE.

STAMP OF APPROVAL

APPROVED
 The Plans amended in
 As per the conditions mentioned in
 the accompanying commencement
 Certificate No. dated
 21/04/2024 * 03/06/2024

Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

TOTAL COMMERCIAL AREA PROPOSED= 101.82 SQ.M.
 TOTAL RESIDENTIAL AREA PROPOSED= 2088.62 SQ.M.
 PREVIOUS COMMENCEMENT CERTIFICATE NO.
 LND/BC/2/340/2022 DT. 17/10/2022

AREA STATEMENT

1	AREA OF THE PLOT	SQ.M.
a)	MINIMUM AREA OF 8.0 TO BE CONSIDERED	
b)	AS PER OWNERSHIP DOCUMENT (1/2 CTS EXTRACT)	638.00
c)	AS PER MEASUREMENT SHEET	638.00
d)	AS PER SITE	638.00
2	DEDUCTION FOR	
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA	-
b)	ANY D.P. RESERVATION AREA	-
	(TOTAL a+b)	-
3	BALANCE AREA OF THE PLOT (1+2)	638.00
4	AMENITY SPACE (IF APPLICABLE)	-
a)	REQUIRED	-
b)	ADJUSTMENT OF 20% IF ANY	-
c)	BALANCE PROPOSED	-
5	NET PLOT AREA (3-4(C))	638.00
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
a)	REQUIRED	-
b)	PROPOSED	-
7	INTERNAL ROAD AREA	-
8	PLOTTABLE AREA (IF APPLICABLE)	-
9	BUILTUP AREA WITH REFERENCE TO BASIC FSI AS PER	701.80
	FRONT ROAD WIDTH (SR. NO.3 X 1.1)	
10	ADDITIONS OF FSI ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI BASED IN ROAD WIDTH	319.00
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	319.00
11	IN SITU FSI / TOR LOADING	
a)	IN SITU FSI AGAINST D.P. ROAD(2.00 X SR.NO.2)	-
b)	IN SITU AREA AGAINST AMENITY SPACE (2.00 OR 1.65 X SR.NO.4B) AND/OR(C)	-
c)	TOR AREA (SUBJECT TO MAXIMUM OF 0.4 OF SR.NO.8)	341.18
d)	(TOTAL IN-SITU TOR LOADING PROPOSED) (a+b+c)	341.18
12	ADDITIONAL FSI UNDER CHAPTER NO.7	
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
a)	(B+10b)+11(d) or 12 WHICH EVER IS APPLICABLE	1361.56
b)	ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES	628.48
c)	TOTAL ENTITLEMENT (a+b)	2190.44
14	MAXIMUM UTILIZATION OF FSI (building potential) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.11 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	3.60
15	TOTAL BUILTUP AREA PROPOSAL (excluding area at sr.no.17b)	
a)	EXISTING APPROVED BUILTUP AREA	0.00
b)	PROPOSED BUILTUP AREA (as per P-Line)	2190.44
	(TOTAL (a+b))	2190.44
16	FSI CONSUMER (15/15) SHOULD NOT MORE THAN SR.NO.14	-
15	AREA FOR INCLUDING THE CHARGES IF ANY	-
a)	REQUIRED 100% OF SR.NO.5	-
b)	PROPOSED	-

CERTIFICATE OF THE AREA
 CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08/07/2024 AND DIMENSION
 OF ALL AREAS ETC. OF THE PLOT STATE AS PER MEASUREMENT ON SITE AND AREA WORKED OUT TALLIES WITH
 AREA STATED IN DOCUMENT OF OWNERSHIP / P. ACT. LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS

Signature of Architect: *Rahul M. Kale*
 RAHUL M. KALE
 OWNERS NAME AND SIGNATURE

Signature of Architect: *A.V. Malpure*
 ARCHITECT'S SIGN
 R.C.C. CONSULTANT



LOCATION PLAN
 SCALE 1:10000

SCHEDULE OF OPENINGS
 D1 = 1.00 x 2.10 W1 = 1.50 x 1.80
 D2 = 0.90 x 2.10 W2 = 1.20 x 1.80
 D3 = 0.75 x 2.10 W3 = 0.55 x 1.80
 V = 0.60 x 0.75

LAND OWNER: SHRI. RAHUL MANDALESHWAR KALE. DATE: 26/04/2024
 TITLE: REVISED COMMERCIAL-RESIDENTIAL BUILDING PERMISION DRAWING. DELT BY: AMM
 PROJECT: S.NO.501/1,P. NO.1 AT AADGAON SHIWAR, AP NASHIK. JOB NO.: JF3
 CONSULTING ARCHITECT: LOGICAL SPACES. DRG. NO.: M1
 AR. ABHUIT V. MALPURE
 3 JAWA BHIGTES, TEGHARWALI
 COLLEGE ROAD, NASHIK-7.
 CELL NO. 947965

