

Co2



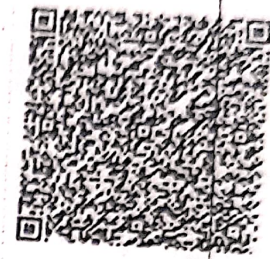
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भारत सरकार  
GOVERNMENT OF INDIA



सुनिता अंकुश गुरव  
Sunita Ankush Gurav

जन्म वर्ष / Year of Birth : 1988  
स्त्री / Female

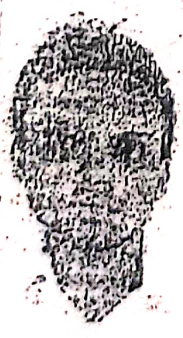


4649 1972 2796

— सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



अंकुश रमेश गुरव  
Ankush Ramesh Gurav

जन्म वर्ष / Year of Birth : 1987  
पुरुष / Male



2471 1396 4695

— सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANKUSH RAMESH GURAV

RAMESH RAMCHANDRA GURAV

02/06/1987

Permanent Account Number

ARVPG7085K

Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUNITA ANKUSH GURAV

DATTATRAY MARUTI GAIKWAD

06/08/1988

Permanent Account Number

AZRPG2764M

S. Gurav

Signature



COMPLETED BUILDING ON PLOT NO 71/22  
G. NO. 191/2A, AT PIMPALGAON BAHULA  
SHIVAR, NASHIK.

Mr. Sanjay Govardhanji Rathi.

# APPROVED

As per the accoupaning  
occupancy Certificate

No. Nashik B1/27557/2021

Date: 27/07/2021

Executive Engineer

TOWN PLANNING

TOWN PLANNING

Nashik Municipal Corporation

Nashik

LOCATION PLAN

1 N.A ORDER NO.D,III/LNA/SR/669/82 DATED- 05/05/1982

2 APPROVED LAYOUT NO 101/P/BAHULA / 747 DATED-07/03/1982

## A AREA STATEMENT

1. Area of Plot (Minimum area of a,b,c to be considered)	665.25
a) As per ownership document (7/12, CTS extract)	665.25
b) As per Measurement sheet	665.25
c) As per Site	665.25
2. Deduction for	
a) Proposed D.P / D.F Road widening Area	262.18

d) Additional FSI area under chapter VIII		
11. Total Area available (9+10)	(Total of a+b+c+d+e)	485.03
12. Maximum utilization of FSI permissible as per Road width (as per Regulation no. 15.4)		1492.70
13. Total Built-up Area in proposal (excluding area at sr no 15 b)		
a) Existing Built-up Area		
b) Completed Built up Area		191.37
c) Excess Balcony area counted in FSI		
d) Excess Double Height terrace area counted in FSI		
	(Total of a+b+c+d)	191.37
14 F.S.I Consumed (13/16) should not be more than sr no 12 above)		0.39
15. Area for Inclusive Housing, if any		
a) Required (20% of sr. no. 9)		NA
b) Proposed		NA

**CERTIFICATE OF AREA**

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/10/13. DIMENSIONS OF ALL SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP & SCHEME RECORDS & RECORDS DEPARTMENT. CITY SURVEY RECORDS.

**A. JAYAWANT PAWAR**  
 ARCHITECT  
 SIGN OF ARCHITECT  
 CA/98/22561

**OWNER'S DECLARATION**

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned 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.

**A. JAYAWANT PAWAR**  
 SIGN OF OWNER/S

**A. JAYAWANT PAWAR**

**B. Arch. A. JAYAWANT PAWAR**

**ARCHITECT**

**CA/98/22561**



**LOCATION PLAN**

1 N.A ORDER NO.D,III/LNA/SR/669/82 DATED-05/05/1982  
 2 APPROVED LAYOUT NO ~~XX~~ P/BAHULA / 747 DATED-07/03/1982

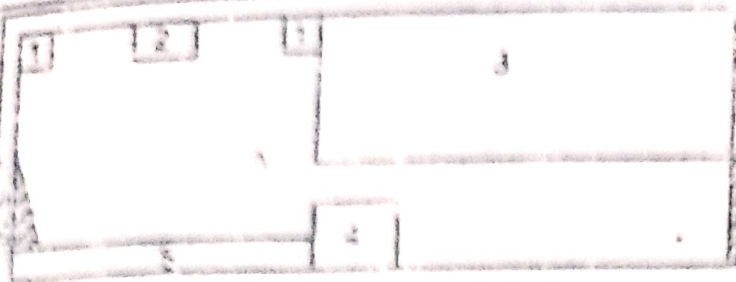
**A) AREA STATEMENT**

1. Area of Plot (Minimum area of a,b,c to be considered)	
a) As per ownership document (7/12, CTS extract)	665.25
b) As per Measurement sheet	665.25
c) As per Site	665.25
2. Deduction for	665.25
a) Proposed D.P / D.P. Road Widening Area	
b) Any D.P. Reservation area	262.18
3. Gross Area of Plot (1-2) (Total a+b)	
4. Recreational Open Space	403.07
a) Required	
b) Proposed	NA
5. Amenity Space	
a) Required (10% CLEAR MARKED SPACE)	
b) Proposed	NA
6. Service Road & Highway Widening	
7. Internal Road Area	
8. Net Area of Plot = [3 - 5(b)]	403.07
9. Built up Area with reference to Basic F.S.I as per front road width (sr no 8 X 1.10)	443.37
10. Addition of area of F.S.I	
a) In-situ area against D.P. road [1.85 x sr no. 2(a)], if any	485.03
b) In-situ area against Amenity Space [2.00 or 1.85 x sr.no 5(b)]	
c) Premium FSI area (subject to maximum of 0.30 of sr no. 8)	
d) TDR Area	
e) Additional FSI area under chapter VIII	
(Total of a+b+c+d+e)	485.03
11. Total Area available (9+10)	1492.70
12. Maximum utilization of FSI permissible as per Road width (as per Regulation no. 15.4)	
13. Total Built-up Area in proposal (excluding area at sr no 15.b)	
a) Existing Built-up Area	
b) Completed Built-up Area	191.37
c) Excess Balcony area counted in F.S.I	
d) Excess Double Height Terrace area counted in F.S.I	
(Total of a+b+c+d)	191.37
14. F.S.I Consumed (13/5) should not be more than sr no 12 above.	0.39
15. Area for Inclusive Housing, if any	
a) Required (20% of sr. no. 9)	NA
b) Proposed	

**CERTIFICATE OF AREA**

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/10/13 & DIMENSIONS OF ALL SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA SO MARKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP & SCHEME RECORDS & RECORDS DEPARTMENT CITY SURVEY DEPT.

**AK. JAIN**  
**ARCHITECT**



GROUND FLOOR

AREA OF BLOCK = 26.25 X 9.00  
= 236.25 SQ.M

DEDUCTION

- 1) 1.30 X 1.30 X 2 = 3.38
- 2) 2.40 X 1.30 X 1 = 3.12
- 3) 14.65 X 5.25 X 1 = 76.91
- 4) 3.00 X 2.35 X 1 = 7.05
- 5) 11.60 X 1.00 X 1 = 11.60
- 6) 1.12 X 3.60 X 1/2 = 2.01

104.07

NET B/UP AREA = 132.18 SQ.M

ADDITIONAL AREA FOR COMPOUNDING

- 6) 1.12 X 3.60 X 1/2 = 2.01
- 7) 0.75 X 9.00 X 1 = 6.75

Total Compounding area = 8.76 SqM

TOTAL B/UP AREA = 140.94 SQ.M

TOTAL B/UP AREA (G.F.+F.F.) = 140.94 + 50.43 = 191.37 SQ.M



FIRST FLOOR

AREA OF BLOCK = 11.65 X 3.75  
= 43.68 SQ.M

DEDUCTION

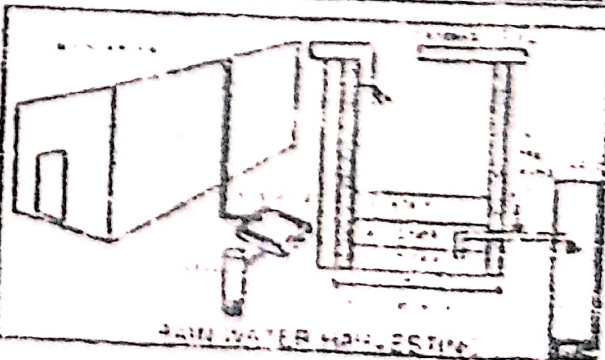
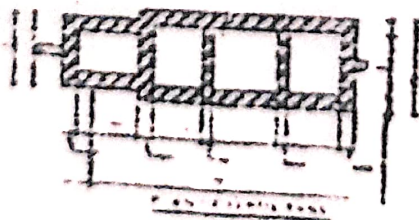
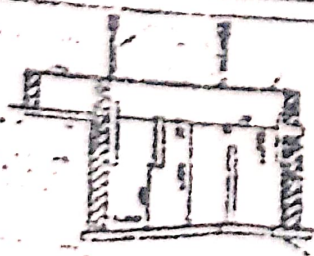
NET AREA OF BLOCK

ADDITIONAL AREA FOR COMPOUNDING

- 7) 0.75 X 9.00 X 1 = 6.75

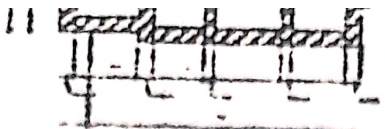
Total Compounding area = 6.75 SqM

= 50.43 SQ.M

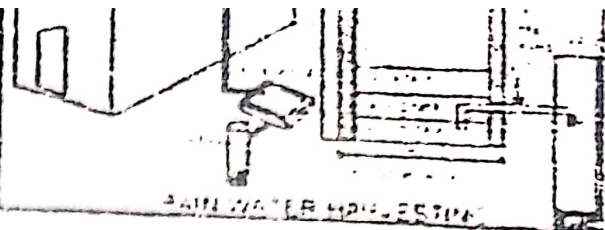




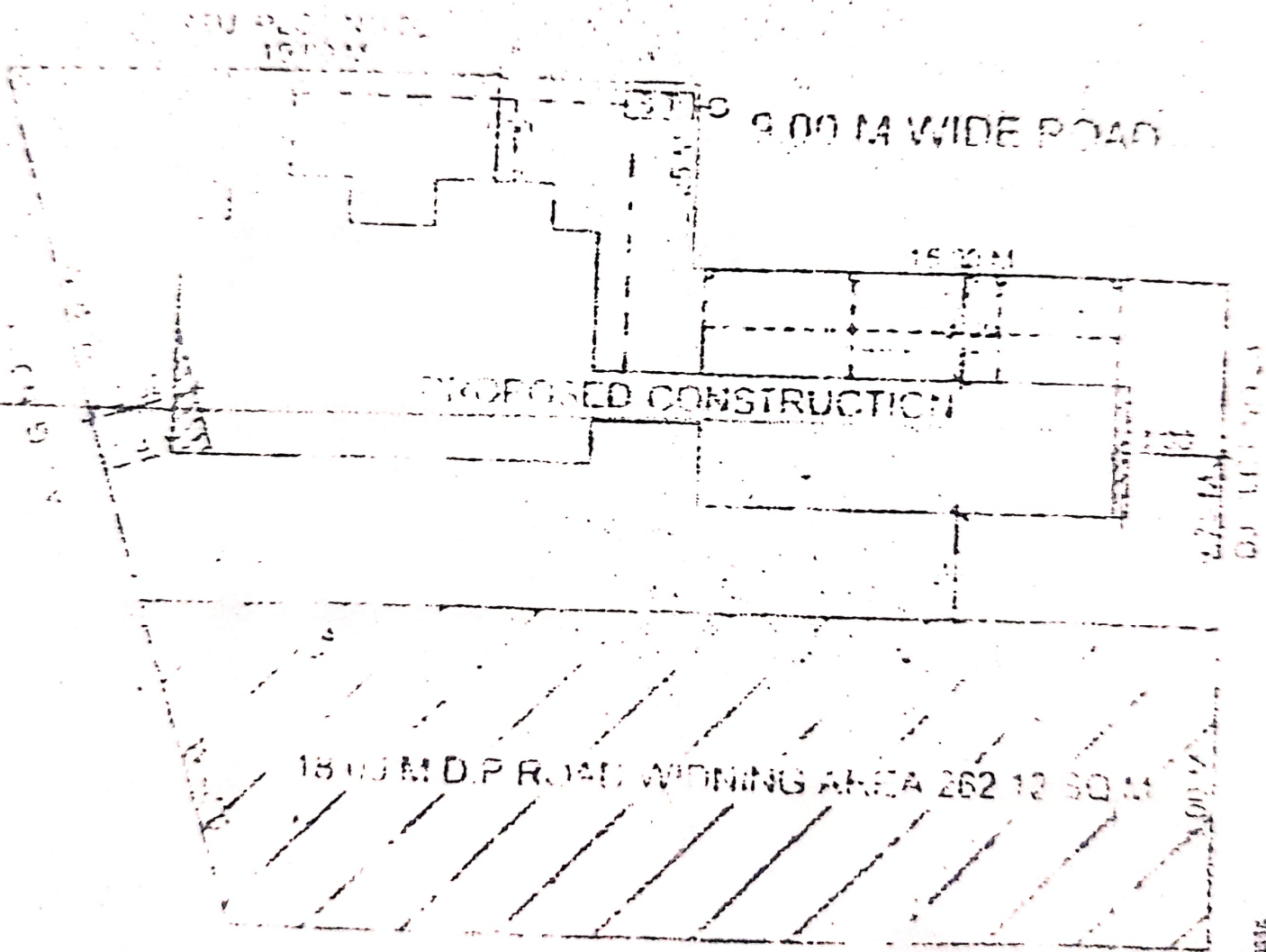
TANK



PAN



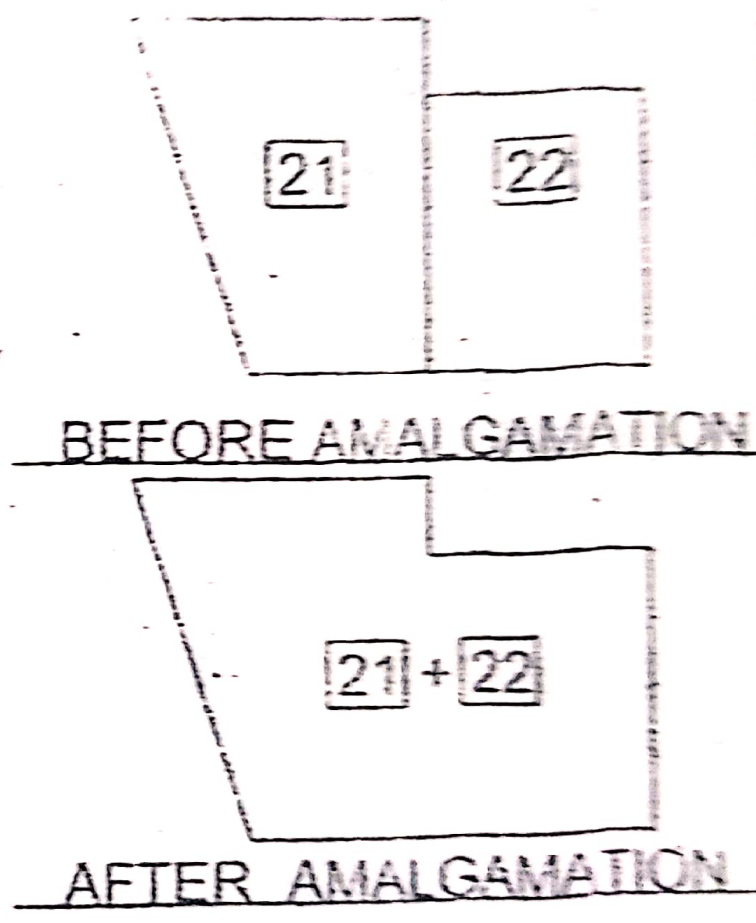
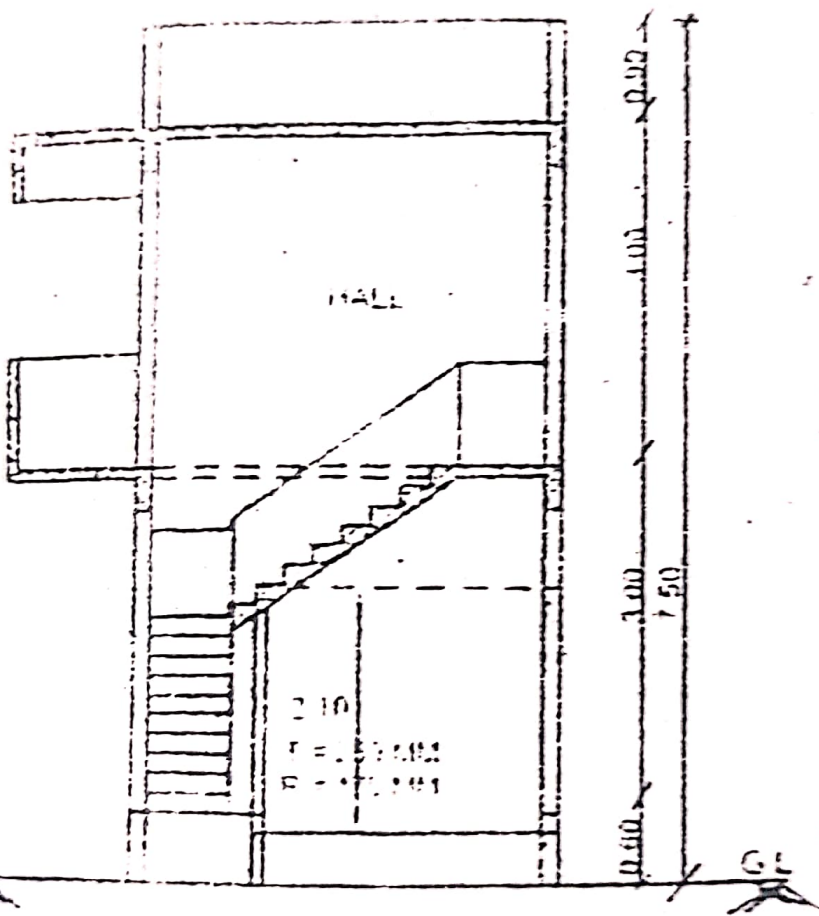
RAIN WATER COLLECTION



18.00 M D.P. ROAD: WINNING AREA 262.12 SQ.M

SITE PLAN SCALE 1:200





### AREA DIAGRAM & AREA CALCULATION

**GROUND FLOOR**

AREA OF BLOCK = 26.25 X 9.00  
= 236.25 SQ.M

DEDUCTION

- 1). 1.30 X 1.30 X 2 = 3.38
- 2). 2.40 X 1.20 X 1 = 3.12
- 3). 14.65 X 1.00 X 1 = 14.65
- 4). 3.00 X 1.00 X 1 = 3.00

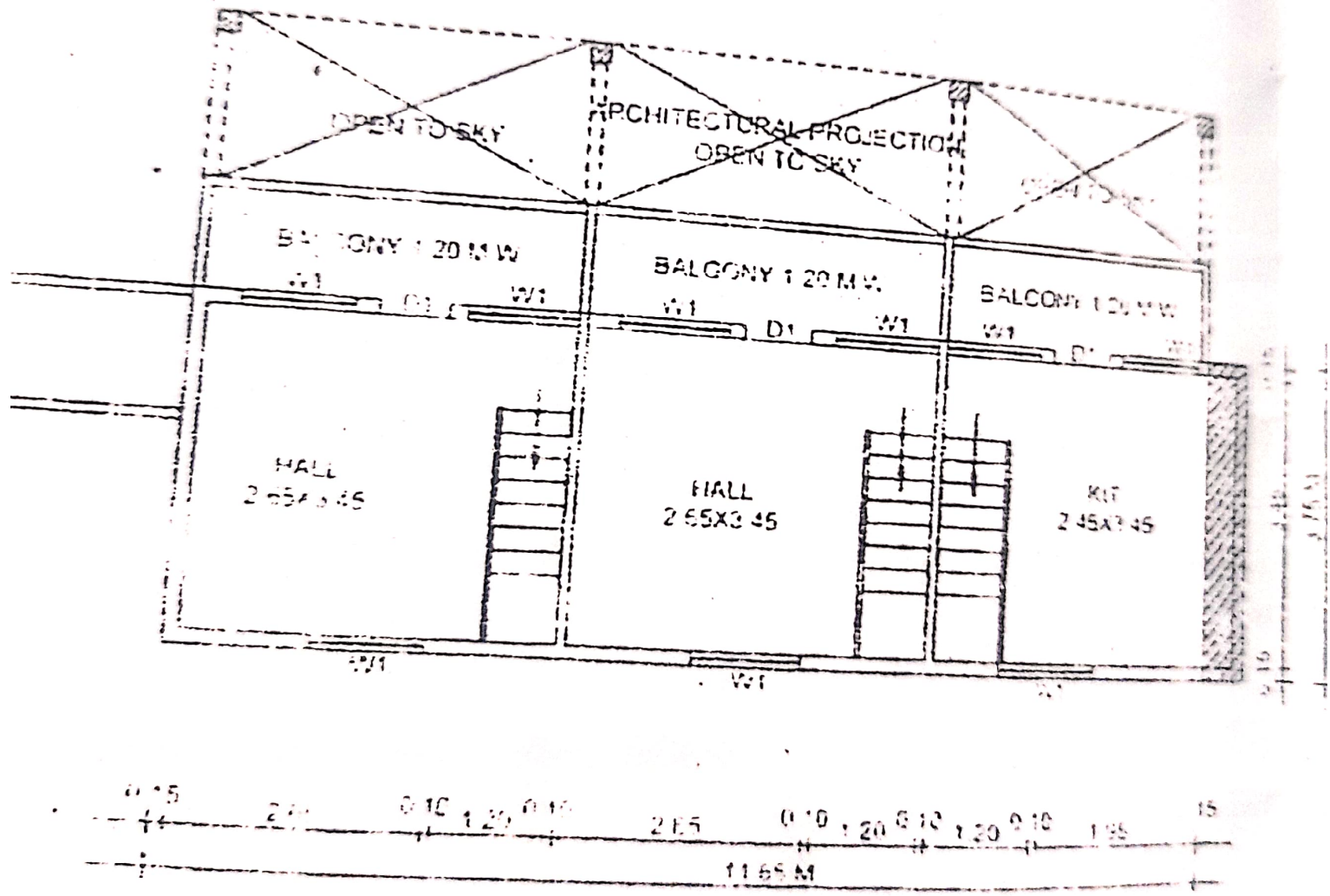
**FIRST FLOOR**

AREA OF BLOCK = 11.65 X 3.75  
= 43.68 SQ.M

DEDUCTION



FRONT ELEVATION



LAN

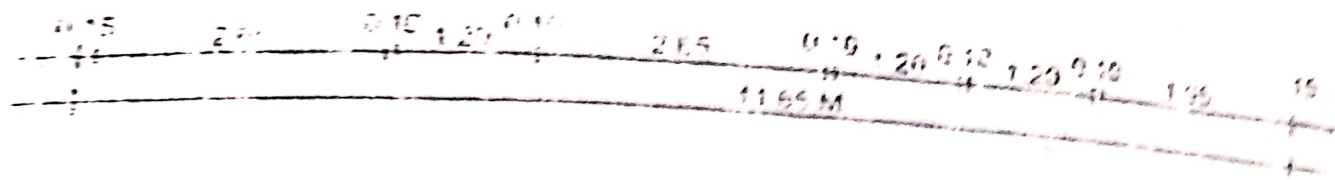
# BALCONY AREA STATEMENT

FLOOR	AREA SQ.M	PERMISSIBLE BALCONY AREA (10% OF AREA)	PROVIDED BALCONY AREA (SQ.M)	EXCESS BALCONY AREA IN SQ.M
FIRST FLOOR	3.68 SQ.M	4.368 SQ.M	3.98 SQ.M	9.51 SQ.M

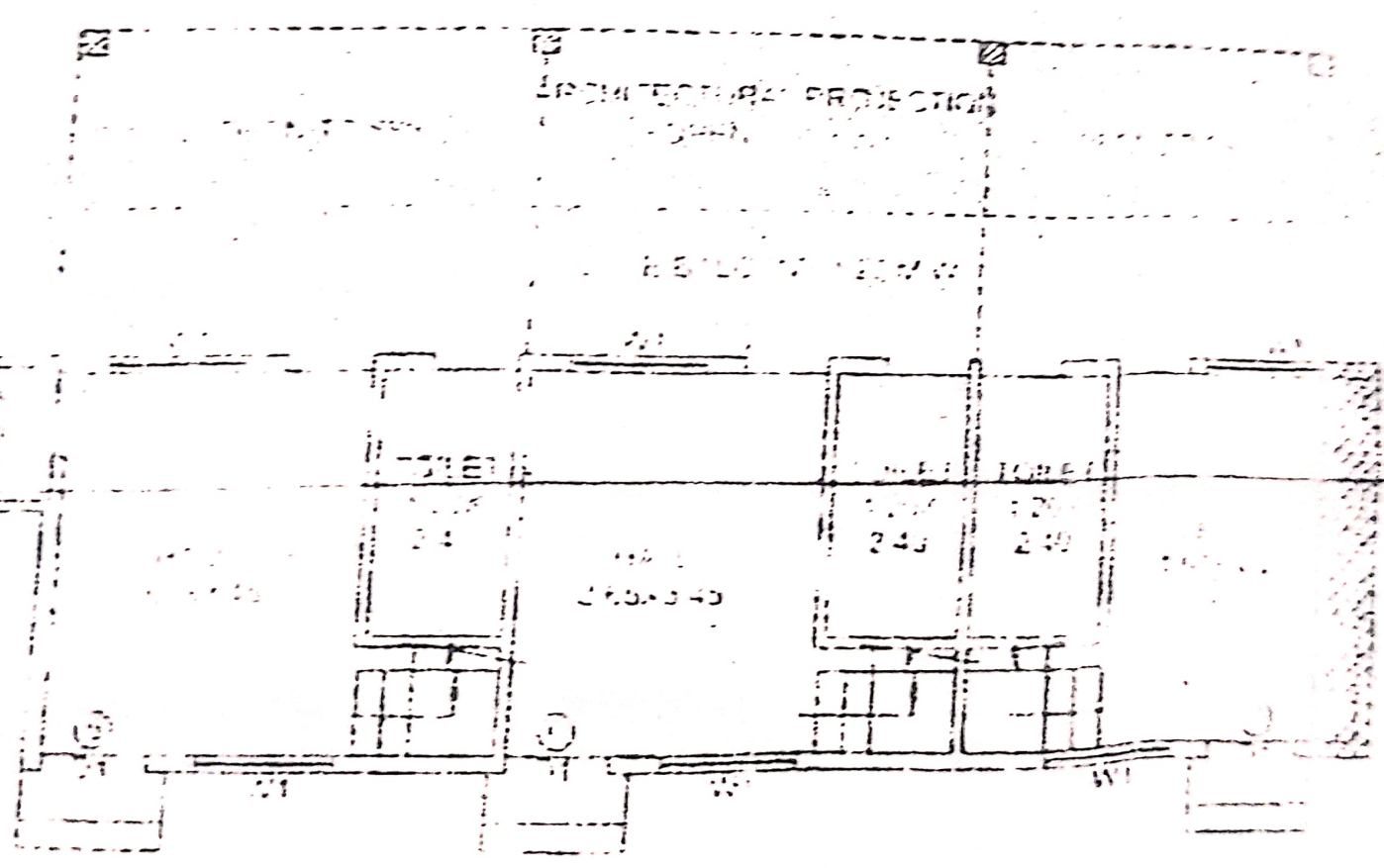
TOTAL EXCESS BALCONY AREA = 23.60 SQ.M



GL



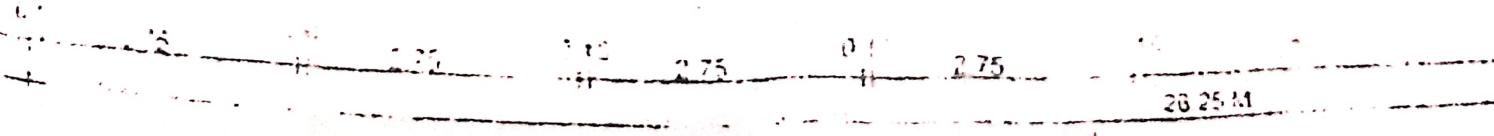
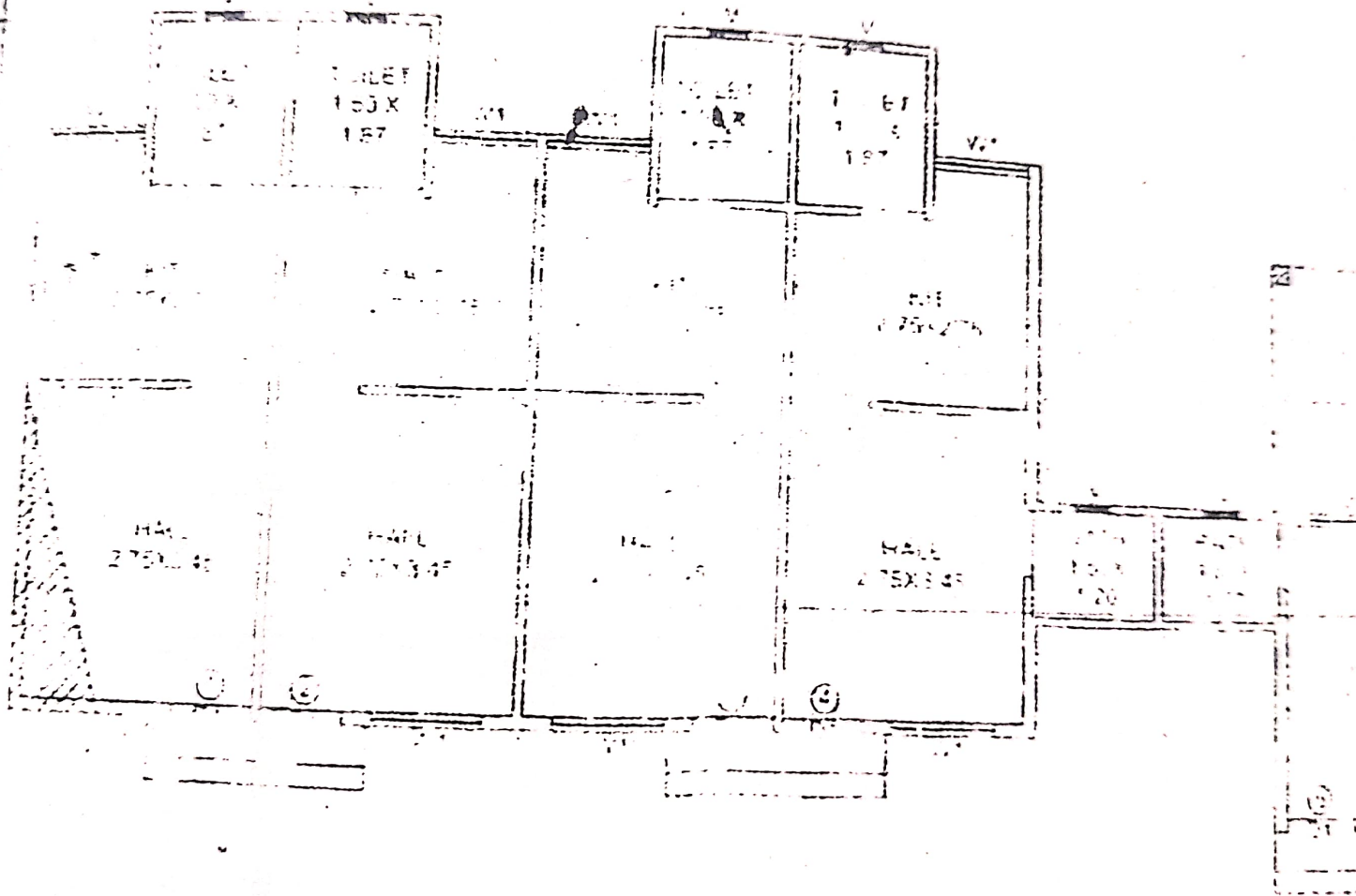
OR PLAN



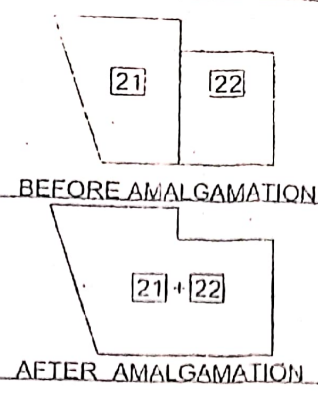
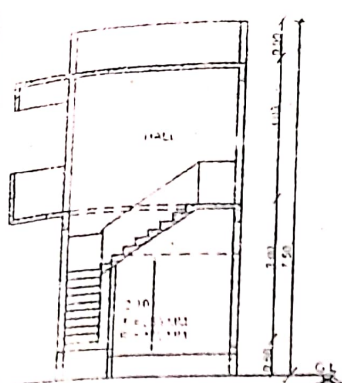
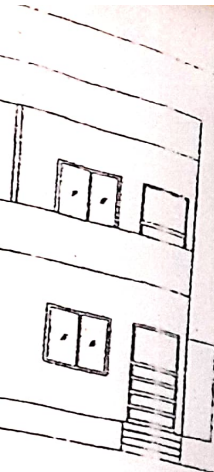
R PLAN

HALL  
2 75 X 3 45

# FIRST FLOOR PLAN



# GROUND FLOOR PLAN



COMPLETED BUILDING ON PLOT NO. 21 & 22,  
G. NO. 191 / 2A, AT PIMPALGAON BAHULA  
SHIWAR, NASHIK.

Mr. Sanjay Govardhanji Rathi.

**APPROVED**

As per the accompanying  
occupancy Certificate

No. Nashik/B/27557/2021  
Date: 27/07/2021

Executive Engineer  
TOWN PLANNING  
TOWN PLANNING  
Nashik Municipal Corporation  
Nashik

LOCATION PLAN

**AREA DIAGRAM & AREA CALCULATION**

**GROUND FLOOR**

AREA OF BLOCK = 26.25 X 9.00  
= 236.25 SQ.M

**DEDUCTION**

- 1) 1.30 X 1.30 X 2 = 3.38
- 2) 2.40 X 1.30 X 1 = 3.12
- 3) 14.65 X 5.25 X 1 = 76.91
- 4) 3.00 X 2.35 X 1 = 7.05
- 5) 11.60 X 1.00 X 1 = 11.60
- 6) 1.12 X 3.60 X 1/2 = 2.01

104.07

NET B/UP AREA = 132.18 SQ.M

ADDITIONAL AREA FOR COMPOUNDING

- 6) 1.12 X 3.60 X 1/2 = 2.01
- 7) 0.75 X 9.00 X 1 = 6.75

Total Compounding area = 8.76 SqM

TOTAL B/UP AREA = 140.94 SQ.M

**FIRST FLOOR**

AREA OF BLOCK = 11.65 X 3.75  
= 43.68 SQ.M

**DEDUCTION**

- 7) 0.75 X 9.00 X 1 = 6.75

Total Compounding area = 6.75 SqM

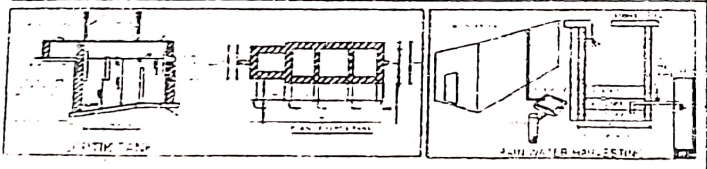
NET AREA OF BLOCK = 50.43 SQ.M

ADDITIONAL AREA FOR COMPOUNDING

- 7) 0.75 X 9.00 X 1 = 6.75

Total Compounding area = 6.75 SqM

TOTAL B/UP AREA (G.F. + F.F.) = 140.94 + 50.43 = 191.37 SQ.M



1) N/A ORDER NO. D.M./NASHIK/669/82 DATED- 05/05/1982  
2) APPROVED LAYOUT NO. 191/P/BAHULA/747 DATED-07/03/1982

**A) AREA STATEMENT**

1) Area of Plot (Minimum area of a.b.c to be considered)	665.25
a) As per ownership document (7/12 CTS extract)	665.25
b) As per Measurement sheet	665.25
c) As per Site	665.25
2) Deduction for	
a) Proposed D.P./D.P. Road widening Area	262.18
b) Any D.P. Reservation area	
(Total 2+a)	
3) Gross Area of Plot (1-2)	403.07
4) Recreational Open Space	
a) Required	N/A
b) Proposed	
5) Amenity Space	
a) Required 10% EAR MARKED SPACE	40.31
b) Proposed	
6) Service Road & Highway Widening	
7) Internal Road Area	
8) Net Area of Plot = [3 - 5(b)]	403.07
9) Built up Area with reference to Basic F.S.I as per front road width (sr no 8 X 1/10)	403.07
10) Addition of area of F.S.I	
a) In-situ area against D.P. road [1.85 X sr no. 2(a) + b] any	485.03
b) In-situ area against Amenity Space [2.00 or 1.85 X sr no 5(b)]	
c) Premium F.S.I area (subject to maximum of 0.30 of sr no. 8)	
d) FDR Area	
e) Additional F.S.I area under Chapter VIII	
(Total of a+b+c+d+e)	485.03
11) Total Area available (9+10)	1292.70
12) Maximum utilization of F.S.I permissible as per Road width (as per Regulation no. 15.4)	
13) Total Built-up Area in proposal (excluding area at sr no 15.4)	
a) Existing Built-up Area	
b) Completed Built up Area	191.37
c) Excess Balcony area counted in F.S.I	
d) Excess Double Height terrace area counted in F.S.I	
(Total of a+b+c+d)	191.37
14) F.S.I Consumed (13/11 should not be more than sr no 12 above)	0.39
15) Area for Inclusive Housing, if any	
a) Required (20% of sr no. 9)	N/A
b) Proposed	

**CERTIFICATE OF AREA**  
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/07/2021  
DIMENSIONS OF ALL SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED  
ON SITE & THE AREA SO WORKED OUT TAKES INTO ACCOUNT THE DIMENSIONS  
DOCUMENT OF OWNERSHIP, P.L. SCHEME RECORDS, & RECORDS DEPARTMENT  
PROPERTY SURVEY RECORDS.

AR. JAYHWANI PAWAR  
ARCHITECT  
CA/98/22561

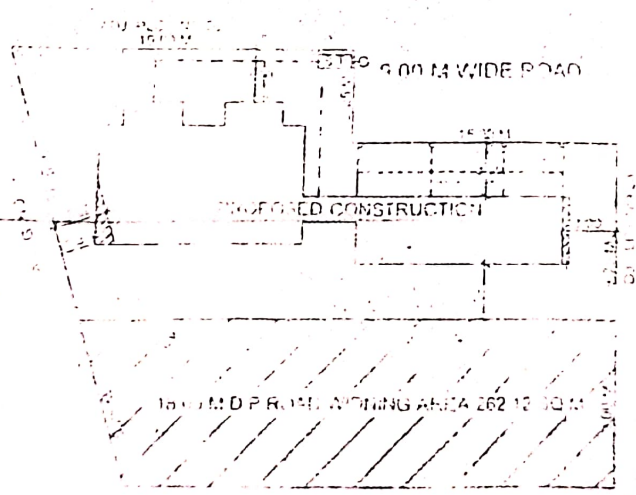
**OWNER'S DECLARATION:**  
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical persons so as to ensure quality and safety of the work site.

SEEN BY OWNERS

AR. JAYHWANI PAWAR

B. Arch. ADIA-INDIA  
ARCHITECT

AR22561/2021



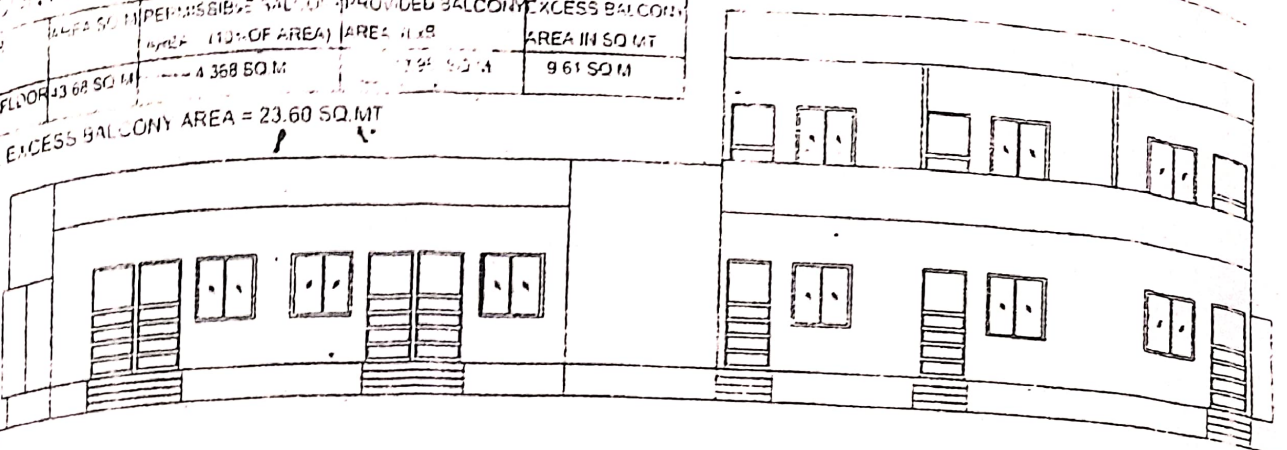
SITE PLAN SCALE 1:100



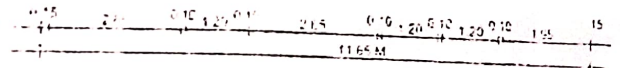
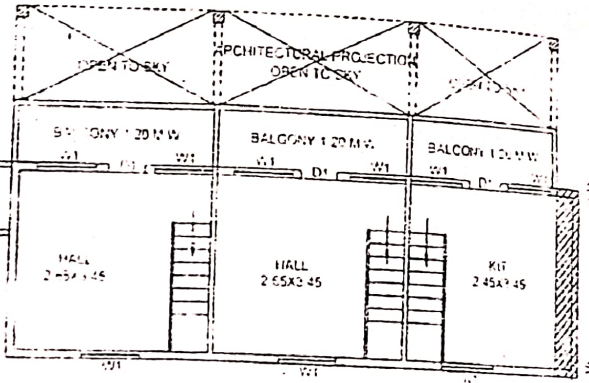
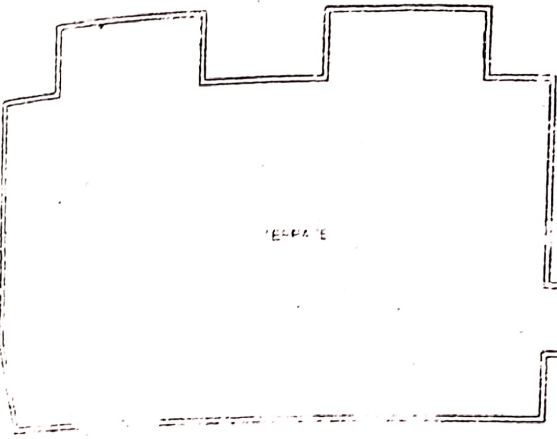
BALCONY AREA STATEMENT

FLOOR	PERMISSIBLE BALCONY AREA (10% OF AREA)	PROVIDED BALCONY AREA IN SQ.MT	EXCESS BALCONY AREA IN SQ.MT
FIRST FLOOR	4368 SQ.M	1291 SQ.M	961 SQ.M

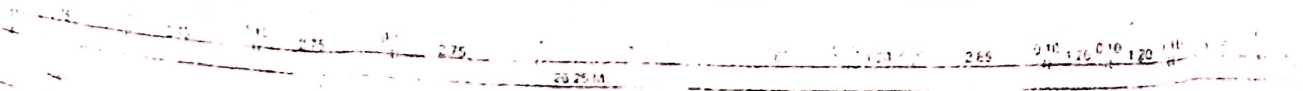
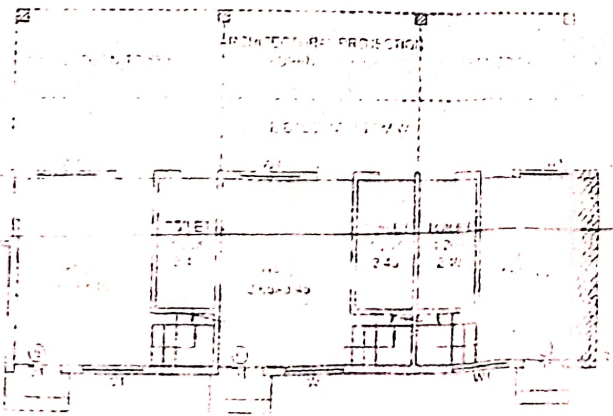
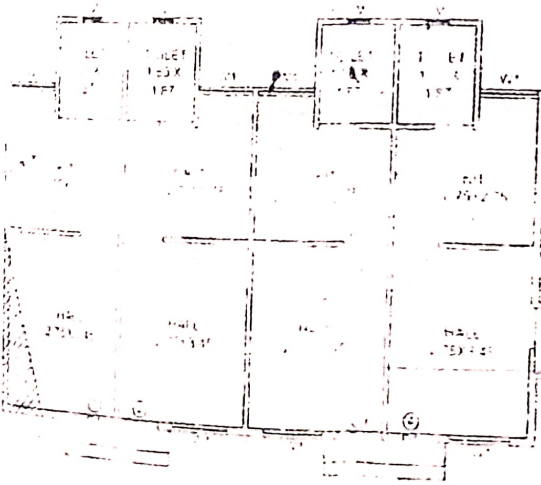
TOTAL EXCESS BALCONY AREA = 23.60 SQ.MT



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN