

SCHEDULE OF OPENING

TYPE	SIZE	DESCRIPTION
1	1400 X 2100	ALUMINUM
2	1200 X 2100	ALUMINUM
3	2400 X 1200	ALUMINUM PA
4	1800 X 1200	1" WOOD
5	1800 X 1200	1" WOOD
6	1800 X 1200	1" WOOD



TITLE
 REVISED PLAN OF SUB-DIVISION AND RESIDENTIAL BUILDING PLAN OF P.NO. 25 IN S.NO. 55/1/2 AT JAILAKE DINDORI AL. DINDORI DIST. NASHIK
STAMP OF APPROVAL 1/1
 Approved on 26.12.2019
 DEPUTY METROPOLITAN PLANNER
 Nashik Metropolitan Region Development Authority, Nashik



ROW-HOUSE-01 (P.NO. 25/1)

AREA STATEMENT

AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-01 (P.NO.25/1)
 AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQMT
 DEDUCTION = 11.00 X 1.13 = 09.99 SQMT
 TOTAL DEDUCTION = 09.99 SQMT
 TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-01 = 40.47 SQMT

AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-01 (P.NO.25/1)
 AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQMT
 DEDUCTION = 11.00 X 1.13 = 09.99 SQMT
 TOTAL DEDUCTION = 09.99 SQMT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-01 = 40.47 SQMT

BUILT UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/1)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	40.47
FIRST FLOOR	40.47
B.U.P. AREA PROPOSED	80.94
PROPOSED F.S.I. CONSUMED	106.91
TOTAL F.S.I. CONSUMED	106.91

ROW-HOUSE-02 (P.NO. 25/2)

AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-02 (P.NO.25/2)
 AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQMT
 DEDUCTION = 11.00 X 1.13 = 09.99 SQMT
 TOTAL DEDUCTION = 09.99 SQMT
 TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-02 = 40.47 SQMT

AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO.25/2)
 AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQMT
 DEDUCTION = 11.00 X 1.13 = 09.99 SQMT
 TOTAL DEDUCTION = 09.99 SQMT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 40.47 SQMT

BUILT UP AREA STATEMENT FOR ROW-HOUSE-02 (P.NO.25/2)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	40.47
FIRST FLOOR	40.47
B.U.P. AREA PROPOSED	80.94
PROPOSED F.S.I. CONSUMED	106.91
TOTAL F.S.I. CONSUMED	106.91

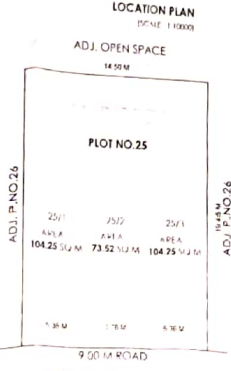
ROW-HOUSE-03 (P.NO. 25/3)

AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-03 (P.NO.25/3)
 AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQMT
 DEDUCTION = 11.00 X 1.13 = 09.99 SQMT
 TOTAL DEDUCTION = 09.99 SQMT
 TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-03 = 40.47 SQMT

AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-03 (P.NO.25/3)
 AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQMT
 DEDUCTION = 11.00 X 1.13 = 09.99 SQMT
 TOTAL DEDUCTION = 09.99 SQMT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-03 = 40.47 SQMT

BUILT UP AREA STATEMENT FOR ROW-HOUSE-03 (P.NO.25/3)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	40.47
FIRST FLOOR	40.47
B.U.P. AREA PROPOSED	80.94
PROPOSED F.S.I. CONSUMED	106.91
TOTAL F.S.I. CONSUMED	106.91

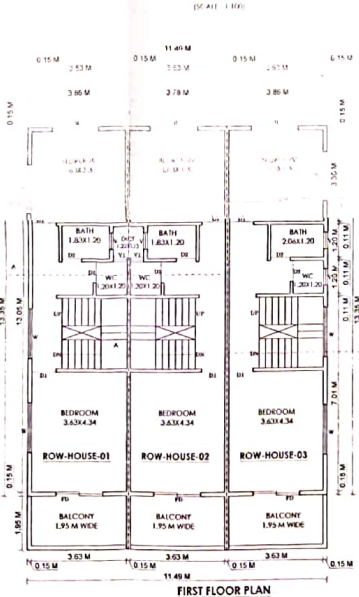
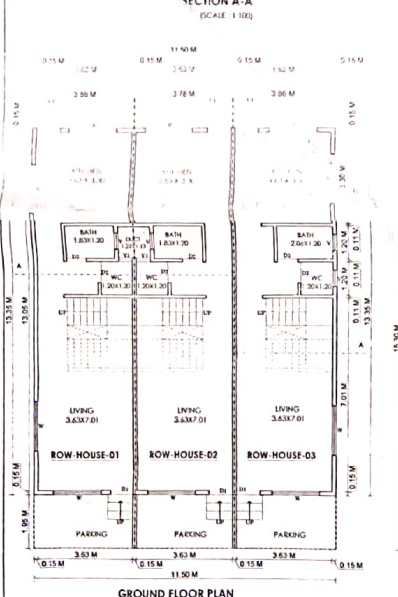
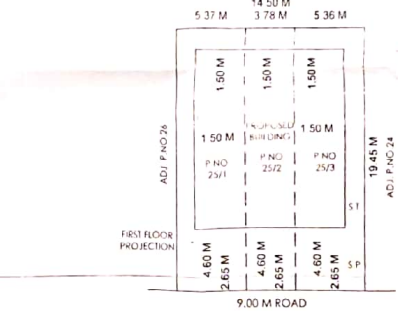
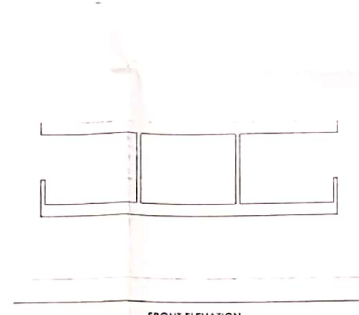
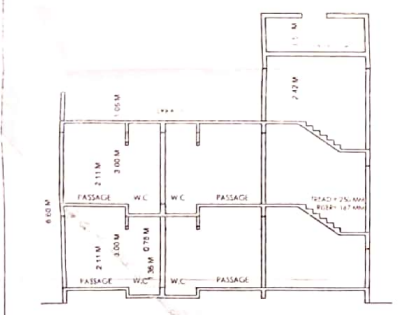


REFERENCES

1. Maharashtra Building Regulation, 1960
 2. Maharashtra Building Regulation, 1960 (Amendment) 1974
 3. Maharashtra Building Regulation, 1960 (Amendment) 1980

A. AREA STATEMENT

IN SQ. M.	IN SQ.M.	IN SQ.M.	
1. AREA OF PLOT	104.25	73.52	104.25
2. DEDUCTION FOR			
(a) Proposed D.P.C. (Water supply area)	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
3. BALANCE AREA OF PLOT (1)-(2)	104.25	73.52	104.25
4. BALANCE AREA OF PLOT (1)-(2)			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
5. NET PLOT AREA (3)-(4)	104.25	73.52	104.25
6. RECREATIONAL OPEN SPACE (10%)			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
7. INTERNAL ROAD AREA			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
8. PORTABLE AREA			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
9. PORTABLE AREA			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
10. ADDITION OF PAYMENT OF PREMIUM (Maximum permissible premium of 5% as per contract for Roadwidth)			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
11. IN SITU F.S.I. FOR LOADING			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	104.25	73.52	104.25
(c) As per measurement sheet	104.25	73.52	104.25
(d) As per plan	104.25	73.52	104.25
13. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL			
(a) Proposed	114.67	80.87	114.67
(b) As per contract for Roadwidth (C.F.S. extra)	114.67	80.87	114.67
(c) As per measurement sheet	114.67	80.87	114.67
(d) As per plan	114.67	80.87	114.67
14. MAXIMUM UTILIZATION OF F.S.I. (Maximum permissible utilization of F.S.I. as per contract for Roadwidth)			
(a) Proposed	114.67	80.87	114.67
(b) As per contract for Roadwidth (C.F.S. extra)	114.67	80.87	114.67
(c) As per measurement sheet	114.67	80.87	114.67
(d) As per plan	114.67	80.87	114.67
15. TOTAL BUILT UP AREA IN PROPOSAL (including area of plot 11)			
(a) Proposed	109.23	106.93	110.58
(b) As per contract for Roadwidth (C.F.S. extra)	109.23	106.93	110.58
(c) As per measurement sheet	109.23	106.93	110.58
(d) As per plan	109.23	106.93	110.58
16. F.S.I. CONSUMED (15.13/50 should not be more than 15.13/50)			
(a) Proposed	0.95	1.00	0.90
(b) As per contract for Roadwidth (C.F.S. extra)	0.95	1.00	0.90
(c) As per measurement sheet	0.95	1.00	0.90
(d) As per plan	0.95	1.00	0.90
17. TOTAL BUILT UP AREA IN PROPOSAL (including area of plot 11)			
(a) Proposed	NIL	NIL	NIL
(b) As per contract for Roadwidth (C.F.S. extra)	109.23	106.93	110.58
(c) As per measurement sheet	109.23	106.93	110.58
(d) As per plan	109.23	106.93	110.58



CERTIFICATE OF ROAD
 THIS IS TO CERTIFY THAT THE LAND MEASURING 114.67 SQ. M. AT VILLAGE RAMSHEJ TALUKA DINDORI DIST. NASHIK IS HAVING APPROACH ROAD OF 12.00 METER WIDE ROAD

CERTIFICATE OF AREA
 I, TAHER S. DAHODWALA, BEING EMPLOYED BY THE APPLICANT ARCHITECT, I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

CERTIFICATE OF AREA
 CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27.01.2021 AND DIMENSION OF ALL SIDES ETC. OF THE AREA SO MENTIONED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS DEPARTMENT/CITY SURVEY RECORDS

OWNER'S DECLARATION
 WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SUBMITTED BY ARCHITECT, WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSONS SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S SIGN _____ **OWNER'S SIGN** _____

MRS. PALLAVI VISHAL HAJARE MR. VISHAL ASHOK NIKAM

Ar. TAHER DAHODWALA (CA2016/100801) ARCHITECT'S SIGN

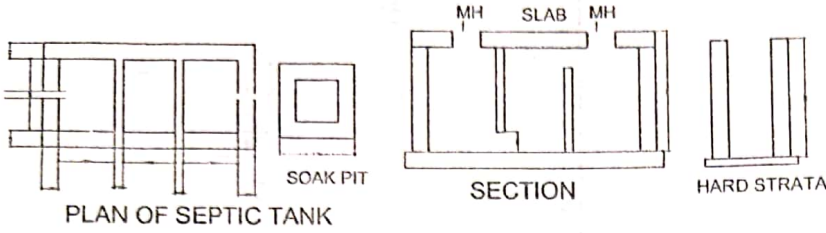
Ar. TAHER SHABIR DAHODWALA ARCHITECT

32, OLD DEOLALI NAKA, OPP. DWARKA HOTEL, DWARKA, NASHIK.
 PH: 0205-202507, 011-827785927
 Email: ta-rahodwala@rediffmail.com

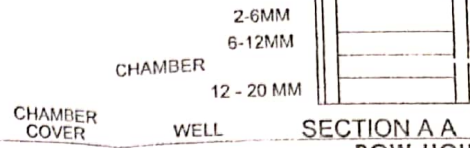
DWG NO. _____ Date: Nashik, 02.01.2021

DRAWING	NO.	DATE	JOB NO.	FILE NO.
DRAWN BY	CHKD BY	SCALE	DATE	JOB NO.
TWEL	TWEL	1:100	25.12.2021	00

SEPTIC TANK & SOAK PIT DETAIL

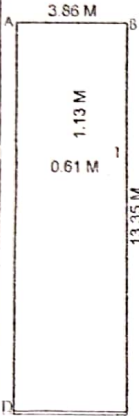


RAIN WATER HARVESTING



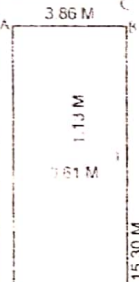
ROW-HOUSE-01 (P.NO. 25/1)

AREA DIAGRAM



AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-01 (P.NO.25/1)
 AREA OF BLOCK 'ABCD' = 3.86 X 13.35 = 51.53 SQ.MT.
 DEDUCTION
 1) 0.61 X 1.13 = 00.68 SQ.MT.

 TOTAL DEDUCTION = 00.68 SQ.MT.
 TOTAL B/UP AREA = 51.53 - 0.68 = 050.85 SQ.MT.
 TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-01 = 050.85 SQ.MT



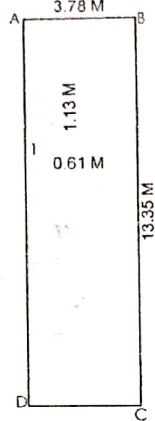
AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-01 (P.NO.25/1)
 AREA OF BLOCK 'ABCD' = 3.86 X 15.30 = 59.06 SQ.MT
 DEDUCTION
 1) 0.61 X 1.13 = 00.68 SQ.MT

 TOTAL DEDUCTION = 00.68 SQ.MT
 TOTAL B/UP AREA = 59.06 - 0.68 = 058.38 SQ.MT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-01 = 058.38 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/1)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	050.85
FIRST FLOOR	058.38
B/UP AREA PROPOSED	109.23
PROPOSED F.S.I CONSUMED	109.23
TOTAL F.S.I CONSUME	109.23

ROW-HOUSE-02 (P.NO. 25/2)



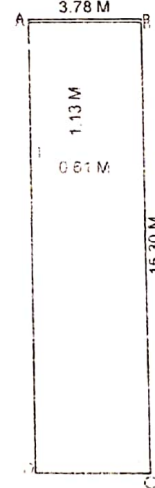
AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-02 (P.NO.25/2)

AREA OF BLOCK 'ABCD' = 3.78 X 13.35 = 50.46 SQ.MT.
 DEDUCTION
 1) 0.61 X 1.13 = 00.68 SQ.MT.

 TOTAL DEDUCTION = 00.68 SQ.MT.
 TOTAL B/UP AREA = 50.46 - 0.68 = 049.78 SQ.MT.
 TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-02 = 49.78 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/2)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	049.78
FIRST FLOOR	057.15
B/UP AREA PROPOSED	106.93
PROPOSED F.S.I CONSUMED	106.93
TOTAL F.S.I CONSUME	106.93



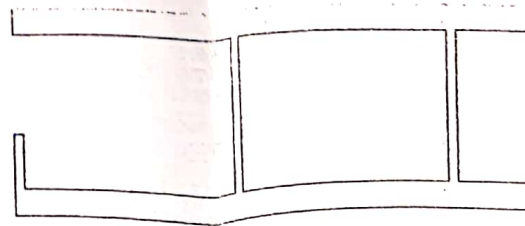
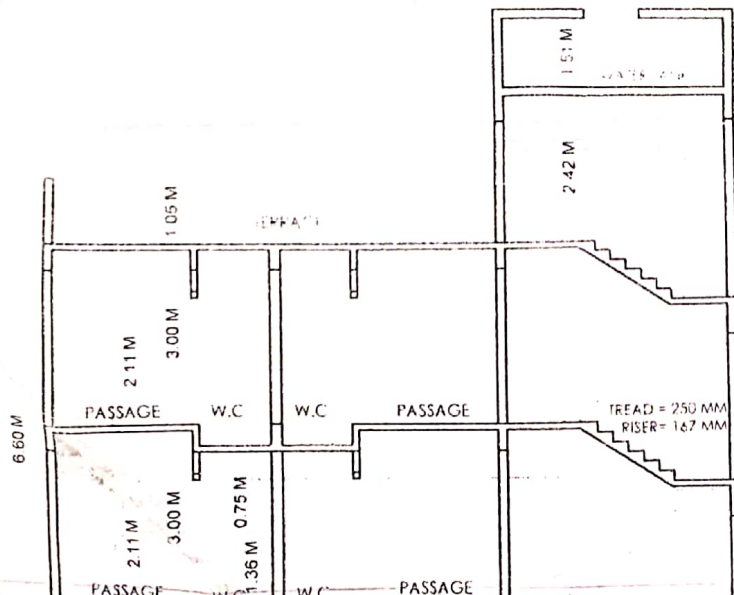
AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO.25/2)

AREA OF BLOCK 'ABCD' = 3.78 X 15.30 = 57.83 SQ.MT
 DEDUCTION
 1) 0.61 X 1.13 = 00.68 SQ.MT

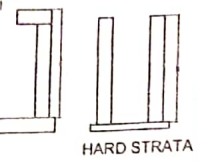
 TOTAL DEDUCTION = 00.68 SQ.MT
 TOTAL B/UP AREA = 57.83 - 0.68 = 057.15 SQ.MT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 57.15 SQ.MT

ANCILLARY F.S.I STATEMENT

PROPOSED F.S.I AREA	106.93 SQ.M
PERMISSIBLE ANCILLARY F.S.I (60% OF PROPOSED F.S.I)	064.16 SQ.M
ANCILLARY F.S.I TO BE AVAILABLE (TOTAL BUILT-UP AREA - BASIC F.S.I)	20.06 SQ.M
106.93 - 86.87 = 20.06 Sq.M	



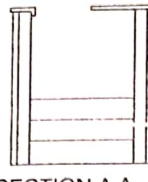
RAIN WATER HARVESTING



CHAMBER COVER

CHAMBER
2-6MM
6-12MM
12-20 MM

SECTION A A



WELL
P.V.C
PIPE
75mm
DIA

SCHEDULE OF OPENING

SCHEDULE OF OPENING		
TYPE	SIZE	DISCREPTION
W	1.80X1.20	AL WINDOW
W1	1.50X1.20	AL WINDOW
V	0.60X0.75	AL LOUVER + FIX.
FD	1.00X2.10	T.W. DOOR
D1	1.00X2.10	T.W. DOOR
D2	0.75X2.10	T.W. DOOR

PROPOSED SITE

LOCATION (SCALE: 1:100)

ADJ. OPEN SPACE

14.50 M

PLOT NO.25

25/1 25/2
AREA: 104.25 SQ.M AREA: 73.52 SQ.M

ADJ. P.NO.26

9.00 M ROAD

SUB-DIVISION PLAN (SCALE: 1:200)

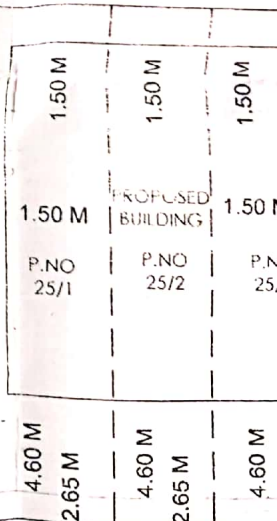
ADJ. OPEN SPACE

14.50 M

5.37 M 3.78 M 5.37 M

ADJ. P.NO.26

FIRST FLOOR PROJECTION



9.00 M ROAD

SITE PLAN (SCALE: 1:200)

ROW-HOUSE-02 (P.NO. 25/2)

AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-02 (P.NO.25/2)

AREA OF BLOCK 'ABCD' =
3.78 X 13.35 = 50.46 SQ.MT.
DEDUCTION
1) 0.61 X 1.13 = 00.68 SQ.MT.

TOTAL DEDUCTION = 00.68 SQ.MT.
TOTAL B/UP AREA =
50.46 - 0.68 = 049.78 SQ.MT.
TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-02 = 49.78 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/2)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	049.78
FIRST FLOOR	057.15
B/UP AREA PROPOSED	106.93
PROPOSED F.S.I CONSUMED	106.93
TOTAL F.S.I CONSUME	106.93

AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO. 25/2)

AREA OF BLOCK 'ABCD' =
3.78 X 15.30 = 57.83 SQ.MT
DEDUCTION
1) 0.61 X 1.13 = 00.68 SQ.MT

TOTAL DEDUCTION = 00.68 SQ.MT
TOTAL B/UP AREA =
57.83 - 0.68 = 057.15 SQ.MT
TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 57.15 SQ.MT

ANCILLARY F.S.I STATEMENT

PROPOSED F.S.I AREA	106.93 SQ.M
PERMISSIBLE ANCILLARY F.S.I (60% OF PROPOSED F.S.I)	064.16 SQ.M
ANCILLARY F.S.I TO BE AVAILED (TOTAL BUILT-UP AREA - BASIC F.S.I)	20.06 SQ.M
	106.93 - 86.87 = 20.06 SQ.M

ROW-HOUSE-03 (P.NO. 25/3)

AREA STATEMENT OF GROUND FLOOR OF ROW-HOUSE-02 (P.NO.25/3)

AREA OF BLOCK 'ABCD' =
3.86 X 13.35 = 51.53 SQ.MT.
DEDUCTION

TOTAL DEDUCTION = 00.00 SQ.MT.
TOTAL B/UP AREA =
51.53 - 00.00 = 051.53 SQ.MT.
TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-03 = 51.53 SQ.MT

AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO.25/3)

AREA OF BLOCK 'ABCD' =
3.86 X 15.30 = 59.05 SQ.MT
DEDUCTION

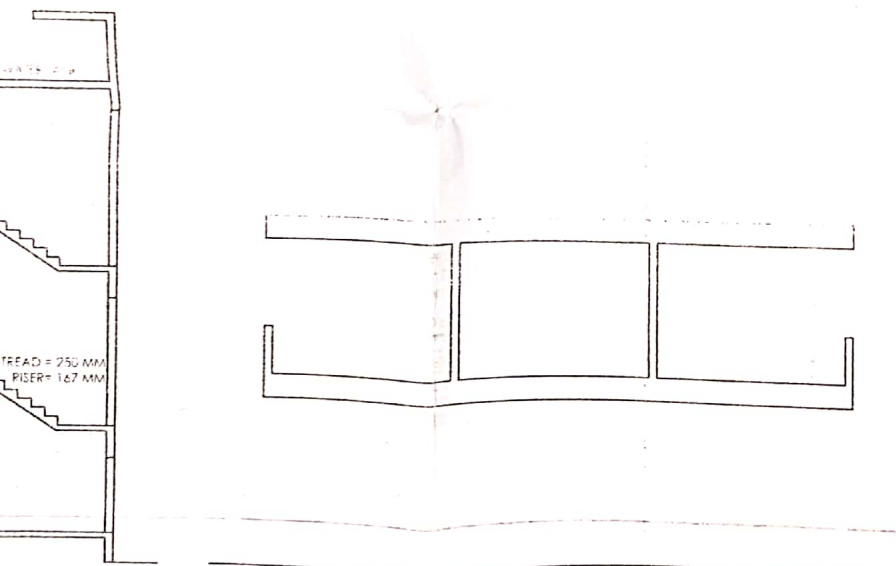
TOTAL DEDUCTION = 00.00 SQ.MT
TOTAL B/UP AREA =
59.05 - 00.00 = 059.05 SQ.MT
TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-03 = 59.05 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/3)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	051.53
FIRST FLOOR	059.05
B/UP AREA PROPOSED	110.58
PROPOSED F.S.I CONSUMED	110.58
TOTAL F.S.I CONSUME	110.58

FRONT ELEVATION

(SCALE: 1:100)



ADJ. OPEN SPACE

14.50 M

0.15 M 0.15 M 3.63 M 0.15 M 3.63 M 0.15 M 3.63 M 0.15 M 3.63 M 0.15 M

TOTAL B/UP AREA = 59.06 - 0.68 = 058.38 SQ.MT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-01 = 058.38 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/1)

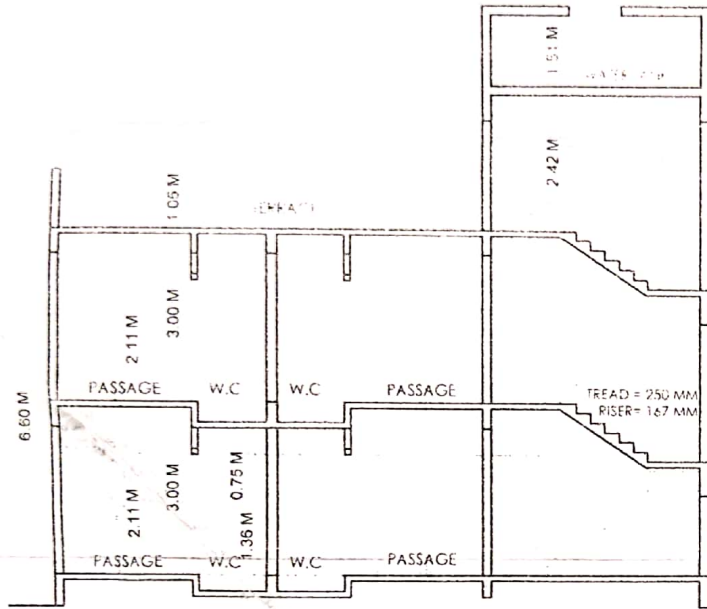
AREA STATEMENT	SQ. MT.
GROUND FLOOR	050.85
FIRST FLOOR	058.38
B/UP AREA PROPOSED	109.23
PROPOSED F.S.I CONSUMED	109.23
TOTAL F.S.I CONSUME	109.23

AREA OF BLOCK 'ABCD' = 3.78 X 15.30 = 57.83 SQMT
 DEDUCTION
 1) 0.61 X 1.13 = 00.68 SQMT

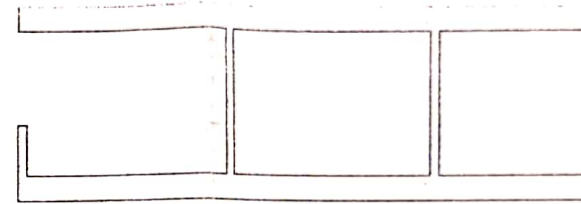
TOTAL DEDUCTION = 00.68 SQ.MT
 TOTAL B/UP AREA = 57.83 - 0.68 = 057.15 SQMT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 57.15 SQ.MT

ANCILLARY F.S.I STATEMENT

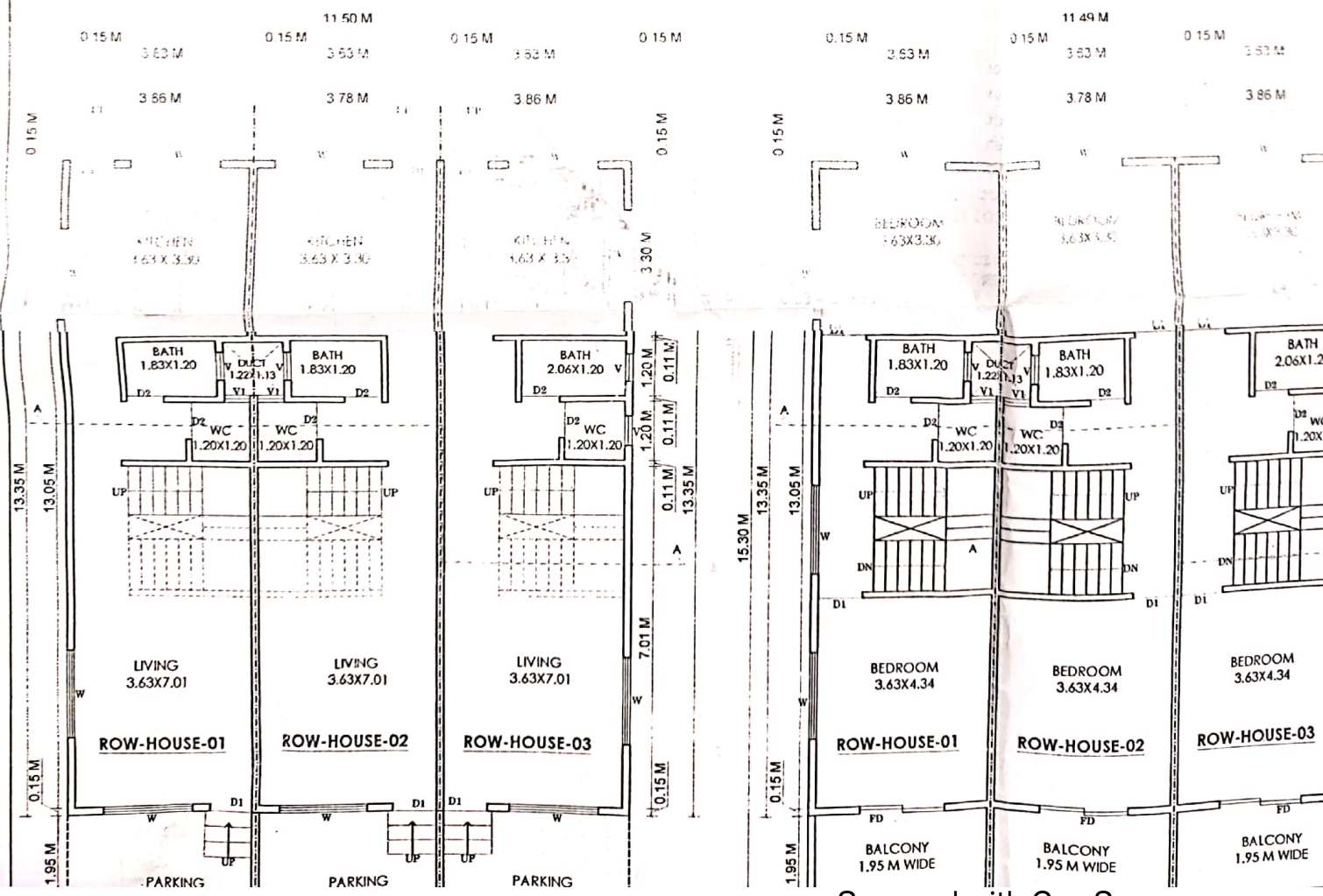
PROPOSED F.S.I AREA	106.93 SQ.M
PERMISSIBLE ANCILLARY F.S.I (60% OF PROPOSED F.S.I)	064.16 SQ.M
ANCILLARY F.S.I TO BE AVAILABLE (TOTAL BUILT-UP AREA - BASIC F.S.I)	20.06 SQ.M
106.93 - 86.87 = 20.06 Sq.M	



SECTION A-A
 (SCALE : 1:100)



FRONT ELEVATION
 (SCALE : 1:100)



AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P NO 25/2)

AREA OF BLOCK 'ABCD' =
 $3.78 \times 15.30 = 57.83$ SQMT
 DEDUCTION
 1) $0.61 \times 1.13 = 0.68$ SQMT

TOTAL DEDUCTION = 0.68 SQ MT
 TOTAL B/UP AREA =
 $57.83 - 0.68 = 57.15$ SQMT
TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 57.15 SQ.MT

ANCILLARY F.S.I STATEMENT

PROPOSED F.S.I AREA = 106.93 SQ.M
 PERMISSIBLE ANCILLARY F.S.I (60% OF PROPOSED F.S.I) = 64.16 SQ.M
 ANCILLARY F.S.I TO BE AWARDED (TOTAL BUILT-UP AREA BASIC F.S.I) = 26.06 SQ.M
 $106.93 - 80.87 = 26.06$ Sq.M

TOTAL DEDUCTION = 00.00 SQ.MT
 TOTAL B/UP AREA =
 $59.05 - 00.00 = 59.05$ SQMT
TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-03 = 59.05 SQ.MT

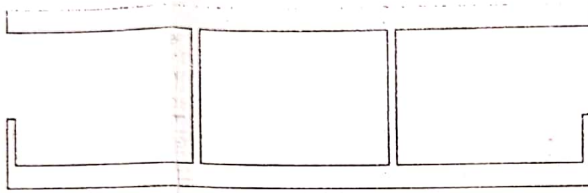
BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/3)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	051.53
FIRST FLOOR	059.05
B/UP AREA PROPOSED	110.58
PROPOSED F.S.I CONSUMED	110.58
TOTAL F.S.I CONSUME	110.68

9.00 M ROAD

SUB-DIVISION PLAN

ADJ. OPEN SPACE
 14.50 M
 5.37 M 3.78 M



FRONT ELEVATION
 (SCALE : 1:100)

9.00 M ROAD

SITE PLAN (SCALE : 1:200)

ADJ. OPEN SPACE
 14.50 M

PLOT NO. 25 M
 19.45 M

PART PLAN OF LAYOUT
 (SCALE : 1:500)

NOTE
 PLOT BOUNDARY
 PROPOSED
 DRAINAGE
 EXTERNAL

CERTIFICATE OF P...

THIS IS TO CERTIFY THAT THE LAND AT VILLAGE RAMSHEJ TALUKA DIND... HAVING APPROACH ROAD OF 12.0...

SIGNATURE

CERTIFICATE OF AR...

I, TAHER S. DAHODWALA BEEN EMPLOYED AS HIS ARCHITECT. I HAVE EXAMINED THE AREA OF THE PLOT AND I DO HAVE PERSONALLY VERIFIED AND STATEMENTS MADE BY THE APPLICANT OWNER/LESSEE IN POSSESSION OF ABOVE FORM AND FOUND THE...

SIGNATURE

CERTIFICATE OF A...

CERTIFICATE THAT PLOT UNDER REFERENCE BY ME ON 27.01.2021 AND DIMENSION OF PLOTS STATED ON PLAN ARE AS MEASURED. THE AREA SO WORKED OUT TALLIES WITH DOCUMENT OF OWNERSHIP/ T.F. DEPARTMENT/CITY SURVEY RECORDS...

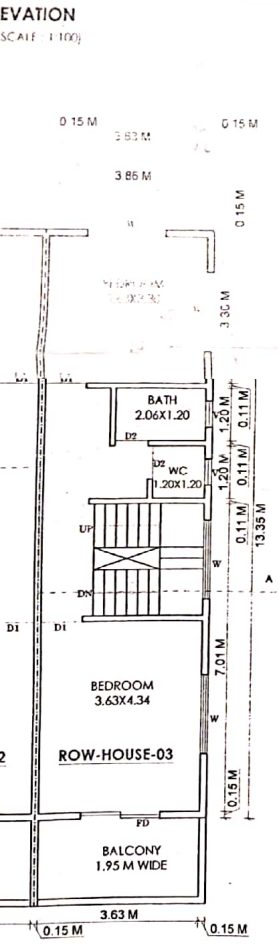
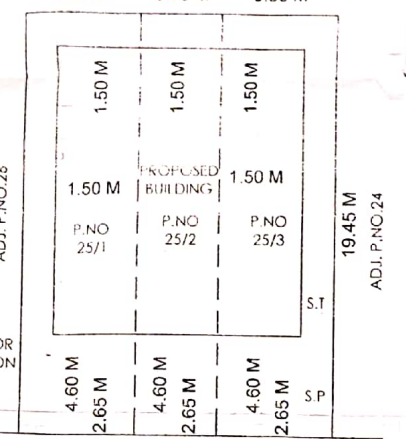
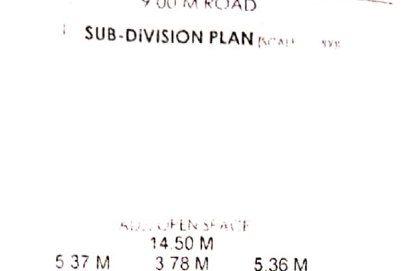
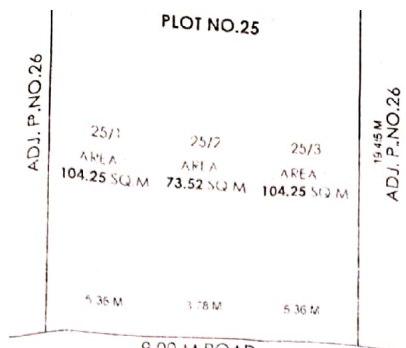
NO.25/2)

TOTAL BUILT-UP AREA OF GROUND FLOOR OF ROW-HOUSE-03 = 51.53 SQ.MT



AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO.25/3)
AREA OF BLOCK 'ABCD' = 3.86 X 15.30 = 59.05 SQMT
TOTAL DEDUCTION = 00.00 SQ.MT
TOTAL BIUP AREA = 59.05 - 00.00 = 59.05 SQMT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/3)
AREA STATEMENT SQ. MT.
GROUND FLOOR 051.53
FIRST FLOOR 059.05
BIUP AREA PROPOSED 110.58
PROPOSED F.S.I. CONSUMED 110.58



FLOOR PLAN (SCALE: 1:100)

CERTIFICATE OF ROAD
THIS IS TO CERTIFY THAT THE LAND BEARING G NO 157/B/1 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK IS HAVING APPROACH ROAD OF 12.00 METER WIDE ROAD.

NOTE
PLOT BOUNDARY SHOWN IN THICK BLACK
PROPOSED WORK SHOWN IN RED
DRAINAGE LINE SHOWN IN DOTTED RED
EXTERNAL WALL 150MM THICK

CERTIFICATE OF ARCHITECT
I, TAHER S. DAHODWALA BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

CERTIFICATE OF AREA
CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27.01.2021 AND DIMENSION OF ALL SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P SCHEME RECORDS DEPARTMENT/CITY SURVEY RECORDS.

REFERENCES

- 1) DEMARKED PLAN...
2) NASHIK BUILDING REGULATIONS...
3) G.O. NO. 157/2017...

A. AREA STATEMENT

Table with 3 columns: IN SQ.M., IN SQ.M., IN SQ.M. and 15 rows of area calculations including Area of Plot, Deduction for Road, Balance Area, Amenity Space, Net Plot Area, Recreational Open Space, Internal Road Area, Plotable Area, Built Up Area, Addition of On Payment of Premium, In-Situ FSI/TDR Loading, Additional FSI Area, Total Entitlement of FSI, Maximum Utilization of FSI, and Total Built-Up Area.

OWNER'S DECLARATION
WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY NMRDA. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSONS SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S SIGN
MRS. PALLAVI VISHAL HAJARE
MR. VISHAL ASHOK NIKAM

ARCHITECT'S SIGN
AR. TAHER DAHODWALA (CA/2018/100801)

ARCHITECT
AR. TAHER SHABBIR DAHODWALA.
32, OLD DEOLALI NAKA, OPP. DWARKA HOTEL, DWARKA, NASHIK.
PH. 0253-2502567, +91-9527895927
Email Id:- marvelarchitect53@gmail.com

Table with columns: DWG NO., DRAWING, DRAWN BY, CHKD BY, SCALE, DATE, JOB NO., FILE NO. Values include: DWG NO. Berk_NMRDA_02.02.2021, DRAWING: NMRDA Approval DWG, DRAWN BY: TAHERD., CHKD BY: TAHERD., SCALE: 1:100, DATE: 25.12.2021, JOB NO.: 00, FILE NO.: 00.

THIS DRAWING IS THE SOLE PROPERTY OF AR. TAHER DAHODWALA. ITS USE FOR ANY OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL.

TOTAL DEDUCTION = 00.68 SQ.MT
 TOTAL B/UP AREA = 59.06 - 0.68 = 058.38 SQ.MT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-01 = 058.38 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/4)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	050.85
FIRST FLOOR	058.38
B/UP AREA PROPOSED	109.23
PROPOSED F S I CONSUMED	109.23
TOTAL F S I CONSUME	109.23

AREA OF BLOCK 'ABCD' = 3.78 X 15.30 = 57.83 SQ.MT
 DEDUCTION 1) 0.61 X 1.13 = 00.68 SQ.MT

TOTAL DEDUCTION = 00.68 SQ.MT
 TOTAL B/UP AREA = 57.83 - 0.68 = 057.15 SQ.MT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 57.15 SQ.MT

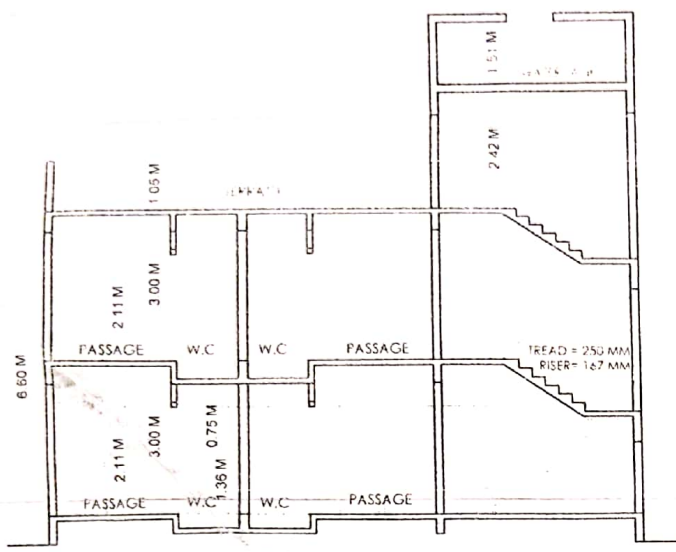
ANCILLARY F S I STATEMENT

PROPOSED F S I AREA	106.93 SQ.M
PERMISSIBLE ANCILLARY F S I (60% OF PROPOSED F S I)	064.16 SQ.M
ANCILLARY F S I TO BE AVAILABLE (TOTAL BUILT-UP AREA - BASIC F S I)	26.06 SQ.M
106.93 - 80.87 = 26.06 SQ.M	

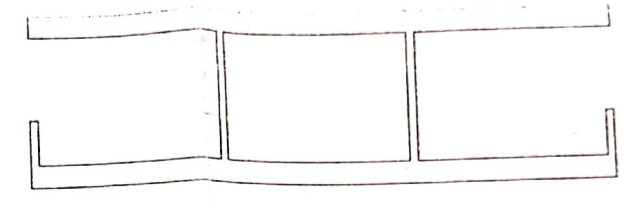
TOTAL DEDUCTION = 00.00
 TOTAL B/UP AREA = 59.05 - 00.00 = 059.05 SQ.MT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-03 = 59.05 SQ.MT

BUILT-UP AREA STATEMENT

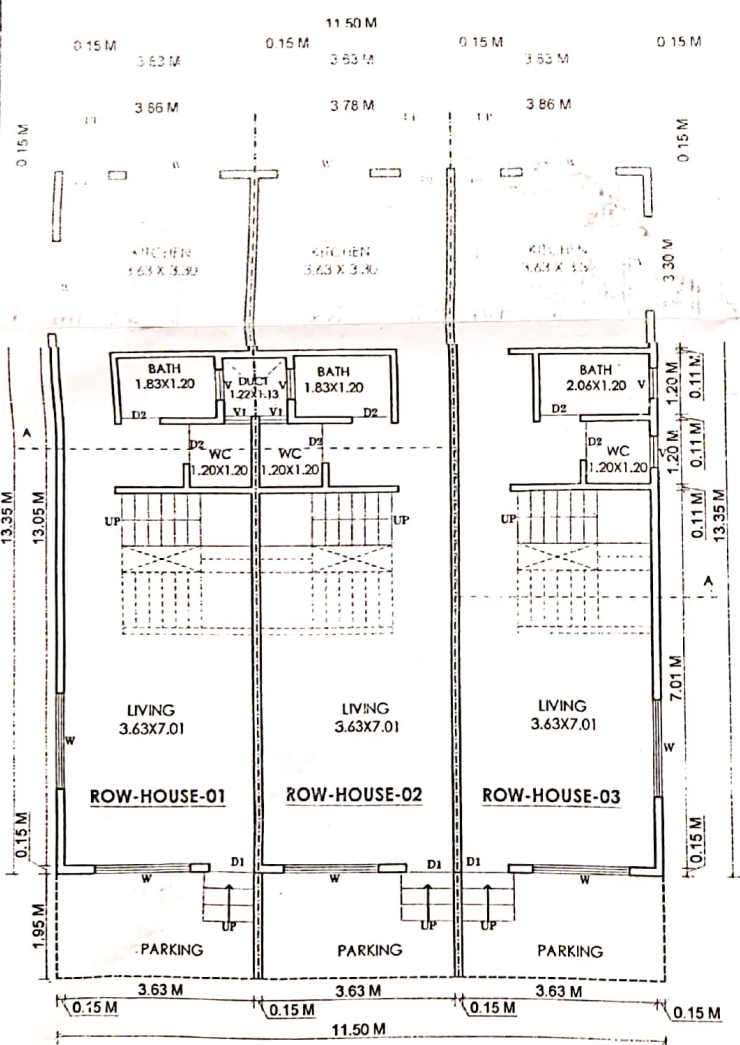
AREA STATEMENT	SQ. MT.
GROUND FLOOR	
FIRST FLOOR	
B/UP AREA PROPOSED	
PROPOSED F S I CONSUME	
TOTAL F S I CONSUME	



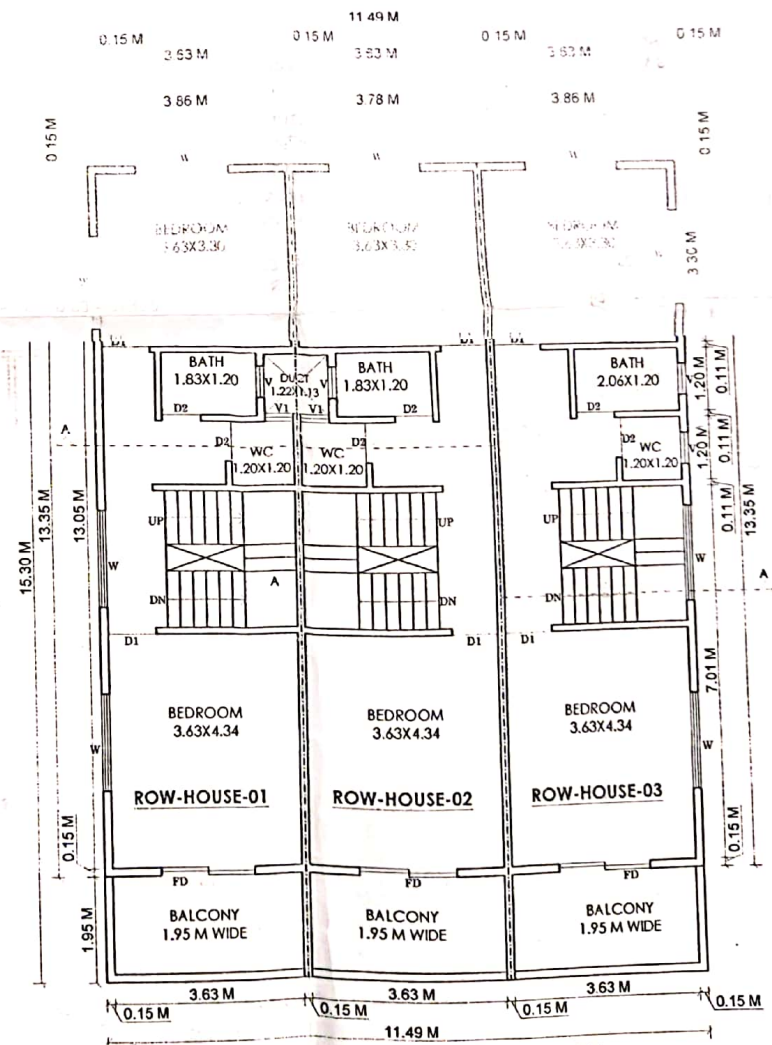
SECTION A-A
(SCALE: 1:100)



FRONT ELEVATION
(SCALE: 1:100)



GROUND FLOOR PLAN
(SCALE: 1:100)



FIRST FLOOR PLAN
(SCALE: 1:100)



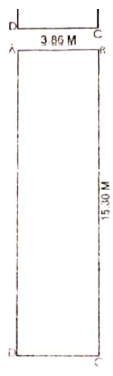
FIRST FLOOR	049.78
BUP AREA PROPOSED	057.15
PROPOSED F.S.I. CONSUMED	106.93
TOTAL F.S.I. CONSUME	106.93

AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO.25/2)

AREA OF BLOCK 'ABCD' = 3.78 X 15.30 = 57.83 SQMT
 DEDUCTION
 1) 0.61 X 1.13 = 0.68 SQMT
 TOTAL DEDUCTION = 0.68 SQMT
 TOTAL B.U.P AREA = 57.83 - 0.68 = 057.15 SQMT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-02 = 57.15 SQMT

ANCILLARY F.S.I STATEMENT

PROPOSED F.S.I AREA	106.93 SQ.M
PERMISSIBLE ANCILLARY F.S.I (60% OF PROPOSED F.S.I)	064.16 SQ.M
ANCILLARY F.S.I TO BE ALLOWED	20.06 SQ.M
TOTAL BUILT-UP AREA, BASIC F.S.I	106.93 + 20.06 = 126.99

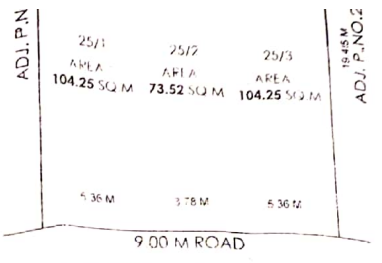


AREA STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO.25/3)

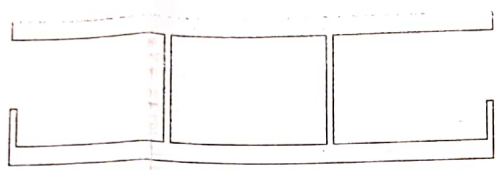
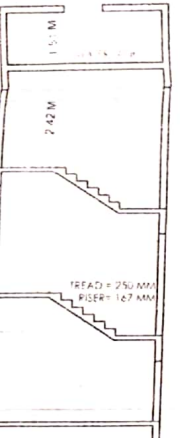
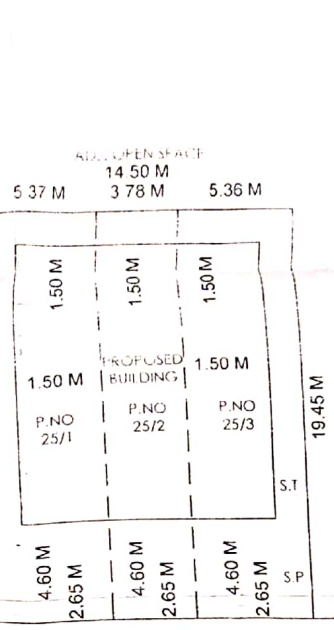
AREA OF BLOCK 'ABCD' = 3.86 X 15.30 = 59.05 SQMT
 DEDUCTION
 TOTAL DEDUCTION = 0.00 SQ.M
 TOTAL B.U.P AREA = 59.05 - 0.00 = 059.05 SQMT
 TOTAL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-03 = 59.05 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/3)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	051.53
FIRST FLOOR	059.05
B.U.P AREA PROPOSED	110.58
PROPOSED F.S.I. CONSUMED	110.58
TOTAL F.S.I. CONSUME	110.58



SUB-DIVISION PLAN (SCALE: 1:200)



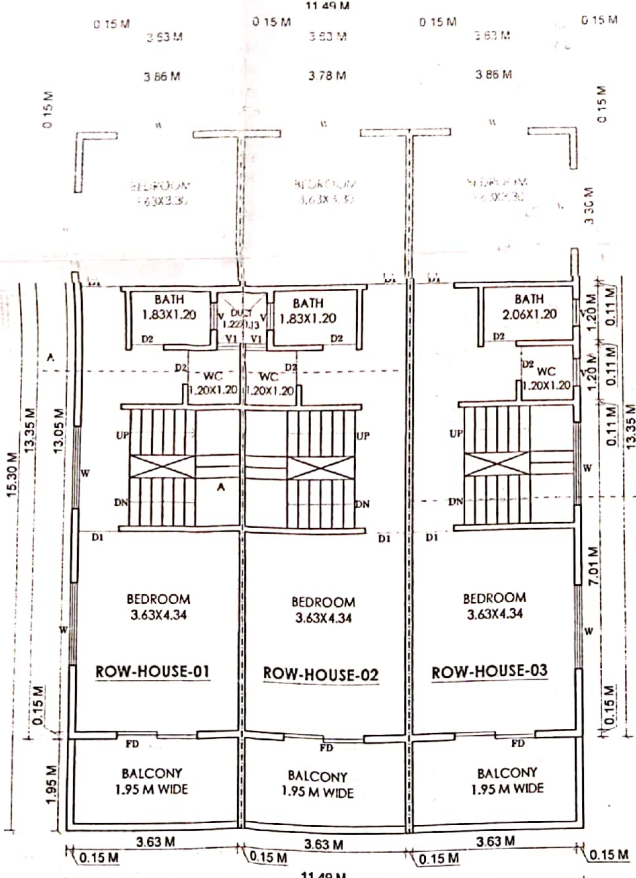
FRONT ELEVATION
(SCALE: 1:100)

ADJ. OPEN SPACE

14.50 M

19.45 M

PART PLAN OF LAYOUT
(SCALE: 1:200)



FIRST FLOOR PLAN
(SCALE: 1:100)

SITE PLAN (SCALE: 1:200)



NOTE

PLOT BOUNDARY SHOWN IN THICK BLACK
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN DOTTED RED
 EXTERNAL WALL 150MM THICK

CERTIFICATE OF ROAD

THIS IS TO CERTIFY THAT THE LAND BEARING G NO 157/B/1 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK IS HAVING APPROACH ROAD OF 12.00 METER WIDE ROAD.

[Signature]
SIGNATURE OF LICENSED ARCHITECT

CERTIFICATE OF ARCHITECT

I, TAHER S. DAHODWALA BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

[Signature]
SIGNATURE OF LICENSED ARCHITECT

CERTIFICATE OF AREA

CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27.01.2021 AND DIMENSION OF ALL SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

[Signature]
SIGNATURE OF LICENSED ARCHITECT

REFERENCES

- 1) OF MARKET
- 2) IN A
- 3) IN C

A. AREA STA

1. AREA OF PLOT
- a) As per
- b) As per
- c) As per

2. DEDUCTION

- a) Propo
- b) Any D

3. BALANCE

4. AMENITY

- a) Requ
- b) Balan

5. NET PLOT

6. RECREAT

- a) Requ
- b) Propo

7. INTERNA

8. PLOTAB

9. BUILT UP

10. ADDITIO

- a) Maxim
- b) TOD
- c) Propo

11. IN-SITU

- a) In-st
- b) In-st
- 1.85
- c) TDR
- d) Tot

12. ADDI

13. TOT

- a) [9
- b) A
- c) T

14. Max

- (bui
- per Reg
- 1.8)

15. TO

16. F.S.

- mar
- (a)
- (b)

17. AR

- (a)
- (b)

OW

- WE
- ABID
- EXE
- ALS
- OF
- QU

MI

- A
- (C
- A

3

- N
- F
- I
- D
- I
- E

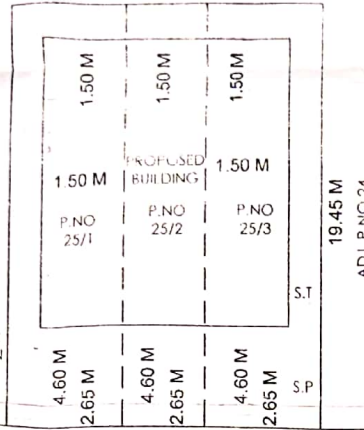
AREA OF BLOCK 'ABCD' =
 $3.86 \times 15.30 = 59.05$ SQ.MT
 DEDUCTION
 TOTAL DEDUCTION = 00.00 SQ.MT
 TOTAL B.U.P AREA =
 $59.05 - 00.00 = 59.05$ SQ.MT
 TOTAL BUILT-UP AREA OF FIRST
 FLOOR OF ROW-HOUSE-03 = 59.05 SQ.MT

BUILT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO.25/3)

AREA STATEMENT	SQ. MT.
GROUND FLOOR	051.53
FIRST FLOOR	059.05
B.U.P AREA PROPOSED	110.58
PROPOSED F.S.I CONSUMED	110.58
TOTAL F.S.I CONSUME	110.58

SUB-DIVISION PLAN (SCALE: 1:100)

ADJ. OPEN SPACE
 14.50 M
 5.37 M 3.78 M 5.36 M

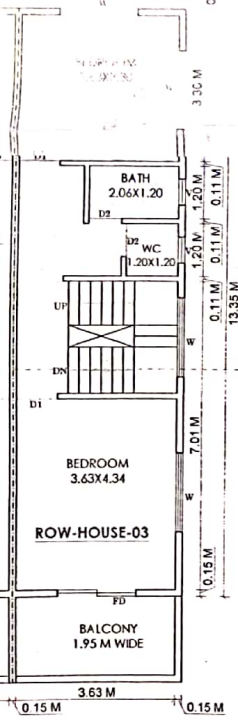


SITE PLAN (SCALE: 1:200)

ADJ. OPEN SPACE
 14.50 M

PLOT NO. 25/1
 19.45 M

PART PLAN OF LAYOUT (SCALE: 1:100)



NOTE

PLOT BOUNDARY SHOWN IN THICK BLACK
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN DOTTED RED
 EXTERNAL WALL 150MM THICK

CERTIFICATE OF ROAD

THIS IS TO CERTIFY THAT THE LAND BEARING G NO 157/B/1 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK IS HAVING APPROACH ROAD OF 12.00 METER WIDE ROAD.

[Signature]
 SIGNATURE OF LICENSED ARCHITECT

CERTIFICATE OF ARCHITECT

I, TAHER S. DAHODWALA BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

[Signature]
 SIGNATURE OF LICENSED ARCHITECT

CERTIFICATE OF AREA

CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27.01.2021 AND DIMENSION OF ALL SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

[Signature]
 SIGNATURE OF LICENSED ARCHITECT

REFERENCES

- 1) THE MARKETED (FINAL) PLAN AND THE BUILT UP AREA STATEMENT FOR THE PROPOSED ROW-HOUSE-03 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK.
- 2) THE MARKETED (FINAL) PLAN AND THE BUILT UP AREA STATEMENT FOR THE PROPOSED ROW-HOUSE-02 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK.
- 3) THE MARKETED (FINAL) PLAN AND THE BUILT UP AREA STATEMENT FOR THE PROPOSED ROW-HOUSE-01 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK.

A. AREA STATEMENT

	IN SQ.M.	IN SQ.M.	IN SQ.M.
1 AREA OF PLOT (Minimum area of a b/c to be considered)	104.25	73.52	104.25
a) As per ownership document (7/12 CTS extract)	104.25	73.52	104.25
b) As per measurement sheet	104.25	73.52	104.25
c) As per site	104.25	73.52	104.25
2 DEDUCTION FOR			
(a) Proposed O.P.D.R. Road widening Area	NIL	NIL	NIL
(b) Any O.P. Residual Area	NIL	NIL	NIL
Total (a+b)	NIL	NIL	NIL
3 BALANCE AREA OF PLOT (1-2)	104.25	73.52	104.25
4 AMENITY SPACE (10%)			
a) Required	NIL	NIL	NIL
b) Proposed	NIL	NIL	NIL
c) Balance Proposed	NIL	NIL	NIL
5 NET PLOT AREA (3-4(c))	104.25	73.52	104.25
6 RECREATIONAL OPEN SPACE (10%)			
a) Required	NIL	NIL	NIL
b) Proposed	NIL	NIL	NIL
7 INTERNAL ROAD AREA	NIL	NIL	NIL
8 PLOTABLE AREA	NIL	NIL	NIL
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO. 5 X 1.1)	114.67	80.87	114.67
10 ADDITION OF ON PAYMENT OF PREMIUM			
(a) Maximum permissible premium F.S.I as per roadwidth / TOD Zone	NIL	NIL	NIL
(b) Proposed F.S.I on payment of premium	NIL	NIL	NIL
11 IN-SITU FSI / TDR LOADING			
(a) In-situ area against O.P. road (2.0 x Sr no 2(a), if any)	NIL	NIL	NIL
(b) In-situ area against Amenity space (2.00 or 1.85 X sr no 4(b) and /or (c))	NIL	NIL	NIL
(c) TDR Area	NIL	NIL	NIL
(d) Total In-Situ/TDR Loading Proposed (11+(a)+(b)+(c))	NIL	NIL	NIL
12 ADDITIONAL FSI AREA UNDER CHAPTER No. 7	NIL	NIL	NIL
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
(a) $[9+10(b)+11(d)]$ or 12 whichever is applicable.	114.67	80.87	114.67
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	NIL	26.06	NIL
(c) Total entitlement (a+b)	114.67	106.93	114.67
14 Maximum utilization limit of F.S.I (building potential): Permissible as per Road width (as per Regulation No 5.1 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	114.67	106.93	114.67
15 TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17 b)			
(a) Existing Built-up Area (Previously Approved)	NIL	NIL	NIL
(b) Proposed Built-up Area	109.23	106.93	110.58
(c) TOTAL (A+B)	109.23	106.93	110.58
16 F.S.I. CONSUMED (15/13) (Should not be more than serial no. 14 above)	0.95	1.00	0.96
17 AREA FOR WALKWAY/RECREATION/OPEN SPACE			
(a) Required (20% of sr no 5)	NIL	NIL	NIL
(b) Proposed	NIL	NIL	NIL

OWNER'S DECLARATION

WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY NMRDA. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSONS SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S SIGN

OWNER'S SIGN

[Signature]

[Signature]

MRS. PALLAVI VISHAL HAJARE

MR. VISHAL ASHOK NIKAM

[Signature]
 Ar. TAHER DAHODWALA
 (CA/2018/100801)

ARCHITECT'S SIGN

ARCHITECT
AR. TAHER SHABBIR DAHODWALA.

32, OLD DEOLALI NAKA, OPP. DWARKA HOTEL, DWARKA, NASHIK.
 PH. 0253-2502567, +91-9527895927
 Email Id:- marvelarchitect53@gmail.com

DWG NO. Berk_NMRDA_02.02.2021

DRAWING: NMRDA Approval DWG

DRAWN BY	CHKD BY	SCALE	DATE	JOB NO.	FILE NO.
TAHER D.	TAHER D.	1:100	25.12.2021	00	00

N

THIS DRAWING IS THE SOLE PROPERTY OF Ar. TAHER DAHODWALA. ITS USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL.

DULE OF OPENING

SIZE	DISCREPTION
1.80X1.20	AL WINDOW
1.50X1.20	AL WINDOW
0.60X0.75	ALLOUVER + FX.
1.80X2.10	T.W. DOOR
1.00X2.10	T.W. DOOR
0.75X2.10	T.W. DOOR

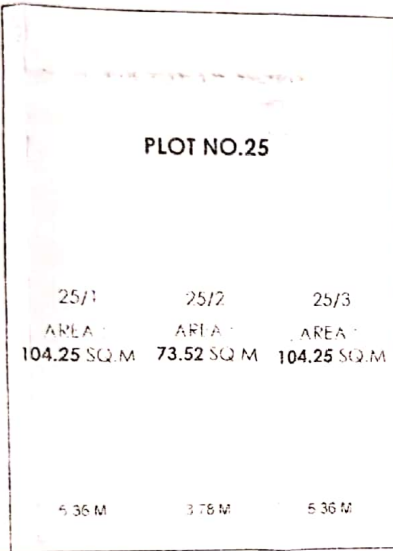
PROPOSED SITE



LOCATION PLAN (SCALE: 1:10000)

ADJ. OPEN SPACE

14.50 M



SUB-DIVISION PLAN (SCALE: 1:500)

UND (P.NO.25/3)

SQ.MT.

GROUND = 51.53 SQ.MT

ST 2 (P.NO.25/3)

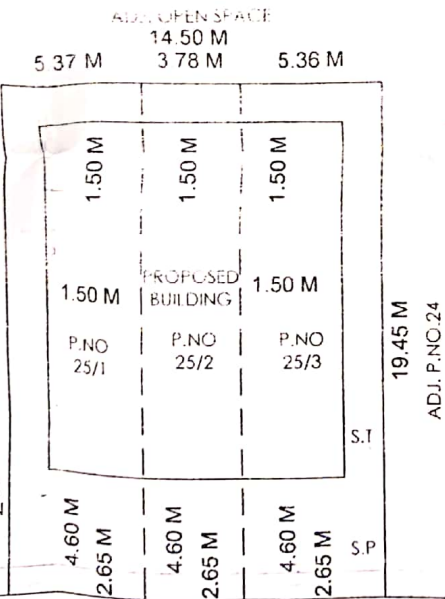
0 SQ.MT

T F FIRST 13 = 59.05 SQ.MT

ST FOR ROW-HOUSE-01 (P.NO.25/3)

SQ. MT.
51.53
59.05
110.58
110.58
110.58

FIRST FLOOR PROJECTION



SITE PLAN (SCALE: 1:200)

ADJ. OPEN SPACE

14.50 M

M

TITLE

REVISED PLAN OF SUB-DIVISION AND RESIDENTIAL BUILDING PLAN ON P.NO. -25, IN S.NO. -55/1/2, AT JAULAKE DINDORI, TAL.- DINDORI, DIST.- NASHIK.

STAMP OF APPROVAL 1/1

Approved as amended in
 subject to conditions mentioned in Annexure 'A'
 of letter No. 14/12/2019 / श.प्र.वि.प.शि.स.प.नि.
पत्र.सं. 14/12/2019 / श.प्र.वि.प.शि.स.प.नि.
 Dated 20.12.2019 2904

DEPUTY METROPOLITAN PLANNER
 Nashik Metropolitan Region Development Authority, Nashik



REFERENCES

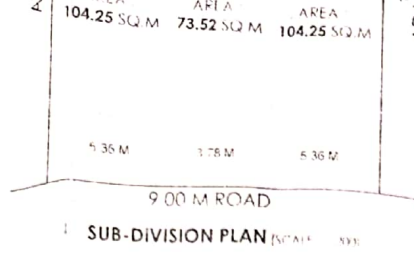
- 1) DEMARKEDED (N.A.) APPROVED 888/2019/2020
- 2) IN.A ORDER NO. 52/2019/2020
- 3) C.O.NO. 55/1/2, P.NO. 25 - 25A/1, 24/2019/2020

A. AREA STATEMENT

	IN SQ.M.	IN SQ.M.	IN SQ.M.
1. AREA OF PLOT (Minimum area of a block to be considered)	104.25	73.52	104.25
a) As per ownership document(7/12 CTS extract)	104.25	73.52	104.25
b) As per measurement sheet	104.25	73.52	104.25
c) As per site	104.25	73.52	104.25
2. DEDUCTION FOR			
(a) Proposed D.P.P. Road widening Area	NIL	NIL	NIL
(b) Any D.P. Reservation Area	NIL	NIL	NIL
Total (a+b)	104.25	73.52	104.25
3. BALANCE AREA OF PLOT (1-2)	104.25	73.52	104.25
4. AMENITY SPACE (10%)			
a) Required	NIL	NIL	NIL
b) Proposed	NIL	NIL	NIL
c) Balance Proposed	NIL	NIL	NIL
5. NET PLOT AREA (3-4(c))	104.25	73.52	104.25
6. RECREATIONAL OPEN SPACE(10%)			
a) Required	NIL	NIL	NIL
b) Proposed	NIL	NIL	NIL
7. INTERNAL ROAD AREA	NIL	NIL	NIL
8. PLOTABLE AREA	NIL	NIL	NIL
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO. 5 X 1.1)	114.67	80.87	114.67
10. ADDITION OF ON PAYMENT OF PREMIUM			
(a) Maximum permissible premium F.S.I as per roadwidth /TOD Zone	NIL	NIL	NIL
(b) Proposed FSI on payment of premium	NIL	NIL	NIL
11. IN-SITU FSI / TDR LOADING			
(a) In-situ area against D.P. road (2.0 x Sr no 2(a), if any)	NIL	NIL	NIL
(b) In-situ area against Amenity space(2.00 or 1.85 X sr no 4(b) and/or(c))	NIL	NIL	NIL
(c) TDR Area	NIL	NIL	NIL
(d) Total In-Situ/TDR Loading Proposed (11+(a)+(b)+(c))	NIL	NIL	NIL
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	NIL	NIL	NIL
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
(a) [9+10(b)+ 11(d)] or 12 whichever is applicable.	114.67	80.87	114.67
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	NIL	26.06	NIL
(c) Total entitlement (a+b)	114.67	106.93	114.67
14. Maximum utilization limit of F.S.I (Building potential; Permissible as per Road width etc)	106.93	114.67	114.67

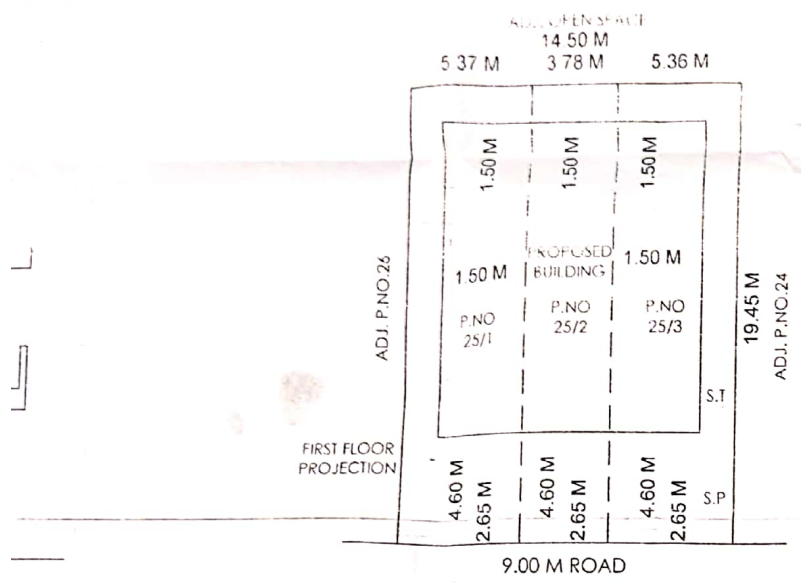
STATEMENT OF FIRST FLOOR OF ROW-HOUSE-02 (P.NO 25/3)

A OF BLOCK 'ABCD' =
 X 15.30 = 59.05 SQMT
 UCTION
 AL DEDUCTION = 00.00 SQ.MT
 AL B.U.P AREA =
 00.00 = 59.05 SQMT
 AL BUILT-UP AREA OF FIRST FLOOR OF ROW-HOUSE-03 = 59.05 SQ.MT



LIT-UP AREA STATEMENT FOR ROW-HOUSE-01 (P.NO 25/3)

AREA STATEMENT	SQ. MT.
FLOOR FLOOR	051.53
3RD FLOOR	059.05
AREA PROPOSED	110.58
PROPOSED F.S.I. CONSUMED	110.58
AL F.S.I. CONSUMED	110.58



NOTE
 PLOT BOUNDARY SHOWN IN THICK BLACK
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN DOTTED RED
 EXTERNAL WALL 150MM THICK

CERTIFICATE OF ROAD

THIS IS TO CERTIFY THAT THE LAND BEARING G NO 157/B/1 AT VILLAGE RAMSHEJ TALUKA DINDORI & DIST-NASHIK IS HAVING APPROACH ROAD OF 12.00 METER WIDE ROAD.

[Signature]
 SIGNATURE OF LICENSED ARCHITECT

CERTIFICATE OF ARCHITECT

I, TAHER S. DAHODWALA BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

[Signature]
 SIGNATURE OF LICENSED ARCHITECT

CERTIFICATE OF AREA

CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 27.01.2021 AND DIMENSION OF ALL SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS DEPARTMENT/CITY SURVEY RECORDS.

[Signature]
 SIGNATURE OF LICENSED ARCHITECT

REFERENCES

1. D.M. MARKET REPORT...
2. INDIAN BUREAU OF STANDARDS...
3. G.O. NO. 551/22/1990...

A. AREA STATEMENT

	IN SQ.M.	IN SQ.M.	IN SQ.M.
1. AREA OF PLOT (Minimum area of 3 b.c to be considered)	104.25	73.52	104.25
a) As per ownership document(7/12 CTS extract)	104.25	73.52	104.25
b) As per measurement sheet	104.25	73.52	104.25
c) As per site	104.25	73.52	104.25
2. DEDUCTION FOR			
(a) Proposed D.P. Road widening Area	NIL	NIL	NIL
(b) Any D.P. Reservation Area	NIL	NIL	NIL
Total (a+b)	NIL	NIL	NIL
3. BALANCE AREA OF PLOT (1-2)	104.25	73.52	104.25
4. AMENITY SPACE (10%)			
a) Required	NIL	NIL	NIL
b) Proposed	NIL	NIL	NIL
c) Balance Proposed	NIL	NIL	NIL
5. NET PLOT AREA (3-(c))	104.25	73.52	104.25
6. RECREATIONAL OPEN SPACE(10%)			
a) Required	NIL	NIL	NIL
b) Proposed	NIL	NIL	NIL
7. INTERNAL ROAD AREA	NIL	NIL	NIL
8. PLOTABLE AREA	NIL	NIL	NIL
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR NO 5 X 1.1)	114.67	80.87	114.67
10. ADDITION OF ON PAYMENT OF PREMIUM			
(a) Maximum permissible premium F.S.I as per roadwidth /TOD Zone	NIL	NIL	NIL
(b) Proposed FSI on payment of premium	NIL	NIL	NIL
11. IN-SITU FSI / TDR LOADING			
(a) In-situ area against D.P. road (2.0 x Sr no 2(a), if any)	NIL	NIL	NIL
(b) In-situ area against Amenity space[2.00 or 1.85 X sr.no 4(b) and/or(c)]	NIL	NIL	NIL
(c) TDR Area	NIL	NIL	NIL
(d) Total In-Situ/TDR Loading Proposed (11+(a)+(b)+(c))	NIL	NIL	NIL
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7	NIL	NIL	NIL
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL			
(a) [9+10(b)+ 11(d)] or 12 whichever is applicable	114.67	80.87	114.67
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	NIL	26.06	NIL
(c) Total entitlement (a+b)	114.67	106.93	114.67
14. Maximum utilization limit of F.S.I (building potential; Permissible as per Road width (as per Regulation No 6.1 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	114.67	106.93	114.67
15. TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at sr.no.17.b)			
(a) Existing Built-up Area (Previously Approved)	NIL	NIL	NIL
(b) Proposed Built-up Area	109.23	106.93	110.58
(c) TOTAL (A+B)	109.23	106.93	110.58
16. F.S.I. CONSUMED (15/13)(Should not be more than serial no. 14 above)	0.95	1.00	0.95
17. AREA FOR WELLS/SHEDS/HOUSES, IF ANY			
(a) Required (20% of sr no 5)	NIL	NIL	NIL
(b) Proposed	NIL	NIL	NIL

OWNER'S DECLARATION

WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ABIDE BY PLANS SANCTIONED BY NMRDA. WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSONS SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S SIGN: *[Signature]*
 OWNER'S SIGN: *[Signature]*
 MRS. PALLAVI VISHAL HAJARE MR. VISHAL ASHOK NIKAM

[Signature]
 Ar. TAHER DAHODWALA
 (CA/2018/100801)

ARCHITECT'S SIGN: **ARCHITECT**
AR. TAHER SHABBIR DAHODWALA.
 32, OLD DEOLALI NAKA, OPP. DWARKA HOTEL, DWARKA, NASHIK.
 PH. 0253-2502567, +91-9527895927
 Email Id:- marvelarchitect53@gmail.com

DWG NO.	Berk_NMRDA_02.02.2021		
DRAWING:	NMRDA Approval DWG		
DRAWN BY	CHKD BY	SCALE	DATE
TAHER D.	TAHER D.	1:100	25 12 2021
			00
			00

THIS DRAWING IS THE SOLE PROPERTY OF AR. TAHER DAHODWALA. ITS USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL.

