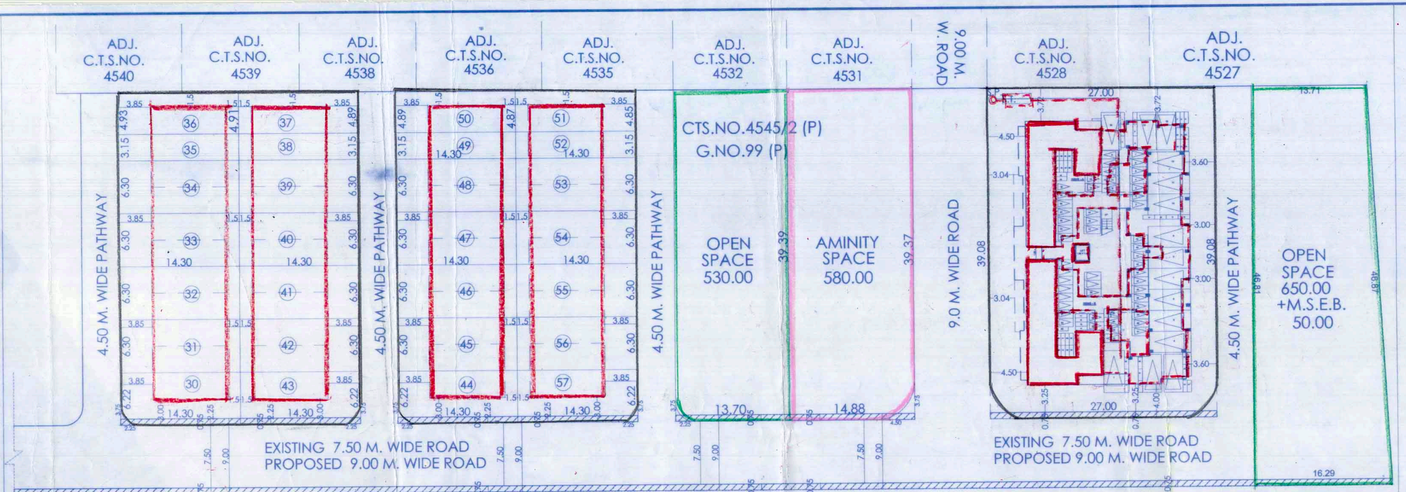

SITE PLAN

SCALE 1:300

N



LOCATION PLAN

PROFORMA I

PROPOSED ROW HOUSING SCHEME IN C.T.S. NO. 4545/1, S.NO. 99+100D/1 AT CHUNCHALE SHIWAR, NASHIK.

A AREA STATEMENT

	P.Nos.								
								31,32,33,34	
								39,40,41,42	
								45,46,47,48	35,38
				30,43,					
			58 TO 71	44,57,	36	37	51	50	53,54,55,56	49,52
TYPE OF UNIT			APPART.	A TYPE	A TYPE	A TYPE	A TYPE	A TYPE	B TYPE	C TYPE
1 Area of Plot			1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045
(Minimum area of a,b,c to be considered)										
a) As per Ownership Document (7/12, C.T.S. Extract)			1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045
b) As per Measurement Sheet			1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045
c) As per Site			1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045
2 Deductions for										
a) Proposed D.P./D.P. Road Widening Area			20.25	10.725	NIL	NIL	NIL	NIL	NIL	NIL
b) Any D.P. Reservation Area			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total (a+b)										
3 Gross Area of Plot (1-2)			1034.92	78.364	71.34	71.05	70.47	70.76	90.09	45.045
4 Recreational Open Space										
a)Requied			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b)Proposed			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
5 Aminity Space										
a)Requied			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b)Proposed			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
6 Service Road & Highway Widening			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
7 Internal Road Area			20.25	10.725	NIL	NIL	NIL	NIL	NIL	NIL
8 Net Area of Plot [3 - 5(b)]			1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045
9 Built Up Area with Refernce to basic F.S.I.as per Front Road Width (sr.no.8 x1.1)			1160.69	97.998	78.474	78.155	77.517	77.836	99.099	49.55
10 Addition of Area for F.S.I.										
a) In - Situ Area Against D.P. Road [1.85x sr.no.2(a)], If any			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b) In- Situ Area Against Aminity Space [2.00 or 1.85 x sr. no. 5(b)]			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
c) Premium F.S.I. Area (Subject to Maximum of 3.00 of sr.no.8)				NIL	NIL	NIL	NIL	NIL	NIL	NIL
	1034.92	0.30	310.48							
d) T.D.R. Area	1034.92	0.40	413.97	NIL	NIL	NIL	NIL	NIL	NIL	NIL
e) Additional F.S.I. Area under Chapter VIII				NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total (a+b+c+d+e)			724.45							
11 Total Area Available(9+10)			1885.14	97.998	78.474	78.16	77.52	77.84	99.099	49.55
12 Maximum Utilisation of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4)			1.80	NIL	NIL	NIL	NIL	NIL	NIL	NIL
13 Toal Built Up Area in Proposed (Excluding Area @ Sr.No.15.b)										
a) Proposed Commercial Built Up Area			93.50	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b) Proposed Residential Built Up Area			1784.76	28.91	28.91	28.91	28.91	28.91	56.38	28.19
c) Excess Balcony Area Counted in F.S.I.			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
d) Excess Double Height Terrace Area Counted in F.S.I.			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total (a+b+c+d)			1878.26	28.91	28.91	28.91	28.91	28.91	56.38	28.19
14 F.S.I. Consumed (13/8)(Should not be more than Serial No.12 above)			1.62	0.32	0.41	0.41	0.41	0.41	0.63	0.63
15 Area for Inclusive housing,If any										
a) Required (20% of sr.no.9)			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
b) Proposed			NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

Certificate of Area

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

Signature
(Name of Architect/ Licensed Engineer/Supervisor)

Owners Declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation . I/We would execute the structure as per sanctioned 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.

Owners Name & Signature

APPROVING AUTHORITY

APPROVED

The Plans amended in...
As per the conditions Mentioned in the accompanying commencement Certificate No. dated...

B/1BP/553/2019 25/03/2019

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

SHEET NO. 3/4

AREA STATEMENT

PLOT NO.	UNIT TYPE	NOS. OF UNIT	BUILT UP AREA OF EACH UNIT			TOTAL
58 TO 71		1	1878.25	X	1	1878.25
30,36,37,43,	A TYPE	8 UNIT	28.91	X	8	231.28
44,50,51,57						
31,32,33,34,	B TYPE	16 UNIT	56.38	X	16	902.08
39,40,41,42,						
45,46,47,48,						
53,54,55,56,						
35,38,49,52,	C TYPE	4 UNIT	28.19	X	4	112.76
TOTAL B/UP AREA						3124.37
ROW HOUSE BUILT UP AREA						1246.12
BUILDING BUILT UP AREA						1878.25
TOTAL B/UP AREA						3124.37

PROPOSED LIG. ROW HOUSING SCHEME IN P NO.30 TO 71, CT.S NO.4545/1, G.NO.99+100/D/ 1, AT CHUNCHALE .NASHIK.
FOR
JADHAV BUILDERS THROUGH
SHRI.MADHUKAR BHAGIRATH JADHAV

JADHAV BUILDERS THROUGH
SHRI.MADHUKAR BHAGIRATH JADHAV
OWNER'S SIGN

SHRI ANIL N. YEOLA
STRUCTURAL ENGI. SIGN

SHRI MANOJ H. GUPTA
ARCHITECT'S SIGN

Ar. SURESH GUPTA
B.Arch., G.D.Arch., A. I. I., A. M.E.A.

Ar. CHITRA TIRREWAL (GUPTA)
B. Arch, A. I. I. A.M. C. K. M.P.V.A.

Ar.SATYAPRAKASH GUPTA
B.Arch., G.D.Arch., A. I. I. A., F. I. V.

Ar. MANOJ H. GUPTA
B. Arch, A. I. I. A. M. E. A. M.P.V.A.

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