

AREA STATEMENT OF PLOT

BEFORE AMALGAMATION (AS PER 7/12)

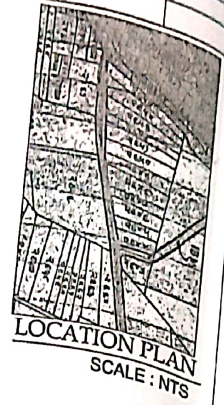
PLOT NO	PLOT AREA	OWNER NAME	TYPE	STATUS
24	154.83	M.R. KUSHI HANUMANTH KOTI YADAV		
		LALZARI HANUMANTH KOTI YADAV	SEMI-DETACHED	
TOTAL	154.83			

DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.20 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.80 X 1.20	M. S. GLAZED WINDOW
W1	1.35 X 1.20	M. S. GLAZED WINDOW
W2	1.05 X 1.20	M. S. GLAZED WINDOW
V	0.60 X 0.75	M. S. GLAZED LOFTED

NOTE :-

- 1) FINAL LAYOUT RECOMMENDED BY A.D.T.P. NASHIK LETTER NO. 1945, DATED :- 07/07/2010
- 2) N.A. ORDER NO. NAVSR/46/2009, DATED :- 28/02/2009
- 3) PLOT BOUNDARY SHOWN IN THICK BLACK
- 4) PROPOSED WORK SHOWN IN RED.
- 5) DRAINAGE LINE SHOWN IN DOTTED RED.

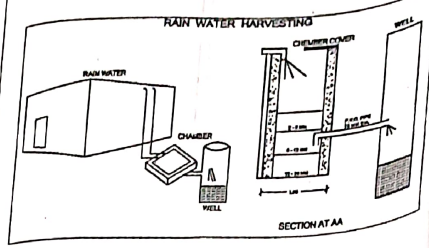


FORM OF STATEMENT - 2 [Sr.No. 9(a)]

Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of balcony attached to Apartment	Area of Another Balcony attached to Flat
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND FL.	UNIT NO.1	33.35	4.33	-
1	FIRST	UNIT NO.2	33.35	4.33	-
TOTAL			66.70	8.66	-
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND FL.	UNIT NO.3	33.34	8.00	-
1	FIRST	UNIT NO.3	33.34	8.00	-
TOTAL			66.68	16.00	-

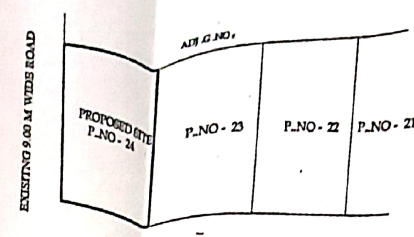
FORM OF STATEMENT - 3 [Sr.No. 0(a)]

Building No.	Floor No.	Total Built up Area of Floor
(1)	(2)	(3)
1	GROUND FLOOR	66.42
1	FIRST FLOOR	79.28
		145.68

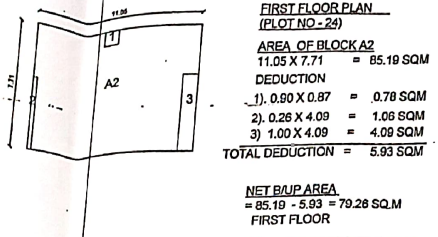
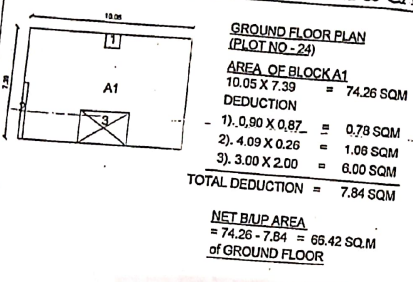


PARKING STATEMENT

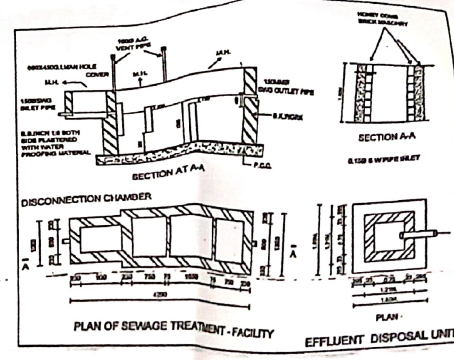
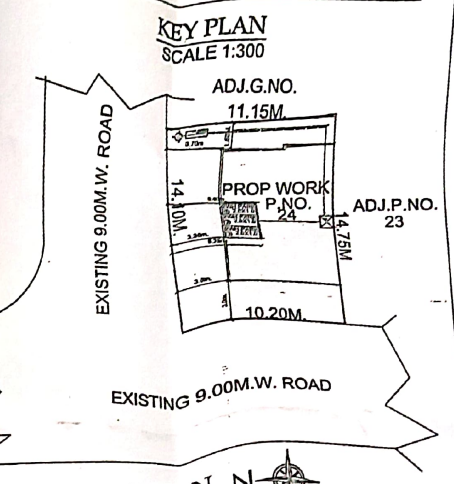
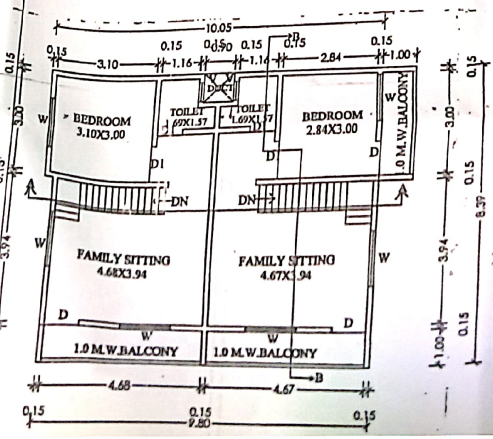
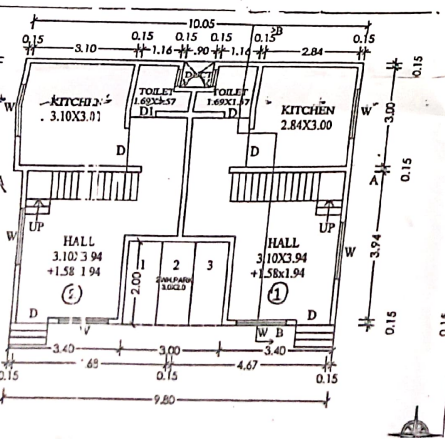
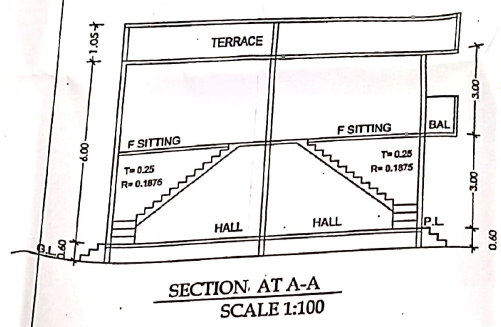
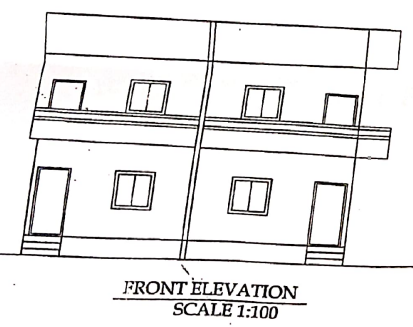
TYPE	SIZE OF TERRACE	Number of Vehicles	Number of Vehicles	Number of Vehicles
RESIDENTIAL MULTIFAMILY	For every 100 sqm of built up area, there shall be one parking space.	1	1	1
IN ACCORDANCE WITH THE PROVISIONS OF THE P.U.A.C. ACT, 1971		1	1	1
TOTAL		1	1	1



AREA DIAGRAM & CALCULATION



TOTAL PROPOSED B.U.P AREA-GROUND + FIRST FL.
66.42 + 79.28 = 145.68 SQM.



EXISTING ROAD WIDTH CERTIFICATE

THIS IS TO CERTIFY THAT THE PLOT NO.24, OF CAT NO.2551 AT-VILLAGE CHARKHALAPHAD, DIST-NASHIK, IS FRONTING ON 9.00M WIDE EXISTING LAYOUT ROAD ON EASTWEST SIDE OF PLOT. I HEREBY VERIFYING AND FOUND CORRECT AS SHOWN ON PLAN.

(Signature)
SIGN OF LICENCED ARCHITECT/SUPERVISOR

I (NAME SUPERVISOR, RAJENDRA P. GHODAKE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS LICENCED SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT THE BOUNDARIES & THE AREA OF THE LAND AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED & THE CHARGE OF THE STATEMENT MADE BY THE APPLICANT WHO OWNER IN POSSESSION OF THE LAND AS IN ABOVE FROM & FOUND THEN TO BE CORRECT DATE 25/09/2022

**PROPOSED RESIDENTIAL BUILDING
IN GAT. NO. 2651, PLOT NO. 24,
AT- OJHAR (Mig), TAL- NIPHAD,
DIST- NASHIK, FOR:
Mr. KUSH HARIKISHORE YADAV &
Smt. LALZARI HARIKISHORE YADAV**

या कामासाठी मूल्यांकन क्र. १०४ दि. १८.०६.२०२१ - याचे मूळ केलेला नवी व नवीन
दस्तावेज म्हणून घ्यावेनात
मुदतिकासाठी रकमेची / रकमेची व रकमेची / रकमेची /
रकमेची / रकमेची / रकमेची / रकमेची / रकमेची / रकमेची /
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नगर-निर्णय (१०-४)
ओहार नगरपालिका, ओहार
मुदतिकासाठी रकमेची / रकमेची / रकमेची / रकमेची / रकमेची / रकमेची /
ओहार नगरपालिका, ओहार

P.NO. 21

I.P.NO. 23

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.9, extract)		153.17
(b) As per measurement sheet		153.17
(c) As per site		153.17
(d) F.F.D. - DATA BASIS FACTOR (1.055525)		153.17
2. Deductions for		
(a) Proposed D.P./D.P. Road widening Area		
(b) Any D.P. Reservation Area		
(c) Total (a+b)		153.17
3. Balance Area of Plot (1-2)		
4. Amenity Space (if applicable)		
(a) Required -		
(b) Requirement of 2 (b), if any -		
(c) Balance proposed -		153.17
5. Net Area of Plot = [3 - 4(c)]		
6. Recreational Open Space (if applicable)		
(a) Required -		
(b) Provided -		
7. Internal Road area		153.17
8. Plottable area (if applicable)		
9. Build up Area with reference to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I. (153.17 X 1.10)		168.48
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 against D.P. road [2.00/sr.no.2(a), if any]		
(b) In-situ area against Amenity Space / 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		168.48
(a) [10+(b)+11(d)] or 12 whichever applicable		
(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges		168.48
(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 6.2 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.17b)		
(a) Existing Built-up Area		
(b) Proposed Built-up Area (as per 'P - Line')		145.68
(c) Total (a+b)		145.68
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. 6)		
(b) Proposed		

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/06/2021 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 RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Signature

SIGNATURE OF LICENSED ARCHT/ 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 SAFETY AT THE WORK SITE.

MR. KUSH HARIKISHORE YADAV
LALZARI HARIKISHORE YADAV

MR. KUSH HARIKISHORE YADAV
MR. KUSH HARIKISHORE YADAV

MR. KUSH HARIKISHORE YADAV
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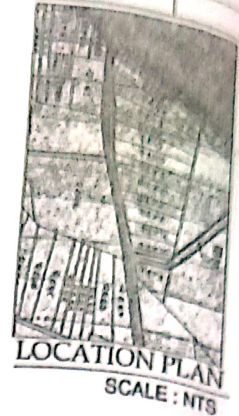


RAVINDRA P. GHODAKE
CONSULTING BUILDING CIVIL SUPERVISOR
246, "PRABHUPADMA," SAMBHAJI CHAUK,
BAJARPEITH ROAD, AT-PO-OJHAR(MIG)
TAL-NIPHAD, DIST-NASHIK, 422 206
MB.NO.9923927941

SIGN OF OWNER
SIGN OF LICENRCHT/ENG / SUPERVISOR

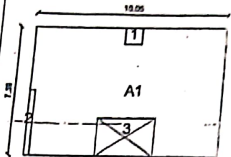
AREA STATEMENT OF PLOT			
BEFORE AMALGAMATION (AS PER 7/12)			
PLOT NO	PLOT AREA	OWNER NAME	TYPE
24	154.83	MPL. KESHU HARINDRACHAR YADAV LALZARI HARINDRACHAR YADAV	RESIDENTIAL
TOTAL	154.83		

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
W	1.80 X 1.20	MA. S. GLAZED WINDOW
W1	1.85 X 1.20	MA. S. GLAZED WINDOW
W2	1.85 X 1.20	MA. S. GLAZED WINDOW
V	0.40 X 0.75	MA. S. GLAZED LOUVERED



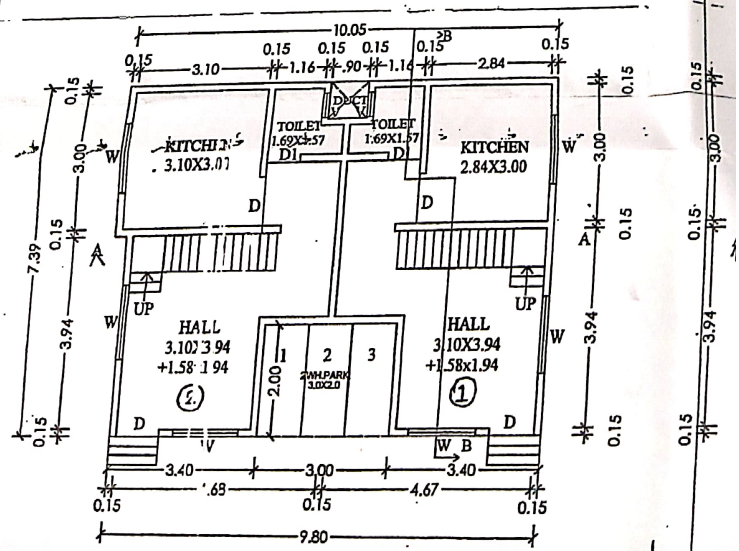
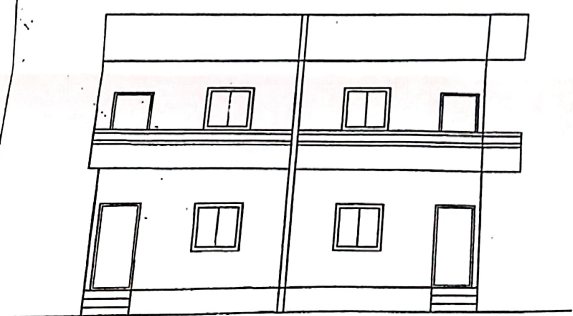
NOTE :-
 1) FINAL LAYOUT RECOMMENDED BY A.D.T.P. NASHIK LETTER NO 1943, DATED -07/07/2010
 2) N.A. ORDER NO.NA/SR/48/2009, DATED - 28/02/2009
 3) PLOT BOUNDARY SHOWN IN THICK BLACK
 4) PROPOSED WORK SHOWN IN RED.
 5) DRAINAGE LINE SHOWN IN DOTTED RED.

AREA DIAGRAM & CALCULATION



GROUND FLOOR PLAN
 (PLOT NO - 24)
AREA OF BLOCK A1
 10.05 X 7.39 = 74.28 SQM
DEDUCTION
 1). 0.90 X 0.87 = 0.78 SQM
 2). 4.09 X 0.26 = 1.08 SQM
 3). 3.00 X 2.00 = 6.00 SQM
TOTAL DEDUCTION = 7.84 SQM

NET BHP AREA
 = 74.28 - 7.84 = 66.42 SQ.M
 of GROUND FLOOR



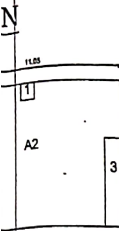
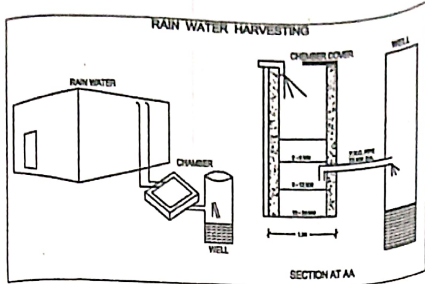
GROUND FLOOR PLAN

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

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 (A)	UNIT NO.1	80.51	4.00	
		FIRST	80.51	4.00	
		TOTAL	80.51	4.00	
1	GROUND (B)	UNIT NO.2	79.64	6.00	
		FIRST	79.64	6.00	
		TOTAL	79.64	6.00	

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

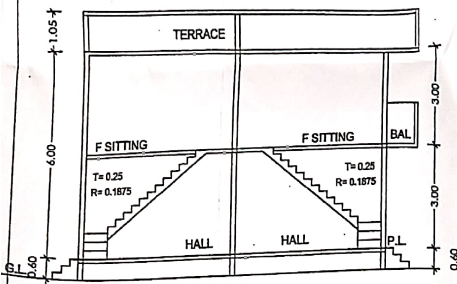
Building No.	Floor No.	Total Built up Area of floor
(1)	(2)	(3)
1	GROUND FLOOR	80.47
	FIRST FLOOR	79.29
		145.68



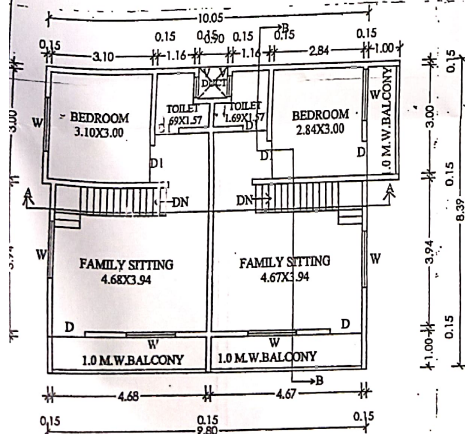
FIRST FLOOR PLAN
(PLOT NO - 24)
AREA OF BLOCK A2
11.05 X 7.71 = 85.19 SQM
DEDUCTION
1). 0.90 X 0.87 = 0.78 SQM
2). 0.26 X 4.09 = 1.06 SQM
3). 1.00 X 4.09 = 4.09 SQM
TOTAL DEDUCTION = 5.93 SQM

NET B.U.P AREA
= 85.19 - 5.93 = 79.26 SQ.M
FIRST FLOOR

TOTAL PROPOSED B.U.P AREA=GROUND + FIRST FL.
66.42+ 79.26 = 145.68 SQ.M

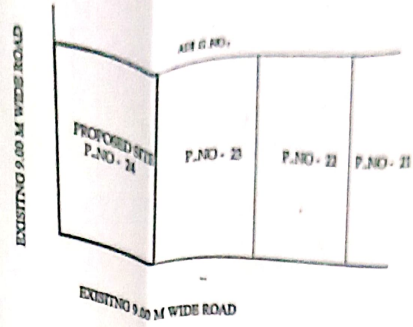


SECTION AT A-A
SCALE 1:100



FIRST FLOOR PLAN

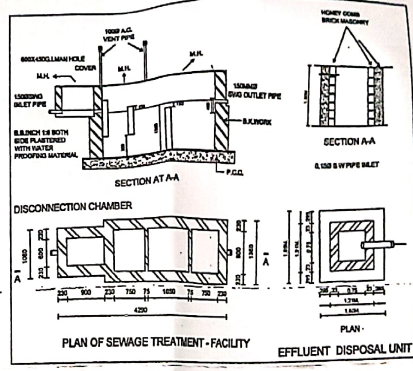
TYPE	PARKING FACILITY		
	PROVIDED PARKING	PROVIDED PLANTING	
RESIDENTIAL	1	1	1
COMMERCIAL	1	1	1
TOTAL	2	2	2



KEY PLAN
SCALE 1:300



SITE PLAN
SCALE 1:200



EXISTING ROAD WIDTH CERTIFICATE
THIS IS TO CERTIFY THAT THE PLOT NO 24 OF GAT NO.2651 AT-VILLAGE QHAR TAL-NAPHAD DIST-NASHIK IS FRONTING ON 9.00M WIDE EXISTING LAYOUT ROAD ON EASTWEST SIDE OF PLOT. I PERSONALLY VERIFYING AND FOUND CORRECT AS SHOWN ON PLAN.

[Signature]
SIGN OF LICENCED ARCHITECT/SUPERVISOR

I (NAME SUPERVISOR, RAVIDRA P. GHODAKE) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS LICENCED SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT THE BOUNDARIES & THE AREA OF THE LAND AND I DO HEREBY THAT I HAVE PERSONALLY VERIFIED & THE CHECK OF THE STATEMENT MADE BY THE APPLICANT WHO OWNER IN POSSESSION OF THE LAND AS IN ABOVE FROM & FOUND THEN TO BE CORRECT DATE 20/08/2022

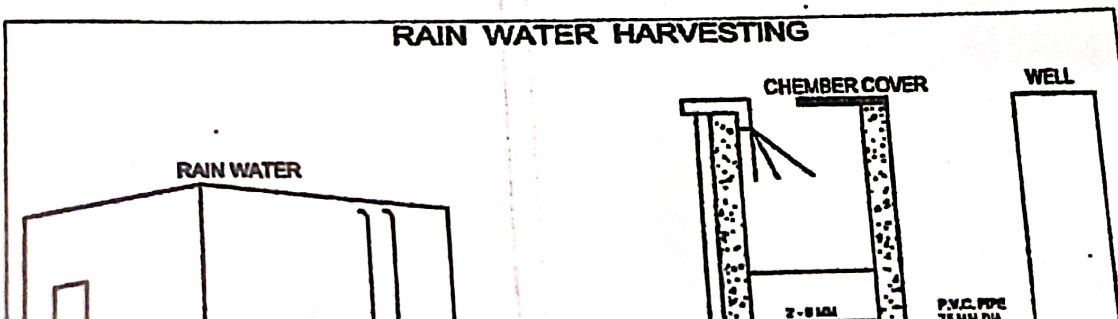
[Signature]
SIGN OF LICENCED ARCHITECT/SUPERVISOR

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

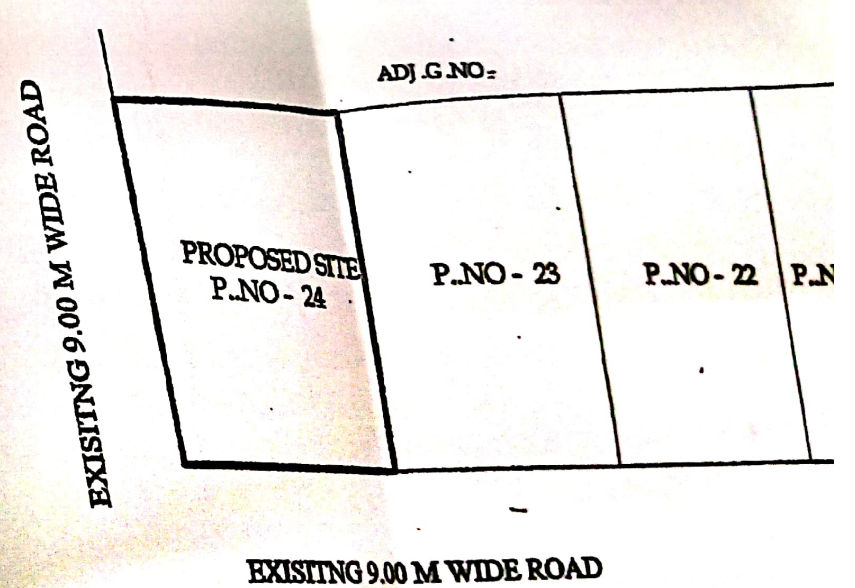
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of balcony attached to Apartment	Area of double height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND (A)	UNIT NO.1	30.35	-	-
	FIRST		30.35	4.20	-
	TOTAL		60.70	4.20	-
1	GROUND (B)	UNIT NO.2	29.54	-	-
	FIRST		29.54	6.90	-
	TOTAL		59.08	6.90	-

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

Building No.	Floor No.	Total Built up Area of floor
(1)	(2)	(3)
1	GROUND FLOOR	66.42
	FIRST FLOOR	79.26
	TOTAL	145.68



PARKING STATEMENT					
AS PER TABLE NO. 19 & 20					
TYPE	SIZE OF TENEMENT	Required parking		PROVIDED PARKING	
		4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler
RESIDENTIAL MULTIFAMILY	For every two tenement with each tenement having carpet area equal to or above 40 sqmt but less than 80 sqmt but 3/2 = 1.50sqy 2	NIL	1x2	NIL	3
IN ADDITION 5% VISITOR PARKING		0.5	0.5		



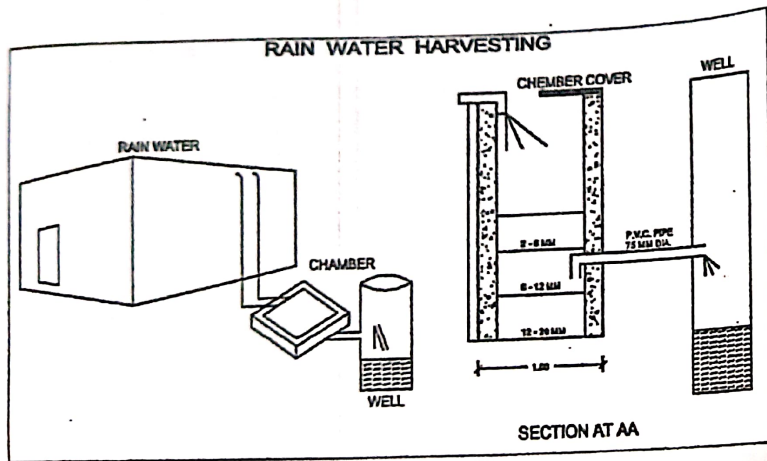
KEY PLAN
SCALE 1:300

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

Building No.	Floor No.	Apartment No.	Covered 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 (A)	UNIT NO.1	30.35	-	-
	FIRST		30.35	4.20	-
	TOTAL		60.70	4.20	-
1	GROUND (B)	UNIT NO.2	29.54	-	-
	FIRST		29.54	6.50	-
	TOTAL		59.08	6.50	-

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

Building No.	Floor No.	Total Built up Area of floor
(1)	(2)	(3)
1	GROUND FLOOR	60.42
	FIRST FLOOR	79.26
	TOTAL	145.68

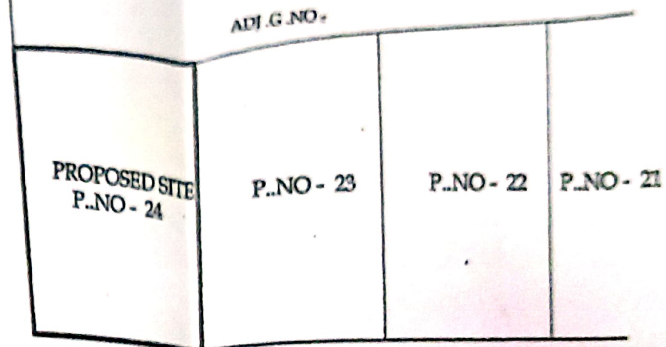


FIRST FLOOR PLAN
(PLOT NO - 24)

PARKING STATEMENT

TYPE	AREA OF ELEVATION	Required parking		PROVIDED PARKING	
		4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler
RESIDENTIAL MULTIFAMILY	For every two bedrooms with each bedroom having covered area equal to or above 40 sqm less than 60 sqm 1/2 - 1, 50sqm 2	NIL	1x2	NIL	1
IN ADDITION 5% VISITOR PARKINGS		0.2	0.2		

EXISTING 9.00 M WIDE ROAD



KEY PLAN
SCALE 1:300

