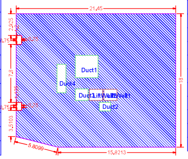
BUILT UP AREA CALCULATION
FOR TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN
WING A

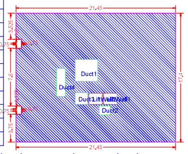
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.45	18.00	380.30
			BLOCK AREA TOTAL =380.30Sq.M
LiftWell2	-	-	2.70
LiftWell1	-	-	2.70
Duct4	-	-	4.59
Duct3	-	-	2.71
Duct2	-	-	1.80
Duct1	-	-	9.22
			TOTAL Deduction =23.72Sq.M
			Net BuiltUp Area =356.58 Sq.M



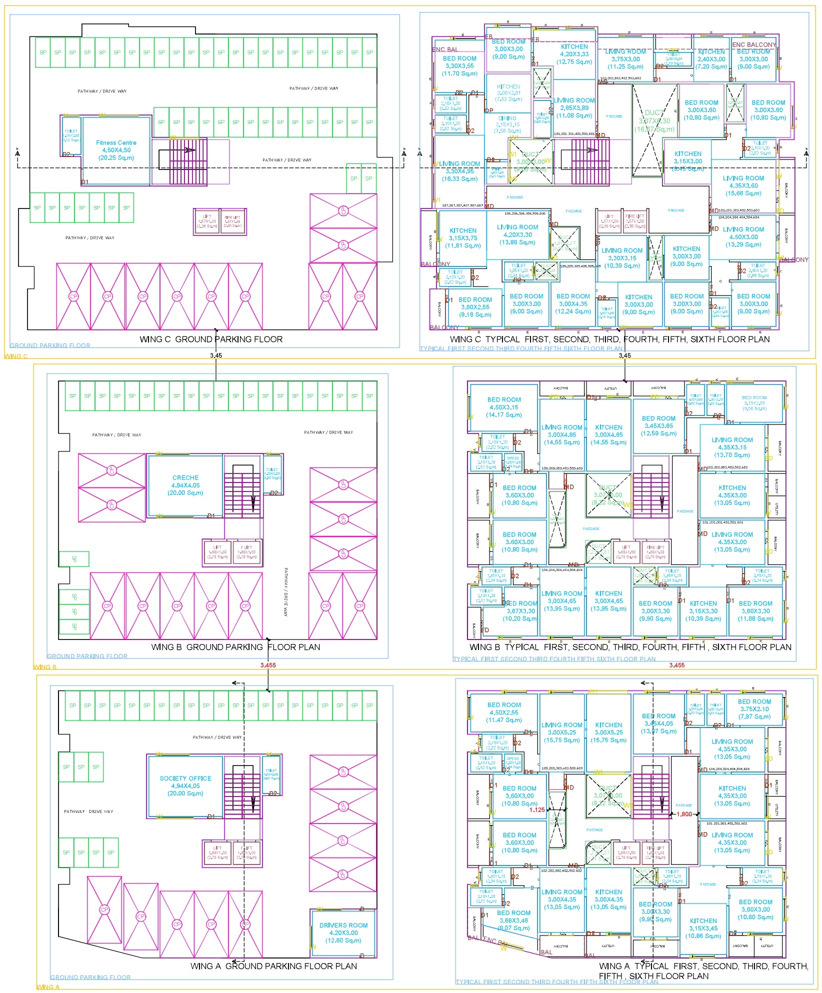
BUILT-UP AREA CALCULATION TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN WING A

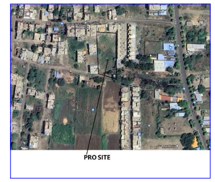
BUILT UP AREA CALCULATION
FOR TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN
WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.45	17.40	371.48
			BLOCK AREA TOTAL =371.48Sq.M
LiftWell2	-	-	2.70
LiftWell1	-	-	2.70
Duct4	-	-	4.59
Duct3	-	-	2.71
Duct2	-	-	1.80
Duct1	-	-	9.22
			TOTAL Deduction =23.72Sq.M
			Net BuiltUp Area =347.76 Sq.M

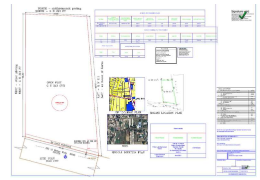


BUILT-UP AREA CALCULATION TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN WING B

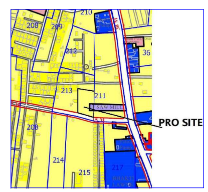




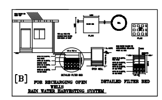
GOOGLE LOCATION PLAN

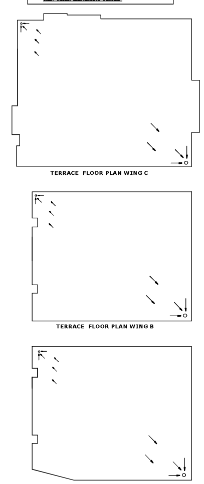


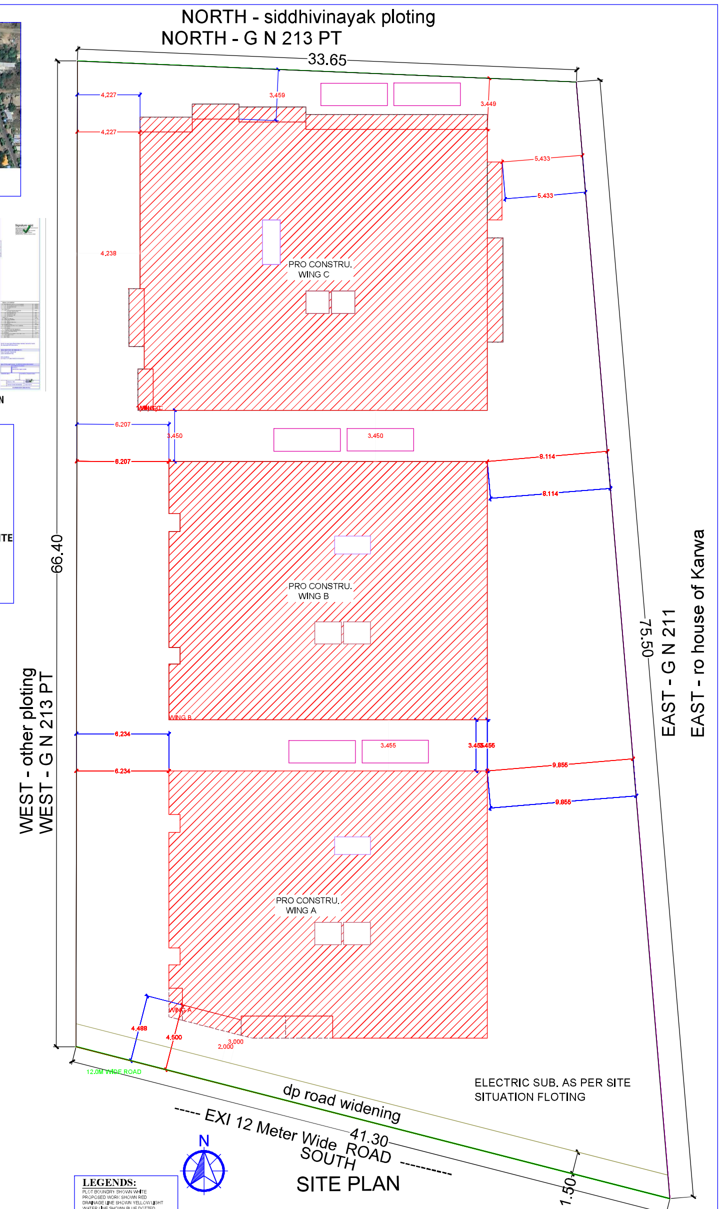
LAYOUT LOCATION PLAN



DP LOCATION PLAN



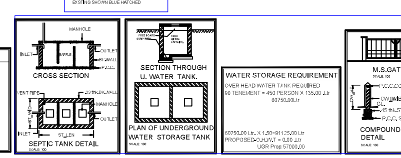




SITE PLAN

Project Details

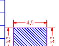
Proposal code -DDMCW-24-14192
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 213
Tahsil : Zone 1
Mouza : 1
Prorata Value : 0.00



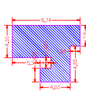
Owner details		
Owner Name	Postal Address	Contact Number
Pritam Lalnchankumar Kandi	Flat No 14 Aarya Hights,Sharda Nagar Nanded,,Taroda Bk,Taroda Bk.,Nanded-431605,Maharashtra	7507904252
Laxmi Prashant Waghmare	NANDED	

BUILT UP AREA CALCULATION
FOR GROUND PARKING FLOOR WING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.50	3.30	14.85
			BLOCK AREA TOTAL =14.85Sq.M
			TOTAL Deduction =0.00Sq.M
			Net BuiltUp Area =14.85 Sq.M



BUILT-UP AREA CALCULATION GROUND PARKING FLOOR WING A



BUILT UP AREA CALCULATION
FOR GROUND PARKING FLOOR WING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.14	7.65	48.89
			BLOCK AREA TOTAL =48.89Sq.M
			TOTAL Deduction =0.00Sq.M
			Net BuiltUp Area =48.89 Sq.M

BUILT-UP AREA CALCULATION GROUND PARKING FLOOR WING A

Signature valid

Digitally signed by Dr.Maheshkumar Uttamrao Doiphode
Date: 2024.03.30 11:36:30 IST
Reason: Approved Drawing Plan
Location: Nanded Waghala Municipal Corporation
Project Code : DDMCW-24-14192
Application Number : DDMCW202400140
Proposal Number : 245422
Certificate Number : DDMCW/B/2024/APL/03678

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.	2589.00
(a) As per ownership document (7/12, CTS extract)	2589.00
(b) as per TILR or City Survey measurement sheet	2589.00
(c) as per Demarcated drawing area	2589.08
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2589.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	61.84
(b) Any D.P. Reservation area	0.00
(Total a+b)	61.84
5.Balance area of plot (3-4)	2527.16
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)	2527.16
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 2024-01-17 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 : Flat No 14 Aarya Hights,Sharda Nagar Nanded,,Taroda Bk,Taroda Bk.,Nanded-431605,Maharashtra,NANDED

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 213

SITE ADDRESS :
PRO RESIDENTIAL BUILDING ON GUT NO 213 (PT) MO TARODA KH NANDED

Name Of Engineer : Amarnath Shivaji Ibitdar

LOGO

ADDRESS OF OFFICE
OFFICE -
s/o Shivaji Ibitdar, Shivdeep Sadan, Keshave Nagar, Nanded.

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100
Date: 04/03/24
JOB NO - DDMCW-24-14192
CHECK BY --

SUBMISSION DRAWING

WING C

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	HEZZ.	PROF.							
WING C	GROUND PARKING FLOOR	0.00	454.85	0.00	0.00	0.00	0.00	0.00	0.00	4.72	0.00	0.00	0.00	0.00	454.85
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	0.00	2605.22	0.00	0.00	0.00	0.00	227.16	0.00	0.00	39.20	236.20	0.00	0.00	2834.20
WING C	Total	0.00	3060.07	0.00	0.00	0.00	0.00	227.16	0.00	4.72	39.20	236.20	0.00	0.00	3289.05

WING B

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	HEZZ.	PROF.							
WING B	GROUND PARKING FLOOR	0.00	454.85	0.00	0.00	0.00	0.00	0.00	0.00	5.40	0.00	0.00	0.00	0.00	454.85
WING B	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	0.00	2279.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.40	196.00	0.00	0.00	2508.20
WING B	Total	0.00	2279.34	0.00	0.00	0.00	0.00	0.00	0.00	5.40	32.40	196.00	0.00	0.00	2133.20

WING A

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	HEZZ.	PROF.							
WING A	GROUND PARKING FLOOR	0.00	65.74	0.00	0.00	0.00	0.00	0.00	0.00	5.40	0.00	0.00	0.00	0.00	65.74
WING A	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	0.00	2291.80	0.00	0.00	0.00	0.00	95.44	0.00	0.00	32.40	196.00	0.00	0.00	2139.44
WING A	Total	0.00	2345.54	0.00	0.00	0.00	0.00	95.44	0.00	5.40	32.40	196.00	0.00	0.00	2205.17

FSI DETAILS

Sr.No	Basic FSI (on sr.no 5 no 1)	Premium FSI (on sr.no 5 no 1)	TDR (on sr.no 5 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 (25%) If Applicable	Drawing Value
5.1 Permissible FSI	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.2 Existing Consumed FSI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.3 Balance FSI in the Consume	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.4 Total Permissible FSI on (Area)	2731.87	1365.93	1641.05	0.00	2463.77	0.00	6319.07	0.00	0.00
5.5 Proposed FSI Line Area (Should not exceed 5.4)	2731.87	1365.93	346.18	0.00	2463.76	0.00	7033.39	0.00	7033.39
5.6 Total Consumed	1.09	0.00	0.13	0.00	0.00	0.00	1.73	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
WING B	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	101,201,301,401,501,601	6	56.20	0.00	0.00	56.20
WING B	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	102,202,302,402,502,602	6	59.53	0.00	0.00	59.53
WING B	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	103,203,303,403,503,603	6	69.53	0.00	0.00	69.53
WING B	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	104,204,304,404,504,604	6	56.01	0.00	0.00	56.01

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
WING A	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	101,201,301,401,501,601	6	69.91	0.00	0.00	69.91
WING A	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	102,202,302,402,502,602	6	55.79	4.10	0.00	59.89
WING A	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	103,203,303,403,503,603	6	66.35	0.00	0.00	66.35
WING A	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	104,204,304,404,504,604	6	57.28	0.00	0.00	57.28

Area utilisation of Roads and Reservations

Description of area utilisation			Area surrendered in Sqft	Quatum of DR/TDR generation	Total Quatum of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
-	-	Total	61.84	123.69	123.69	0.00	123.69

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WING A	MD	1.05	2.10	4
WING A	D1	0.68	2.10	1
WING A	D2	0.80	2.10	1
WING A	D1	1.25	2.10	1
WING A	D1	0.90	2.10	10
WING A	D1	1.20	2.10	1
WING A	D2	0.75	2.10	6
WING A	D	3.00	2.10	2
WING B	MD	1.05	2.10	4
WING B	D2	0.80	2.10	1
WING B	D1	1.25	2.10	2
WING B	D2	0.90	2.10	1
WING B	FD	1.20	2.10	1
WING B	D1	0.90	2.10	8
WING B	D1	1.20	2.10	1
WING B	D2	0.75	2.10	7
WING C	MD	1.05	2.10	7
WING C	D1	0.90	2.10	9
WING C	D2	0.75	2.10	11
WING C	D1	1.20	2.10	1

Parking Check Table MD

Building Name	Use	TENEMENT AREA	As Per DCR		As per Table 5 Applicable	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
WING C	Residential	For every two tenements of each Terraced having carpet area less than 90 sq.m. but more than 30 sq.m.	1	2	30	1128	3020	-
WING C	Residential	For every two tenements of each Terraced having carpet area more than 90 sq.m.	1	2	12	528	1120	-
WING B	Residential	For every two tenements of each Terraced having carpet area less than 30 sq.m. but more than 30 sq.m.	1	2	24	1128	3420	-
WING A	Residential	For every two tenements of each Terraced having carpet area more than 90 sq.m.	1	2	24	1128	3420	-
Total	-	-	-	-	-	3420	9020	-
Visitors parking(5%)	-	-	-	-	-	228	1,200	0
Total	-	-	-	-	-	3420	9020	0.00

Parking Check

Parking Check			
	Required	Proposed	Status
	Car/Mini Bus	Car/Mini Bus	
Total	26	31	OK

(Note-Parking calculate as per regulation 14.5.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Parking Check As Per Multiplying Factor : 0.50

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	26	95	0	31	100	0	OK

Schedule of Openings

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WING A	MD	1.05	2.10	4
WING A	D1	0.68	2.10	1
WING A	D2	0.80	2.10	1
WING A	D1	1.25	2.10	1
WING A	D1	0.90	2.10	10
WING A	D1	1.20	2.10	1
WING A	D2	0.75	2.10	6
WING A	D	3.00	2.10	2
WING B	MD	1.05	2.10	4
WING B	D2	0.80	2.10	1
WING B	D1	1.25	2.10	2
WING B	D2	0.90	2.10	1
WING B	FD	1.20	2.10	1
WING B	D1	0.90	2.10	8
WING B	D1	1.20	2.10	1
WING B	D2	0.75	2.10	7
WING C	MD	1.05	2.10	7
WING C	D1	0.90	2.10	9
WING C	D2	0.75	2.10	11
WING C	D1	1.20	2.10	1

BUILT-UP AREA CALCULATION GROUND PARKING FLOOR WING C

BUILT-UP AREA CALCULATION GROUND PARKING FLOOR WING B

BUILT-UP AREA CALCULATION GROUND PARKING FLOOR WING C

BUILT-UP AREA CALCULATION FOR TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN WING C

AREA NAME	LENGTH	WIDTH	Area(Sqm)
BLOCK	35.29	28.22	484.27
		BLOCK AREA TOTAL	484.1784
Lift Well1	-	-	3.26
Lift Well2	-	-	3.26
Duct7	-	-	4.27
Duct6	-	-	1.80
Duct5	-	-	3.73
Duct4	-	-	3.26
Duct3	-	-	5.09
Duct2	-	-	7.49
Duct1	-	-	19.07
		TOTAL Deduction	44.4256
		Net Built-up Area	439.75 SqM

BUILT-UP AREA CALCULATION TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN WING C

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	102,202,302,402,502,602	6	37.62	16.26	0.00	53.88
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	104,204,304,404,504,604	6	51.39	0.00	0.00	51.39
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	105,205,305,405,505,605	6	39.13	0.00	0.00	39.13
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	106,206,306,406,506,606	6	54.13	0.00	0.00	54.13
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	101,201,301,401,501,601	6	54.68	0.00	0.00	54.68
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	103,203,303,403,503,603	6	51.24	7.72	0.00	58.96
WING C	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR PLAN	107,207,307,407,507,607	6	51.27	7.20	0.00	58.79

SECTION VIEW - WING A

SECTION VIEW - WING B

SECTION VIEW - WING C

ELEVATION WING - A

SECTION AT "A-A" WING A

SECTION AT "A-A" WING C

Signature valid

Digitally signed by Dr.Maheshwar Uttamrao Doiphode
Date: 2024.03.30 11:26:30 IST
Reason: Approved - Wing C
Location: Nanded Nanded Municipal Corporation
Project Code : DDMC/B/2024/00140
Application Number : DDMC/B/2024/00140
Proposal Number : 24542
Certificate Number : DDMCW/B/2024/APL/03678

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.	2589.00
(a) As per ownership document (7/12, CTS extract)	2589.00
(b) as per TILR or City Survey measurement sheet	2589.00
(c) as per Demarcated drawing area	2589.08
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2589.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	61.84
(b) Any D.P. Reservation area	0.00
(Total a+b)	61.84
5.Balance area of plot (3-4)	2527.16
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)	2527.16
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 2024-01-17 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 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 : Flat No 14 Aarya Hights,Sharda Nagar Nanded ,Taroda Bk,Taroda Bk, Nanded-431606,Maharashtra,NANDED

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.- 213

SITE ADDRESS :
PRO RESIDENTIAL BUILDING ON GUT NO 213 (PT) MO TARODA KH NANDED

Name Of Engineer : Amarnath Shivaji Bittar

LOGO	ADDRESS OF OFFICE
	OFFICE - c/o Shivaji Bittar, Shivdeep Sadan, Keshave Nagar, Nanded.

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by Amarnath Shivaji Bittar
Date: 2024.03.30 11:26:30 IST

SCALE - 1:100 | Date: 04/03/24

JOB NO - DDMCW/24-14192 | CHECK BY - -

SUBMISSION DRAWING

Owner Name	Postal Address	Contact Number
Pritam Laxmikantrao Kunde	Flat No 14 Aarya Hights Shanda Nagar Nanded Taroda Bk,Nanded-431606,Maharashtra,INDIA	7507904252
Laxmi Prashant Raghuwar	NANDED	