

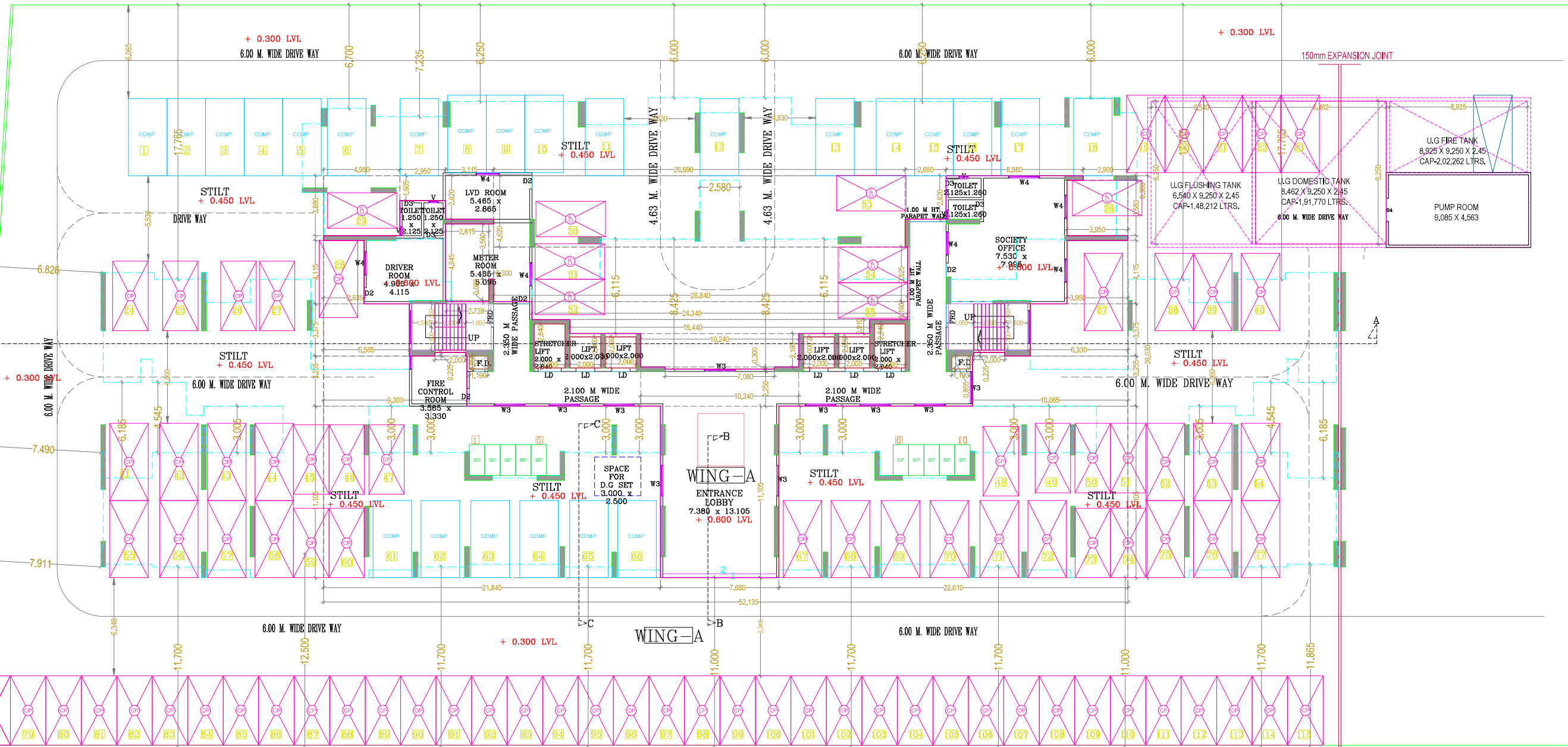
| BUILDING | FLOORS                       | VIRGA |         |      |         |      |         |       |       |          |        | Other | TOTAL   |
|----------|------------------------------|-------|---------|------|---------|------|---------|-------|-------|----------|--------|-------|---------|
|          |                              | CONCL | REINL   | INCL | SPECIAL | MEZL | PROPL   | PROPL | LIFT  | LIFTWELL | DUCT   | SHAFT |         |
| WING A   | GROUND FLOOR                 | 0.00  | 174.77  | 0.00 | 0.00    | 0.00 | 1901.79 | 0.00  | 0.00  | 27.00    | 27.00  | 0.00  | 0.00    |
| WING A   | TYPICAL FLOOR<br>1ST TO 10TH | 0.00  | 204.43  | 0.00 | 0.00    | 0.00 | 1901.79 | 0.00  | 0.00  | 200.00   | 0.00   | 0.00  | 1900.00 |
| WING A   | NORTH FLOOR                  | 0.00  | 1874.05 | 0.00 | 0.00    | 0.00 | 138.00  | 0.00  | 0.00  | 27.00    | 0.00   | 0.00  | 1407.37 |
| WING A   | Total                        | 0.00  | 2293.27 | 0.00 | 0.00    | 0.00 | 1897.74 | 0.00  | 27.00 | 254.00   | 110.74 | 0.00  | 1878.71 |

| FBI DETAILS                                            |                                 |                                   |                           |                                                                       |                                       |                                       |         |               |
|--------------------------------------------------------|---------------------------------|-----------------------------------|---------------------------|-----------------------------------------------------------------------|---------------------------------------|---------------------------------------|---------|---------------|
| S Index                                                | Basic FBI<br>(on setting No. 1) | Premium FBI<br>(on setting No. 1) | TDI<br>(on setting No. 1) | Incentive FBI<br>(on green building<br>F applicable<br>on lower F.B.) | Ancillary Area<br>FBI of<br>(2+1+4+5) | Ancillary Area<br>FBI of<br>(2+1+4+5) | Total   | Drawing Value |
| S.1 Permissible<br>Value                               | 1.40                            | 0.00                              | 0.00                      | 0.00                                                                  | 0.00                                  | 0.00                                  | 1.70    | 0.00          |
| S.2 Existing<br>Consumption<br>Value                   | 0.00                            | 0.00                              | 0.00                      | 0.00                                                                  | 0.00                                  | 0.00                                  | 0.00    | 0.00          |
| S.3 Reference Index<br>Value                           | 1.40                            | 0.00                              | 0.00                      | 0.00                                                                  | 0.00                                  | 0.00                                  | 0.00    | 0.00          |
| S.4 Total<br>Permissible Prime<br>Area                 | 2704.00                         | 0.00                              | 0.00                      | 0.00                                                                  | 2000.00                               | 0.00                                  | 3316.74 | 0.00          |
| S.5 Proposed P<br>Lift Area (Circle<br>and square S.4) | 1878.71                         | 0.00                              | 0.00                      | 0.00                                                                  | 0.00                                  | 0.00                                  | 1878.71 | 0.00          |
| S.6 Index<br>Consumption                               | 0.00                            | 0.00                              | 0.00                      | 0.00                                                                  | 0.00                                  | 0.00                                  | 0.00    | 0.00          |

| Area utilization of Roads and Reservations |                            |                                 |                   |                                           |
|--------------------------------------------|----------------------------|---------------------------------|-------------------|-------------------------------------------|
| Description of<br>area utilization         | Area<br>utilized in<br>sqm | Quota of<br>DR/DR<br>generation | Incentive, if any | Remaining area<br>for DR/DR<br>generation |

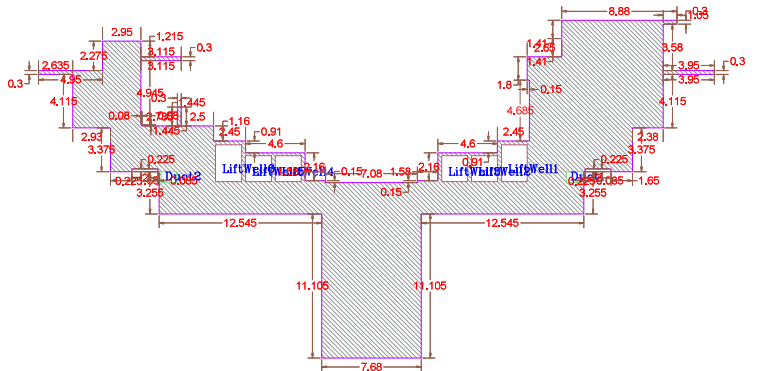
| Parking Check (Table III) |             |             |         |             |         |
|---------------------------|-------------|-------------|---------|-------------|---------|
| Building Name             | USE         | REQD. VARIO |         | PROV. VARIO |         |
|                           |             | car         | scouter | car         | scouter |
| WING A                    | Residential | 1           | 1       | 142         | 142.00  |
| Total                     | -           | -           | -       | 142.00      | 142.00  |
| Vehicle<br>parking(%)     | -           | -           | -       | 7.10        | 7.10    |
| Total                     | -           | -           | -       | 142.00      | 142.00  |

| Parking Check As Per Maharashtra Factor - (d) |               |         |               |         |        |
|-----------------------------------------------|---------------|---------|---------------|---------|--------|
| Building Name                                 | Required      |         | Proposed      |         | Status |
|                                               | Car/Multi Use | Scouter | Car/Multi Use | Scouter |        |
| Total                                         | 00            | 100     | 110           | 10      | OK     |



(WING-A) GROUND FLOOR PLAN  
SCALE :-  
1:100

|                 |   |          |
|-----------------|---|----------|
| CAR PARKING     | = | 115 NOS. |
| SCOOTER PARKING | = | 10 NOS.  |



BUILT-UP AREA CALCULATION GROUND FLOOR WING A

| AREA NAME                      | LENGTH | WIDTH | Area(SqM) |
|--------------------------------|--------|-------|-----------|
| BLOCK                          | 52.13  | 26.03 | 1357.77   |
| BLOCK AREA TOTAL =1357.77sqm   |        |       |           |
| LINENR1                        | -      | -     | 5.67      |
| LINENR2                        | -      | -     | 3.99      |
| LINENR3                        | -      | -     | 3.99      |
| LINENR4                        | -      | -     | 3.99      |
| LINENR5                        | -      | -     | 3.99      |
| LINENR6                        | -      | -     | 3.99      |
| LINENR7                        | -      | -     | 5.67      |
| DOIT1                          | -      | -     | 1.01      |
| DOIT2                          | -      | -     | 1.01      |
| TOTAL Deduction =10.33sqm      |        |       |           |
| Net Built Up Area =1345.44 SqM |        |       |           |

## 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 valid

Digitally signed by KAVITA KALUR for RPNAN-24-60726  
Reason: Approved Drawing  
Designation: Assistant Engineer  
Location: Nanded District  
Project Code: RPNAN-24-60726  
Application Number: 24/60726/148  
Prorata Number: 24/60726/148  
Certificate Number: RPNAN-24-60726/148/002



## SHEET 02/05

|                                                                                                                                    |         |
|------------------------------------------------------------------------------------------------------------------------------------|---------|
| Proforma - I - Area Statement                                                                                                      |         |
| 1. Area of plot (Minimum area of a, b, c to be considered or area of subject with sanctioned layout No. and subject No.)           | 19676.3 |
| (a) As per ownership document (712, 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 area)                                                                                                                       | 19676.3 |
| 5. Balance area of plot (3-4)                                                                                                      | 0.00    |
| 6. Amenity Space                                                                                                                   | 0.00    |
| (Applicable if (1) > 20000 sqm)                                                                                                    | -       |
| (Required - (a) upto 20000 sqm - Nil                                                                                               | 0.00    |
| (b) Above 20000 sqm - (a) + 5 % of Total area                                                                                      | 19676.3 |
| 7. Net Plot Area (5-6)                                                                                                             | -       |
| 8. Recreational Open Space                                                                                                         | -       |
| (If area (6) is more than 4000 sqm - 10 % of (6) is required.                                                                      | 0.00    |
| Proposed                                                                                                                           | 0.00    |
| (If area is less than 4000 sqm - Check -                                                                                           | -       |
| (If it is full number like 1, 2, 125, 410 etc. As per 7, 12 extract or City Survey Number - No Recreational open space is required | -       |
| (If it is subdivision like 1/2, 2/5, 1/251, 41/51 etc then recreational open space is required                                     | -       |
| (A) 10 % Subject to minimum 200 sqm                                                                                                | 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 02/04/2024 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 Records/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 (x) name and signature  
Architect/ Licensed Engineer/ Supervisor name and signature  
Job No.

| Owner details              |                                                                               |                |
|----------------------------|-------------------------------------------------------------------------------|----------------|
| Owner Name                 | Postal Address                                                                | Contact Number |
| PADMAVATI DEVELOPERS       | Sabharwal Nagar, Pune Road, Wadi (Bk) Nanded, Maharashtra 431001, Maharashtra | 9823930000     |
| BIHARAT VISHWANATH PANDHAR | Sabharwal Nagar, Pune Road, Wadi (Bk) Nanded, Maharashtra 431001, Maharashtra |                |
| MEERA BIHARAT PANDHAR      | Sabharwal Nagar, Pune Road, Wadi (Bk) Nanded, Maharashtra 431001, Maharashtra |                |
| PADMAKAR BIHARAT PANDHAR   | Sabharwal Nagar, Pune Road, Wadi (Bk) Nanded, Maharashtra 431001, Maharashtra |                |

Postal Address: Sabharwal Nagar, Pune Road, Wadi (Bk) Nanded, Maharashtra 431001, Maharashtra

DESCRIPTION OF PROJECT :-  
Type of Proposal: Residential  
BUILDING ON CTS, NO.208/DRIVE 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 VANDI BK TO DIST NANDED

| Date of Engineer - Sabharwal Nagar, Maharashtra |                   |
|-------------------------------------------------|-------------------|
| LOCATION                                        | ADDRESS OF OFFICE |
| WADI BK, NANDED                                 | WADI BK, NANDED   |
| Signature valid                                 | Signature valid   |
| SCALE - 1:100                                   | Date: 27/06/24    |
| JOB NO - RPNAN-24-60726                         | CHECK BY -        |
| SUBMISSION DRAWING                              |                   |