

PROPOSED LOCATION



LOCATION PLAN SCALE - 1:10,000

TDR STATEMENT

TDR STATEMENT		
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 :-414.54x19600/12500 = 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		

REVISED PROPOSED RESIDENTIAL BUILDING ON PLOT NO.4/5/1, S.NO.58/2A/56/2B AT GANGAPUR ROAD, ANANDWALI SHIWAR, 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 dimensions to be considered)	7232.57
a) As per ownership document (7/12, 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 of Plot (1-2)	
4. Amenity Space - (If applicable)	
(a) Required	0.00
(b) Adjustment of 2(c), if any-	0.00
(c) Balance proposed	0.00
5. Nil Plot Area (3-4)(c) (As per pro rata)	12335.87
6. Recreational Open space (If applicable)	
(a) Required	0.00
(b) Proposed	
7. (a) Nil plot area	0.00
7.(b) Internal Road area	0.00
8. Plottable area (If applicable)	NA
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 X 1)	13569.46
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD zone	3816.28
(b) Proposed FSI on payment of premium (S. No. 1 X 0.5)	3816.28
11. In situ FSI / TDR loading	
(a) (i) In situ area against D.P. road	1168.29
(ii) In situ area against Colony Road	
(b) In situ area Amenity Space if handed over (2.00 or 1.85 X Sr. No. 4(b) and / or (c))	0.00
(c) TDR area (0.90 x s.no.1)	872.54
(d) Total in situ TDR loading proposed (11(a)+(b)+(c))	2038.83
12. Addition FSI area under Chapter No. 1	0.00
13. Total entitlement of FSI in the proposal	
a) [(8+10)+(11)(d) or 12 whichever is applicable]	16224.57
b) Ancillary Area FSI upto 80% or 80% with payment of charges	11533.29
(c) Total entitlement (a+b)	30758.16
14. Maximum utilization limit of F.S.I. (building potential) permissible as per road width (as per Regulation No. 6.1 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	30758.25
b) Proposed Built-up Area (as per 'P-Line')	30758.25
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.9)	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

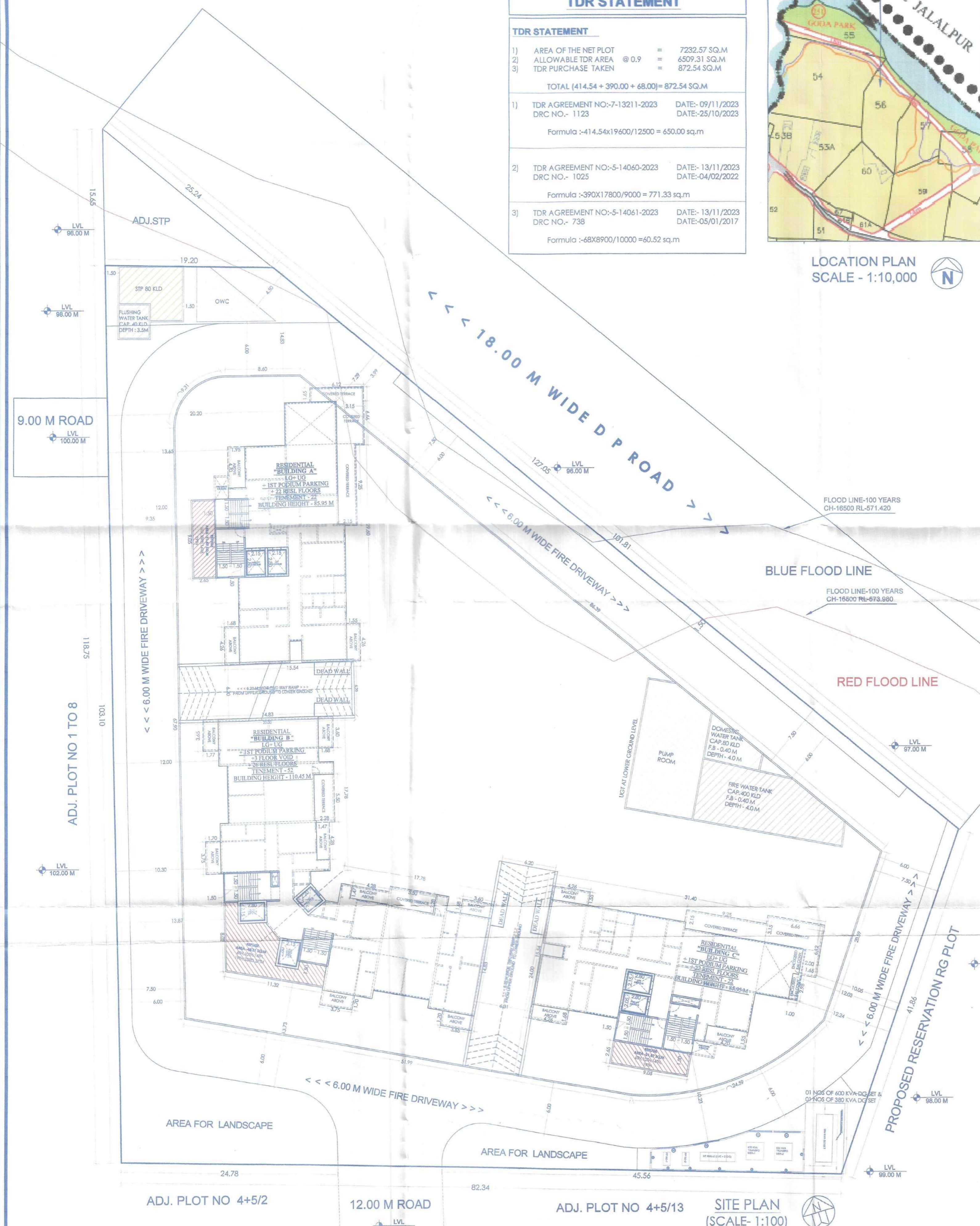
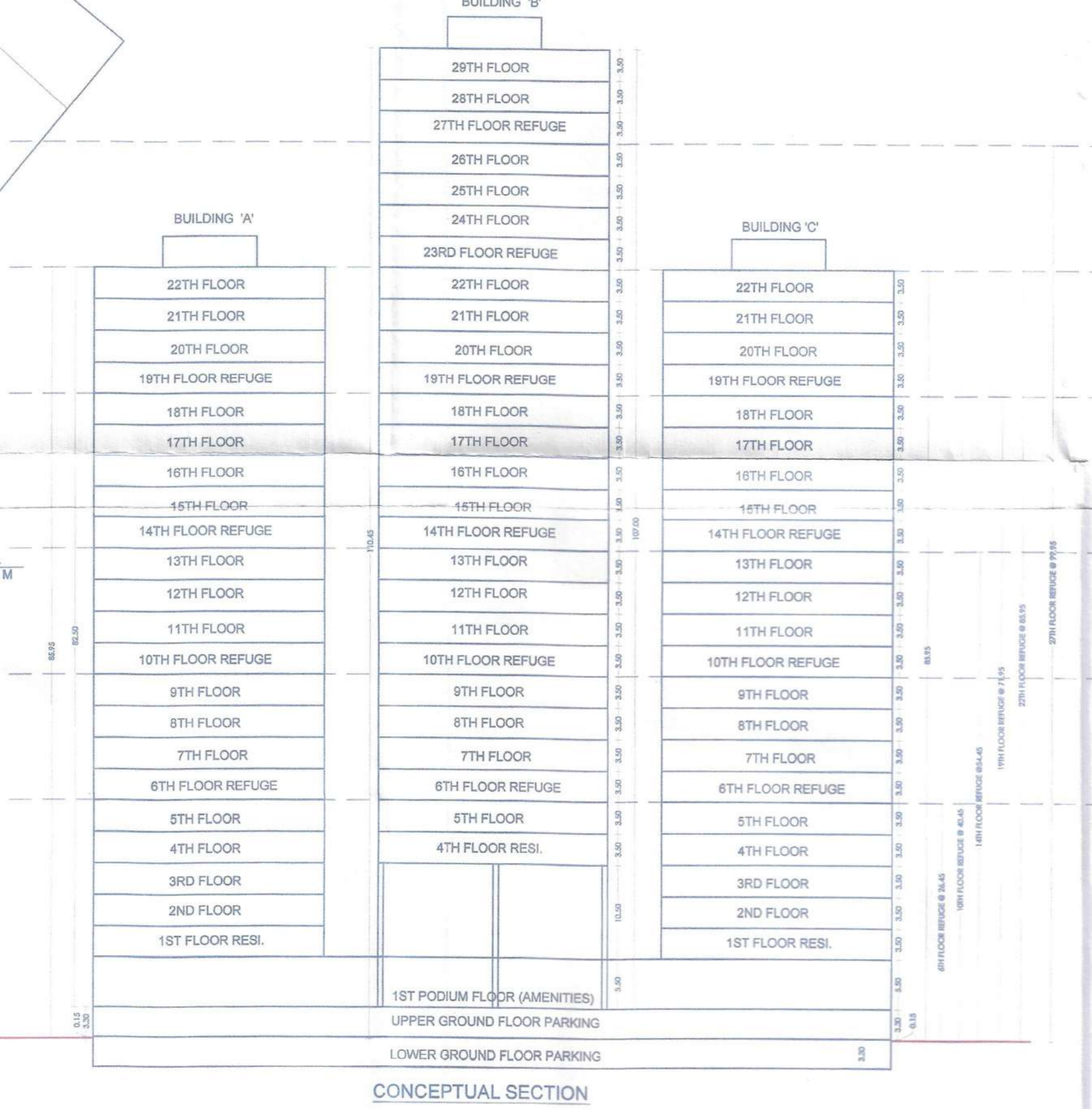
I/WE UNDERSTAND HEREBY CONFORM THAT I/WE WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE WORK SO AS TO ENSURE THE QUALITY AND SAFETY AS THE WORK SITE.

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

USE	FLOOR	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE				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	97.35	48.00	193.35	120.84	72.51	0.00
	1ST FLOOR	400.21	-	399.90	800.11	500.07	300.04	2.00
	2ND FLOOR	355.14	-	354.73	709.87	443.67	266.20	2.00
	3RD FLOOR	400.21	-	399.90	800.11	500.07	300.04	2.00
	4TH FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	5TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	6TH FLOOR (REFUGE)	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	7TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	8TH FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	9TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	10TH FLOOR (REFUGE)	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	11TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	12TH FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	13TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	14TH FLOOR (REFUGE)	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	15TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	16TH FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	17TH FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	18TH FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	19TH FLOOR (REFUGE)	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	20TH FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	21ST FLOOR	400.21	535.62	399.90	1335.73	834.83	500.90	4.00
	22ND FLOOR	355.14	535.62	354.73	1245.49	778.43	467.06	4.00
	23RD FLOOR (REFUGE)	-	535.62	-	535.62	334.76	200.86	2.00
	24TH FLOOR	-	535.62	-	535.62	334.76	200.86	2.00
	25TH FLOOR	-	535.62	-	535.62	334.76	200.86	2.00
	26TH FLOOR	-	535.62	-	535.62	334.76	200.86	2.00
	27TH FLOOR (REFUGE)	-	535.62	-	535.62	334.76	200.86	2.00
28TH FLOOR	-	535.62	-	535.62	334.76	200.86	2.00	
29TH FLOOR	-	535.62	-	535.62	334.76	200.86	2.00	
TOTAL AREA	8365.85	14032.47	8367.93	30756.25	19222.66	11533.59	96.00	

PLOT NO	PLOT AREA (SQ.M)	REMAINING AREA OF ROAD (IF ANY) (SQ.M)	REMAINING PLOT AREA (B-C) (SQ.M)	(PREVIOUSLY APPROVED) BUILTUP AREA ON PROPRATA BASIS (I.E (D X FACTOR OF FSI) I.E 1.7096)	FRONT ROAD WIDTH (M)	PERMISSIBLE BASIC FSI	PERMISSIBLE BUILTUP AREA ON NORMAL FSI (EX) (SQ.M)	NEW ADD 12.00 M WIDE ROAD AREA	TOTAL SQ.M
A	7232.57		7232.57	12335.87	18	1:1	13569.46	1168.29	14735.71



SITE PLAN (SCALE- 1:100)