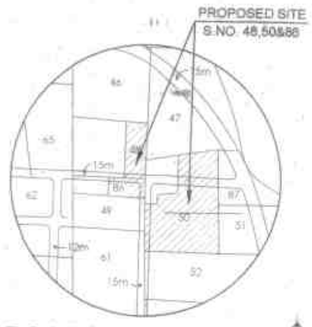
DISTRIBUTION OF F.S.I. ON EACH PLOT (PLOT AREA STATEMENT)

PLOT NO.	AREA IN SQM.	ROUNDING AREA (IF ANY) (SQ.M.)	REMAINING PLOT AREA (B - C) (SQ.M.)	BUILT AREA ON PRO-RATA BASIS i.e. (D X Final No of F.S.I.) (SQ.M.)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUILT UP AREA ON NORMAL F.S.I. (E X G) (SQ.M.)	TYPE OF PLOT
A	B	C	D	E	F	G	H	I
1	348.27	10.00	358.27	479.40	15.00	1.30	627.34	DETACHED
2	312.05	-	312.05	417.55	12.00	1.00	417.55	DETACHED
3	308.80	-	308.80	413.20	12.00	1.00	413.20	DETACHED
4	349.34	-	349.34	454.48	18.00	1.10	549.93	DETACHED
5	370.81	7.00	363.81	484.80	18.00	1.10	726.49	DETACHED
6	279.00	-	279.00	505.30	9.00	1.00	505.30	DETACHED
7	266.95	-	266.95	354.53	9.00	1.00	354.53	DETACHED
8	453.00	7.00	446.00	596.79	18.00	1.10	656.47	DETACHED
9	243.00	-	243.00	325.16	9.00	1.00	325.16	SEMI-DETACHED
10	207.00	-	207.00	276.98	9.00	1.00	276.98	SEMI-DETACHED
11	574.55	-	574.55	768.73	18.00	1.10	845.61	DETACHED
12	586.93	15.00	571.93	764.69	15.00	1.10	840.94	DETACHED
13	709.66	-	709.66	949.59	15.00	1.20	1139.55	DETACHED
14	951.51	-	951.51	1273.21	18.00	1.10	1400.53	DETACHED
15	302.42	-	302.42	404.67	15.00	1.10	445.13	DETACHED
16	302.86	10.00	292.86	391.87	18.00	1.10	431.06	DETACHED
17	348.72	-	348.72	466.65	18.00	1.10	513.31	DETACHED
18	319.24	-	319.24	427.17	9.00	1.00	427.17	DETACHED
19	318.50	-	318.50	426.18	9.00	1.00	426.18	DETACHED
20	318.50	-	318.50	426.18	9.00	1.00	426.18	DETACHED
21	452.28	6.00	446.28	597.16	12.00	1.00	597.16	DETACHED
22	302.70	4.00	298.70	399.69	9.00	1.00	399.69	DETACHED
23	284.00	-	284.00	382.69	9.00	1.00	382.69	DETACHED
24	284.00	-	284.00	382.69	9.00	1.00	382.69	DETACHED
25	390.18	6.00	384.18	514.07	12.00	1.00	514.07	DETACHED
26	488.05	4.00	484.05	647.70	9.00	1.00	647.70	DETACHED
27	429.91	-	429.91	575.26	9.00	1.00	575.26	DETACHED
28	347.72	6.00	341.72	457.25	12.00	1.00	457.25	DETACHED
29	219.22	-	219.22	293.34	9.00	1.00	293.34	SEMI-DETACHED
30	222.00	-	222.00	297.06	9.00	1.00	297.06	SEMI-DETACHED
31	222.00	-	222.00	297.06	9.00	1.00	297.06	SEMI-DETACHED
32	222.00	-	222.00	297.06	9.00	1.00	297.06	SEMI-DETACHED
33	345.45	6.00	339.45	454.22	12.00	1.00	454.22	DETACHED
34	961.89	10.00	951.89	1273.72	18.00	1.10	1401.09	DETACHED
35	497.25	-	497.25	665.37	12.00	1.00	665.37	DETACHED
36	497.25	-	497.25	665.37	12.00	1.00	665.37	DETACHED
37	409.50	-	409.50	547.95	15.00	1.00	547.95	DETACHED
38	468.00	-	468.00	626.23	12.00	1.00	626.23	DETACHED
39	467.10	8.00	459.10	614.02	12.00	1.00	614.02	DETACHED
40	650.75	10.00	640.75	857.38	15.00	1.10	943.12	DETACHED
41	262.5	-	262.50	351.25	12.00	1.00	351.25	DETACHED
42	740.75	-	740.75	991.19	18.00	1.10	1090.31	DETACHED
43	626.93	-	626.93	838.89	15.00	1.10	922.78	DETACHED
44	601.69	-	601.69	805.12	15.00	1.10	885.63	DETACHED
45	570.95	-	570.95	763.93	15.00	1.10	840.31	DETACHED
46	615.66	6.00	609.66	815.56	12.00	1.00	815.56	DETACHED
47	255.95	-	255.95	342.46	9.00	1.00	342.46	DETACHED
48	255.95	-	255.95	342.46	9.00	1.00	342.46	DETACHED
49	283.23	-	283.23	378.99	9.00	1.00	378.99	DETACHED
50	283.23	-	283.23	378.99	9.00	1.00	378.99	DETACHED
51	283.23	-	283.23	378.99	9.00	1.00	378.99	DETACHED
52	283.23	-	283.23	378.99	9.00	1.00	378.99	DETACHED
53	301.34	6.00	295.34	395.19	12.00	1.00	395.19	DETACHED
54	277.45	-	277.45	371.25	12.00	1.00	371.25	DETACHED
55	309.37	-	309.37	413.87	9.00	1.00	413.87	DETACHED
56	309.37	-	309.37	413.87	9.00	1.00	413.87	DETACHED
57	309.37	-	309.37	413.87	9.00	1.00	413.87	DETACHED
58	309.37	-	309.37	413.87	9.00	1.00	413.87	DETACHED
59	397.52	4.00	393.52	526.57	9.00	1.00	526.57	DETACHED
60	293.20	6.00	287.20	384.30	12.00	1.00	384.30	DETACHED
61	311.75	-	311.75	417.15	9.00	1.00	417.15	DETACHED
62	322.50	-	322.50	431.55	9.00	1.00	431.55	DETACHED
63	548.25	-	548.25	733.61	9.00	1.00	733.61	DETACHED
64	398.25	6.00	381.25	510.12	9.00	1.00	510.12	DETACHED
65	291.60	-	291.60	390.28	9.00	1.00	390.28	DETACHED
66	291.60	-	291.60	390.28	9.00	1.00	390.28	DETACHED
67	291.60	-	291.60	390.28	9.00	1.00	390.28	DETACHED
68	291.60	-	291.60	390.28	9.00	1.00	390.28	DETACHED
69	283.80	6.00	277.80	371.82	12.00	1.00	371.82	DETACHED
70	280.00	-	280.00	374.67	9.00	1.00	374.67	DETACHED
71	280.00	-	280.00	374.67	9.00	1.00	374.67	DETACHED
72	280.00	-	280.00	374.67	9.00	1.00	374.67	DETACHED
73	280.00	-	280.00	374.67	9.00	1.00	374.67	DETACHED
74	230.00	-	230.00	307.74	9.00	1.00	307.74	SEMI-DETACHED
75	230.00	-	230.00	307.74	9.00	1.00	307.74	SEMI-DETACHED
76	756.65	8.00	748.65	1001.74	12.00	1.00	1001.74	DETACHED
77	728.43	-	728.43	974.71	12.00	1.00	974.71	DETACHED
78	485.42	-	485.42	649.80	12.00	1.00	649.80	DETACHED
79	485.42	-	485.42	649.80	12.00	1.00	649.80	DETACHED
80	485.42	-	485.42	649.80	12.00	1.00	649.80	DETACHED
81	485.42	-	485.42	649.80	12.00	1.00	649.80	DETACHED
82	295.28	-	295.28	395.11	12.00	1.00	395.11	DETACHED
83	284.22	-	284.22	380.31	12.00	1.00	380.31	DETACHED
84	284.22	-	284.22	380.31	12.00	1.00	380.31	DETACHED
85	284.22	-	284.22	380.31	12.00	1.00	380.31	DETACHED
86	549.22	10.00	539.22	740.26	15.00	1.10	814.28	DETACHED
87	801.10	10.00	791.10	1058.34	15.00	1.10	1164.42	DETACHED
88	801.10	-	801.10	1071.94	15.00	1.10	1179.14	DETACHED
89	1003.86	10.00	1013.86	1356.42	15.00	1.30	1492.29	DETACHED
90	1018.76	-	1018.76	1363.19	15.00	1.10	1499.51	DETACHED
91	1211.20	-	1211.20	1620.86	12.00	1.00	1620.86	DETACHED
92	1146.20	-	1146.20	1539.72	12.00	1.00	1539.72	DETACHED
93	1146.20	-	1146.20	1539.72	12.00	1.00	1539.72	DETACHED
94	1276.45	-	1276.45	1708.01	12.00	1.00	1708.01	DETACHED
95	1277.58	-	1277.58	1709.53	12.00	1.00	1709.53	DETACHED
96	1213.65	-	1213.65	1623.97	12.00	1.00	1623.97	DETACHED
97	1213.65	-	1213.65	1623.97	12.00	1.00	1623.97	DETACHED
98	1213.65	-	1213.65	1623.97	12.00	1.00	1623.97	DETACHED
99	1213.53	-	1213.53	1623.81	12.00	1.00	1623.81	DETACHED
TOTAL	47718.45	179.00	47549.45	63625.50				



LOCATION PLAN
(SCALE 1:10,000)

S.NO / GAT NO.	AREA AS PER 7/12 EXTRACT	AREA UNDER LAYOUT IN SQM	NAME OF OWNER	U.P.A. HOLDER
48/3	3000.00	3000.00	SHRI. JYOTI KRISHNAPRASAD PODDAR	SHRI MANOJ JAYKUMAR TIBREWALA
48/4	3000.00	3000.00	SHRI MANOJ JAYKUMAR TIBREWALA & OTHERS	SHRI MANOJ JAYKUMAR TIBREWALA
50/1+3/3	14000.00	14000.00	1) SHRI MANOJ JAYKUMAR TIBREWALA & OTHERS 2 2) SHRI KISHORILCHANDRA LALITPRASHAD PODDAR + 2	1) SHRI MANOJ JAYKUMAR TIBREWALA 2) SHRI KISHORILCHANDRA LALITPRASHAD PODDAR + 2
50/1+3/4	12000.00	12000.00	SHRI UMA & NIVRUTTI MANDLIK & OTHERS 2	SHRI MANOJ JAYKUMAR TIBREWALA
50/2	13400.00	13400.00	1) SHRI BHRAT TRUSTI MANDLIK 2) SHRI RUGVRAJ SHANKARLAL MANCHAND & OTHERS 1	SHRI MANOJ JAYKUMAR TIBREWALA
50/4	13000.00	13000.00	SHRI SURESH NIVRUTTI MANDLIK & OTHERS 1	SHRI MANOJ JAYKUMAR TIBREWALA
50/5	11400.00	11400.00	1) SHRI BHAGIRATH NIVRUTTI MANDLIK & OTHERS - 2 2) SAU. JAYSHREE AJIT MANDLIK	1) SHRI MANOJ JAYKUMAR TIBREWALA 2) SAU. JAYSHREE AJIT MANDLIK
86/1	4900.00	4900.00	SHRI VISHNUPRASAD L. PODDAR & OTHERS 2	SHRI MANOJ JAYKUMAR TIBREWALA
TOTAL	74400.00	74400.00		

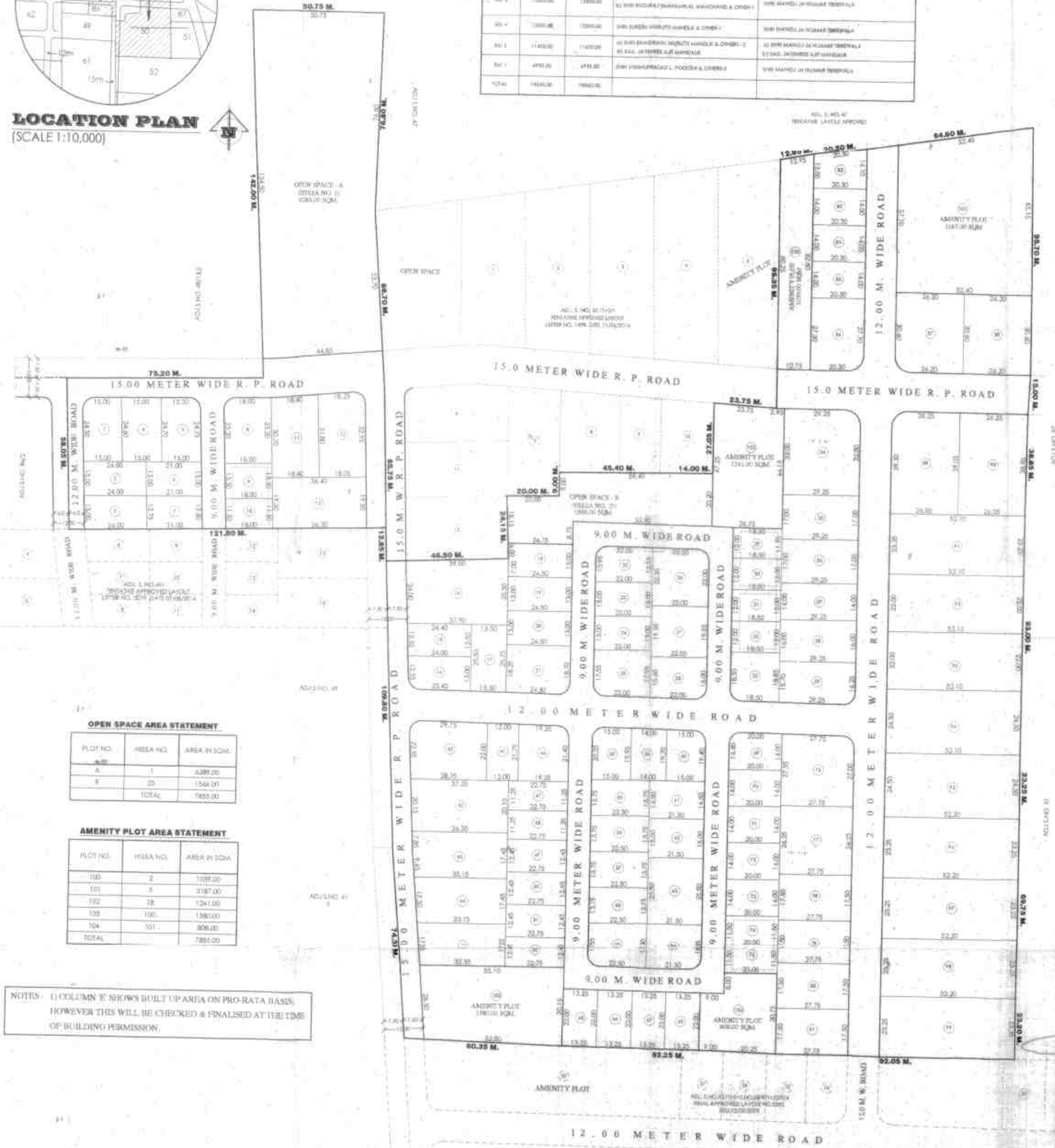
OPEN SPACE AREA STATEMENT

PLOT NO.	HISSA NO.	AREA IN SQM.
A	1	6389.00
B	25	1566.00
	TOTAL	7955.00

AMENITY PLOT AREA STATEMENT

PLOT NO.	HISSA NO.	AREA IN SQM.
100	2	1099.00
101	3	3187.00
102	28	1241.00
103	100	1385.00
104	101	808.00
TOTAL		7855.00

NOTES - 1) COLUMN 'E' SHOWS BUILT UP AREA ON PRO-RATA BASIS. HOWEVER THIS WILL BE CHECKED & FINALISED AT THE TIME OF BUILDING PERMISSION.



LAYOUT PLAN
(SCALE 1:1000)

APPROVAL

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN PLANNING
NASHIK BRANCH, NASHIK
DEMARCATED LAYOUT
RECOMMENDED FOR SANCTION
subject to conditions mentioned in the
Letter No. 819 Date 23/04/2015
For Residential Purpose

SD/ XXX
ASSISTANT DIRECTOR OF TOWN PLANNING,
NASHIK

TRUE COPY

KATALE G. V.
ARCHITECT

NOTES

- ALL DIMENSIONS ARE IN METER
- LAND BOUNDARY SHOWN IN BLACK
- OPEN SPACE SHOWN IN GREEN
- AMENITY PLOT SHOWN IN PINK
- THIS LAYOUT IS REVISED TENTATIVELY APPROVED BY A.D.T.P.,NASHIK VIDE LETTER NO.644, DTD. 31/03/2015
- N.A. PERMISSION GIVEN BY S.D.O. NASHIK VIDE LETTER NO.NASR/171/2011,DTD. 25/07/2014
- THIS LAYOUT IS DEMARCATED BY T.I.L.R., NASHIK VIDE M.R.NO.1336/2014, DTD. 16/12/2014

AREA STATEMENT — AREA IN SQ.M.

1) AREA OF THE LAND	78550.00
2) DEDUCTIONS FOR	
a) ROAD ACQUISATION AREA	
b) PROPOSED ROADS (R. P. ROAD)	
c) ANY RESERVATION	
TOTAL (a+b+c)	
3) NET GROSS AREA OF THE LAND	78550.00
4) DEDUCTIONS FOR	
a) RECREATIONAL OPEN SPACE AS PER REGULATION NO:13/3	7855.00
b) INTERNAL ROADS WITH FINNING	15290.55
c) AMENITY PLOT (P.NO.100 TO 104)	7855.00
TOTAL (a+b+c)	31000.55
5) NET AREA OF THE PLOT	47549.45
6) NET AREA FOR F.S.I. CALCULATION =(3-4C))	63625.50
7) PERMISSIBLE F.S.I. FACTOR FOR LAYOUT PLOTS (PRORATA BASIS FACTOR) =(63625.50/47549.45)	= 1.338

DEMARCATED RESIDENTIAL FINAL LAYOUT PLAN IN S. NO.48/3,S. NO.48/4, S.NO.50/1+3/2, S.NO.50/1+3/3,S.NO.50/2,S.NO.50/4, S.NO.50/5 & S.NO.86/1 AT-CHANDSHI, TAL. & DIST. NASHIK FOR - A) - SHRI SURESH NIVRUTTI MANDLIK & OTHERS THRO' G. P. A. H. (SELF & OTHERS)
SHRI. MANOJ J. TIBREWALA
SAU. JAYSHREE AJIT MANDLIK
B)SHRI.K.HUSHALCHANDRA L.PODDAR & OTHERS 2

SAU. JAYSHREE AJIT MANDLIK

SHRI MANOJ J. TIBREWALA
G. P. A. HOLDER FOR SELF & OTHERS

SHRI K. H. PODDAR

SHRI RAKESH K. PODDAR

SHRI KUSHAL K. PODDAR

OWNER SIGN.

DR. SHRI G. V. KATALE
ARCHITECT SIGN.

G.V. KATALE AND ASSOCIATES
CONSULTING ENGINEERS & ARCHITECTS
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