



## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/A4/311/2021

DATE :- 25/10/2021

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Mr. Mohammad Zaheer Muzaffar Kokani & Other One.

C/o. Er. & Stru.Engg. Ashok Jamdar of Nashik.

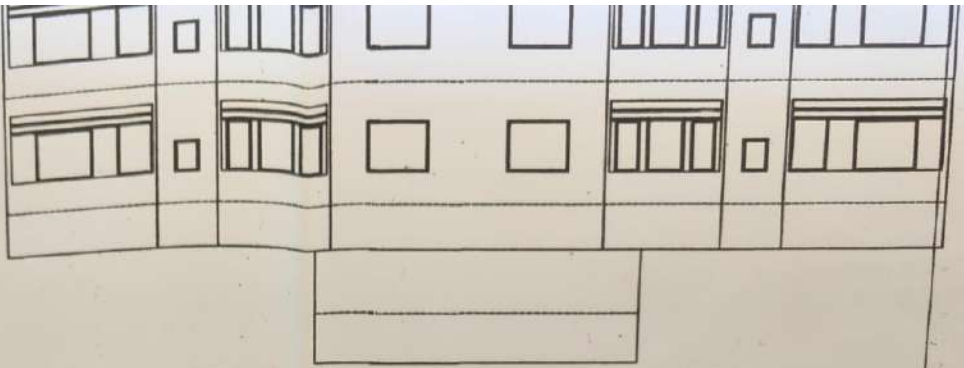
Sub -> Sanction of Building Permission & Commencement Certificate on Plot No:- 19+20,  
S.No./G.No. 13/2/1 to 12 of Wadala Shiwar Nashik.

Ref :- 1) Your Application & for Building permission/ Revised Building permission  
Dated:- 05/05/2021 Inward No. A4/BP/224/2021.  
2) Final Layout No. LND/WS/A4/30/11, Dt. 30/09/2011,  
3) Amalgamations No. 172/2021 Date:- 05/07/2021,

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in .... subject to the following conditions.

#### CONDITIONS (1 to 49)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without distrubancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers



2.850  
2.850  
0.100  
2.750  
0.100  
2.750  
0.100



T.D. R. STATE  
PLC/SEA T.D.R. PERMISSIBLE  
YES  
YES  
REQUIREMENT NO. S-1006-20  
D.R. C. NO. 9478  
017000600-11035 SCAL

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building

Building No.	Floor No./Name	Total Built Up Area of floor, as per order construction
1	GROUND FLOOR	23.81 SQM.
	FLOOR ONE	337.386 SQM.
	FLOOR TWO	337.386 SQM.
	FLOOR THREE	337.386 SQM.
	FLOOR FOUR	337.386 SQM.
	FLOOR FIVE	337.386 SQM.
Total		1710.786 SQM.

Form of Statement 3 (to be printed on plan) [Sr. No. 9 (b)]

Building No.	Floor No./Name	Apartment no.	Flat no.	Area of Carpet Area of Apartment in Sqm.	Area of Decking/ Terrace/ Balcony/ Staircase in Sqm.	Area of Common Area shared in the Bldg.	Total Area in Sqm.
1	FLOOR ONE TO FLOOR FIVE	4, 8, 12, 16, 20	[3]	68.36 SQM.	7.48 SQM.	0.00	75.84 SQM.
		3, 7, 11, 15, 19	[4]	67.42 SQM.	7.48 SQM.	0.00	74.90 SQM.
		2, 6, 10, 14, 18	[5]	68.36 SQM.	7.48 SQM.	0.00	75.84 SQM.
		1, 5, 9, 13, 17	[6]	68.36 SQM.	7.48 SQM.	0.00	75.84 SQM.
			[7]				

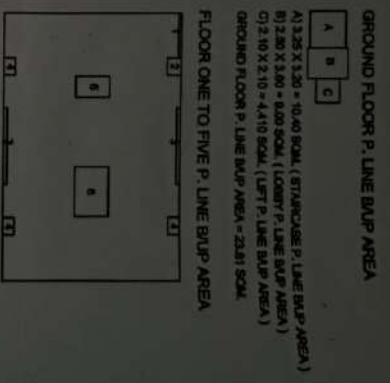
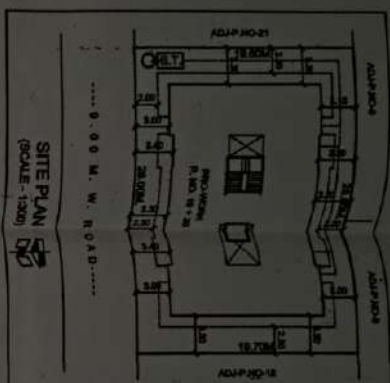
PARKING AREA TABLE

SCHEDULE	TYPE	No.	Area in Sqm.
D	COVERED	01	50
D1	COVERED	02	50
D2	COVERED	03	50
D3	COVERED	04	50
D4	COVERED	05	50
D5	COVERED	06	50
D6	COVERED	07	50
D7	COVERED	08	50
D8	COVERED	09	50
D9	COVERED	10	50
D10	COVERED	11	50
D11	COVERED	12	50
D12	COVERED	13	50
D13	COVERED	14	50
D14	COVERED	15	50
D15	COVERED	16	50
D16	COVERED	17	50
D17	COVERED	18	50
D18	COVERED	19	50
D19	COVERED	20	50
D20	COVERED	21	50
D21	COVERED	22	50
D22	COVERED	23	50
D23	COVERED	24	50
D24	COVERED	25	50
D25	COVERED	26	50
D26	COVERED	27	50
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D28	COVERED	29	50
D29	COVERED	30	50
D30	COVERED	31	50
D31	COVERED	32	50
D32	COVERED	33	50
D33	COVERED	34	50
D34	COVERED	35	50
D35	COVERED	36	50
D36	COVERED	37	50
D37	COVERED	38	50
D38	COVERED	39	50
D39	COVERED	40	50
D40	COVERED	41	50
D41	COVERED	42	50
D42	COVERED	43	50
D43	COVERED	44	50
D44	COVERED	45	50
D45	COVERED	46	50
D46	COVERED	47	50
D47	COVERED	48	50
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D92	COVERED	93	50
D93	COVERED	94	50
D94	COVERED	95	50
D95	COVERED	96	50
D96	COVERED	97	50
D97	COVERED	98	50
D98	COVERED	99	50
D99	COVERED	100	50



SCHEDULE OF OPENING	
TYPE	SIZE
D	1.20M X 2.10M
D1	0.75M X 2.10M
D2	0.75M X 1.50M
W1	0.60M X 1.50M
W2	1.20M X 1.50M
W3	1.20M X 1.50M
W4	0.60M X 0.15M

**T. D. R. STATEMENT**  
 T.O.R. PROPOSED  
 PERMISSIBLE  
 28/1/16  
 DT NO. 6-10008-2021 DATE - 11/02/2021  
 D.R.C. NO. 9478 DATE - 29/02/2020  
 00-410/85 SQM

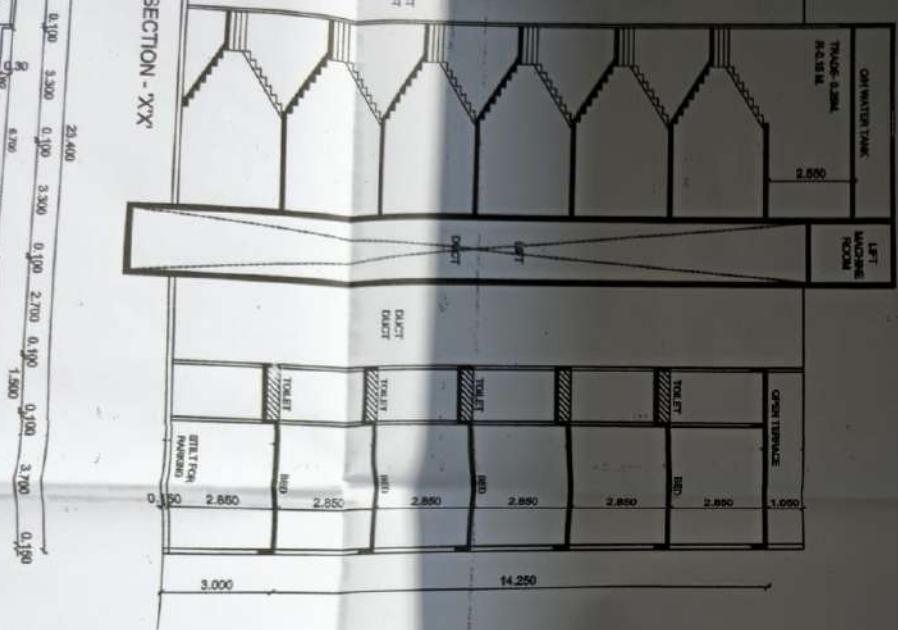


**GROUND FLOOR P-LINE BUVP AREA**  
 A) 3.25 X 1.30 = 4.225 SQM (STAIRCASE P-LINE BUVP AREA)  
 B) 2.80 X 3.60 = 10.08 SQM (LOBBY P-LINE BUVP AREA)  
 C) 2.10 X 2.10 = 4.41 SQM (LEFT P-LINE BUVP AREA)  
**GROUND FLOOR P-LINE BUVP AREA = 22.81 SQM**

**FLOOR ONE TO FIVE P-LINE BUVP AREA**

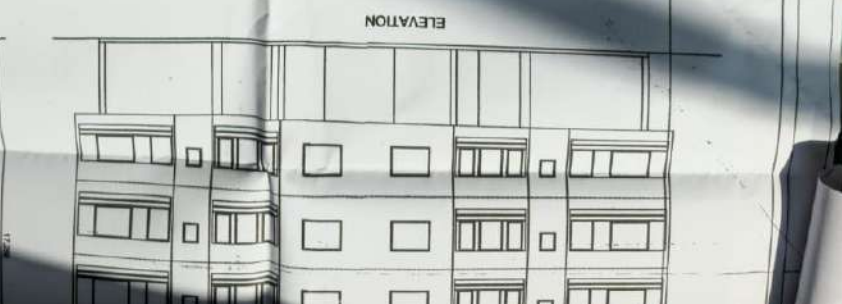
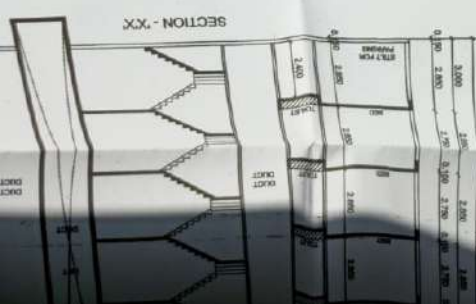
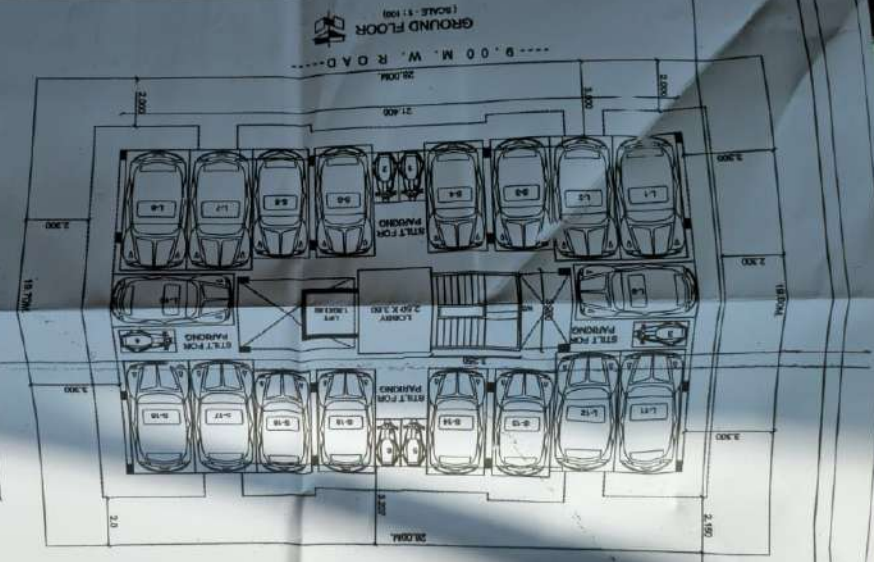
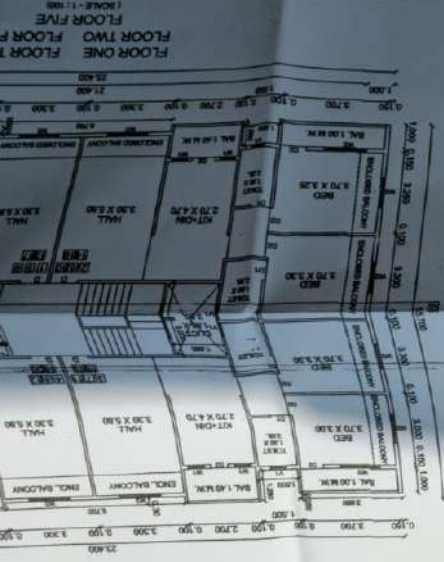
**BLOCK AREA - 'X'**  
 22.40 X 15.70 = 351.28 SQM

**DEDUCTION -**  
 1) 1.80 X 0.25 = 0.45 SQM  
 2) 1.80 X 1.25 = 2.25 SQM  
 3) 0.70 X 0.30 X 2 = 0.42 SQM  
 4) 1.80 X 1.00 X 3 = 5.40 SQM  
 5) 1.55 X 3.00 = 4.65 SQM  
 6) 4.35 X 3.00 = 13.05 SQM  
**TOTAL DEDUCTION = 29.595 SQM**  
**FLOOR ONE TO FIVE P-LINE BUVP AREA = 327.265 SQM**



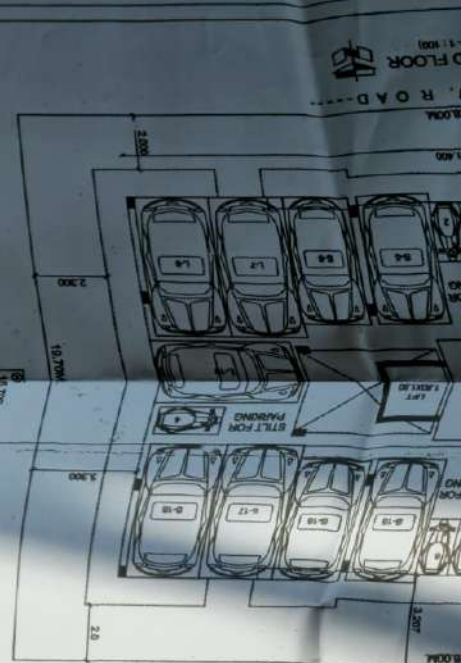
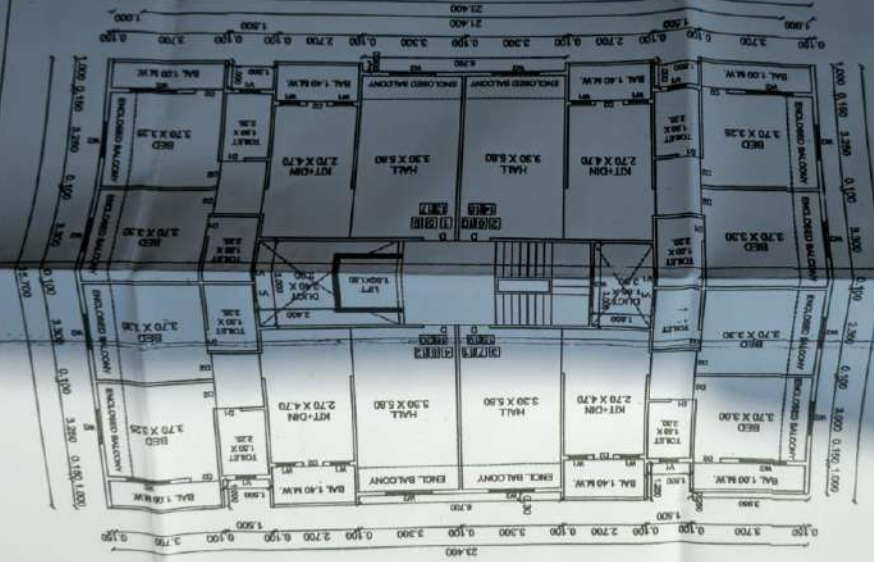
PROPOSED  
 S/NO - 1322  
 MR. MOHAMMAD  
 AND O

Sl. No.	Particulars	Area (sq. m)
1	Area of Plot	351.28
2	Area of Deduction	29.595
3	Area of Building	321.685
4	Area of Road	13.215
5	Area of Other	0.000
6	Area of Total	334.890
7	Area of Building	321.685
8	Area of Road	13.215
9	Area of Other	0.000
10	Area of Total	334.890
11	Area of Building	321.685
12	Area of Road	13.215
13	Area of Other	0.000
14	Area of Total	334.890
15	Area of Building	321.685
16	Area of Road	13.215
17	Area of Other	0.000
18	Area of Total	334.890

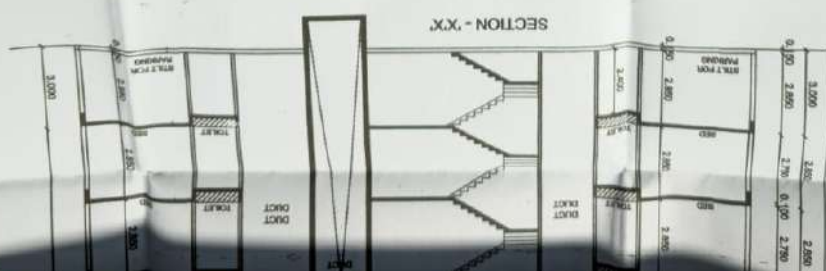




FLOOR ONE  
FLOOR TWO  
FLOOR THREE  
FLOOR FOUR  
FLOOR FIVE  
SCALE: 1:100



SECTION - XX



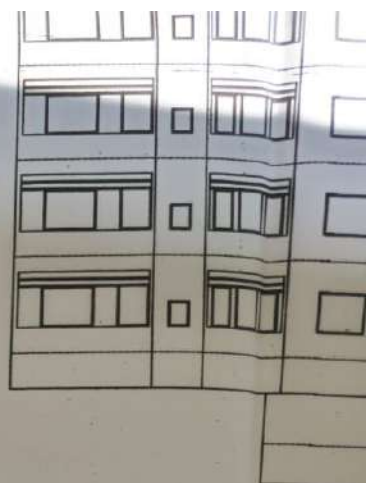




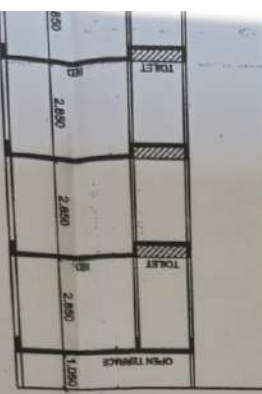
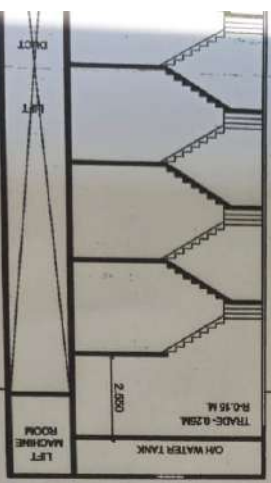
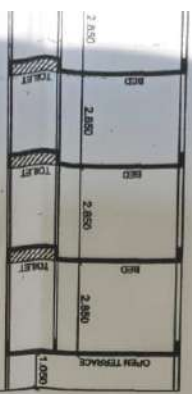




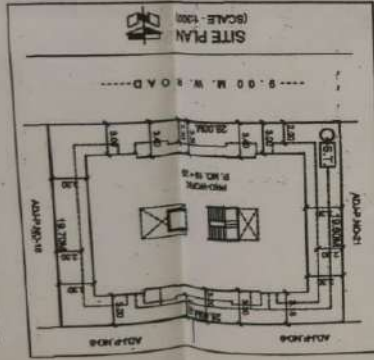
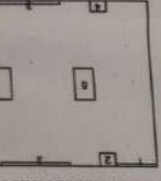




17.250  
2.850  
2.850  
2.850  
2.850  
2.750 0.100 2.750 0.100 2.750 0.100 2.750 0.100



FLOOR ONE TO FIVE P.L.I.  
367.26 - 29.965 = 337.295  
TOTAL DEDUCTION - 29.965  
8) 1.25 X 2.00 = 2.50 SQM  
9) 1.25 X 2.00 = 2.50 SQM  
4) 1.25 X 1.00 X 3 = 3.75 SQM  
3) 1.25 X 1.00 X 2 = 2.50 SQM  
2) 1.25 X 1.25 = 1.56 SQM  
1) 1.25 X 0.25 = 0.31 SQM  
DEDUCTION - 23.40 X 15.70 = 367.26 SQM  
BLOCK AREA - V.



FLOOR ONE TO FIVE P.L.I.  
GROUND FLOOR P. LINE B.V.P. AREA  
A) 3.25 X 3.20 = 10.40 SQM (STAIR)  
B) 2.50 X 3.40 = 8.50 SQM (CORR)  
C) 2.10 X 2.10 = 4.41 SQM (LIFT)

19/11/2020/900-910/25 SQM  
REG AGREEMENT NO - 5-10006-2021 DATE - 11/10/2021  
D.R. C. NO - 9478 DATE - 25/09/2020  
PLOT AREA T.D.R. PERMISSIBLE 280.00  
PLOT AREA 218.00  
T.D.R. PROPOSED 280.00

**T. D. R. STATEMENT**

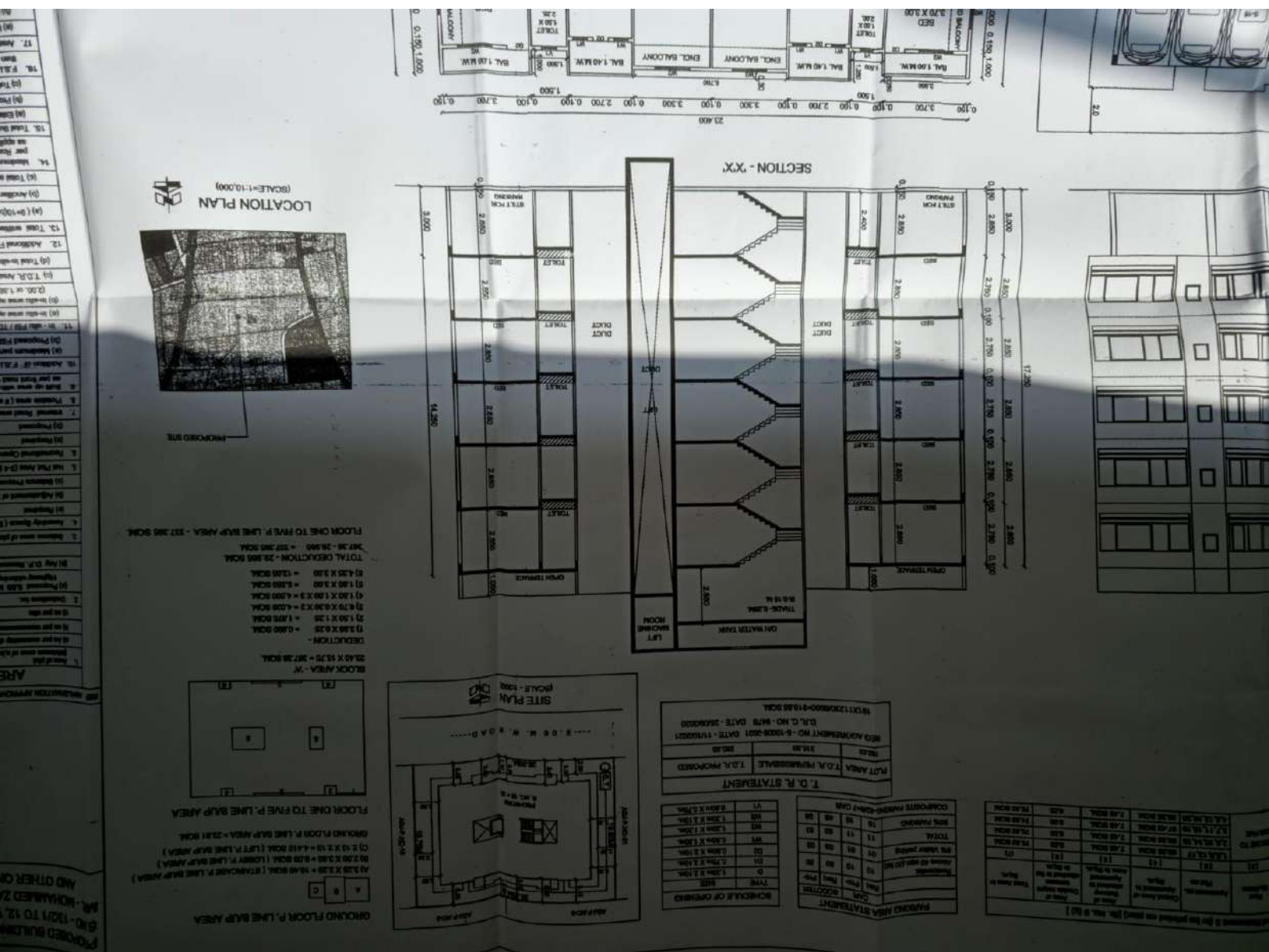
Category	Area (sqm)	Rate	Total
80% PARKING	10	18	180
TOTAL	11	18	198
9% Visitor parking	01	01	01
Above to 80% (20 sqm)	30	50	1500
Residential	100	100	10000
CAR SCOOTER	100	100	10000
Plot Area	218	218	21800

**SCHEDULE OF OPENING**

Type	Size
VT	0.20m X 0.75m
W2	1.20m X 1.20m
W1	0.20m X 1.00m
D2	0.90m X 2.10m
D1	0.70m X 2.10m
D	1.20m X 2.10m

Print of Statement 3 (to be printed on plan) [Sq. No. 9 (a)]

Sl. No.	Particulars	Area (sqm)	Rate	Total
1	Plot Area	218	218	21800
2	80% Parking	10	18	180
3	9% Visitor parking	01	01	01
4	Above to 80% (20 sqm)	30	50	1500
5	Residential	100	100	10000
6	CAR SCOOTER	100	100	10000
7	Plot Area	218	218	21800



SECTION - XX'

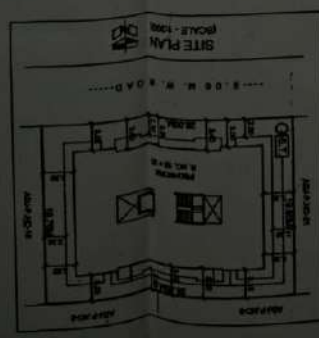
**GROUND FLOOR P. LINE SWAP AREA**  
 1. 2.50 X 2.50 = 6.25 SQ.M. (STANCHION P. LINE SWAP AREA)  
 2. 2.50 X 2.50 = 6.25 SQ.M. (LIFT P. LINE SWAP AREA)  
 3. 2.50 X 2.50 = 6.25 SQ.M. (LIFT P. LINE SWAP AREA)  
**GROUND FLOOR P. LINE SWAP AREA = 22.50 SQ.M.**

**FLOOR ONE TO FIVE P. LINE SWAP AREA**  
 1. 2.50 X 2.50 = 6.25 SQ.M.  
 2. 2.50 X 2.50 = 6.25 SQ.M.  
 3. 2.50 X 2.50 = 6.25 SQ.M.  
 4. 2.50 X 2.50 = 6.25 SQ.M.  
 5. 2.50 X 2.50 = 6.25 SQ.M.  
**FLOOR ONE TO FIVE P. LINE SWAP AREA = 31.25 SQ.M.**

**TOTAL DEDUCTION = 53.75 SQ.M.**  
 207.28 - 53.75 = 153.53 SQ.M.

**DEDUCTION:**  
 25.45 X 5.75 = 146.34 SQ.M.

**BLOCK AREA - 'X'**  
 25.45 X 5.75 = 146.34 SQ.M.



**T. O. R. STATEMENT**

19/11/2008/00-01/0000

REC. ADM. NO. - 6-1000-201 DATE - 11/03/2011

C.R.C. NO. - 6/79 DATE - 26/06/2010

PLT. AREA T.O.A. PERMISSIBLE T.O.A. PROPOSED

NO.	DESCRIPTION	AREA
01	PLT. AREA	100.00
02	PERMISSIBLE T.O.A.	100.00
03	PROPOSED T.O.A.	100.00
04	DEDUCTION	(53.75)
05	NET T.O.A.	46.25

**COMPOSITE FINISHES SCHEDULE**

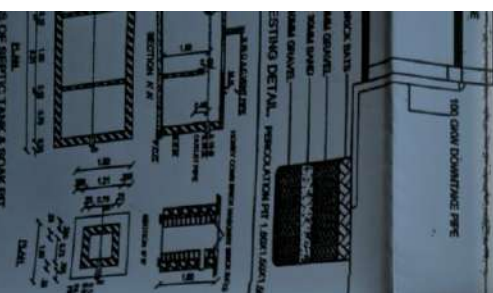
NO.	DESCRIPTION	AREA
01	PLT. AREA	100.00
02	PERMISSIBLE T.O.A.	100.00
03	PROPOSED T.O.A.	100.00
04	DEDUCTION	(53.75)
05	NET T.O.A.	46.25

PROPOSED BUILDING  
 6 NO. - 19/21 TO 12  
 SW. - 19/21 TO 12  
 AND OTHER CH...





LOCATION PLAN  
 NLP-11(0.000)



1. No. of plots	1	1000.00
2. Maximum area of plot (sq.m)	1000.00	1000.00
3. Maximum area of plot (sq.m)	1000.00	1000.00
4. Maximum area of plot (sq.m)	1000.00	1000.00
5. Maximum area of plot (sq.m)	1000.00	1000.00
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13. Maximum area of plot (sq.m)	1000.00	1000.00
14. Maximum area of plot (sq.m)	1000.00	1000.00
15. Maximum area of plot (sq.m)	1000.00	1000.00
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37. Maximum area of plot (sq.m)	1000.00	1000.00
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39. Maximum area of plot (sq.m)	1000.00	1000.00
40. Maximum area of plot (sq.m)	1000.00	1000.00
41. Maximum area of plot (sq.m)	1000.00	1000.00
42. Maximum area of plot (sq.m)	1000.00	1000.00
43. Maximum area of plot (sq.m)	1000.00	1000.00
44. Maximum area of plot (sq.m)	1000.00	1000.00
45. Maximum area of plot (sq.m)	1000.00	1000.00
46. Maximum area of plot (sq.m)	1000.00	1000.00
47. Maximum area of plot (sq.m)	1000.00	1000.00
48. Maximum area of plot (sq.m)	1000.00	1000.00
49. Maximum area of plot (sq.m)	1000.00	1000.00
50. Maximum area of plot (sq.m)	1000.00	1000.00
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64. Maximum area of plot (sq.m)	1000.00	1000.00
65. Maximum area of plot (sq.m)	1000.00	1000.00
66. Maximum area of plot (sq.m)	1000.00	1000.00
67. Maximum area of plot (sq.m)	1000.00	1000.00
68. Maximum area of plot (sq.m)	1000.00	1000.00
69. Maximum area of plot (sq.m)	1000.00	1000.00
70. Maximum area of plot (sq.m)	1000.00	1000.00
71. Maximum area of plot (sq.m)	1000.00	1000.00
72. Maximum area of plot (sq.m)	1000.00	1000.00
73. Maximum area of plot (sq.m)	1000.00	1000.00
74. Maximum area of plot (sq.m)	1000.00	1000.00
75. Maximum area of plot (sq.m)	1000.00	1000.00
76. Maximum area of plot (sq.m)	1000.00	1000.00
77. Maximum area of plot (sq.m)	1000.00	1000.00
78. Maximum area of plot (sq.m)	1000.00	1000.00
79. Maximum area of plot (sq.m)	1000.00	1000.00
80. Maximum area of plot (sq.m)	1000.00	1000.00
81. Maximum area of plot (sq.m)	1000.00	1000.00
82. Maximum area of plot (sq.m)	1000.00	1000.00
83. Maximum area of plot (sq.m)	1000.00	1000.00
84. Maximum area of plot (sq.m)	1000.00	1000.00
85. Maximum area of plot (sq.m)	1000.00	1000.00
86. Maximum area of plot (sq.m)	1000.00	1000.00
87. Maximum area of plot (sq.m)	1000.00	1000.00
88. Maximum area of plot (sq.m)	1000.00	1000.00
89. Maximum area of plot (sq.m)	1000.00	1000.00
90. Maximum area of plot (sq.m)	1000.00	1000.00
91. Maximum area of plot (sq.m)	1000.00	1000.00
92. Maximum area of plot (sq.m)	1000.00	1000.00
93. Maximum area of plot (sq.m)	1000.00	1000.00
94. Maximum area of plot (sq.m)	1000.00	1000.00
95. Maximum area of plot (sq.m)	1000.00	1000.00
96. Maximum area of plot (sq.m)	1000.00	1000.00
97. Maximum area of plot (sq.m)	1000.00	1000.00
98. Maximum area of plot (sq.m)	1000.00	1000.00
99. Maximum area of plot (sq.m)	1000.00	1000.00
100. Maximum area of plot (sq.m)	1000.00	1000.00

Confirmed that the plot under reference was surveyed by me on 20/08/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the same is worked out tables with the same entered in document of Ownership / T.P. Scheme Records Board/Records Department/ (or) survey records.

Signature  
 21/08/2021

Signature  
 Structural Engineer

Charter's Declaration:  
 I hereby undertake to certify that I have read and understood the contents of the plan and the same is worked out tables with the same entered in document of Ownership / T.P. Scheme Records Board/Records Department/ (or) survey records of proper jurisdictional person as to ensure the quality and safety of the work etc.

Signature  
 Mr. MOHAMMAD ZAFER MAZIDAN KODIA  
 & OTHER ONE

E. Ashok Jambur.  
**Vijaya Consultants**  
 BUILDING PLANNERS & DESIGNERS  
 10, Siddhi Park, Corporation Road  
 New paradi colony,  
 Narsipatnam - 2,  
 Narsipatnam - 2,  
 ph : 25746002

JOB NO	DATE	SCALE	DRAWN BY	CHECKED BY
20/08/2021	1:100	B. DECKI		





PROPOSED BUILDING PLAN ON PLOT NO - 19 + 20  
 S.NO - 13/2/1 TO 12, WADALA SHIMAR NASHIK FOR  
 MR. - MOHAMMED ZAHEER MUZAFFAR KOKANI  
 AND OTHER ONE

**APPROVED**

The Plans amended in .....  
 As per the conditions mentioned in  
 the accompanying commencement  
 Certificate No. A-21511 dated 28/10/2024

Executive Engineer  
 TOWN PLANNING  
 Mumbai Municipal Corporation

REF: AMULGAMANTION APPROVED NO. 1722021, DATE: 05/07/2021

**AREA STATEMENT**

SQ.M

Sl. No.	Description	Area (Sq.M)
1.	Area of plot (Minimum area of site/plot considered)	549.50 SQ.M
	a) As per ownership document (7/12/CTS extract)	549.50 SQ.M
	b) as per measurement sheet	549.50 SQ.M
	c) as per site	549.50 SQ.M
2.	Deductions for:	-
	(a) Proposed 8.00 M. W. Road including Amenities/Road/Highway widening	-
	(b) Any D.P. Reservation area.	-
	(TOTAL, etc)	-
3.	Balance area of plot (1-2)	549.50 SQ.M
4.	Amenity Space (If applicable)	-
	(a) Required	-
	(b) Adjustment of 2(b) if any	-
	(c) Balance Proposed	-
5.	Net Plot Area (3-4 (C))	549.50 SQ.M
6.	Recreational Open space (If applicable)	-
	(a) Required	-
	(b) Proposed	-
7.	Internal Road area	-
8.	Protable area (If applicable)	-
9.	Built up area with reference to Basic F.S.I. as per front road width (or No. for basic FSI)	604.46 SQ.M
10.	Addition of F.S.I. on payment of premium	274.75
	(a) Maximum permissible premium FSI based on road width/TOD Zone	274.75
	(b) Proposed FSI on payment of premium	274.75
11.	In-situ FSI / TOD loading	-
	(a) In-situ area equivalent 8.0 M. W. road (2.0 x 8.0 No 2 (a)) if any	-
	(b) In-situ area equivalent Amenity space if provided over (2.00, or 1.66 x 8.0) and/or (c)	-

PROPOSED SITE

PLP AREA - 337,395 SQ.M.

SQM.

LINE BU.P AREA

AREA = 23,81 SQ.M.

LIFT P. LINE BU.P AREA)

288V P. LINE BU.P AREA)

STAIRCASE P. LINE BU.P AREA)

LINE BU.P AREA

8

7



