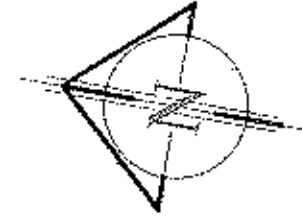
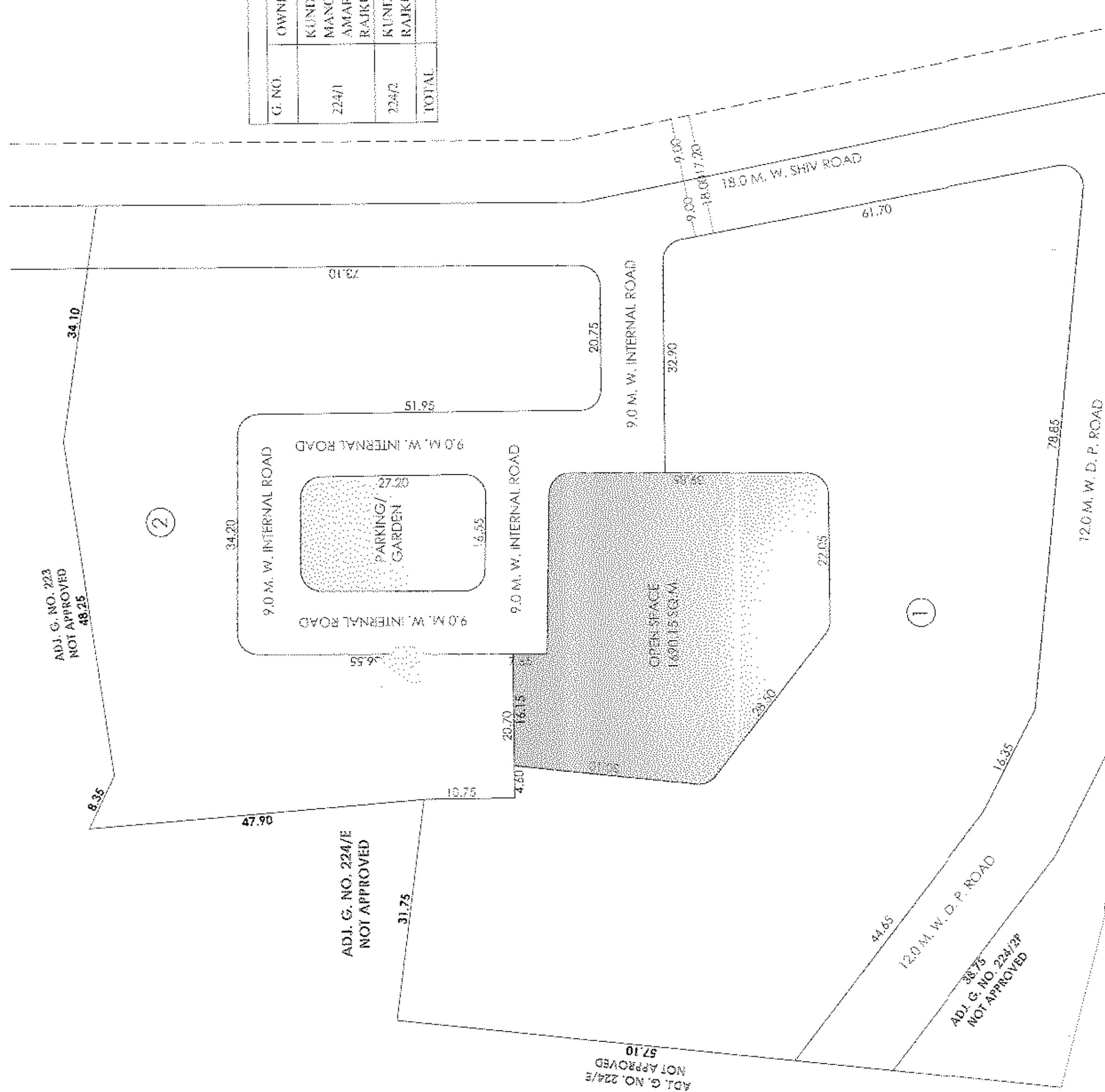
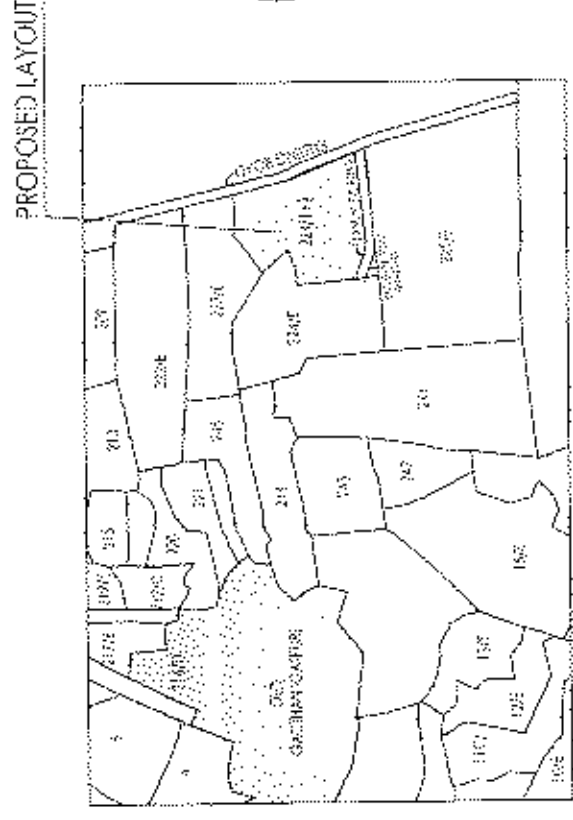


PLOT AREA STATEMENT								
PLOT NO. A	PLOT AREA B	CURVE AREA C	REMAINING PLOT AREA D (B-C)	BUILT UP AREA ON PRO RATA BASIS i.e. (D X FACTOR OF FSI) i.e. D X 1.4809	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA ON NORMAL FSI (E X G) (SQ.M.)	TYPES OF PLOT E
A	B	C	D	E	F	G	H	I
1	6571.00	21.00	6550.00	9699.89	18.00	1.10	10669.87	DETACHED
2	3600.00	13.00	3587.00	5312.11	18.00	1.10	5843.17	DETACHED
TOTAL	10171.00	34.00	10137.00	15012.00			16513.04	



LAYOUT PLAN

SCALE - 1 : 500

ADJ. G. NO. 225
NOT APPROVED

ADJ. G. NO. 224/E
NOT APPROVED

CERTIFICATE OF ROAD
CERTIFIED THAT THE G. NO. 224/1+2 AT MOUJE IGATPURI,
TAL. - IGATPURI, DIST. - NASHIK FRONTING ROAD IS 12.0 M. WIDE
D.P. ROAD AT SOUTH SIDE & 12.0 M. WIDE SHIV ROAD AT EAST SIDE

EXISTING ROAD WIDTH ON G. NO. 224/1+2 FRONTING
AS MEASURED ON SITE IS 12.0 M. WIDE EXISTING D.P. ROAD
AT WEST SOUTH SIDE & 18.0 M. WIDE SHIV ROAD AT EAST SIDE.

REGISTERED TOWN PLANNER

I, (REGAL TOWN PLANNERS PVT. LTD.) HAVE BEEN EMPLOYED BY THE
APPLICANT AS HIS ARCHITECT/LICENCED ENGINEER/STRUCTURAL
ENGINEER/SUPERVISOR. I HAVE EXAMINED THE BOUNDRIES 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 IS THE OWNER/LESSEE IN POSSESSION OF THE
PLOT AS IN THE ABOVE FROM AND FOUND THEM TO
BE CORRECT
DATE 12.02.2016

REGISTERED TOWN PLANNER

CERTIFICATE OF AREA
CERTIFIED THAT PLOT DIMENSIONS WAS SURVEYED BY ME ON
12.02.2016 & THE DIMENSIONS OF ALL SIDES ETC OF PLOT STATED ON
PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT
TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/I.P. ACT
SCHEME
RECORDS/LAND RECORD DOCUMENT/CITY SURVEY RECORD

REGISTERED TOWN PLANNER

OFFICE OF THE ASSISTANT DIRECTOR OF
TOWN PLANNING
NASHIK
DEMARKATED LAYOUT
RECOMMENDED FOR SANCTION
Letter No. 2313 Date: 28.10.16
Purpose: Residential



ASSISTANT DIRECTOR OF TOWN PLANNING,
NASHIK

NOTES -

- 1) ALL DIMENSIONS ARE IN METERS
- 2) OPEN SPACE SHOWN IN GREEN
- 3) BOUNDARY OF LAND SHOWN IN THICK BLACK
- 4) RESERVATION SHOWN IN RED
- 5) FUTURE STREET SHOWN IN GREEN DOTTED
- 6) TENTATIVE APPROVED BY ADTP NASHIK VIDEL NO. 441 DATE 28.02.2016

AREA STATEMENT

1) AREA OF LAND	SQ. M.
1) DEDUCTION FOR	17250.00
2) ROAD ACQUISITION AREA	NIL
3) PROPOSED ROAD	570.00
4) ANY RESERVATION	570.00
5) GROSS AREA OF PLOT (1+2+3+4)	16680.00
6) DEDUCTION FOR	1690.15
7) RECREATIONAL OPEN SPACE AS PER REGULATION NO. 13.3 10%	1690.15
8) AREA UNDER INTERNAL ROADS	1320.00
9) AREA UNDER 9.0 M. W. SHIV ROAD	1910.00
10) AREA UNDER 12.0 M. W. D.P. ROAD	1622.85
11) AREA UNDER INTERNAL ROAD	4852.85
TOTAL (1+2+3+4+5+6+7+8+9+10+11)	6543.00
12) NET AREA OF PLOTS (3+4)	10137.00
13) NET AREA FOR F.S.I. CALCULATION (10+11+12)	19012.00
14) PERMISSIBLE F.S.I. FACTOR FOR LAYOUT PLOTS (6/5)	1.4809

FINAL DEMARKATED RESIDENTIAL LAYOUT
PLAN IN G. NO. 224/1&224/2 AT IGATPURI,
TAL. - IGATPURI, DIST. - NASHIK
FOR
SHRI KUNDAN DAKHANMAL NANKANI &
OTHERS 3

OWNERS SINGH
KUNDAN D. NANKANI
MANOJ K. NANKANI
AMAR R. VALECHA
RAJKUMAR M. VALECHA

REGAL TOWN PLANNERS
PVT.LTD.

ENGINEERS AND VALUERS
P. NO. 87 LAWATE NAGAR, LANE NO. SHOP NO. 1+2, CHINTAMANI PARK
NEAR CITY CENTER MALL,
UNTAWADI NASHIK-422009
TAL. - SHAHAPUR, DIST. - THANE
421601

chmncr@yahoo.co.in
www.townplannersindia.com

SCALE AS SHOWN
DATE: 27.03.14
DRA. BY: G. ARSHA