

AREA DIAGRAM & CALCULATION GROUND & FIRST FLOOR

GROUND -P.NO.9 = 3.57x12.50 = 44.625 SQ.M
 a) 0.15x2.10 = 0.315 SQ.M
 TOTAL GR.FL.-P.NO.9 = 44.94 SQ.M

FIRST -P.NO.9 = 3.57x12.50 = 44.625 SQ.M
 a) 0.15x2.10 = 0.315 SQ.M
 TOTAL FIR.FL.-P.NO.9 = 44.94 SQ.M
 DED = 1) 3.50x2.25 = 7.875 SQ.M
 = 44.94 - 7.875 = 37.065 SQ.M

TOTAL GR.FL.-P.NO.9 = 44.94 SQ.M
 TOTAL FIR.FL.-P.NO.9 = 37.065 SQ.M
 TOTAL -P.NO.9 = 82.005 SQ.M

AREA DIAGRAM & CALCULATION GROUND & FIRST FLOOR

GROUND -P.NO.10 = 3.50x12.50 = 43.75 SQ.M
 DED = 1) 0.50x1.20 = 0.60 SQ.M
 2) 3.43x0.50 = 1.715 SQ.M
 TOTAL DED = 2.315 SQ.M
 = 43.75 - 2.315 = 41.435 SQ.M

GROUND -P.NO.10 = 41.435 SQ.M
 FIRST -P.NO.10 = 41.435 SQ.M

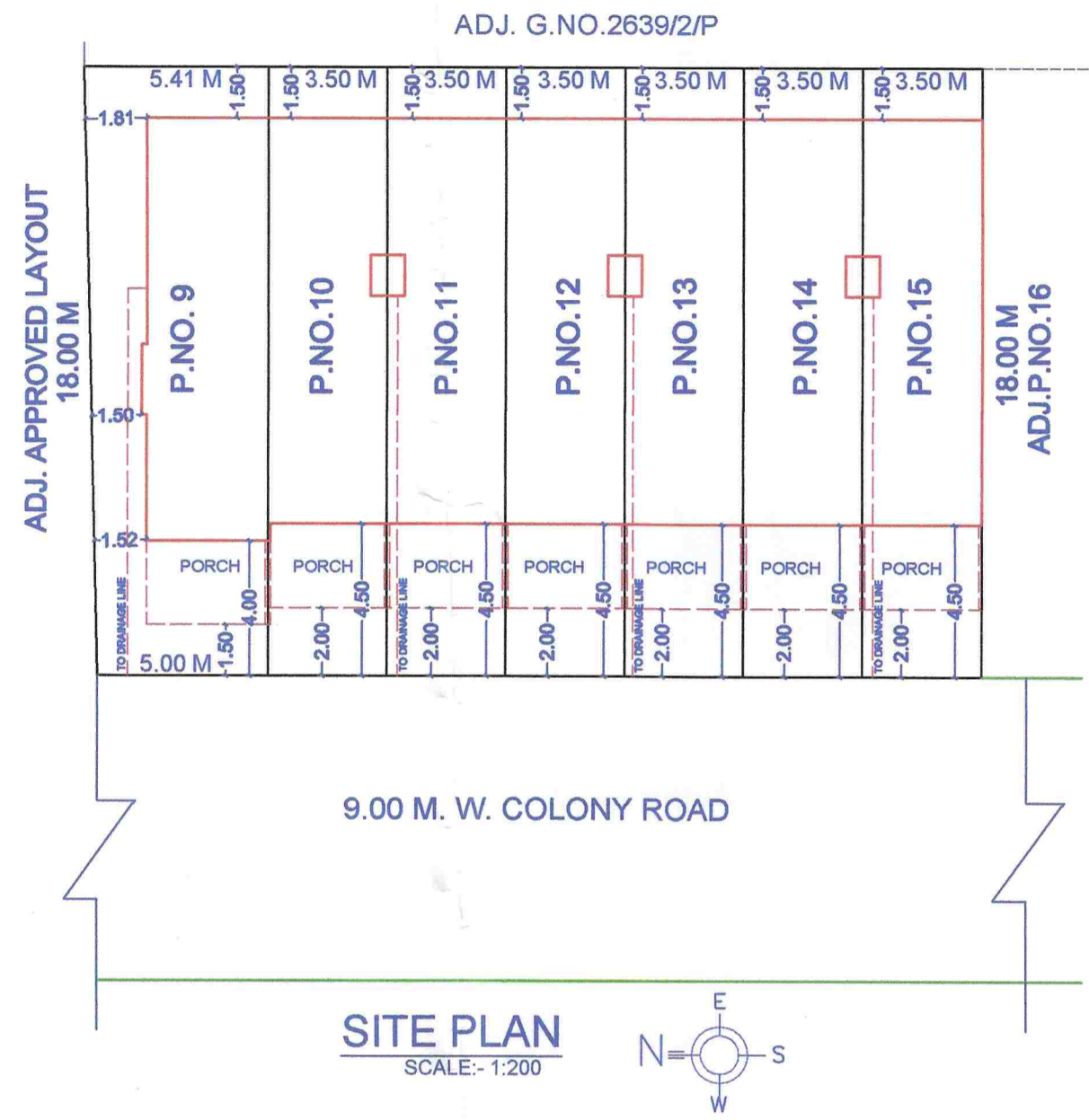
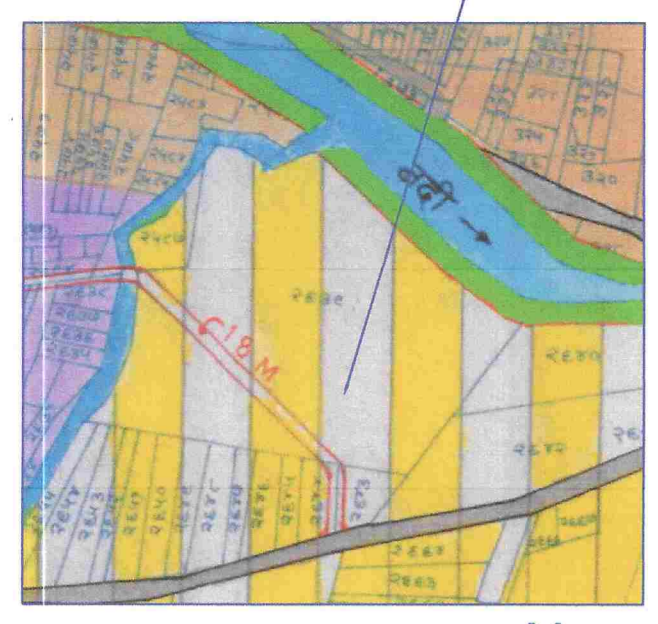
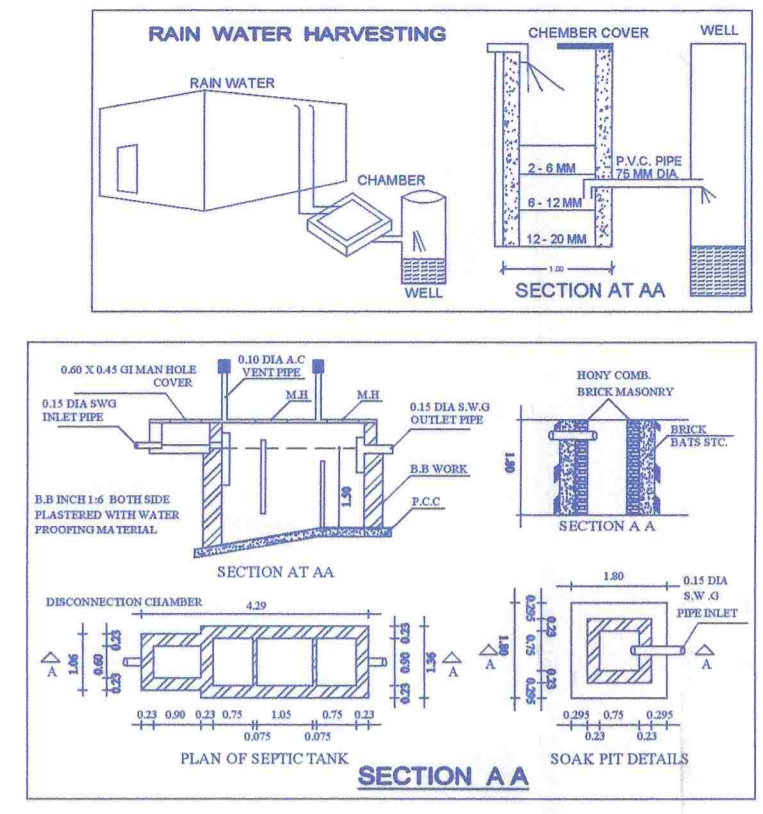
TOTAL GR.FL.-P.NO.10 = 41.435 SQ.M
 TOTAL FIR.FL.-P.NO.10 = 41.435 SQ.M
 TOTAL -P.NO.10 = 82.87 SQ.M

AREA DIAGRAM & CALCULATION GROUND & FIRST FLOOR

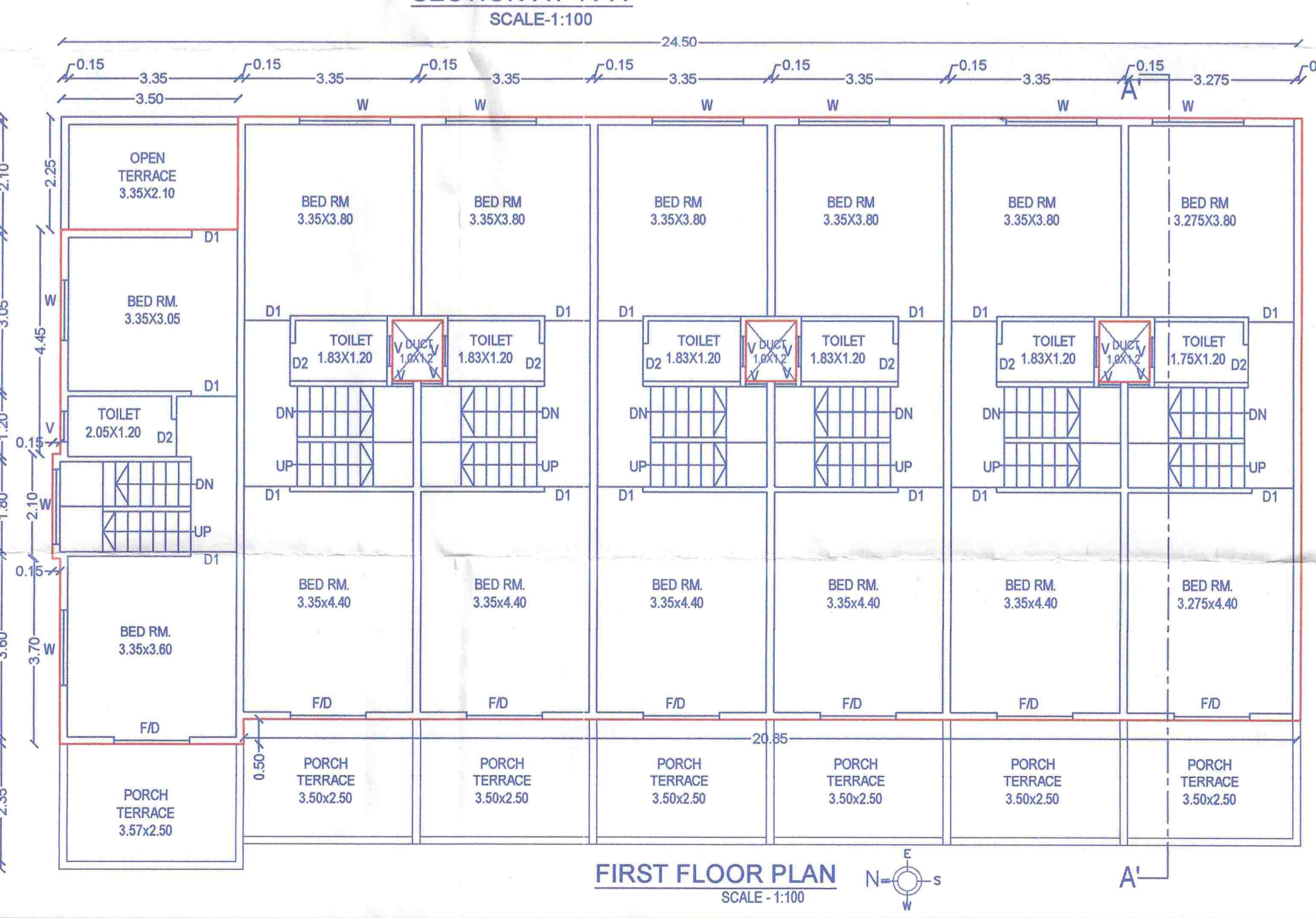
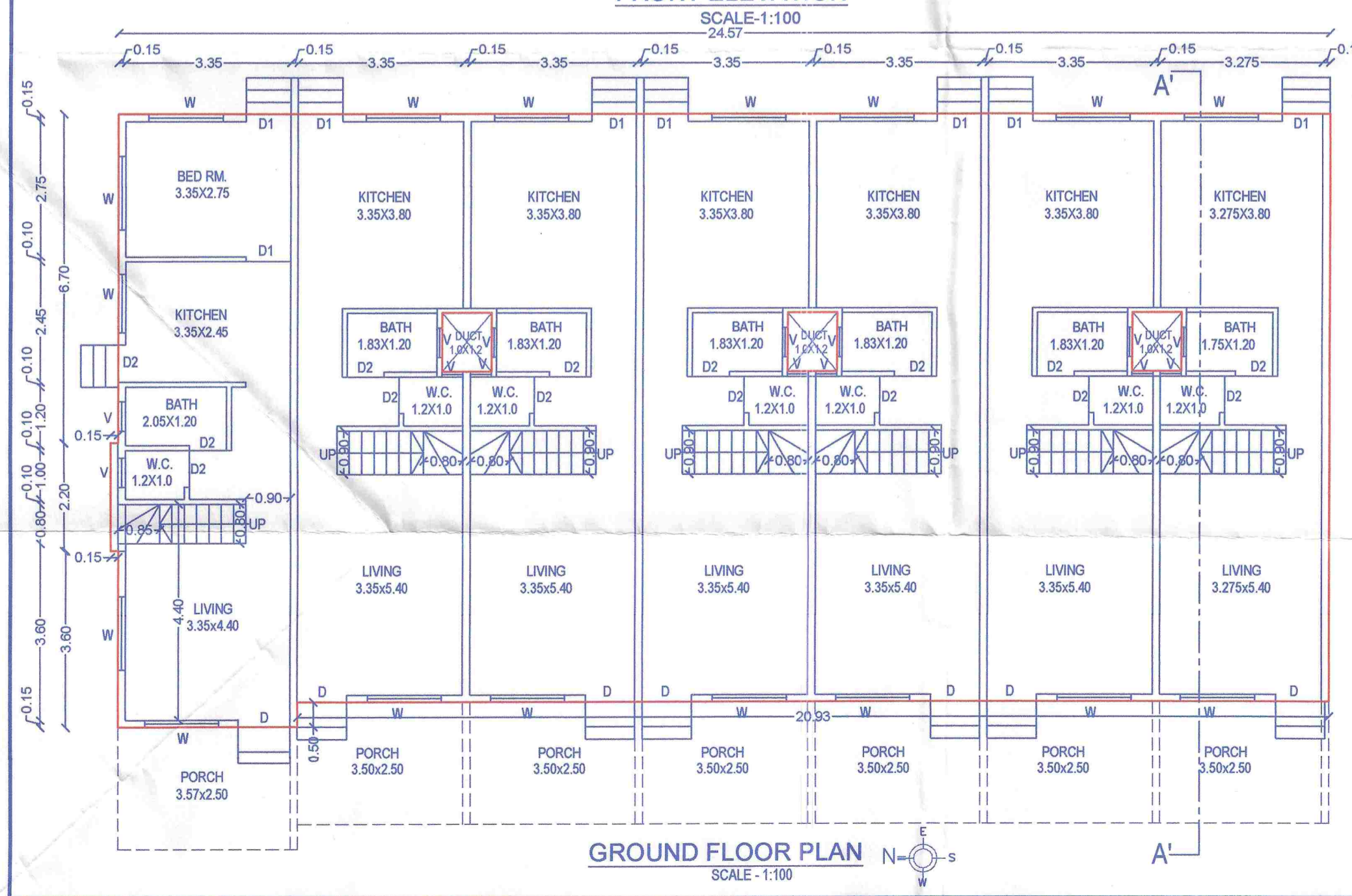
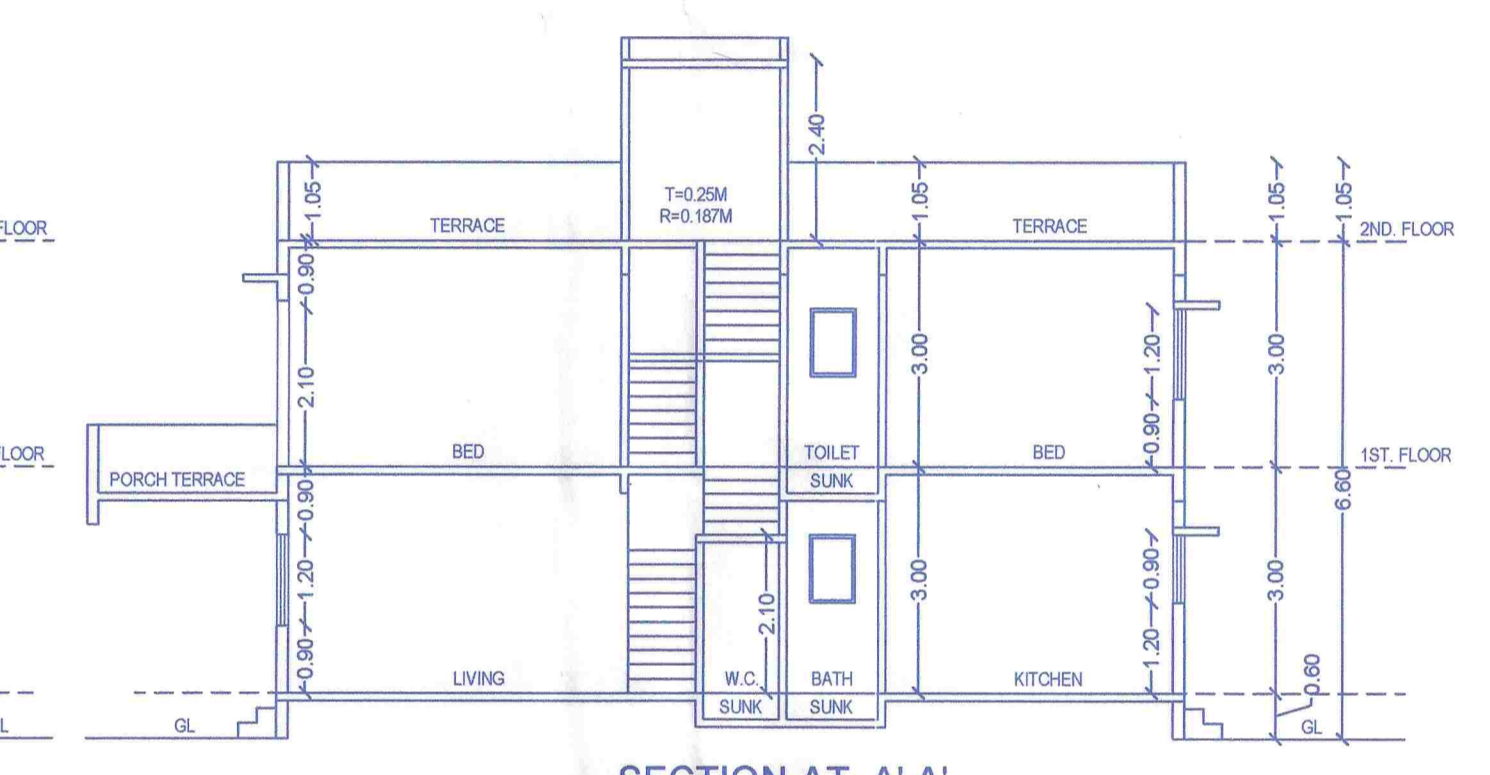
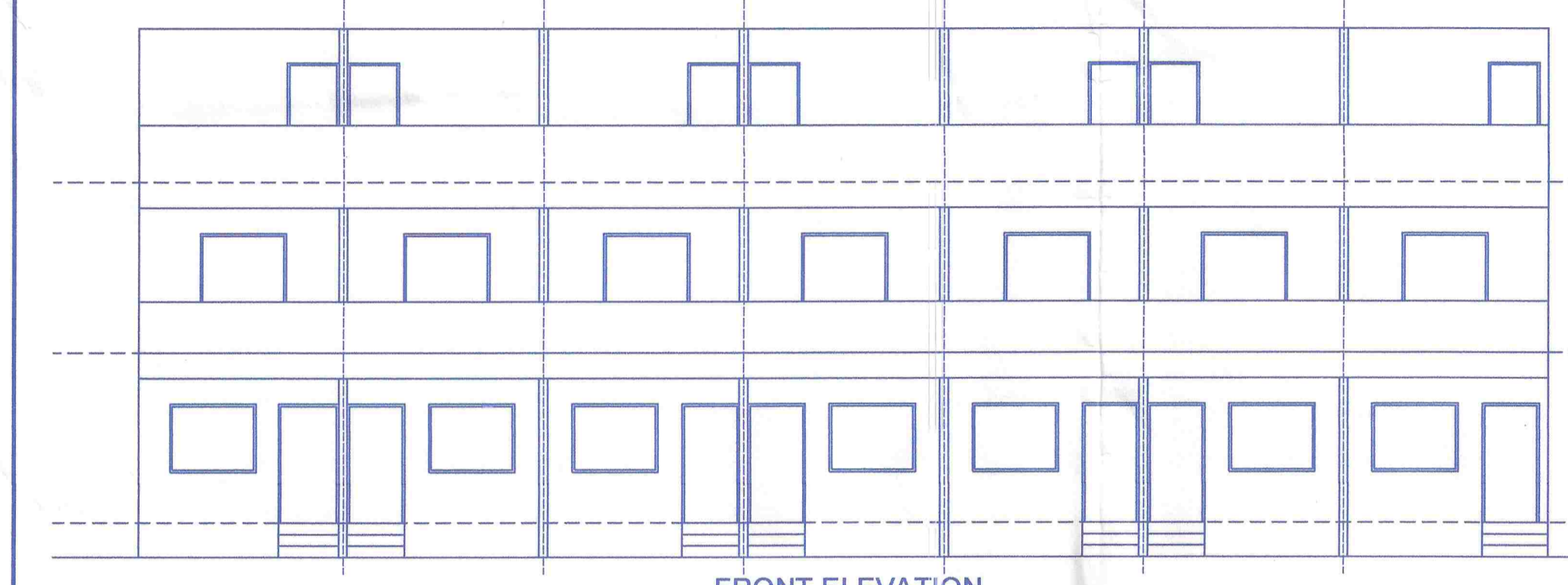
TYPICAL -P.NO.11,12,13,14,15
 GROUND -P.NO.11 = 3.50x12.50 = 43.75 SQ.M
 DED = 1) 0.50x1.20 = 0.60 SQ.M
 2) 3.50x0.50 = 1.75 SQ.M
 TOTAL DED = 2.35 SQ.M
 = 43.75 - 2.35 = 41.40 SQ.M

GROUND -P.NO.11 = 41.40 SQ.M
 FIRST -P.NO.11 = 41.40 SQ.M

TOTAL GR.FL.-P.NO.11 = 41.40 SQ.M
 TOTAL FIR.FL.-P.NO.11 = 41.40 SQ.M
 TOTAL -P.NO.11 = 82.80 SQ.M



| PLOT AREA STATEMENT | | | B/UP AREA STATEMENT | |
|---------------------|--------------------|---------------|---------------------|--------------------|
| PLOT NO. | PLOT AREA IN SQ.M. | TYPES OF PLOT | FLOOR | B/UP AREA IN SQ.M. |
| P.NO. 9 | 93.68 | SEMI DETACHED | GROUND | 82.005 |
| P.NO. 10 | 63.00 | ROW HOUSE | FIRST | 82.87 |
| P.NO. 11 | 63.00 | ROW HOUSE | FIRST | 82.80 |
| P.NO. 12 | 63.00 | ROW HOUSE | GROUND | 82.80 |
| P.NO. 13 | 63.00 | ROW HOUSE | FIRST | 82.80 |
| P.NO. 14 | 63.00 | ROW HOUSE | GROUND | 82.80 |
| P.NO. 15 | 63.00 | ROW HOUSE | FIRST | 82.80 |
| TOTAL | 471.68 | | TOTAL | 578.875 |



NOTES :- PLOT BOUNDARY SHOWN IN THICK BLACK
 - EXISTING WORK SHOWN IN HATCH
 - PROPOSED WORK SHOWN IN RED
 - DRAINAGE LINE SHOWN IN DOTTED RED

SCHEDULES OF OPENING

| D | T.W. FLUSH DOOR | W | M.S. WINDOWS |
|-----------|-----------------|-----------|-----------------|
| 1.20x2.10 | W1 | 2.40x1.20 | M.S. WINDOWS |
| 0.80x2.10 | W2 | 1.80x1.20 | M.S. WINDOWS |
| 0.75x2.10 | W3 | 1.80x0.90 | M.S. WINDOWS |
| 1.10x2.10 | W4 | 1.50x1.20 | M.S. WINDOWS |
| | V | 0.60x0.60 | M.S. VENTILATOR |

OWNER'S DECLARATION

I, THE UNDERSIGNED HEREBY CONFIRM THAT I/WOULD ABIDE BY PLAN APPROVED BY AUTHORITY/COLLECTOR. I/WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

CERTIFICATE

I, (NAME SHRI - SAGAR K. SHINDE) I HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS LICENSED ARCHITECT / ENGINEER / STRUCTURAL ENGINEER. 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 OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE FROM AND FOUND TO BE CORRECT.

DATE: 19/02/2023

CERTIFICATE OF ROAD

THIS IS TO CERTIFY THAT THE P.NO. 09,10,11,12,13,14 & 15, G.NO. 2639/2/2644, AT-OZAR, TAL- NIPHAD, DIST- NASHIK. FRONTING WEST SIDE EXISTING 9.00 M COLONY ROAD WHEN MEASURED ON SITE FOUND CORRECT. AS SHOWN ON PLAN.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 19/02/2023 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORK OUT TALLIES WITH AREA IN DOCUMENT OF OWNERSHIP / T.P.A.CT.

PROJECT, **PROPOSED RESIDENTIAL ROW HOUSE PLAN ON G.NO. 2639/2/2644, P.NO. 9,10,11,12,13,14 & 15, AT - OZAR, TAL- NIPHAD, DIST- NASHIK. FOR - SHRI. BHAGVAN RANOJI PAGAR.**

STAMP OF APPROVAL

या कार्यालयचे परवाना क्र. बांध. वि. १७०० दि. १६/०६/२०२३ अन्वये नमुद केलेल्या अटी : आधिन राहून व नकारात सुचविल्याप्रमाणे रहिवास / रहिवास व वाणिज्य / औद्योगिक / लघु औद्योगिक / सामान्य / सामान्य सुविधा केंद्र करिता दुकाने प्रयोजनार्थ नकारांना मान्यता देण्यात आली आहे.



नगर अभियंता (अ.-ब) ओझर नगरपरिषद, ओझर

मुख्याधिकारी तथा नियोजन प्राधिकारी ओझर नगरपरिषद, ओझर

| AREA STATEMENT | SQ.M. | | | | | | |
|--|---------|---------|---------|---------|---------|---------|---------|
| | P.NO.9 | P.NO.10 | P.NO.11 | P.NO.12 | P.NO.13 | P.NO.14 | P.NO.15 |
| 1) AREA OF PLOT [Minimum area of a.b.c. to be considered] | 93.68 | 63.00 | 63.00 | 63.00 | 63.00 | 63.00 | 63.00 |
| a) As per Ownership document (7/12, CTS EXTRACT) | 93.68 | 54.25 | 54.25 | 54.25 | 73.625 | 73.625 | 73.625 |
| b) As per measurement sheet | 93.68 | 54.25 | 54.25 | 54.25 | 73.625 | 73.625 | 73.625 |
| c) as per site Area Under Development | 93.68 | 54.25 | 54.25 | 54.25 | 73.625 | 73.625 | 73.625 |
| 2) DEDUCTION 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) | 93.68 | 54.25 | 54.25 | 54.25 | 73.625 | 73.625 | 73.625 |
| 4) Amenity space (if applicable) | --- | --- | --- | --- | --- | --- | --- |
| a) Required | --- | --- | --- | --- | --- | --- | --- |
| b) Adjustment of 2(b), if any- | --- | --- | --- | --- | --- | --- | --- |
| c) Balance Proposed | --- | --- | --- | --- | --- | --- | --- |
| 5) Net Plot Area (3-4)(c) | 93.68 | 54.25 | 54.25 | 54.25 | 73.625 | 73.625 | 73.625 |
| 6) Recreational Open Space (if Applicable) | NIL | NIL | NIL | NIL | NIL | NIL | NIL |
| a) Required | --- | --- | --- | --- | --- | --- | --- |
| b) Proposed | --- | --- | --- | --- | --- | --- | --- |
| 7) Internal road area | --- | --- | --- | --- | --- | --- | --- |
| 8) Plottable area (if Applicable) | --- | --- | --- | --- | --- | --- | --- |
| 9) Built up area with reference to Basic F.S.I. as per front of width (Sr. No. 5basic FSI) 1.10 | 103.048 | 69.30 | 69.30 | 69.30 | 69.30 | 69.30 | 69.30 |
| 10) Addition of FSI on payment of premium | --- | --- | --- | --- | --- | --- | --- |
| a) Maximum permissible premium FSI- based on road width / To D zone | --- | --- | --- | --- | --- | --- | --- |
| b) Proposed FSI on payment of premium | --- | --- | --- | --- | --- | --- | --- |
| 11) In - situ FSI / TDR loading | --- | --- | --- | --- | --- | --- | --- |
| a) In - Situ area against D.P. road / [2.0x Sr. No. 2(a)] if any | --- | --- | --- | --- | --- | --- | --- |
| b) In - Situ area against Amenity space if handed over [2.0 or 1.85 x Sr. No. 4(b) and or (c)] | --- | --- | --- | --- | --- | --- | --- |
| c) TDR area | --- | --- | --- | --- | --- | --- | --- |
| d) Total in - situ / TDR loading proposal [11(a)+(b)+(c)] | --- | --- | --- | --- | --- | --- | --- |
| 12) Additional FSI area under Chapter no 7 | --- | --- | --- | --- | --- | --- | --- |
| 13) Total entitlement of FSI in Proposal | 103.048 | 69.30 | 69.30 | 69.30 | 69.30 | 69.30 | 69.30 |
| a) [9*10(b)+11(d)] or 12 whichever is applicable | --- | --- | --- | --- | --- | --- | --- |
| b) Ancillary area FSI upto 60% of 80% with payment of charges | --- | 13.57 | 13.50 | 13.50 | 13.50 | 13.50 | 13.50 |
| c) Total entitlement (a+b) | 103.048 | 82.87 | 82.80 | 82.80 | 82.80 | 82.80 | 82.80 |
| 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 1.6 or 1.8] | --- | --- | --- | --- | --- | --- | --- |
| 15) Total Built up area in proposal [excluding area at Sr.No.17(b)] | --- | --- | --- | --- | --- | --- | --- |
| a) Existing Built up area | 82.005 | 82.87 | 82.80 | 82.80 | 82.80 | 82.80 | 82.80 |
| b) Proposed Built up area [as per 'P' Line] | 82.005 | 82.87 | 82.80 | 82.80 | 82.80 | 82.80 | 82.80 |
| c) Total (a+b) | 1.256 | 1.195 | 1.194 | 1.194 | 1.194 | 1.194 | 1.194 |
| 16) F.S.I. Consumed (15/ 13) [should not be more than serial no 14 above] | --- | --- | --- | --- | --- | --- | --- |
| a) Required [20% of Sr. No. 5] | --- | --- | --- | --- | --- | --- | --- |
| b) Proposed | --- | --- | --- | --- | --- | --- | --- |

DRG NO. --- JOB NO. --- SCALE AS SHOWN DATE 01/09/2022 CAD.BY RAJU CHK.BY PRAVIN

GURUDATTA DESIGNERS & ASSOCIATES
ARCHITECTURAL PLANNING & DESIGNING
MIL. BHAVAN K. SHINDE CONSULTING ENGINEER REGD. NO. 306022
SH. SAGAR K. SHINDE REGD. NO. 306022

OFFICE
Shubharambh Apt, 2nd floor, near kulkarni garden, sharanpur road nashik. Tal / Dist. - Nashik.
Mob.: 9823922663. Email Id: pravin@pravin19@gmail.com gurudattaengineers@gmail.com