


Signature valid

Digitally signed by DESHMUKH KIRAN SHAMRAO
 Date: 2025.01.31 14:27:55 IST
 Reason: Approved Drawing Plan
 Designation : Chief Officer
 Location: Ozar Municipal Council
 Project Code : OMC-25-00067
 Application Number : OMC202500031
 Proposal Number : 1487118
 Certificate Number : OMC/B/2025/APL/00307

Town Planner
 Date: 28/01/2025

Proforma - I

PROJECT : PF *Shrinagar* ED AMALGAMATION & RESIDENTIAL
 BUILDING PLAN... NO:- 31+32+33/a (DETACHED PLOT)
 BEARING G.N.O. 1970
 VILLAGE:- OZAR GAON TAL:- NIPHAD DIST:- NASHIK
 FOR
 SHRI:- BALAS  DEORAM WALVE

NOTES :-

- 1) FINAL N.A. PERMISSION OBTAINED FROM (TAHSHILDAR NIPHAD),
 VIDE LETTER. KR.BHU.EK/KAVI/15/2023. DATED:- 22/05/2023
Planning Assistant Date: 28/01/2025
- 2) DEMARCATED FINAL LAYOUT APPROVED BY OZAR MUNICIPAL
 COUNCIL , OZAR,, LETTER NO:- 08/2022-23, DATED:- 01/03/2023
- 3) N.A. PERMISSION OBTAINED FROM (S.D.O. NIPHAD),
 VIDE LETTER. KR.BHU.EK/VAP.B.SR/NO- 39/2024 . DATED:-22/08/2024
- 4) FINAL AMALGAMATION & SUBDIVISION LAYOUT APPROVED BY OZAR
 MUNICIPAL COUNCIL , OZAR, LETTER NO:- OMC/SA/2024/APL/00005,
 DATED:- 24/05/2024

Proforma I : Area Statement

1. Area of plot (Minimum area of a, b, c to be

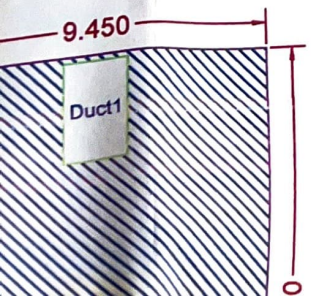
224 100



Project Details
MC-25-07067
Residential Zone - (R1)
Planned Building Development
Year - 1970
424



R WALVE BUILDING



Town Planner
Date: 28/01/2025

Proforma - I

PROJECT : P.F. *Shri. Balas...* ED AMALGAMATION & RESIDENTIAL BUILDING PLANNING P. NO:- 31+32+33/a (DETACHED PLOT) BEARING G.N.O. No. 1970/Planner VILLAGE:- OZAR TALUK:- NIPHAD DIST:- NASHIK FOR SHRI:- BALAS. *Shri. Balas...* DEORAM WALVE

NOTES :-

- 1) FINAL N.A. PERMISSION OBTAINED FROM (TAHSHILDAR NIPHAD), VIDE LETTER. KR.BHU.EK/VAP.B/SR/NO- 39/2024 . DATED:- 22/05/2023
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- 4) FINAL AMALGAMATION & SUBDIVISION LAYOUT APPROVED BY OZAR MUNICIPAL COUNCIL , OZAR, LETTER NO:- OMC/SA/2024/APL/00005, DATED:- 24/05/2024

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.	224.100
(a) As per ownership document (7/12, CTS extract)	224.100
(b) as per TILR or City Survey measurement sheet	224.100
(c) as per Demarcated drawing area	224.100
LESS	
2. Area not in possession	0.000
3. Entire area (1-2)	224.100
4. Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5. Balance area of plot (3-4)	224.100
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	224.100
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed _____	0.000
(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	0.000
Proposed _____	0.000
(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 2025-01-17 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

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	0.000
Proposed _____	0.000
(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 2025-01-17 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 Balasaheb Deoram Walve

Postal Address : ,Ozar(Mig),Nashik,Maharashtra-422206

Phone No.:8698048855

DESCRIPTION OF PROJECT :

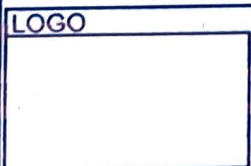
Type of Proposal : Residential

BUILDING ON CTS. NO./SURVEY NO.-1970

SITE ADDRESS :

G.NO:- 1970 P.NO:- 31+32+33/A AT. OZAR GAON TAL. NIPHAD DIST. NASHIK

Name Of Architect : RAHUL DEVIDAS BAHIRAM



ADDRESS OF OFFICE

OFFICE -

Plot no-28, Gulmohar colony, Behind R.K Memorial Hospital Ozar mig, Nashik, 422207

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

Digitally signed by Rahul Devidas Bahiram
Date: 2025.01.20 14:58:48 IST
Reason: Technical Person OMC
Location: Ozar Municipal Council
Product Code : OMC-25-07067
Registration Number : OMC202500001
Registration Number : 1487118



SCALE - 1:100

Date: 21/01/25

JOB NO - OMC-25-07067

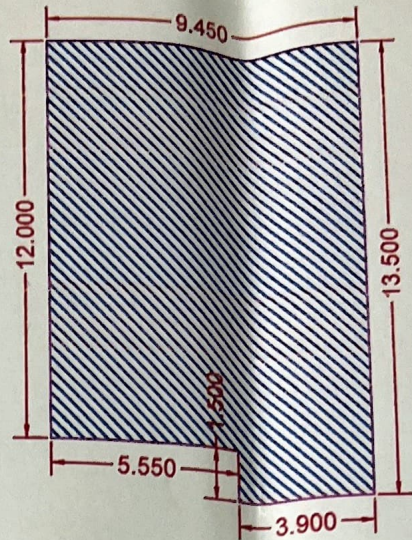
CHECK BY --

SUBMISSION DRAWING

OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

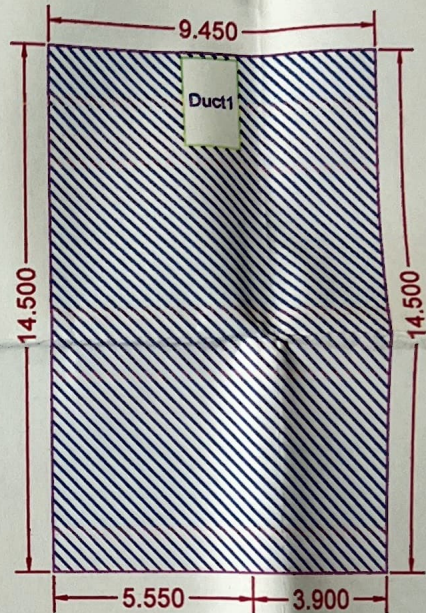
Mouza :
Prorata Value : 1.424

BUILT UP AREA CALCULATION FOR GROUND FLOOR WALVE BUILDING			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	13.500	8.480	118.250
			BLOCK AREA TOTAL =118.250Sq.M
			TOTAL Deduction =0.000Sq.M
			Net BuiltUp Area =118.250 Sq.M



BUILT-UP AREA CALCULATION GROUND FLOOR WALVE BUILDING

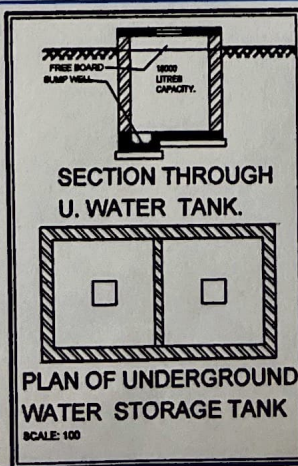
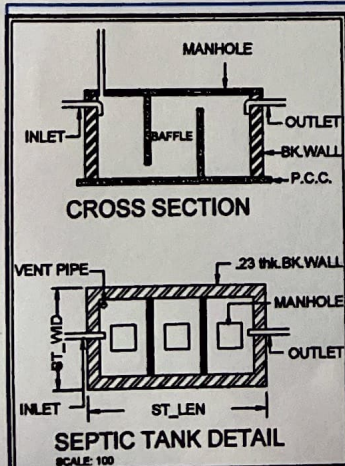
BUILT UP AREA CALCULATION FOR FIRST FLOOR WALVE BUILDING			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	14.500	9.450	137.025
			BLOCK AREA TOTAL =137.025Sq.M
Duct1	-	-	4.290
			TOTAL Deduction =4.290Sq.M
			Net BuiltUp Area =132.735 Sq.M



BUILT-UP AREA CALCULATION FIRST FLOOR WALVE BUILDING

AREA CALCULATION & BLOCK DIAGRAM

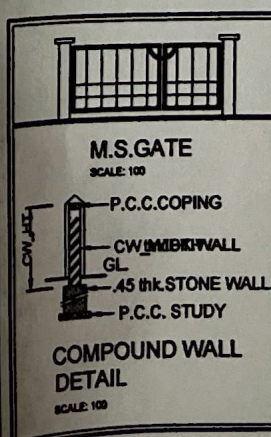
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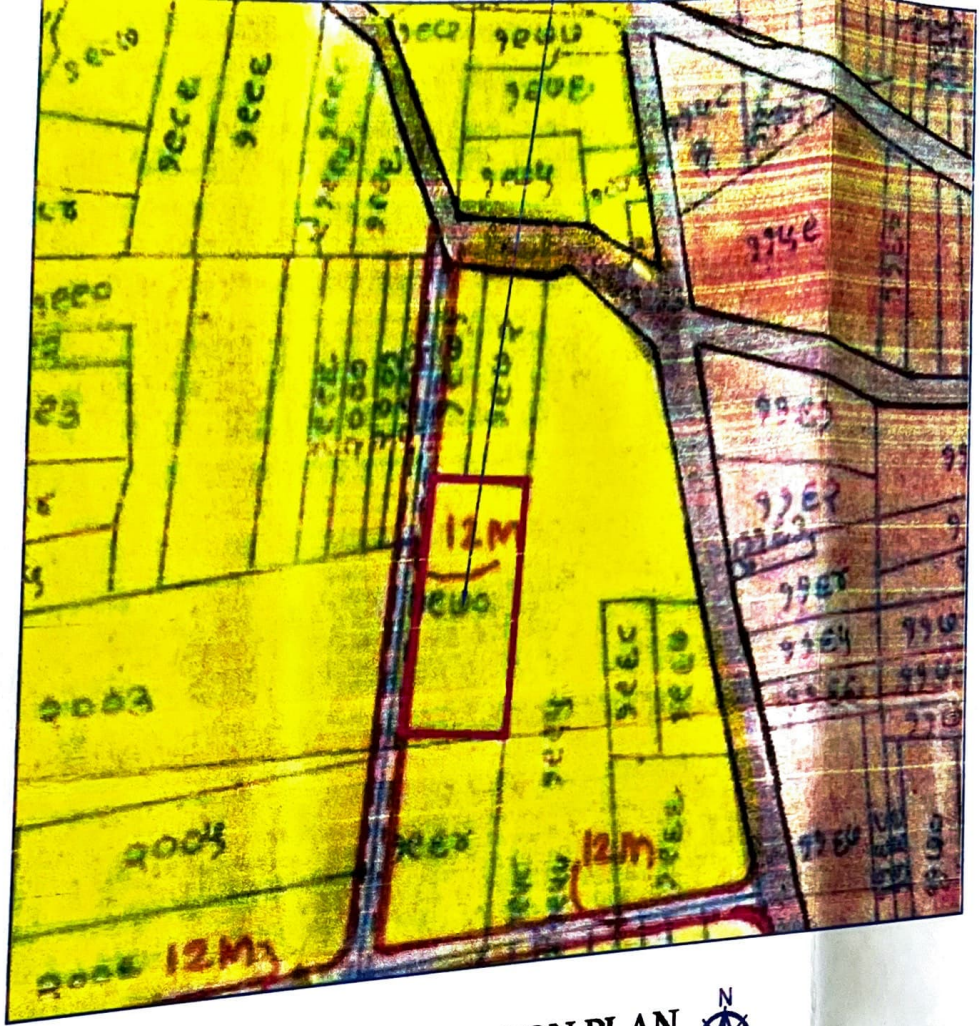


WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
0 TENEMENT = 0 PERSON X 135.000 .Ltr
0.000Ltr

0.000 Ltr. X 1.500=0.000 Ltr
PROPOSED-O.H.W.T = 0.000 .Ltr
UGR Prop:2000.000





R. P. LOCATION PLAN
 (Scale:- 1:10,000)

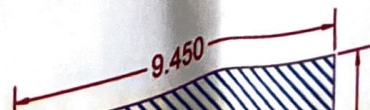


LEGENDS:

- PLOT BOUNDRY SHOWN WHITE
- PROPOSED WORK SHOWN RED
- DRAINAGE LINE SHOWN YELLOW LIGHT
- WATER LINE SHOWN BLUE DOTTED
- ENCLOSED BAL SHOWN BROWN
- TERRACE SHOWN DARK YELLOW
- OPEN BAL SHOWN BROWN
- EXISTING SHOWN BLUE HATCHED

Project Details

Proposal code - OMC-25-07067
 Zone Type - Residential Zone - (R1)
 Location - Non-Congested
 Name of service - Building Development
 Sub service -
 Cts No./Survey No. - 1970
 Tahsil :
 Mouza :
 Prorata Value : 1.424



LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
0.000	4.290	0.000	0.000	132.735
0.000	0.000	0.000	0.000	119.250
0.000	4.290	0.000	0.000	251.985

SCHEDULE OF OPENING

LD NAME	NAME	LENGTH	HEIGHT	Nos.
WALVE BUILDING	W	4.050	2.100	1
WALVE BUILDING	W1	3.000	2.100	1
WALVE BUILDING	W2	2.000	0.900	2
WALVE BUILDING	V	0.600	0.750	4
WALVE BUILDING	SW	0.900	1.200	2
WALVE BUILDING	W4	2.000	1.200	2
WALVE BUILDING	W3	12.000	1.200	12

SCHEDULE OF OPENING

NAME	NAME	LENGTH	HEIGHT	Nos.
WALVE BUILDING	D	1.200	2.100	1
WALVE BUILDING	OP	1.650	2.100	1
WALVE BUILDING	D2	0.750	2.100	4

Parking Check (Table 3B)								
Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		Transport Vehicle/Ambulance /Mini Bus
			car	scooter		car	scooter	
WALVE BUILDING	Residential	parking not required	0	0	2	0.000	0.000	-
Total	-	-	-	-	-	0.000	0.000	-
Visitors parking(5%)	-	-	-	-	-	0.000	0.000	-
Total	-	-	-	-	-	0.000	0.000	0.000

Parking Check As Per Multiplying Factor 0.500

Building Name	Required			Proposed			Status
	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	
Total	0	0	0	0	0	0	OK

Telecom Room

Building	Req. Size	Prop. Size	Status
WALVE BUILDING	0.600X2.600	0.600X2.600	OK

PROPOSED SITE

BUILDING	FLOORS	FSI AREA					WALVE BUILDING								
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
WALVE BUILDING	FIRST FLOOR	0.000	137.025	0.000	0.000	0.000	0.000	9.450	0.000	0.000	0.000	0.000	0.000	0.000	0.000
WALVE BUILDING	GROUND FLOOR	0.000	119.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
WALVE BUILDING	TOTAL	0.000	256.275	0.000	0.000	0.000	0.000	9.450	0.000	0.000	0.000	0.000	0.000	0.000	

Building Name	WALVE BUILDING	Re
Total		
Visitors parking(5%)		
Total		

Building Name	
Total	

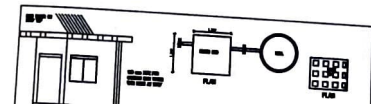
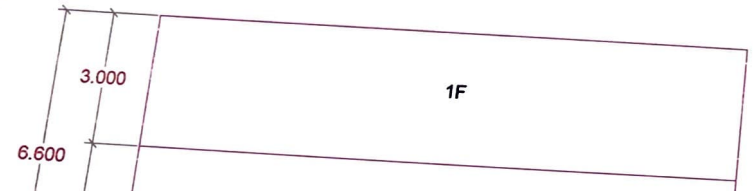
Building	WALVE BUILDING
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S Index	FSI DETAILS						Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Additional FSI (10.10.1 Note:3)	Ancillary Area 60% of (2+3+4+5)				
9.1 Permissible Index	1.566	0.067	0.067	0.000	0.000	0.000	1.700	0.000	0.000	
9.2 Existing Consumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
9.3 Balance Index to be Consumed	1.566	0.067	0.067	0.000	0.000	0.000	0.000	0.000	0.000	
9.4 Total Permissible PLine Area	351.030	14.970	14.970	0.000	0.000	0.000	0.000	0.000	0.000	
9.5 Proposed P Line Area (Should not exceed 9.4)	251.985	0.000	0.000	0.000	0.000	151.191	532.161	0.000	0.000	
9.6 Index Consumed	1.124	0.000	0.000	0.000	0.000	0.000	251.985	0.000	251.985	
							0.000	1.124	0.000	

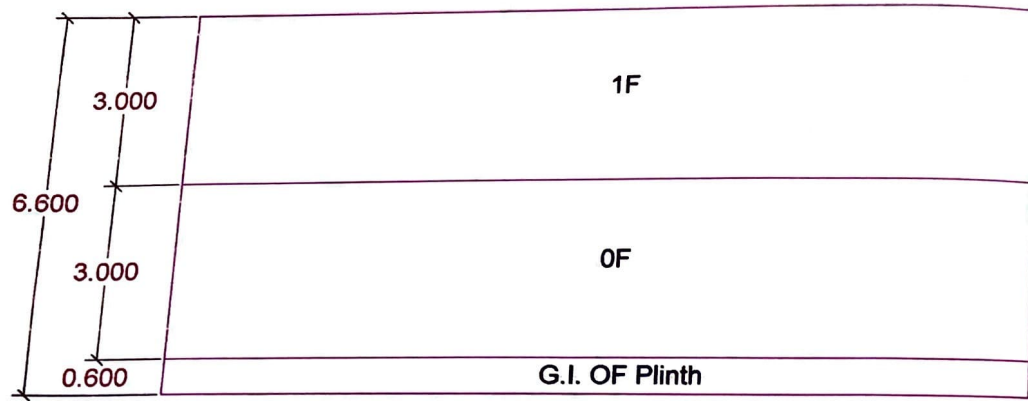
BLD NAME	SCHEDULE OF OPENING			
	NAME	LENGTH	HEIGHT	Nos.
WALVE BUILDING	W	4.000	2.100	1
WALVE BUILDING	W1	3.000	2.100	1
WALVE BUILDING	W2	2.000	0.900	2
WALVE BUILDING	V	0.800	0.750	4
WALVE BUILDING	SW	0.900	1.200	2
WALVE BUILDING	WW	2.000	1.200	2
WALVE BUILDING	WG	12.000	1.200	12

BLD NAME	SCHEDULE OF OPENING			
	NAME	LENGTH	HEIGHT	Nos.
WALVE BUILDING	D	1.200	2.100	1
WALVE BUILDING	OP	1.850	2.100	1
WALVE BUILDING	DZ	0.750	2.100	4
WALVE BUILDING	D1	0.900	2.100	6

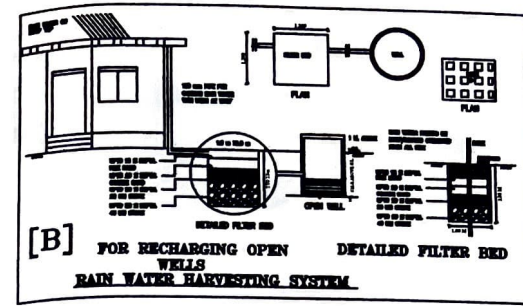
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area Table				
				Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
WALVE BUILDING	GROUND FLOOR	GF	1	104.782	0.000	0.000	0.000	104.782
WALVE BUILDING	FIRST FLOOR	FF	1	103.582	0.000	0.000	0.000	103.582



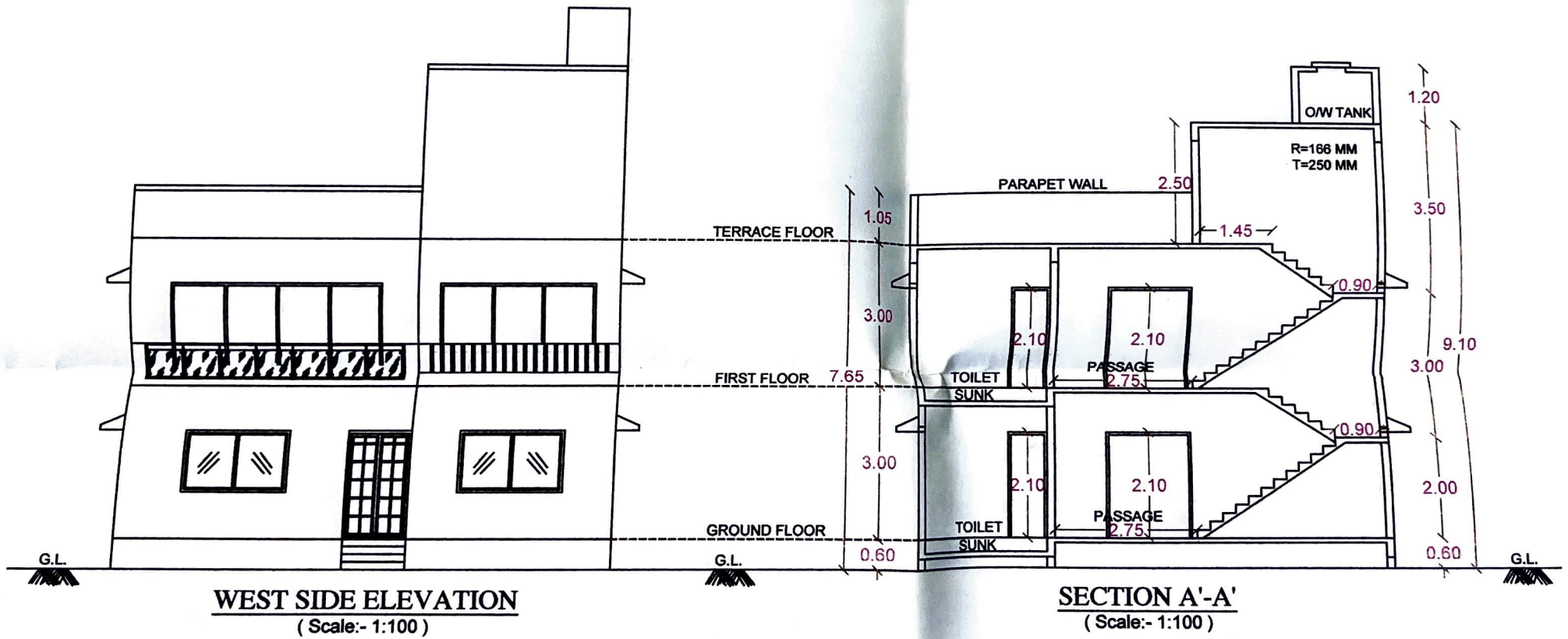
Land Area Statement As Per 7/12 Extract				
G. No.	P. No.	Name of Ownership 7/12 Extract (Sq.m)	Area As Per 7/12 Extract (Sq.m)	Type
1970	31+32+33/A	Shri. Balraj...		



SECTION VIEW - WALVE BUILDING



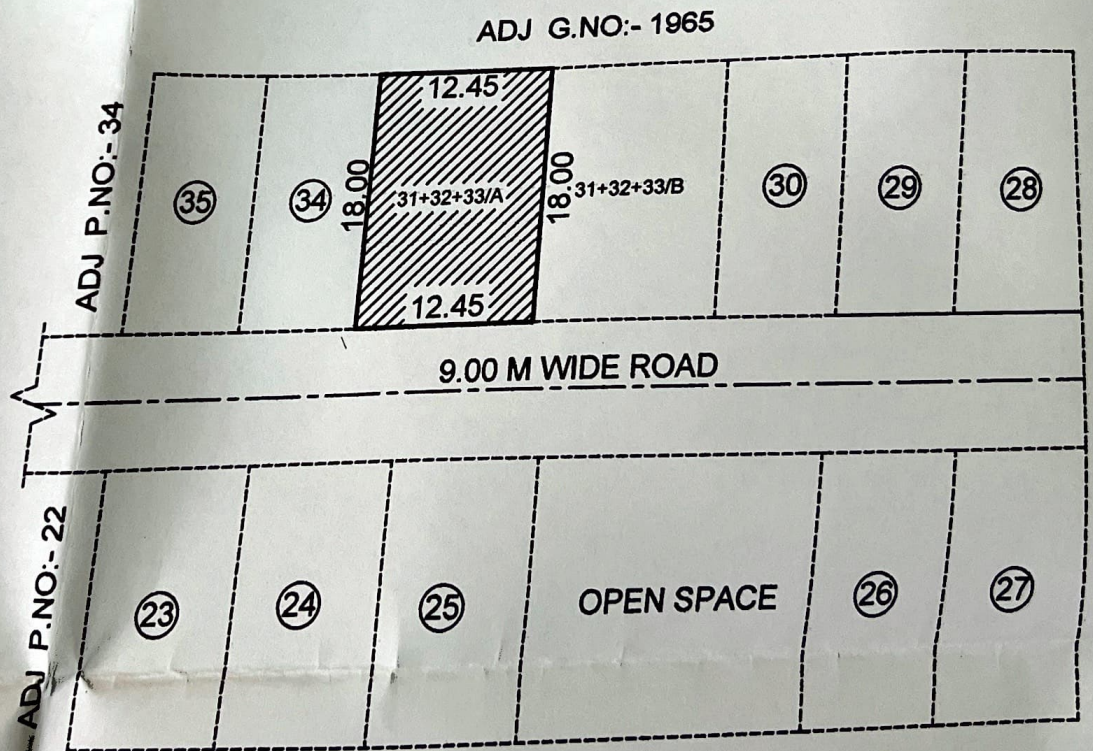
G. No.	
1970	31
Total	



WALVE BUILDING	D	1.650	2.100	1
WALVE BUILDING	OP	0.750	2.100	1
WALVE BUILDING	D2	0.900	2.100	4
WALVE BUILDING	D1		2.100	6

Land Area Statement As Per 7/12 Extract

G. No.	P. No.	Name of Ownership 7/12 Extract (Sq.m)	Area As Per 7/12 Extract (Sq.m)	Type of plot
1970	31+32+33/A	Shri:- Balasaheb Deoram Walve	224.10	Detached
Total			224.10	



ADJ OPEN SPACE

KEY PLAN
(Scale:- 1:500)



ADJ OPEN SPACE

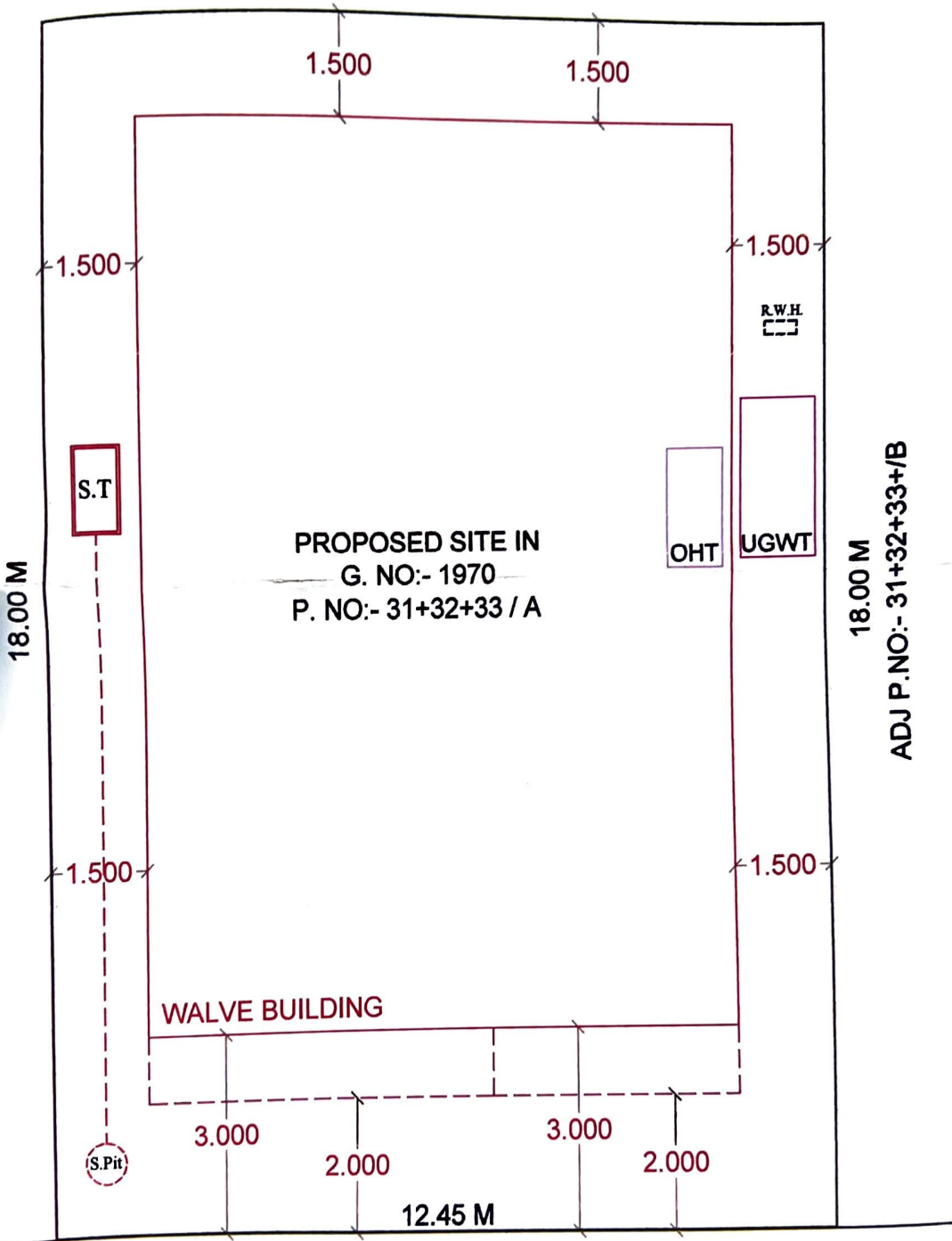
KEY PLAN

(Scale:- 1:500)



ADJ G.NO:- 1965

12.45 M

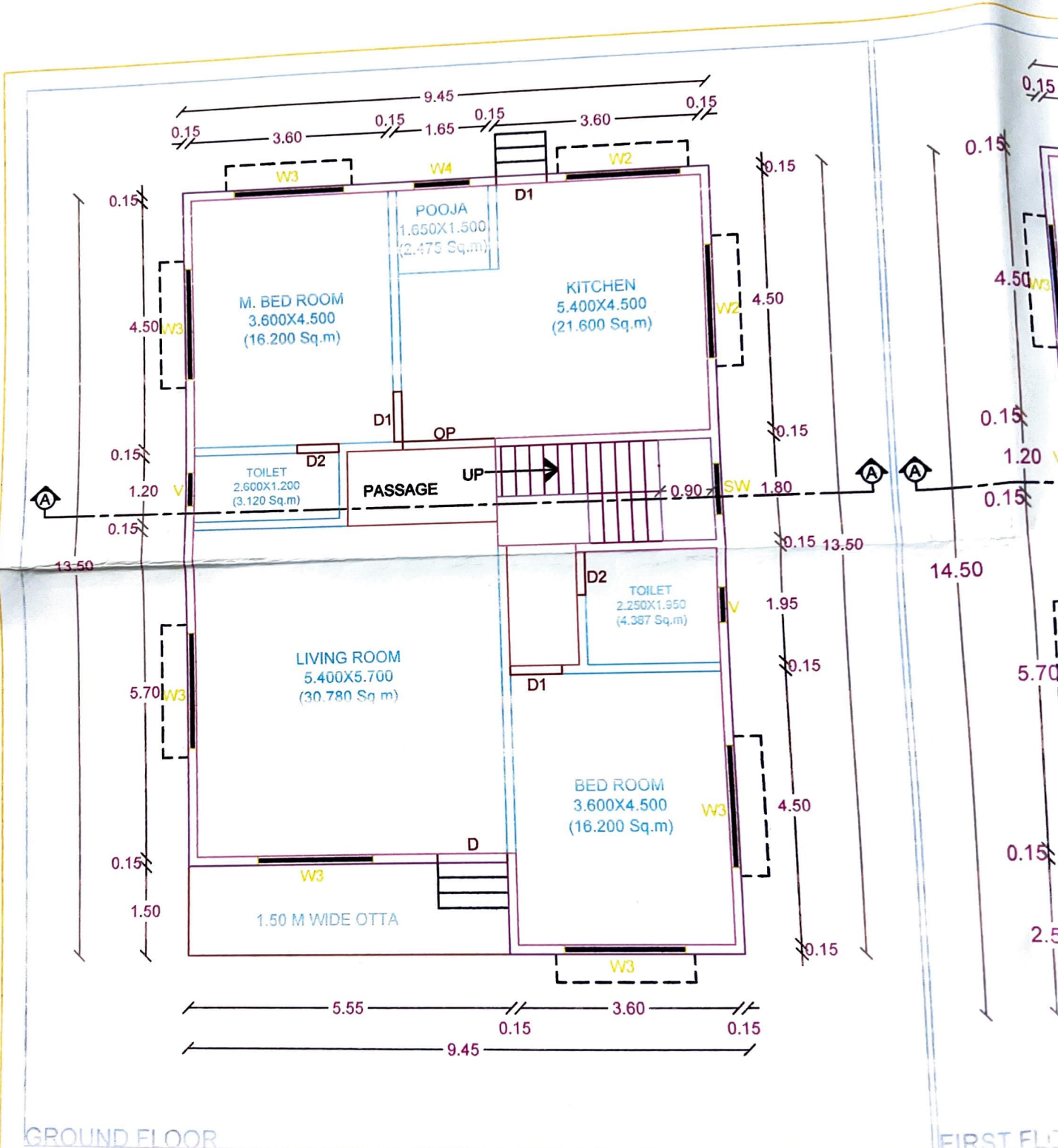
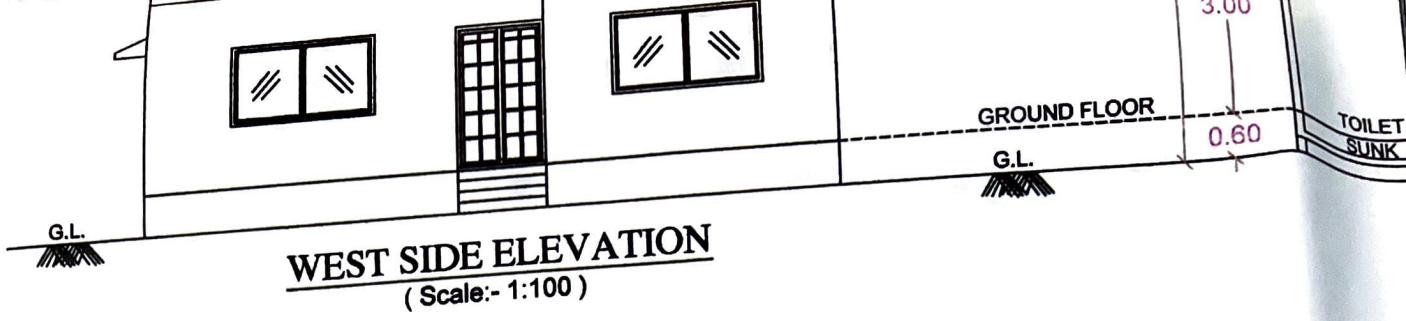


ADJ P.NO:- 31+32+33+/B
18.00 M

SITE PLAN

(Scale:- 1:100)

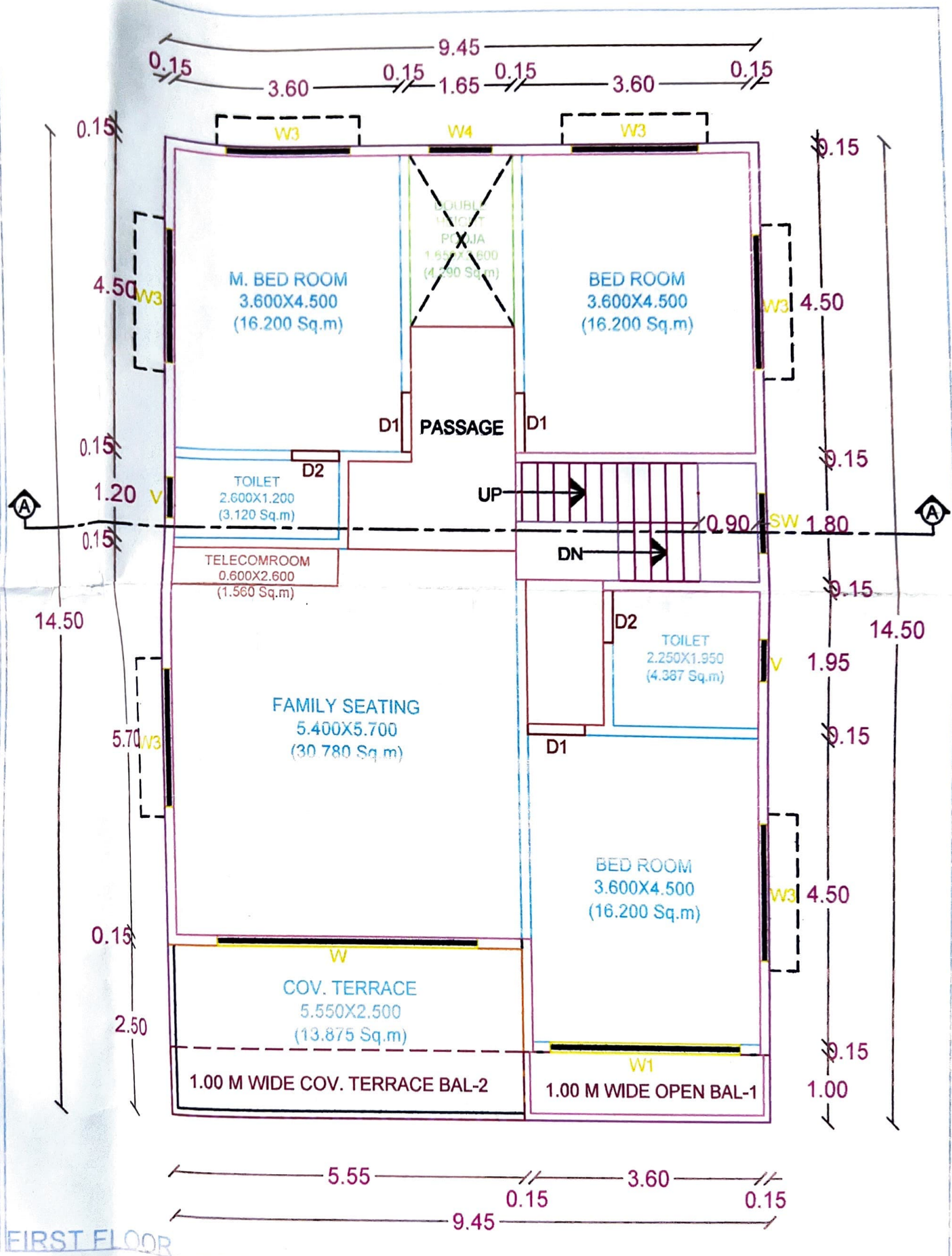




WALVE BUILDING

GROUND FLOOR PLAN
(Scale:- 1:100)





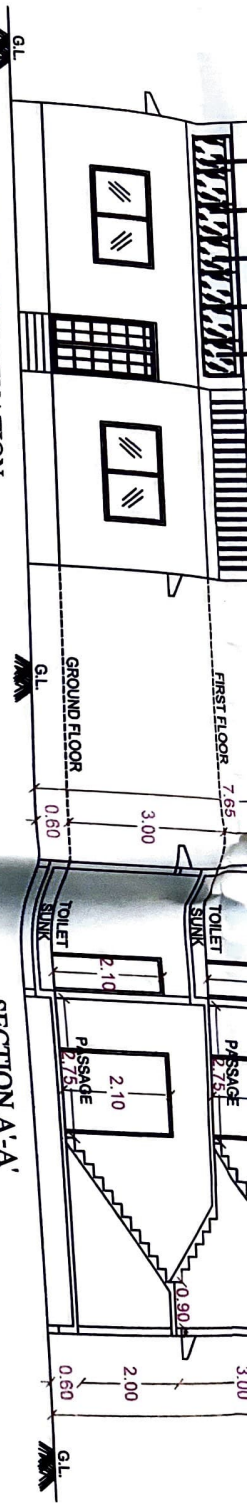
FIRST FLOOR

FIRST FLOOR PLAN

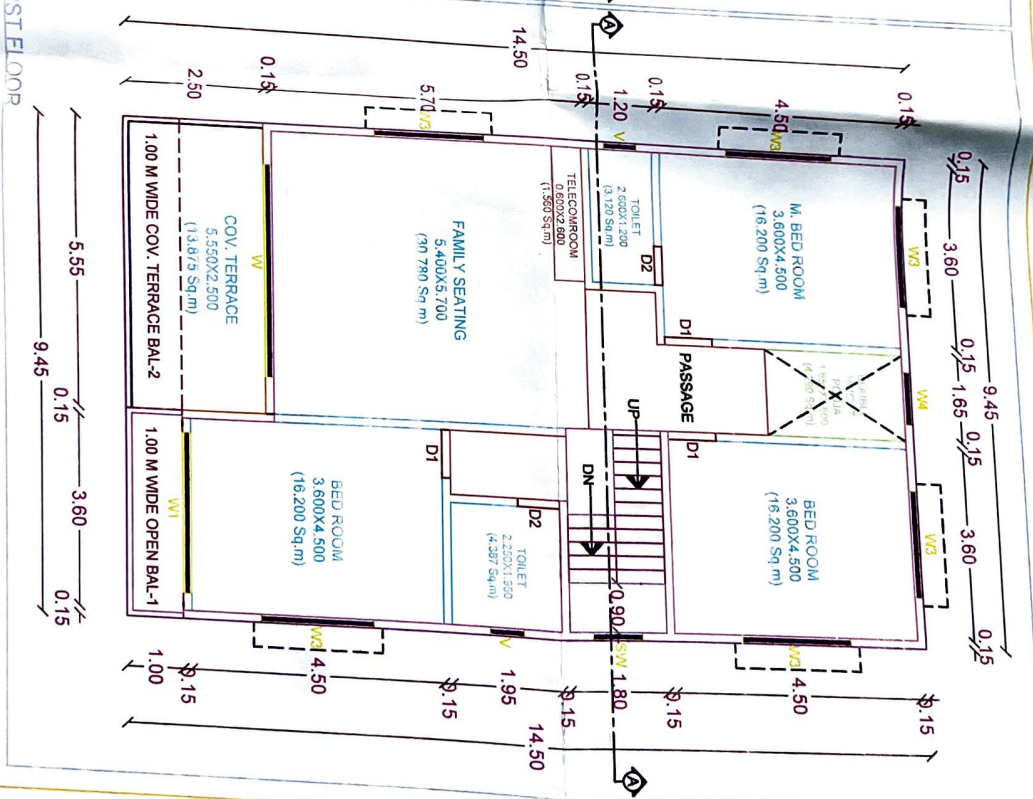
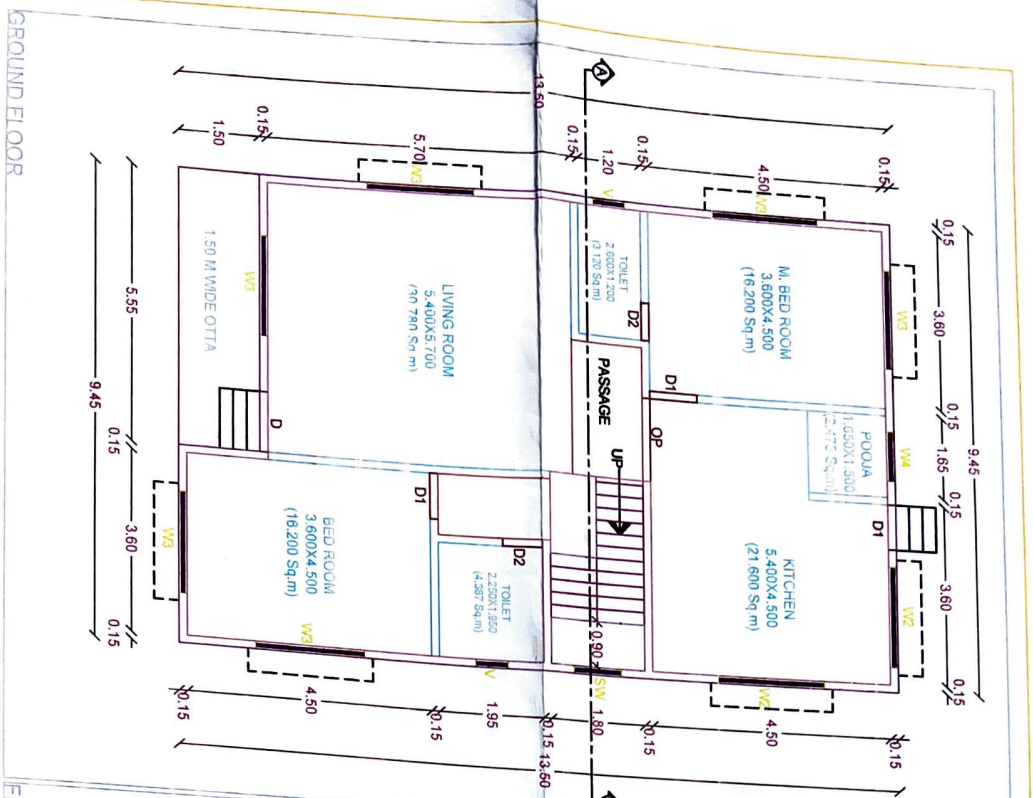
(Scale:- 1:100)



WEST SIDE ELEVATION
(Scale:- 1:100)



SECTION A'-A'
(Scale:- 1:100)



WALVE BUILDING

GROUND FLOOR PLAN
(Scale:- 1:100)

FIRST FLOOR PLAN
(Scale:- 1:100)

