RESIDENTIALBUILDING

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	0.00	1864.62	0.00	0.00	0.00	0.00	0.00	0.00	7.50	0.00	105.60	0.00	0.00	1759.02
RESIDENTIAL BUILDING	STILT PRAKING FLOOR	0.00	14.80	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	14.80
RESIDENTIAL BUILDING	Total	0.00	1879.42	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	105.60	0.00	0.00	1773.82

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	1.70	0.00	0.00	0.00	0.00	0.00	1.70	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 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()	1429.36	0.00	0.00	0.00	857.61	0.00	2286.97	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1429.36	0.00	0.00	0.00	344.46	0.00	1773.82	0.00	1773.82
9.6 Index Consumed	1.70	0.00	0.00	0.00	0.00	0.00	1.70	0.00	0.00

SCHEDULE OF OPENING:

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

Carpet Area Table

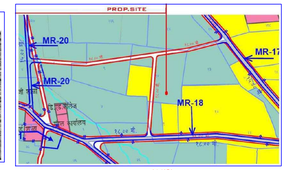
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	101;201;301	3	60.19	0.00	0.00	60.19
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	102;202;302	3	90.09	0.00	0.00	90.09
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	103;203;303	3	90.09	0.00	0.00	90.09
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	104;204;304	3	68.66	0.00	0.00	68.66
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	105;205;305	3	90.09	0.00	0.00	90.09
RESIDENTIAL BUILDING	TYPICAL FIRST SECOND THIRD FLOOR PLAN	106;206;306	3	90.09	0.00	0.00	90.09

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tene/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
RESIDENTIAL BUILDING	Residential	[illegible]	1	1	12	12.00	12.00	-
RESIDENTIAL BUILDING	Residential	[illegible]	1	2	6	3.00	6.00	-
Total	-	-	-	-	-	15.00	18.00	-
Visitors parking(5%)	-	-	-	-	-	0.75	0.90	0
Total	-	-	-	-	-	15.75	18.90	0.00

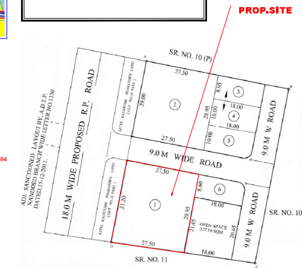
Parking Check As Per Multiplying Factor : 0.40
(Note=Parking calculate as per regulation 14.5.2 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	6	19	0	6	19	0	OK

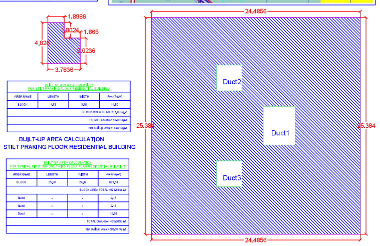


Project Details

Proposal code - RPNAN-24-06383
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 10
Tahsil : Nanded
Mouza : wadi bk.
Prorata Value : 1.60

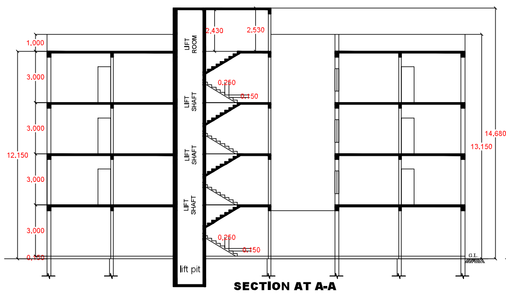


Owner details		
Owner Name	Postal Address	Contact Number
pharande developers Kaustubh Jagannath Pharande	h n 51 shantey niwas,ashok nagar,opp union bank of india,Taroda Bk,Taroda Bk.,Nanded-431605,Maharashtra	9921010101
jaganath baburao pharande	nanded	
ketki kaustubh pharande	nanded	

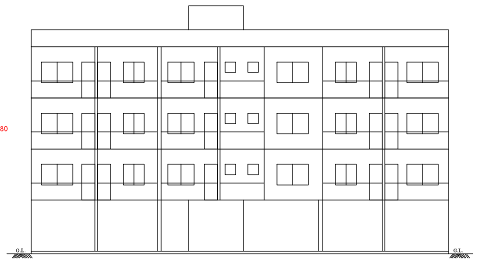


BUILT-UP AREA CALCULATION STILT PRAKING FLOOR RESIDENTIAL BUILDING

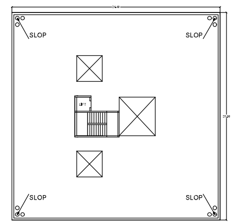
BUILT-UP AREA CALCULATION TYPICAL FIRST SECOND THIRD FLOOR PLAN RESIDENTIAL BUILDING



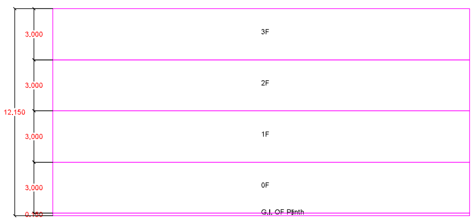
SECTION AT A-A
SCALE -1:100



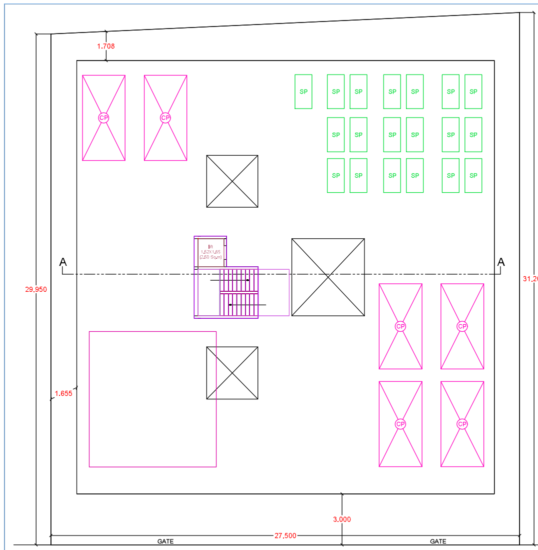
ELEVATION
SCALE -1:100



TERRACE FLOOR PLAN
SCALE 1:200



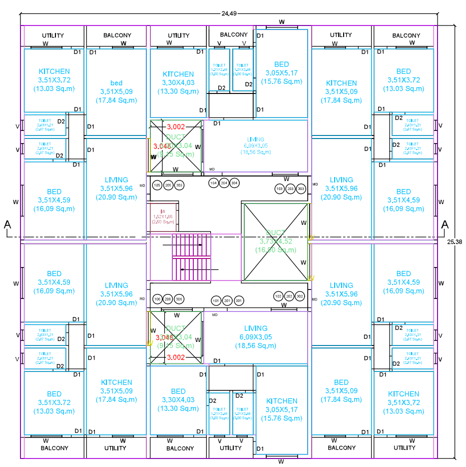
SECTION VIEW - RESIDENTIAL



NORTH SIDE 9.00 M.WIDE ROAD

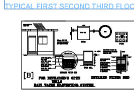
STILT PARKING FLOOR PLAN
SCALE 1:100

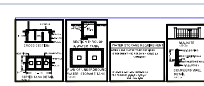
STILT PRAKING FLOOR
RESIDENTIAL BUILDING



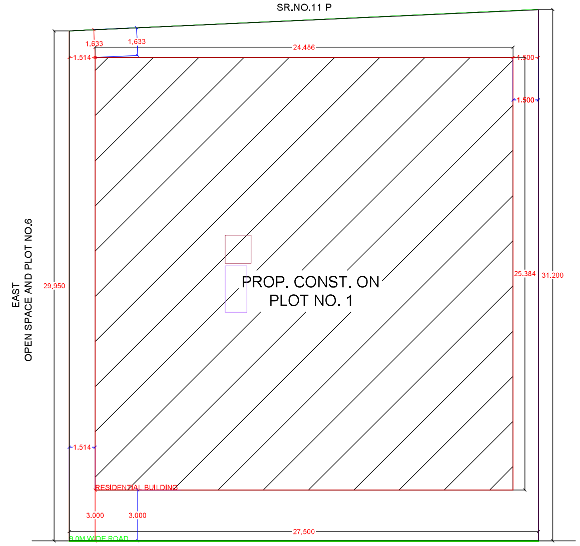
TYPICAL FIRST,SECOND, THIRD FLOOR PLAN
SCALE 1:100

TYPICAL FIRST SECOND THIRD FLOOR PLAN





SOUTH
SR.NO.11 P



EAST
OPEN SPACE AND PLOT NO.6

WEST
KETKI KAUSTUBH PHARANDE LAND

NORTH SIDE 9.00 M.WIDE ROAD

SITE PLAN
SCALE 1:100

Town Planner
Date: 20/03/2024

Assistant Town Planner
Date: 15/03/2024

Proforma I : Area Statement	
1. Area of plot (minimum area of a, b, c to be considered) or subplot with sanctioned layout No. and subplot No.	840.80
(a) As per ownership document (7/12, CTS extract)	840.80
(b) as per TILR or City Survey measurement sheet	840.80
(c) as per Demarcated drawing area	840.81
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	840.80
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)	840.80
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)	840.80
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 2023-12-31 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 : 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

SITE ADDRESS :
SR.NO.10/F (P), PLOT NO.1, WADI BK, NANDED.

Name Of Structural Engineer : shaik gowsula ghansyda

LOGO

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

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 04/03/24
JOB NO - RPNAN-24-06383 | CHECK BY --

SUBMISSION DRAWING