

PROPOSED LOCATION



LOCATION PLAN SCALE - 1:10,000

TDR STATEMENT		
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1) AREA OF THE NET PLOT	=	7232.57 SQ.M
2) ALLOWABLE TDR AREA @ 0.9	=	6509.31 SQ.M
3) TDR PURCHASE TAKEN	=	872.54 SQ.M
TOTAL (414.54 + 390.00 + 68.00) = 872.54 SQ.M		
1) TDR AGREEMENT NO:-7-13211-2023 DATE:-09/11/2023 DRC NO:- 1123 DATE:-25/10/2023 Formula :-414.54x19400/12500 = 650.00 sq.m		
2) TDR AGREEMENT NO:-5-14060-2023 DATE:-13/11/2023 DRC NO:- 1025 DATE:-04/02/2022 Formula :-390X17800/9000 = 771.33 sq.m		
3) TDR AGREEMENT NO:-5-14061-2023 DATE:-13/11/2023 DRC NO:- 738 DATE:-05/01/2017 Formula :-68X8900/10000 = 60.52 sq.m		

USE	FLOOR	PLINE LINE CHART				FSI	ANCILLARY FSI	TENEMENTS PER FLOOR
		A	B	C	TOTAL			
PARKING	LOWER GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	UPPER GROUND FLOOR	9.00	9.00	9.00	27.00	16.88	10.13	0.00
RESIDENTIAL	1ST PODIUM FLOOR (FITNESS CENTER & DRIVERS ROOM)	48.00	97.36	48.00	193.35	120.84	72.81	0.00
	1ST FLOOR	400.21	-	399.90	800.11	500.07	300.04	2.00
	2ND FLOOR	365.14	-	354.73	709.87	443.87	288.20	2.00
	3RD FLOOR	400.21	-	399.90	800.11	500.07	300.04	2.00
	4TH FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	5TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	6TH FLOOR (REFUGE)	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	7TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	8TH FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	9TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	10TH FLOOR (REFUGE)	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	11TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	12TH FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	13TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	14TH FLOOR (REFUGE)	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	15TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	16TH FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	17TH FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	18TH FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	19TH FLOOR (REFUGE)	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	20TH FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	21ST FLOOR	400.21	536.82	399.90	1335.73	834.83	500.90	4.00
	22ND FLOOR	365.14	536.82	354.73	1245.49	778.43	467.06	4.00
	23RD FLOOR (REFUGE)	-	536.82	-	536.82	334.76	200.86	2.00
	24TH FLOOR	-	536.82	-	536.82	334.76	200.86	2.00
	25TH FLOOR	-	536.82	-	536.82	334.76	200.86	2.00
	26TH FLOOR	-	536.82	-	536.82	334.76	200.86	2.00
	27TH FLOOR (REFUGE)	-	536.82	-	536.82	334.76	200.86	2.00
	28TH FLOOR	-	536.82	-	536.82	334.76	200.86	2.00
29TH FLOOR	-	536.82	-	536.82	334.76	200.86	2.00	
TOTAL AREA	8365.86	14032.47	8367.93	30766.25	19222.86	11533.59	86.00	

REVISED PROPOSED RESIDENTIAL BUILDING ON PLOT NO.4/5/1, S.NO 59/2A/59/2B AT GANGAPUR ROAD, ANANDWALI SHIVWAR, NASHIK FOR-SHREE MAHENDRA HIRAMAN PAWAR & OTHER THREE

APPROVED

The Plans amended in ..... As per the conditions mentioned in the accompanying commencement Certificate No. 24/157 dated 23/11/2023

*[Signature]*  
Executive Engineer  
Town Planning  
Nashik Municipal Corporation  
Nashik

FINAL LAYOUT APPROVED LETTER NO - LND /WS /181/2022 DATED - 17/03/2022 PREVIOUSLY APPROVED PLAN C.C. NO LND / BP A1/BP/566/2022 DATED - 31/03/2022

PROFORMA - A

AREA STATEMENT	IN SQ. MT.
1. Area of plot (Minimum dimension to be considered)	7232.57
a) As per ownership document (VIZ. CTS extract)	7232.57
b) As per measurement sheet	
c) As per site	
2. Deductions for	
a) Proposed D.P. Road widening Area/Service Road/Highway Widening	
b) Colony road -	
(Total area)	7232.57
3. Balance Area at Plot (1-a)	
4. Amenity Space - (If applicable)	
(a) Required	0.00
(b) Adjustment of 20%	0.00
(c) Balance proposed	0.00
5. Net Plot Area (2-a)(c) (As per plan)	7232.57
6. Recreational Open Space (If applicable)	
(a) Required	0.00
(b) Proposed	
7. (a) Net Plot area	0.00
7. (b) Internal Road area	0.00
8. Platable area (If applicable)	704
9. Built up area with reference to Basic F.S.I. (As per road width (Sr. No. 5 X 1.1))	13549.46
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / YCD zone	3618.36
(b) Proposed FSI on payment of premium (Sr. No. 1 X 0.8)	3618.36
11. In situ FSI / TOR loading	
(a) (i) In situ area against D.P. road	1188.25
(ii) In situ area against Colony Road	
(b) In situ area Amenity Space (If located over (2.30 or 1.88 X Sr. No. 4b) and / or (c))	0.00
(c) TOR area (0.96 x s.no. 1)	872.54
(d) Total in situ TOR loading proposed (11a)+(b)+(c)	2060.83
12. Addition FSI area under Chapter No. 1	0.00
13. Total entitlement of FSI in the proposal	
(a) [9+10a)+(11a)] or 12 whichever is applicable	1224.57
(b) Ancillary Area FSI upto 60% or 60% with payment of charges	11533.59
(c) Total entitlement (a+b)	20758.16
14. Maximum utilization limit of F.S.I. (building potential) permissible as per road width (As per Regulation No. 8.1 or 6.2 or 6.3 or 6.4 as applicable) X 1.8 or 1.8 (2.50)	0.00
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
a) Existing Built-up Area	30756.25
b) Proposed Built-up Area (as per P-Line)	30756.25
c) Total (a+b)	
16. F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	1.00
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.15)	NA
(b) Proposed	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON - AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

OWNER'S DECLARATION

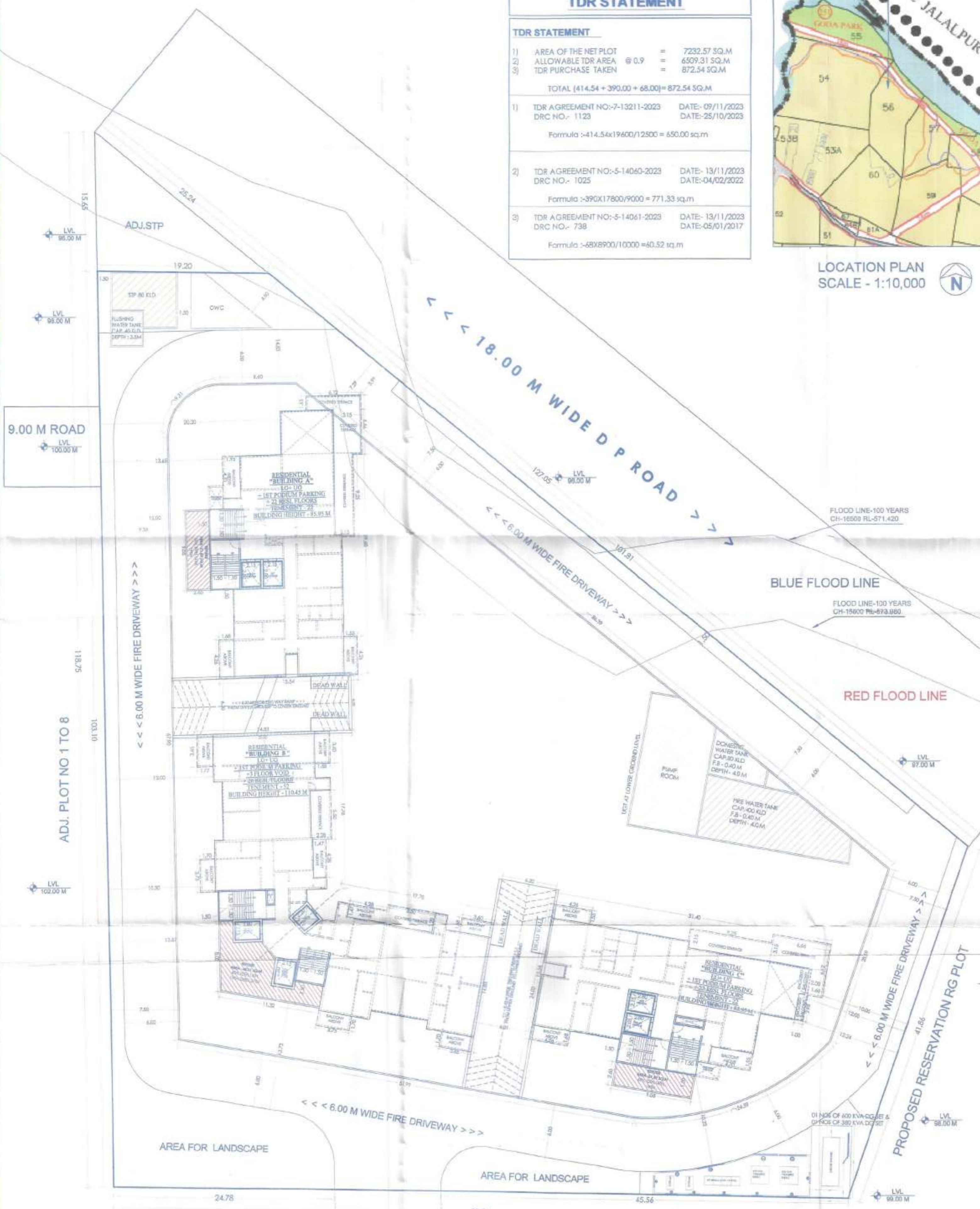
I/WE UNDERSTAND HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE RESPONSIBLY AS TO ENSURE THE QUALITY AND SAFETY AS THE WORK SITE.

*[Signature]* Owner's Sign

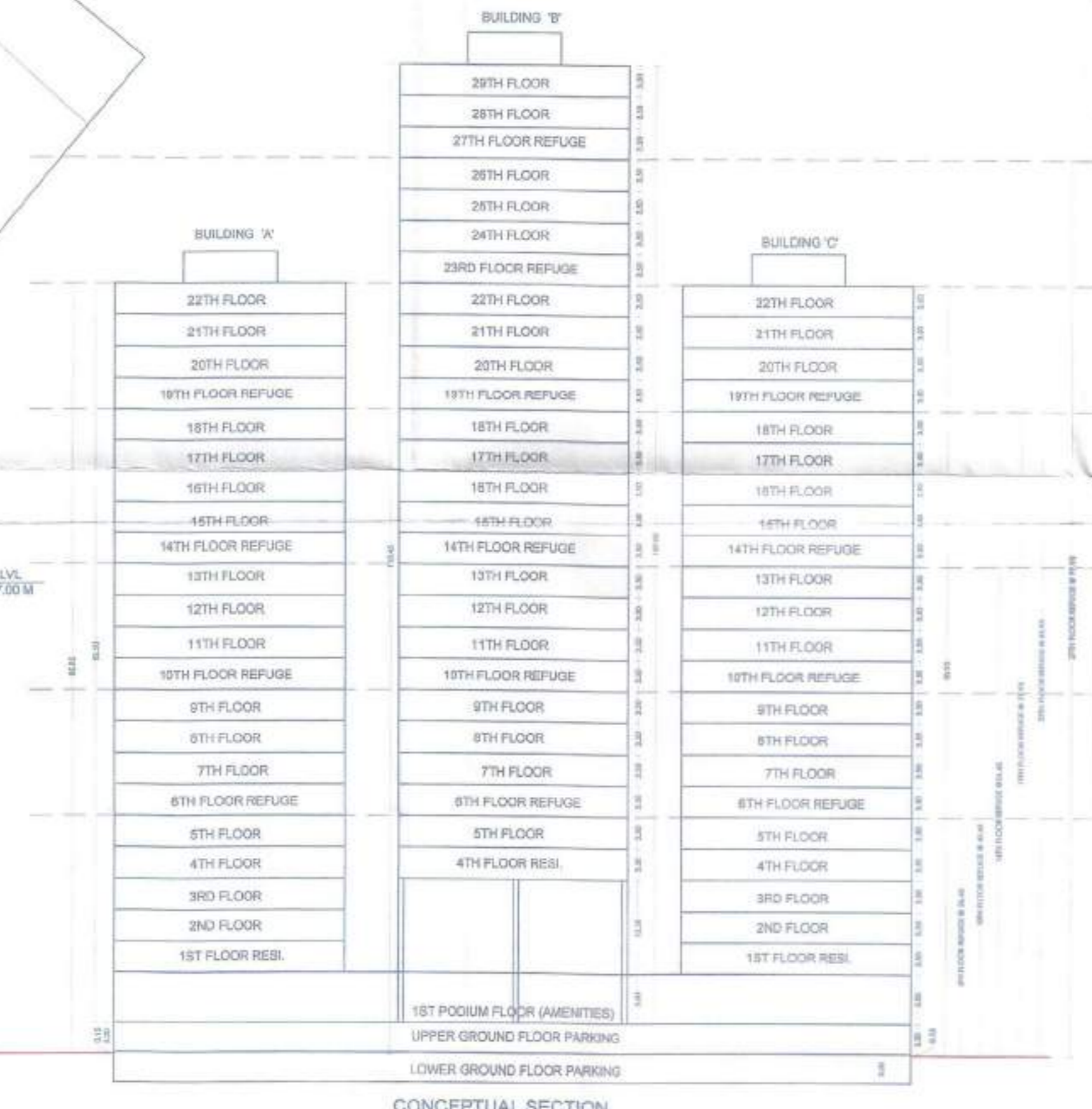
SIGNATURE OF ARCHITECT: *[Signature]*  
SIGNATURE OF STRUCTURAL ENG.: *[Signature]*  
SIGNATURE OF OWNER: *[Signature]*

ARCHITECT SUMIT KUMATH & ASSOCIATES

78, 7th Floor, JITO Business Bay, Shri Hari Narayan Kute Marg, Nashik-422002. PH-0253 2394485 Email- sumitkumath@gmail.com WEB: sumitkumath.com



PLOT NO	PLOT AREA (SQ.M)	REMAINING AREA OF ROAD (IF ANY) SQ.M	REMAINING FLOT AREA (If any) SQ.M	(PREVIOUSLY APPROVED) BUILTUP AREA ON PLOT AREA (IE D X FACTOR OF FSI IS 1.7098)	FRONT ROAD WIDTH (M)	PERMISSIBLE BASIC FSI	PERMISSIBLE BUILTUP AREA ON NORMAL FSI (EX:950 M)	NEW ROAD 12.00 M WIDE ROAD AREA	TOTAL SQ.M
A	4381	7288.57	7232.57	1288.87	18	1.1	1599.42	1188.25	14758.74



ADJ. PLOT NO 4+5/2 12.00 M ROAD ADJ. PLOT NO 4+5/13 SITE PLAN (SCALE- 1:100)