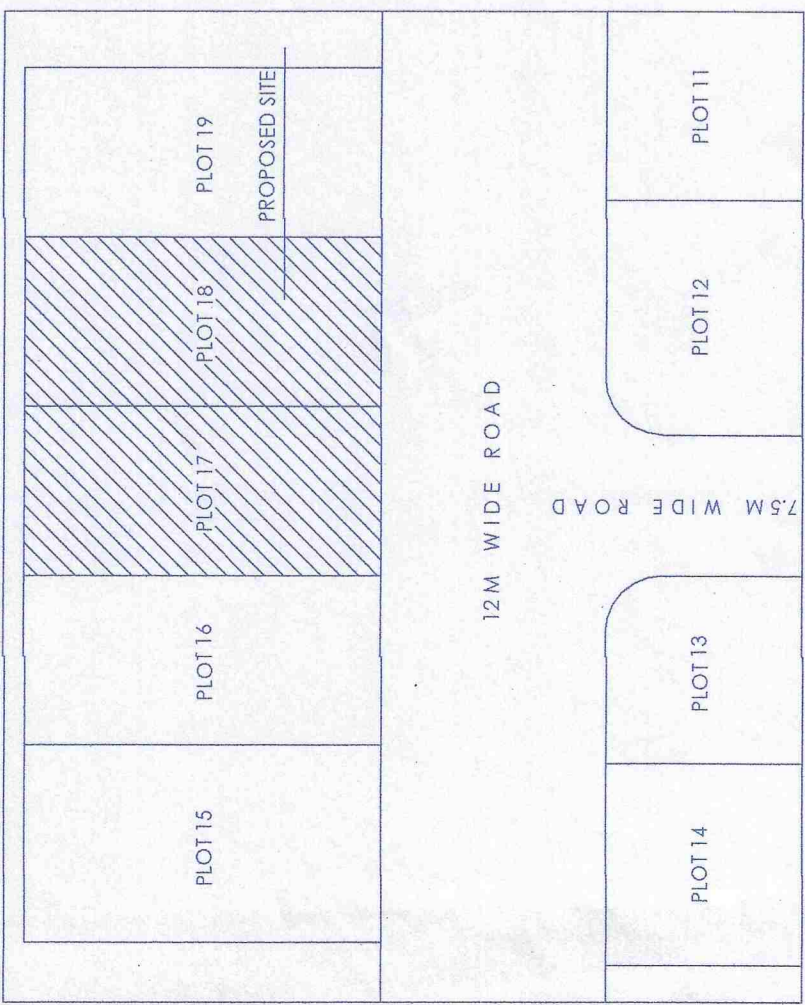
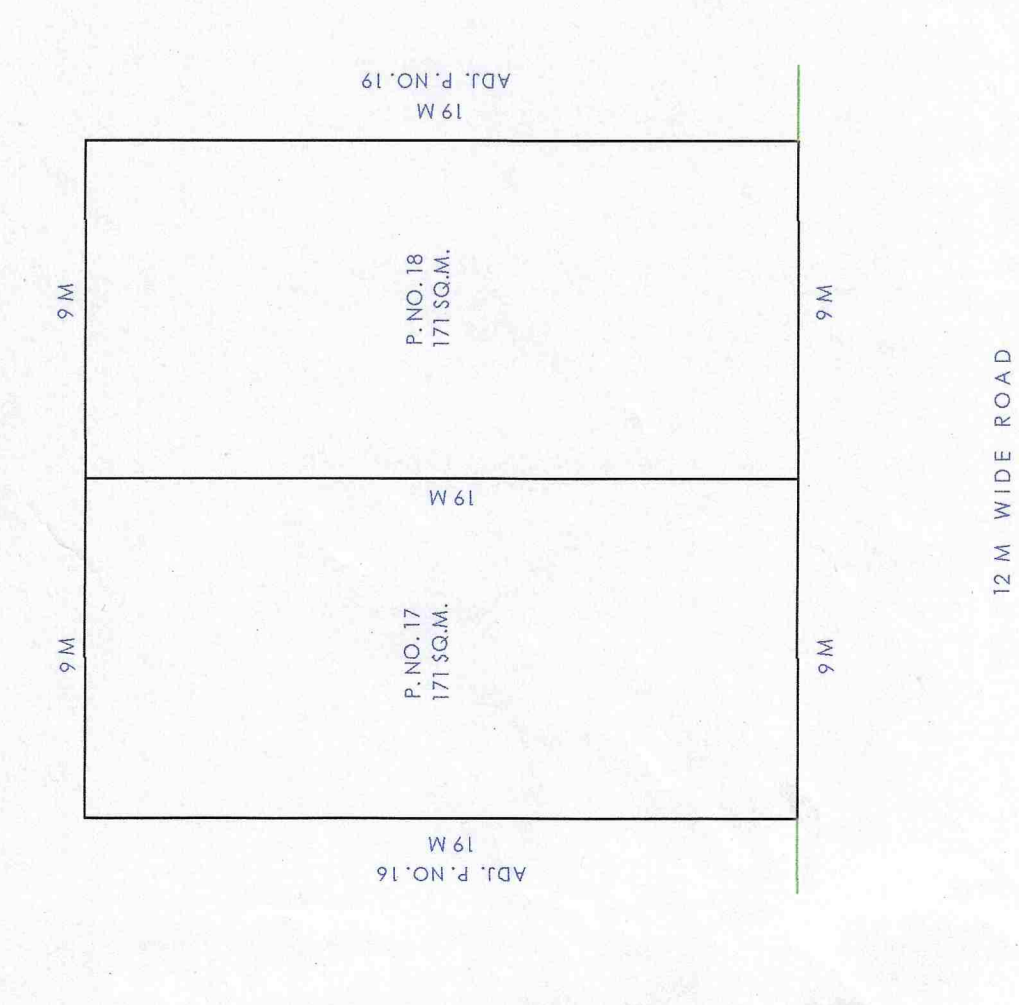


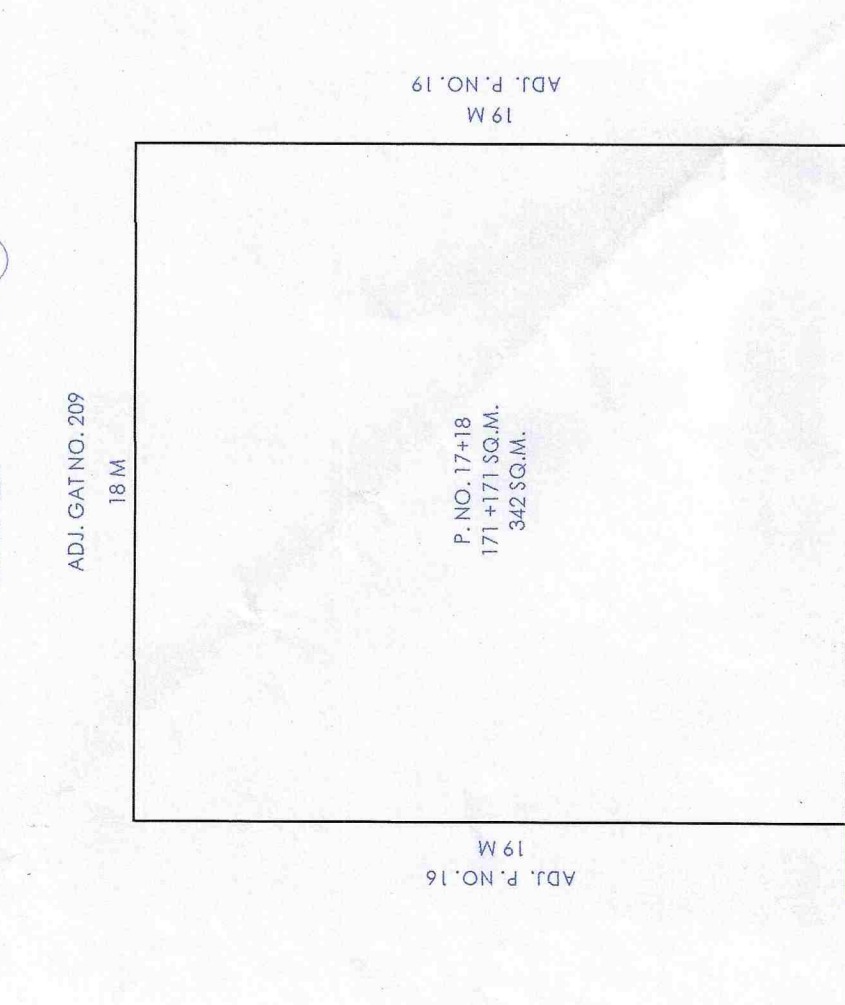
AMALGAMATION PLAN



KEY PLAN



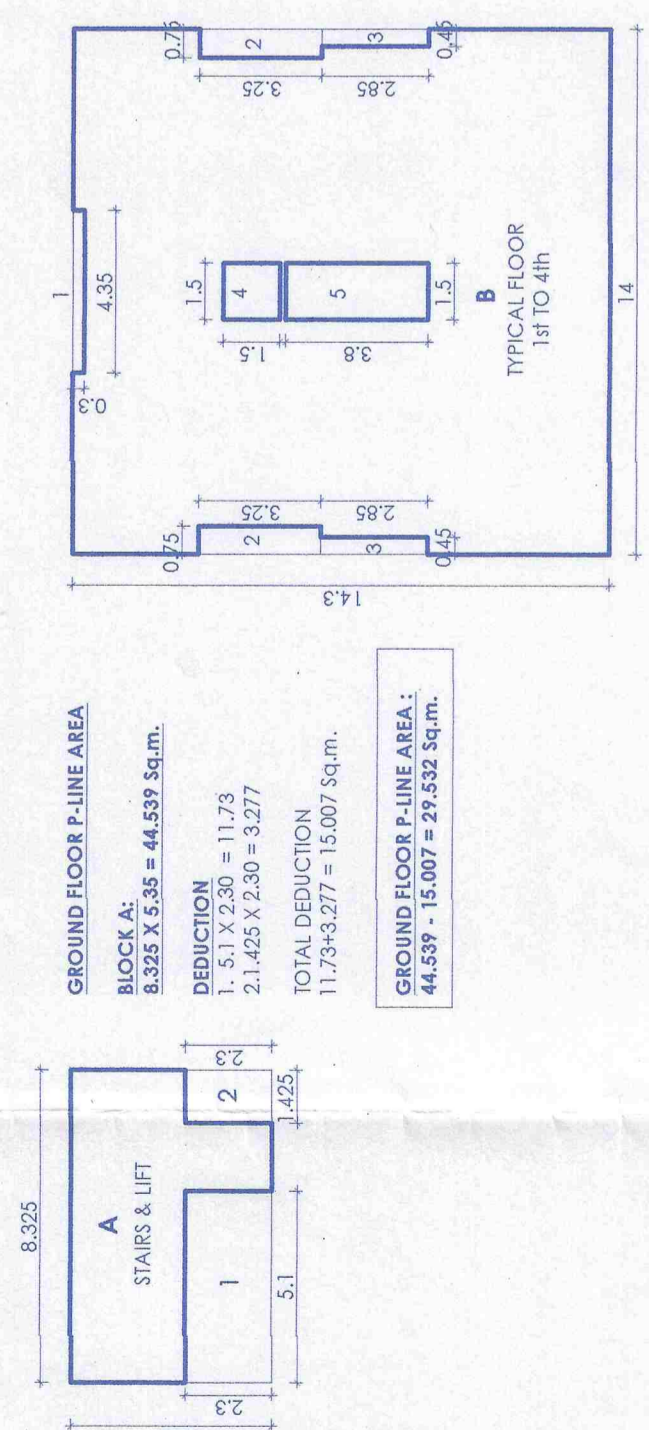
A - PLAN BEFORE AMALGAMATION



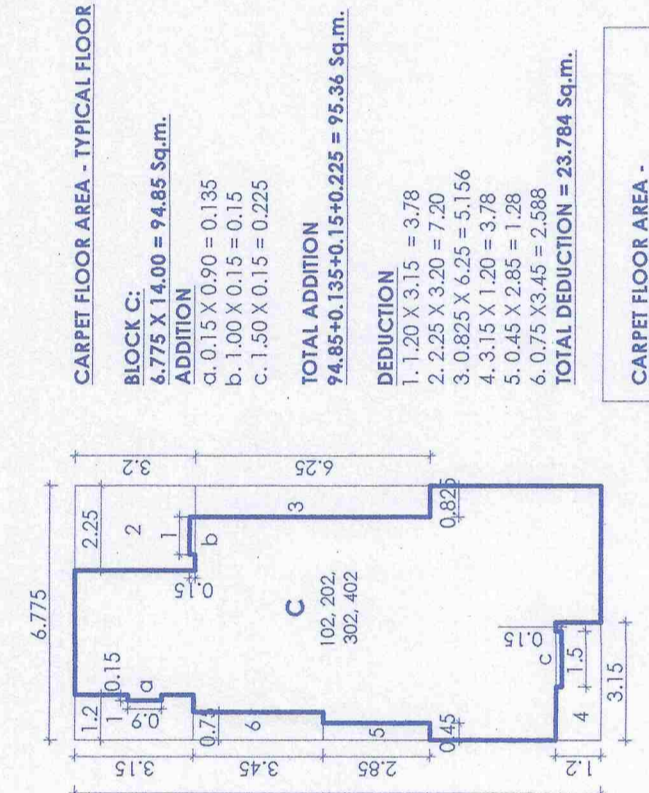
B - PLAN AFTER AMALGAMATION



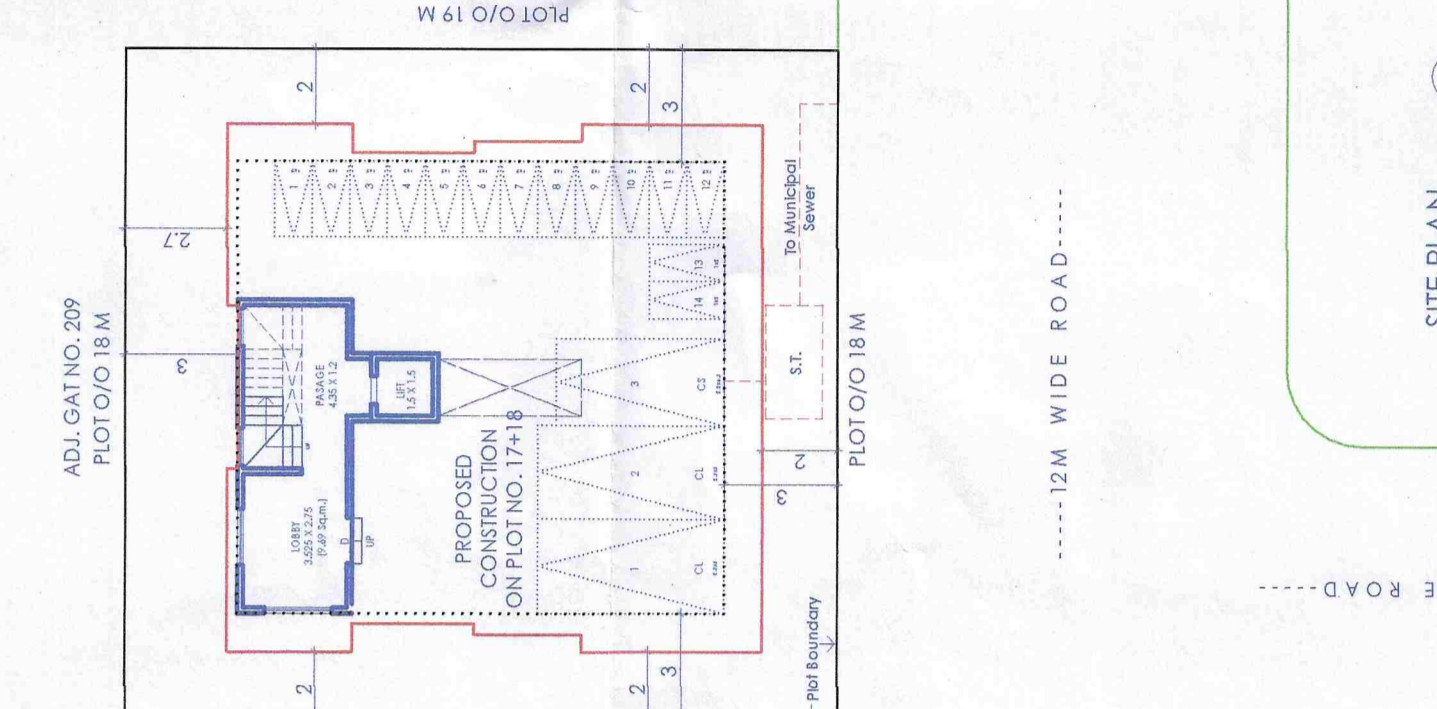
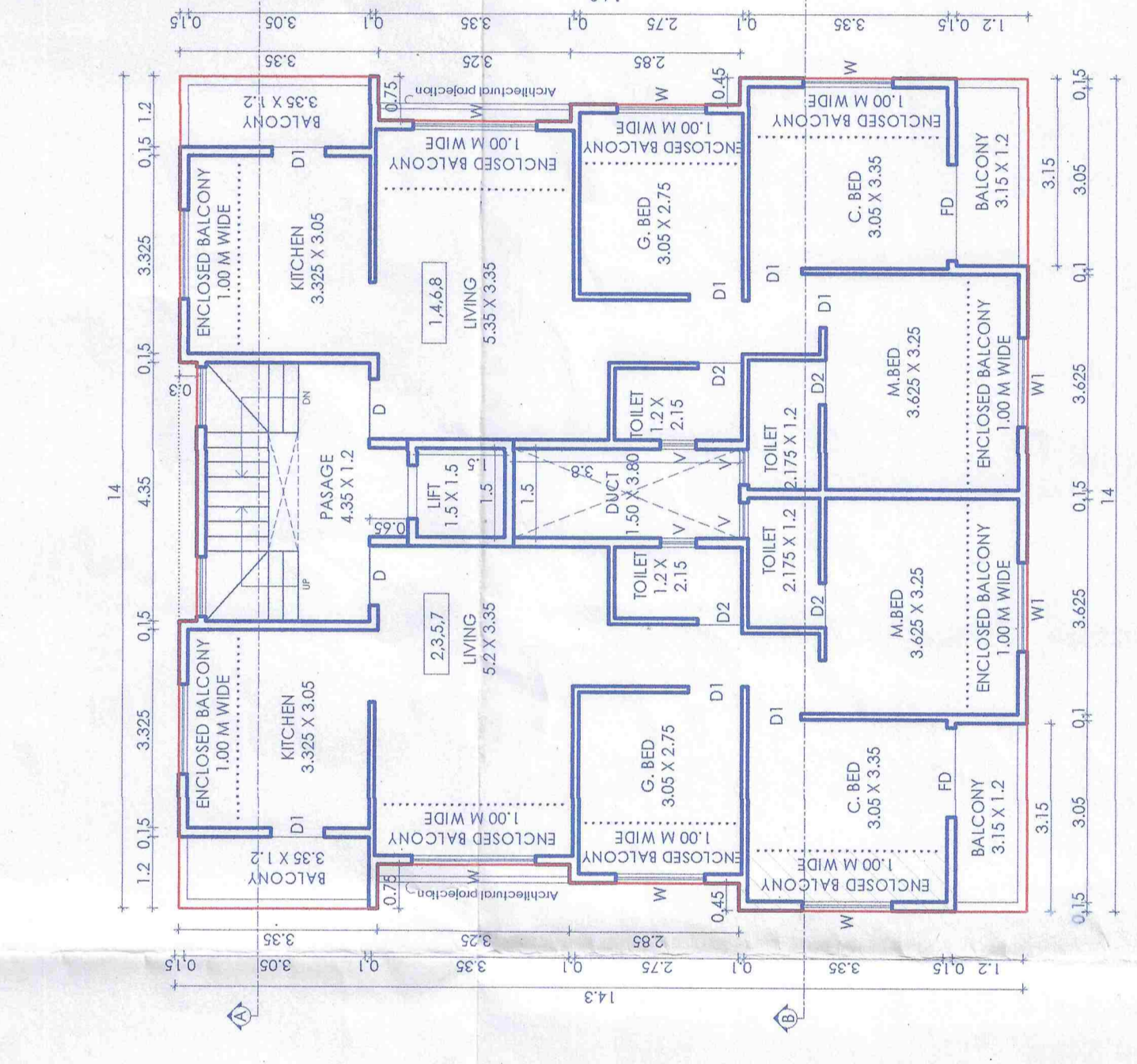
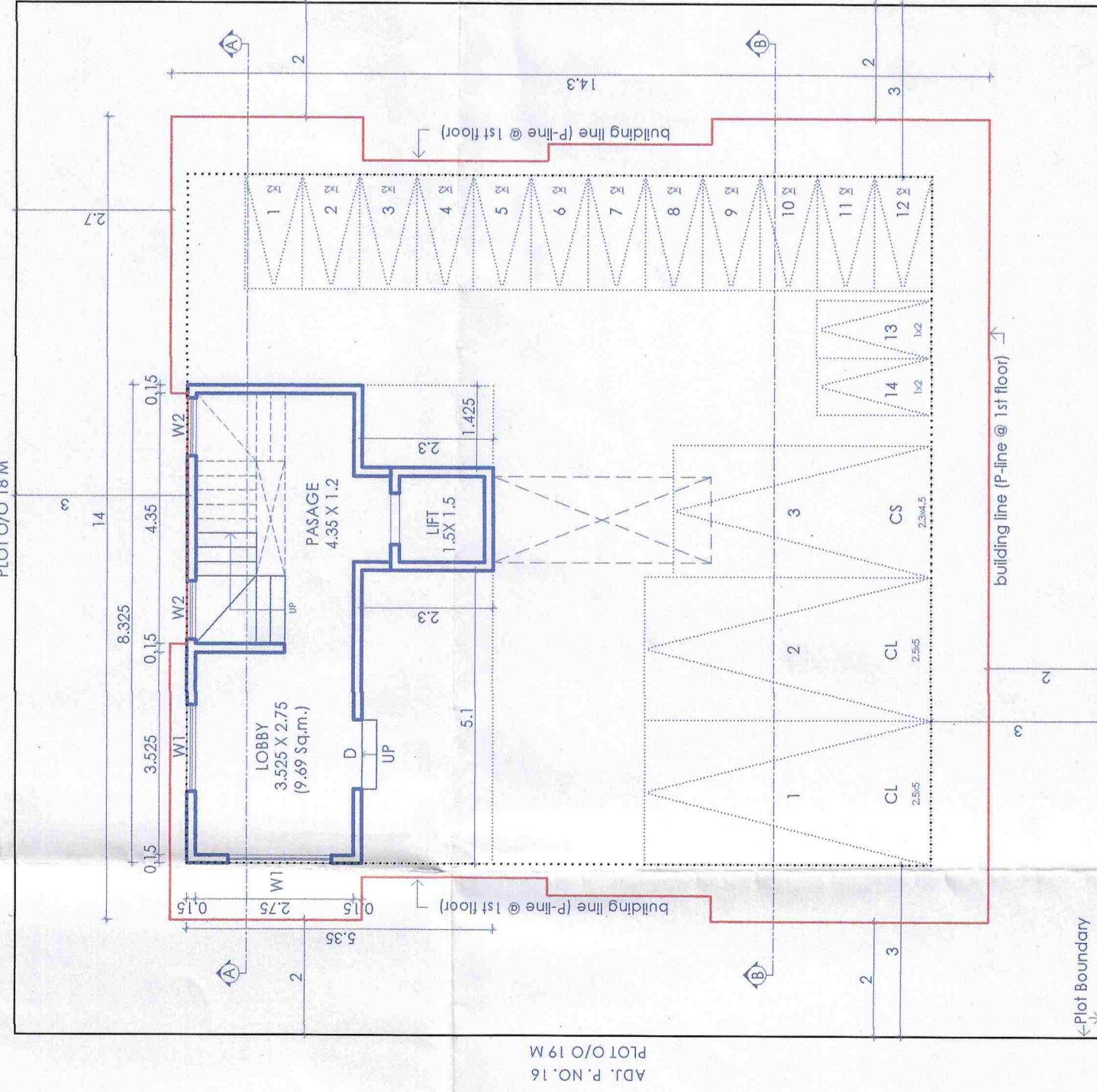
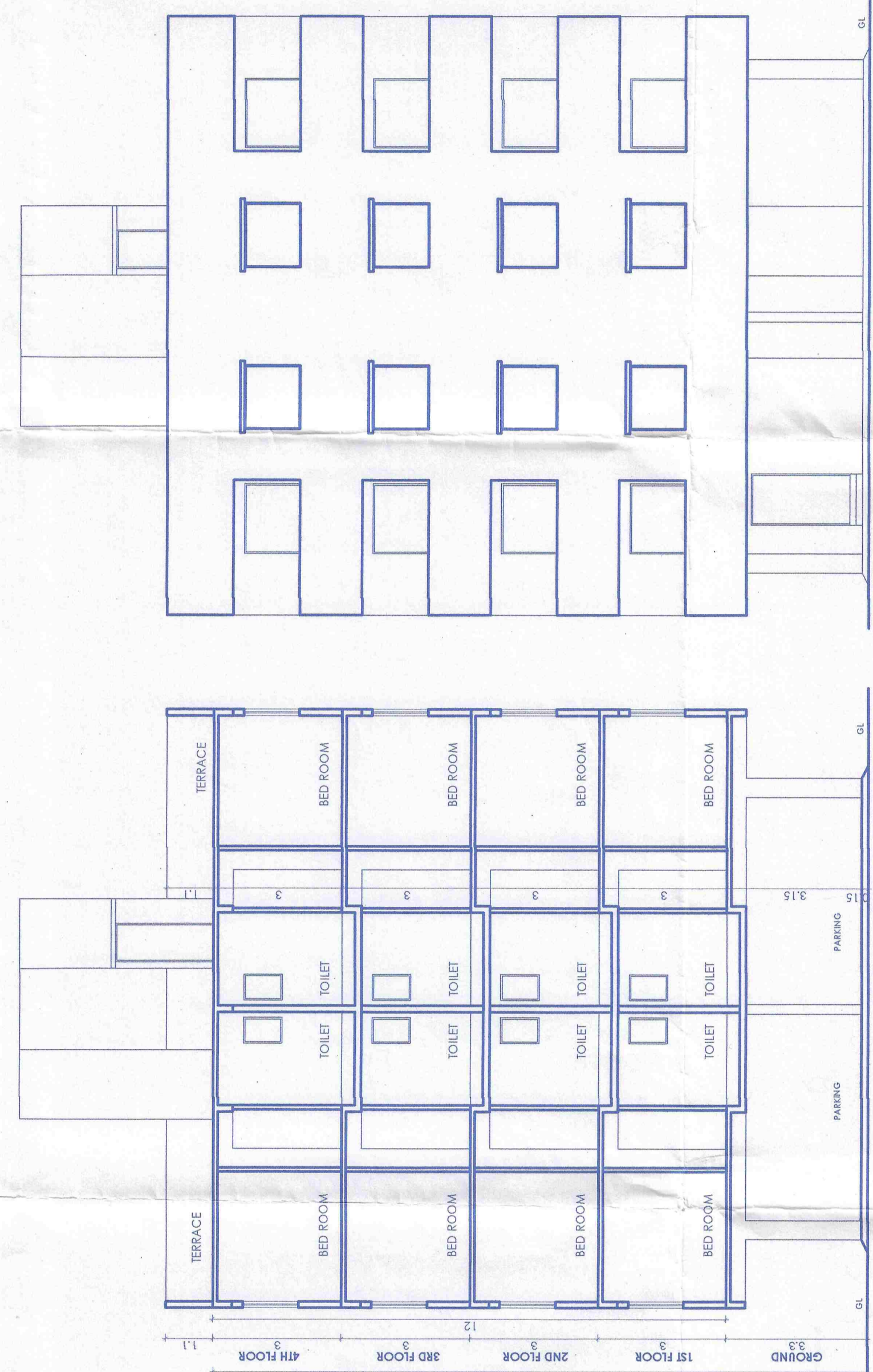
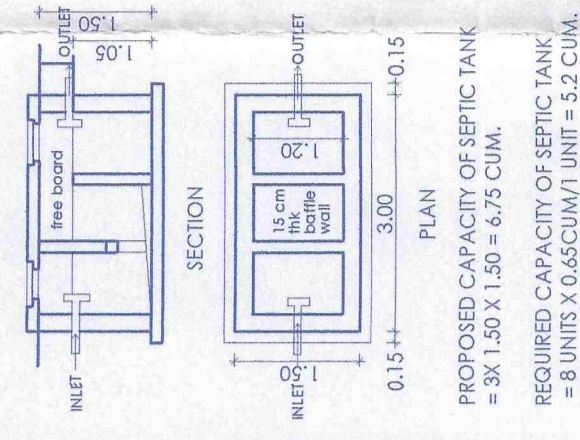
P-LINE AREA CALCULATION AND DIAGRAM



CARPET AREA CALCULATION AND DIAGRAM



SEPTIC TANK DETAILS



Proforma- I: Area Statement
UPPER I.P. Owner
PROPOSED AMALGAMATION & RESIDENTIAL BUILDING
PLAN ON G. NO.: 210/211/212, Plot No.: 17-18,
AT OZAR, NIPAHAD, NASHIK
FOR : G.P.A. HOLDER
SHIV BUILDCON THROUGH BHAGDARI FIRM
MR. : ABHIJIT ANANT GAIKWAD &
MRS. : SUJATA SACHIN SHEE
FOR : OWNER
MR. : HEMANT VINAYAK MISTRI &
MR. : YOGESH YASHWANTRAO VABALE

APPROVAL
Approved as amended in ... subject to conditions mentioned in Annexure A ...
Date: 21-02-2024

DEPUTY METROPOLITAN PLANNER
Nashik Metropolitan Region Development Authority, Nashik

AREA STATEMENT.

1. AREA OF THE PLOT (Minimum area of 0.6 c.c. to be considered)	342
a. As per ownership document (17/12/CTS extract)	342
b. As per measurement plan	342
c. As per title	342
2. DEDEDUCTIBLE AREA	0
a. Proposed D.P. (R.P. Road widening/Need Service Road/ Highway widening) (as per 17/2)	0
b. Any D.P. Reservation area	0
TOTAL (a+b)	0
3. BALANCE AREA OF THE PLOT (17-2)	342
4. Amount of F.S.I. (as applicable)	4
a) Readjustment of 2(b), if any.	.....
b) Readjustment of 3(b), if any.	.....
c) Balance Proposed.	342
5. Net Plot Area (3-4+c)	.....
6. Recreational Open Space (if applicable)	.....
a) Proposed	.....
b) Intended road area	.....
7. Intended road area	.....
8. Permissible area (if applicable)	.....
9. Built-up area with reference to Basic F.S.I. on par front road width	675 Lths.
a) Basic F.S.I. on par front road width (Sr. No. 342/3/1)	342 X 2
b) Road widening Area (total 4+8)	342 X 2
10. Addition of F.S.I. on payment of premium	.....
(a) Maximum permissible premium FSI-based on road width / 100 Zone (342 X 0.3)	102.60
(b) Proposed FSI on payment of premium	101.02
(c) FSI on road (342 X 0.3)	.....
(d) FSI on area against D.P. Road (22 X Sr. No. 2 (a)). If any	.....
(e) FSI on area against Appointed Space if handed over (2.00 or 1.85 X Sr. No. 4(b) and/or (c))	.....
(f) TDR Area	.....
(g) Total FSI/DRR loaded proposed (11(a)+(b)+(c)+(d)+(e)+(f))	0
(h) Total FSI/DRR loaded proposed (11(a)+(b)+(c)+(d)+(e)+(f)+(g))	0
11. Total entitlement of FSI in the proposal	.....
(a) (F+10B+H+I+J) or 12, whichever is applicable (376.2+101.02+0)	477.22
(b) Ancillary Area FSI upto 60% or 80% with payment of charges (60%) PERMISSIBLE = 477.22 X 0.60 = 286.332 SQMT	286.33
(c) Total (a+b)	763.55
12. Total FSI	763.55
13. Total built-up area in proposal (excluding area of Sr. No. 17b)	766.08
a) Existing Built-up Area	.....
b) Proposed Built-up Area (as per F. Plan)	763.552
14. F.S.I. Consumed (13/a) should not be more than 14 above	763.552
17. Area for inclusive Housing, if any	.....
a) Required (20% of area-5)	.....
b) Proposed	.....

CERTIFICATE OF APPOINTMENT
I/We (Name Arunachal Dhande) have been employed by the Applicant for the purpose of preparing the plans and drawings for the proposed building and the area of the plot and I do hereby certify that I have personally verified and checked all statements of the owner and the applicant and the area so worked out by them with the area found in the original documents from and found them to be correct. Date: 16/07/2023

CERTIFICATE OF AREA:
I/We (Name Arunachal Dhande) have been employed by the Applicant for the purpose of preparing the plans and drawings for the proposed building and the area of the plot and I do hereby certify that I have personally verified and checked all statements of the owner and the applicant and the area so worked out by them with the area found in the original documents from and found them to be correct. Date: 16/07/2023

OWNER: MR. SUJATA SACHIN SHEE (SHIVBUDCON) THROUGH BHAGDARI FIRM
OWNER: MR. YOGESH YASHWANTRAO VABALE

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 work under supervision of proper technical person as to ensure the quality & safety of the work.

MR. ABHIJIT ANANT GAIKWAD (SHIVBUDCON) THROUGH BHAGDARI FIRM
MR. SUJATA SACHIN SHEE (SHIVBUDCON) THROUGH BHAGDARI FIRM

ARCHITECT:
AR. KSHITIJ B. DHANDE
ER. UJVAL CHAUDHARI

STRUCTURAL ENGINEER:
MR. YOGESH YASHWANTRAO VABALE

Ar. Kshitiij B. Dhande
ARCHITECT & INTERIOR DESIGNER
Architect Council Registration No. CA/97/26861, Valid upto: 31-12-2030
PLOT NO. 14, ADARSH CO-OP HOUSING SOCIETY,
NEAR GAJANAN MAHARAJ MANGR,
BEHIND MAHILA BANK, NIDRA NAGAR, NASHIK- 422 209.
PHONE: (0253) 2320010. CELL: 94 225 54593
DNG. NO. 4/08/21-1-53