

STAMP OF APPROVAL

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सुधारित वायव्य परवानगीसाठी व शहरी नुसखे

मा.आयुक्त यांचे मान्यतेने

Sanctioned under Form 12-19/2023
No. 80 Date 12-19/2023
File No. 0602/17/2022-23
As Amended inAssistant Director of Town Planning
Nanded Waikata City Municipal
Corporation, Nanded.

AREA STATEMENTS	Area in SQM
1 Area of Plot (Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12 extract, CTS extract)	2090.31
b) As per measurement sheet	2090.31
c) As per site	2090.31
Minimum Area to be considered	2090.31

2 Deductions for	
a) Proposed D.P./D.P. road widening area/Service	0.00
b) Road/Highway Widening	0.00
c) Any D.P. Reservation area	0.00
(Total a+b)	0.00
3 Balance area of plot (1-2)	2090.31
4 Amenity Space (If Applicable)	
a) Required	0.00
b) Adjustment of 2(b), if any	0.00
c) Balance Proposed	0.00
5 Net Plot Area (3-4(c))	2090.31
6 Recreational Open Space (If Applicable)	
a) Required	0.00
b) Proposed	0.00
7 Internal Road area	0.00
8 Plottable area (If Applicable)	0.00
9 Built up area with reference to Basic FSI as per front road width (Sr. No. 5 x Basic FSI as per layout - 1.19)	2487.47
10 Additional FSI on payment of premium	
a) Maximum permissible premium FSI-based on road width/TOD Zone (Sr. No. 1 x 0.5)	1045.16
b) Proposed FSI on payment of premium	1045.16
11 In-Situ FSI/TDR loading	
a) In-Situ area against D.P. road [2.0 x Sr. No. 2(a)], if any	0.00
b) In-Situ area against Amenity Space if handed over [2.0 or 1.85 x Sr. No. 4(b) and/or (c)]	0.00
c) TDR area [(Sr. No. 1 x 0.56) - (Sr. No. 11(a)+11(b))]	1170.57
d) Total In-situ/TDR loading proposed [11(a)+(b)+(c)]	1078.00
12 Additional FSI area under Chapter No. 7 (Green Building Star rating) (Sr. No. 9 x 0.07)	0.00
13 Total entitlement of FSI in the proposal [9+10(b)+11(d)+12 (for Green Building)] or 12 Whichever is applicable	4610.62
a) Ancillary Area FSI upto 60% or 80% with payment of charges (Sr. No. 13(a) x 0.6 or 0.8)	2765.37
b) Total entitlement (a+b)	7377.00
14 Maximum utilization limit of FSI (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 1.6 or 1.8	7525.12
15 Total Built-up Area in proposal (excluding area at Sr. No. 17b)	0.00
a) Existing Built-up Area	0.00
b) Proposed Built-up Area (as per P-line)	7376.18
c) Total (a+b)	7376.18
16 FSI Consumed (15/3) (should not be more than Sr. No. 14 above)	3.53
17 Area for Inclusive housing (if any)	
a) Required (20% of sr. no. 5)	0.00
b) Proposed	0.00

NOTE:
PLOT BOUNDARY SHOWN IN THICK BLACK.
PROPOSED WORK SHOWN IN THICK RED.
DEMOLISHED WORK SHOWN IN YELLOW.
DRAINAGE LINE SHOWN IN DOTTED RED.
WATER LINE SHOWN IN DOTTED BLACK.

PROPOSED REVISED RESIDENTIAL BUILDING AT PLOT NO. 1, GUT NO-98 (P) VILLAGE-ASARJAN, (N.W.C.M.C.), DIST-NANDED.

SCALE: AS SHOWN

DATE: 02 AUG 2023

DRAWN BY: RONAK

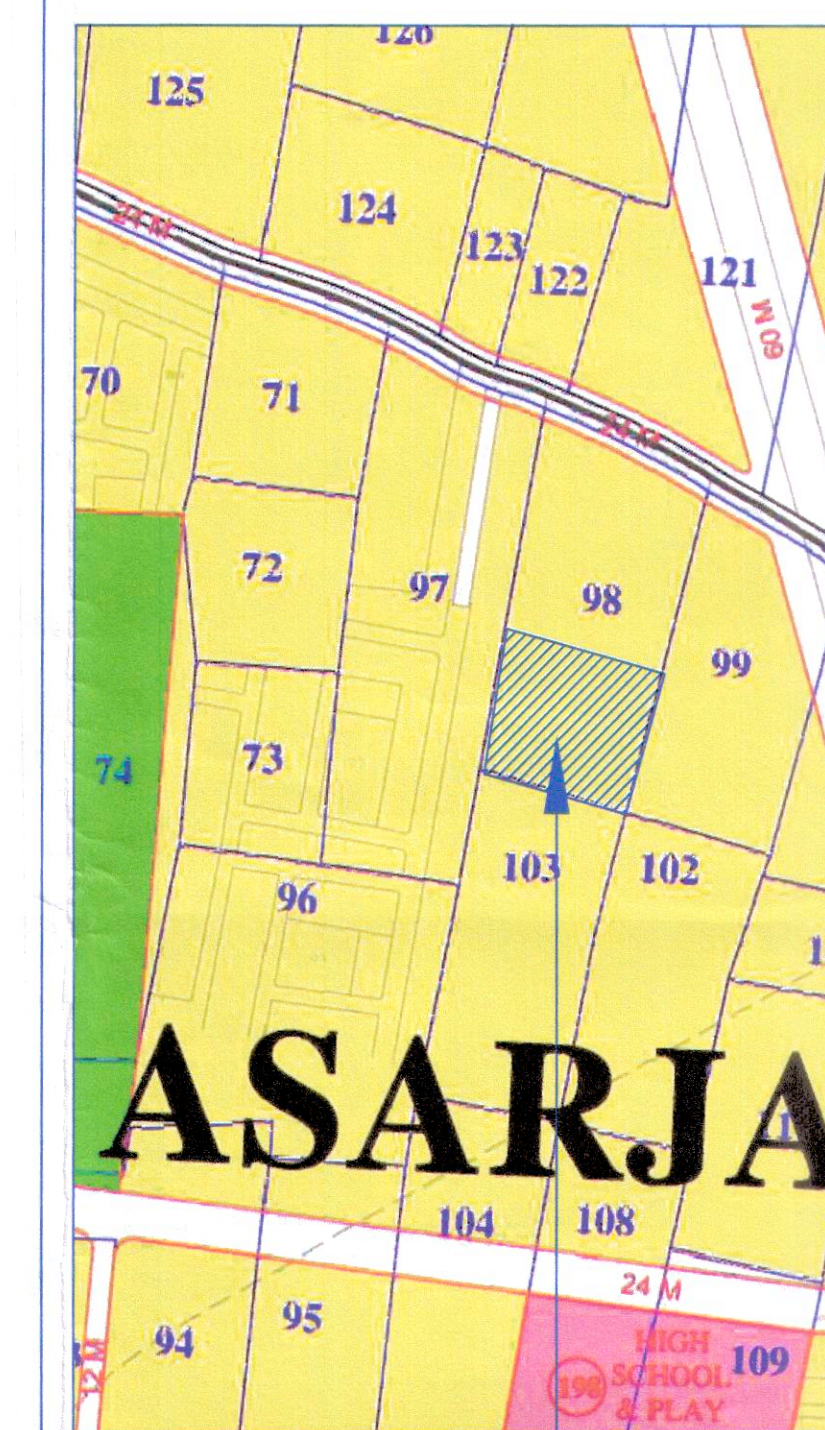
CHECKED BY: SHAILESH

OWNER NAME & SIGNATURE
MR. SUNIL M. TOSHIWAL AND
GVC DEVELOPERS THROUGH
ITS PARTNER
MR. DURGAPRASAD R. TOSHIWALARCHITECT
MR. SHAILESH P. DANDANE
(CA/2005/37015)

Project Architects

SPIRO DESIGN
201, INTERNATIONAL
BUSINESS BAY,
GURUNANAK NAGAR,
BHAWANI PETH,
PUNE - 411002.

SCALE: 1:100

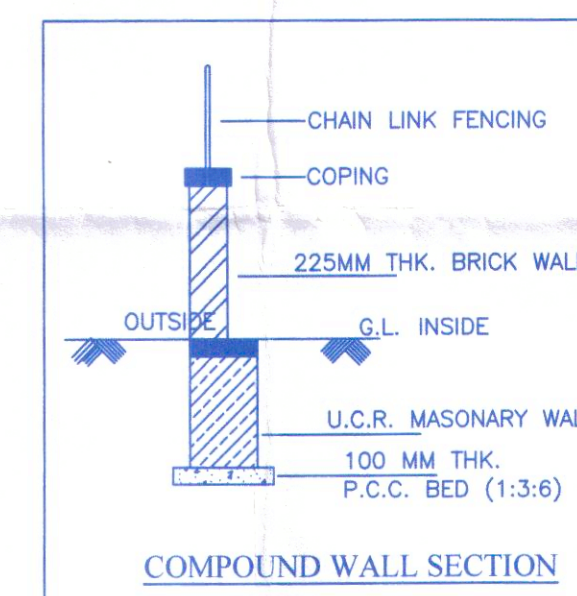


LOCATION PLAN

FORM OF STATEMENT 1				
EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/OCCUPANCY OF FLOORS
NIL	0	0.00	0.00	NIL
TOTAL		0.00	0.00	

FORM OF STATEMENT 2		
(PROPOSED BUILDING)		
BUILDING NO.	FLOOR NO.	TOTAL BUILTUP AREA OF FLOORS PER OUTER CONSTRUCTION LINE
1	LOWER STILT	40.72
	UPPER STILT	0.00
	FIRST	824.08
	SECOND	824.08
	THIRD	824.08
	FOURTH	824.08
	FIFTH	824.08
	SIXTH	824.08
	SEVENTH	742.82
	EIGHT	824.08
	NINTH	824.08
TOTAL		7376.18

WATER STORAGE CAPACITY (BUILDING-H)			
PERSON	TENEMENT	TOTAL	
5	X	71	= 355 PERSONS
1PERSON			= 135.00 LTR
355X			= 47925.00 LTR
TOTAL O.H.W.T. CAPACITY			
TOTAL			= 47925.00 LTR
ADD FIRE FIGHTING PER BUILDING 20000 LIT			
47925	+	20000	= 67925.00 LTR
TOTAL			= 67925.00 LTR
TOTAL U.G.W.T. CAPACITY			
TOTAL			= 71887.50 LTR
ADD FIRE FIGHTING PER BUILDING 20000 LIT			
71887	+	20000	= 91887.50 LTR
TOTAL			= 91887.50 LTR



COMPOUND WALL SECTION

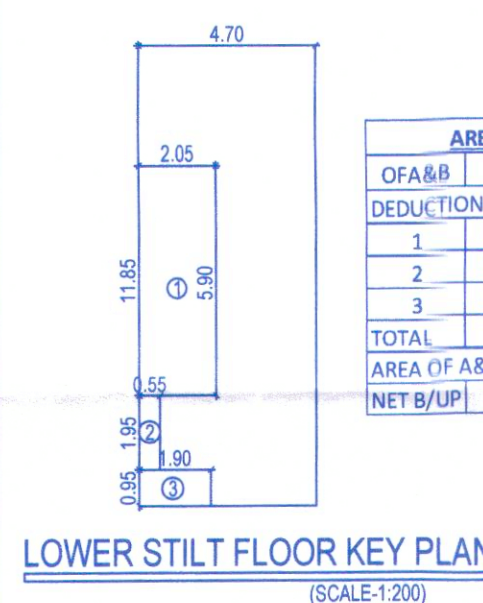
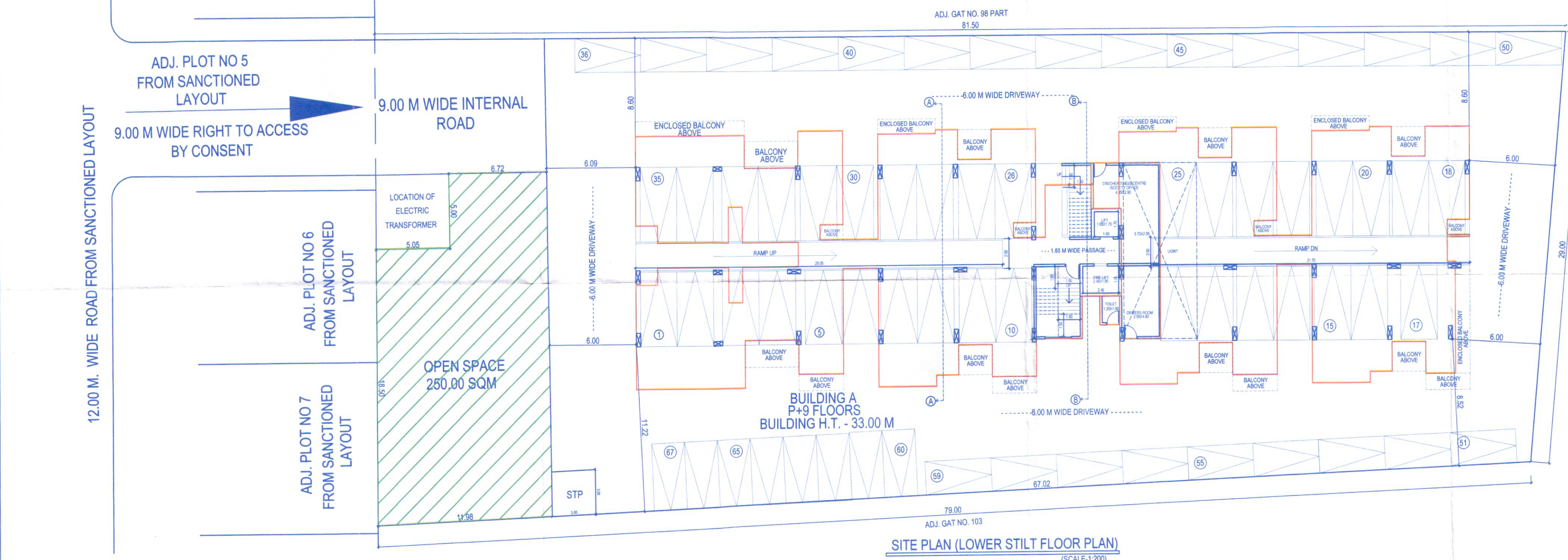
PLOT AREA KEY PLAN
(SCALE:1:200)

PLOT AREA CALCULATION									
1	0.50	73.27	X	29.21	=	1070.11	SQ.M		
2	0.50	73.27	X	27.85	=	1020.20	SQ.M		
TOTAL					=	2090.31	SQ.M		

FLAT NO.	CARPET AREA	OPEN BALCONY	ENCLOSED BALCONY	NET CARPET	NO. OF UNITS
106, 206, 306, 406, 506, 606, 706, 806, 906	88.02	9.05	0.00	97.07	9.00
107, 207, 307, 407, 507, 607, 707, 807, 907	80.76	7.66	6.08	94.50	9.00
101, 102, 108, 201, 202, 208, 301, 302, 308, 401, 402, 408, 501, 502, 508, 601, 602, 608, 701, 702, 801, 802, 808, 901, 902, 908	66.33	5.82	3.10	75.25	26.00
104, 105, 204, 205, 304, 305, 404, 405, 504, 505, 604, 605, 704, 705, 804, 805, 904, 905	73.14	7.22	0.00	80.36	27.00
103, 203, 303, 403, 503, 603, 703, 803, 903	66.99	7.22	7.25	81.46	28.00

PARKING AREA STATEMENT				
AREA OR NO. TENEMENT	REQUIRED CAR	REQUIRED SCOOTER	PROPOSED CAR	PROPOSED SCOOTER
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M (1.5)	53	27	53	27
FOR EVERY TENEMENT WITH EACH TENEMENT HAVING CARPET AREA ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M (1.3)	18	18	18	18
TOTAL	44.50	71.00	44.50	71.00
5% Extra	2.23	3.55	2.23	3.55
TOTAL	47.00	75.00	0.00	0.00
0.6 for D class Municipal Corporation	28.20	45.00		
TOTAL PROVIDED			67.00	175.00

F.S.I. STATEMENT				
SR. NO.	FLOOR	BUP AREA	LIFT AREA	NO. OF TENEMENTS
1	LOWER STILT	40.72	7.13	0
2	UPPER STILT	0.00		0
3	FIRST	824.08		8
4	SECOND	824.08		8
5	THIRD	824.08		8
6	FOURTH	824.08		8
7	FIFTH	824.08		8
8	SIXTH	824.08		8
9	SEVENTH	742.82		7
10	EIGHTH	824.08		8
11	NINTH	824.08		8
TOTAL		7376.18	7.13	71.00

LOWER STILT FLOOR KEY PLAN
(SCALE:1:200)SITE PLAN (LOWER STILT FLOOR PLAN)
(SCALE:1:200)