

BUILDING	FLOORS	YASHAVANT ENTERPRISES													
		FSI AREA					LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA			
		COMM.	RESI.	IND.	SPECIAL	MEZZ.									
YASHAVANT ENTERPRISES	1ST TO 7TH FLOOR	0.00	1893.78	0.00	0.00	0.00	0.00	519.26	0.00	0.00	22.68	79.38	0.00	0.00	1791.72
YASHAVANT ENTERPRISES	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
YASHAVANT ENTERPRISES	Total	0.00	1893.78	0.00	0.00	0.00	0.00	519.26	0.00	0.00	22.68	79.38	0.00	0.00	1791.72

Owner details			
PLD NO	Owner Name	Postal Address	Contact Number
4	YASHAVANT ENTERPRISES THROUGH PARTNERS KASHI KASHI DASHAK & LAXMAN DASHAK SANGUP	Jankhori, Jankhori, Nashik-422002, Maharashtra	960440260 7045566701
5	SHYAMRAO SANEBHAD DESHMUKH & REWJI SHAMRAO DESHMUKH THROUGH GPA HOLDER YASHAVANT ENTERPRISES THROUGH PARTNERS	NASHIK	

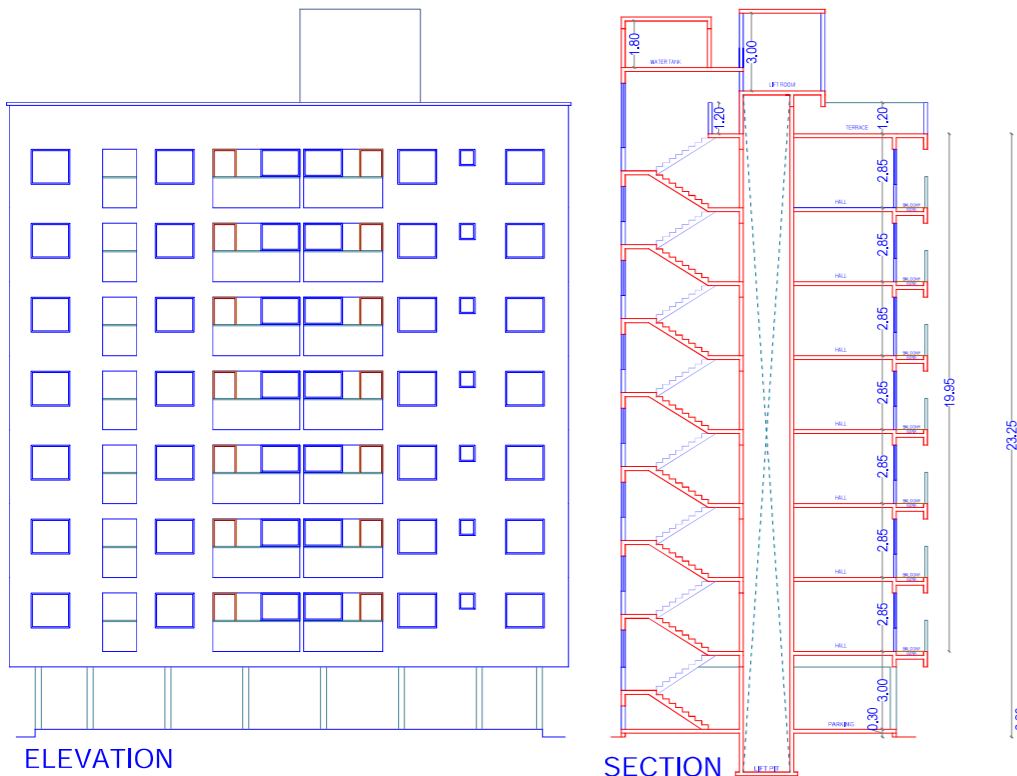
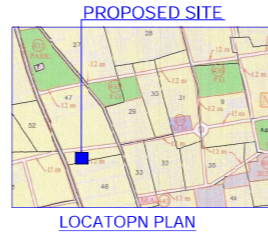
T.D.R.(D.R.C.) STATEMENT
ALLOWABLE (0.65%) T. D. R. AREA = 343.84 Sqm.
TAKEN T. D. R. AREA = 238.34 Sqm.
D.R.C. No. 1068 , DATED - 29/09/2022
T.D.R. AGREEMENT No. 5-12491-2022, DATED -29/12/2022

FSI DETAILS									
9 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 basic FSI)	Ancillary Area 80% 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 Consumed	1.10	0.50	0.65	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Plume Area)	531.19	264.49	343.84	0.00	670.79	0.00	1810.31	0.00	0.00
9.5 Proposed Plume Area (Should not exceed 9.4)	531.19	264.49	330.52	0.00	663.52	0.00	1791.71	0.00	1791.72
9.6 Index Consumed	1.10	0.49	0.62	0.00	0.00	0.00	2.22	0.00	0.00

TDR & R/W AREA DETAILS		
DRC GENERATION AREA IN SQ.MTR.	R/W DR AREA IN SQ.MTR.	TOTAL TDR/DR
238.34	92.18	330.52

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
YASHAVANT ENTERPRISES	1ST TO 7TH FLOOR	101.201.301.401.5 01.601.701	7	23.56	5.80	11.36	29.16
YASHAVANT ENTERPRISES	1ST TO 7TH FLOOR	102.202.302.402.5 02.602.702	7	34.06	4.60	10.45	39.66
YASHAVANT ENTERPRISES	1ST TO 7TH FLOOR	103.203.303.403.5 03.603.703	7	50.95	15.80	15.54	66.84
YASHAVANT ENTERPRISES	1ST TO 7TH FLOOR	104.204.304.404.5 04.604.704	7	50.68	10.84	0.00	61.52

Area Utilization of Roads and Reservations						
Description of area utilization	Area reserved in SqM	Outlets of D/TDR generation	Incentive, if any	Total Outlets of D/TDR generation	Area considered for DR utilization	Remaining area for DRC generation
1200mm DP Road	39.25	79.50	1.99	81.49	0.00	0.00
1200mm BMC Paved Road	2.08	4.16	0.00	4.16	0.00	0.00
1500mm BMC Paved Road	2.08	4.16	0.00	4.16	0.00	0.00
1200mm BMC Paved Road	2.08	4.16	0.00	4.16	0.00	0.00

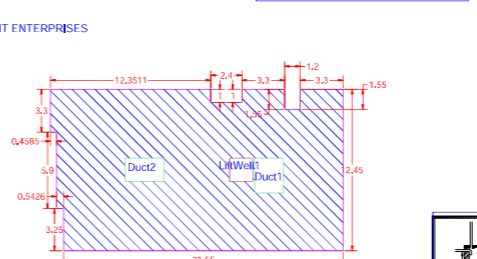
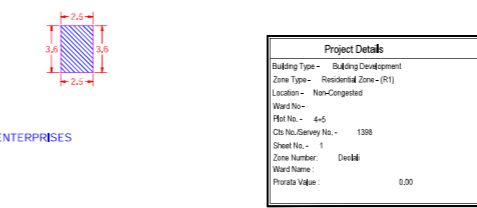


BUILT UP AREA CALCULATION FOR GROUND FLOOR YASHAVANT ENTERPRISES			
AREA NAME	LENGTH	WIDTH	Area SqM
BLOCK	5.00	2.00	10.00
BLOCK AREA TOTAL = 10.00 SQM			
TOTAL Deduction = 0.00 SQM			
Net Built Up Area = 10.00 SQM			

BUILT UP AREA CALCULATION FOR GROUND FLOOR YASHAVANT ENTERPRISES			
AREA NAME	LENGTH	WIDTH	Area SqM
BLOCK	2.76	2.76	4.41
BLOCK AREA TOTAL = 4.41 SQM			
LINWALL	-	-	3.24
LINWALL	-	-	3.24
LINWALL	-	-	3.24
LINWALL	-	-	3.24
TOTAL Deduction = 12.00 SQM			
Net Built Up Area = 11.79 SQM			

BUILT UP AREA CALCULATION GROUND FLOOR YASHAVANT ENTERPRISES			
AREA NAME	LENGTH	WIDTH	Area SqM
BLOCK	22.53	12.45	279.64
BLOCK AREA TOTAL = 279.64 SQM			
LINWALL	-	-	3.24
DUCT	-	-	5.80
DUCT	-	-	5.84
TOTAL Deduction = 14.88 SQM			
Net Built Up Area = 264.76 SQM			

BUILT UP AREA CALCULATION 1ST TO 7TH FLOOR YASHAVANT ENTERPRISES			
AREA NAME	LENGTH	WIDTH	Area SqM
BLOCK	22.53	12.45	279.64
BLOCK AREA TOTAL = 279.64 SQM			
LINWALL	-	-	3.24
DUCT	-	-	5.80
DUCT	-	-	5.84
TOTAL Deduction = 14.88 SQM			
Net Built Up Area = 264.76 SQM			

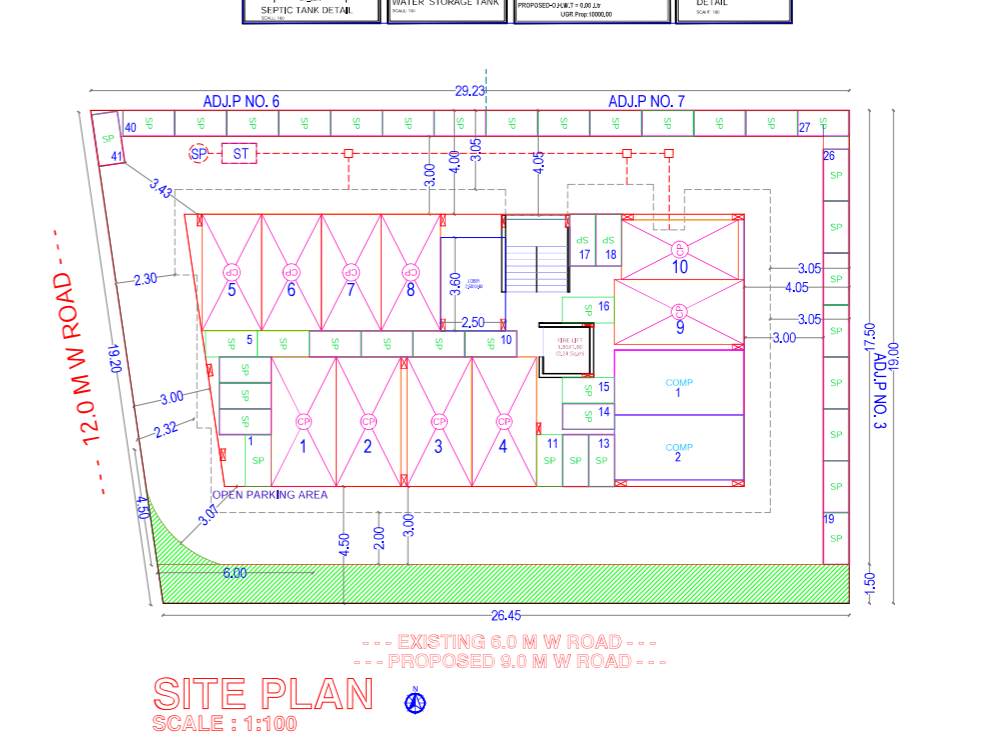
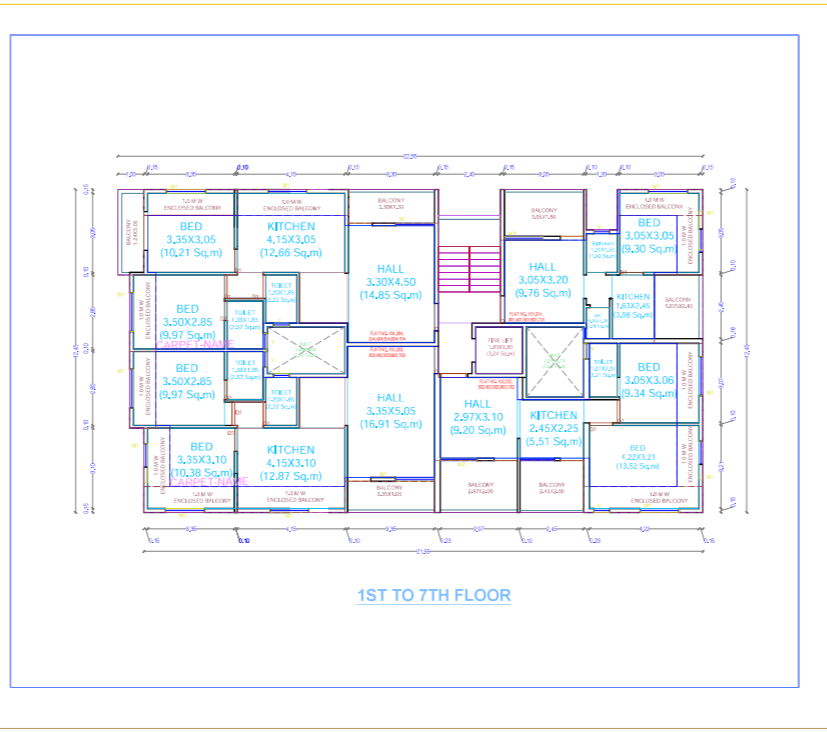
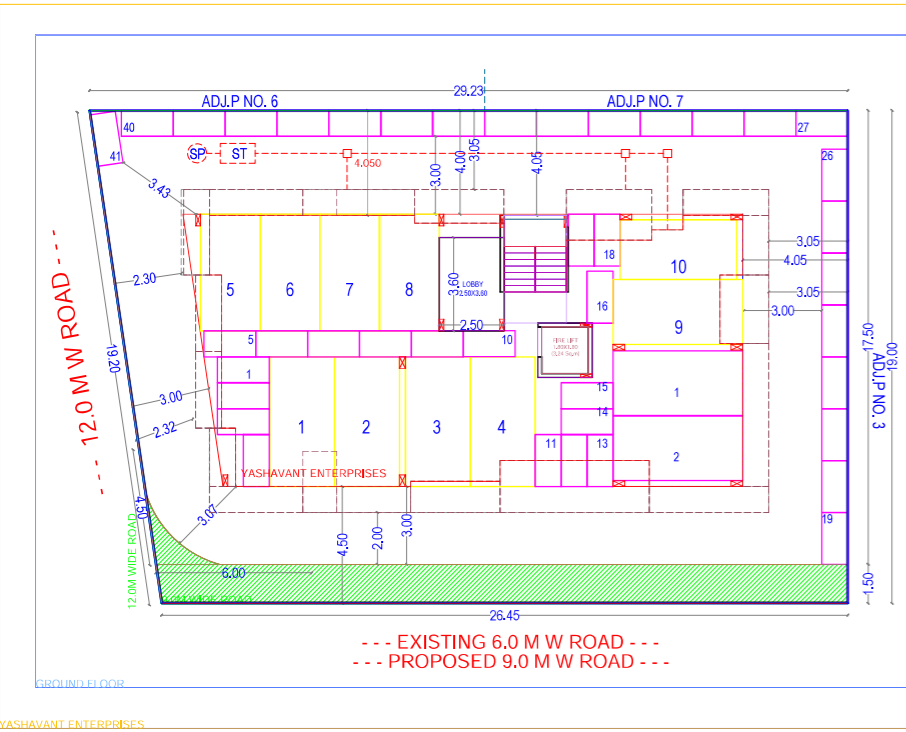
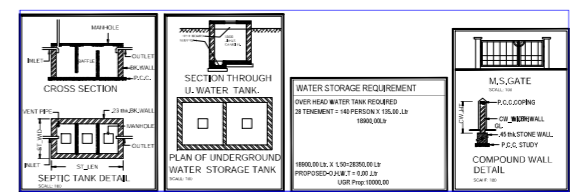


SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
YASHAVANT ENTERPRISES	W	1.50	1.20	1
YASHAVANT ENTERPRISES	V	0.60	0.60	7
YASHAVANT ENTERPRISES	W2	1.42	1.20	1
YASHAVANT ENTERPRISES	W1	1.50	1.20	14

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
YASHAVANT ENTERPRISES	D	1.05	2.25	4
YASHAVANT ENTERPRISES	D2	0.75	2.25	2
YASHAVANT ENTERPRISES	D1	0.90	2.25	9

Parking Check (Table 8B)					
Building Name	USE	REQ. RATIO	NO. OF Tena/Area	PRP. RATIO	
YASHAVANT ENTERPRISES	Residential	1	5	14	7.00
YASHAVANT ENTERPRISES	Residential	1	2	7	3.50
YASHAVANT ENTERPRISES	Residential	0	4	7	0.00
Total	-	-	-	10.50	56.00
Visitors parking(5%)	-	-	-	0.53	2.80
Total	-	-	-	11.03	58.80

Parking Check As Per Multiplying Factor : 0.90					
Building Name	Required	Proposed	Status		
Total	12	41	OK		



SITE PLAN
SCALE : 1:100

Signature valid
 Digitally signed by SAHIL Y LALCHAND
 AGRAWAL
 Date: 2023.02.28 12:08 PST
 Reason: Approved Drawing Plan
 Location: Nashik Municipal Corporation

LAY OUT No. LNDWS/26, DT.31/05/1995	
AMALGAMATION NO.NMCB/SA/2022/AP/00350, DT.29/1/2022	
1. Area of site (Minimum area of a, b, c to be considered or area of subject with sanctioned layout No. and subpl. No.)	528.99
2. Area per covering document (T-12, CTS extract)	526.09
3.01 as per T-12 or City Survey measurement sheet	526.09
3.02 as per Demarcated drawing area	376.29
LESS	
1. Area not in possession	0.00
2. Entire area (1-2)	526.09
3. Deductions for	
(a) Proposed DUP, DUP, Road widening Area /Service Road /Highway widening	46.09
(b) Any D.P., Reservation area	0.00
(c) Area of plot (3-4)	46.09
4. Amenity Space	0.00
(a) If (1) > 2000 sqm	-
(b) Above 2000 sqm = (a) + 5 % of Total area	0.00
5. Net Plot Area (5-4)	480.00
6. Recreational Open Space	-
7. 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 -	-
If it is full number like 1.2, 1.25, 419, etc. As per 7.12 (b) as per City Survey Number - the Recreational open space is required	-
If it is subdivision like 1/2, 2/5, 1/251, 419/1 etc then recreational open space is required	-
(a) 10 % Subject to minimum 200 sqm	0.00
Proposed	0.00
(b) Exemption to leave open space subject to meeting clause 7.5.2 of T-12	-
(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 2022-12-21 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 Chamber of T.P. Survey, Records and 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 of Collection. I/We would vacate the situation 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 of the work etc.	
Owner (id name and signature)	
Architect/ Licensed Engineer/ Supervisor name and signature	
Job No.	
Project Address: Jankhori, Jankhori, Nashik-422002, Maharashtra, Nashik	
DESCRIPTION OF PROJECT: Type of Proposal: Residential BUILDING ON CTS NO. 1308 SURVEY NO. 1308	
SEE ADDRESS: P. NO. 4-5, S. NO. 204/4/4/03/02, DEWALI SHIVAR NASHIK.	
Name of Engineer/ Architect/ Draftsman:	
ADDRESS OF OFFICE:	
Professional Stamp: (Seal and Signature)	
Stamp of Authority: (Seal and Signature)	
OWNERS SIGN: (Seal and Signature)	
SCALE: 1:100	
Date: 09/1/23	
JOB NO: NMCB-24/03/000	
CHECK BY: ..	
SUBMISSION DRAWING	