RESIDENTIAL

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	0.00	1791.15	0.00	0.00	0.00	0.00	0.00	7.50	0.00	105.60	0.00	0.00	1686.55
RESIDENTIAL	STILT PARKING FLOOR	0.00	14.80	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	14.80
RESIDENTIAL	Total	0.00	1805.95	0.00	0.00	0.00	0.00	0.00	10.00	0.00	105.60	0.00	0.00	1700.35

FSI DETAILS

9 Index	Basic FSI (on sarfat no 1)	Premium FSI (on sarfat no 1)	TDR (on sarfat no 1)	Incentive FSI (u/r green building if Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 30% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.70	0.00	0.00	0.00	0.00	0.00	1.70	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 Consume	1.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area(	1354.56	0.00	0.00	0.00	764.92	0.00	2119.48	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1274.88	0.00	0.00	0.00	425.47	0.00	1700.35	0.00	1700.35
9.6 Index Consumed	1.60	0.00	0.00	0.00	0.00	0.00	1.60	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
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	102;202;302	3	86.51	0.00	0.00	86.51
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	101;201;301	3	55.57	0.00	0.00	55.57
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	103;203;303	3	86.51	0.00	0.00	86.51
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	104;204;304	3	64.04	0.00	0.00	64.04
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	105;205;305	3	86.51	0.00	0.00	86.51
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FLOOR PLAN	106;206;306	3	86.51	0.00	0.00	86.51

Owner details		
Owner Name	Postal Address	Contact Number
pharande developers Kaustubh jagannathrao pharande	h n 51 shantey niwas,ashok nagar,opp union bank of india,Taroda Bk,Taroda Bk.,Nanded-431605,Maharashtra	9921010101
jagannath baburao pharande	nanded	
ketki kaustubh pharande	nanded	

Parking Check (Table 9B)

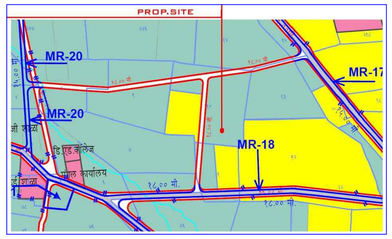
Building Name	USE	REQ. RATIO		NO.OF Tenn/Area	PRP. RATIO	
		car	Scooter		car	Scooter
RESIDENTIAL	Residential	1	1	12	12.00	12.00
RESIDENTIAL	Residential	1	2	6	3.00	6.00
Total	-	-	-	-	15.00	18.00
Visitors parking(15%)	-	-	-	-	0.75	0.90
Total	-	-	-	-	15.75	18.90

Parking Check As Per Multiplying Factor - 0.45

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	6	10	6	10	OK

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	W	2.15	1.20	2
RESIDENTIAL	W	1.99	1.20	2





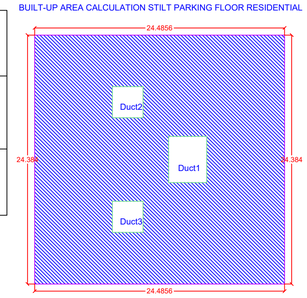
NET PLOT AREA	-	796.80 SQMT
PRO-RATA FSI	-	1.60
PRO-RATA FSI	- 796.80X1.60 =	1274.88 SQMT
ANCILLARY FSI (60%)	- 1274.88X60% =	764.92 SQMT
GF. B/U AREA	-	14.80 SQ.MT
FF. B/U AREA	-	561.85 SQ.MT
SF. B/U AREA	-	561.85 SQ.MT
TF. B/U AREA	-	561.85 SQ.MT
TOTAL B/U AREA	-	1700.35 SQ.MT
PRO-RATA		
BASIC FSI CONSUMED AREA (1.60)	-	1274.88 SQ.MT
ANCILLARY FSI CONSUMED AREA	-	425.47 SQ.MT
TOTAL B/U AREA	-	1700.35 SQ.MT

BUILT-UP AREA CALCULATION FOR TYPICAL FIRST SECOND THIRD FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.83	3.76	14.80
		BLOCK AREA TOTAL =14.80Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net Build Up Area =14.80 Sq.M	



BUILT-UP AREA CALCULATION STILT PARKING FLOOR RESIDENTIAL



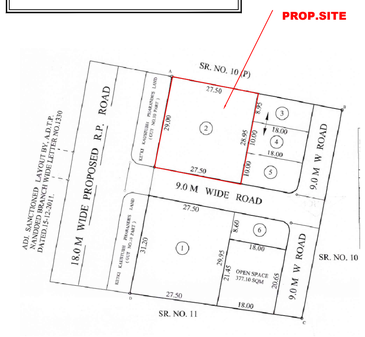
BUILT-UP AREA CALCULATION

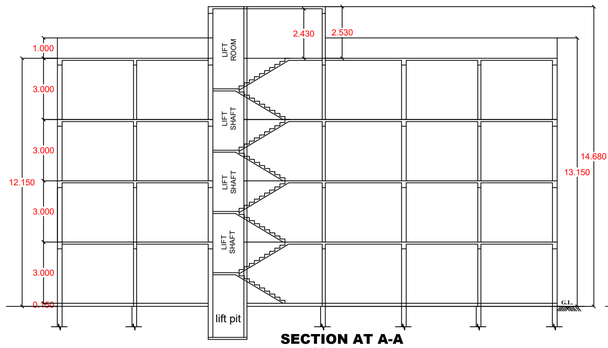
TYPICAL FIRST SECOND THIRD FLOOR PLAN RESIDENTIAL

BUILT-UP AREA CALCULATION FOR TYPICAL FIRST SECOND THIRD FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.40	24.38	561.81
		BLOCK AREA TOTAL =561.81Sq.M	
Duct2	-	-	8.15
Duct1	-	-	9.15
Duct1	-	-	18.00
		TOTAL Deduction =35.30Sq.M	
		Net Build Up Area =561.81 Sq.M	

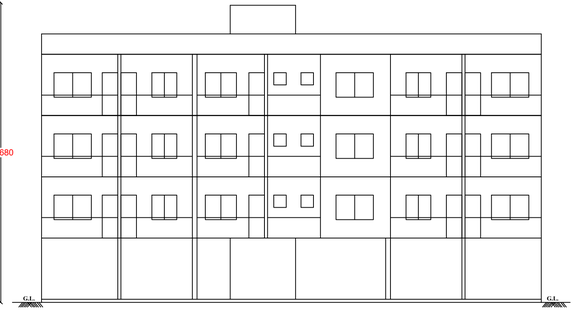
Project Details
Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No -
Plot No. - 2
Cts No./Servey No. - 10/F (P)
Sheet No. - 1
Zone Number: Nanded
Ward Name : wadi bk.
Prorata Value : 1.60





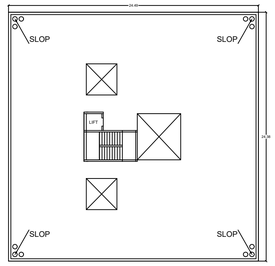
SECTION AT A-A

SCALE:-1:100



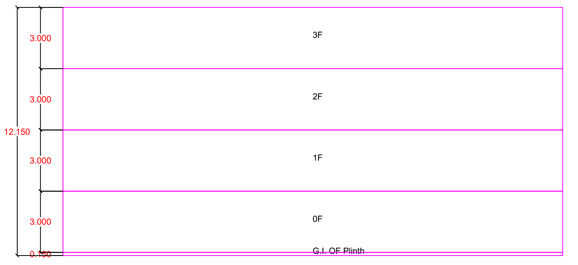
ELEVATION

SCALE:-1:100



TERRACE FLOOR PLAN

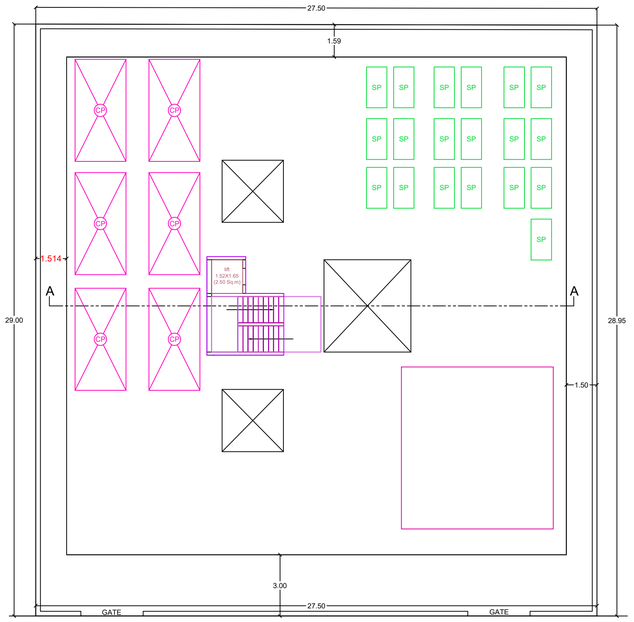
SCALE 1:200



SECTION VIEW - RESIDENTIAL

LEGENDS:

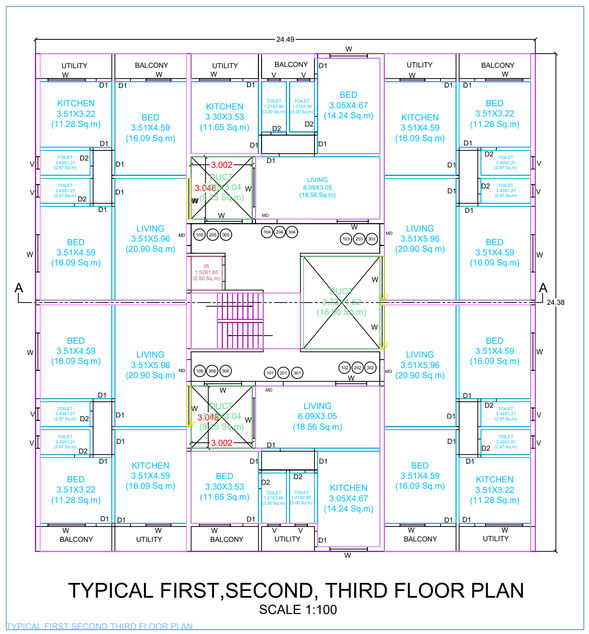
PROP.BUILDING BOUNDARIES
ADJACENT BUILDING BOUNDARIES
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
SEPTIC TANK SHOWN GREEN
TERRACE SHOWN DARK YELLOW
PROPOSED BUILDING RED METHOD
EXISTING SHOWN BLUE METHOD



SOUTH SIDE 9.00 M.WIDE ROAD

STILT PARKING FLOOR PLAN

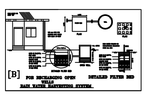
SCALE 1:100

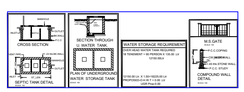


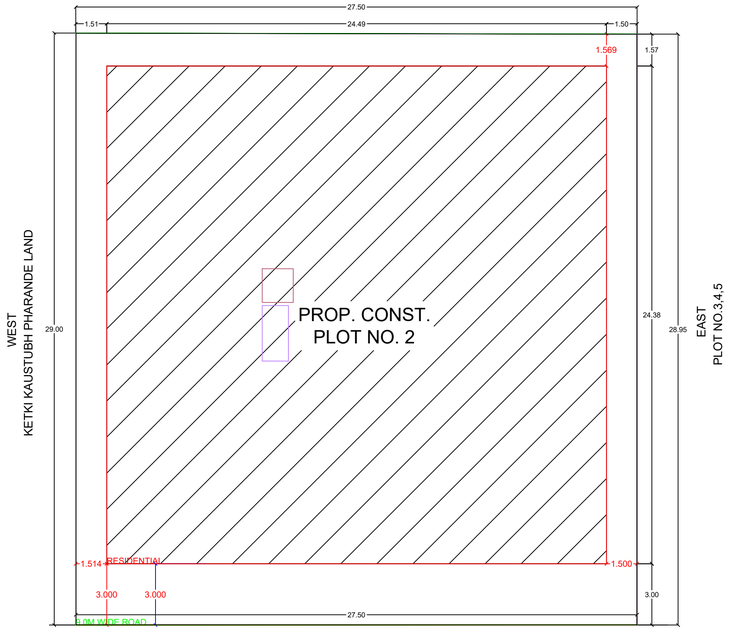
TYPICAL FIRST,SECOND, THIRD FLOOR PLAN

SCALE 1:100

TYPICAL FIRST SECOND THIRD FLOOR PLAN







SOUTH SIDE 9.00 M.WIDE ROAD

SITE PLAN

SCALE 1:100

PAWANKUMAR LALUJIRAO ALOORKAR

Digitally signed by PAWANKUMAR LALUJIRAO ALOORKAR
Date: 2023.08.07 12:55:20 +05'30'

Town Planner
Date: 07/07/2023

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.	796.80
(a) As per ownership document (7/12, CTS extract)	796.80
(b) as per TILR or City Survey measurement sheet	796.80
(c) as per Demarcated drawing area	796.81
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	796.80
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)	796.80
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)	796.80
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 2023-04-19 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 plants. 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 : h n 51 shantey niwas,ashok nagar,opp union bank of india,Taroda Bk,Taroda Bk.,Nanded-431605,Maharashtra,nanded

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-10/F (P)

SITE ADDRESS :
SR.NO.10/F (P), PLOT NO.2, WADI BK, NANDED.

Name Of Structural Engineer : shaik gowsula ghansyda

LOGO

ADDRESS OF OFFICE
OFFICE -
126, konark vihar, pharande nagar, nanded

OWNERS SIGN -
Signature Not Verified

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100	Date: 06/07/23
JOB NO - RPNAN-23-34323	CHECK BY - -

SUBMISSION DRAWING