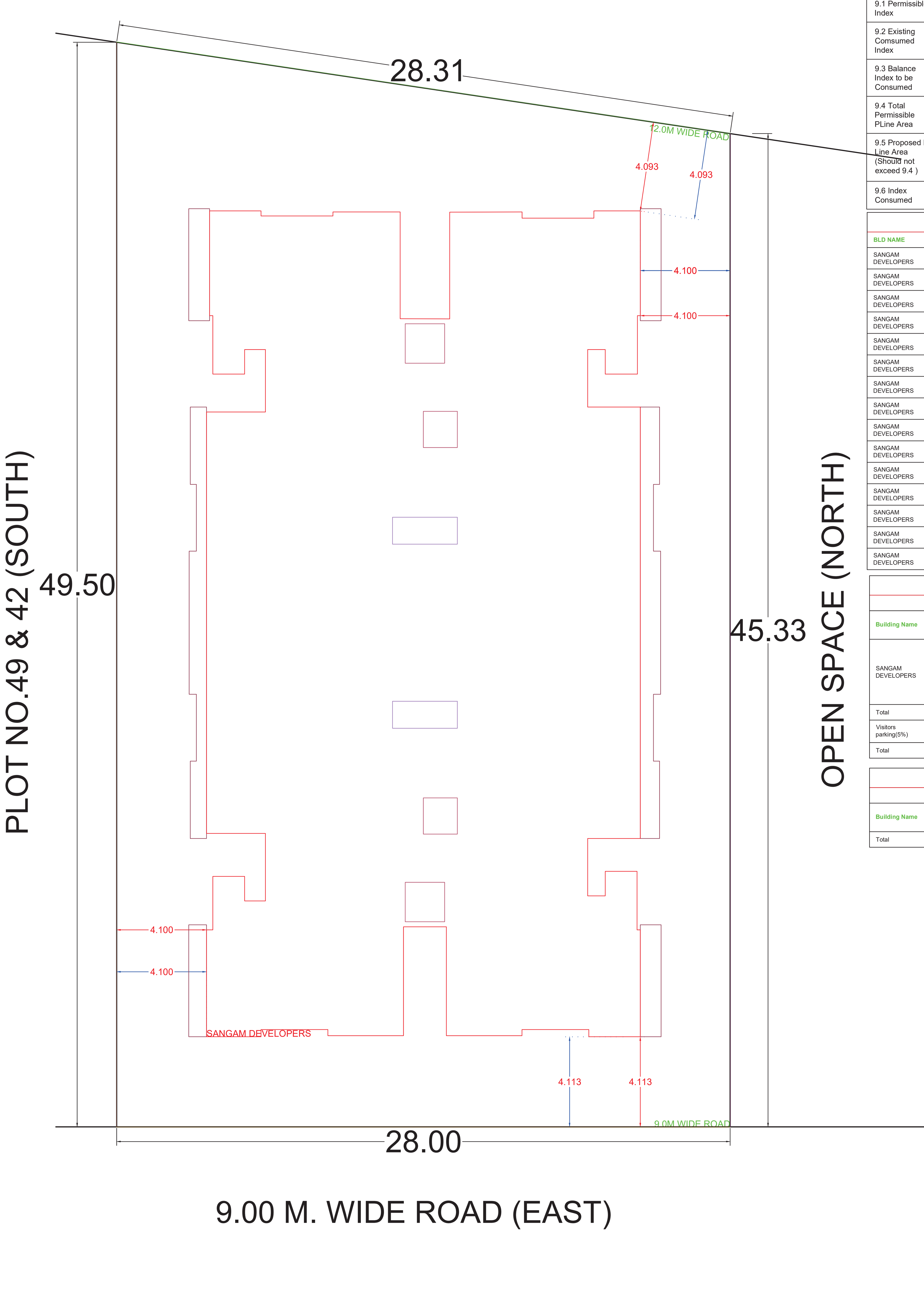
SHEET NO.02/02

Signature valid
Digitally signed by Dr.Maheshkumar Uttamrao Doiphode
Date: 2024.05.25 19:12:57 IST
Reason: Approved Drawing Plan
Location: Nanded Waghala Municipal Corporation
Project Code : DDMCW-23-105252
Application Number : RDDMCW202400477
Proposal Number : 260981
Certificate Number : DDMCW/RB/2024/APL/00042



SITE PLAN (1:100)

SANGAM DEVELOPERS

BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	0.00	4426.68	0.00	0.00	0.00	0.00	270.24	0.00	19.44	30.60	393.78	0.00	0.00	4002.30
SANGAM DEVELOPERS	FIRST FLOOR PLAN	0.00	737.78	0.00	0.00	0.00	0.00	47.80	0.00	6.48	5.10	65.63	0.00	0.00	667.05
SANGAM DEVELOPERS	PARKING FLOOR PLAN	0.00	120.10	0.00	0.00	0.00	0.00	0.00	0.00	6.48	5.10	6.48	0.00	0.00	108.52
SANGAM DEVELOPERS	TOTAL	0.00	5284.56	0.00	0.00	0.00	0.00	318.04	0.00	32.40	40.80	465.89	0.00	0.00	4777.87

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 60% 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 Comsumed 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 PLine Area	1460.22	663.74	862.86	0.00	1792.09	0.00	4778.91	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1460.22	663.74	862.86	0.00	1791.05	0.00	4777.87	0.00	4777.87
9.6 Index Consumed	1.10	0.50	0.65	0.00	0.00	0.00	2.25	0.00	0.00

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
SANGAM DEVELOPERS	W	0.50	1.20	2
SANGAM DEVELOPERS		0.60	0.90	2
SANGAM DEVELOPERS	V.	0.50	1.20	2
SANGAM DEVELOPERS	W	0.98	1.20	2
SANGAM DEVELOPERS	W	1.01	1.20	2
SANGAM DEVELOPERS	V	0.60	0.90	2
SANGAM DEVELOPERS	W	0.60	1.20	4
SANGAM DEVELOPERS	W	1.21	1.20	2
SANGAM DEVELOPERS	W	16.00	1.20	16
SANGAM DEVELOPERS	W	2.96	1.20	5
SANGAM DEVELOPERS	W	1.12	1.20	3
SANGAM DEVELOPERS	W	1.02	1.20	3
SANGAM DEVELOPERS	V	0.50	0.90	20
SANGAM DEVELOPERS	W	1.50	1.20	65
SANGAM DEVELOPERS	W	0.90	1.20	7

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
SANGAM DEVELOPERS	D	0.70	2.10	8
SANGAM DEVELOPERS	D	0.80	2.10	8
SANGAM DEVELOPERS	D	0.72	2.10	2
SANGAM DEVELOPERS	D	14.00	2.10	14
SANGAM DEVELOPERS	D	0.90	2.10	17
SANGAM DEVELOPERS	D	0.92	2.10	16
SANGAM DEVELOPERS	D	0.75	2.10	46
SANGAM DEVELOPERS	D	1.50	2.10	34
SANGAM DEVELOPERS	D	1.05	2.10	19

Telecom Room

Building	Req. Size	Prop. Size	Status
SANGAM DEVELOPERS	TelecomRoom	3.00X3.40	OK
SANGAM DEVELOPERS	TelecomRoom	3.00X3.40	OK

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tens/Area/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance/Mini Bus
SANGAM DEVELOPERS	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	56	28.00	56.00	-
Total	-	-	-	-	-	28.00	56.00	-
Visitors parking(5%)	-	-	-	-	-	1.40	2.80	-
Total	-	-	-	-	-	29.40	58.80	0.00

Parking Check As Per Multiplying Factor 0.60

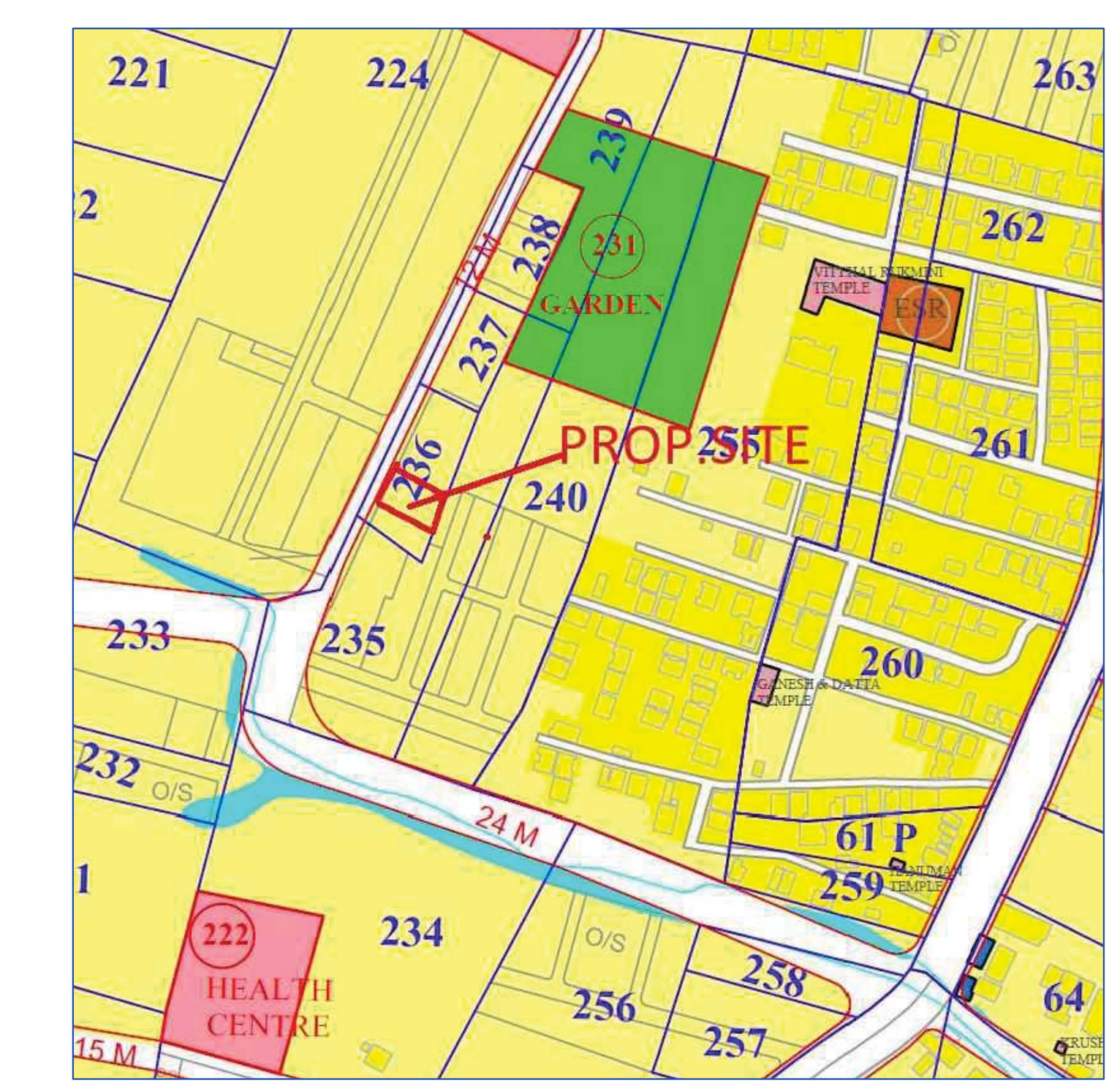
Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance/Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance/Mini bus	Status
Total	18	59	0	19	60	0	OK

Carpet Area Table

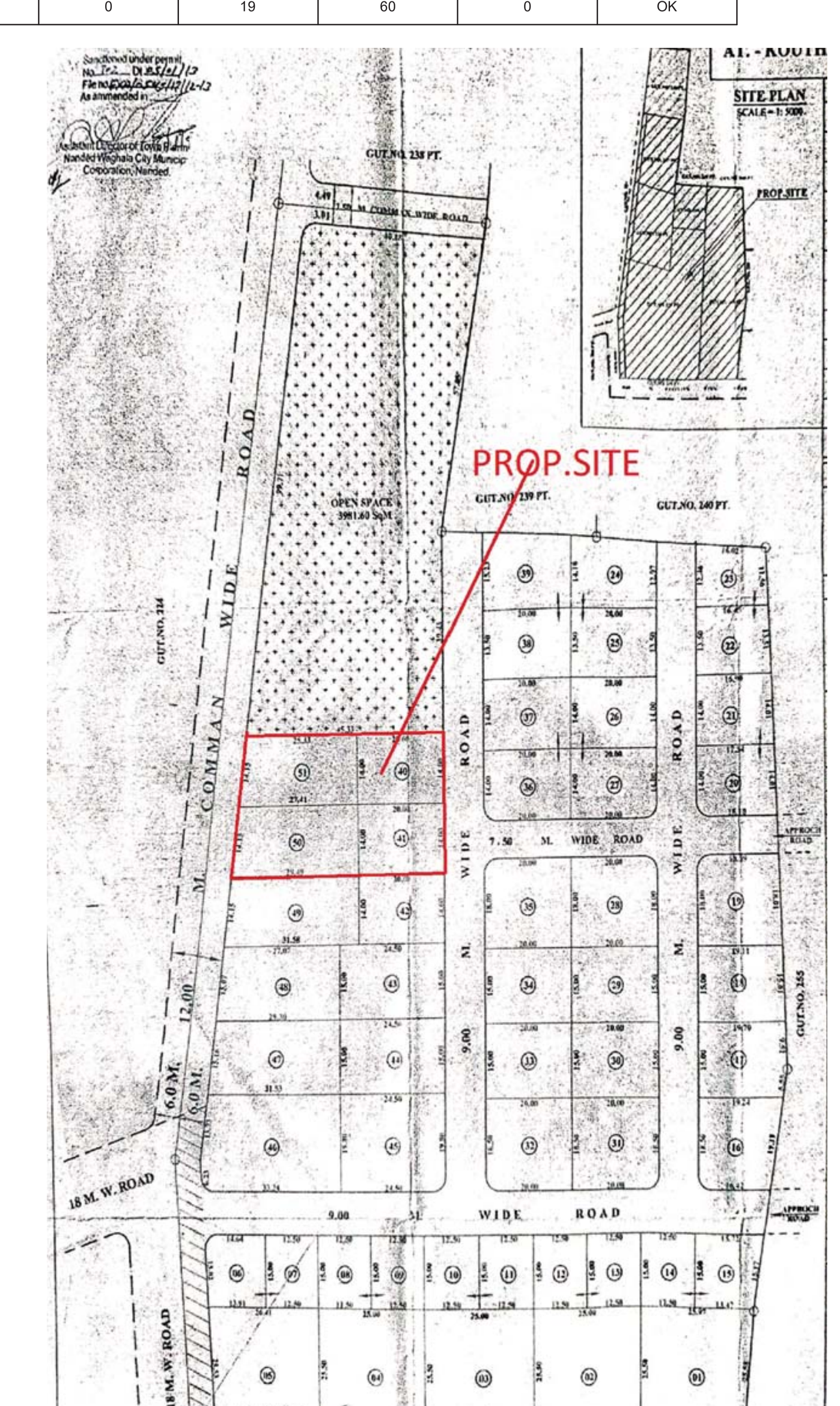
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
SANGAM DEVELOPERS	FIRST FLOOR PLAN	101	1	63.40	15.94	0.00	0.00	79.34
SANGAM DEVELOPERS	FIRST FLOOR PLAN	102	1	60.33	4.85	0.00	0.00	65.18
SANGAM DEVELOPERS	FIRST FLOOR PLAN	103	1	60.33	4.13	0.00	0.00	64.46
SANGAM DEVELOPERS	FIRST FLOOR PLAN	104	1	63.40	13.18	0.00	0.00	76.58
SANGAM DEVELOPERS	FIRST FLOOR PLAN	105	1	63.40	13.18	0.00	0.00	76.58
SANGAM DEVELOPERS	FIRST FLOOR PLAN	106	1	60.33	4.85	0.00	0.00	65.18
SANGAM DEVELOPERS	FIRST FLOOR PLAN	107	1	60.33	4.85	0.00	0.00	65.18
SANGAM DEVELOPERS	FIRST FLOOR PLAN	108	1	63.40	15.94	0.00	0.00	79.34
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	202;302;402;502;602;702	6	60.33	3.80	0.00	0.00	64.13
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	201;301;401;501;601;701	6	63.40	15.94	0.00	0.00	79.34
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	203;303;403;503;603;703	6	60.33	4.52	0.00	0.00	64.85
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	204;304;404;504;604;704	6	63.40	13.18	0.00	0.00	76.58
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	205;305;405;505;605;705	6	63.40	13.18	0.00	0.00	76.58
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	206;306;406;506;606;706	6	60.33	3.80	0.00	0.00	64.13
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	207;307;407;507;607;707	6	60.33	3.80	0.00	0.00	64.13
SANGAM DEVELOPERS	TYPICAL SECOND TO SEVENTH FLOOR PLAN	208;308;408;508;608;708	6	63.40	15.94	0.00	0.00	79.34



GOOGLE MAP LOCATION PLAN



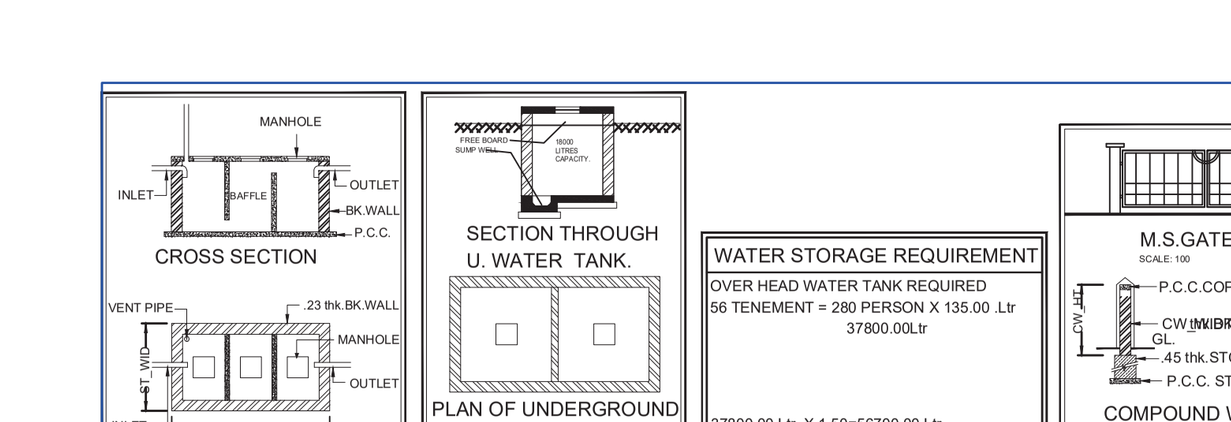
DP LOCATION PLAN



LAYOUT PLAN

Owner Details

Owner Name	Postal Address	Contact Number
Venkatesh Laxmanrao Parsewar	116-19,At Post Police Station Pathe Maghe Loha,Loha,Nanded,Maharashtra-431708	8208844755
Sheshrao gangadhar fadse	Nanded	
Pravin omprakash pokarna	Nanded	



Proforma I : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1327.48
(a) As per ownership document (7/12, CTS extract)	1327.48
(b) as per TILR or City Survey measurement sheet	1327.48
(c) as per Demarcated drawing area	1327.62
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1327.48
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1327.48
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1327.48
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed___	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(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 2023-12-07 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land 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 / Collector. I/We would execute the structure 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 at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : 116-19,At Post Police Station Pathe Maghe Loha,Loha,Nanded,Maharashtra-431708,Nanded

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 236

SITE ADDRESS :
PLOT NO.40,41,50&51,GUT NO.236,AT-KAUTHA,NANDED.

Name Of Architect : Sachin Khushalrao Bhasme
LOGO
ADDRESS OF OFFICE
OFFICE -
Flat no 1101, B wing, Blue Springs, Aambegaon khurda, Pune, 411046

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 25/04/24
JOB NO - DDMCW-23-105252 | CHECK BY - -

SUBMISSION DRAWING