

BUILDING	FLOORS	COMM	RESI	IND	FSI AREA	EDU	INS	MEZZ	PROCP	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
TEJALE RESI COMM	7th FLOOR	0.00	419.82	0.00	0.00	0.00	0.00	64.39	0.00	3.30	3.30	18.38	0.00	0.00	0.00	398.14
TEJALE RESI COMM	Typical 1st to 6th floor	0.00	2964.16	0.00	0.00	0.00	0.00	429.34	0.00	19.80	19.80	110.28	0.00	0.00	0.00	2434.08
TEJALE RESI COMM	ground floor	135.81	19.74	0.00	0.00	0.00	0.00	0.00	0.00	3.30	3.30	3.30	0.00	0.00	0.00	152.25
TEJALE RESI COMM	TOTAL	135.81	3003.72	0.00	0.00	0.00	0.00	492.73	0.00	26.40	26.40	128.66	0.00	0.00	0.00	2984.47

Index	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 serial no 1)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) if Applicable	Drawing Value
0-1 Permissible Index	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
0-2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0-3 Balance Index to be Consumed	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
0-4 Total Permissible P Line Area (Should not exceed 8.3)	787.31	379.07	683.04	0.00	1028.12	108.54	2996.58	0.00	0.00
0-5 Proposed P Line Area (Should not exceed 8.3)	787.31	379.07	683.04	0.00	1028.12	107.00	2984.47	0.00	2984.47
0-6 Index Consumed	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00

Building Name	Floor Name	Carpet Area	Tenement No.	Carpet Area	Excluded Terrace Area	Net Area (Carpet Area + Terrace Area)	Mess Area	Total Carpet Area
TEJALE RESI COMM	ground floor	91	1	15.22	0.00	0.00	0.00	15.22
TEJALE RESI COMM	ground floor	92	1	15.22	0.00	0.00	0.00	15.22
TEJALE RESI COMM	ground floor	93	1	13.26	0.00	0.00	0.00	13.26
TEJALE RESI COMM	ground floor	94	1	11.96	0.00	0.00	0.00	11.96
TEJALE RESI COMM	ground floor	95	1	11.74	0.00	0.00	0.00	11.74
TEJALE RESI COMM	ground floor	96	1	13.26	0.00	0.00	0.00	13.26
TEJALE RESI COMM	ground floor	97	1	12.39	0.00	0.00	0.00	12.39
TEJALE RESI COMM	ground floor	98	1	12.18	0.00	0.00	0.00	12.18
TEJALE RESI COMM	ground floor	99	1	13.26	0.00	0.00	0.00	13.26
TEJALE RESI COMM	Special 1st to 6th floor	101,201,301,401,501,601	6	60.82	3.98	4.80	0.00	79.72
TEJALE RESI COMM	Special 1st to 6th floor	102,202,302,402,502,602	6	50.47	3.26	4.96	0.00	59.23
TEJALE RESI COMM	Special 1st to 6th floor	103,203,303,403,503,603	6	66.10	13.51	4.44	0.00	79.67
TEJALE RESI COMM	Special 1st to 6th floor	104,204,304,404,504,604	6	51.23	8.44	4.72	0.00	59.67
TEJALE RESI COMM	Special 1st to 6th floor	105,205,305,405,505,605	6	51.24	8.44	4.72	0.00	59.68
TEJALE RESI COMM	7th FLOOR	701	1	66.82	13.00	4.80	0.00	79.72
TEJALE RESI COMM	7th FLOOR	702	1	26.79	0.00	0.00	0.00	26.79
TEJALE RESI COMM	7th FLOOR	703	1	13.02	0.00	0.00	0.00	13.02
TEJALE RESI COMM	7th FLOOR	704	1	66.10	8.81	4.44	0.00	79.31
TEJALE RESI COMM	7th FLOOR	705	1	61.03	8.46	4.72	0.00	79.69
TEJALE RESI COMM	7th FLOOR	706	1	50.80	8.44	4.72	0.00	59.29

Building	Reservation type	Reservation no. (No/Car)	Quantity of DR/DR generation	Total Quantity of DR/DR generation	Area considered for DR utilization	Remaining area for DR generation
-	9.00 m DR Road Widening	21.75	43.50	43.50	0.00	0.00
-	9.00 m DR Road Widening	21.45	42.90	42.90	0.00	0.00
-	Total	43.20	86.40	86.40	86.40	0.00

Building Name	USE	TENAMENT AREA	car	scooter	NO OF Tenants/Units	car	scooter	Required	Transport Vehicle/Ambulance Mini Bus
TEJALE RESI COMM	Commercial	For every 100 sq m carpet area of function thereof	2	6	118.54	2.37	7.11	-	-
TEJALE RESI COMM	Residential	For every ten tenements with each tenement having carpet area equal to or above 60 sq.m but less than 90 sq.m	1	2	34	17.00	34.00	-	-
TEJALE RESI COMM	Residential	For every ten tenements with each tenement having carpet area less than 30 sq.m	0	2	2	0.00	2.00	-	-
Total	-	-	-	-	-	19.37	43.11	-	-
Visitors parking(%)	-	-	-	-	-	0.85	1.80	-	-
Total	-	-	-	-	-	20.22	44.91	0.00	-

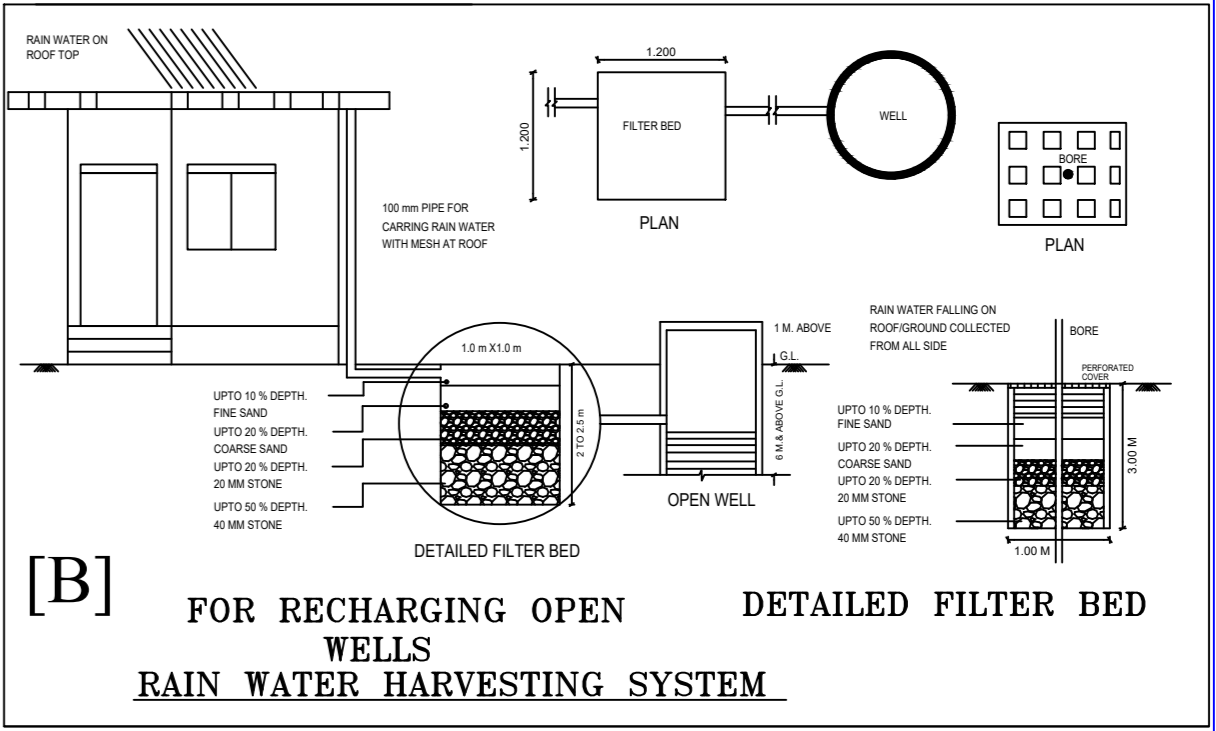
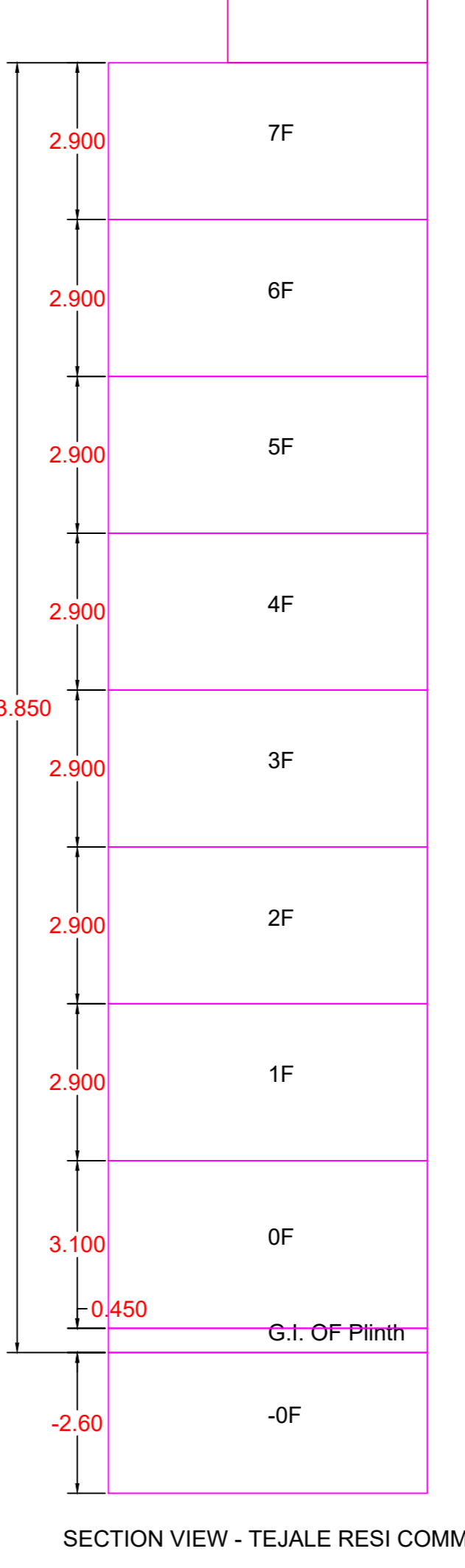
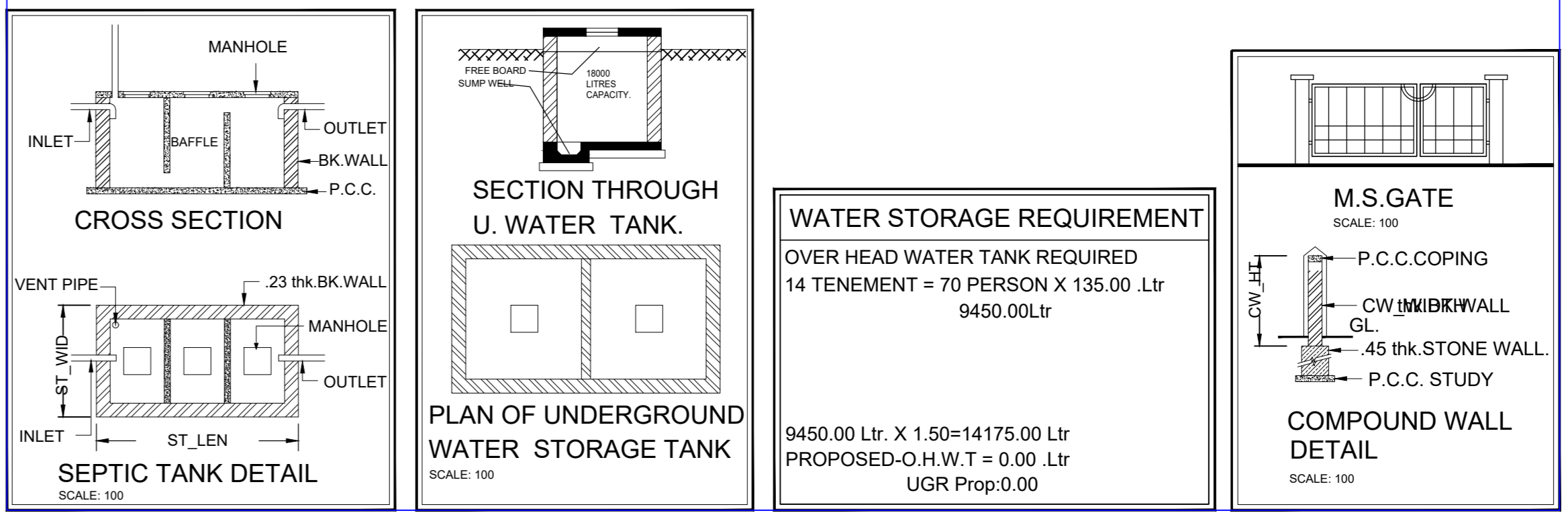
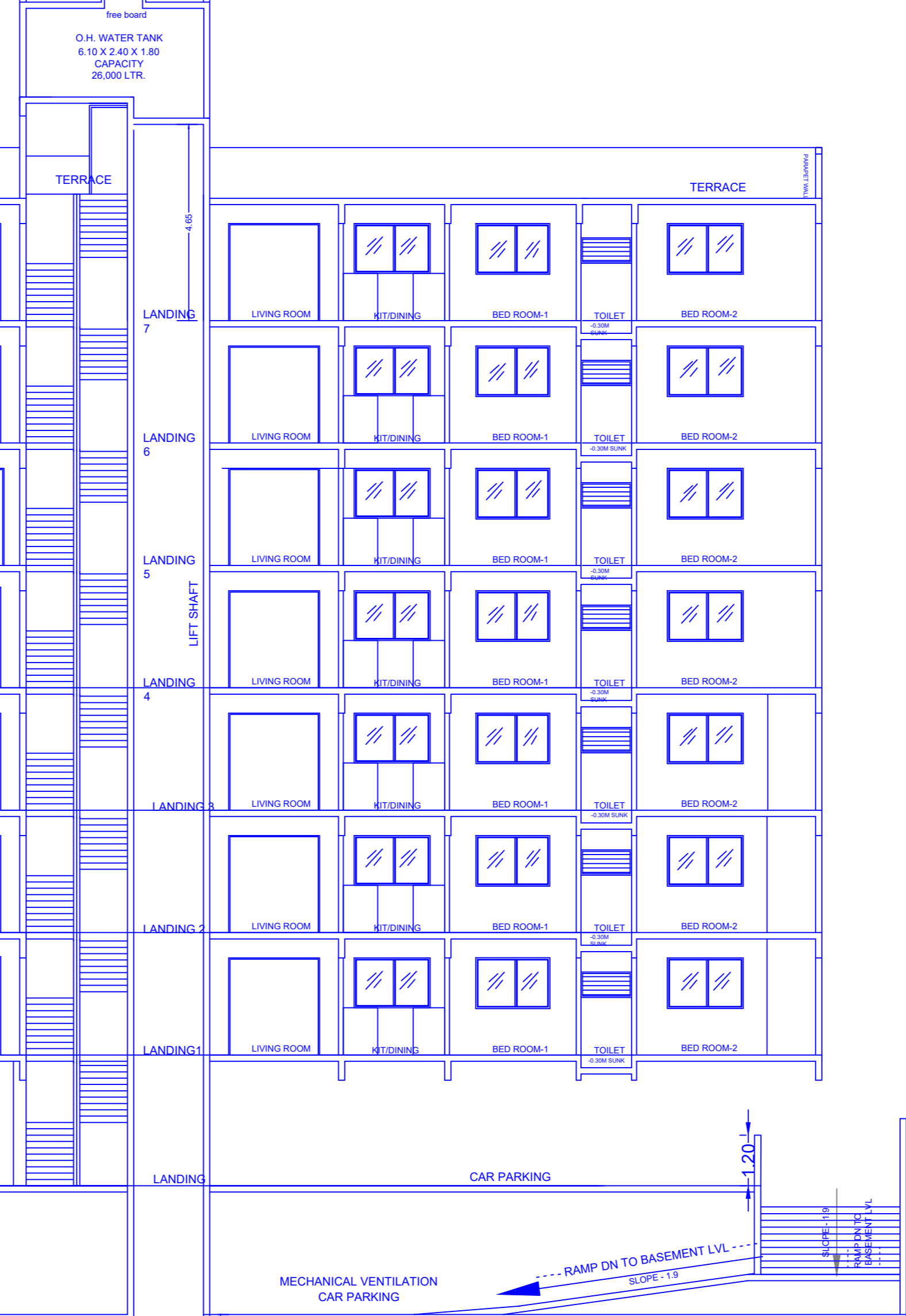
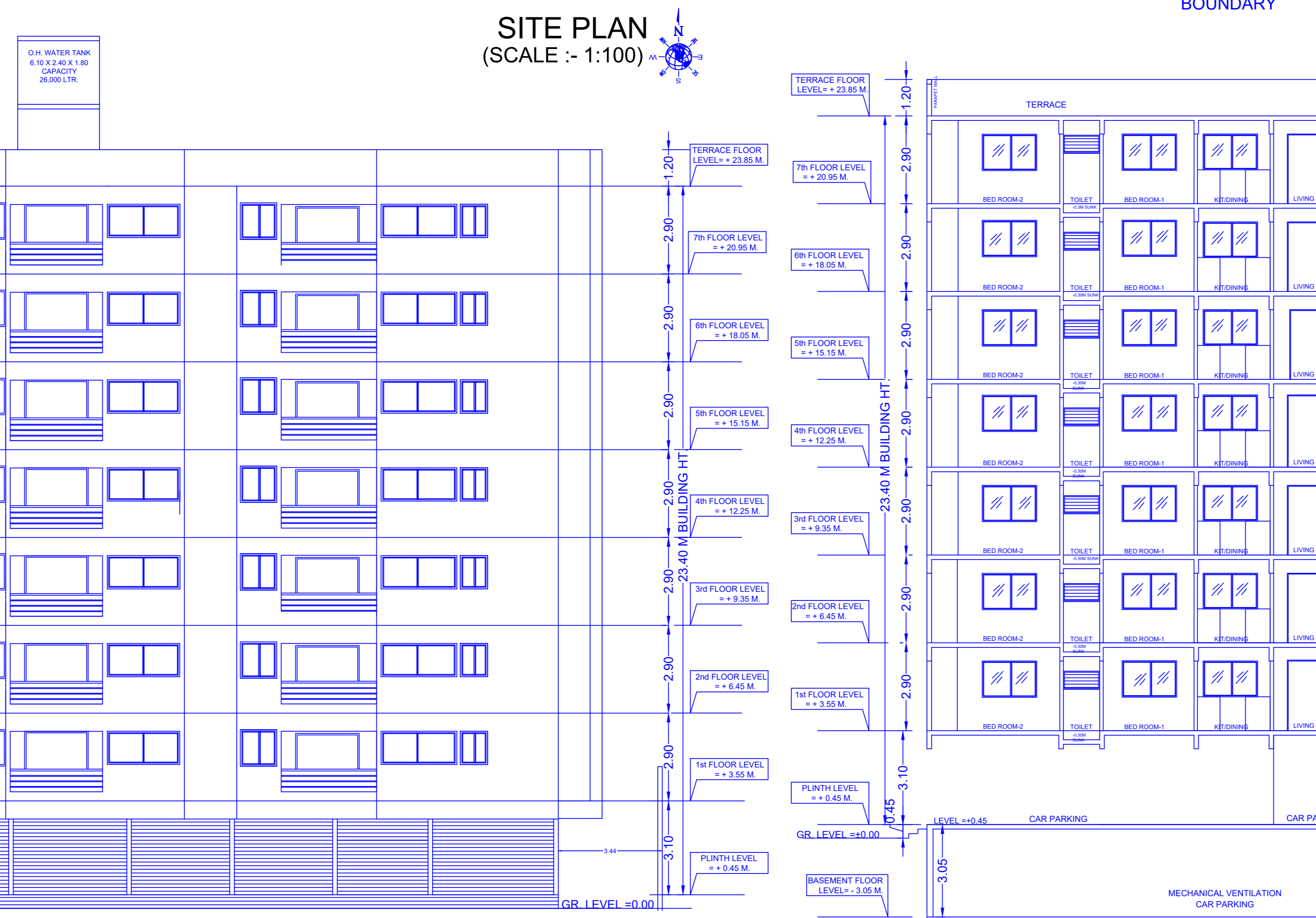
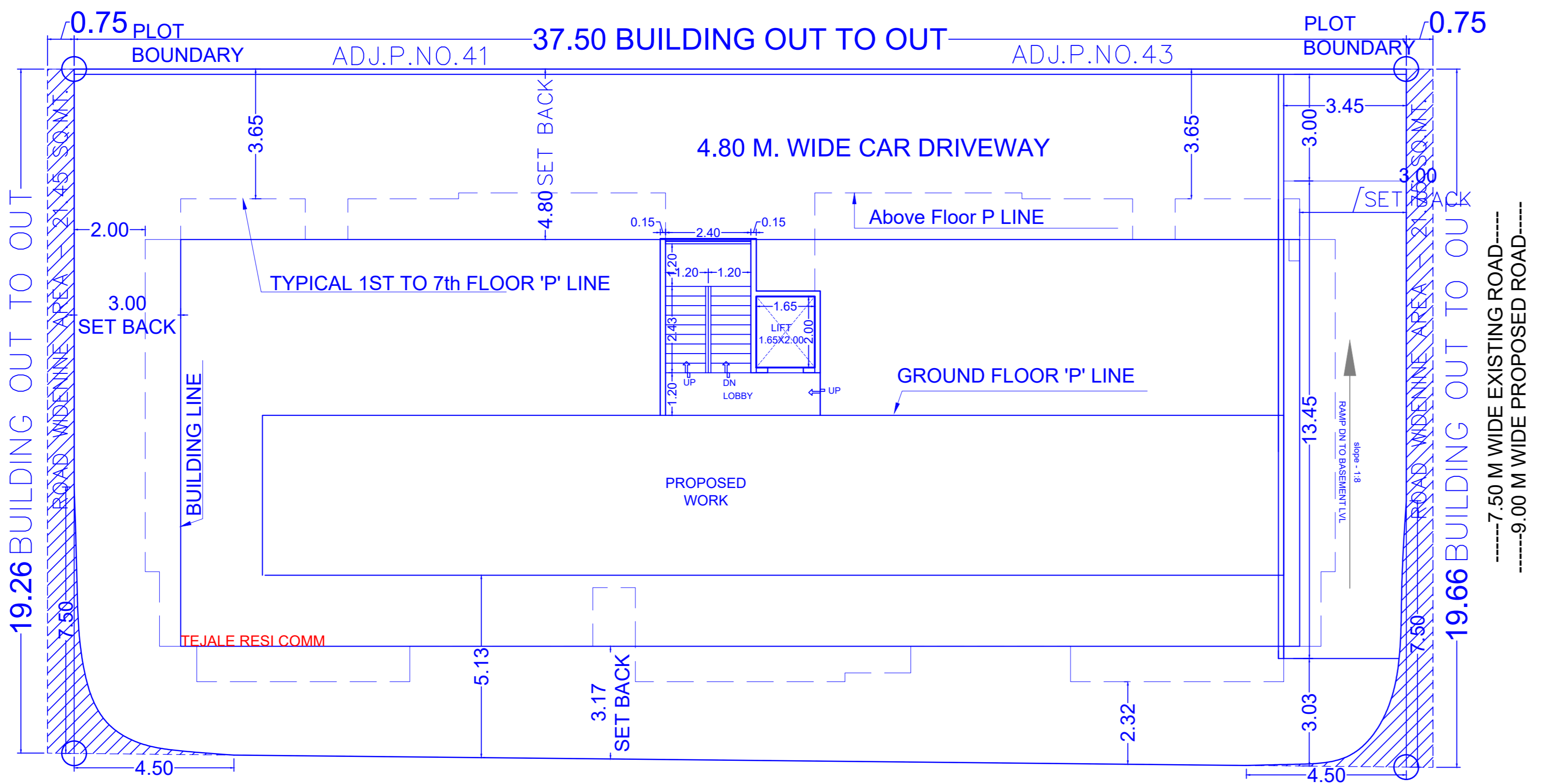
Building Name	Car	Scooter	Transport Vehicle/Ambulance Mini bus	Car	Scooter	Transport Vehicle/Ambulance Mini bus	Status
Total	18	44	0	18	44	0	OK

BLD NAME	NAME	LENGTH	HEIGHT	No.
TEJALE RESI COMM	V	0.81	1.20	4
TEJALE RESI COMM	V	1.01	1.20	4
TEJALE RESI COMM	FD	2.15	1.20	2
TEJALE RESI COMM	FD	0.90	1.20	2
TEJALE RESI COMM	W2	1.75	1.20	2
TEJALE RESI COMM	W1	1.85	1.20	2
TEJALE RESI COMM	W	1.95	1.20	2
TEJALE RESI COMM	W	0.90	1.20	2
TEJALE RESI COMM	WS	1.20	1.20	4
TEJALE RESI COMM	V3	0.80	1.20	3
TEJALE RESI COMM	FD	2.10	1.20	4
TEJALE RESI COMM	W	2.50	1.20	4
TEJALE RESI COMM	W3	1.73	1.20	2
TEJALE RESI COMM	W4	1.50	1.20	8
TEJALE RESI COMM	W1	1.83	1.20	2
TEJALE RESI COMM	W2	1.74	1.20	2
TEJALE RESI COMM	W	2.40	1.20	6
TEJALE RESI COMM	DS	2.15	1.20	6
TEJALE RESI COMM	V	0.48	1.20	6
TEJALE RESI COMM	V	0.60	1.20	7
TEJALE RESI COMM	V	0.45	1.20	1

BLD NAME	NAME	LENGTH	HEIGHT	No.
TEJALE RESI COMM	D1	1.05	2.10	2
TEJALE RESI COMM	D2	1.05	2.10	8
TEJALE RESI COMM	DM	0.76	2.10	2
TEJALE RESI COMM	D	0.75	2.10	1
TEJALE RESI COMM	D2	0.74	2.10	1

Project Details
 Building Type - Building Development
 Zone Type - Residential Zone with Shop line. (R-2)
 Location - Non-Congested
 Ward No -
 Plot No. - 42
 Cts No./Survey No. - 229
 Sheet No. - 1
 Zone Number: Mhasrul
 Ward Name :
 Prorata Value : 0.00

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 BRAWN
 EXISTING SHOWN BLUE HATCHED



Symbol	Dimensions	Description
FD	1.80 X 2.10	FLUSH DOOR
D	1.00 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	1.50 X 1.20	M. S. WINDOW
W1	1.50 X 1.10	M. S. WINDOW
V	0.60 X 0.75	M. S. VENTILATER

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c, to be considered) or area of subplot with sanctioned layout No. and subplot No.	758.94
(a) As per ownership document (7/12, CTS extract)	759.12
(b) as per T.E.R. or City Survey measurement sheet	758.12
(c) as per Demarcated drawing area	758.94
LESS	-
2. Area not in possession	0.00
3. Entire area (1-2)	758.94
4. Deductions for:	-
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	43.20
(b) Any D.P. Reservation area	0.00
(Total a+b)	43.20
5. Setback area of plot (3-4)	715.74
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqm)	-
(2) Above 20000 sqm - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	715.74
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqm - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqm - Check -	-
(1) If it is full number like 12, 25, 125/141/1 etc. As per 7-12 abstract or City Survey Number - No Recreational open space is required.	-
(2) If it is subdivision like 12, 25, 125/141/1 etc then recreational open space is required.	0.00
Proposed	0.00
(3) Exemption to leave open space subject to availing Basic F.S.I. of 75 %	-
Proposed	0.00
(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 area under reference was surveyed by me on 2023-08-18 and the dimensions of sides etc. of plot stated origin. 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: (Name of Architect/ Licensed Engineer/ Supervisor)
 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 and safety at the work site.
 Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 JCB No. _____
 Name Of: Owner Chandakant Ramchandra Tejale And Other
 Postal Address: Plot No-11, Tاجر Nagar Nashik Pune Road Nashik, Nashik, Maharashtra-422008
 Phone No. 9429691932
DESCRIPTION OF PROJECT :
 Type of Proposal: Mixed
 BUILDING ON CTS NO./SURVEY NO. - 229
 SITE ADDRESS:
 S No.22923A/1A/3022/45 PLOT NO.42 AT MHASRUL SHIVAR NASHIK
 Name Of Architect: Kabir JAYSINGRAO Shinde
 OFFICE ADDRESS OF OFFICE:
 10, Anil Sawarkar nagar, Gangaapur road, NASHIK
 OWNERS SIGN: _____ TECHNICAL PERSON SIGN: _____
 SCALE: 1:100 Date: 04/05/24
 JOB NO - NMCB-23/1127 CHECK BY: _____
 SUBMISSION DRAWING

Project Details
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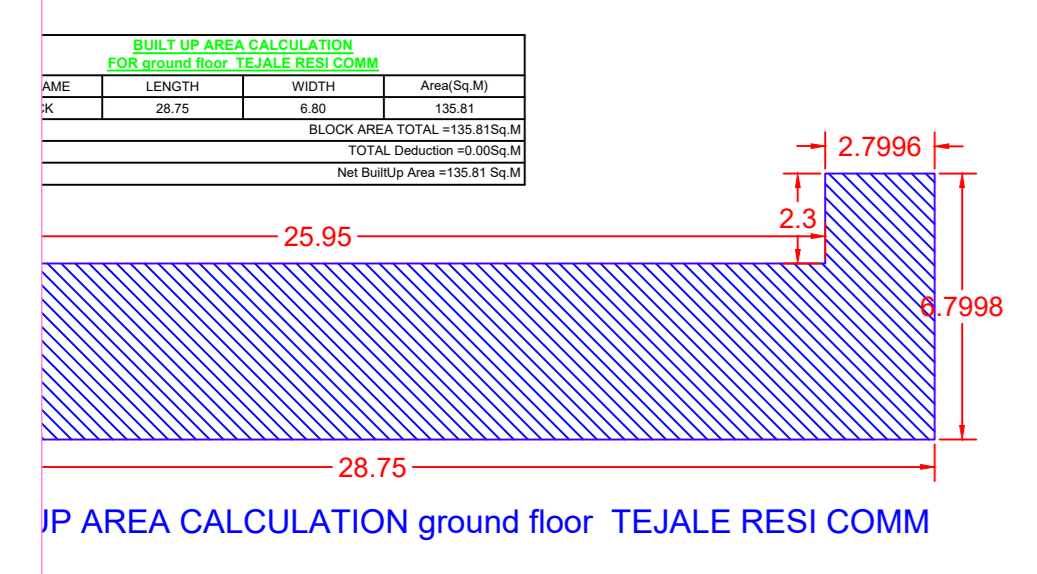


LOCATION PLAN
(SCALE :- 1:10,000)

BUILT-UP AREA CALCULATION ground floor TEJALE RESI COMM

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.50	13.77	461.82
LIFTWAY	-	-	0.30
Duct	-	-	0.49
Duct	-	-	0.44
Duct	-	-	0.45
TOTAL			463.50

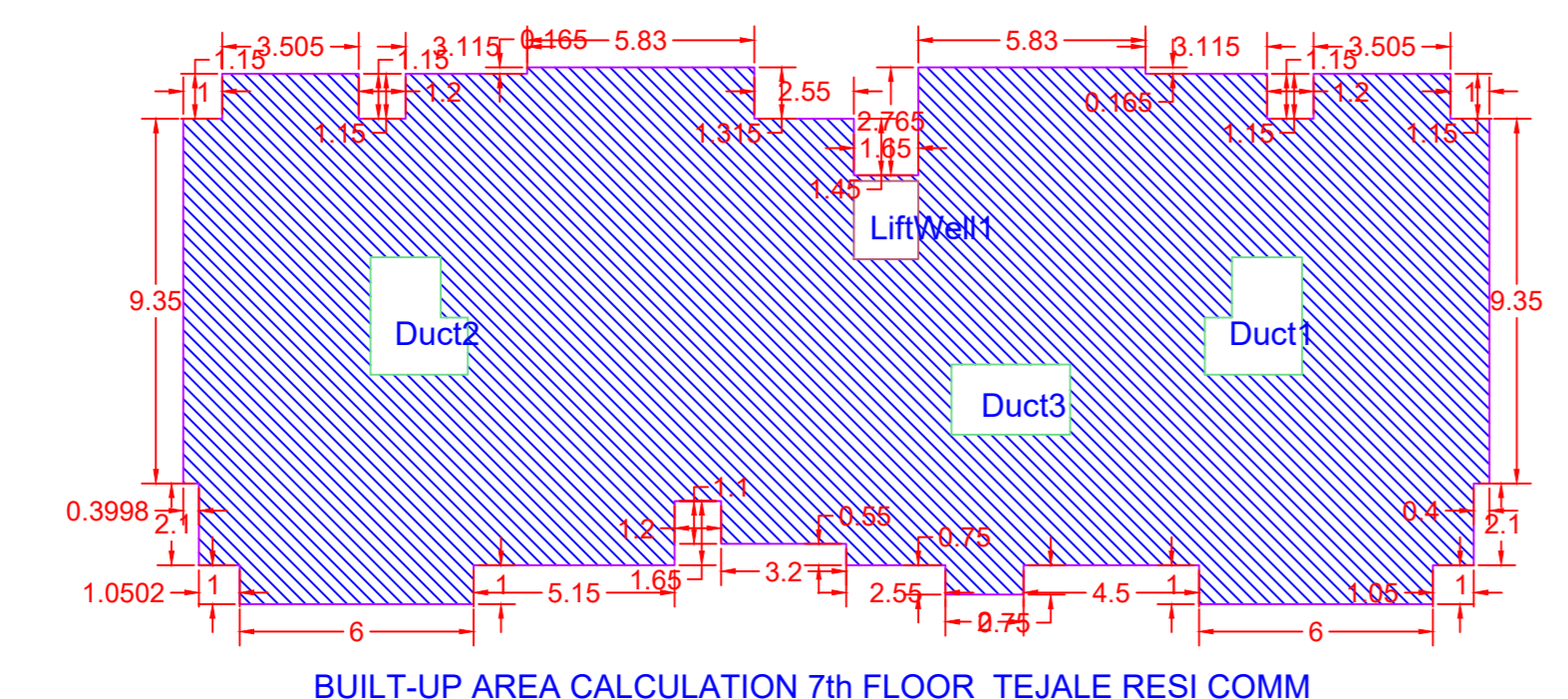
BUILT-UP AREA CALCULATION ground floor TEJALE RESI COMM



BUILT-UP AREA CALCULATION ground floor TEJALE RESI COMM

BUILT-UP AREA CALCULATION 7th FLOOR TEJALE RESI COMM

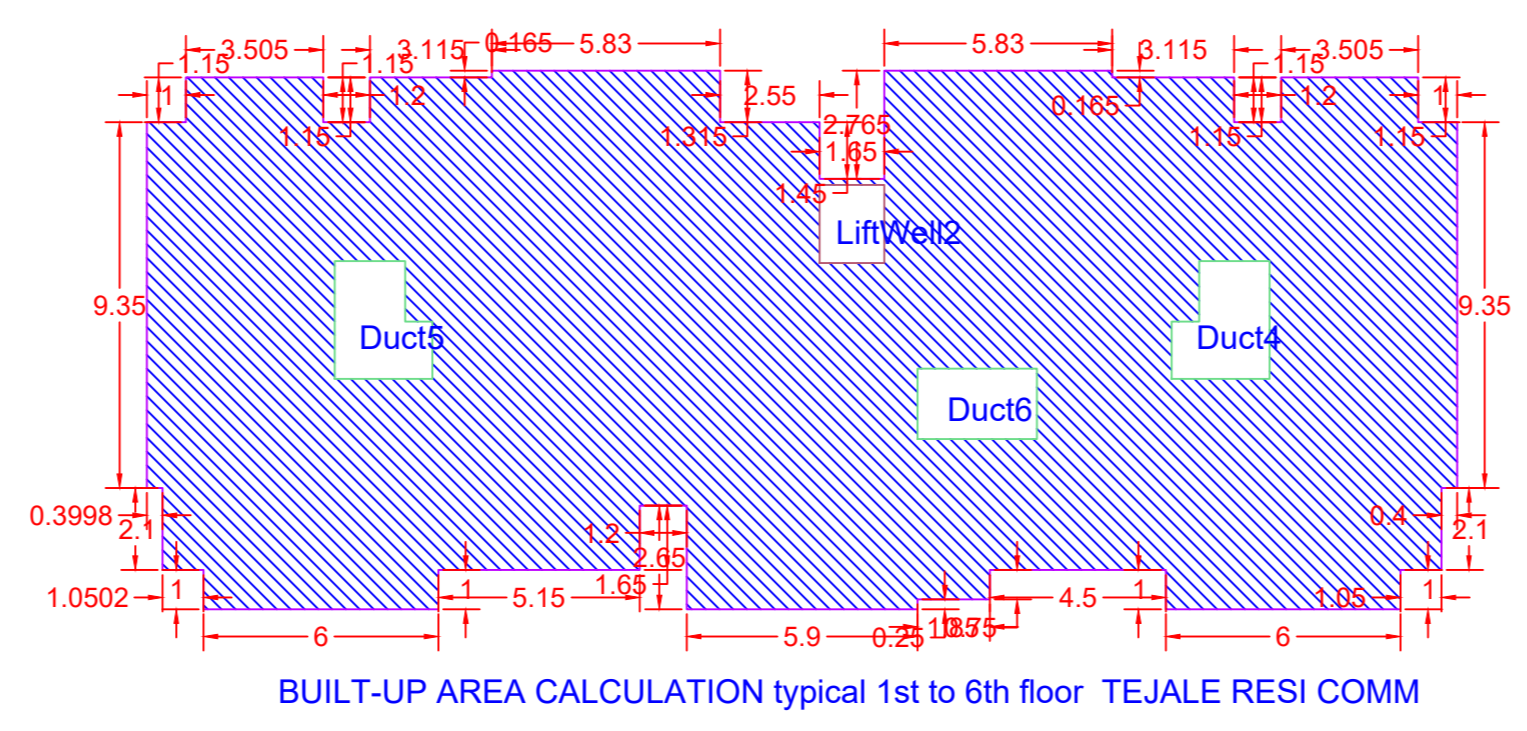
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Duct	-	-	0.45
TOTAL			463.50



BUILT-UP AREA CALCULATION 7th FLOOR TEJALE RESI COMM

BUILT-UP AREA CALCULATION typical 1st to 6th floor TEJALE RESI COMM

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.50	13.77	461.82
LIFTWAY	-	-	0.30
Duct	-	-	0.49
Duct	-	-	0.44
Duct	-	-	0.45
TOTAL			463.50

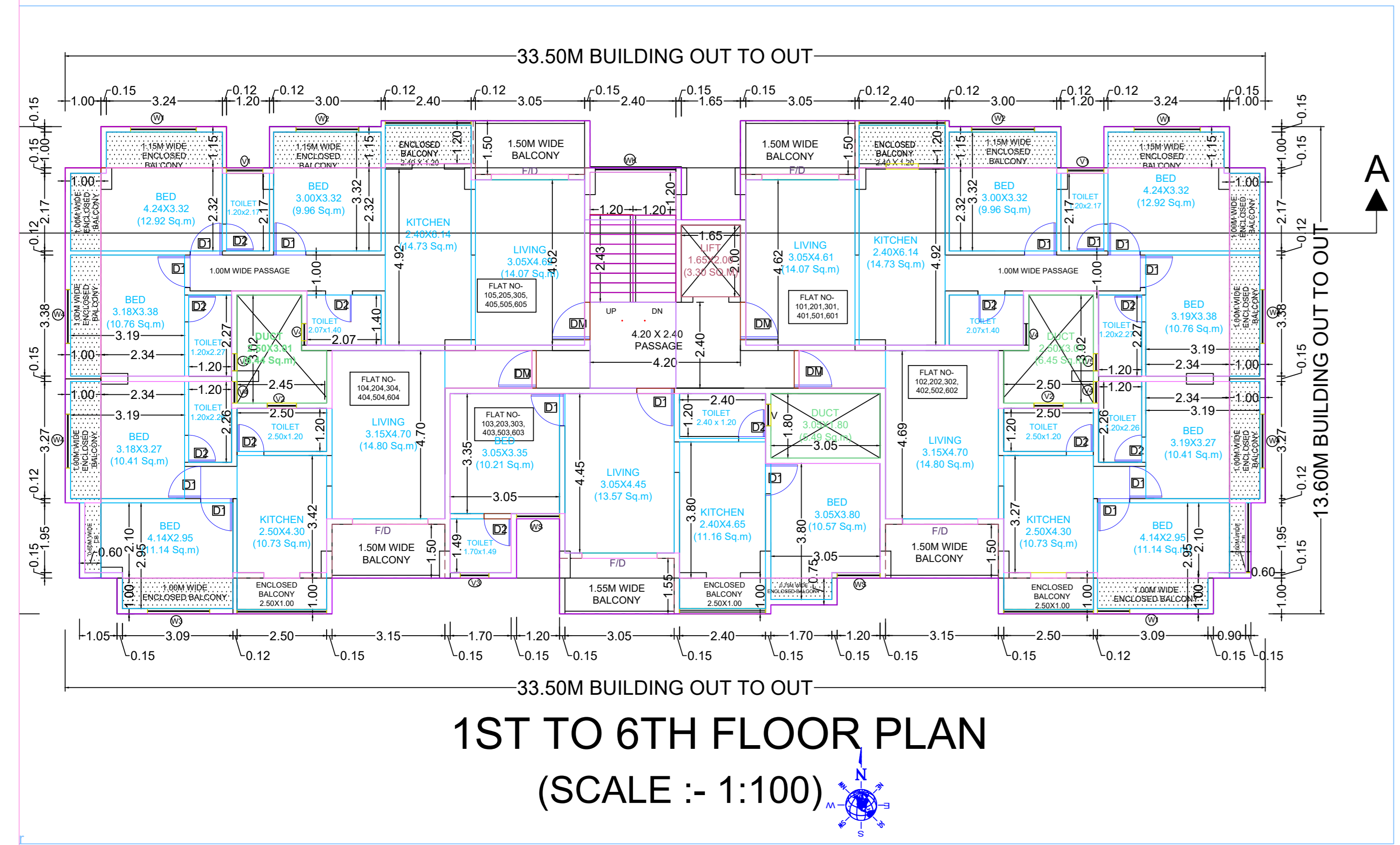


BUILT-UP AREA CALCULATION typical 1st to 6th floor TEJALE RESI COMM

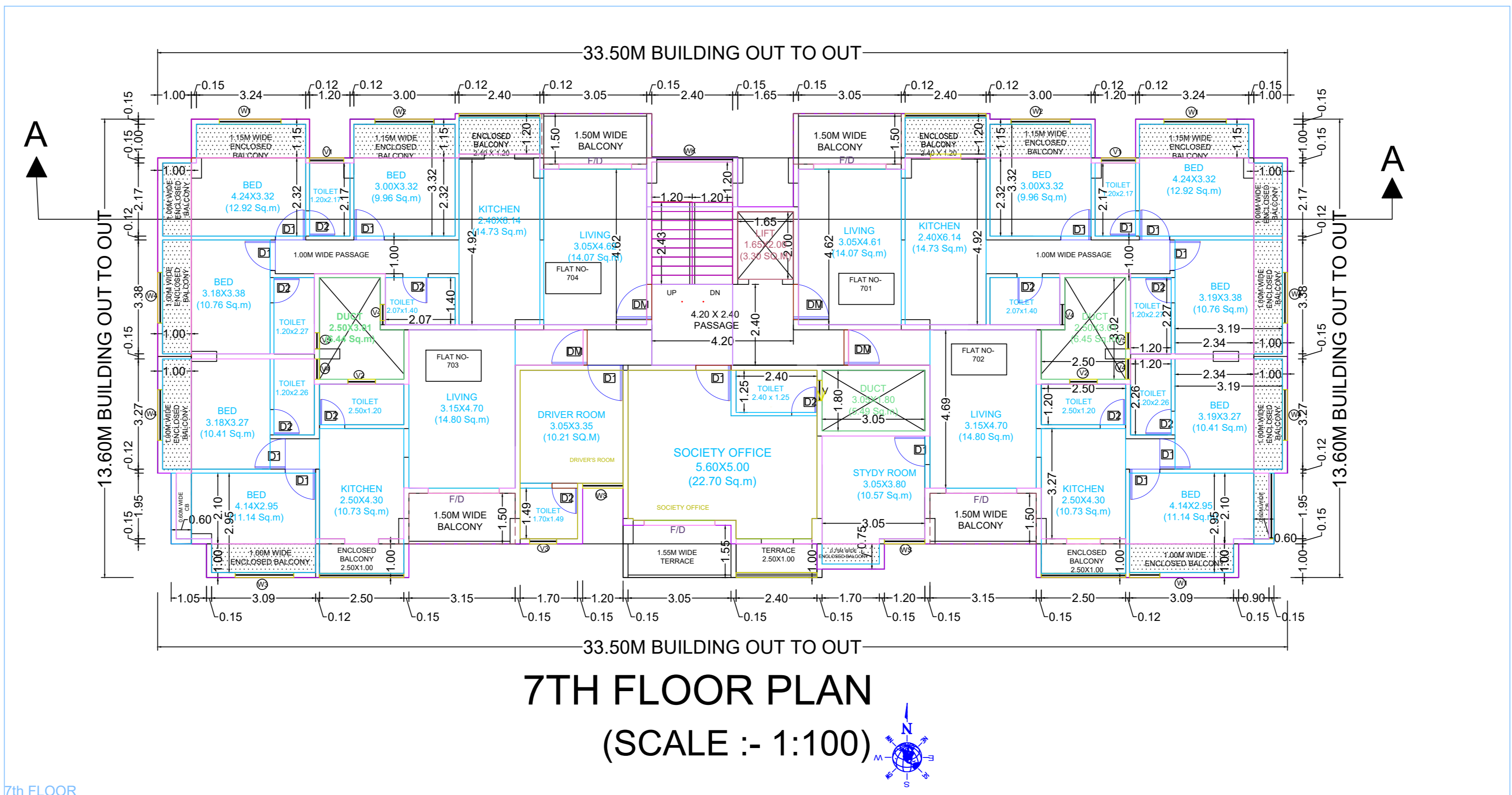
T.D.R STATEMENT-1

PARTICULAR	AREA IN SQ.MT	REMARK
PLOT AREA	758.94	
ALLOWABLE T.D.R. (0.90 X PLOT AREA)	683.04	
PROPOSED T.D.R.	625.00	as per calculation
PURCHASED T.D.R.	625.00	as per calculation
DRC NO	905	Dated - 11.02.2020
AGR NO	285-2024	Dated - 07.01.2024

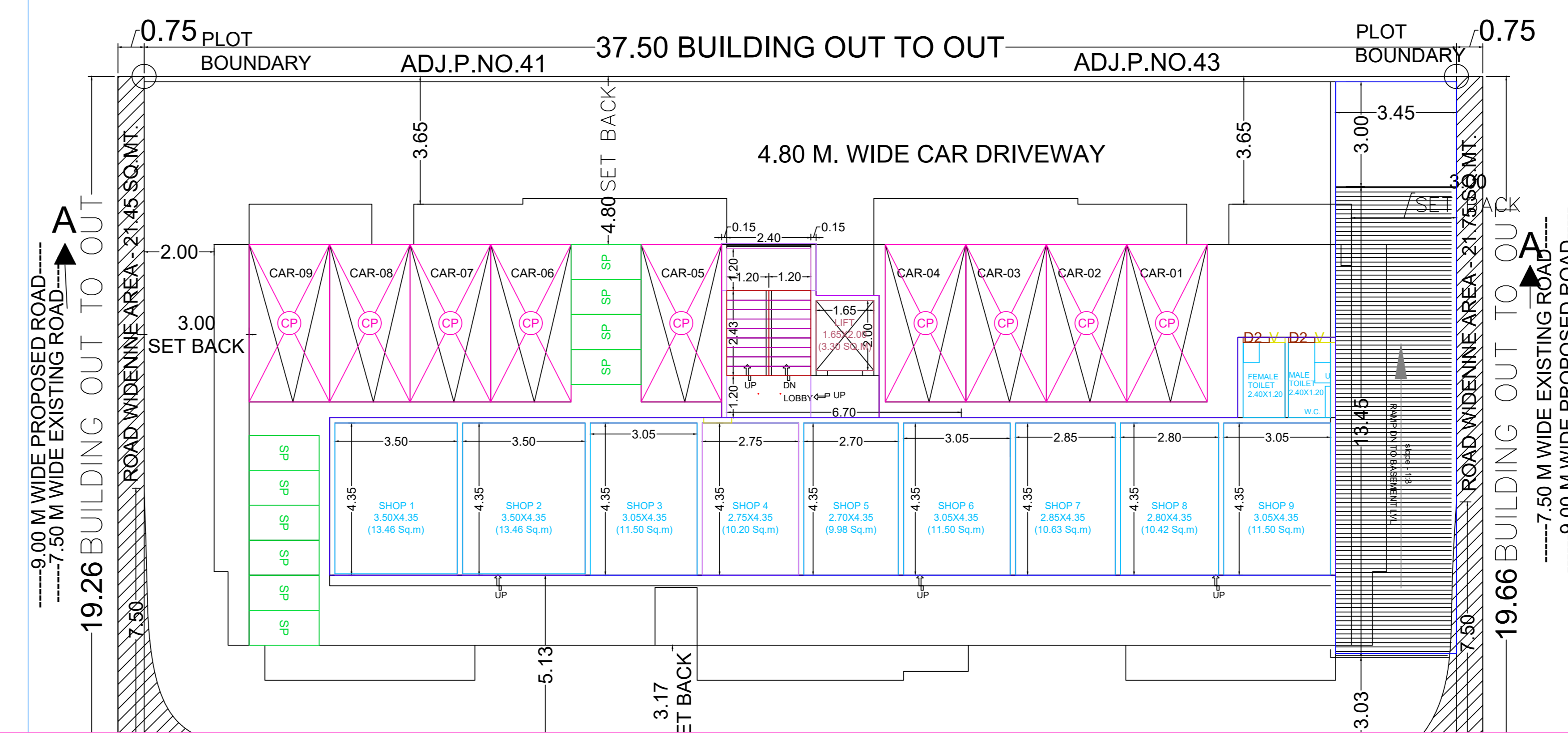
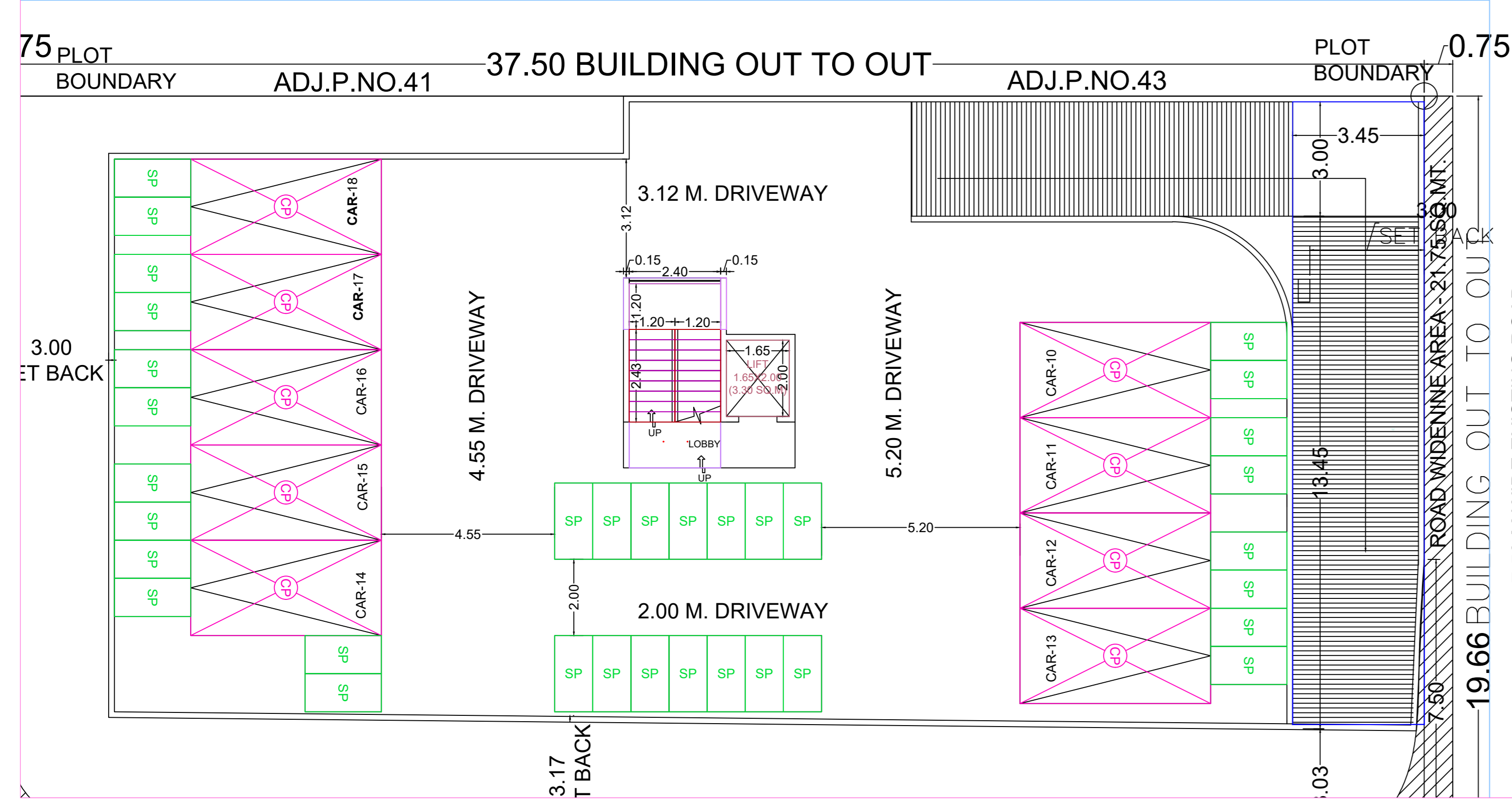
1) REQUIRED TDR AREA FOR PURCHASING = 625.00 Sqmt.
 2) R.R. RATE OF PROPOSED CONSTRUCTION = 11300 Sqmt.
 3) R.R. RATE OF PURCHASE DRC = 5500 Sqmt.
 PURCHASE T.D.R. AREA = 1 X 2 = 625x11300 = 5500 = 1284.09 smt.



1ST TO 6TH FLOOR PLAN
(SCALE :- 1:100)



7TH FLOOR PLAN
(SCALE :- 1:100)



LEGENDS:
 PLOT BOUNDRY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW LIGHT
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED BAL SHOWN BROWN
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 EXSTING SHOWN BLUE HATCHED

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5	Area not in possession	0.00
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7	Deductions for:	
8	(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	43.20
9	(b) Any D.P. Reservation area	0.00
10	(c) Balance area of plot (3-4)	43.20
11	6. Amenity Space	0.00
12	(Applicable if (1) > 20000 sqmt)	0.00
13	(Required (a) Less 20000 sqmt - Nil	0.00
14	(b) Above 20000 sqmt - (a) + 5% of Total area	0.00
15	7. Net Plot Area (5-6)	715.74
16	Recreational Open Space	0.00
17	(a) If area (b) is more than 4000 sqmt - 10% of (b) is required.	0.00
18	Proposed	0.00
19	(b) If area is less than 4000 sqmt - Check -	0.00
20	If it is full number like 1, 2, 125, 410 etc. As per 7.12 Extract or City Survey Number - No Recreational open space is required	0.00
21	If it is subdivision like 12, 25, 125/1 419/1 etc then recreational open space is required.	0.00
22	(A) 10% Subject to minimum 200 sqmt	0.00
23	Proposed	0.00
24	(B) Exemption to leave open space subject to availing basic F.S.I. of 75%	0.00
25	(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of site.	0.00

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2023-08-19 and the dimensions of sides etc. of plot stated herein 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.
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 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 and safety at the work site.
 Owner (s) name and signature _____
 Architect/ Licensed Engineer/ Supervisor name and signature _____
 Job No. _____
 Name Of Owner Chandrakant Ramnabha Tejale And Other
 Postal Address - Plot No-11, Tاجر Nagar Nashik Pune Road Nashik, Maharashtra-422006
 Phone No. 942999152
DESCRIPTION OF PROJECT :
 Type of Proposal - Mixed
 BUILDING ON CTS. NO.SURVEY NO. 229