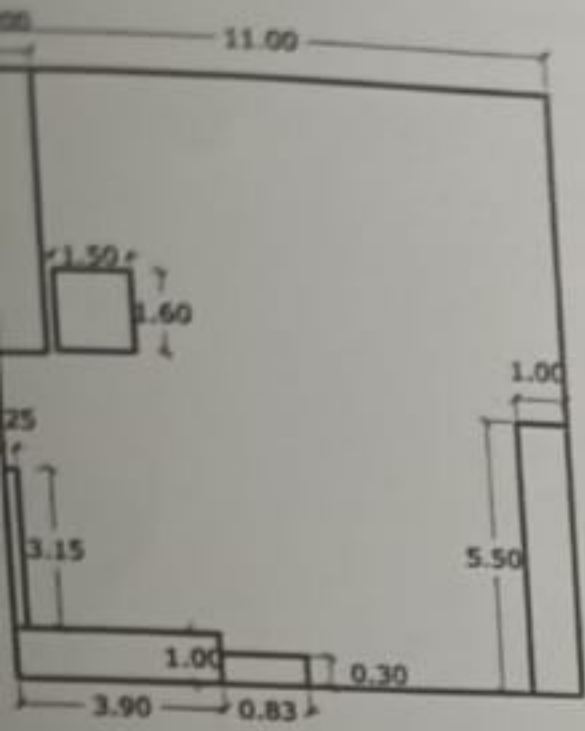


PROPOSED RESIDENTIAL BUILDING PLAN
ON PLOT NO. 5 S.NO. 2224/P, AT.OZARGAON
SHIWAR NASHIK
FOR. PRATIBH TUSHAR SHEJWAL KALE

AREA CALCULATION

(SCALE - 1:200)



SECOND, THIRD, FOURTH & FIFTH FLOOR

- DEDUCTION NO. 1) 1.00X5.55 = 5.55 SQMT.
2) 1.50 X1.60 = 2.40 SQMT.
3) 0.25 X3.15 = 0.78 SQMT.
4) 5.55X1.00 = 5.55 SQMT.
5) 1.00X3.90 = 3.90 SQMT.
6) 1.65X0.60 = 0.99 SQMT.

TOTAL BUP AREA = 19.17 SQMT

(132.00- 19.17 = 112.83 SQMT.)

TOTAL BUP AREA OF FIRST FLOOR = 112.83 SQMT.

TOTAL BUP AREA OF SECOND FLOOR = 112.83SQMT.

TOTAL BUP AREA OF THIRD FLOOR = 112.83 SQMT.

TOTAL BUP AREA OF FOURTH FLOOR = 112.83 SQMT.

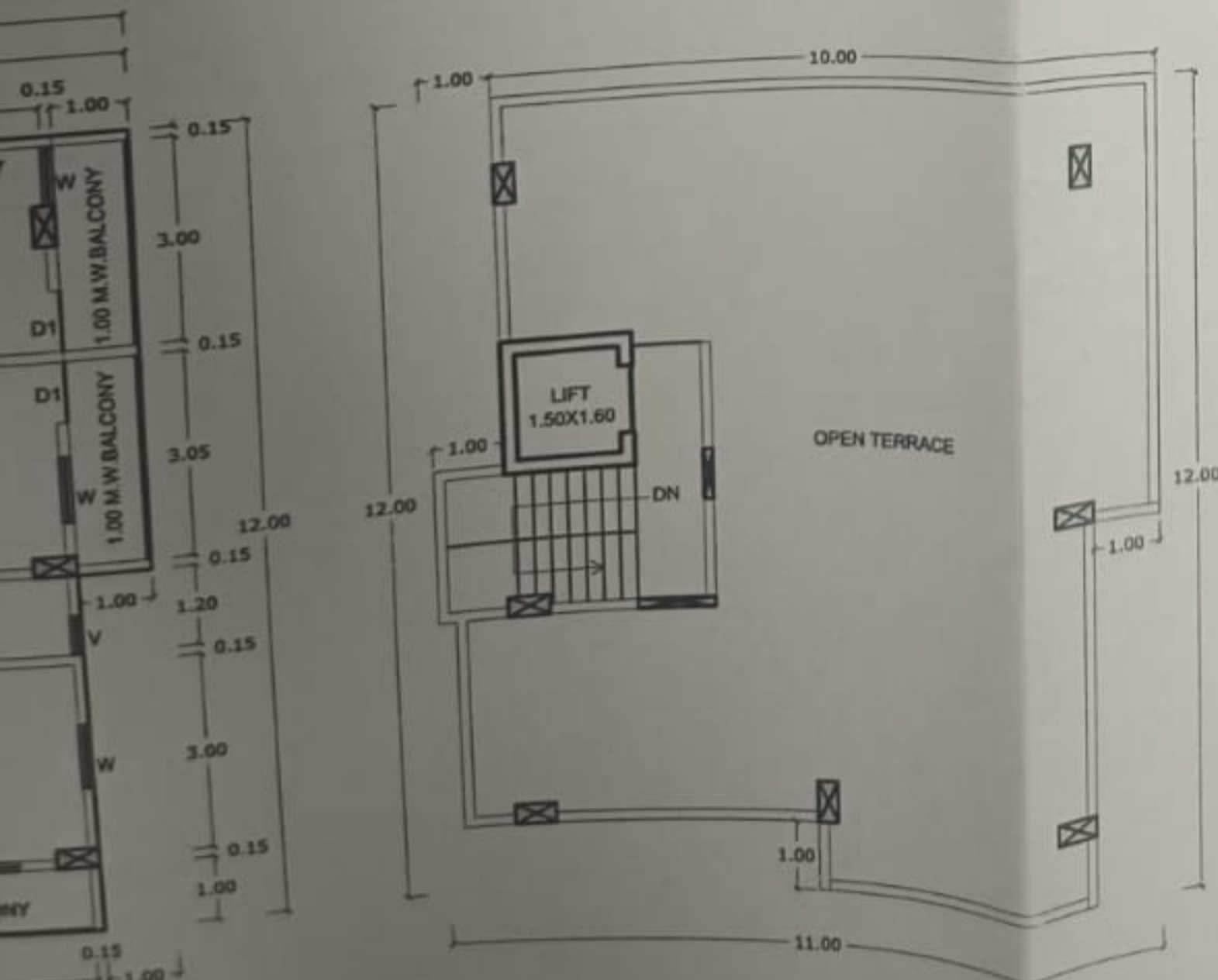
TOTAL BUP AREA OF FIFTH FLOOR = 112.83 SQMT.



LOCATION PLAN

(1:10,000)

FORM OF STATEMENT 2 (To Be Filled On Plan) [Sr. No. 9 (a)]		
PROPOSED BUILDING		
BUILDING NO. P.NO.47/2	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	F.F	112.83
	S.F	112.83
	T.F	112.83
	F.F	112.83
	F.F	112.83
	TOTAL	564.15



FLOOR PLAN

TERRACE FLOOR PLAN

(SCALE - 1:100)

Stamps of Approval of Plans:-

AREA STATEMENTS	SQ.M.
1. Area Of land	253.12
(Minimum area of a,b,c to be considered)	
(a)As per ownership document (7/12, CTS extract)	253.12
(b)as per measurement sheet	253.12
(c)as per site	253.12
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)	253.12
4. Amenity space 10%	-
(a) Required-	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5. Net Plot Area [3-4(c)]	253.12
6. Recreational open space 10%	-
(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 road width (Sr.no. 5X(basic FSI) 1.10)	281.73
10. Addition of FSI on Payment of Premium=(395.69X0.50=197.84)	--
(a) Maximum permissible premium FSI-based on road width/TOD Zone	-
(b) Proposed FSI on payment of premium.	74.00
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 Sr.No.4(b)]and / or (c)]	-
(c) TDR area = (280.50X 0.40 = 112.20)	-
(d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	-
12. Additional FSI area under Chapter No.7	-
13. Total entitlement of FSI in the proposal	-
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	355.73
(b.) Ancillary Area FSI upto 60% with payment of charges.(Resl.)	210.00
(c) Total entitlement (a+b)	565.73
14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width [(as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8]	-
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')	564.15
(c) Total (a+b)	564.15
16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)	0.99
17. Area Of Inclusive Housing, if any	-
(a) Required (20% of sr.no.5)	-
(b) Proposed	-
18. Total Residential Tenements	05Nos.
19. Total Commercial Units	0 Nos.

NOTE :-

- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED
- INTERNAL WALL 100 MM THK

Certificate of Area :

Certified that the plot under reference was surveyed by the surveyor appointed by the owner on 01/07/2021 & the dimensions of all sides etc. of the plot stated on plan are measured on site and area so worked out tallies with area stated in document of ownership / T.P. Scheme Records/ Land Records Department /City Survey records.

Signature
AR,DEEPAK DEORE
(Name Of Architect/Licensed Engineer/Supervisor.)

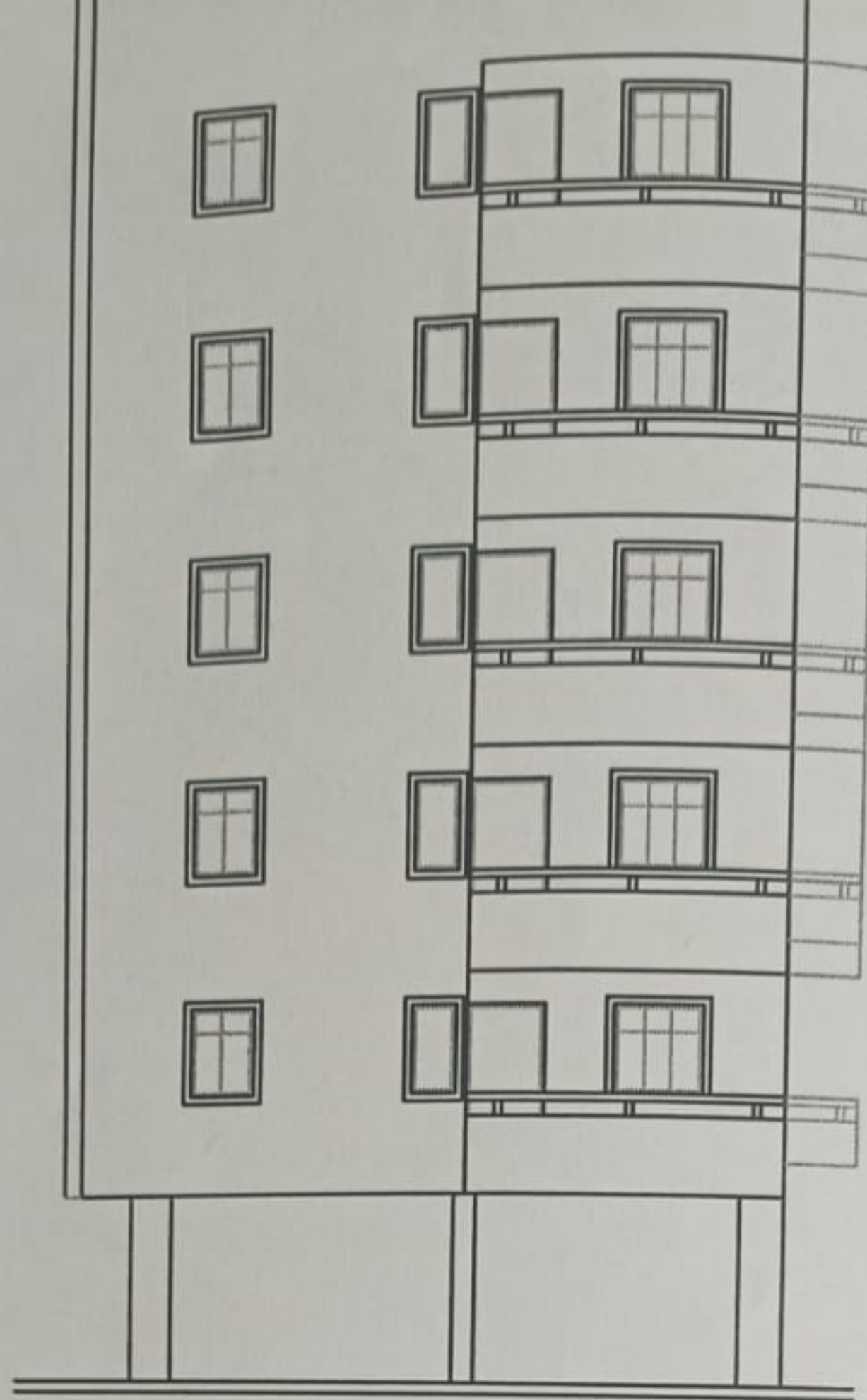
Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporations I/We Would Execute the structure as per sanctioned plans .Also I/We execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner's Name & Signature
PRATIBH TUSHAR SHEJWAL KALE

SIGN OF OWNER. SIGN OF STRU.ENGINEER. SIGN OF ENGINEER
PRATIBH TUSHAR SHEJWAL KALE. EPL. AR,DEEPAK DEORE

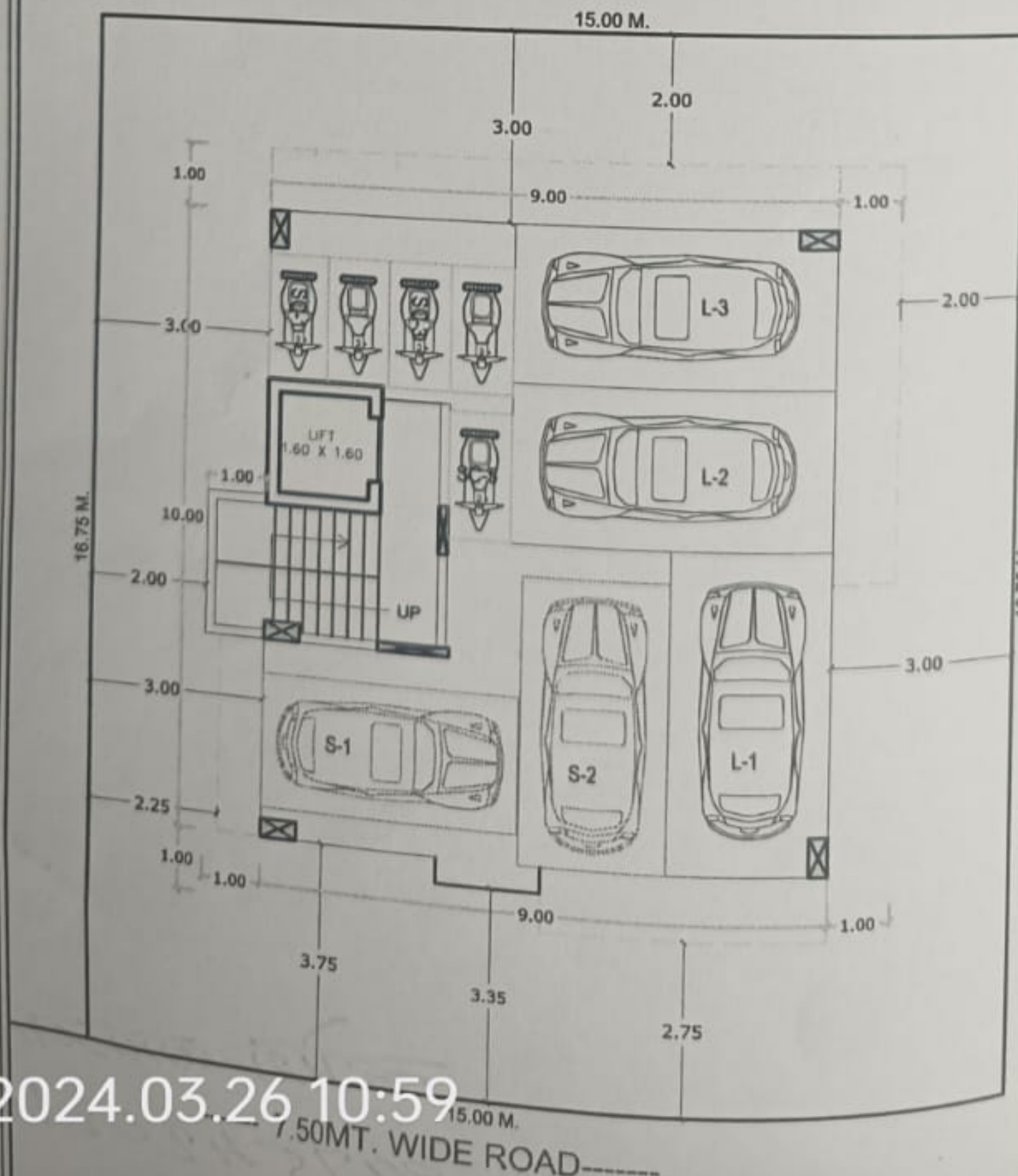
AR, DEEPAK R. DEORE
ARCHITECTURAL CONSULTANTS
2nd Floor, Above hotel second empire,
Pramad nagar, Near Akashwani tower,
Ganapur road, Nashik - 422 013



FRONT ELEVATION
(SCALE - 1:100)



SECTION AT A-A
(SCALE - 1:100)



FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR
(SCALE - 1:100)

FIFTH FLOOR

3.55 SQMT.
2.40 SQMT.
3.78 SQMT.
5.55 SQMT.
3.90 SQMT.
0.99 SQMT.

19.17 SQMT

112.83 SQMT.

112.83 SQMT.

112.83 SQMT.

112.83 SQMT.

112.83 SQMT.

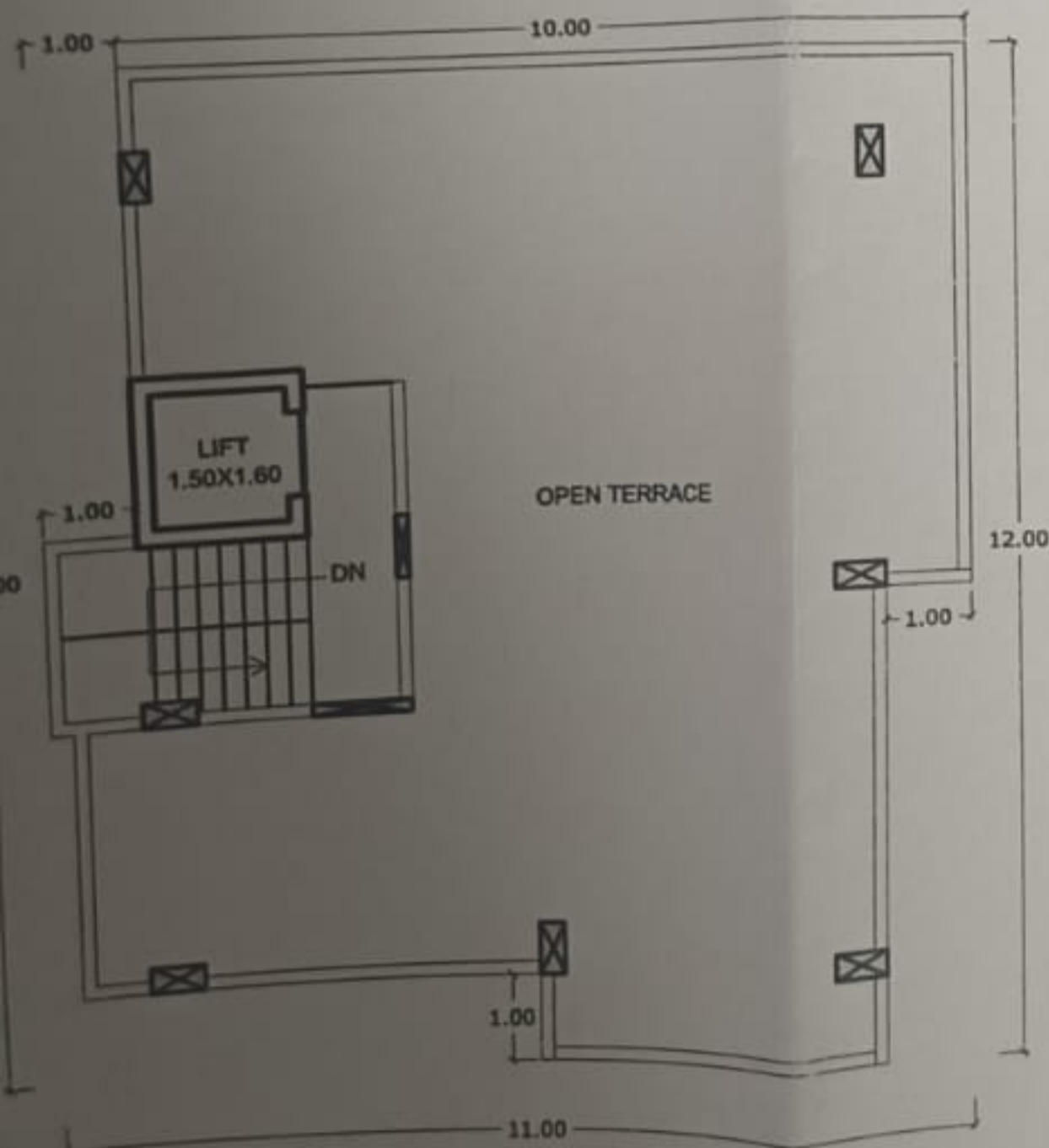


LOCATION PLAN

(1:10,000)



STATEMENT 2	
PROPOSED BUILDING	
NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(3)	112.83
	112.83
	112.83
	112.83
	112.83
TOTAL	564.15



TERRACE FLOOR PLAN
(SCALE - 1:100)

AREA STATEMENTS		253.12
1. Area Of land	(Minimum area of a,b,c to be considered)	253.12
	(a)As per ownership document (7/12, CTS extract)	253.12
	(b)as per measurement sheet	253.12
	(c)as per site	-
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)	253.12
3. Balance Area of plot(1-2)		-
4. Amenity space 10%		-
	(a) Required-	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed -	253.12
5. Net Plot Area [3-4(c)]		-
6. Recreational open space 10%		-
	(a) Required-	-
	(b) Proposed-	-
7. Internal Road Area		-
8. Platable Area (if applicable)		281.73
9. Built up area with reference to Basic F.S.I as per front road width (Sr.no. 5X(basic FSI) 1.10)		-
10. Addition of FSI on Payment of Premium=(395.69X0.50=197.84)		-
	(a) Maximum permissible premium FSI-based on road width/TOD Zone	-
	(b) Proposed FSI on payment of premium.	74.00
11. In-situ FSI / TDR loading		-
	(a) In-situ area against D.P road[2.0Xsr.No.2(a)],if any	-
	(b) In-situ area against Amenity Space if handed over [2.0 or 1.85 Sr.No.4(b)]and / or (c)]	-
	(c) TDR area = (260.50X 0.40 = 112.20)	-
	(d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	-
12. Additional FSI area under Chapter No.7		-
13. Total entitlement of FSI in the proposal		355.73
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	210.00
	(b.) Ancillary Area FSI upto 60% with payment of charges.(Resl.)	565.73
	(c) Total entitlement (a+b)	-
14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width ((as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8)		-
15. Total Built-up Area in proposal.(excluding area at Sr.No.17b)		-
	(a) Existing Built-up Area	564.15
	(b) Proposed Built-up Area (as per 'P-line')	564.15
	(c) Total (a+b)	-
16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)		0.99
17. Area Of Inclusive Housing, if any		-
	(a) Required (20% of sr.no.5)	-
	(b) Proposed	-
18. Total Residential Tenements		05Nos.
17. Total Commercial Units		0 Nos.

NOTE :-

- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED
- INTERNAL WALL 100 MM THK

Certificate of Area :

Certified that the plot under reference was surveyed by the surveyor appointed by the owner on 01/07/2021 & the dimensions of all sides etc. of the plot stated on plan are measured on site and area so worked out tallies with area stated in document of ownership / T.P. Scheme Records/ Land Records Department /City Survey records.

Signature
AR. DEEPAK DEORE
(Name Of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration

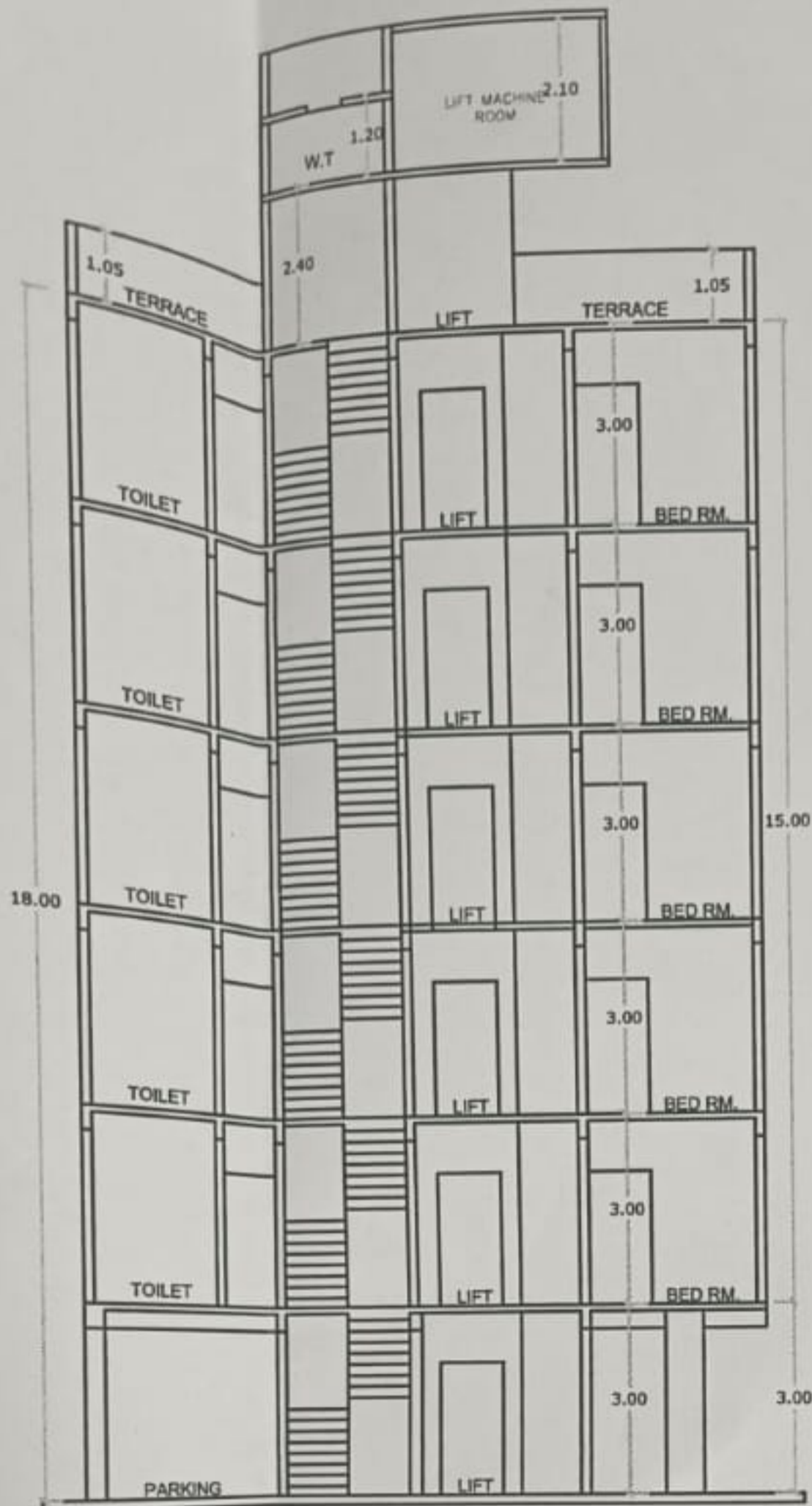
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporations I/We Would Execute the structure as per sanctioned plans .Also I/We execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner's Name & Signature
PRATISH TUSHAR SHEJWAL KALE

SIGN OF OWNER. PRATISH TUSHAR SHEJWAL KALE
SIGN OF STRU.ENGINEER. ER.
SIGN OF ENGINEER AR. DEEPAK DEORE

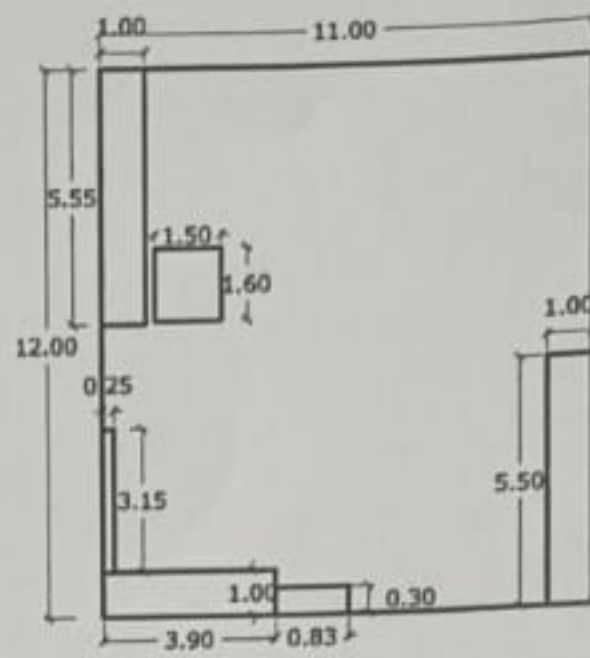
AR. DEEPAK R. DEORE
ARCHITECTURAL CONSULTANTS
2nd Floor, Above hotel second empire,
Pramod nagar, Near Akashwani tower,
Gangapur road, Nashik - 422 013
MO : 9822027330
E-MAIL: deoredr@gmail.com

DATE	SCALE	DRN. BY	CHKD. BY	JOB. NO.
28/1/2024	AS SHOWN	DATTU	YP	



SECTION AT A-A
(SCALE - 1:100)

AREA CALCULATION
(SCALE - 1:200)



FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

- DEDUCTION NO. 1) 1.00X5.55 = 5.55 SQMT.
- 2) 1.50 X1.60 = 2.40 SQMT.
- 3) 0.25 X3.15 = 0.78 SQMT.
- 4) 5.55X1.00 = 5.55 SQMT.
- 5) 1.00X3.90 = 3.90 SQMT.
- 6) 1.65X0.60 = 0.99 SQMT.

TOTAL B/UP AREA = 19.17 SQMT

(132.00 - 19.17 = 112.83 SQMT.)

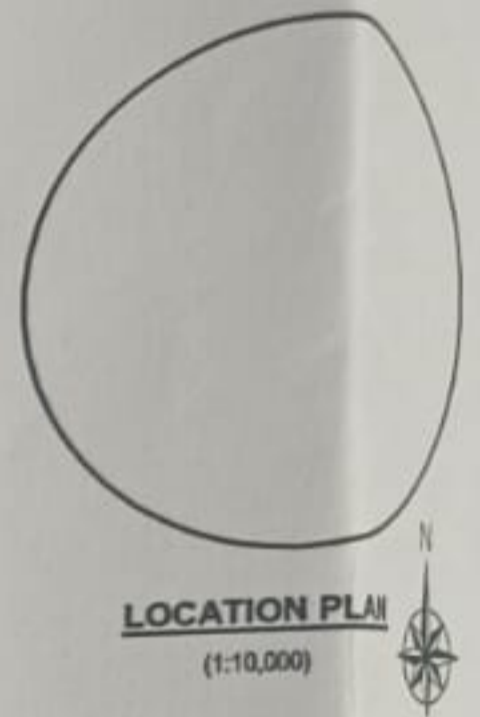
TOTAL B/UP AREA OF FIRST FLOOR = 112.83 SQMT.

TOTAL B/UP AREA OF SECOND FLOOR = 112.83 SQMT.

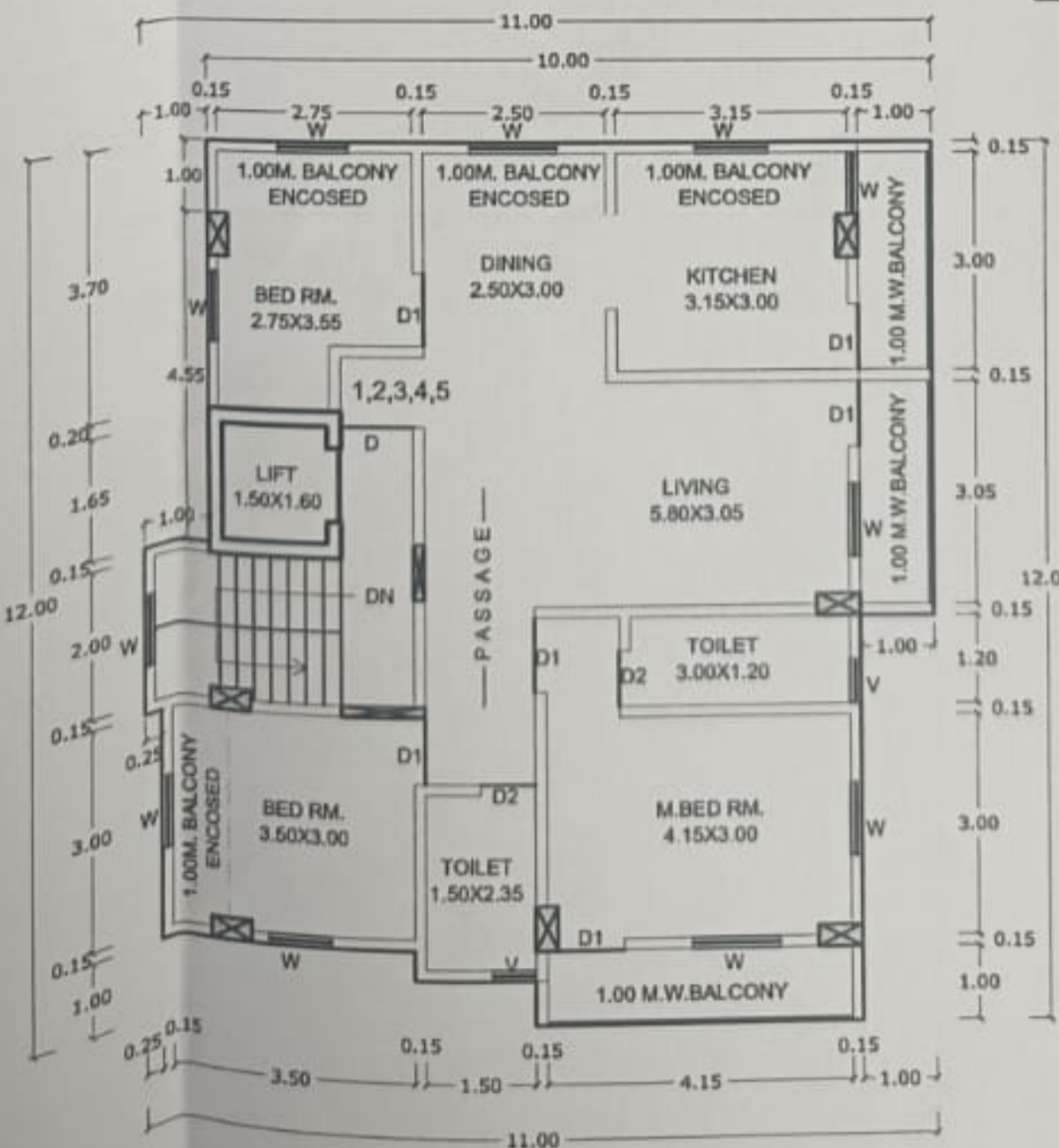
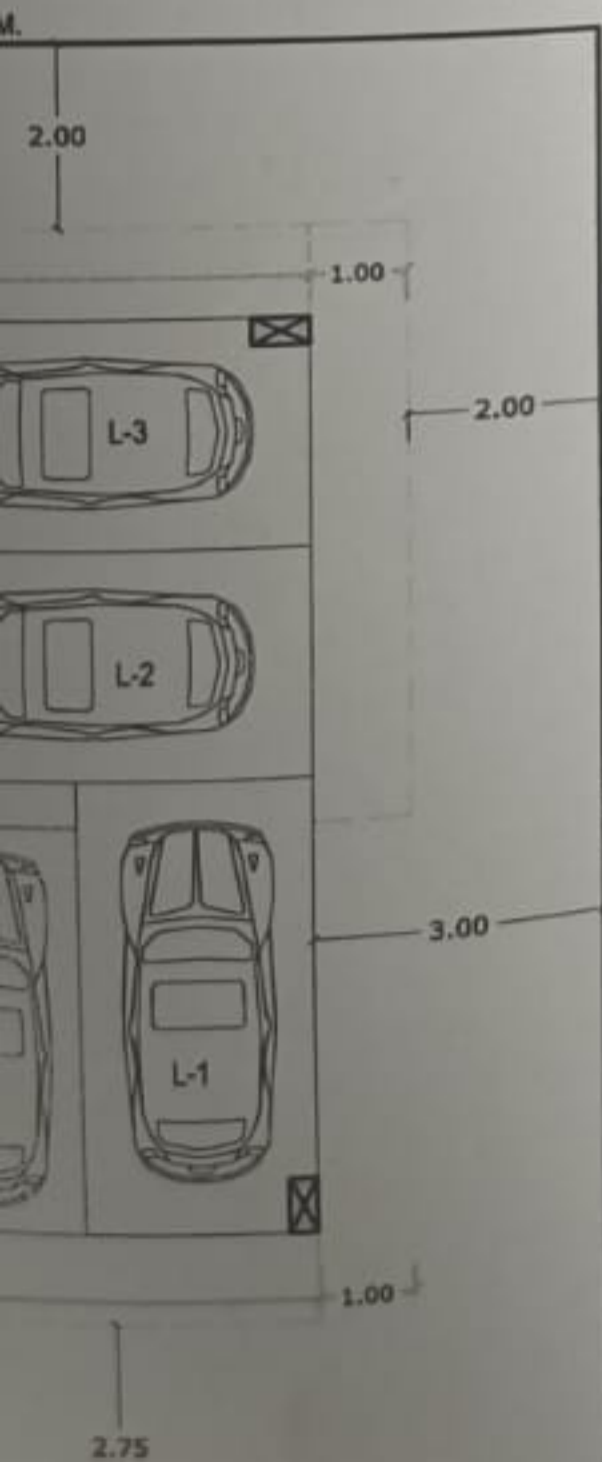
TOTAL B/UP AREA OF THIRD FLOOR = 112.83 SQMT.

TOTAL B/UP AREA OF FOURTH FLOOR = 112.83 SQMT.

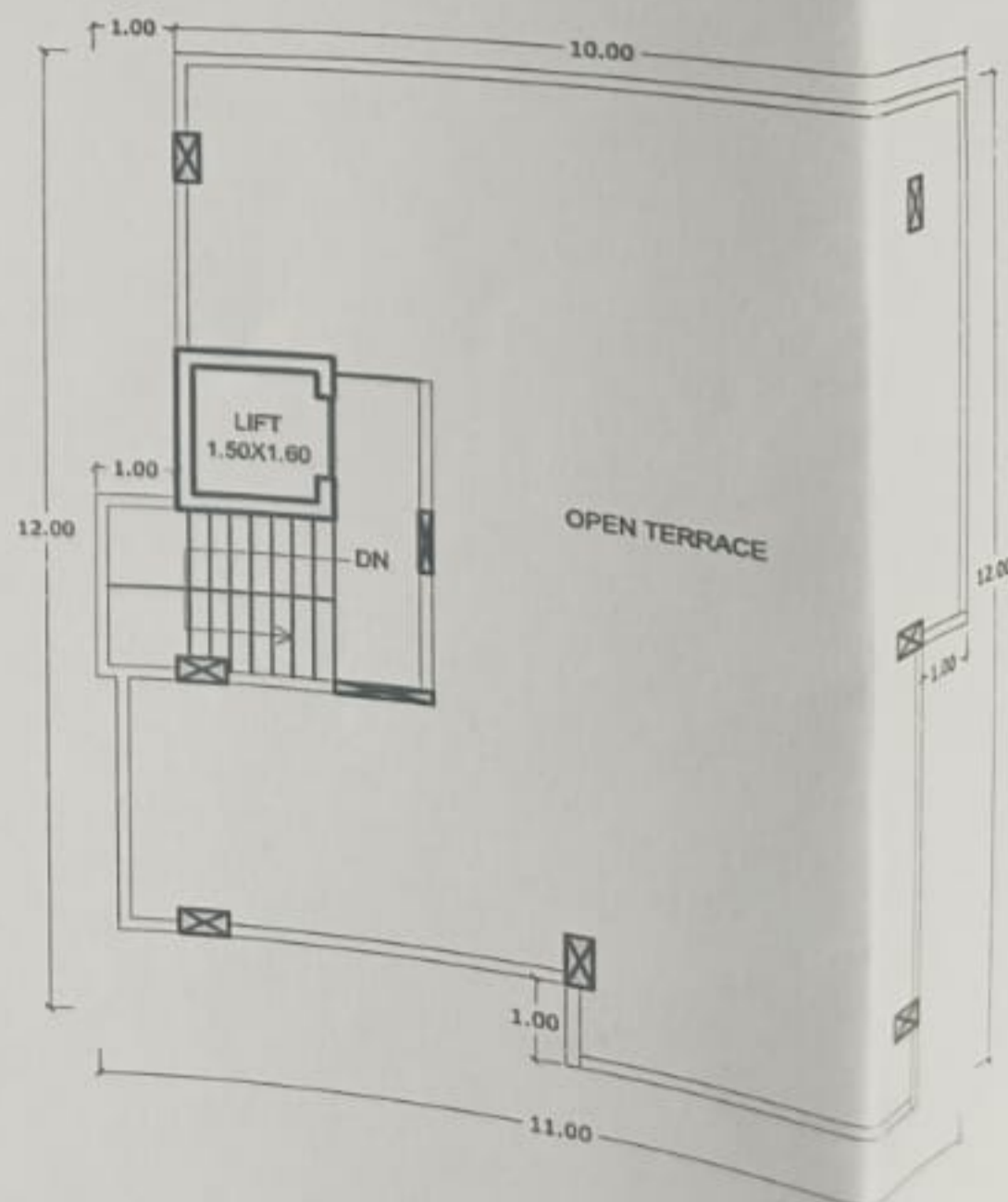
TOTAL B/UP AREA OF FIFTH FLOOR = 112.83 SQMT.



FORM OF STATEMENT 2 (To Be Filled Up Here) (Sr. No. 9 (a))		
PROPOSED BUILDING		
BUILDING NO. P.NO.47/2	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	F.F	112.83
	S.F	112.83
	T.F	112.83
	F.F	112.83
	F.F	112.83
	TOTAL	564.15



FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
(SCALE - 1:100)

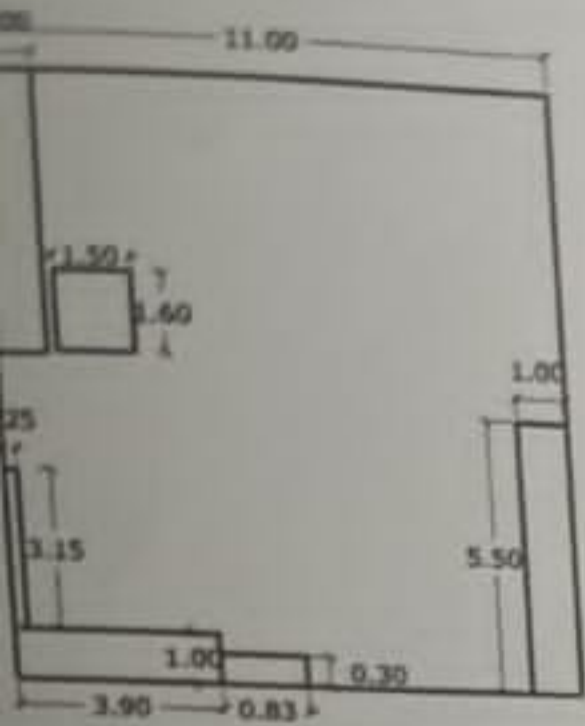


TERRACE FLOOR PLAN
(SCALE - 1:100)

PROPOSED RESIDENTIAL BUILDING PLAN
ON PLOT NO. 5 S.NO. 2224/P, AT.OZARGAON
SHIWAR NASHIK
FOR. PRATIBH TUSHAR SHEJWAL KALE

AREA CALCULATION

(SCALE - 1:200)



SECOND, THIRD, FOURTH & FIFTH FLOOR

- DEDUCTION NO. 1) 1.00X5.55 = 5.55 SQMT.
2) 1.50 X1.60 = 2.40 SQMT.
3) 0.25 X3.15 = 0.78 SQMT.
4) 5.55X1.00 = 5.55 SQMT.
5) 1.00X3.90 = 3.90 SQMT.
6) 1.65X0.60 = 0.99 SQMT.

TOTAL BUP AREA = 19.17 SQMT

(132.00- 19.17 = 112.83 SQMT.)

TOTAL BUP AREA OF FIRST FLOOR = 112.83 SQMT.

TOTAL BUP AREA OF SECOND FLOOR = 112.83 SQMT.

TOTAL BUP AREA OF THIRD FLOOR = 112.83 SQMT.

TOTAL BUP AREA OF FOURTH FLOOR = 112.83 SQMT.

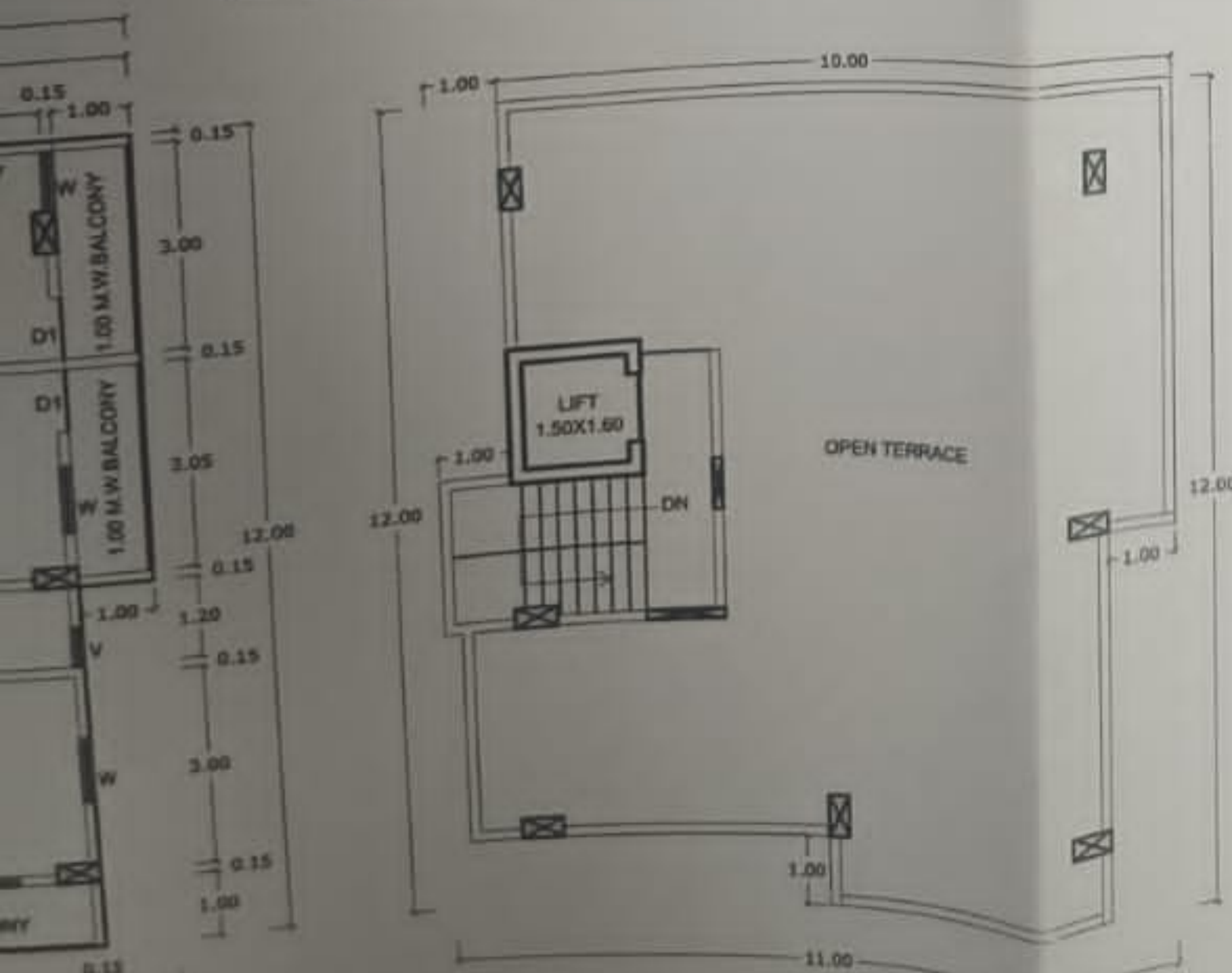
TOTAL BUP AREA OF FIFTH FLOOR = 112.83 SQMT.



LOCATION PLAN

(1:10,000)

FORM OF STATEMENT 2 (To be Prepared On Plot) [Sr. No. 9 (ii)]		
PROPOSED BUILDING		
BUILDING NO. P.NO.47/2	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	F.F	112.83
	S.F	112.83
	T.F	112.83
	F.F	112.83
	F.F	112.83
	TOTAL	564.15



TERRACE FLOOR PLAN

(SCALE - 1:100)

Stamps of Approval of Plans:-

AREA STATEMENTS	SQ.M.
1. Area Of land	253.12
(Minimum area of a,b,c to be considered)	
(a)As per ownership document (7/12, GTS extract)	253.12
(b)as per measurement sheet	253.12
(c)as per site	253.12
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)	253.12
4. Amenity space 10%	
(a) Required-	-
(b) Adjustment of 2(b), if any -	-
(c) Balance Proposed -	-
5. Net Plot Area [3-4(c)]	253.12
6. Recreational open space 10%	
(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 road width (Sr.no. 5X(basic FSI) 1.10)	281.73
10. Addition of FSI on Payment of Premium=(395.69X0.50=197.84)	--
(a) Maximum permissible premium FSI-based on road width/TOD Zone	-
(b) Proposed FSI on payment of premium.	74.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P.road[2.0Xsr.No.2(a)],if any	-
(b) In-situ area against Amenity Space if handed over [2.0 or 1.85 Sr.No.4(b)]and / or (c)]	-
(c) TDR area = (280.50X 0.40 = 112.20)	-
(d) Total in-situ / TDR loading proposed [11(a)+(b)+(c)]	-
12. Additional FSI area under Chapter No.7	-
13. Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	355.73
(b.) Ancillary Area FSI upto 60% with payment of charges.(Res.)	210.00
(c) Total entitlement (a+b)	565.73
14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width [(as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8]	-
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)	564.15
(c) Total (a+b)	564.15
16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)	0.99
17. Area Of Inclusive Housing, if any	
(a) Required (20% of sr.no.5)	
(b) Proposed	
18. Total Residential Tenements	05Nos.
19. Total Commercial Units	0 Nos.

- NOTE :-
- PLOT BOUNDARY SHOWN IN THICK BLACK.
 - PROPOSED WORK SHOWN IN RED.
 - DRAINAGE LINE SHOWN IN DOTTED RED
 - INTERNAL WALL 100 MM THK

Certificate of Area :
Certified that the plot under reference was surveyed by the surveyor appointed by the owner on 01/07/2021 & the dimensions of all sides etc. of the plot stated on plan are measured on site and area so worked out tallies with area stated in document of ownership / T.P. Scheme Records/ Land Records Department /City Survey records.

Signature
AR,DEEPAK DEORE
(Name Of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporations I/We Would Execute the structure as per sanctioned plans .Also I/We execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner's Name & Signature
PRATIBH TUSHAR SHEJWAL KALE

SIGN OF OWNER
PRATIBH TUSHAR SHEJWAL KALE

SIGN OF STRU.ENGINEER
ERL

SIGN OF ENGINEER
AR,DEEPAK DEORE

AR DEEPAK R. DEORE
ARCHITECTURAL CONSULTANTS
2nd Floor, Above hotel second empire,
Pramod nagar, Near Akashwani tower,
Ganeshwadi road Nashik - 422 013

FIFTH FLOOR

3.55 SQMT.
2.40 SQMT.
3.78 SQMT.
5.55 SQMT.
3.90 SQMT.
0.99 SQMT.

19.17 SQMT

112.83 SQMT.

112.83 SQMT.

112.83 SQMT.

112.83 SQMT.

112.83 SQMT.

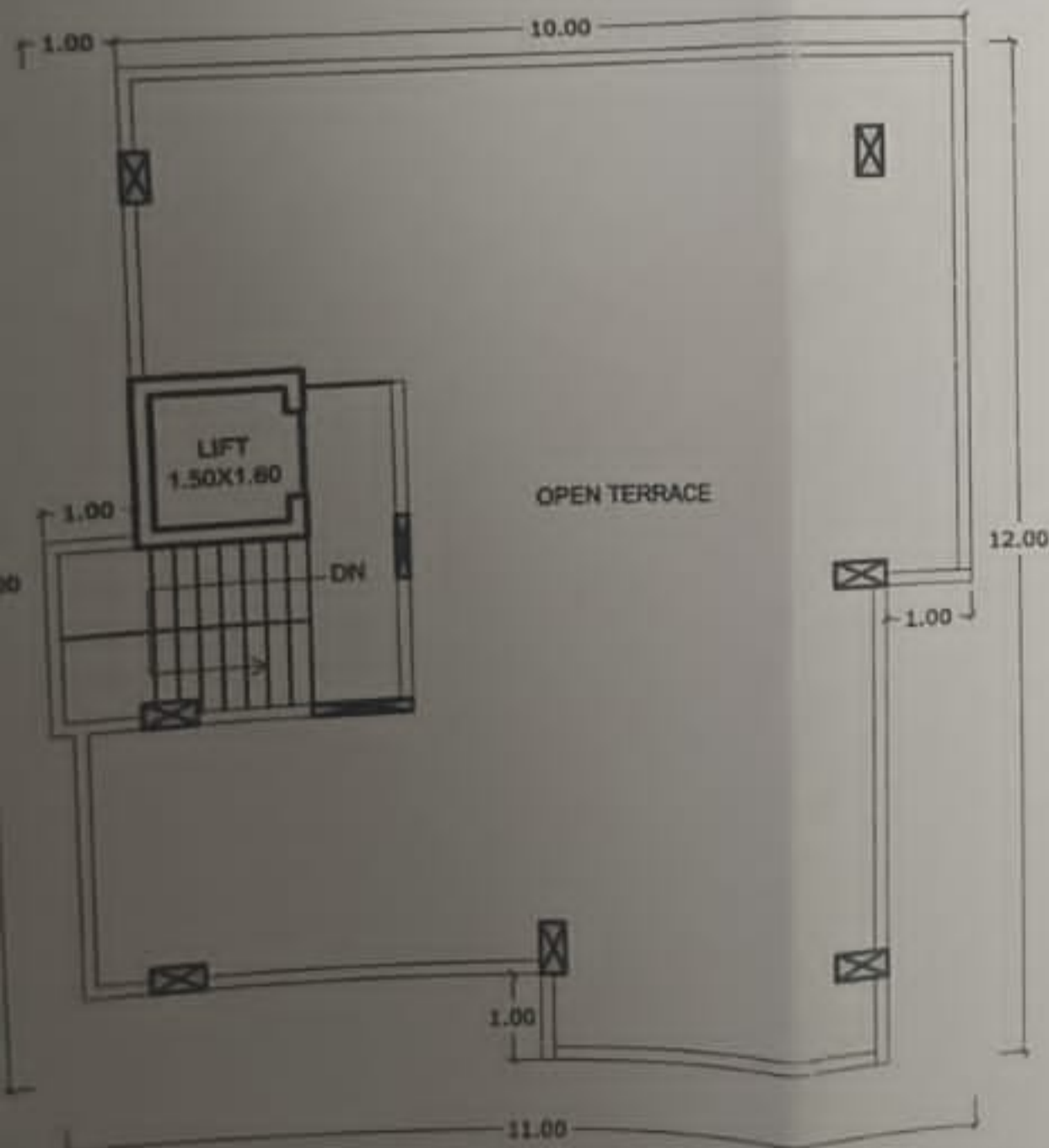


LOCATION PLAN

(1:10,000)



STATEMENT 2	
PROPOSED BUILDING	
NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(3)	112.83
	112.83
	112.83
	112.83
	112.83
TOTAL	564.15



TERRACE FLOOR PLAN

(SCALE - 1:100)

AREA STATEMENTS		253.12
1. Area Of land	(Minimum area of a,b,c to be considered)	253.12
	(a)As per ownership document (7/12, CTS extract)	253.12
	(b)as per measurement sheet	253.12
	(c)as per site	-
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)	253.12
3. Balance Area of plot(1-2)		-
4. Amenity space 10%		-
	(a) Required-	-
	(b) Adjustment of 2(b), if any -	-
	(c) Balance Proposed -	253.12
5. Net Plot Area [3-4(c)]		-
6. Recreational open space 10%		-
	(a) Required-	-
	(b) Proposed-	-
7. Internal Road Area		-
8. Platable Area (If applicable)		281.73
9. Built up area with reference to Basic F.S.I as per front road width (Sr.no. 5X(basic FSI) 1.10)		-
10. Addition of FSI on Payment of Premium=(395.69X0.50=197.84)		-
	(a) Maximum permissible premium FSI-based on road width/TOD Zone	-
	(b) Proposed FSI on payment of premium.	74.00
11. In-situ FSI / TDR loading		-
	(a) In-situ area against D.P road[2.0Xsr.No.2(a)],if any	-
	(b) In-situ area against Amenity Space if handed over [2.0 or 1.85 Sr.No.4(b)]and / or (c)]	-
	(c) TDR area = (260.50X 0.40 = 112.20)	-
	(d) Total in-situ / TDR loading proposed [(11(a)+(b)+(c))]	-
12. Additional FSI area under Chapter No.7		-
13. Total entitlement of FSI in the proposal		355.73
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	210.00
	(b.) Ancillary Area FSI upto 50% with payment of charges.(Resl.)	565.73
	(c) Total entitlement (a+b)	-
14. Maximum utilization limit of F.S.I.(building potential) Permissible as per Road width ((as per Regulation No.6.1 or 6.3 or 6.4as applicable) X 1.6 OR 1.8)		-
15. Total Built-up Area in proposal.(excluding area at Sr.No.17b)		-
	(a) Existing Built-up Area	564.15
	(b) Proposed Built-up Area (as per 'P-line')	564.15
	(c) Total (a+b)	-
16. F.S.I. Consumed(15/13)(should not be more than serial no.14 above.)		0.99
17. Area Of Inclusive Housing, if any		
	(a) Required (20% of sr.no.5)	
	(b) Proposed	
18. Total Residential Tenements		05Nos.
17. Total Commercial Units		0 Nos.

NOTE :-

- PLOT BOUNDRY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED
- INTERNAL WALL 100 MM THK

Certificate of Area :

Certified that the plot under reference was surveyed by the surveyor appointed by the owner on 01/07/2021 & the dimensions of all sides etc. of the plot stated on plan are measured on site and area so worked out tallies with area stated in document of ownership / T.P. Scheme Records/ Land Records Department /City Survey records.

Signature
ARDEEPAK DEORE
(Name Of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporations I/We Would Execute the structure as per sanctioned plans .Also I/We execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner's Name & Signature
PRATISH TUSHAR SHEJWAL KALE

SIGN OF OWNER
PRATISH TUSHAR SHEJWAL KALE

SIGN OF STRU.ENGINEER
ER.

SIGN OF ENGINEER
ARDEEPAK DEORE

AR. DEEPAK R. DEORE
ARCHITECTURAL CONSULTANTS
2nd Floor, Above hotel second empire,
Pramod-nagar, Near Akashwani tower,
Gangapur road, Nashik - 422 013
MO : 9822027330
E-MAIL: deoredr@gmail.com

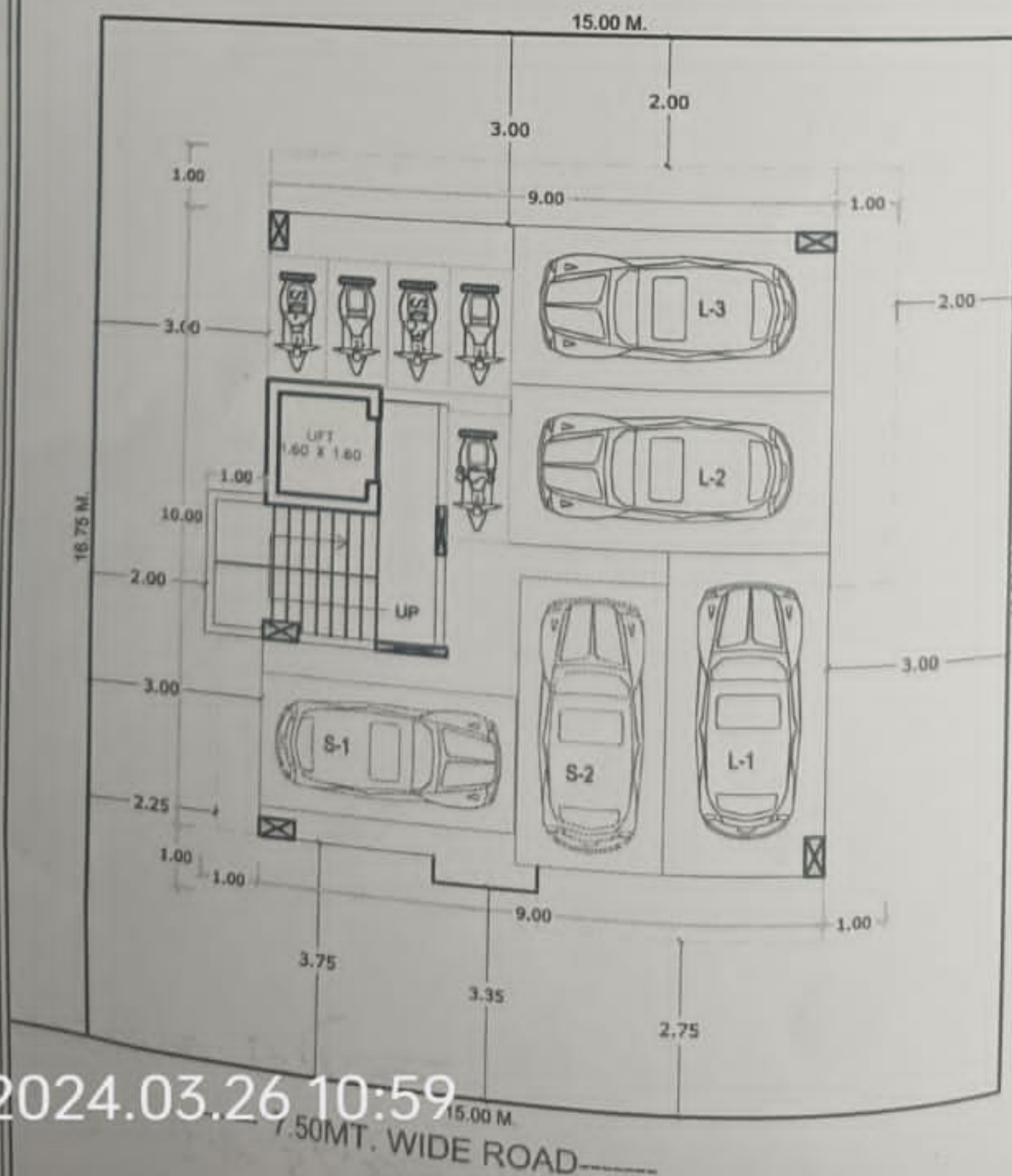
DATE	SCALE	DRN. BY	CHKD. BY	JOB. NO.
28/1/2024	AS SHOWN	DATTU	YP	



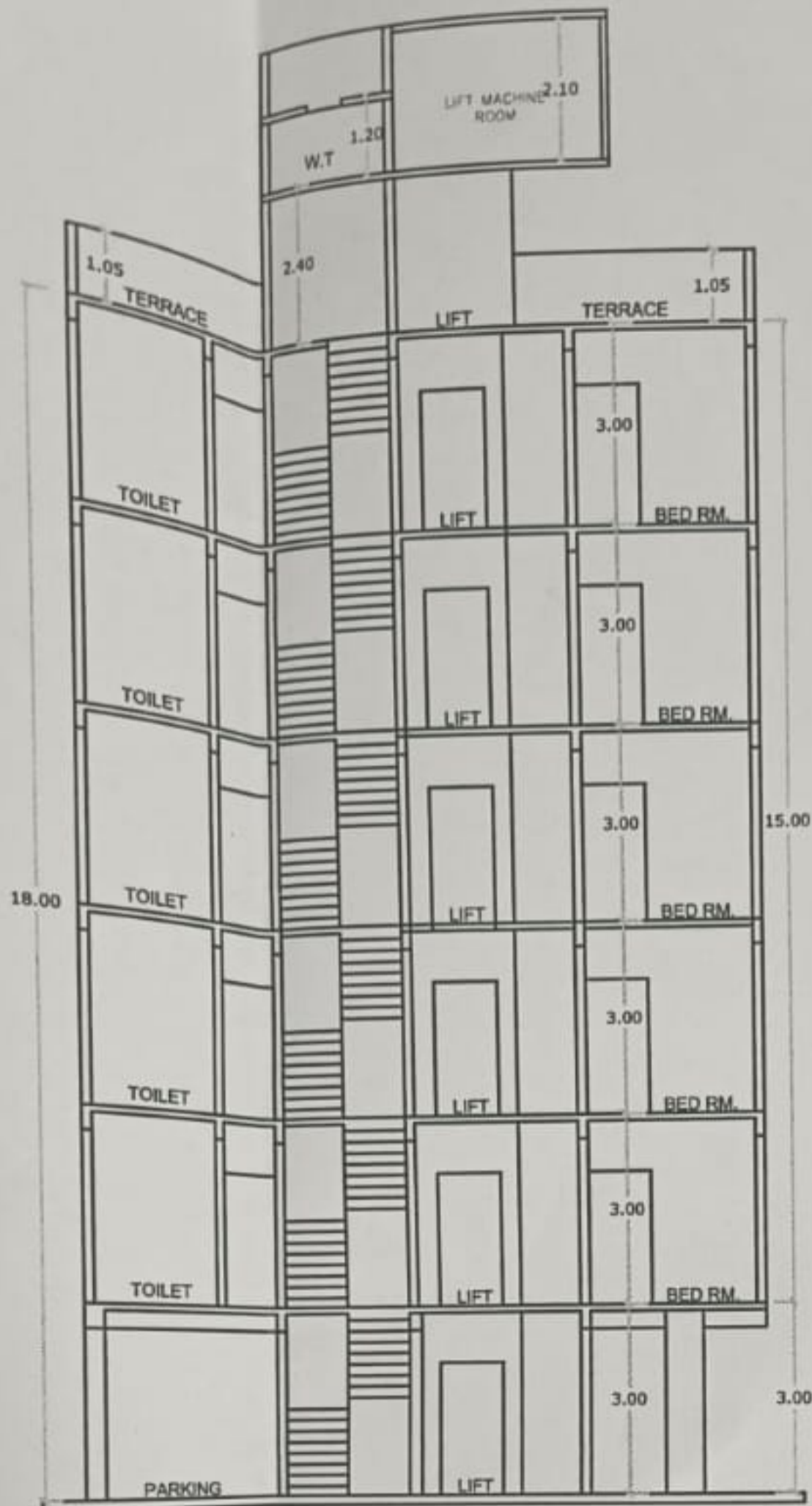
FRONT ELEVATION
(SCALE - 1:100)



SECTION AT A-A
(SCALE - 1:100)

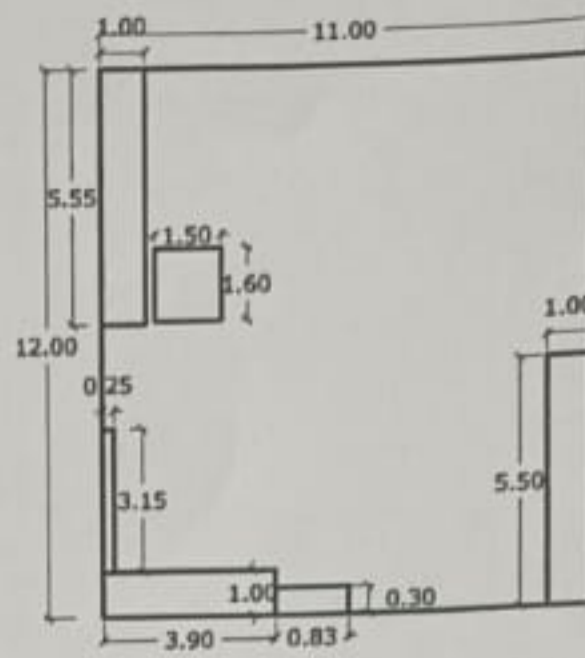


FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR
(SCALE - 1:100)



SECTION AT A-A
(SCALE - 1:100)

AREA CALCULATION
(SCALE - 1:200)



FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR

- DEDUCTION NO. 1) 1.00X5.55 = 5.55 SQMT.
- 2) 1.50 X1.60 = 2.40 SQMT.
- 3) 0.25 X3.15 = 0.78 SQMT.
- 4) 5.55X1.00 = 5.55 SQMT.
- 5) 1.00X3.90 = 3.90 SQMT.
- 6) 1.65X0.60 = 0.99 SQMT.

TOTAL B/UP AREA = 19.17 SQMT

(132.00 - 19.17 = 112.83 SQMT.)

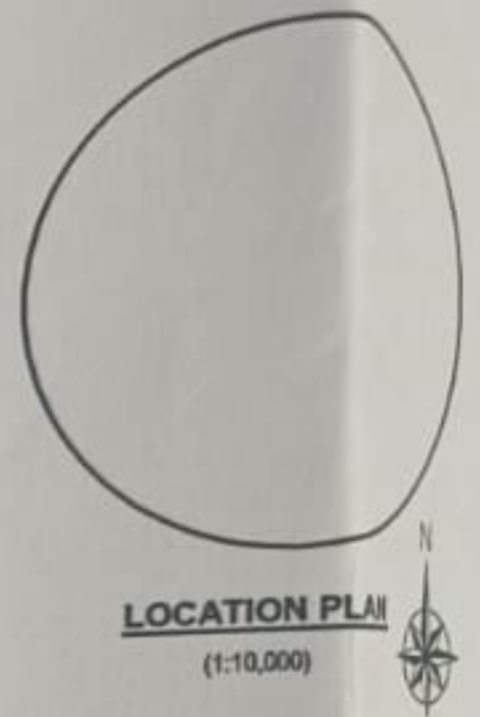
TOTAL B/UP AREA OF FIRST FLOOR = 112.83 SQMT.

TOTAL B/UP AREA OF SECOND FLOOR = 112.83 SQMT.

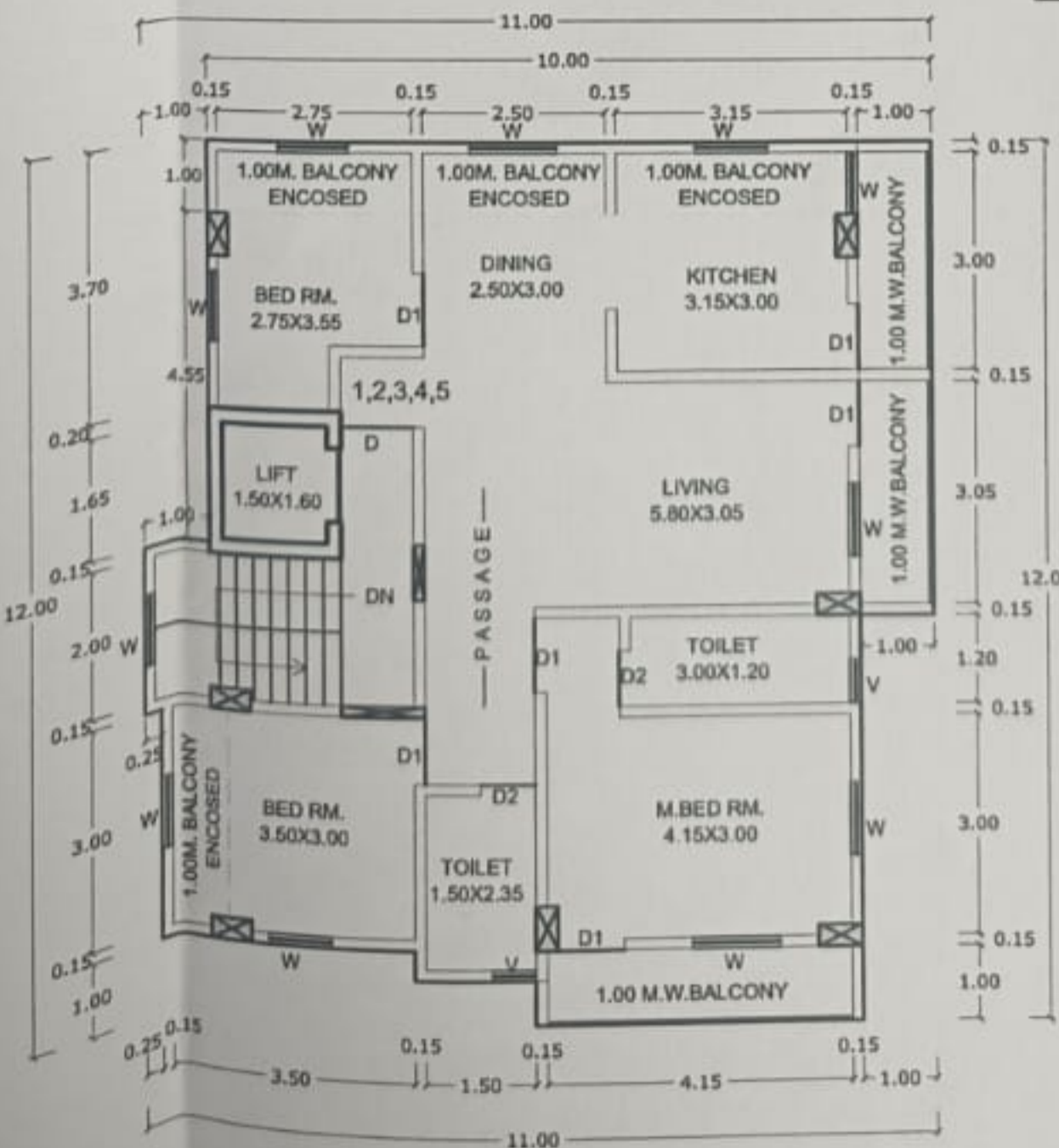
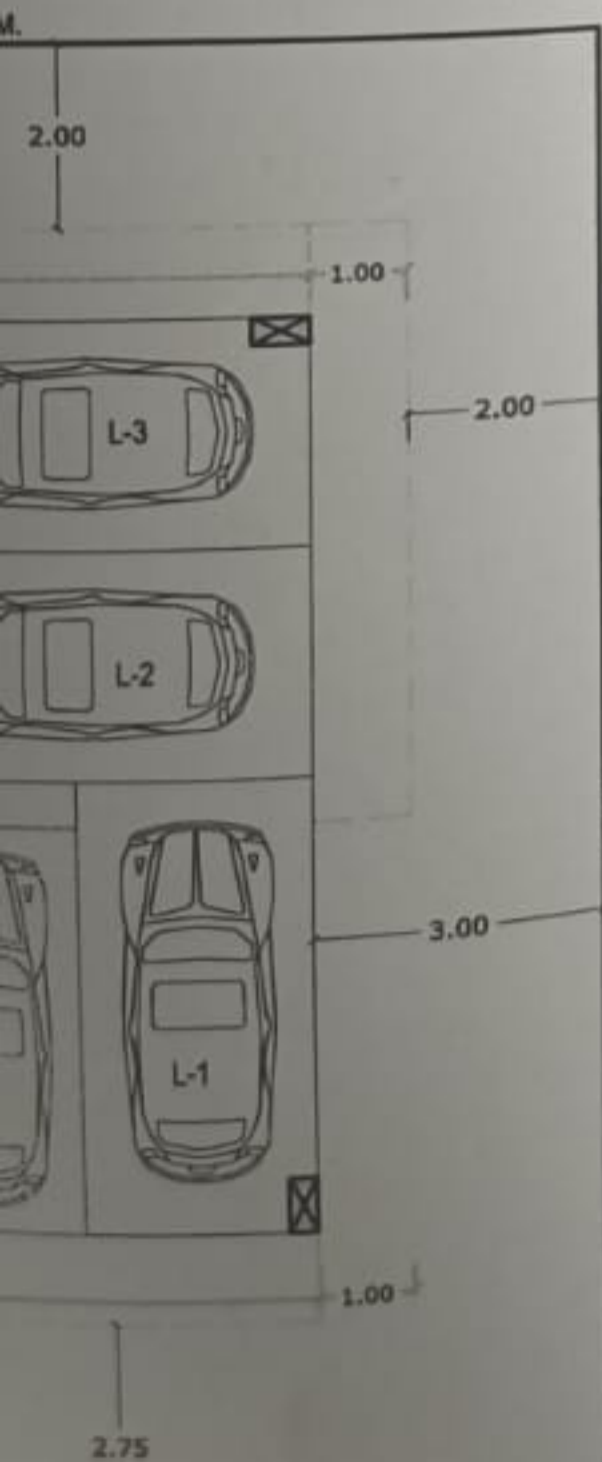
TOTAL B/UP AREA OF THIRD FLOOR = 112.83 SQMT.

TOTAL B/UP AREA OF FOURTH FLOOR = 112.83 SQMT.

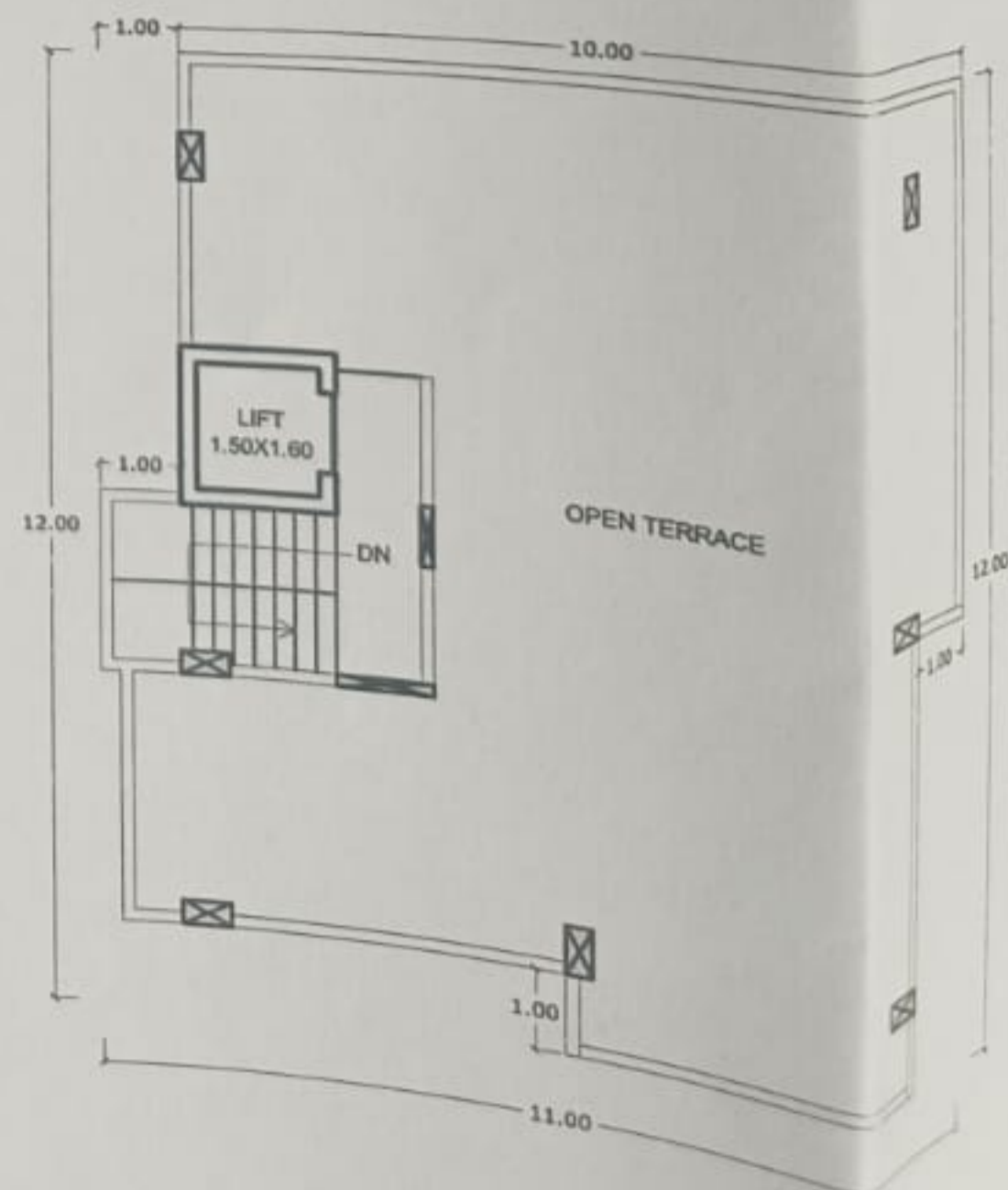
TOTAL B/UP AREA OF FIFTH FLOOR = 112.83 SQMT.



FORM OF STATEMENT 2 (To Be Filled Up Here) (Sr. No. 9 (a))		
PROPOSED BUILDING		
BUILDING NO. P.NO.47/2	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	F.F	112.83
	S.F	112.83
	T.F	112.83
	F.F	112.83
	F.F	112.83
	TOTAL	564.15



FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
(SCALE - 1:100)



TERRACE FLOOR PLAN
(SCALE - 1:100)

Ozar Municipal Council
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



x

Building Permit No - 243500
Proposal Code : OMC-24-10942

Permit No. : OMC/B/2024/APL/00015
Date : 16/04/2024

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by Kiran Sharada Deshmukh
Date: 2024.04.16 17:34:34 IST
Reason: Approved Certificate
Location: Ozar Municipal Council
Project Code : OMC-24-10942
Application Number : OMC/202400002
Proposal Number : 243500
Certificate Number : OMC/B/2024/APL/00015



Chief Officer,
Ozar Municipal Council,

Scan QR code for verification of authenticity.

Ozar Municipal Council
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



x

Building Permit No - 243500
Proposal Code : OMC-24-10942

Permit No. : OMC/B/2024/APL/00015
Date : 16/04/2024

Building Name :	P NO 05(Residential)	Floors :	GROUND FLOOR,TYPICAL FIRST TO FIFTH FLOOR
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To,
i)Pratibha Tushar Shejwal Kale,
P.NO.5 G.NO. 2224/P AT OZAR TAL.NIPHAD
ii) Deepak Deore (Architect)

Sir/Madam,

With reference to your application No **OMC202400002**, dated **08-02-2024** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965** , to carry out development work / Building on Plot No **5**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **2224/P**, Final Plot No. , Sector No. , Mouje **OZAR** situated at Road / Street -, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.



AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	12.03	11.93	143.73
BLOCK AREA TOTAL = 143.73 Sq.M			
WELL	-	-	2.40
TOTAL Deduction = 2.40 Sq.M			
Net Plot Area = 141.33 Sq.M			

ATION TYPICAL FIRST TO FIFTH FLOOR P NO 05

LEGENDS:
 PLOT BOUNDARY SHOWN IN WHITE
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN YELLOW LIGHT
 WATER LINE SHOWN IN BLUE DOTTED
 ENCLOSED BAL. SHOWN IN BROWN
 TERRACE SHOWN IN DARK YELLOW
 OPENING SHOWN IN BROWN
 EXISTING SHOWN IN BLUE HATCHES

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	253.12
(a) As per ownership document (7/12, CTS extract)	253.12
(b) as per TILR or City Survey measurement sheet	253.12
(c) as per Demarcated drawing area	253.28
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	253.12
4. Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	253.12
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	253.12
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1,2,125,419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc. then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2024-02-01 and the dimensions of sides 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.
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)

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.

Owner (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No.

Name Of : Owner Pratibha Tushar Shejwal Kale
 Postal Address : DEVALI MALA , OLD JANORI ROAD, OZAR
 MG Nashik, Maharashtra-422206
 Phone No.: 9422890165

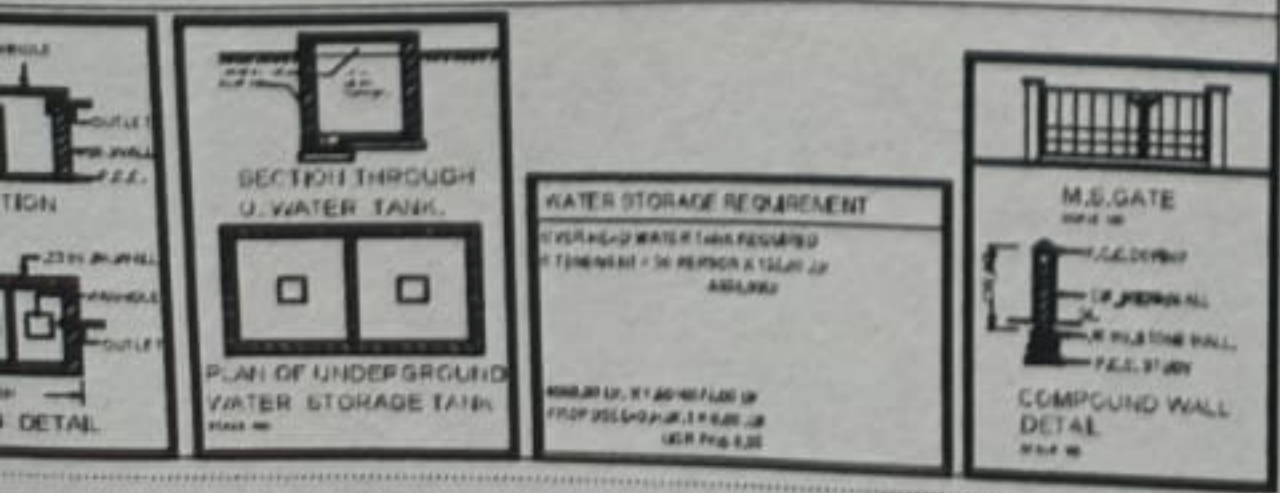
DESCRIPTION OF PROJECT :
 Type of Proposal Residential
 BUILDING ON CTS. NO./SURVEY NO.- 2 2 2 4 p 1
 SITE ADDRESS :
 P.NO.5 G.NO. 2224/P AT OZAR TAL.NIPHAD

Name Of Architect: DEEPAK RANJANDRA DEORE
 LOGO ADDRESS OF OFFICE
 OFFICE -
 31b, Kalpana Nagar, College road, Nashik
 - 422005

OWNERS SIGN -
 Technical Person SIGN
 Signature valid

SCALE - 1:100
 JOB NO - OMC-24-10942
 Date: 08/02/24
 CHECK BY --

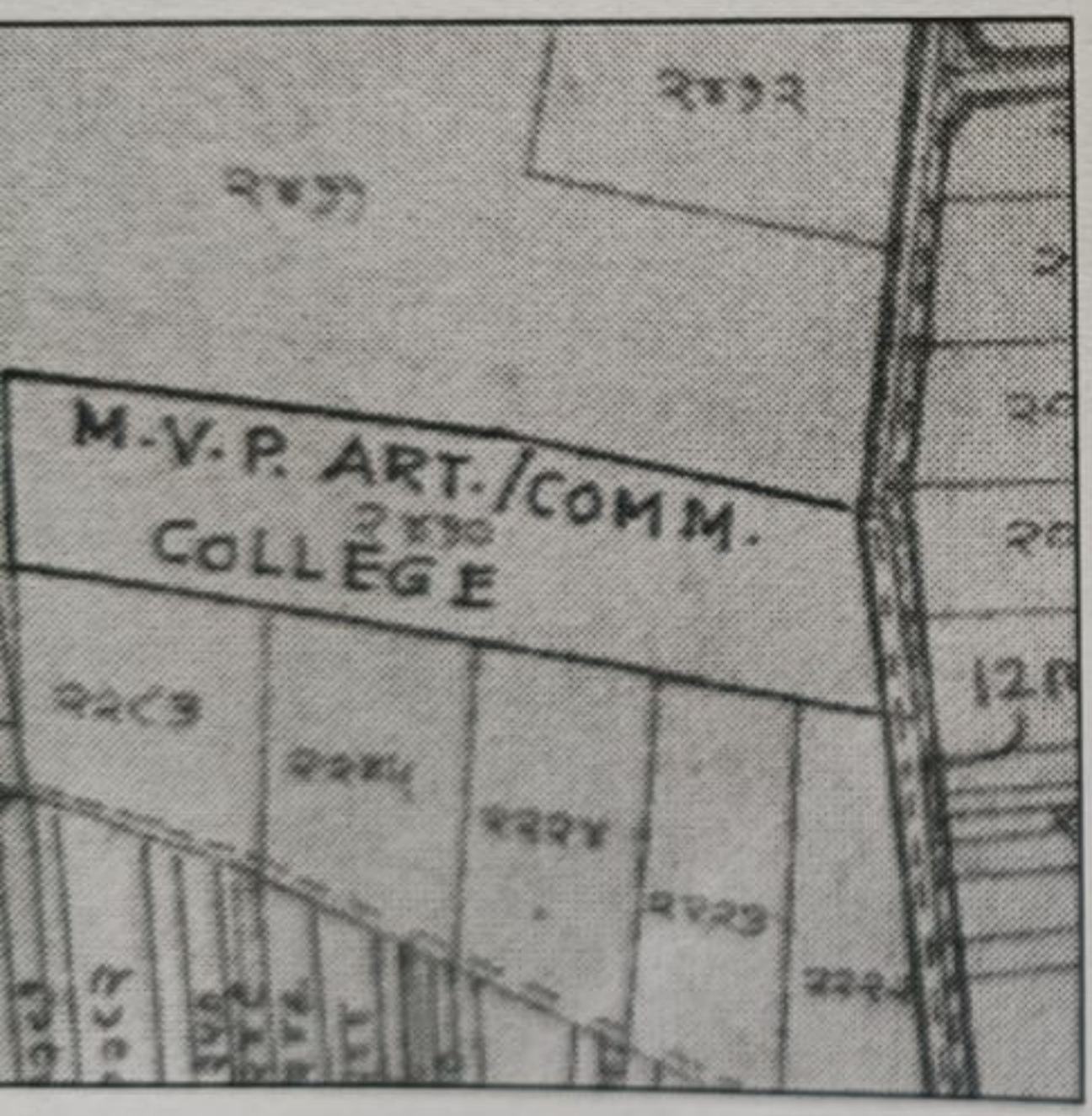
SUBMISSION DRAWING



Project Details	
Proposal code -	OMC-24-10942
Zone Type -	Residential Zone - (R1)
Location -	Non-Congested
Name of service -	Building Development
Sub service -	
Cts No./Survey No. -	2224 p1
Tahsil -	
Mouze -	
Prorate Value -	0.00

Signature valid

Digitally signed by Kiran Shamrao Meshmukh
 Date: 2024.04.10 18:23:14 IS
 Reason: Approved Drawing
 Location: Ozar Municipal Office
 Project Code : OMC-24-10942
 Application Number : OMC/2400002
 Proposal Number : 243500
 Certificate Number : OMC/B/2024/APL/00015



Planning Assistant
 Date: 11/04/2024

AREA NAME	LENGTH	BREADTH	Area (sq.m)
Plot No. 2223	12.00	11.97	143.76
BLOCK AREA TOTAL (11.85/24)			240
TOTAL DEVELOPABLE AREA			
Net Available Area = 143.76 sq.m			

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	253.12
(a) As per ownership document (7/12, CTS extract)	253.12
(b) as per TILR or City Survey measurement sheet	253.12
(c) as per Demarcated drawing area	253.28
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	253.12
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.00

मौजे ओझर, तालुका निफाड, जिल्हा नाशिक येथील गट नं. १९६९/१/अ मधील भूखंड क्र.१८

- १७ प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पुर्णत्वाचे प्रमाणपत्र अर्जदार/ विकासक/ जमीन मालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पुर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमीन मालक कारवाईस पात्र राहिल.
- १८ केंद्र शासनाच्या पर्यावरण विभागाकडील अधिसूचना क्र. S.O.३९९९ (E) दि-०९/१२/२०१६ मधील Appendix-XIV मधील पर्यावरणाच्या अटीची पूर्तता करणे अर्जदार / विकासक / जमीनमालक यांचेवर बंधनकारक राहिल. व सदर अटी बंधनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहिल.
- १९ मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजुरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- २० आवश्यकतेनुसार विषयांकित क्षेत्रात अर्जदाराने वृक्ष लागवड करणे बंधनकारक राहिल.
- २१ प्रस्तुत जमिनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उदभवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- २२ अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी रद्द समजणेत येईल.
- २३ लागू एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR) आवश्यक त्या सर्व तरतुदी अर्जदारांस बंधनकारक राहतील.
- २४ कोरोना व्हायरस (कोव्हीड - १९) या साथीच्या रोगा संदर्भात शासनाचे / संबंधित विभागांचे वेळोवेळी निर्गमित होणारे आदेश / मार्गदर्शक सूचना यांचे पालन करणे आपणांवर बंधनकारक राहिल.

प्रस्तावासोबतच्या बांधकाम नकाशाच्या तीन प्रती साक्षांकित करून सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.



(प्रशांत सोनवणे)

उपमहानगर नियोजनकार,

नाशिक महानगर प्रदेश विकास प्राधिकरण,

नाशिक

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

- १) प्रशासक / मुख्याधिकारी ओझर नगर परिषद, ओझर (मिग), ता.निफाड, जि. नाशिक
- २) तलाठी, ओझर, ता.निफाड, जि. नाशिक