



Tahshil office nanded
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 274922
Proposal Code : RPNAN-24-60726

Permit No. : RPNAN/B/2024/APL/00252
Date : 11/10/2024

Building Name :	WING A(Residential)	Floors :	GROUND FLOOR,TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH,NINTH FLOOR
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To,
i)Padmavati Developers, Bharat Vishwanath Raminwar, Meera Bharat Raminwar, Padmakar Bharat Raminwar,
PLOT NO 1 . GUT NO 208(A) 208 (C) 208 (D) 208 (KH) 208 (J) AT WADI BK TQ DIST NANDED
ii) Satish Mahamune (Engineer)

Sir/Madam,

With reference to your application No **RPNAN202400144**, dated **30-06-2024** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 1, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **208/A, 208/C, 208/D, 208/KH, 208/J**, Final Plot No. 1, Sector No. , Mouje **WADI BK** situated at Road / Street -, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.



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15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. ENVIRNMENTAL CLEARANCE IS NEEDED BEFORE APPLYING FOR BUILDING PEMISSION.
17. As per above remark.



Scan QR code for verification of authenticity.

Signature Not Verified

Digitally signed by SANKAR DIGAMBARRAO WARKAD
Date: 2024.10.11 17:41:46 IST
Reason: Approved Certificate
Designation : Tahsildar
Location: Tahshil office nanded
Project Code : RPNAN-24-60726
Application Number : RPNAN202400144
Proposal Number : 274922
Certificate Number : RPNAN/B/2024/APL/00252

Tahsildar,
Tahshil office nanded,



Tahshil office nanded
Additional Owner and Survey No



Proposal Details

Service Name:	Building Permission		
Proposal Code:	RPNAN-24-60726	Application Date:	30/06/2024
Site Address :	PLOT NO 1 . GUT NO 208(A) 208 (C) 208 (D) 208 (KH) 208 (J) AT WADI BK TQ DIST NANDED		
Primary CTS / Survey No:	0	Proposal Type:	Residential
Plot Area:	19676.38 (sqm)	Builtup Area:	18736.71 (sqm)
Applicant Name:	PADMAVATI DEVELOPERS	Technical Person Name:	Satish Mahamune

Additional Owner Name

Sr.no	Addtional Owner Name
1	BHARAT VISHWANATH RAMINWAR
2	MEERA BHARAT RAMINWAR
3	PADMAKAR BHARAT RAMINWAR

Signature Not Verified

Digitally signed by KAMITA KAUR
PRITAM SINGH KAMTHEKAR
Date: 2024.10.11 16:33:43 IST
Reason:
Location:

Tahsildar,
Tahshil office nanded,

Signature Not Verified	
Digitally signed by KAMWANTAR PRADIP SINGH KAMWANTAR Date: 2024.12.11 14:34:01 IST Reason: Approved (Reason Code: 1) Designation: Assistant Director of Town Planning Location: Assistant Director (Assistant Planning In-charge) Project Code: RPAN/24/07/126 Application Number: RPAN/24/07/126/14 Proposal Number: 115222 Certificate Number: RPAN/24/07/126/APL/00252	
	
	
Assistant Director Town Planning Date: 20/05/2024	Town Planner Date: 20/05/2024
Assistant Town Planner Date: 24/05/2024	
	
SHEET 04/05	
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 subject No.	

SCHEDULE OF DOORS AND WINDOWS (WING-A)					
TYPE	SIZE		AREA	DESCRIPTION	
	WIDTH	X HEIGHT			
WINDOWS	D1	1.100 X 2.100	2.310	T.W. PANELED DOORS	
	D2	0.900 X 2.100	1.890	T.W. FLUSH DOORS	
	D3	0.750 X 2.100	1.575	SYNTAX DOOR	
	W1	2.900 X 2.100	6.090	ALUMINIUM SLIDING GLAZED WINDOWS	
	W2	2.100 X 2.100	4.410	ALUMINIUM SLIDING GLAZED WINDOWS	
	W3	1.800 X 2.100	3.780	ALUMINIUM SLIDING GLAZED WINDOWS	
	V	0.600 X 0.900	0.540	LOUVERS OPENABLE WINDOWS	

REQUIRED WATER TANK CAPACITATION (A+WNG)							
NO.	SHOPS / FLATS / NO.	DOMESTIC REQUIREMENT OF U.G. WATER TANK	FLUSHING REQUIREMENT U.G. TANK	NO. OF ADDITIONAL TOILET	ADDITIONAL FLUSHING REQUIREMENT U.G. TANK	GRAND TOTAL IN LITRES	
		RESIDENTIAL - 5 PERSONS / FURNISHMENT					COMMERCIAL - BUA / OCCUPANT LOAD
		(A)					(B)
1	0	0.000	0	0	0	0.000	
2	142	142 X 5 PERSONS X 70 LTRS 9950.000	142 X 2.70 LTRS 383.400	198	198 X 180 LTRS 35.640	10930.000	
TOTAL REQUIRED U.G. TANK CAPACITY FOR RESIDENTIAL						10930.000	
TOTAL REQUIRED OIL TANK CAPACITY FOR RESIDENTIAL (60% OF U.G. TANK CAPACITY)						10188.000	
TOTAL PROPOSED U.G. TANK CAPACITY FOR RESIDENTIAL						106991.000	
TOTAL PROPOSED OIL TANK CAPACITY FOR RESIDENTIAL						102500.000	
TOTAL REQUIRED U.G. FIRE TANK CAPACITY						100.000	
TOTAL PROPOSED U.G. FIRE TANK CAPACITY						100.000	
TOTAL REQUIRED O.H. FIRE TANK CAPACITY						100.000	
TOTAL PROPOSED O.H. FIRE TANK CAPACITY						80.000	

NOTE

- 1 For Residential - unit 5 Person per tenantment
- 2 For commercial - No. of person on occupant load / area of floors (Refer Table No. 9E.)
- 3 Water Requirement per capita = 135 Ltrs (Residential), 270 Ltrs (Flushing)
- 4 Water Requirement for additional Toilet = 180 Ltrs per Tenantment
- 5 Size of Tank is excluding the Free Board

FLOORWISE AREA STATEMENT (WING-A)	
FLOOR	AREA
GROUND RESI.	345.450
1ST FLOOR	1543.99
2ND FLOOR	1543.99
3RD FLOOR	1543.99
4TH FLOOR	1543.99
5th FLOOR	1543.99
6th FLOOR	1543.99
7th FLOOR	1543.99
8th FLOOR	1543.99
9th FLOOR (FIRE REFUGE)	1407.37
10th FLOOR	1543.99
11th FLOOR	1543.99
12th FLOOR	1543.99
TOTAL RESIDENTIAL	18736.710
TOTAL BUILT UP AREA	18736.710

(WING-A) 9TH FLOOR PLAN (FIRE REFUGE)
SCALE :-
1:100

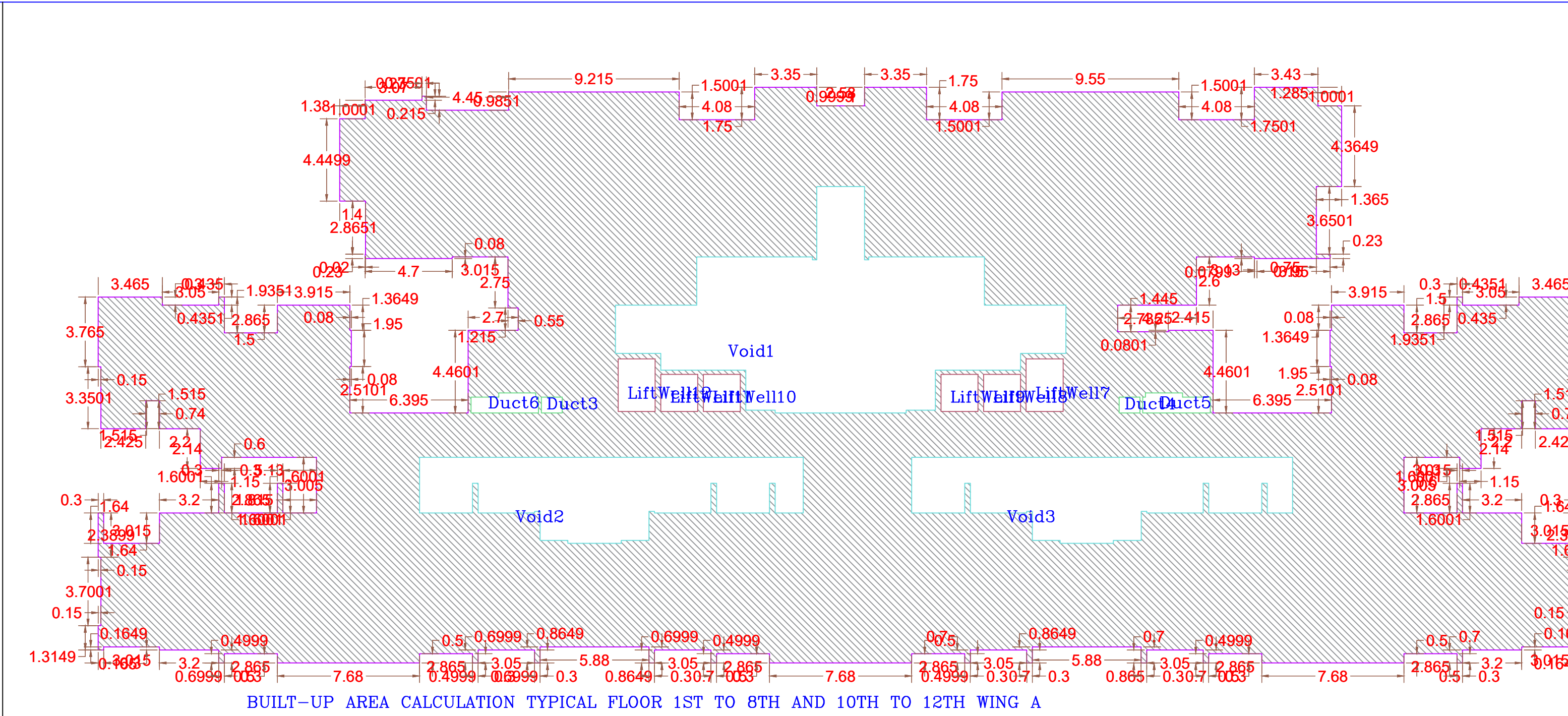
WING-A														
BUILDING	FLOORS	FSI AREA				BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT		Other	TOTAL
		COMM.	RESL.	IND.	SPECIAL						SHAFT	Deduction		
WING A	GROUND FLOOR	0.00	374.77	0.00	0.00	0.00	0.00	27.30	27.30	2.02	0.00	0.00	345.45	
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	0.00	2064.55	0.00	0.00	0.00	1561.78	0.00	300.30	99.66	0.00	3200.70	16863.89	
WING A	NINTH FLOOR	0.00	1674.05	0.00	0.00	0.00	135.96	0.00	27.30	9.06	0.00	430.32	1407.37	
WING A	Total	0.00	22903.37	0.00	0.00	0.00	1697.74	0.00	27.30	354.90	110.74	0.00	3661.02	18736.70

FBI DETAILS									
# 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 (D2+H+L)	Ancillary Area 80% of (D2+H+L)	Total	Incentive Housing (20%) if Applicable	Drawing Value
0.1 Permissible index	1.40	0.30	0.00	0.00	0.00	0.00	1.70	0.00	0.00
0.2 Existing Covered index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.3 Balance Index in % Consume	1.40	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.4 Total Permissible (Per Area)	27548.03	6902.31	0.00	0.00	20069.90	0.00	59619.24	0.00	0.00
0.5 Proposed P Low Area (Should not exceed 0.4)	18736.71	0.00	0.00	0.00	0.00	0.00	18736.71	0.00	18736.71
0.6 Index Consumed	0.95	0.00	0.00	0.00	0.00	0.00	0.95	0.00	0.00

Area utilisation of Roads and Reservations					
Description of area utilisation	Area surrendered in Sight	Custom of DR/TDR generation	Incentive, if any	Total Custom of DR/TDR generation	Area considered for DR utilisation
Parking Area Table (SI)					
Building Name	USE	REQ. RATIO		PROV. RATIO	
		car	Scooter	car	Scooter
WING A	Residential	1	1	142	142.00
Total	-	-	-	142.00	142.00
Visitors (parking%)	-	-	-	7.10	7.10
Total	-	-	-	149.10	149.10

Parking Check As Per Multiplying Factor: 0.40					
Building Name	Car/Multi Bus	Scooter	Proposed		Status
			Car/Multi Bus	Scooter	
Total	60	149	110	10	OK
Note: 0.4 Scooter equals to 1 Car proposed composite parking for Car+0.4					

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Total Carpet Area
WING A	NINTH FLOOR	801	1	80.05	0.00	80.05
WING A	NINTH FLOOR	802	1	87.00	0.00	87.00
WING A	NINTH FLOOR	803	1	80.21	0.00	80.21
WING A	NINTH FLOOR	804	1	80.21	0.00	80.21
WING A	NINTH FLOOR	805	1	97.00	0.00	97.00
WING A	NINTH FLOOR	806	1	80.05	0.00	80.05
WING A	NINTH FLOOR	907	1	103.16	0.00	103.16
WING A	NINTH FLOOR	908	1	102.68	0.00	6.11
WING A	NINTH FLOOR	909	1	102.68	0.00	6.11
WING A	NINTH FLOOR	910	1	102.68	0.00	6.11
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	101 201 301 401 5 61 801 101 801 101 91 101 101 101	11	80.05	0.00	80.05
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	102 202 302 402 5 62 802 102 802 102 92 102 102 102	11	80.21	0.00	11.44
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	103 303 303 403 5 63 103 103 103	11	80.21	0.00	11.44
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	104 304 304 404 5 64 104 104 104	11	80.21	0.00	11.44
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	105 305 305 405 5 65 105 105 105	11	80.21	0.00	11.44
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	106 306 306 406 5 66 106 106 106	11	80.21	0.00	11.44
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	107 307 307 407 5 67 107 107 107	11	80.21	0.00	11.44
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	108 308 308 408 5 68 108 108 108	11	80.05	0.00	80.05
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	109 309 309 409 5 69 109 109 109	11	103.16	0.00	103.16
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	110 310 310 410 5 70 110 110 110	11	102.68	0.00	12.48
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	111 311 311 411 5 71 111 111 111	11	102.68	0.00	12.48
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	112 312 312 412 5 72 112 112 112	11	102.68	0.00	12.48



BUILT UP AREA CALCULATION FOR TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	80.22	31.10	1874.05
BLOCK AREA TOTAL =1874.05sq.M			
Void3	-	-	69.42
Void2	-	-	69.87
Void1	-	-	154.41
LNW4012	-	-	5.87
LNW4011	-	-	3.99
LNW4010	-	-	3.99
LNW409	-	-	3.99
LNW408	-	-	3.99
LNW407	-	-	3.99
LNW406	-	-	5.87
DN405	-	-	3.57
DN404	-	-	0.96
DN403	-	-	0.96
TOTAL Deduction =330.005 Sq.M			
Net Built-Up Area =1543.99 Sq.M			

WING A													
BUILDING	FLOORS	FSI AREA						BALCONY		DUCT	SHAFT	Other	
		COMM.	RES.	IND.	SPECIAL	MEZZ.	PROP.	PROP.	PROP.			Deduction	FSI AREA
WING A	GROUND FLOOR	0.00	374.77	0.00	0.00	0.00	0.00	0.00	0.00	27.30	27.30	2.00	348.48
WING A	TYPICAL FLOOR 10TH TO 12TH	0.00	204.45	0.00	0.00	0.00	1993.76	0.00	0.00	360.30	360.30	0.00	1993.89
WING A	NINTH FLOOR	0.00	1874.05	0.00	0.00	0.00	136.96	0.00	0.00	27.30	9.00	0.00	1407.37
WING A	Total	0.00	2283.27	0.00	0.00	0.00	1997.74	0.00	0.00	27.30	364.90	110.74	1978.71

FSI DETAILS								
S 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 serial no 1))	Ancillary Area 80% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) if Applicable
0.1 Permissible	1.40	0.30	0.00	0.00	0.00	0.00	1.70	0.00
0.2 Existing Consumed Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.3 Balance Index to be Consume	1.40	0.30	0.00	0.00	0.00	0.00	0.00	0.00
0.4 Total Permissible Floor Area	27548.55	5802.91	0.00	0.00	20066.89	0.00	23519.74	0.00
0.5 Proposed P Low Area (20%) not exceed 0.4	18736.71	0.00	0.00	0.00	0.00	0.00	18736.71	0.00
0.6 Index Consumed	0.95	0.00	0.00	0.00	0.00	0.00	0.95	0.00

Area utilization of Roads and Reservations					
Description of area utilization	Area surrounded in sqm	Custom of DRD/CR generation	Incentive, if any	Total Custom of DRD/CR generation	Remaining area for DRD generation

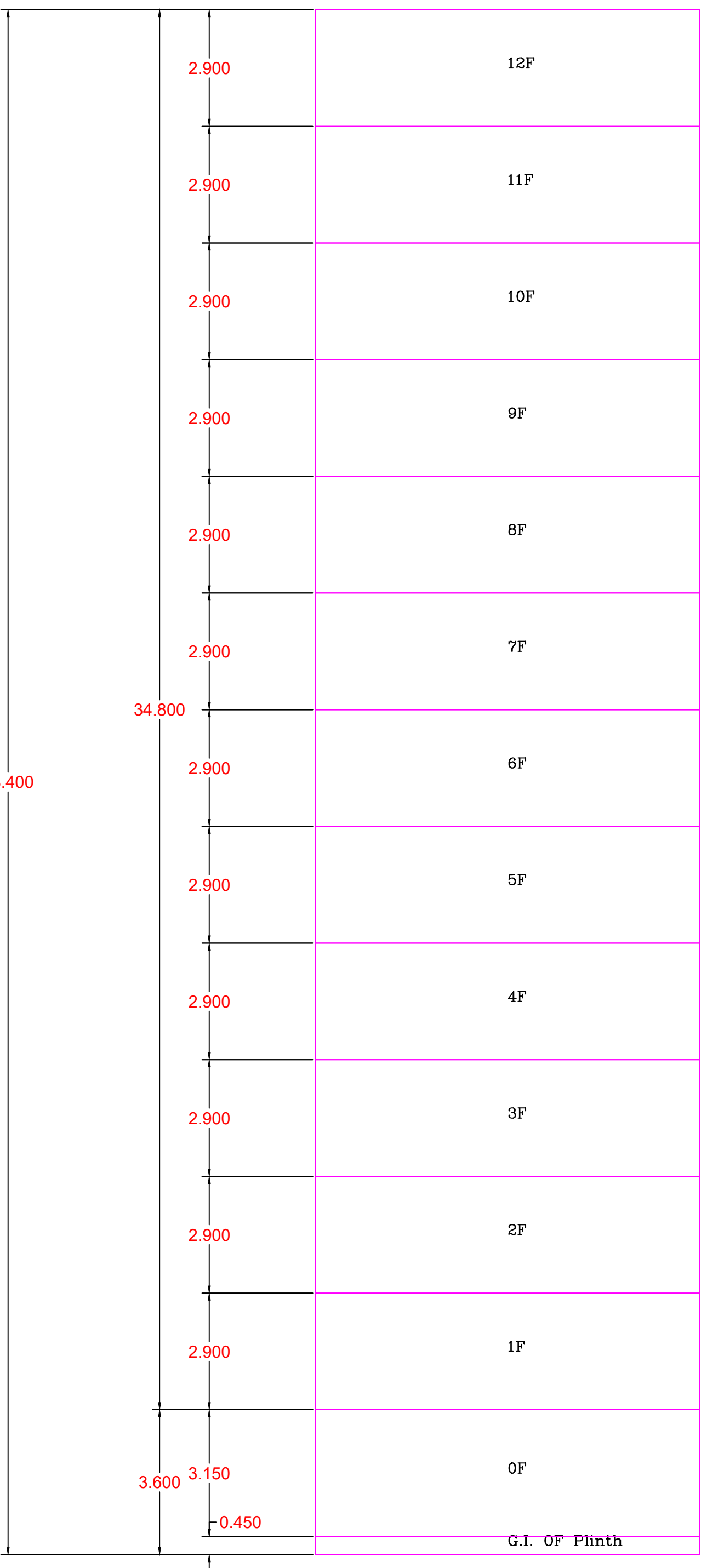
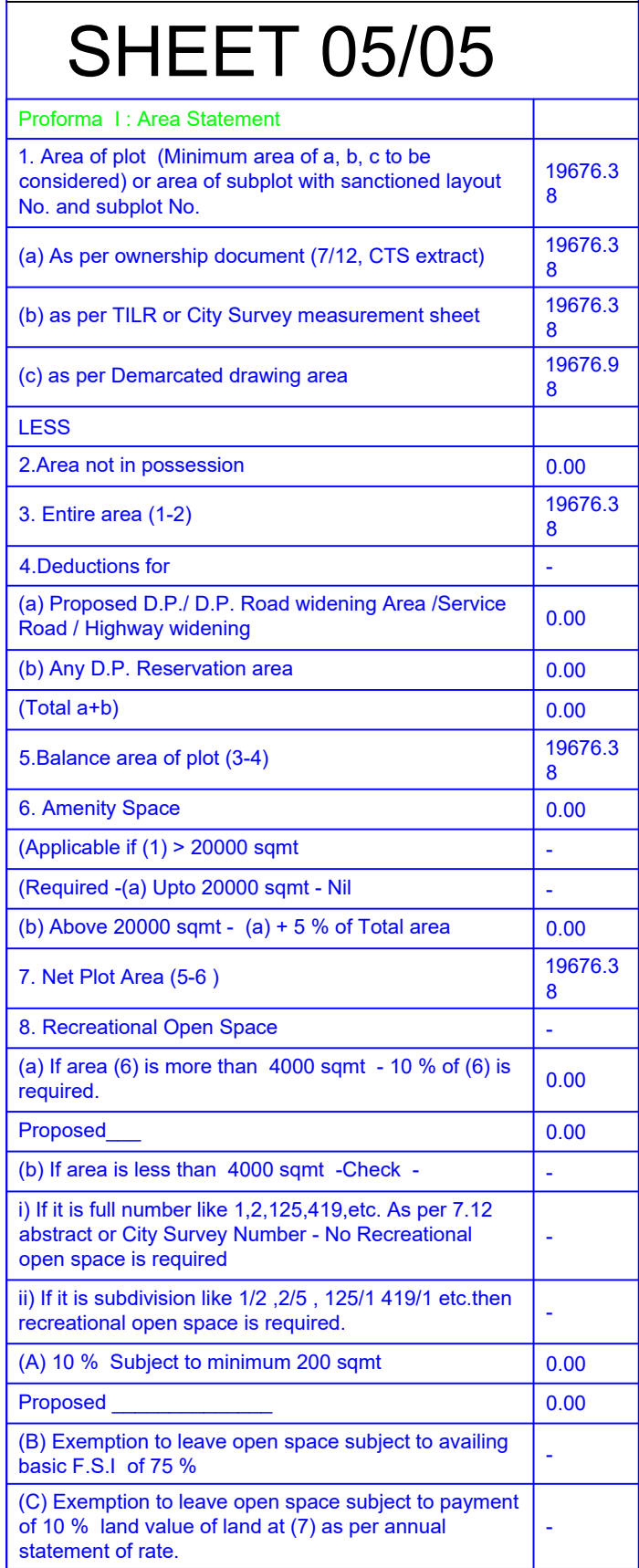
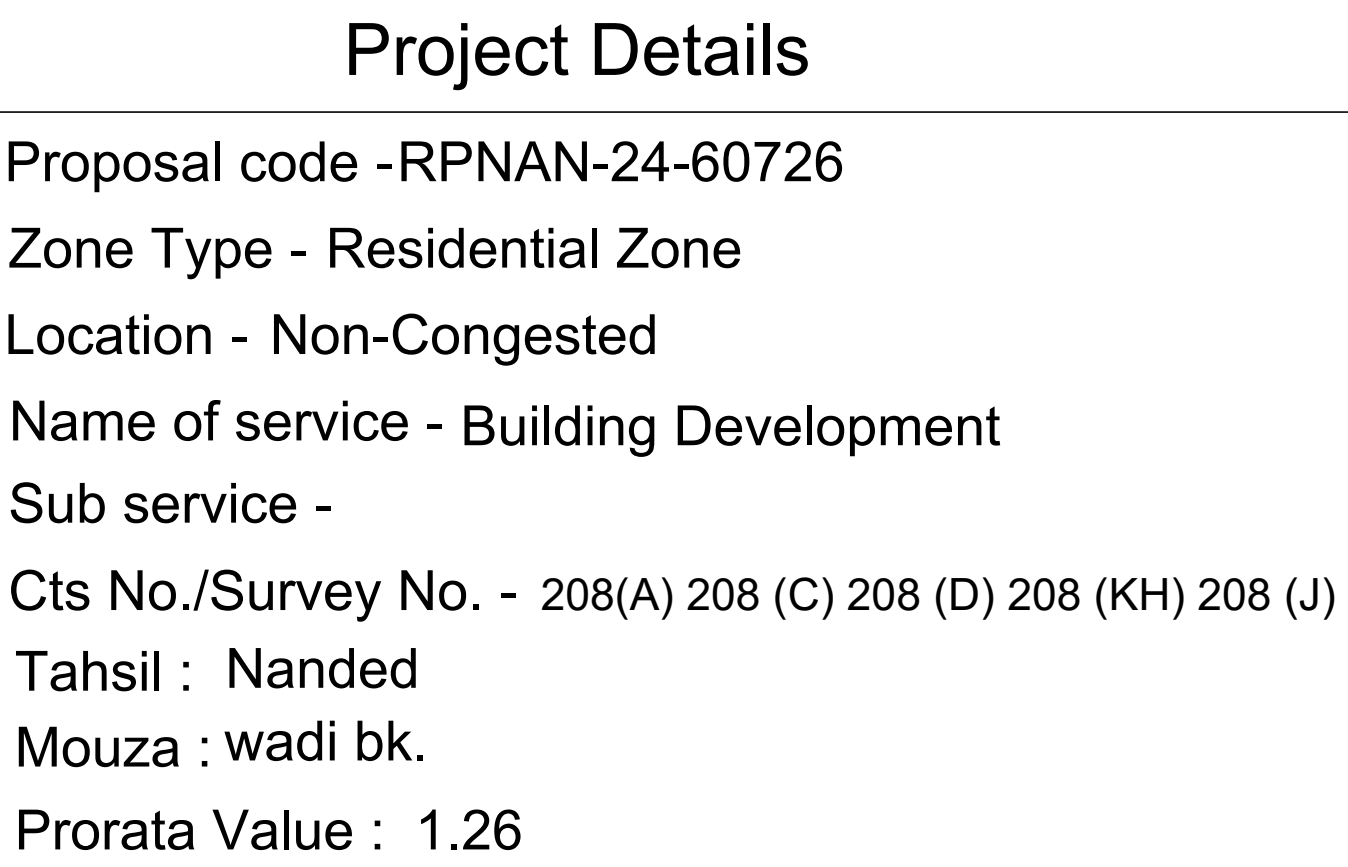
Parking Check (Table 8B)					
Building Name	USE	REQ. RATIO		NO. OF Tens/Area	
		car	Scooter	car	Scooter
WING A	Residential	1	1	142	142.00
Total	-	-	-	-	142.00
Vehicle parking(%)	-	-	-	-	7.10
Total	-	-	-	-	148.10

Parking Check As Per Building Factor : 0.40					
Building Name	Required		Proposed		Status
	Car/Mtr Bus	Scooter	Car/Mtr Bus	Scooter	
Total	50	100	115	10	OK

Note : 6 Scooter equals to 1 Car proposed composite parking for Car/2

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No.	Carpet Area	Enclosed Balcony Area	Total Carpet Area
WING A	NINTH FLOOR	901	1	80.05	0.00	80.05
WING A	NINTH FLOOR	902	1	97.00	0.00	97.00
WING A	NINTH FLOOR	903	1	80.21	0.00	80.21
WING A	NINTH FLOOR	904	1	80.21	0.00	80.21
WING A	NINTH FLOOR	905	1	97.00	0.00	97.00
WING A	NINTH FLOOR	906	1	80.05	0.00	80.05
WING A	NINTH FLOOR	907	1	103.16	0.00	103.16
WING A	NINTH FLOOR	908	1	102.68	0.00	102.68
WING A	NINTH FLOOR	909	1	102.68	0.00	102.68
WING A	NINTH FLOOR	910	1	102.68	0.00	102.68
WING A	TYPICAL FLOOR 1ST TO 9TH AND 10TH TO 12TH	101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801,1901,2001,2101,2201,2301,2401,2501,2601,2701,2801,2901,3001,3101,3201,3301,3401,3501,3601,3701,3801,3901,4001,4101,4201,4301,4401,4501,4601,4701,4801,4901,5001,5101,5201,5301,5401,5501,5601,5701,5801,5901,6001,6101,6201,6301,6401,6501,6601,6701,6801,6901,7001,7101,7201,7301,7401,7501,7601,7701,7801,7901,8001,8101,8201,8301,8401,8501,8601,8701,8801,8901,9001,9101,9201,9301,9401,9501,9601,9701,9801,9901,10001,10101,10201,10301,10401,10501,10601,10701,10801,10901,11001,11101,11201,11301,11401,11501,11601,11701,11801,11901,12001,12101,12201,12301,12401,12501,12601,12701,12801,12901,13001,13101,13201,13301,13401,13501,13601,13701,13801,13901,14001,14101,14201,14301,14401,14501,14601,14701,14801,14901,15001,15101,15201,15301,15401,15501,15601,15701,15801,15901,16001,16101,16201,16301,16401,16501,16601,16701,16801,16901,17001,17101,17201,17301,17401,17501,17601,17701,17801,17901,18001,18101,18201,18301,18401,18501,18601,18701,18801,18901,19001,19101,19201,19301,19401,19501,19601,19701,19801,19901,20001,20101,20201,20301,20401,20501,20601,20701,20801,20901,21001,21101,21201,21301,21401,21501,21601,21701,21801,21901,22001,22101,22201,22301,22401,22501,22601,22701,22801,22901,23001,23101,23201,23301,23401,23501,23601,23701,23801,23901,24001,24101,24201,24301,24401,24501,24601,24701,24801,24901,25001,25101,25201,25301,25401,25501,25601,25701,25801,25901,26001,26101,26201,26301,26401,26501,26601,26701,26801,26901,27001,27101,27201,27301,27401,27501,27601,27701,27801,27901,28001,28101,28201,28301,28401,28501,28601,28701,28801,28901,29001,29101,29201,29301,29401,29501,29601,29701,29801,29901,30001,30101,30201,30301,30401,30501,30601,30701,30801,30901,31001,31101,31201,31301,31401,31501,31601,31701,31801,31901,32001,32101,32201,32301,32401,32501,32601,32701,32801,32901,33001,33101,33201,33301,33401,33501,33601,33701,33801,33901,34001,34101,34201,34301,34401,34501,34601,34701,34801,34901,35001,35101,35201,35301,35401,35501,35601,35701,35801,35901,36001,36101,36201,36301,36401,36501,36601,36701,36801,36901,37001,37101,37201,37301,37401,37501,37601,37701,37801,37901,38001,38101,38201,38301,38401,38501,38601,38701,38801,38901,39001,39101,39201,39301,39401,39501,39601,39701,39801,39901,40001,40101,40201,40301,40401,40501,40601,40701,40801,40901,41001,41101,41201,41301,41401,41501,41601,41701,41801,41901,42001,42101,42201,42301,42401,42501,42601,42701,42801,42901,43001,43101,43201,43301,43401,43501,43601,43701,43801,43901,44001,44101,44201,44301,44401,44501,44601,44701,44801,44901,45001,45101,45201,45301,45401,45501,45601,45701,45801,45901,46001,46101,46201,46301,46401,46501,46601,46701,46801,46901,47001,47101,47201,47301,47401,47501,47601,47701,47801,47901,48001,48101,48201,48301,48401,48501,48601,48701,48801,48901,49001,49101,49201,49301,49401,49501,49601,49701,49801,49901,50001,50101,50201,50301,50401,50501,50601,50701,50801,50901,51001,51101,51201,51301,51401,51501,51601,51701,51801,51901,52001,52101,52201,52301,52401,52501,52601,52701,52801,52901,53001,53101,53201,53301,53401,53501,53601,53701,53801,53901,54001,54101,54201,54301,54401,54501,54601,54701,54801,54901,55001,55101,55201,55301,55401,55501,55601,55701,55801,55901,56001,56101,56201,56301,56401,56501,56601,56701,56801,56901,57001,57101,57201,57301,57401,57501,57601,57701,57801,57901,58001,58101,58201,58301,58401,58501,58601,58701,58801,58901,59001,59101,59201,59301,59401,59501,59601,59701,59801,59901,60001,60101,60201,60301,60401,60501,60601,60701,60801,60901,61001,61101,61201,61301,61401,61501,61601,61701,61801,61901,62001,62101,62201,62301,62401,62501,62601,62701,62801,62901,63001,63101,63201,63301,63401,63501,63601,63701,63801,63901,64001,64101,64201,64301,64401,64501,64601,64701,64801,64901,65001,65101,65201,65301,65401,65501,65601,65701,65801,65901,66001,66101,66201,66301,66401,66501,66601,66701,66801,66901,67001,67101,67201,67301,67401,67501,67601,67701,67801,67901,68001,68101,68201,68301,68401,68501,68601,68701,68801,68901,69001,69101,69201,69301,69401,69501,69601,69701,69801,69901,70001,70101,70201,70301,70401,70501,70601,70701,70801,70901,71001,71101,71201,71301,71401,71501,71601,71701,71801,71901,72001,72101,72201,72301,72401,72501,72601,72701,72801,72901,73001,73101,73201,73301,73401,73501,73601,73701,73801,73901,74001,74101,74201,74301,74401,74501,74601,74701,74801,74901,75001,75101,75201,75301,75401,75501,75601,75701,75801,75901,76001,76101,76201,76301,76401,76501,76601,76701,76801,76901,77001,77101,77201,77301,77401,77501,77601,77701,77801,77901,78001,78101,78201,78301,78401,78501,78601,78701,78801,78901,79001,79101,79201,79301,79401,79501,79601,79701,79801,79901,80001,80101,80201,80301,80401,80501,80601,80701,80801,80901,81001,81101,81201,81301,81401,81501,81601,81701,81801,81901,82001,82101,82201,82301,82401,82501,82601,82701,82801,82901,83001,83101,83201,83301,83401,83501,83601,83701,83801,83901,84001,84101,84201,84301,84401,84501,84601,84701,84801,84901,85001,851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FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TOR (on serial no 1)	Incentive FSI for green building If Applicable (on serial no 1)	Ancillary Area 80% of (2+3+4)	Ancillary Area 80% of (2+3+4)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.40	0.30	0.00	0.00	0.00	0.00	1.70	0.00	0.00
9.2 Existing Consumed Value	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	1.40	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Plotee Area)	2566.93	9902.91	0.00	0.00	20069.90	0.00	53519.74	0.00	0.00
9.5 Proposed Plot Area (Should not exceed 9.4)	18736.71	0.00	0.00	0.00	0.00	0.00	18736.71	0.00	18736.71
9.6 Index Consumed	0.95	0.00	0.00	0.00	0.00	0.00	0.95	0.00	0.00



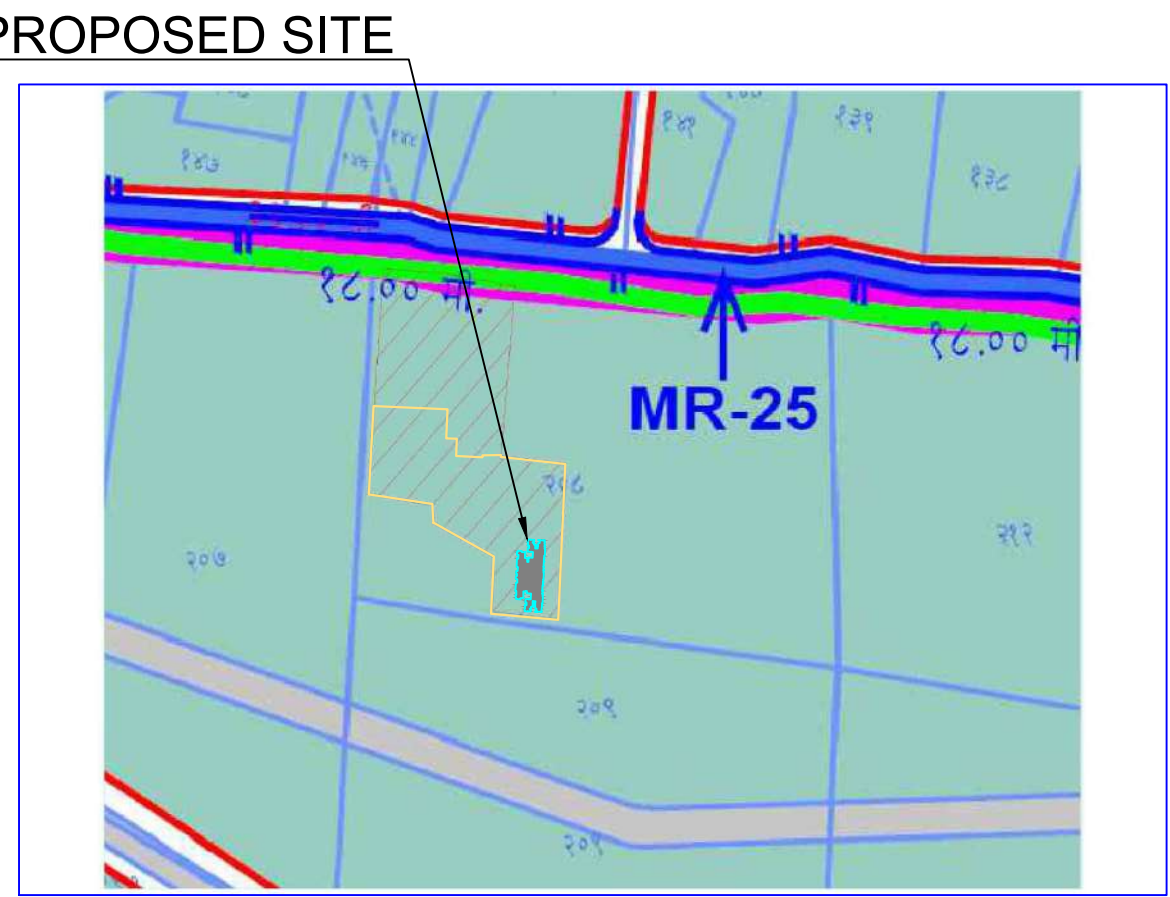
SECTION VIEW - WING A

WINGA													
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction
WING A	GROUND FLOOR	0.00	374.77	0.00	0.00	0.00	0.00	0.00	27.30	27.30	2.02	0.00	0.00
WING A	TYPICAL FLOOR 1ST TO 8TH AND 10TH TO 12TH	0.00	20614.55	0.00	0.00	0.00	1561.78	0.00	0.00	300.30	99.66	0.00	3230.70
WING A	NINTH FLOOR	0.00	1874.05	0.00	0.00	0.00	135.96	0.00	0.00	27.30	9.06	0.00	430.32
WING A	Total	0.00	22863.37	0.00	0.00	0.00	1697.74	0.00	27.30	354.90	110.74	0.00	3661.02

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	1.40	0.30	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	1.40	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area)	27546.93	5902.91	0.00	0.00	20069.90	0.00	53519.74	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	18736.71	0.00	0.00	0.00	0.00	0.00	18736.71	0.00	18736.71
9.6 Index Consumed	0.95	0.00	0.00	0.00	0.00	0.00	0.95	0.00	0.00



Google Map Location



DP Plan

Project Details

Proposal code -RPNAN-24-60726

Zone Type - Residential Zone

Location - Non-Congested

Name of service - Building Development

Sub service -

Cts No./Survey No. - 208(A) 208 (C) 208 (D) 208 (KH) 208 (J)

Tahsil : Nanded

Mouza : wadi bk.

Prorata Value : 1.26

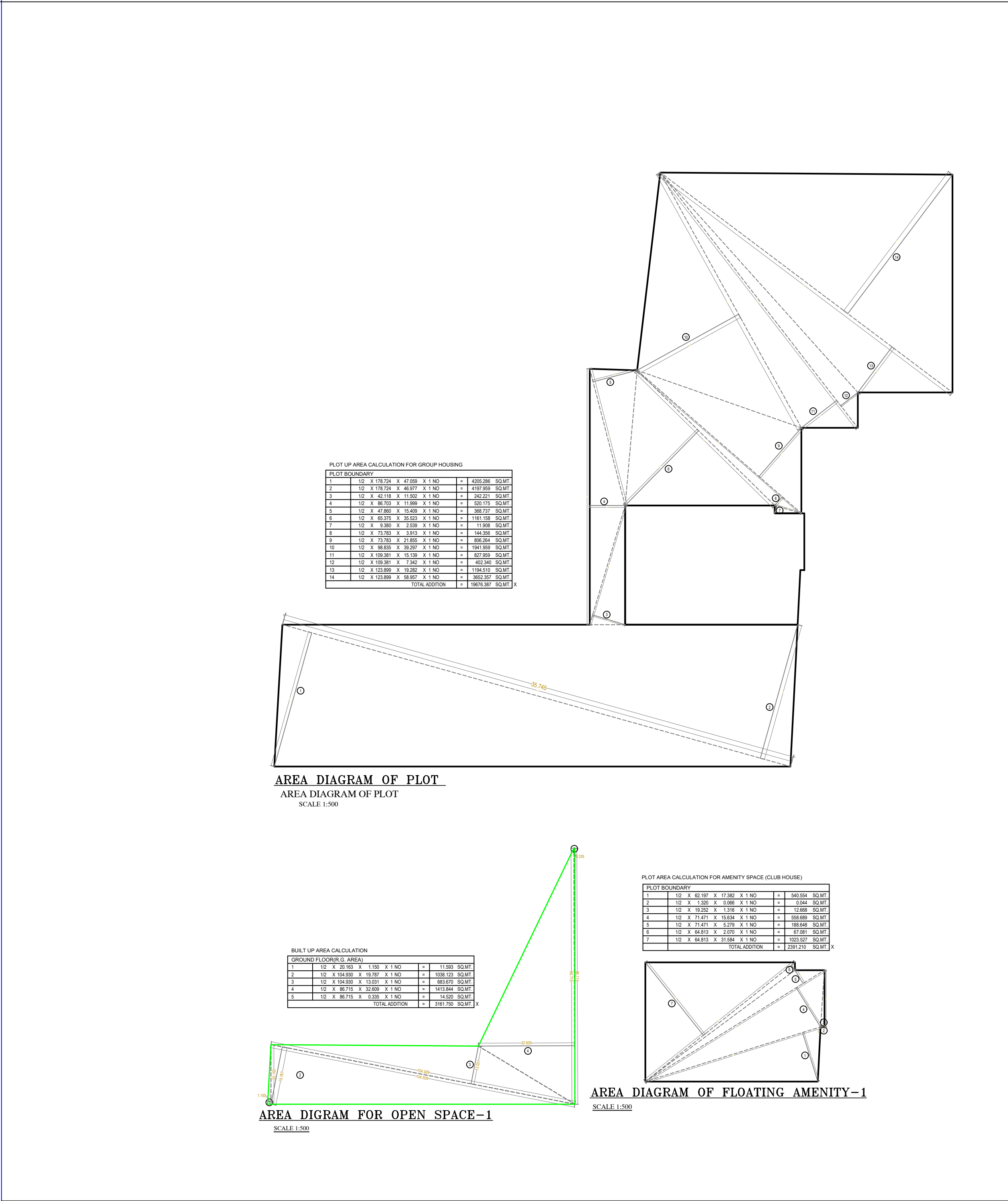
Signature Not Verified

Digitally signed by KAMTHAKAR BHARAT KAMTHEKAR
Date: 2024.06.18 16:04:46
Reason: Approved Drawing Plan
Designation: Assistant Director
Location: Assistant Director
Application Number: 2024/06/18/160446
Proposal Number: 276622
Certificate Number: RPNAN-24-60726/160446/000202

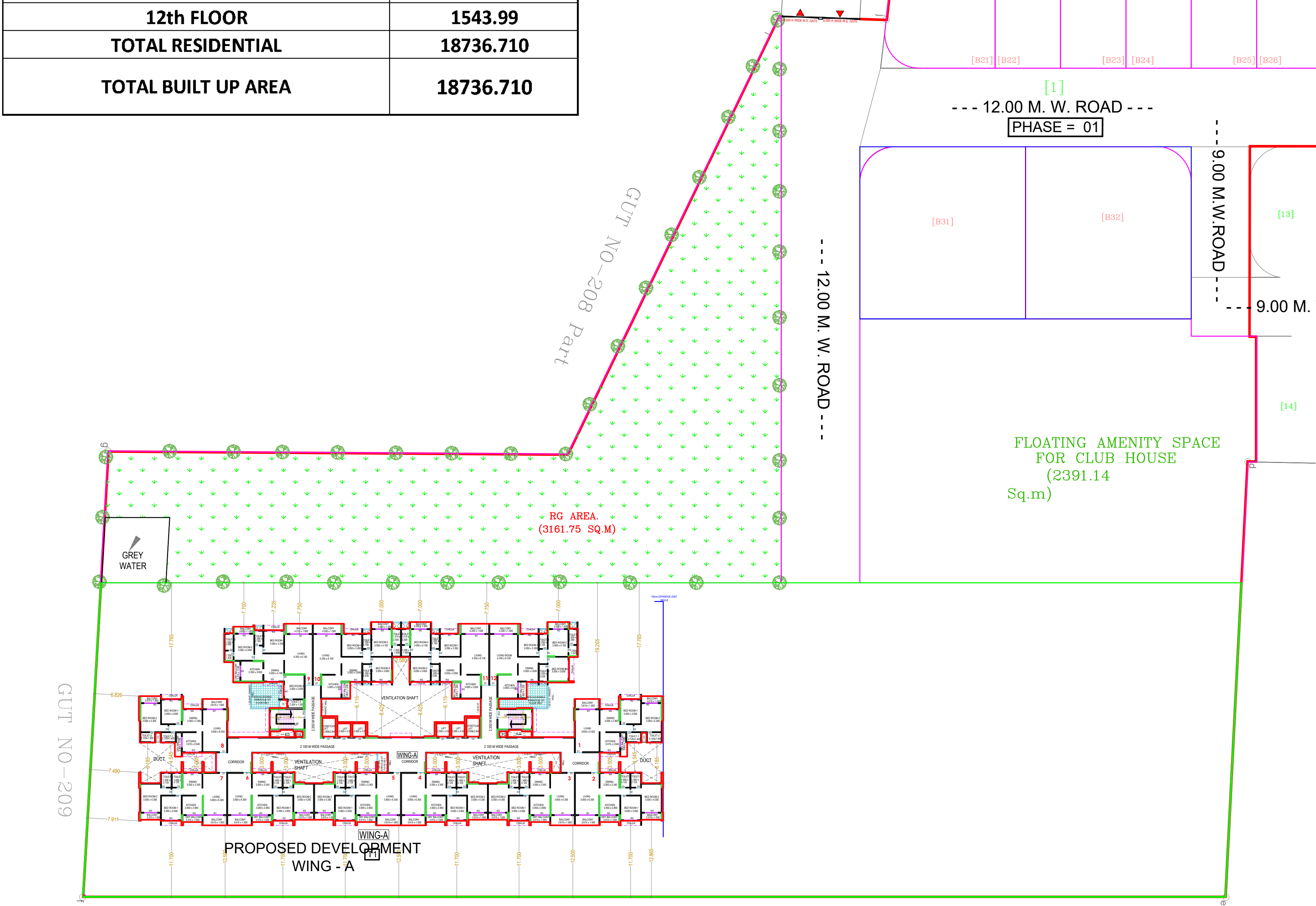
Issued Under Time Planning
Date: 2024/06/18

Drawn By
Date: 2024/06/18

Checked By
Date: 2024/06/18



FLOORWISE AREA STATEMENT (WING-A)	
FLOOR	AREA
GROUND RESI.	345.450
1ST FLOOR	1543.99
2ND FLOOR	1543.99
3RD FLOOR	1543.99
4TH FLOOR	1543.99
5th FLOOR	1543.99
6th FLOOR	1543.99
7th FLOOR	1543.99
8th FLOOR	1543.99
9th FLOOR (FIRE REFUGE)	1407.37
10th FLOOR	1543.99
11th FLOOR	1543.99
12th FLOOR	1543.99
TOTAL RESIDENTIAL	18736.710
TOTAL BUILT UP AREA	18736.710



FLOOR PLAN (LAYOUT PLAN)
SCALE 1:200

GUT NO-207 Part

SHEET 01/05

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subject with sanctioned layout No. and sublot No.	19676.3
(a) As per ownership document (7/12, CTS extract)	19676.3
(b) as per TLR or City Survey measurement sheet	19676.3
(c) as per Demarcated drawing area	19676.9
2. Area not in possession	0.00
3. Entire area (1-2)	19676.3
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)	19676.3
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)	19676.3
8. Recreational Open Space	0.00
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
(b) If area is less than 4000 sqmt - Check -	-
(c) If it is a full number like 1, 2, 125, 419 etc. As per 7, 12 extracted or City Survey Number - No Recreational open space is required	-
(d) If it is a subdivision like 1/2, 2/5, 1/251, 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 2024-06-18 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Recordal and 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.

Owner details		
Owner Name	Postal Address	Contact Number
PADMAVATI DEVELOPERS	Subalaba Nagar Porla Road wadi (Bk) Nanded-431001 Maharashtra	9803260000
BIHARAT VISWANATH PANDHAR	Subalaba Nagar Porla Road wadi (Bk) Nanded-431001 Maharashtra	
MEERA BIHARAT PANDHAR	Subalaba Nagar Porla Road wadi (Bk) Nanded-431001 Maharashtra	
PADMAKAR BIHARAT PANDHAR	Subalaba Nagar Porla Road wadi (Bk) Nanded-431001 Maharashtra	

Postal Address : Subalaba Nagar Porla Road wadi (Bk) Nanded, Subalaba Nagar, Nanded-431001, Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal - Residential
BUILDING ON CTS. NO./SURVEY NO. 208(A) 208 (C) 208 (D) 208 (KH) 208 (J)
SITE ADDRESS
PLOT NO 1, GUT NO 208(A) 208 (C) 208 (D) 208 (KH) 208 (J)
AT WADI BK TO DIST NANDED

Name Of Engineer - Satish Pralhadrao Mahamune
LOGO
ADDRESS OF OFFICE
rahaia(Bk), Nanded-431601

OWNER SIGN
Signature Not Verified
TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100
Date: 27/06/24
JOB NO - RPNAN-24-60726
CHECK BY -
SUBMISSION DRAWING