DRG NO. M 1/2

STAMP OF APPROVAL

**APPROVED**
The Plans amended in..BLUE
As per the conditions Mentioned in the accompaning commencement
Certificate No. A2/02/121 dated 07/04/2017

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

T.D.R STATEMENT
TOTAL PLOT AREA= 1497.39 SQ.M.
ALLOWED T.D.R. = 1721.99 SQ.M.
PROPOSED T.D.R.= 810.00 SQ.M.
# PURCHASED T.D.R
AS PER FORMULA .= 546.75 SQ.M.

D.R. C. NO. -728
SALE DEED NO. -6180 DT.15/10/16

# FORMULA AS PER NOTIFICATION-TPS-1813/3067 DT. 28/01/2016

FORMULA: X=(Rg/Rr) X Y
X=PERMISSIBLE UTILISATION OF TDR/DR IN SQ.M. ON RECEIVING PLOT = 810.00 SQ.M.
Rg=RATE FOR LAND IN RS.PER SQ.M. AS PER ASR OF GENERATING PLOT IN GENERATING YEAR=RS.12000 PER SQ.M.
Rr=RATE FOR LAND IN RS PER SQ.M. AS PER ASR OF RECEIVING PLOT IN GENERATING YEAR= RS 8100 PER SQ.M.
Y= TDR DEBITED FROM DRC IN SQ.M.

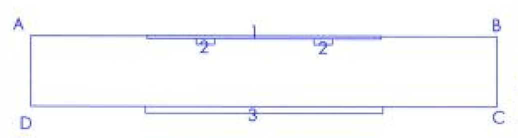
810=(12000/8100) X Y
Y= (810X8100) /12000=546.75 SQ.M.
SO TDR DEBITED FROM DRC=546.75 SQ.M.

| PARKING STATEMENT | | | | |
|---|---|---|---|---|
| | FOUR WHEELER | | TWO WHEELER | |
| | REQUIRED | PROPOSED | REQUIRED | PROPOSED |
| PLOT | 6 | 6 | 12 | 12 |
| RESIDENTIAL | 25 | 29 | 25 | 29 |
| COMMERCIAL | 3 | 3 | 6 | 6 |
| TOTAL | 34 | 38 | 43 | 47 |

STAIRCASE/PASSAGE AREA STATEMENT (ALL UNITS ARE IN SQ.M.)

| FLOOR NO. | FLOOR AREA | PERMISSIBLE AREA (20%) | PROPOSED AREA | | |
|---|---|---|---|---|---|
| | | | STAIRCASE | PASSAGE | TOTAL |
| STILT FLOOR | 287.58 | 57.51 | 7.62 | 5.52+2.60+14.22+6.78+3.13=32.25 | 39.87 |
| FIRST FL. | 332.78 | 66.55 | 7.62 | 6.50+14.22+6.50=27.22 | 34.84 |
| SECOND FL. | 332.78 | 66.55 | 7.62 | 6.50+14.22+6.50=27.22 | 34.84 |
| THIRD FL. | 332.78 | 66.55 | 7.62 | 6.50+14.22+6.50=27.22 | 34.84 |
| FOURTH FL. | 332.78 | 66.55 | 7.62 | 6.50+14.22+6.50=27.22 | 34.84 |
| FIFTH FL. | 332.78 | 66.55 | 7.62 | 6.50+14.22+6.50=27.22 | 34.84 |
| SIXTH FL. | 332.78 | 66.55 | 7.62 | 6.50+14.22+6.50=27.22 | 34.84 |
| TOTAL | 2284.26 | 456.81 | 53.34 | 195.57 | 248.91 |

TOTAL STAIRCSE/PASSAGE AREA 248.91 SQ.M.



AREA CALCULATION
GROUND FLOOR AREA
AREA OF BLOCK ABCD = 29.70 X 4.58
= 136.02 SQ.M................(A)

DEDUCTIONS
DEDUCTION FOR BLOCK '1'
1) 15.24 x 0.30 = 4.57 SQ.M.
DEDUCTION FOR BLOCK '2'
1) 1.50 x 0.60 X 2 = 1.80 SQ.M.
TOTAL DEDUCTION =6.37 sq.m................(B)
ADDITIONS
ADDITION FOR BLOCK '3'
1) 15.44 x 0.45 = 6.94 SQ.M.
ADDITION FOR SOCIETY HALL
1) 3.15 x 3.15 = 9.92 SQ.M.
TOTAL ADDITION = 16.86 sq.m................(C)

TOTAL AREA OF GROUND FLOOR = 136.02 -6.37+16.86
=146.51 SQ.M.

| BUILTUP AREA OF GROUND FLOOR = 146.51 SQ.M. |
|---|
| COMMERCIAL AREA = 136.59 SQ.M. |

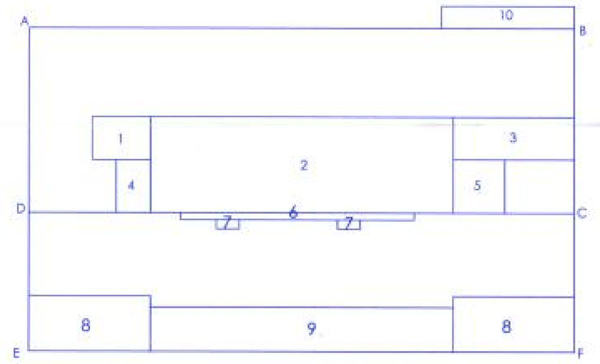
AREA CALCULATION
GROUND FLOOR AREA
AREA OF BLOCK ABCD = 3.15 X 3.15
= 9.92 SQ.M................A

GROUND FLOOR PLAN
SCALE 1: 100

AREA CALCULATION
STILT/MEZZANINE FLOOR AREA(RESIDENTIAL AREA)
AREA OF BLOCK ABCD = 29.70 X 10.08
= 299.37 SQ.M.

DEDUCTIONS
DEDUCTION FOR BLOCK '1'
1) 3.22 x 2.36 = 7.60 SQ.M.
DEDUCTION FOR BLOCK '2'
1) 16.49 x 5.22 = 86.07 SQ.M.
DEDUCTION FOR BLOCK '3'
1) 6.59 x 2.40 = 15.81 SQ.M.
DEDUCTION FOR BLOCK '4'
1) 2.00 x 2.78 = 5.56 SQ.M.
DEDUCTION FOR BLOCK '5'
1) 2.51 x 2.71 = 6.80 SQ.M.
TOTAL DEDUCTION = 121.84 sq.m.
ADDITIONS
ADDITION FOR LIFT BLOCK
1) 2.00 x 1.65 = 3.30 SQ.M.
1) 2.10 x 2.10 = 4.41 SQ.M.
ADDITION FOR BLOCK '10'
1) 1.20 x 7.26 = 8.71 SQ.M.
TOTAL ADDITION = 16.42 sq.m.

TOTAL AREA OF STILT FLOOR =299.37 -121.84 +16.42
=193.95 SQ.M.(RESIDENTIAL)



STILT/MEZZANINE FLOOR AREA(COMMERCIAL AREA)
AREA OF BLOCK CDEF = 29.70 X 4.53
= 134.54 SQ.M.

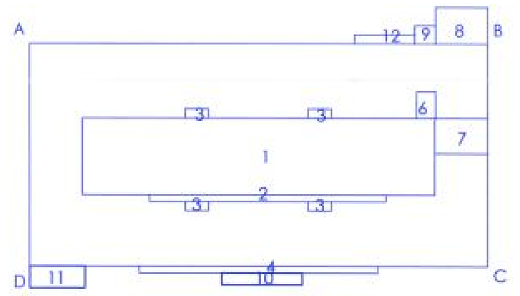
DEDUCTIONS
DEDUCTION FOR BLOCK '6'
1) 15.24 x 0.30 = 4.57 SQ.M.
DEDUCTION FOR BLOCK '7'
1) 1.50 x 0.60 = 0.90X2=1.80 SQ.M.
50% DEDUCTION FOR BLOCK '8'
1) 7.13 x 2.29 = 16.32/2=8.16X2=16.32 SQ.M.
50% DEDUCTION FOR BLOCK '9'
1) 15.44 x 2.36 =36.43/2=18.22 SQ.M.
TOTAL DEDUCTION =40.91 sq.m.

TOTAL AREA OF STILT FLOOR = 134.54 -40.91 =93.63 SQ.M.

TOTAL B/UP AREA OF STILT FLOOR = 193.95 +93.63 =287.58 SQ.M.

BALCONY AREA STATEMENT
PERMISSIBLE BALCONY AREA =28.75 SQ.M.
PROPOSED BALCONY AREA =(3.37+5.51+3.26+7.26)=
19.40 X1.20=23.28 SQ.M.
EXCESS BALCONY AREA AT STILT FLOOR =0.00 SQ.M.

BUILTUP AREA OF STILT FLOOR = 287.58 SQ.M.



BALCONY AREA STATEMENT
PERMISSIBLE BALCONY AREA =33.01 SQ.M..................
PROPOSED BALCONY AREA=3.37+5.51+6.42+3.37+5.51+5.51
=29.69 X1.20=35.62 SQ.M.....
EXCESS BALCONY AREA PER FLOOR =2.61 SQ.M..................

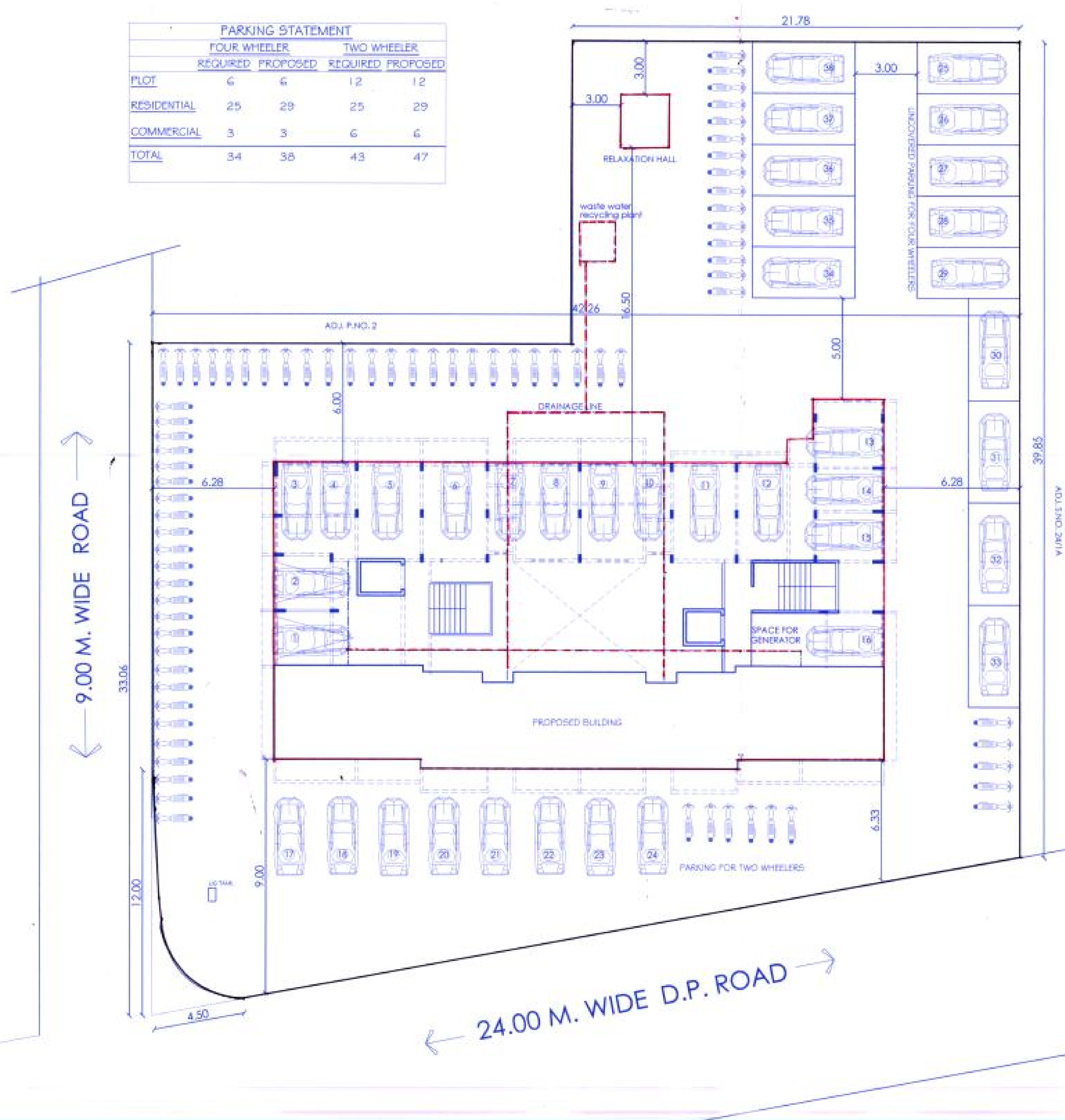
BUILTUP AREA OF TYPICAL FLOOR = 332.78 SQ.M.

AREA CALCULATION
TYPICAL FIRST/SECOND/THIRD/FOURTH/FIFTH/SIXTH FLOOR AREA
AREA OF BLOCK ABCD = 29.70 X 14.61
= 433.91 SQ.M................(A)

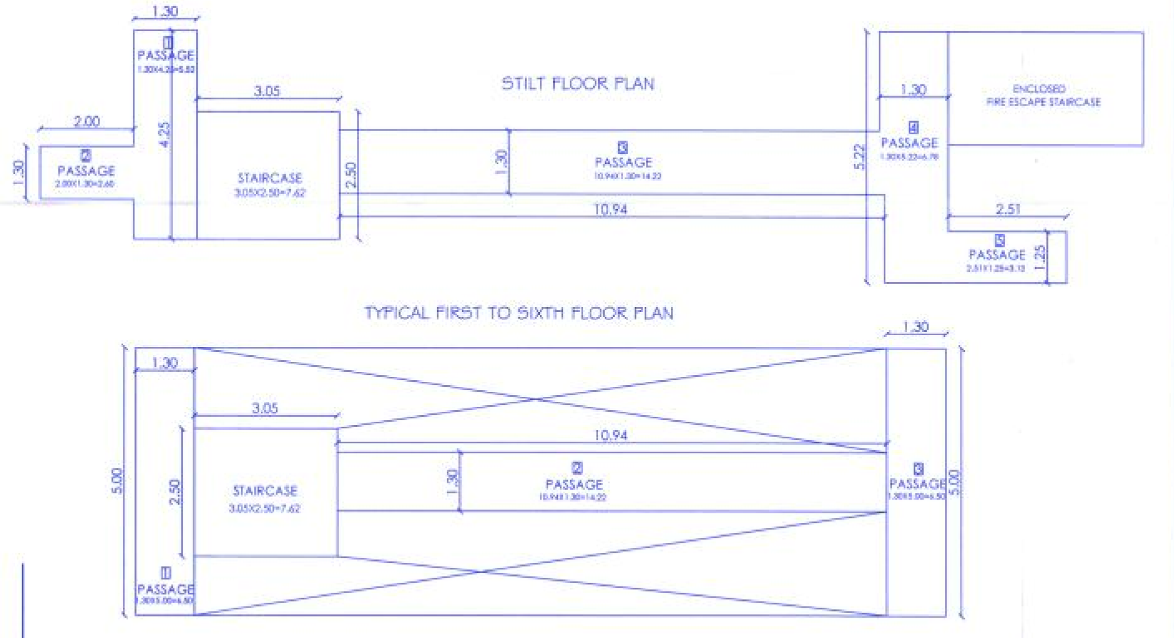
DEDUCTIONS
DEDUCTION FOR BLOCK '1'
1) 22.85 x 5.00 = 114.25 SQ.M.
DEDUCTION FOR BLOCK '2'
1) 14.09 x 0.45 = 6.34 SQ.M.
DEDUCTION FOR BLOCK '3'
1) 1.50 x 0.60 X 4 = 3.60 SQ.M.
DEDUCTION FOR BLOCK '6'
1) 1.20 x 1.75 = 2.10 SQ.M.
DEDUCTION FOR BLOCK '7'
1) 3.45 x 2.40 = 8.28 SQ.M.
TOTAL DEDUCTION = 134.57sq.m.
ADDITIONS
ADDITION FOR BLOCK '4'
1) 15.44 x 0.45 = 6.94 SQ.M.
ADDITION FOR BLOCK '8'
1) 3.52 x 3.37 = 11.86 SQ.M.
ADDITION FOR BLOCK '9'
1) 1.20 x 1.32 = 1.58 SQ.M.
ADDITION FOR BLOCK '10'
1) 6.40 x 0.50 = 3.20 SQ.M.
ADDITION FOR BLOCK '11'
1) 3.37 x 1.20 = 4.04 SQ.M.
ADDITION FOR BLOCK '12'
1) 5.35 x 0.60 = 3.21 SQ.M.

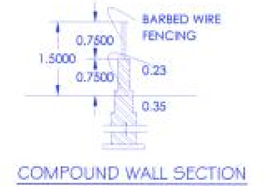
TOTAL ADDITION =30.83 sq.m.

TOTAL AREA OF TYPICAL FLOOR =A -B+C = 433.91 -134.57 +30.83
=330.17 SQ.M................(A)

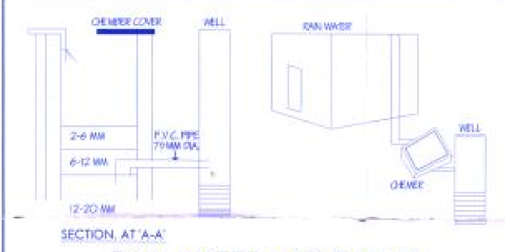



SITE PLAN
SCALE 1: 300

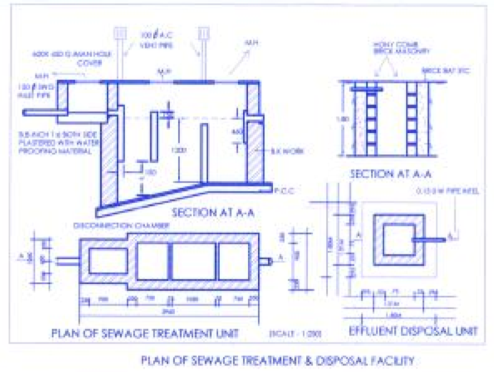



COMPOUND WALL SECTION




RAIN WATER HARVESTING




PLAN OF SEWAGE TREATMENT & DISPOSAL FACILITY

CERTIFICATE OF THE AREA
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 14/05/2013 AND DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT. AND THE SAID PLOT IS VACANT AT THIS STAGE.

STRUCTURAL ENGINEERS/SUPERVISOR

| AREA STATEMENT | SQM |
|---|---|
| AREA OF THE PLOT ( AS PER 7/12 EXTRACT) | 1497.39 |
| AREA UNDER ROAD WIDENING | 436.86 |
| * F.S.I. | ONE |
| PERMISSIBLE TDR (115%) | 1721.99 |
| PROPOSED TDR | 810.00 |
| UTILIZED TDR | 495.03 |
| * TOTAL PERMISSIBLE AREA(1497.39+436.86+810) | 2744.25 |
| GROUND FLOOR AREA | 146.51 |
| STILT /MEZZANINE FLOOR AREA | 287.58 |
| FIRST/SECOND/THIRD/FOURTH/FIFTH/SIXTH 332.78 X 6 | 1996.68 |
| TOTAL BUILT UP AREA PROPOSED | 2430.77 |
| TOTAL COMMERCIAL AREA=136.59+93.63=230.22 SQ.M. | |
| TOTAL RESIDENTIAL AREA =2200.55 SQ.M. | |

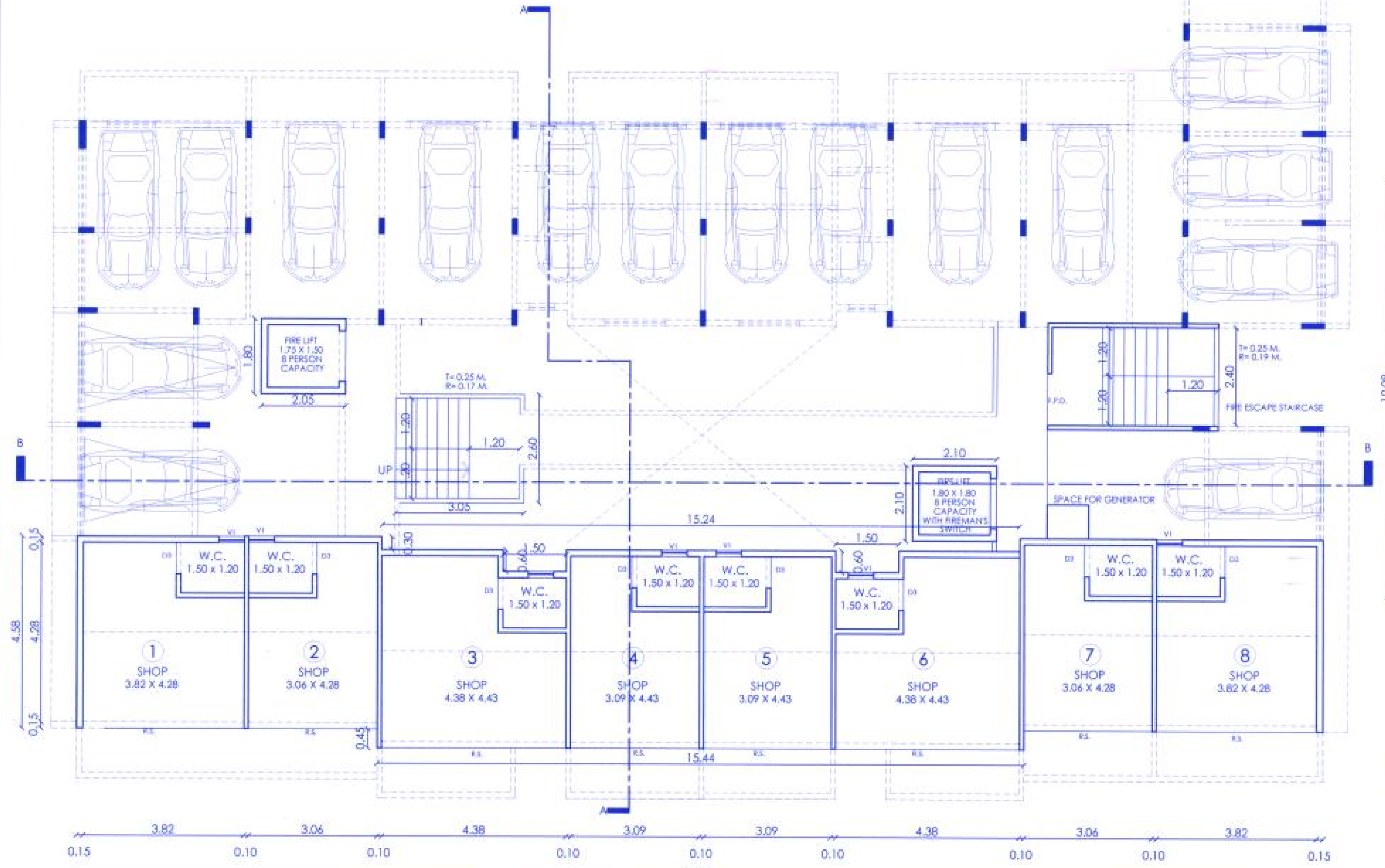
SCHEDULE OF OPENINGS
D = 1.10 x 2.10
D1 = 0.90x2.10
D2 = 0.75x2.10
W1= 1.80 x 1.50
W2= 1.80 x 0.90
W3= 1.20x1.50
V = 0.60 X 0.75

| ARCHITECT'S SIGN | R.C.C. CONSULTANT | OWNER SIGN |
|---|---|---|
| ARCHITECT : A.V. MALPURE | SHRI.VILAS KATKADE | |

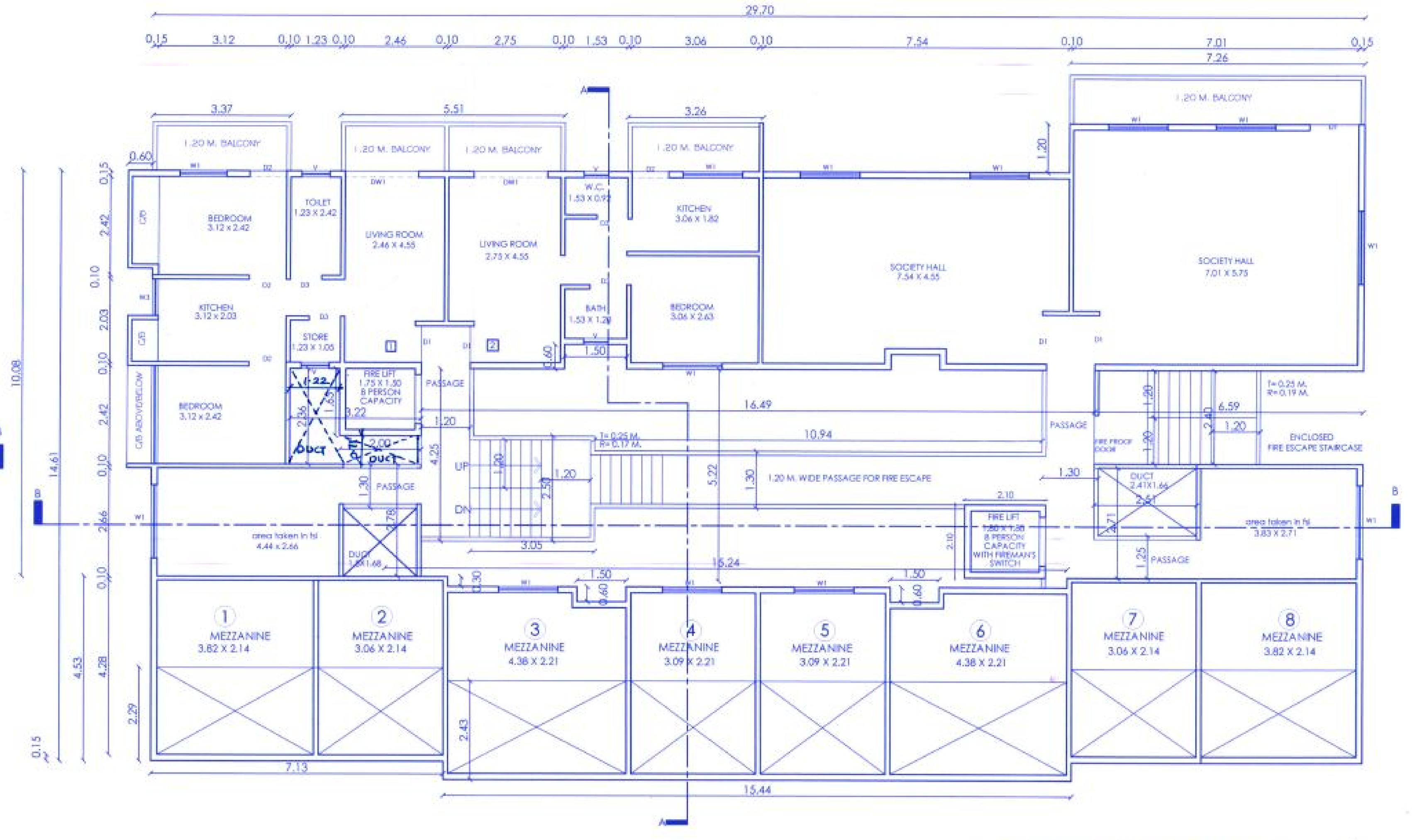
PREVIOUS B.P. APPROVED
VIDE COMMENCEMENT CERTIFICATE NO.A2/186/2652/13 DT.24/09/2013

| | AREA STATEMENT | SQ.M. |
|---|---|---|
| 1 | AREA OF THE PLOT ( AS PER 7/12 EXTRACT ) | 1497.39 |
| 2 | DEDUCTION FOR | - |
| | a) ROAD ACQUISATION AREA | --- |
| | b) PROPOSED AREA | - |
| | C) ANY RESERVATION | - |
| | TOTAL ( a+b+c) | - |
| 3 | NET GROSS AREA OF THE PLOT ( 1-2 ) | 1497.39 |
| 4 | DEDUCTION FOR | - |
| | a) RECREATIONAL GROUND AS PER RULE 11/3/1 | - |
| | b) INTERNAL ROAD | - |
| | TOTAL ( a+ b ) | - |
| 5 | NET AREA OF THE PLOT (3 - 4 ) | 1497.39 |
| 6 | ADDITIONS FOR FSI ( ROAD WD. AREA AS PER LAYOUT ) | 436.86 |
| 8 | PROPOSED T.D.R. | 810.00 |
| 7 | TOTAL AREA ( 5 +6+ 8 ) | 2744.25 |
| 9 | PERMISSIBLE TOTAL FLOOR AREA | 2744.25 |
| 10 | EXISTING FLOOR AREA | 0.00 |
| 11 | PROPOSED AREA | 2430.77 |
| 12 | EXCESS BALCONY AREA TAKEN IN TOTAL FOOOR | - |
| | AREA CALCULATION AS PER RULE B (C) BELOW | - |
| 13 | TOTAL BUILT UP AREA PROPOSED ( 10 + 11 +12 ) | 2430.77 |
| 14 | TOTAL BUILT UP AREA CONSUMED (13/7 ) | 0.88 % |
| | BALCONY AREA STATEMENT | - |
| | a PERMISSIBLE BALCONY AREA PER FLOOR | - |
| | b PROPOSED BALCONY AREA PER FLOOR | - |
| | c TOTAL EXCESS BALCONY AREA | - |
| | TENAMENT STATEMENT | - |
| | a NET AREA OF THE PLOT ITEM NO. 7 ABOVE | 2744.25 |
| | b LESS DEDUCTION FOR NON RESIDENTIAL AREA | 230.22 |
| | c AREA OF THE TENEMENT (a - b) | |
| | d TENAMENT PERMISSIBLE AS 250 PER HECTOR | 63 |
| | e TENAMENT PROPOSED | 50 |
| | PARKING STATEMENT | - |
| | a PARKING REQUIRED BY RULE | |
| | b GARAGE PERMISSIBLE | - |
| | c TOTAL PARKING PROVIDED | |
| | LOADING\UNLOADING STATEMENT | - |
| | LOADING\UNLOADING REQUIRED | - |
| | TOTAL LOADING\UNLOADING PROVIDED | - |

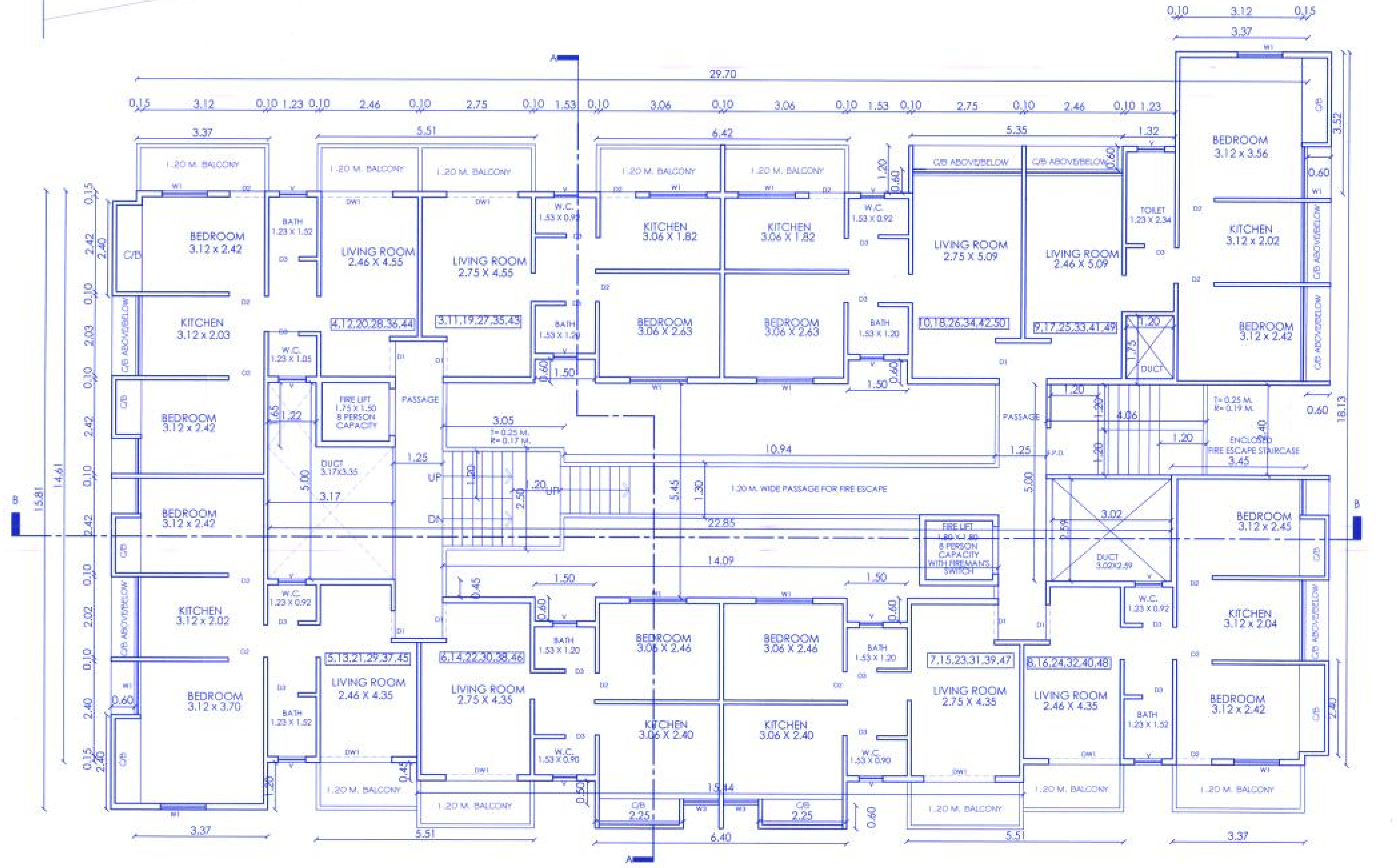
NOTE:
PLOT BOUNDRY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED IN RED
EXTERNAL WAL ......... 0.15
INERNAL WALL 0.10




GROUND FLOOR PLAN
SCALE 1: 100




STILT/MEZZANINE FLOOR PLAN
SCALE 1: 100




TYPICAL FIRST/SECOND/THIRD/FOURTH/FIFTH/SIXTH FLOOR PLAN
SCALE 1: 100

| LAND OWNER | SCALE 1:100 |
|---|---|
| JAY DEVELOPERS - PARTNERSHIP FIRM PARTNER MR. VIJAY VASUDEV LALWANI. | DATE -23/03/2017 |
| TITLE: REVISED BUILDING PERMISSIION | DELT BY AVM / CHKD BY AVM |
| PROJECT: PROPOSED COMMERCIAL+RESI. BUILDING IN S.NO.23/31A/1, 23/31B/1A+1, 23/32/2+1B/1 ,P. NO.1 OF AGAR TAKLI SHIWAR,A/P.NASHIK,TAL&DIST.NASHIK. | JOB NO. JF3 |
| CONSULTING ARCHITECT: LOGICAL SPACES, AR. ABHIJIT V. MALPURE, 3,ARYA HEIGHTS, YEOLEKAR MALA, COLLEGE ROAD, NASHIK-7. CELL 9423479935 | DRG NO. |