



PLOT AREA CALCULATION						
AREA OF TRIANGLE						
A	145.76	X	52.92	X	0.50	= 3856.81
B	145.76	X	31.31	X	0.50	= 2281.87
C	143.29	X	6.55	X	0.50	= 469.27
NET AREA OF PLOT					=	6607.96
PLOT AREA AS PER 7/12 RECORD					=	6600.00
MINIMUM AREA OF PLOT CONSIDERED					=	6600.00

VEHICLE		REQUIRED AREA				PROPOSED AREA	
CAR							
AREA = 2.50 X 5.00 = 12.50 SQ.MT.	12.50	X	68	=	850.00	SQ.MT.	850.00
SCOOTER							
AREA = 1.00 X 2.00 = 2.00 SQ.MT.	2.00	X	284	=	568.00	SQ.MT.	568.00
						TOTAL	1418.00

DRC DETAILS	
NAME OF DRC HOLDER - NAMRATA DEVELOPERS THROUGH PARTNERS SHAILESH KANTILAL SHAH	
FOLIO NO. TDMC/TDR/8/2021	DRC NO. - 8
TDR CALCULATIONS	
Year 2019-2020	
FORMULA: $X = (R_g / R_r) \times Y$	
X = Permissible Utilisation of TDRDR in sq.m. on receiving plot.	
R _g = Rate for land in Rs. Per sq.m. as per ASR of generating plots in generating year	
R _r = Rate for land in Rs. Per sq.m. as per ASR of receiving plot in generating year.	
Y = TDR allotted from DRC in sq.m.	
FORMULA: $X = (5820 / 5090) \times 1554.00$	
$X = 1.14 \times 1554.00 = 1771.56$ S.Q.M.	

TOTAL FSI AREA	=	17550.67	SQ.MT.
BUILDINGS 'A', 'B', 'C', 'D' & 'E'			
AND CLUB HOUSE		65.82	SQ.MT.
TOTAL		17616.49	SQ.MT.

PREMIUM STATEMENT		
SR.NO.	DESCRIPTION	AREA SQ.MT.
1	PAID FSI	1980.00
2	ANCILLARY FSI	6604.93

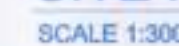
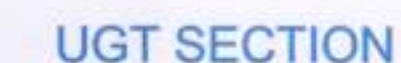
TOTAL FSI & NON FSI AREA	=	19919.06	SQ.MT.
BUILDINGS 'A', 'B', 'C', 'D' & 'E'			
AND CLUB HOUSE		65.82	SQ.MT.
TOTAL		19984.88	SQ.MT.

FSI & NON FSI AREA BUILDING 'D' & 'E'			
FLOOR/ SLAB	SLAB AREA	LIFT AREA	TOTAL SQ.MT
FIRST	890.10	16.91	907.01
SECOND	890.10	16.91	907.01
THIRD	890.10	16.91	907.01
FORTH	890.10	16.91	907.01
FIFTH	890.10	16.91	907.01
SIXTH	890.10	16.91	907.01
SEVENTH	890.10	16.91	907.01
EIGHT	890.10	16.91	907.01
NINTH	890.10	16.91	907.01
TERRACE	890.10	16.91	907.01
STAIRCASE & LIFT TOP SLAB	107.11	-	107.11
OHW TANK TOP SLAB	52.44	-	52.44
TOTAL	9060.55	169.10	9229.65

SQ.MT.
SQ.MT.
SQ.MT.



SCHEDULE OF OPENING			
NAME	LENGTH	HEIGHT	NOS.
KW	1.40	1.20	260
SW	1.75	1.20	106
V	0.60	0.75	373
W	1.55	1.20	373



SR. NO.	AREA STATEMENT	DESCRIPTION	SQ.MT.
1	"Area of plot (Minimum area of a, b, c to be considered)"		
	(a) As per ownership document		6600.00
	(b) as per measurement sheet		6607.96
	(c) as per site		6600.00
2	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
3	Balance area of plot (1-2)		6600.00
4	Amenity Space (if applicable)		
	(a) Required -		NA
	(b) Adjustment of 2(b), if any -		NA
	(c) Balance Proposed -		0.00
5	Net Plot Area (3-4 (c))		6600.00
6	Recreational Open space (if applicable)		
	(a) Required -		NA
	(b) Proposed -		NA
7	Internal Road area		NA
8	Plotable area (if applicable)		NA
9	"Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x 1.10 (Basic FSI))"		7260.00
10	Addition of FSI on payment of premium		
	(a)Maximum permissible premium FSI (Sr. No. 5 x 0.30)		1980.00
	(b)Proposed FSI on payment of premium.		1980.00
11	In-situ FSI / TDR loading		
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any		0.00
	(b)In-situ area against Amenity Space if handed over [2.00 x1.85 x Sr. No. 4 (b)and /or(c)],		0.00
	(c)TDR area Permissible as per front road width (Sr.No. 5x0.60) (12.00 M Wide Road)		3960.00
	(d) F.S.I.Proposed against TDR area purchased / Transferred		1771.56
	(e) Total in-situ / TDR loading proposed (11 (a)+(b))		17618.50
12	Additional FSI area under Chapter No. 7		Nil
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.		11011.56
	(b) Ancillary Area FSI upto 80% or 80%with payment of charges.		8606.94
	(c) Total entitlement (a+b)		19618.50
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8		21120.00
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)		
	(a) Existing Built-up Area.		0.00
	(b) Proposed Built-up Area (as per 'P-line')		17616.49
	(Total a+b)		17616.49
16	F.S.I.Consumed (15/13) (should not be more than serial No.14 above.)		1.00
17	Proposed Ancillary FSI (15c - [9 + 10(b)+11(e)])		6604.93
18	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.No.5)		NA
	(b) Proposed		NA

Certified that the plot under reference was surveyed by me on 10/01/2021 and the dimensions of sides etc. of plot stated on plan 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)

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.
Signature & Name of Owner

DESCRIPTION OF PROJECT

PROPOSED REVISED GROUP HOUSING PLAN ON C.T.S. NO. 4645(PART)
SURVEY NO. 542/1, TALEGAON DABHADE TAL - MAVAL PUNE.

NAME OF OWNER

NAMRATA DEVELOPERS
THROUGH PARTNER

SHAILESH KANTILAL SHAH

DESIGN ARCHITECT - AMIT BHATT (CA/2006/38955)

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 R.D. RATHOD
HVA & ASSOCIATES
 Architects & Interior Designers

Architects & Interior Designers
OFF.NO:2, PAREKH RESIDENCY

BEHIND SYNDICATE BANK
TAL EGAON DARHADE, PUNE

PH.NO: 8087012319

STAMP AND SIGNATURE OF LIASONING ARCHITECT

JOB NO. 113/2021

DATE	24/03/20
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CA/97/21752		DRAWN BY	CHECKED
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