DISTRIBUTION OF FSI ON EACH PLOT. (PLOT AREA STATEMENT)

NET AREA OF PLOT = 28998.95
NET AREA FOR FSI = 39114.90
PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = 39114.90/28998.95 = 1.44929

PLOT No.	PLOT AREA (SQMT)	ROADING AREA (SQMT)	REMAINING PLOT AREA (SQMT)	BUILT UP AREA PERMISSIBLE ON PLOT AS PER DCR 2034	FRONT MARGIN (SQMT)	PERMISSIBLE SIDE MARGIN	PERMISSIBLE REAR MARGIN AS PER DCR	PERMISSIBLE BUILT UP AREA AS PER FSI (SQMT)	TYPES OF PLOT
A	B	C	D	E	F	G	H	I	
1	6966.62	1514.91	5543.60	13310.64	2443.01	1.00		10360.33	DETACHED
2	244.02	------	244.02	356.08	12	1.00		356.08	DETACHED
3	182.00	------	182.00	278.28	12	1.00		278.28	SEMI- DETACHED
4	182.00	------	182.00	278.28	12	1.00		278.28	SEMI- DETACHED
5	196.08	6.00	182.00	278.28	1584	1.00		278.28	SEMI- DETACHED
6	190.00	------	190.00	290.57	9	1.00		290.57	SEMI- DETACHED
7	196.08	4.00	194.00	291.18	9	1.00		291.18	SEMI- DETACHED
8	182.38	------	182.00	278.28	9	1.00		278.28	SEMI- DETACHED
9	201.65	------	201.65	292.28	9	1.00		292.28	SEMI- DETACHED
10	216.87	------	216.87	314.45	9	1.00		314.45	SEMI- DETACHED
11	185.54	------	185.54	239.92	9	1.00		239.92	SEMI- DETACHED
12	169.72	------	169.72	246.97	9	1.00		246.97	SEMI- DETACHED
13	211.57	4.00	207.57	300.93	9	1.00		300.93	SEMI- DETACHED
14	385.84	6.00	379.84	564.69	1089	1.00		564.69	DETACHED
15	333.05	------	333.05	482.69	9	1.00		482.69	DETACHED
16	333.05	------	333.05	482.69	9	1.00		482.69	DETACHED
17	333.05	------	333.05	482.69	9	1.00		482.69	DETACHED
18	394.21	------	394.21	362.92	9	1.00		362.92	DETACHED
19	242.93	6.00	236.93	342.58	1584	1.00		342.58	DETACHED
20	193.77	------	193.77	280.83	9	1.00		280.83	SEMI- DETACHED
21	204.19	------	204.19	295.93	9	1.00		295.93	SEMI- DETACHED
22	214.02	------	214.02	311.05	9	1.00		311.05	SEMI- DETACHED
23	225.05	------	225.05	326.16	9	1.00		326.16	SEMI- DETACHED
24	230.47	------	230.47	341.28	9	1.00		341.28	SEMI- DETACHED
25	345.90	------	345.90	358.38	9	1.00		358.38	SEMI- DETACHED
26	296.32	------	296.32	371.48	9	1.00		371.48	DETACHED
27	337.86	------	337.86	475.16	9	1.00		475.16	DETACHED
28	120.72	------	120.72	174.93	9	1.00		174.93	ROW- HOUSE
29	120.72	------	120.72	174.93	9	1.00		174.93	ROW- HOUSE
30	120.72	------	120.72	174.93	9	1.00		174.93	ROW- HOUSE
31	120.72	------	120.72	174.93	9	1.00		174.93	ROW- HOUSE
32	120.72	------	120.72	174.93	9	1.00		174.93	ROW- HOUSE
33	124.96	4.00	120.96	175.31	9	1.00		175.31	ROW- HOUSE
34	111.92	4.00	107.92	156.26	9	1.00		156.26	ROW- HOUSE

PLOT No.	PLOT AREA (SQMT)	ROADING AREA (SQMT)	REMAINING PLOT AREA (SQMT)	BUILT UP AREA PERMISSIBLE ON PLOT AS PER DCR 2034	FRONT MARGIN (SQMT)	PERMISSIBLE SIDE MARGIN	PERMISSIBLE REAR MARGIN AS PER DCR	PERMISSIBLE BUILT UP AREA AS PER FSI (SQMT)	TYPES OF PLOT
A	B	C	D	E	F	G	H	I	
35	111.92	------	111.92	162.06	9	1.00		162.06	ROW- HOUSE
36	111.92	------	111.92	162.06	9	1.00		162.06	ROW- HOUSE
37	111.92	------	111.92	162.06	9	1.00		162.06	ROW- HOUSE
38	111.92	------	111.92	162.06	9	1.00		162.06	ROW- HOUSE
39	232.91	8.00	226.91	329.86	1089	1.00		329.86	DETACHED
40	242.00	------	242.00	350.73	12	1.00		350.73	SEMI- DETACHED
41	242.00	------	242.00	350.73	12	1.00		350.73	SEMI- DETACHED
42	286.00	8.00	278.00	402.90	12	1.00		402.90	DETACHED
43	286.00	8.00	278.00	402.90	1584	1.00		402.90	DETACHED
44	242.00	------	242.00	350.73	9	1.00		350.73	SEMI- DETACHED
45	242.00	------	242.00	350.73	9	1.00		350.73	SEMI- DETACHED
46	210.00	------	210.00	304.35	9	1.00		304.35	SEMI- DETACHED
47	210.00	------	210.00	304.35	9	1.00		304.35	SEMI- DETACHED
48	280.00	8.00	274.00	397.11	1089	1.00		397.11	DETACHED
49	748.37	------	748.37	1086.06	12	1.00		1086.06	DETACHED
50	241.40	8.00	233.40	338.39	12	1.00		338.39	DETACHED
51	233.10	------	233.10	337.90	12	1.00		337.90	DETACHED
52	343.66	------	343.66	352.25	12	1.00		352.25	DETACHED
53	331.48	8.00	323.48	469.83	12	1.00		469.83	DETACHED
54	308.00	------	308.00	446.38	12	1.00		446.38	DETACHED
55	311.27	------	311.27	451.12	12	1.00		451.12	DETACHED
56	378.48	8.00	369.48	535.50	1089	1.00		535.50	DETACHED
57	309.00	------	309.00	448.38	9	1.00		448.38	DETACHED
58	408.87	------	408.87	592.87	9	1.00		592.87	DETACHED
59	2260.94	------	2260.94	3276.45	9	1.00		3276.45	DETACHED
60	491.87	------	491.87	713.09	9	1.00		713.09	DETACHED
61	439.02	8.00	433.02	627.67	1089	1.00		627.67	DETACHED
62	304.28	------	304.28	440.99	12	1.00		440.99	DETACHED
63	732.87	------	732.87	1062.33	12	1.00		1062.33	DETACHED
64	807.70	------	807.70	1882.73	12	1.00		1882.73	DETACHED
TOTAL=	27200.93	111.00	26998.95	39114.90				41879.29	DETACHED

NOTE :- COLUMN 'I' SHOWS BUILT UP AREA ON PRORATA BASIS HOWEVER THIS WILL BE CHECKED & FINALIZED AT THE TIME OF BUILDING PERMISSION.

12.00 M.W. VAHIVAT ROAD OF G.NO.28

G.NO. /AS PER 7/12	TOTAL AREA AS SQ.MT	OWNER'S NAME	AREA AS PER AREA UNDER OWNER'S IN SQ.MT.	REMAINING AREA 12.00 M.W.VAHIVAT ROAD	REMARK
28	4400.00	MR\- K.E. KOKANI AND OTHERS	4000.00	255.00	445.00

12.00 M.W. VAHIVAT ROAD
AS PER TAHSILDAR IGATPURI ORDER NO. 39/2015 DATED:- 16/09/2015

LAND AREA STATEMENT AS PER 7/12 OF G.NO.30,35(P),279/1(P)

G.NO. /AS PER 7/12	TOTAL AREA IN SQ.MT.	OWNER'S NAME	AREA AS PER OWNER'S IN SQ.MT.	AREA UNDER PERSONAL IN SQ.MT.	REMAINING AREA IN SQ. MT.	REMARK	OWNERS SIGN
30	2280.00	1) SHRI.- NITIN DAYALAL KOTHARI.	2280.00	2280.00	------	The signature of co-owner could not be obtained. Hence affidavit with respect to boundary and area of land under reference is submitted dated 30/03/2018.	As Shown in Sanad
35/C	36800.00	1) SHRI.- NITIN DAYALAL KOTHARI.	23000.00	23000.00	------		
		2) SHRI.- RAMESH TUKARAM UGALE.	2400.00	------	2400.00		Reserved Road For Demarcated Final Layout Letter no 425 Dated 19/8/2014
		3) MRS. MEENA AGRWAL & OTHE'S	11400.00	------	11400.00	If any dispute with respect to boundry or ownership arises in future it shall be our responsibility to entire the plans accordingly.	
279/1(P)	24690.00	1) SHRI.- NITIN DAYALAL KOTHARI.	24690.00	24690.00	------		
TOTAL =	63770.00		63770.00	49970.00	13800.00		

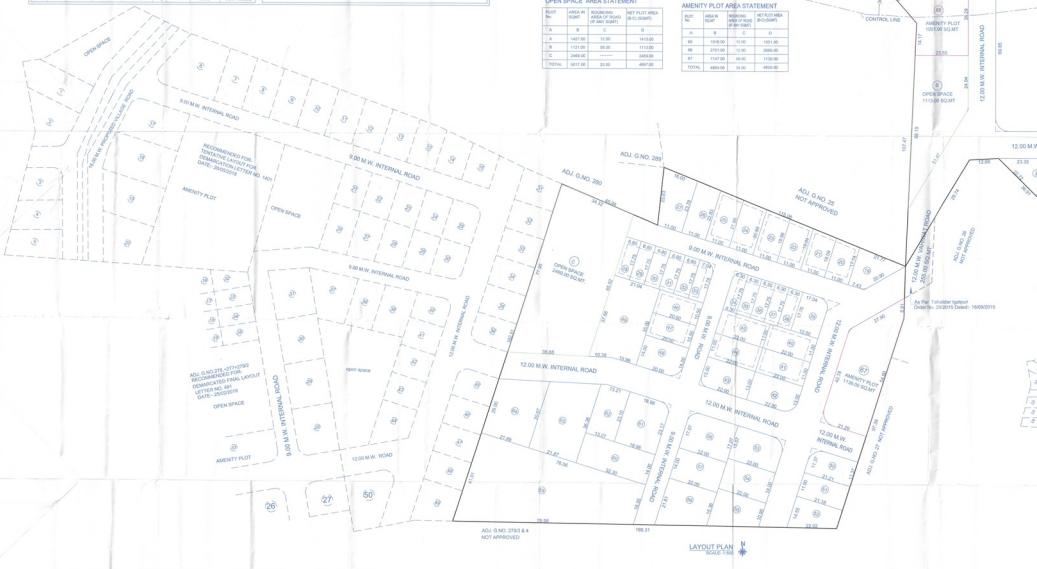
OPEN SPACE AREA STATEMENT

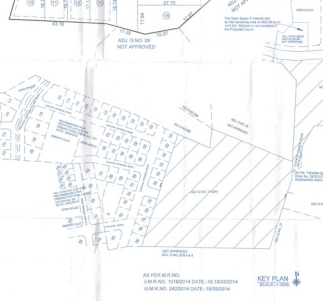
PLOT No.	AREA IN (SQMT)	ROUNDING AREA (IN SQ.MT.)	NET PLOT AREA (SQ.(SQMT)
A	B	C	D
A	1427.00	12.00	1415.00
B	1131.00	00.00	1131.00
C	2469.00	------	2469.00
TOTAL	5011.00	20.00	4997.00

AMENITY PLOT AREA STATEMENT

PLOT No.	AREA IN (SQMT	ROADING AREA (IF ANY SQMT)	NET PLOT AREA (SQ.(SQMT)
A	B	C	D
85	1016.00	10.00	1001.00
86	2731.00	10.00	2681.00
87	1147.00	08.00	1139.00
TOTAL	4894.00	35.00	4829.00







RECOMMENDING AUTHORITY | SHEET NO. 1/2

OFFICE OF THE ASSISTANT DIRECTTA OF TOWN PLANNING
NAVIN BAKOOL BANGLE
NASHIK ROAD PUNE 411 002
RECOMMENDED (.) FOR SANCTION
subject to terms & conditions mentioned in the
Letter No.:- जाअ/ /2018 Dated:- 19/09/2018
For ASSISTANT DIRECTTA OF TOWN PLANNING,
NASHIK ROAD

NOTES :-

1) ALL DIMENSIONS ARE IN METERS
2) ALL LEVELS ARE IN METERS
3) OPEN SPACE SHOWN IN GREEN
4) ROAD SHOWN IN BROWN
5) AREA MARKED AS "EXISTING" IS RECOMMENDED FOR APPROVAL BY DEPTT MARKED UNDER LETTER NO. 425 DATED:- 21/02/2018
6) AREA MARKED AS "PROPOSED" IS RECOMMENDED FOR APPROVAL AS PER MARKED DATED:- 16/09/2014
7) THE LAYOUT IS PROPOSED TO BE DEVELOPED AS PER THE RECOMMENDATIONS OF THE DEPARTMENTAL COMMITTEE.
8) THE LAY OUT IS SUBJECT TO THE MPW(M) ORDER NOS. 82, 97(A)/4, 120/93, 1098/94

	AREA STATEMENT	SQ.MT.
1)	GROSS AREA OF LAND PLOT	49970.00
	DEDUCTIONS FOR:-	------
2)	(a) ROAD ACQUISITION AREA (G.R.)	------
	(b) ROAD WIDENING AREA	1080.00
	(c) ANY RESERVATION	------
	TOTAL DEDUCTIONS (a+b+c)	1080.00
3)	REMAINING GROSS AREA OF PLOT (1-2)	48200.00
4)	DEDUCTIONS FOR:-	------
	(a) RECREATIONAL OPEN SPACES AS PER REGULATION NO. 13.3 (A+B+C)	4997.00
	(b) INTERNAL ROADS & FANING	11470.05
	(c) AMENITY SPACE, IF ANY (10%) P.NO. 65,66,67	4829.00
	TOTAL DEDUCTIONS (a+b+c)	21301.05
5)	NET AREA OF PLOTS (3-4) P.NO. 1 TO 64	26898.95
6)	NET AREA OF PLOTS FOR FSI CALCULATIONS (3 (80% P.I.+(2+4)c))	39114.90
7)	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (5/6) i.e. 39114.90/26898.95	1.44929

OWNERS DECLARATION

I, hereby declare that the information given in this dwg. is true to the best of my knowledge and that all the papers given by the submission is provided by me / us. architect will not be responsible for any legal or technical action.

SHRI.- NITIN DAYALAL KOTHARI.
OWNERS SIGNATURE

I, (AR. Manish Jadhav) have been employed by the applicant as his Architect/Licensed Engineer/ Structural Engineer/Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that the said boundaries and the said area are correctly described and that the applicant who is the owner /lessee in possession of the plot as in the above from and found them to be correct. & Demarcated On Site. Date:- 03/09/2018

Signature of Architect

"CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 05/09/2018 and the dimensions of sides etc.of plot stated on plan are as measured on site and the area so worked out tallies with area stated in document of Ownership / T.P. Scheme Records/ Land Records Department/City Survey Records.

Signature of Surveyor

" EXISTING ROAD WIDTH CERTIFICATE

1) Certified that the Existing road width under reference was surveyed by me 12.00 M.W. Existing G.O.R. Road Available on North Side

2) Existing Approach Road of 12.00 m wide Sanctioned as per Tahsildar Order No 39/2015 Date:- 16/ 9/ 2015 is available on site. & Confirmed by me.

Signature of Architect

DEMARCATED FINAL LAYOUT PLAN FOR- RESIDENTIAL PURPOSE IN G.NO. 279/1/2,30 & 35/C/P AT.- PARDEVI, TAL.- IGATPURI, DIST.- NASHIK, FOR.- SHRI.- NITIN DAYALAL KOTHARI.

CAD/51/07/335 | SHRI.- NITIN DAYALAL KOTHARI.
ARCHITECT SIGN | OWNERS SIGN

AR. Manish Jadhav
Architect & Interior Designer
Shop No.3,Vijay-Gopal Society,
Near Sable Furniture,Tidke Colony,Nashik.
PH.NO.0253-2313026, MOB. NO. 9422283711
E-mail-jadhav.manish1@gmail.com

DATE:- 19/07/2018 | SCALE:- AS SHOWN | DRAWN BY- ABCD | CHK BY- ABCD