

# P - LINE' AREA DIAGRAM & CALCULATION



**FOR GROUND FLOOR**  
 AREA OF BLOCK  
 A)  $3.50 \times 12.50 = 43.75$  Sqmt.  
 DEDUCTION  
 1)  $0.60 \times 1.20 \times 1 = 0.72$   
 TOTAL DEDUCTION = 0.72  
 $43.75 - 0.72 = 43.03$   
**BI/UP AREA ON GROUND FL. = 43.03 sqmt.**



**FOR FIRST FLOOR**  
 AREA OF BLOCK  
 A)  $3.50 \times 14.30 = 50.05$  Sqmt.  
 DEDUCTION  
 1)  $0.60 \times 1.20 \times 1 = 0.72$   
 TOTAL DEDUCTION = 0.72  
 $50.05 - 0.72 = 49.33$   
**BI/UP AREA ON FIRST FL. = 49.33 sqmt.**

## FORM OF STATEMENT - 2 [Sr.No. 9(a)]

Building No.	Floor No.	Total Built up Area of floor
(1)	(2)	(3)
1	GROUND FLOOR	43.03
	FIRST FLOOR	49.33
	TOTAL	92.36

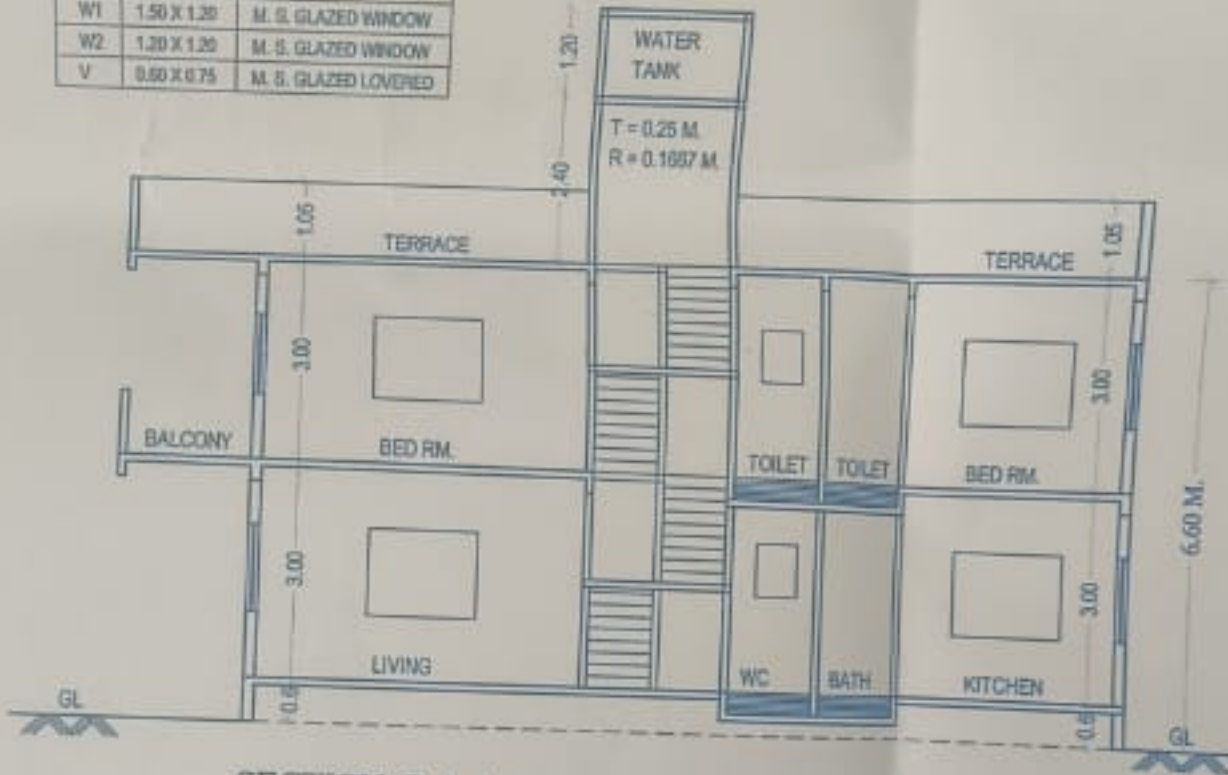
## FORM OF STATEMENT - 3 [Sr.No. 9(g)]

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of balcony attached to Apartment	Area of double high terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND FLOOR	1	40.57	-	-
	FIRST FLOOR		40.57	6.12	-
	TOTAL		81.14	6.12	-

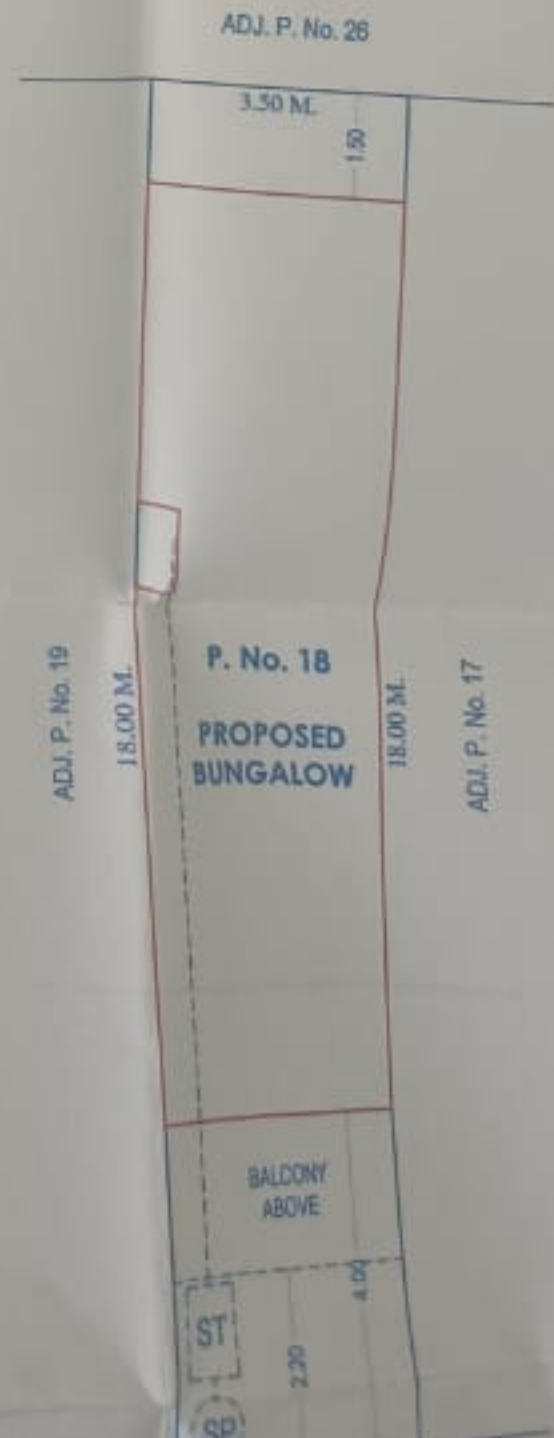
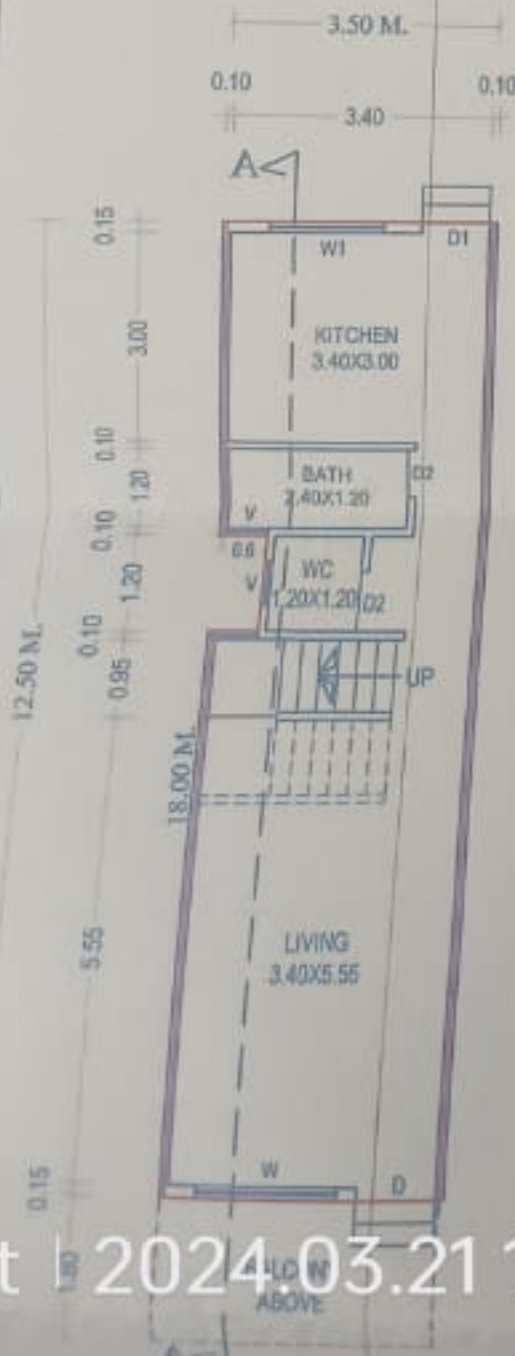
DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLLED DOOR
D1	0.90 X 2.10	T. W. PANELLLED DOOR
D2	0.75 X 2.10	T. W. PANELLLED DOOR
W	1.80 X 1.20	M. S. GLAZED WINDOW
W1	1.50 X 1.20	M. S. GLAZED WINDOW
W2	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.75	M. S. GLAZED LOUVERED



**ELEVATION**  
SCALE - 1:100



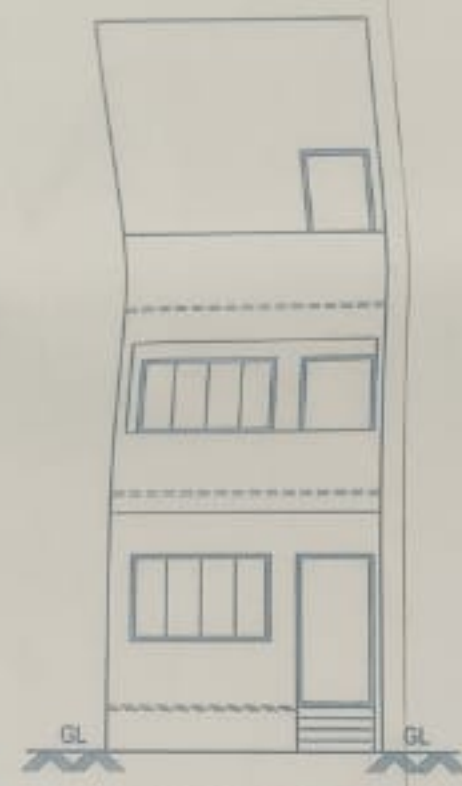
**SECTION @ A-A**  
SCALE - 1:100



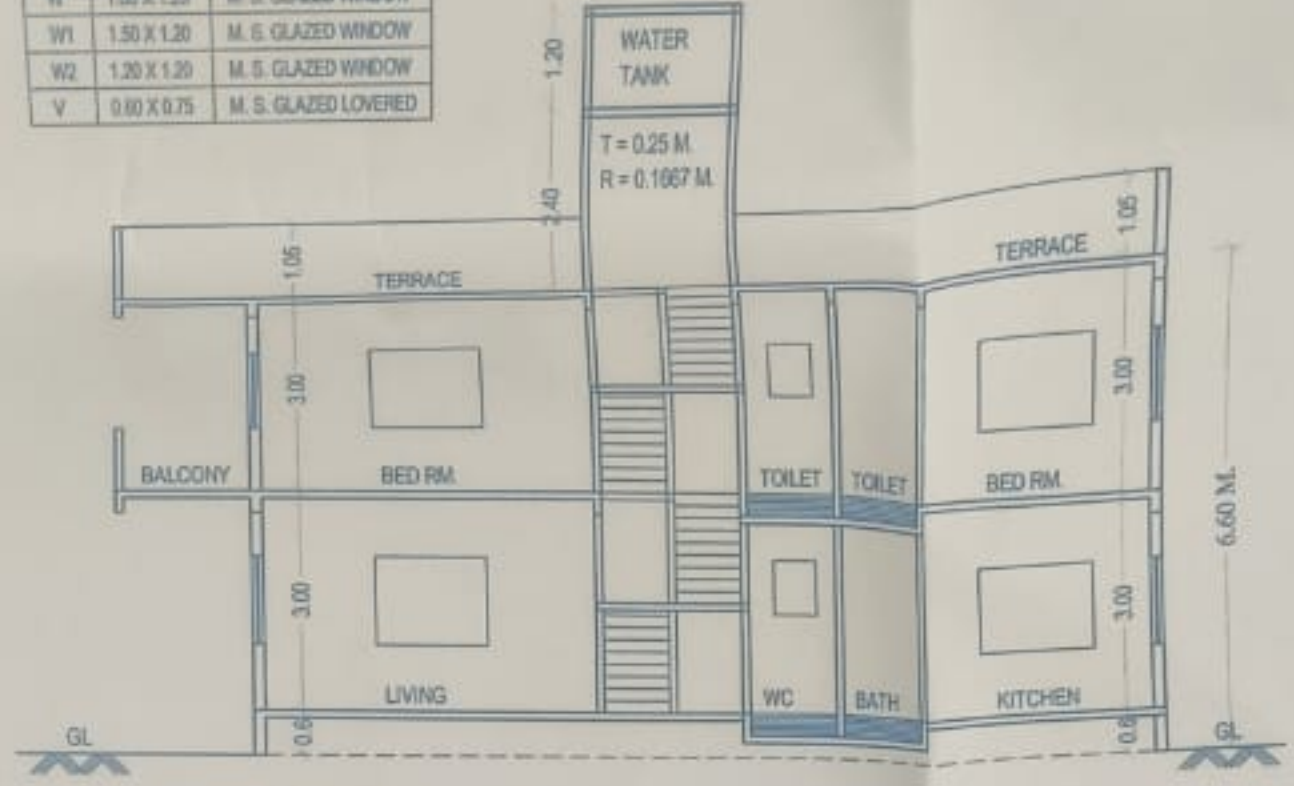
**REFERANCE**  
 DEMARKEATED FIN  
 No. G.No.1969/11/A/1  
 N.A. ORDER No. 83  
 TLR. M.O.R. No. NIP  
**CERTIFICATE**  
 CERTIFIED THAT  
 BY ME ON 20/12/20  
 THE PLOT STATE  
 AREA SO WORKE  
 DOCUMENT OF C  
 RECORDED DEP  
 SIGNATURE OF LIC  
**OWNER'S**  
 I, UNDERSIGNED  
 PLANS APPROV  
 EXECUTE THE  
 WOULD EXECU  
 TECHNICAL PE  
 SAFETY AT THE  
 SMT. USHA DEVI  
 OWNER(S) NA

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of balcony attached to Apartment	Area of double height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND FLOOR	1	40.57	-	-
	FIRST FLOOR		40.57	6.12	-
	TOTAL		81.14	6.12	-

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TYPE	SIZE	SPECIFICATION
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W1	1.50 X 1.20	M. S. GLAZED WINDOW
W2	1.20 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.75	M. S. GLAZED LOVERED

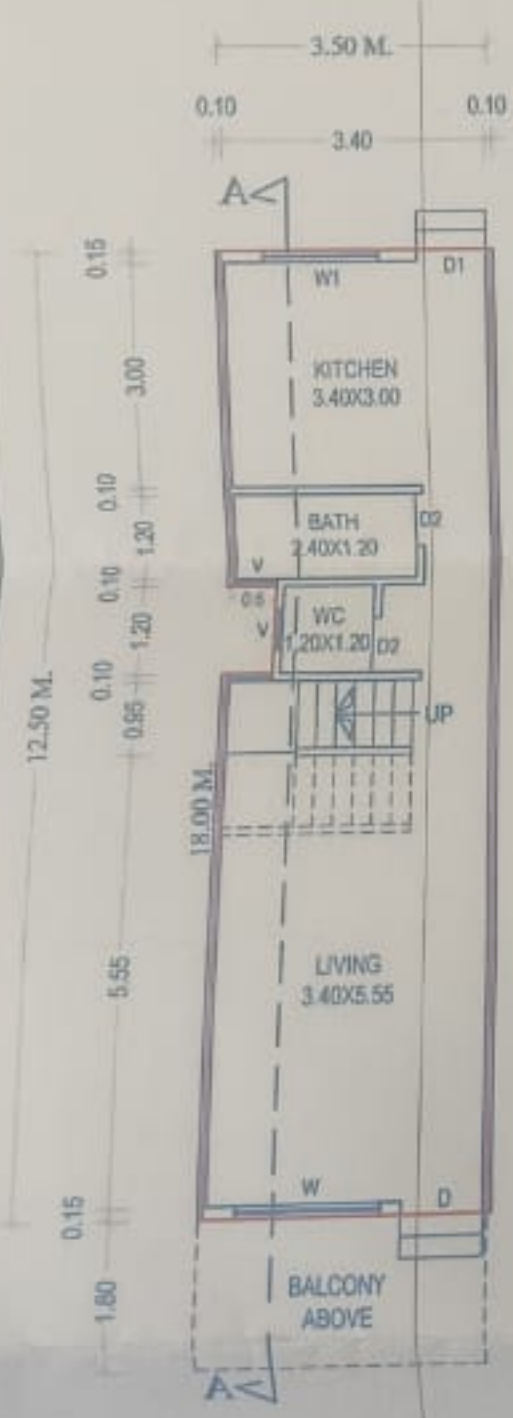


**ELEVATION**  
SCALE :- 1:100

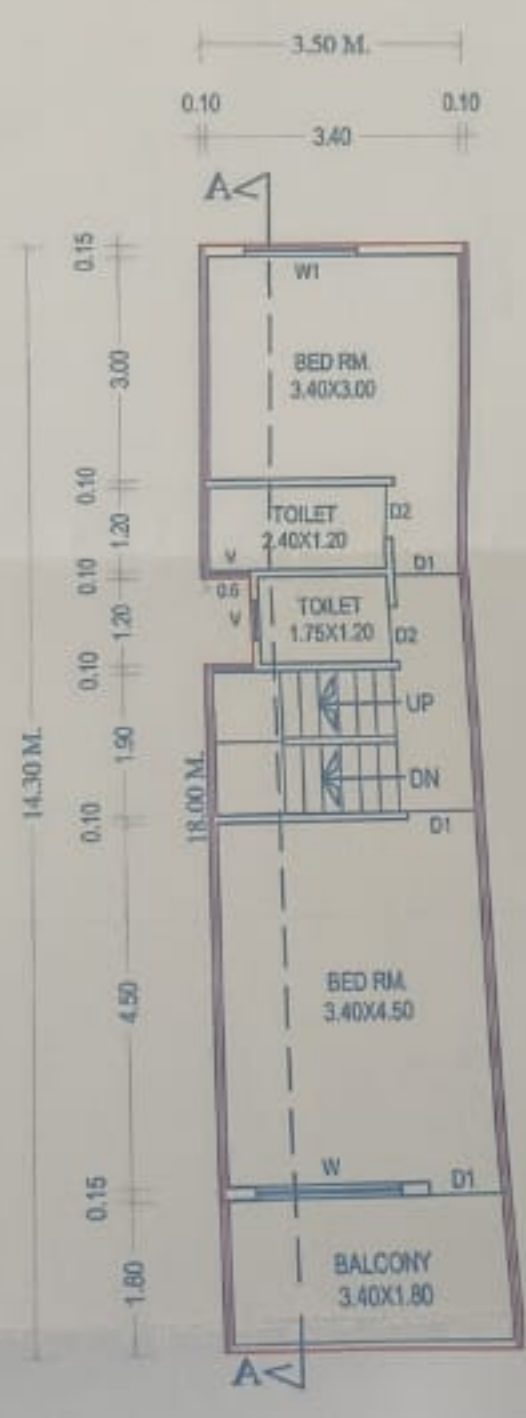


**SECTION @ A-A**  
SCALE :- 1:100

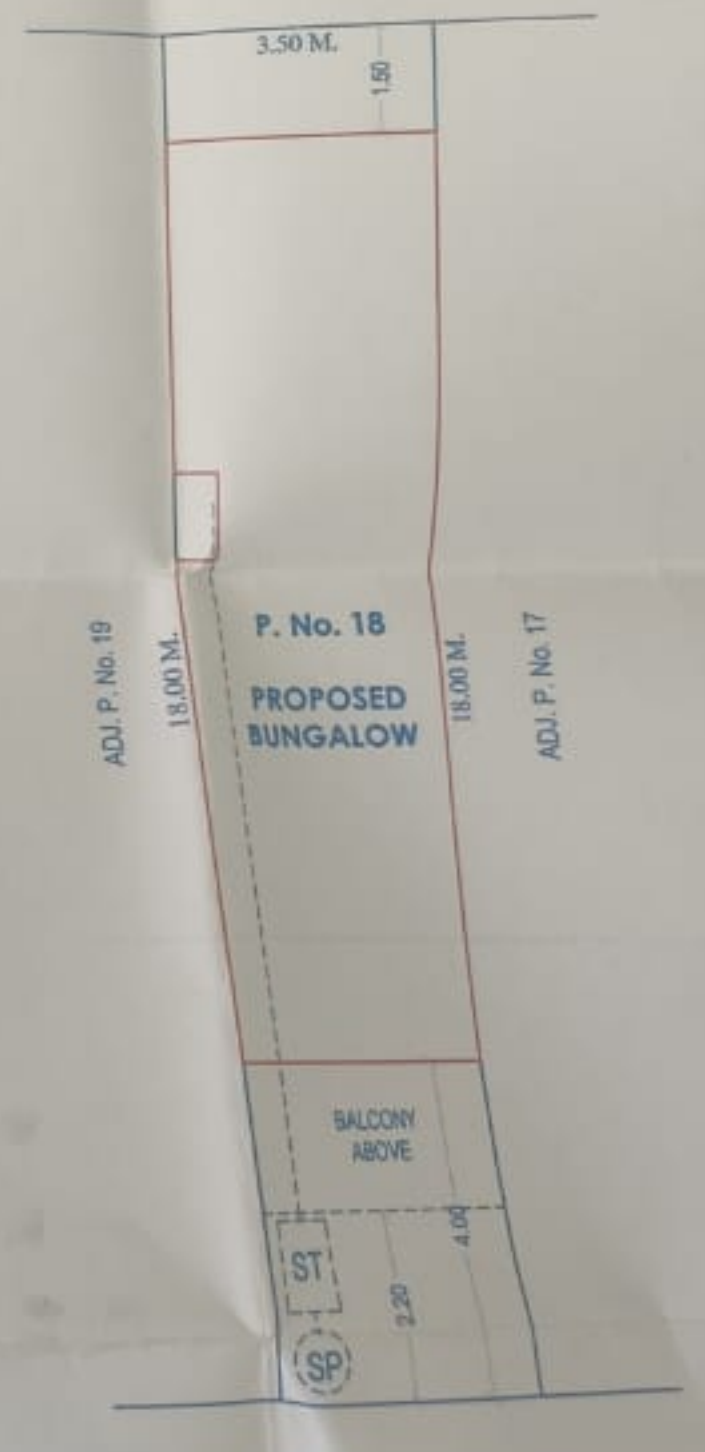
ADJ. P. No. 26



**GROUND FLOOR PLAN**  
SCALE :- 1:100



**FIRST FLOOR PLAN**  
SCALE :- 1:100



**SITE PLAN**  
SCALE - 1 : 100

ITEMENT - 2 (Sr.No. 9(a))

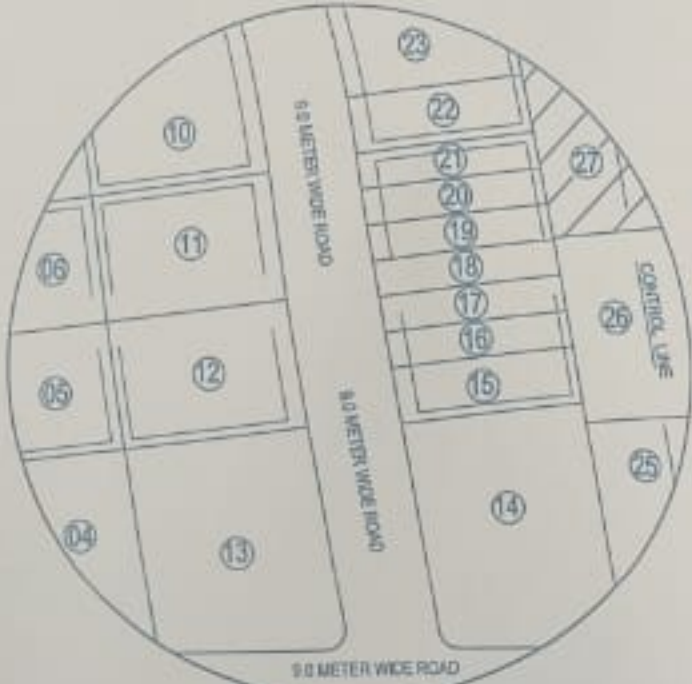
Floor No.	Total Built up Area of floor
(2)	(3)
1 <sup>ST</sup> FLOOR	43.03
2 <sup>ND</sup> FLOOR	49.33
TOTAL	92.36

ITEMENT - 3 (Sr.No. 9(g))

Carpet Area of Apartment	Area of balcony attached to Apartment	Area of double height terrace attached to flat
(4)	(5)	(6)
40.57	-	-
40.57	6.12	-
81.14	6.12	-



N  
LOCATION PLAN  
SCALE:NTS



N  
KEY PLAN  
SCALE:NTS

**REFERENCE :-**  
 DEMARKETED FINAL APPROVED LAYOUT VIDE LETTER  
 No. G.No.1969/1/A/1046, DATED - 27/07/2021  
 H.A. ORDER No. 63/2020, DATED - 27/08/2021  
 TLR. MO.R. No. NIPHAD/5865/2018, DATED - 23/08/2018

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/12/2021 AND THE DIMENSIONS OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECOREDS DEPARTMENT / CITY-SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT / LICENSED ENGINEER / SUPERVISOR

**OWNER'S DECLARATION**

I, 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 SAFTY AT THE WORK SITE.

SMT. USHA DEVDHAR JADHAV & OTHERS - 3  
 OWNER(S) NAME AND SIGNATURE

**PROPOSED RESIDENTIAL BUNGALOW PLAN ON P. No. 18, G. No. 1969/1/A, AT - OZAR, TAL. NIPHAD, DIST. NASHIK. FOR - SMT. USHA DEVDHAR JADHAV & OTHERS - 3.**

**RECOMMENDATION**

Approved as amended in .....  
 subject to conditions mentioned in Annexure 'A' of letter No. ....  
 Dated 8/3/2022

DEPUTY METROPOLITAN PLANNER  
 Nashik Metropolitan Region Development Authority, Nashik



A	AREA STATEMENT	SQ. M
1.	Area of Plot (Minimum area of a.b.c. to be considered)	
	(a) As per ownership document (7/12, C.T.S. extract)	63.00
	(b) As per measurement sheet	-
	(c) As per site	63.00
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/Highway Widening	-
	(b) Any D.P. Reservation Area	-
	(c) Total (a+b)	-
3.	Balance Area of Plot (1 - 2)	63.00
4.	Amenity Space (if applicable)	
	(a) Required -	-
	(b) Adjesment of 2 (b), If any -	-
	(c) Balance proposed -	-
5.	Net Area of Plot = [3 - 4(c)]	63.00
6.	Recreational Open Space (if applicable)	
	(a) Required -	-
	(b) Proposed -	-
7.	Internal Road area	63.00
8.	a) Plottable area (if applicable)	
	b) Permissible B/up area as per PRO - RATA Basis - 1.206	75.97
9.	Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 8b X Basic F.S.I.)	83.56
10.	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	-
	(b) Proposed F.S.I. on payment of premium	-
11.	In-situ F.S.I. / T.D.R. loading	
	(a) In-situ area agianst D.P. road [2.00Xsr.no.2(a), if any]	-
	(b) In-situ area agianst Amenity Space f handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)]	-
	(c) TDR area	-
	(d) Total in - situ / T.D.R. loading proposed [11(a)+(b)+(c)]	-
12.	Additional of F.S.I. area under Chapter No. 7	
13.	Total entitlement of F.S.I. in the proposal	
	(a) [9+10(b)+11(d)] or 12 whichever applicable	83.56
	(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges	ALLOWABLE 50.14 PROPOSED 9.00
	(c) Total entitlement (a+b)	92.56
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)	201.60
15.	Total Built-up Area in proposal, (excluding area at sr.no.17b)	
	(a) Existing Built-up Area	-
	(b) Proposed Built-up Area (as per 'P - Line')	92.36
	(c) Total (a+b)	92.36
16.	F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	0.99
17.	Area for Inclusive Housing If any	
	(a) Required (20% of sr. no. 5)	-
	(b) Proposed	-

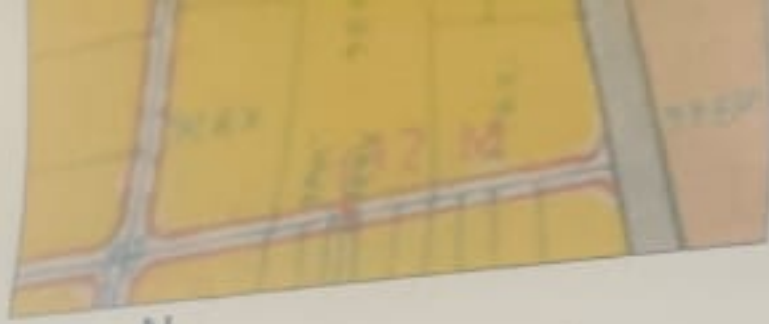
SMT. USHA DEVDHAR JADHAV

SHRI SHIVAJI DEVDHAR JADHAV

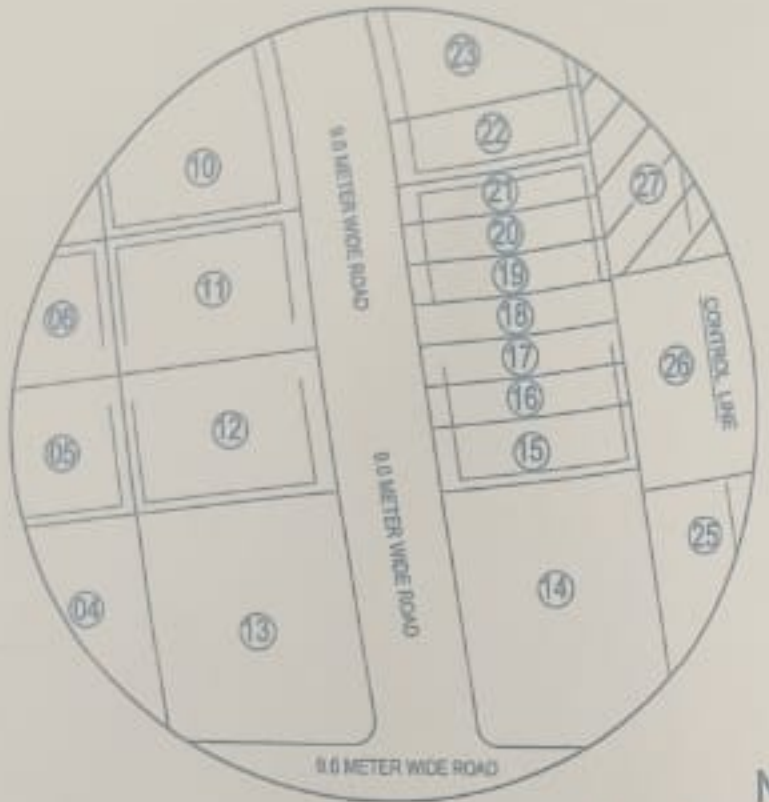
SHRI GHANSHAM DEVDHAR JADHAV

SHRI. MANOHAR DEVDHAR JADHAV

SHRI. GHANSHAM DEVDHAR JADHAV



LOCATION PLAN  
SCALE:NTS



KEY PLAN  
SCALE:NTS



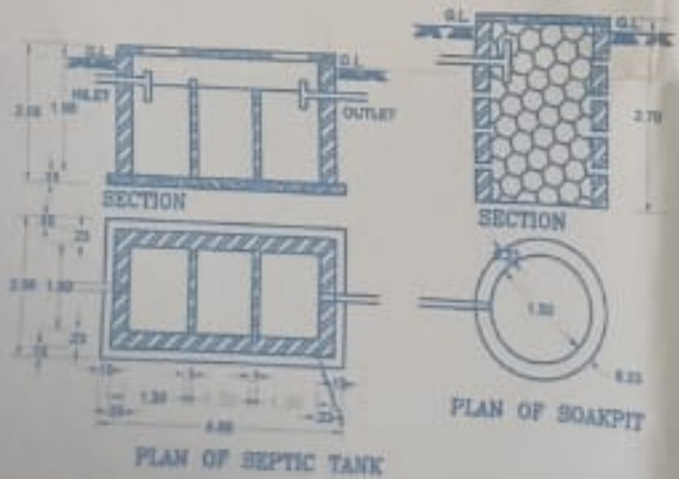
**REFERENCE :-**  
DEMARKETED FINAL APPROVED LAYOUT VIDE LETTER  
No. G.No.1989/1A/1046, DATED - 27/07/2021  
N.A. ORDER No. 83/2020, DATED - 27/08/2021  
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AR.SANJAY PABARI

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

**AR.SANJAY PABARI**

2, PUJA APT., M.R. THAKKER RD.,  
OFF SHARANPUR ROAD  
THAKKER NAGAR  
NASHIK-422 002  
PH-2314752, 9850180888

Job No.	Drawing No.	Date	Scale	Drawn by	Checked by	Reg. No. of Architect
		27/12/2021	As Shown	Jejurkar R.	AR. S. PABARI	