

PROPOSED SITE
R.P. PLAN
SCALE:- N.T.S.

Form of Statement 3 [Sr. No. 9 (g)]

BUILDING NO.	FLOOR NO.	Flat /Shop No.	Carpet area of Flat	Area of Balcony attached to Flat	Area of Double Height Terraces/ Terrace attached to a Flat	Total
1	FIRST TO FIFTH FLOOR	1,5,9	70.32 SQ.M.	08.63 SQ.M.	---	78.95 SQ.M.
		2,6,10,14	55.48 SQ.M.	06.31 SQ.M.	---	61.79 SQ.M.
		3,7,11,15	46.46 SQ.M.	02.90 SQ.M.	---	49.36 SQ.M.
		4,8,12	47.73 SQ.M.	03.35 SQ.M.	---	51.08 SQ.M.
		13	74.20 SQ.M.	05.17 SQ.M.	---	79.37 SQ.M.

DOORS AND WINDOWS

F.D.	1.80 X 2.10	FOLDING DOOR
D	1.05 X 2.10	FLUSH DOOR
D1	0.90 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W	1.50 X 1.20	M.S./ALU. GLAZED WINDOW
W1	1.50 X 0.90	M.S./ALU. GLAZED WINDOW
V	0.60 X 0.90	M. S. VENTILATOR

TABLE NO. 8B- PARKING REQUIREMENTS

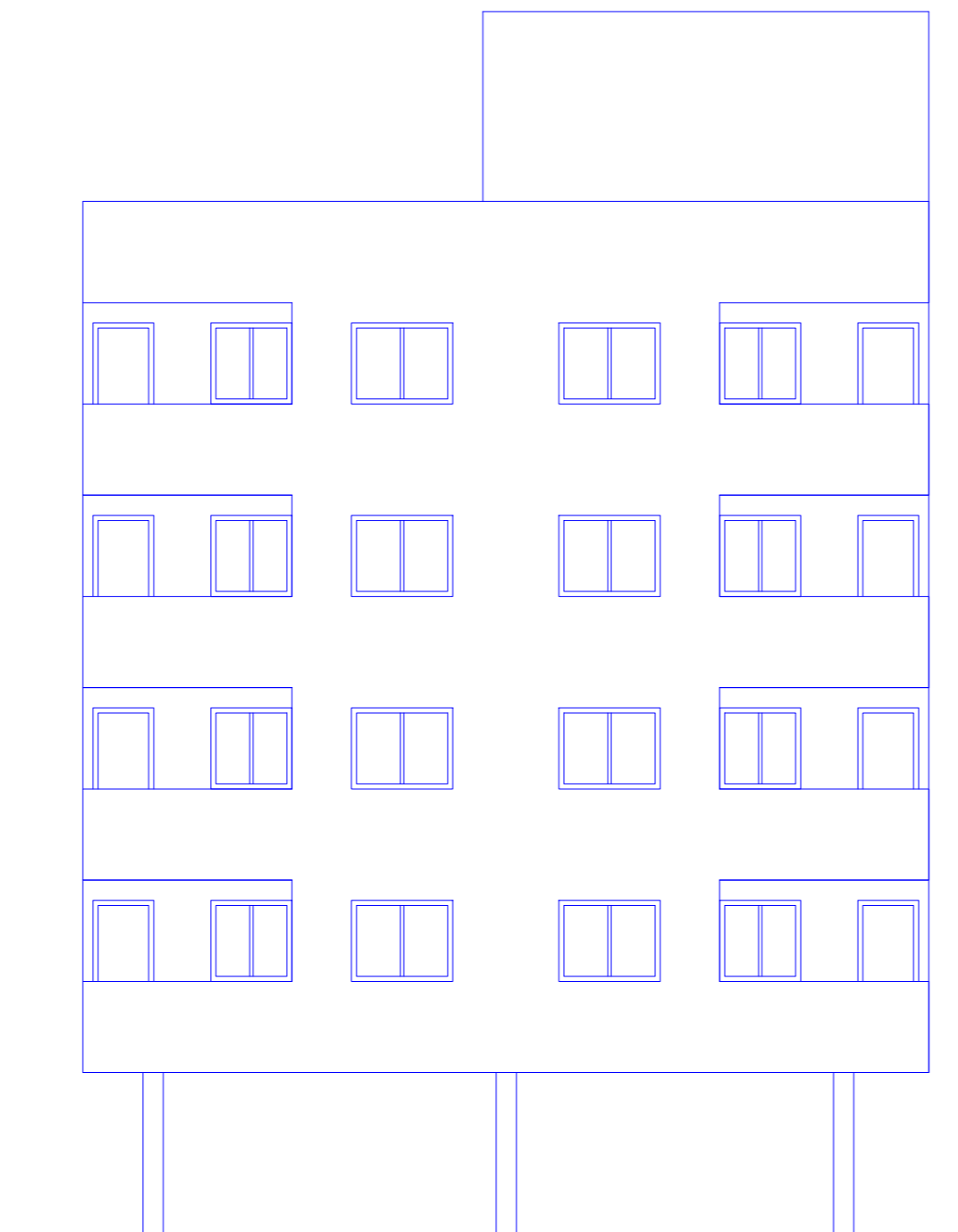
SR. NO.	Occupancy	Size of tenement	Parking Spaces Required		Parking Spaces Provided	
			Non Congested Area	Non Congested Area	Car	Scooter
1	Residential i) Multi Family Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. 15/2 = 7.5	Car	Scooter	Car	Scooter
		in addition 5% visitor parking	0.375	1.875	4+2= 6 (2X6= 12 2-wheeler)	12+12=24
	TOTAL		7.875	39.375		
	Multiplying Factor (0.50)		3.93	19.68		

NOTE :-

- * PLOT BOUNDRY SHOWN IN THICK BLACK.
- * PROPOSED WORK SHOWN IN RED.
- * DRAINAGE LINE SHOWN IN DOTTED RED.
- * EXTERNAL WALL 150 mm THK.
- * INTERNAL WALL 100 mm THK.

REFERENCE :-

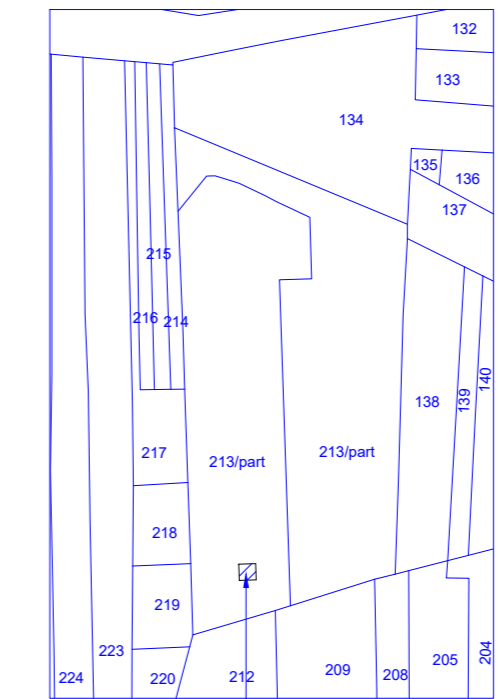
- * DEMARCATED FINAL LAYOUT BY NMRDA OFFICE, NASHIK UNDER LETTER NO.- 1197 DATE:-25/5/2022
- * N.A. ORDER GIVEN BY SUBDIVISION OFFICE, NIPHAD UNDER ORDER NO.- N.A.S.R./99/2021, DATE:- 24/02/2022.
- * PREVIOUSLY BUILDING PLAN APPROVED BY C.O. OZAR NAGARPARIASHAD, OZAR LETTER NO.-01, DATED:- 30/06/2022.



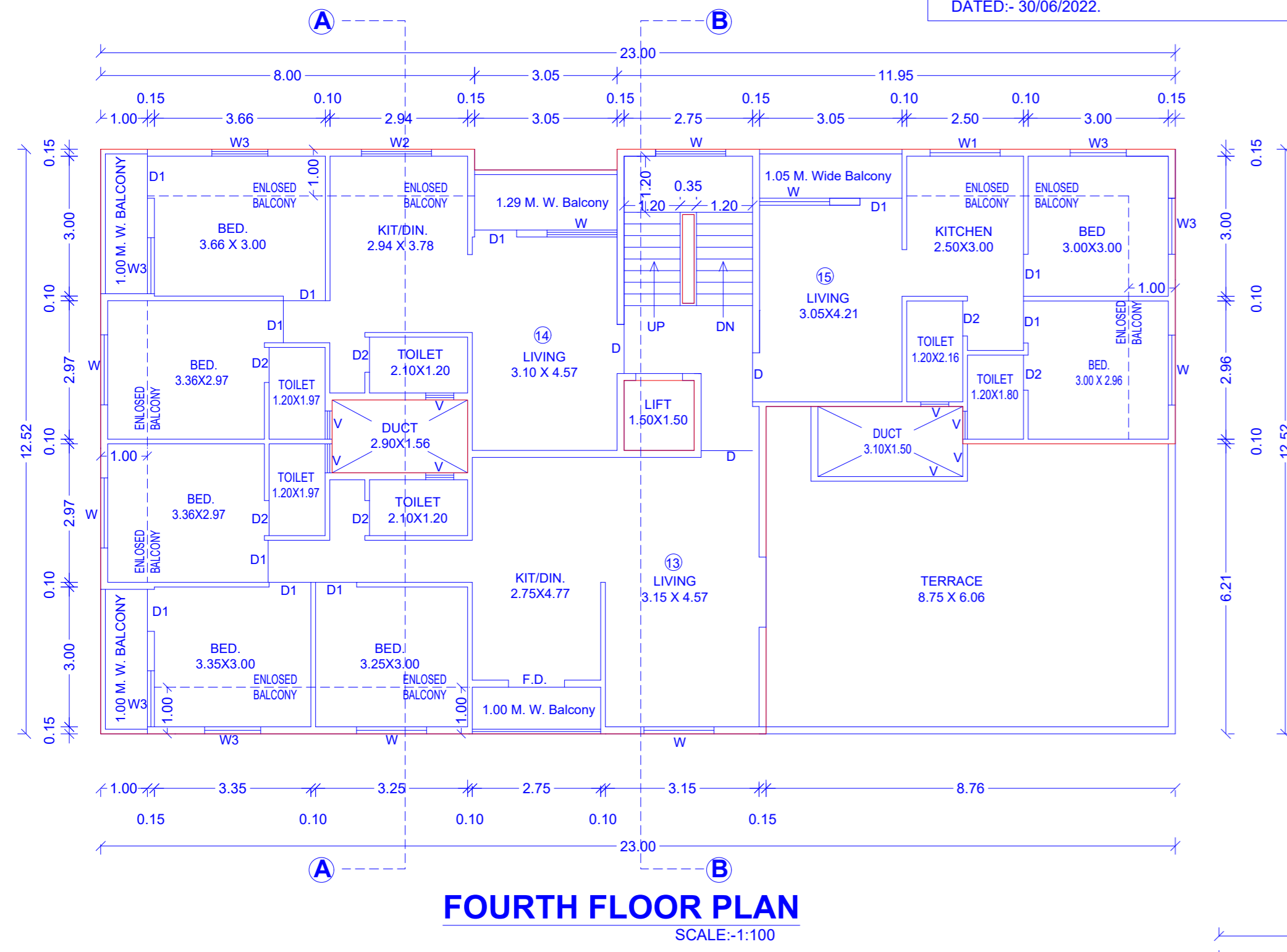
FRONT ELEVATION
SCALE:-1:100

Form of Statement 2 [Sr. No. 9 (a)]

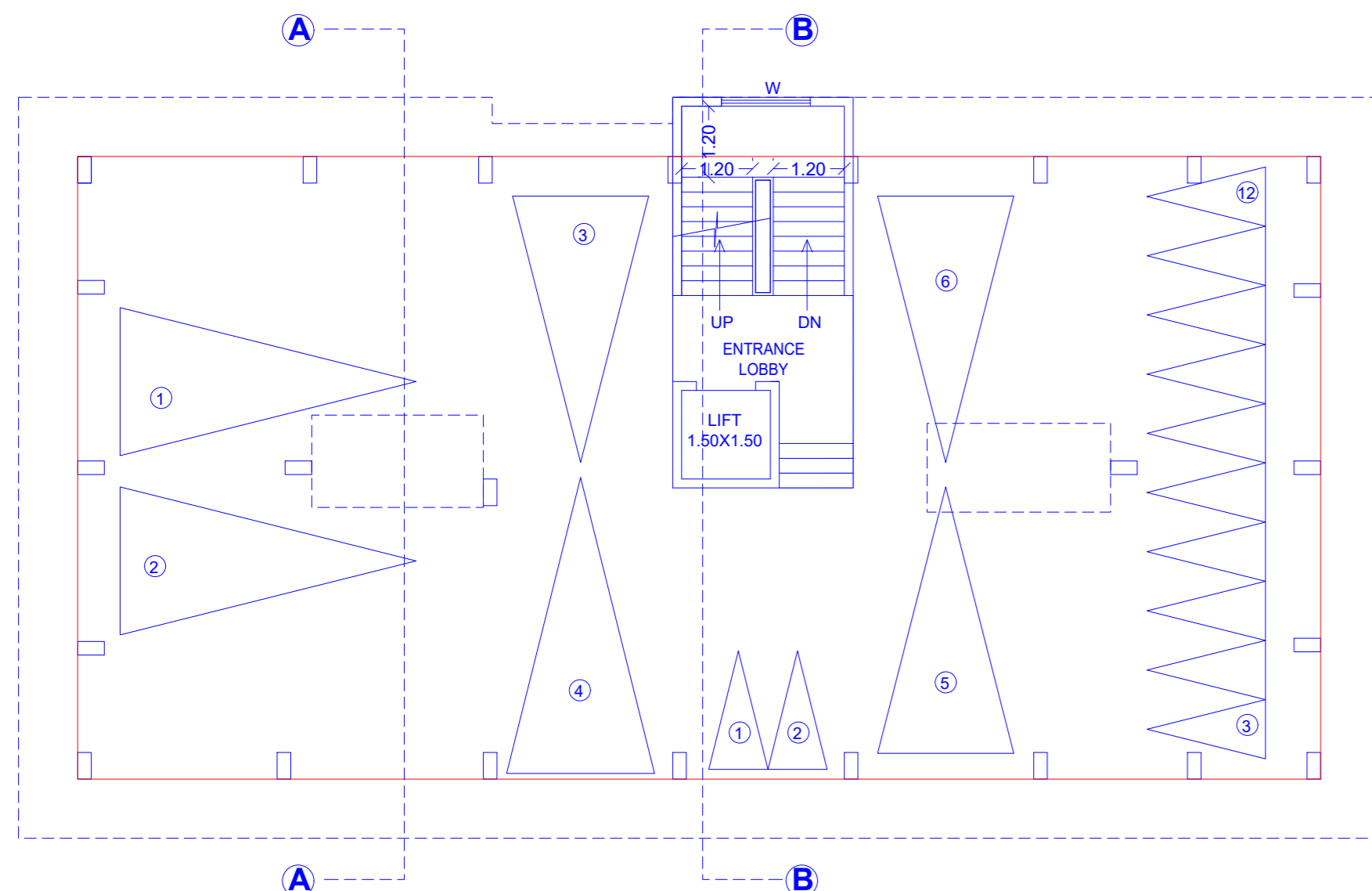
BUILDING NO.	FLOOR NO.	Total Built-up Area of floor, as per outer construction
1	FIRST FLOOR	274.84 SQ.M.
	SECOND FLOOR	274.84 SQ.M.
	THIRD FLOOR	274.84 SQ.M.
	FOURTH FLOOR	221.68 SQ.M.
	TOTAL	1046.20 SQ.M.



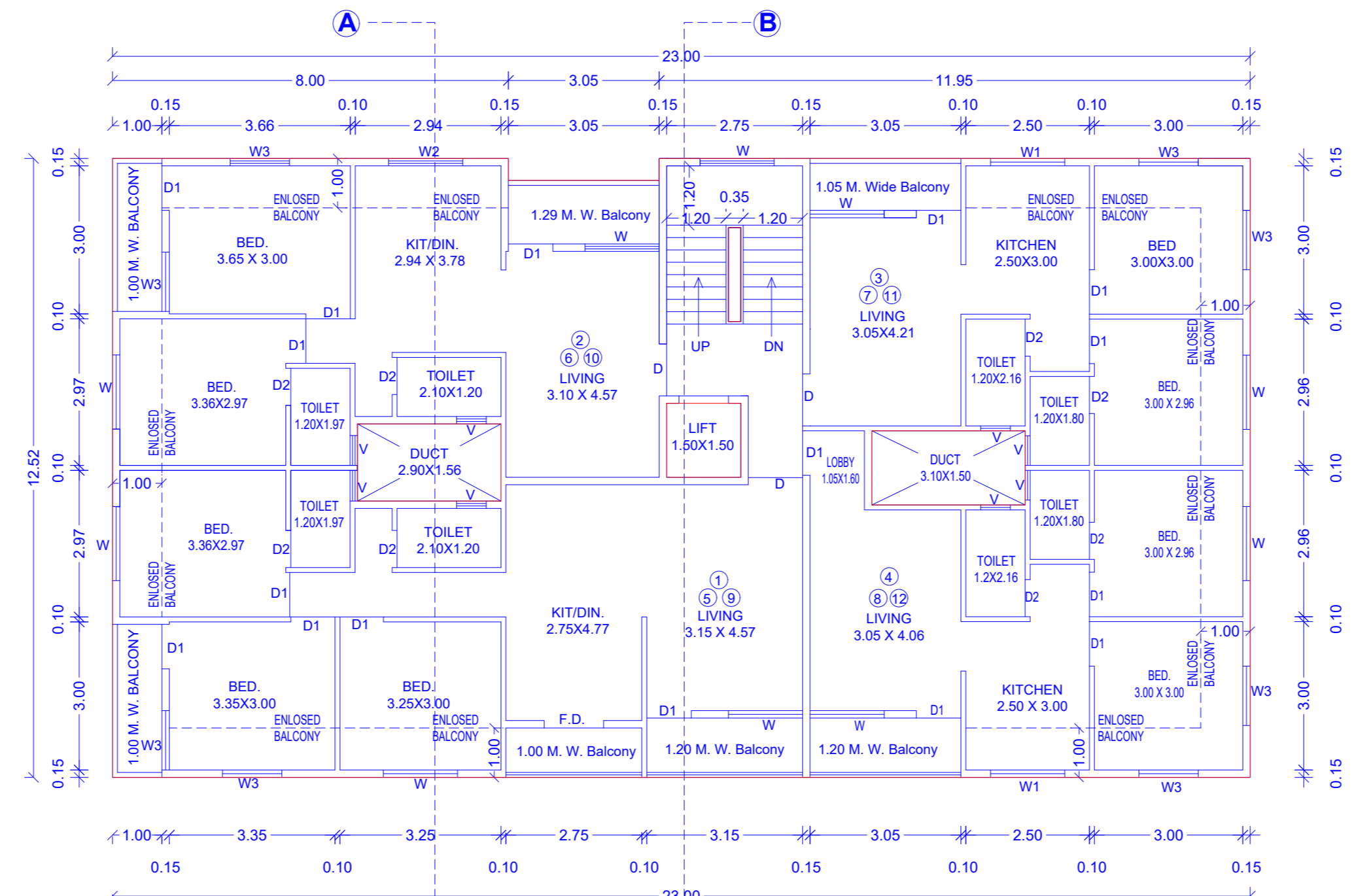
PROPOSED SITE LOCATION PLAN
SCALE:-1:10000



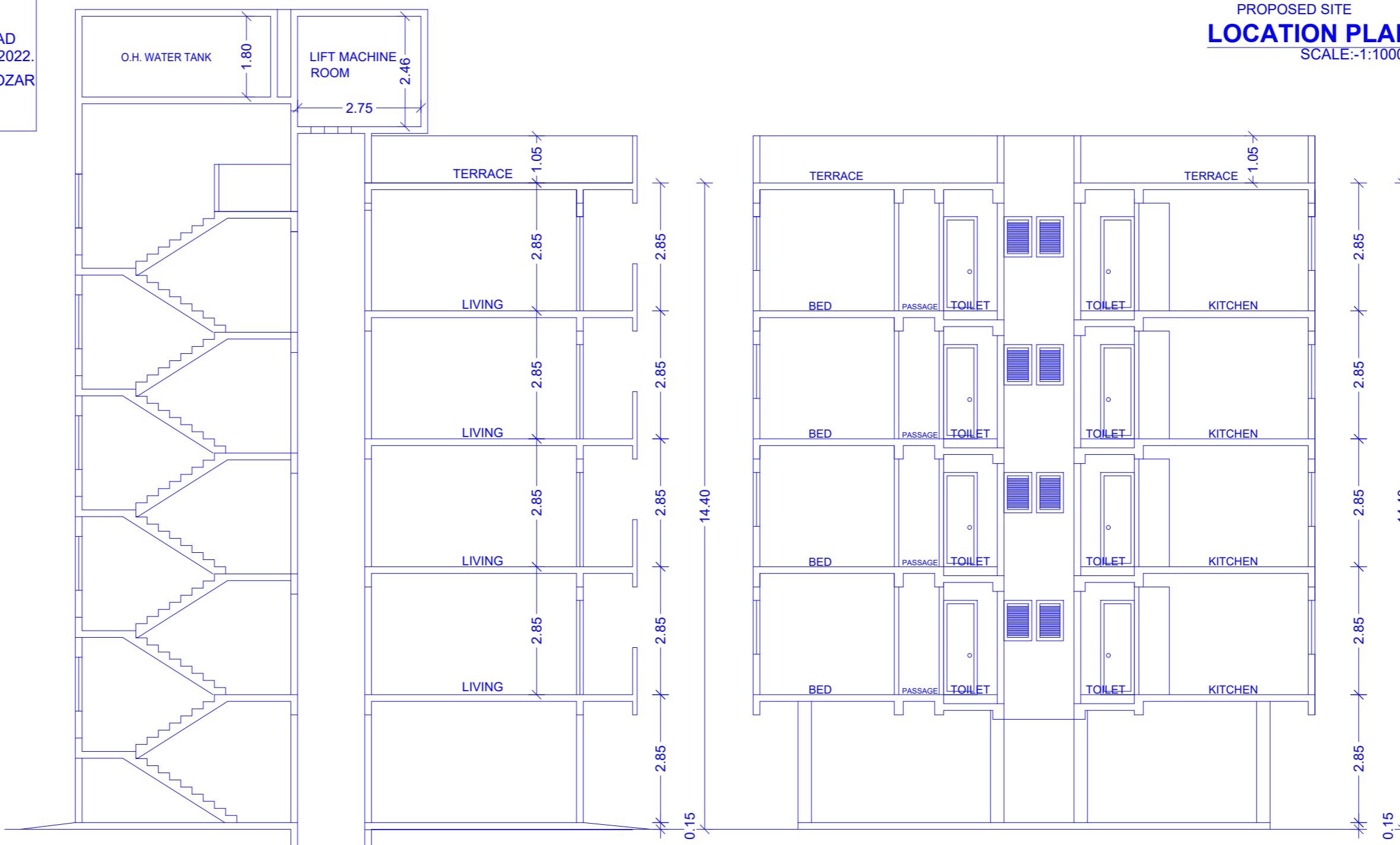
FOURTH FLOOR PLAN
SCALE:-1:100



GROUND FLOOR PARKING PLAN
SCALE:-1:100



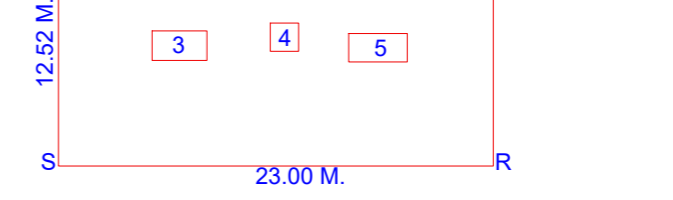
FIRST, SECOND, THIRD FLOOR PLAN
SCALE:-1:100



SECTION BB
SCALE:-1:100

SECTION AA
SCALE:-1:100

NOTE:-
a) P-Line of periphery of construction excluding duct, voids, projectioneets, Balcony, Terrace & Cupboard to be Included.

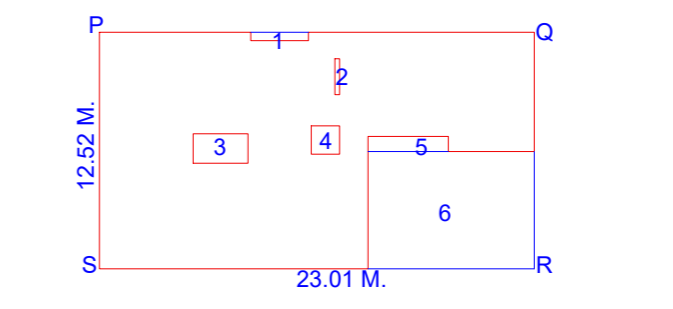


FIRST, SECOND & THIRD FLOOR PLAN
AREA OF BLOCK 'PQRS' = 23.01 X 12.52 = 288.08 SQ.M.
DEDUCTION FOR

1) = 03.05 X 00.44	X1	= 01.34 SQ.M.
2) = 00.25 X 01.90	X1	= 00.48 SQ.M.
3) = 02.90 X 01.56	X1	= 04.52 SQ.M.
4) = 01.50 X 01.50	X2	= 02.25 SQ.M.
5) = 03.10 X 01.50	X1	= 04.65 SQ.M.

TOTAL DEDUCTION = 13.24 SQ.M.

288.08 - 13.24 = 274.84 SQ.M.
NET BUILTUP AREA OF FIRST FLOOR = 274.84 SQ.M.
NET BUILTUP AREA OF SECOND FLOOR = 274.84 SQ.M.
NET BUILTUP AREA OF THIRD FLOOR = 274.84 SQ.M.



FOURTH FLOOR PLAN
AREA OF BLOCK 'PQRS' = 23.01 X 12.52 = 288.08 SQ.M.
DEDUCTION FOR

1) = 03.05 X 00.44	X1	= 01.34 SQ.M.
2) = 00.25 X 01.90	X1	= 00.48 SQ.M.
3) = 02.90 X 01.56	X1	= 04.52 SQ.M.
4) = 01.50 X 01.50	X2	= 02.25 SQ.M.
5) = 04.25 X 00.80	X1	= 03.40 SQ.M.
6) = 08.76 X 06.21	X1	= 54.41 SQ.M.

TOTAL DEDUCTION = 66.40 SQ.M.

288.08 - 66.40 = 221.68 SQ.M.
FOURTH FLOOR PLAN = 221.68 SQ.M.

या कार्यावघारे परवाना क्र.नां.वि. १७ दि २४/११/२०२२ अन्वये नमुद केलेल्या अटी व शर्तीस आधिन राहून व नकारात दिल्या रंगाने दुरुस्ती सुचविल्याप्रमाणे रहिवास / रहिवास व वाणिज्य / औद्योगिक / लघु औद्योगिक / सामान्य / सामान्य सुविधा केद्र करिता दुकाने प्रयोजनार्थ नकाशांना मान्यता देण्यात आली आहे.

नगर अभियंता (शे.-ब)
ओझर नगरपरिषद, ओझर
मुख्याधिकारी तथा नियोजन प्राधिकारी
ओझर नगरपरिषद, ओझर



S.NO.	AREA STATEMENT	SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	452.25
	(a) As per ownership document (7/12, CTS extract)	452.25
	(b) as per measurement sheet	452.25
	(c) as per site	452.25
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	
	(b) Any D.P. Reservation area	
	(Total a+b)	
3.	Balance area of plot (1-2)	452.25
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjustment of 2(b), if any -	
	(c) Balance Proposed -	
5.	Net Plot Area (3-4 (c))	452.25
6.	Recreational Open space (if applicable)	
	(a) Required -	
	(b) Proposed -	
7.	Internal Road area	
8.	Plotable area (if applicable)	452.25
9.	Permissible Built up Area on Prorata Basis i.e. (DXFactor OF/DXFactor OF FSI) i.e. 452.25 X 1.61365 = 729.77	729.77
10.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (729.77 X 1.10)	802.75
11.	Addition of FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	
	(b) Proposed FSI on payment of premium. =	
12.	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 X Sr. No. 2 (a)], if any	
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b)land /or(c)].	
	(c)TDR area (657.46X0.65%)	
	(d) Total in-situ / TDR loading proposed (11 (a)+b)+c)	
13.	Additional FSI area under Chapter No. 7	
14.	Total entitlement of FSI in the proposal	802.75
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	
	(b) Ancillary Area FSI upto 60%with payment of charges.	
	Allowable Ancillary Area (1046.20-729.77) = 316.43	
	Used Ancillary Area = 244.00	244.00
	(c) Total entitlement (a+b)	1046.75
15.	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 1.6 or 1.8]	
16.	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area (as per 'P-line')	1046.20
	(c) Total (a+b)	1046.20
17.	F.S.I. Consumed (16/14) (should not be more than serial No.14 above.)	0.99
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 12/06/2021 and the dimensions of sites 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.

(Name of Architect/ Licensed Engineer/ Supervisor.)
Signature

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.

SHRI- ABHISHEK B. DESHMUKH
OWNER SIGN

AR- MANISH P. JADHAV
ARCHITECT SIGN
(LIC. NO. CA/2016/75326)

ENGI- V.B. AMESUR
STRUCTURAL SIGN (LIC. NO. 163)

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