

Recommended For Approval For...
 Purpose Only, As Amended in
 Subject To the Conditions Mentioned in this Office
 Letter No 245, Dated 24/03/2018

Asstt. Director of
 Town Planning
 NASHIK

NOTE:-

ALL DIMENSION ARE IN METER
 PLOT BOUNDARY SHOWN IN THICK BLACK
 PROPOSED WORK SHOWN IN RED
 DRAIN LINE SHOWN IN DOTTED RED
 EXTERNAL WALL 0.15 MT. THICK
 INTERNAL WALL 0.10 MT. THICK

REFERENCES:-

- 1) TENTATIVE LAYOUT RECOMMENDED FOR APPROVAL VIDE ASSISTANT DIRECTOR OF TOWN PLANNING NASHIK FOR NASHIK VIDE BSP/ABINYS/MAUJE PIMPRI SADRRODDIN TALIGATPURI G.NO.553/554/SASANNA/873. DATED:- 06-04-2017
- 2) N. A. ORDER ISSUED BY IGATPURI TRIMBAK S.D.O. NO. -NASR/54/2016 .DATED:- 11-5-2017
- 3) FINAL DEMARCATED LAYOUT RECOMMENDED FOR APPROVAL VIDE ASSISTANT DIRECTOR OF TOWN PLANNING NASHIK VIDE LETTER NO.2210. DATED-01-08-2017
- 4) TALUKA LAND RECORD OFFICE IGATPURI DEMARCATED FINAL LAYOUT VIDE LETTER NO. AATI TATADI/BINSHETI/M.R.NO.240/2017
- 5) PLOT AMALGAMATION RECOMMENDED FOR APPROVAL VIDE ASSISTANT DIRECTOR OF TOWN PLANNING NASHIK LETTER NO.2972.DATED:- 17-10-2017
- 6) PLOT AMALGAMATION SACTION BY S.D.O. IGATPURI TRIMBAKSHAWAR LETTER NO. JAMABANDI NASR/54/2016/824 NASHIK . DATED:-9/10-11-2017
- 7) PLOT AMALGAMATION MAP APPROVAL BY TALUKA LAND RECORD OFFICE IGATPURI VIDE LETTER NO. AATI TATADI/BINSHETI/M.R.NO.250/2017
- 8) THE BASIC INFRASTRUCTURE INCLUDING ROADS,STORM WATER DRAINS,SEWER LINES,WATER SUPPLY LINES,DEVELOPMENT OF OPEN SPACES ETC. ARE COMPLETED ON SITE AS MENTIONED IN RULE NO. 6.8 OF D.C.P.R

PLOT NO.	P. NO.
1+2+3	1+2+3
AREA STATEMENT	SQ.M.
1. AREA OF PLOT	756.64
2. DEDUCTION FOR	
a) ROAD ACQUISITION AREA	
b) PROPOSED ROAD	
c) ANY RESERVATION	
TOTAL (a+b+c)	
3. NET GROSS AREA OF THE PLOT	756.64
4. DEDUCTION FOR	
a) RECREATIONAL GROUND[RULE 11(3)/1]	
b) INTERNAL ROAD TOTAL (a+b)	
5. NET AREA OF THE PLOT	756.64
6. ADDITIONS FOR F.S.I. FOR T.D.R	
(TOTAL BUILT UP AREA)	
a) PROPOSED 100% SET BACK AREA	756.64
7. TOTAL AREA (5+6)	1513.28
8. TOTAL F.S.I. PERMISSIBLE ON FACTOR OF PRO-DATA BASES	1347
9. PERMISSIBLE TOTAL FL. AREA(7X8)	1170.52
10. EXISTING FLOOR AREA	
11. PROPOSED AREA	563.77
12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B(C) BELOW	273.46
13. TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	837.23
14. TOTAL BUILTUP AREA CONSUMED 13/9	0.71 %
BALCONY AREA STATEMENT	
a) PERMISSIBLE BALCONY AREA/FLOOR	AS
b) PROPOSED BAL. AREA PER FLOOR	SHOWN
c) EXCESS BALCONY AREA TOTAL	
TENAMENT STATEMENT	
a) NET AREA OF THE PLOT	756.64
b) LESS DEDUCTION FOR NON RES. AREA SHOP ETC.	
c) AREA OF TENAMENT (a-b)	19.00
d) PERMI. TENAMENT (250/HECTOR)	5.00
e) TENAMENTS PROPOSED	
PARKING STATEMENT	
a) PARKING REQUIRED BY RULE	AS
b) GARAGES PERMISSIBLE	SHOWN
c) GARAGES PROVIDED	
d) TOTAL PARKING PROVIDED	
LOADING/UNLOADING	
a) LOADING/UNLOADING REQUIRED	
b) LOADING/UNLOADING PROVIDED	

EXISTING ROAD WIDTH CERTIFICATE

THIS IS TO CERTIFY THAT THE FRONTING ROAD WIDTH OF THE P.NO.1+2+3 OF G.NO.553/A/554/A IS 9.00 METER ON WEST & SOUTH SIDE

(Dhiraj i. Walunj)
 B. ARCH - CA / 2005 / 36699

Authorized Signatory
 SIGNATURE OF ARCHITECT

OWNER/DATE

OWNER'S DECLARATION

I HEREBY DECLARE THAT THE INFORMATION GIVEN IN THIS DWG. IS TRUE, KNOWN TO ME AND GIVEN BY ME/US, AND ALL THE PAPERS GIVEN FOR THE SUBMISSION IS PROVIDED BY ME/US ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY LEGAL OR TECHNICAL ACTION

K.B.ROHAMARE HOUSING PVT.LTD.

(Dhiraj i. Walunj)
 B. ARCH - CA / 2005 / 36699

Authorized Signatory
 SIGNATURE OF OWNER

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 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.

(Dhiraj i. Walunj)
 B. ARCH - CA / 2005 / 36699

Authorized Signatory
 SIGNATURE OF ARCHITECT

CERTIFICATE OF APPOINTMENT

I (AR.DHIRAJ WALUNJ) FOR VASTUMITRAS ARCHITECTS HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARIES 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.

(Dhiraj i. Walunj)
 B. ARCH - CA / 2006 / 36699

Authorized Signatory
 SIGNATURE OF ARCHITECT

K.B.ROHAMARE HOUSING PVT.LTD.

(Dhiraj i. Walunj)
 B. ARCH - CA / 2005 / 36699

Authorized Signatory
 SIGNATURE OF ARCHITECT

Er. Genesh B. Kawale
 Structural Engineer
 SPAN DESIGNERS ASSOCIATES

OWNER SIGN.

MUNICIPAL DRAWING

PROPOSED FINAL AMALGAMATION AND

RESIDENTIAL BUILDING, ON P.NO.1+2+3,

G.NO.553/A/554/A PART, HISSA NO. 3, 4, 5,

ON VILLAGE PIMPRI SADRRODDIN,

TALIGATPURI DIST. NASHIK

OWNER R.B. KHATALE AND 5 OTHERS

THROUGH DEVELOPER AND G.P.A. HOLDER

K.B. ROHAMARE HOUSING PVT.LTD.

THROUGH DIRECTOR MR. AMIT ROHAMARE

NOTE:-

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN METERS

WRITTEN DIMENSIONS TO BE FOLLOWED RATHER THAN SCALE

DRAWN BY: CHIRAJ BAGUL

JOB NO. 136

CHKD. BY: AR. DHIRAJ WALUNJ

SHT. NO. 01

DATE 04-01-18

SCALE 1:100

FILE PATH: C:\Users\ADMINISTRATOR\Desktop\New folder\Map 00 14.02.2018 Drafting with raster map for plot no 136.dwg

vastumitras ARCHITECTS

AR.DHIRAJ WALUNJ

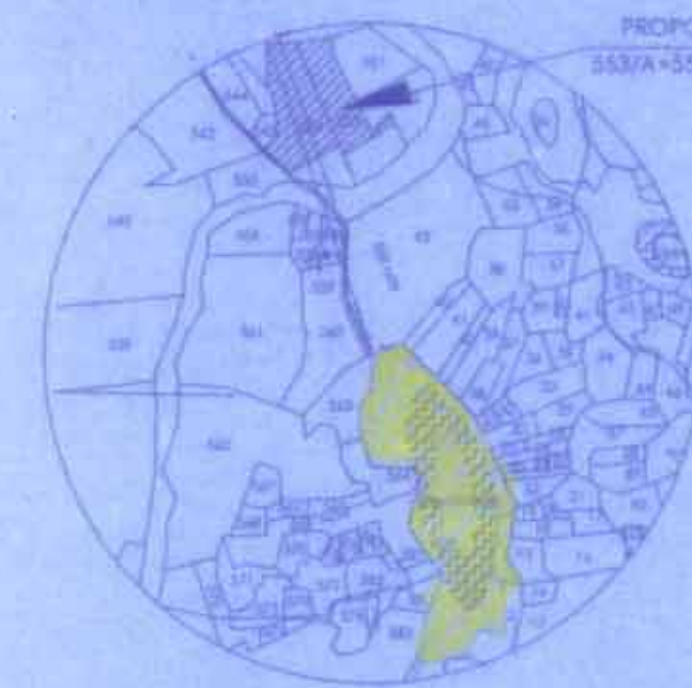
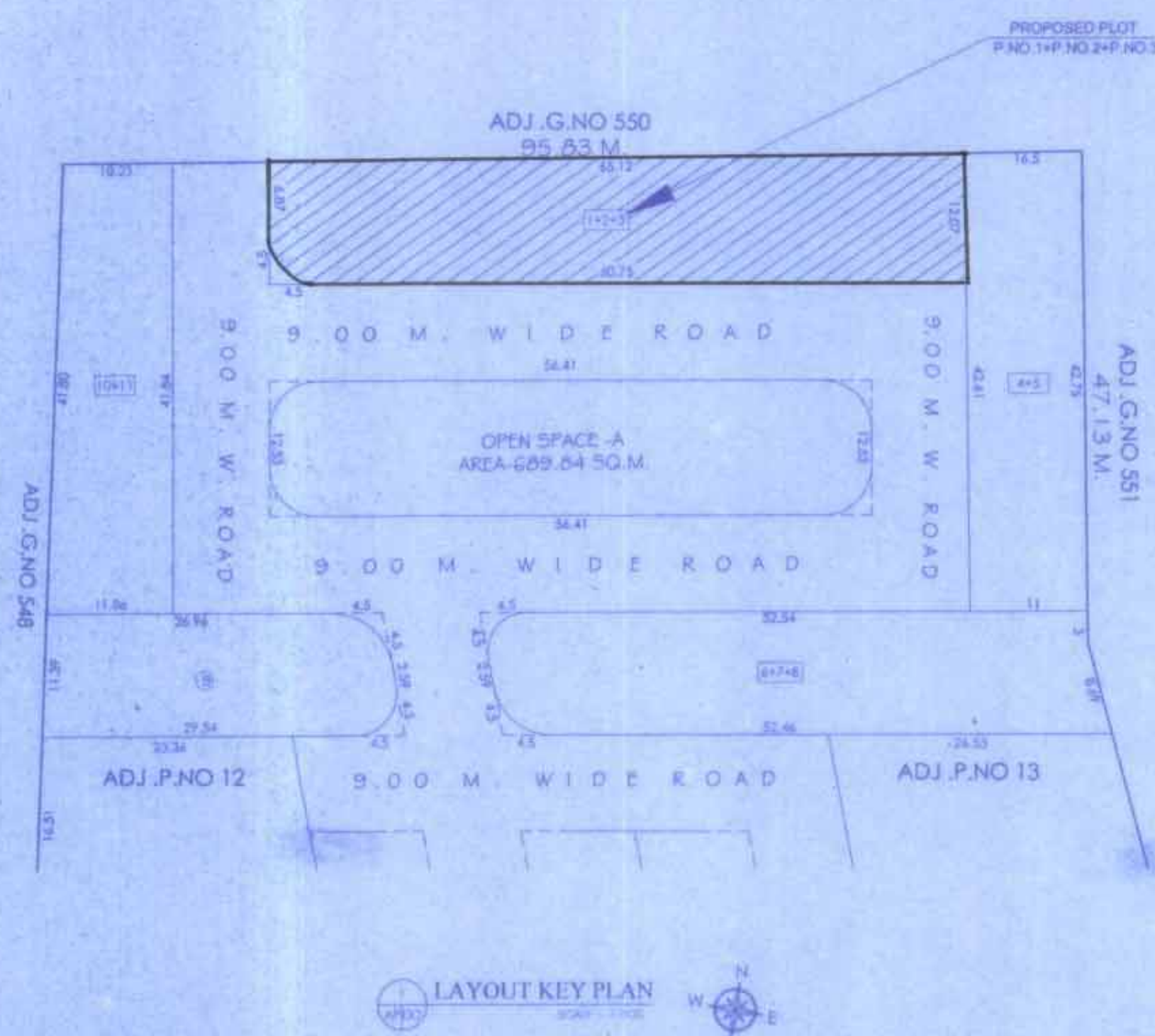
ARSHITAL WALUNJ

OFFICE NO.308,BUSINESS COURT

GOVIND NAGAR NASHIK-422001.

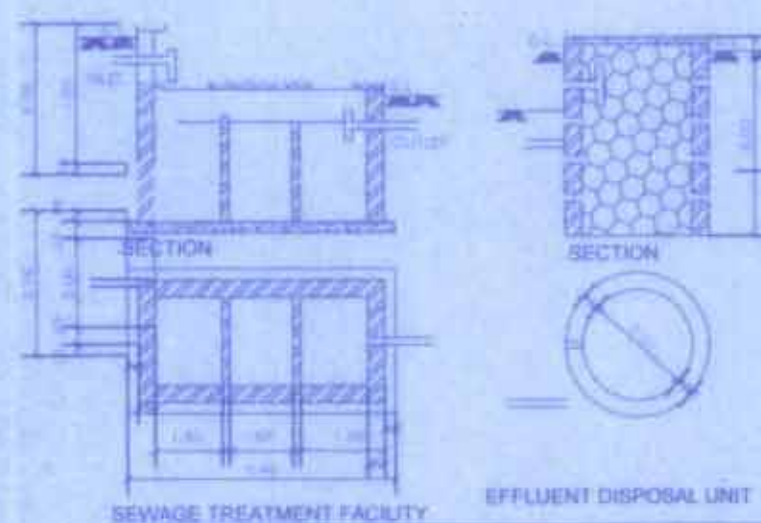
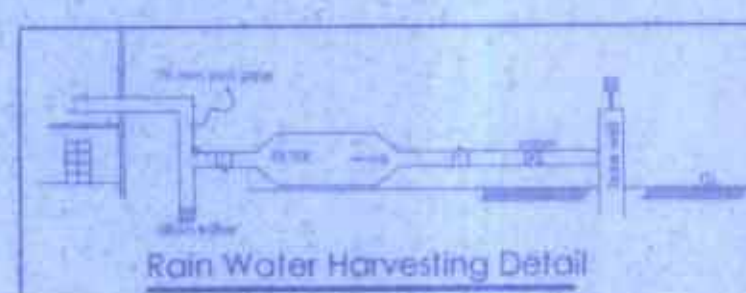
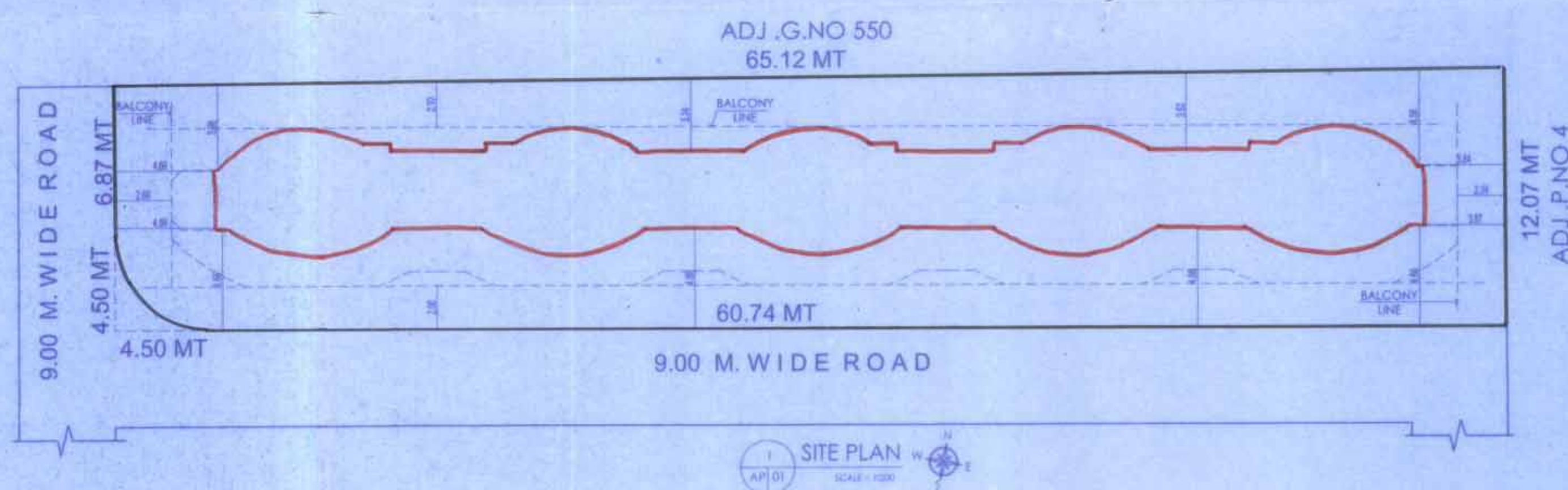
0253 3259266, 9011436516

email:-vastumitras@gmail.com



LOCATION PLAN

PLOT NO.	PLOT AREA IN SQ.M.	OWNER NAMES	TYPE OF PLOT	SIGN
1+2+3	756.64	R.B. KHATALE, S.B. KHATALE, M.C. KHATALE, B.P. KHATALE, B.P. KHATALE, G.P. KHATALE	DETACHED	DEVELOPER AND G.P.A. HOLDER K.B. ROHAMARE HOUSING PVT. LTD. THROUGH K.B. ROHAMARE HOUSING PVT. LTD. A.J. Dhanu DIRECTOR



SCHEDULE OF OPENINGS

TYPE	SIZE	SPECIFICATION
D	1.00X 2.40	T. W. PANELLED DOOR
D1	0.90 X 2.40	T. W. PANELLED DOOR
D2	0.75 X 2.40	T. W. PANELLED DOOR
W	8.28 X 2.40	GLASS WINDOW
W1	4.09 X 2.40	GLASS WINDOW
W2	4.07 X 2.40	GLASS WINDOW
V	0.60 X 0.60	M. S. GLAZED LOVERED