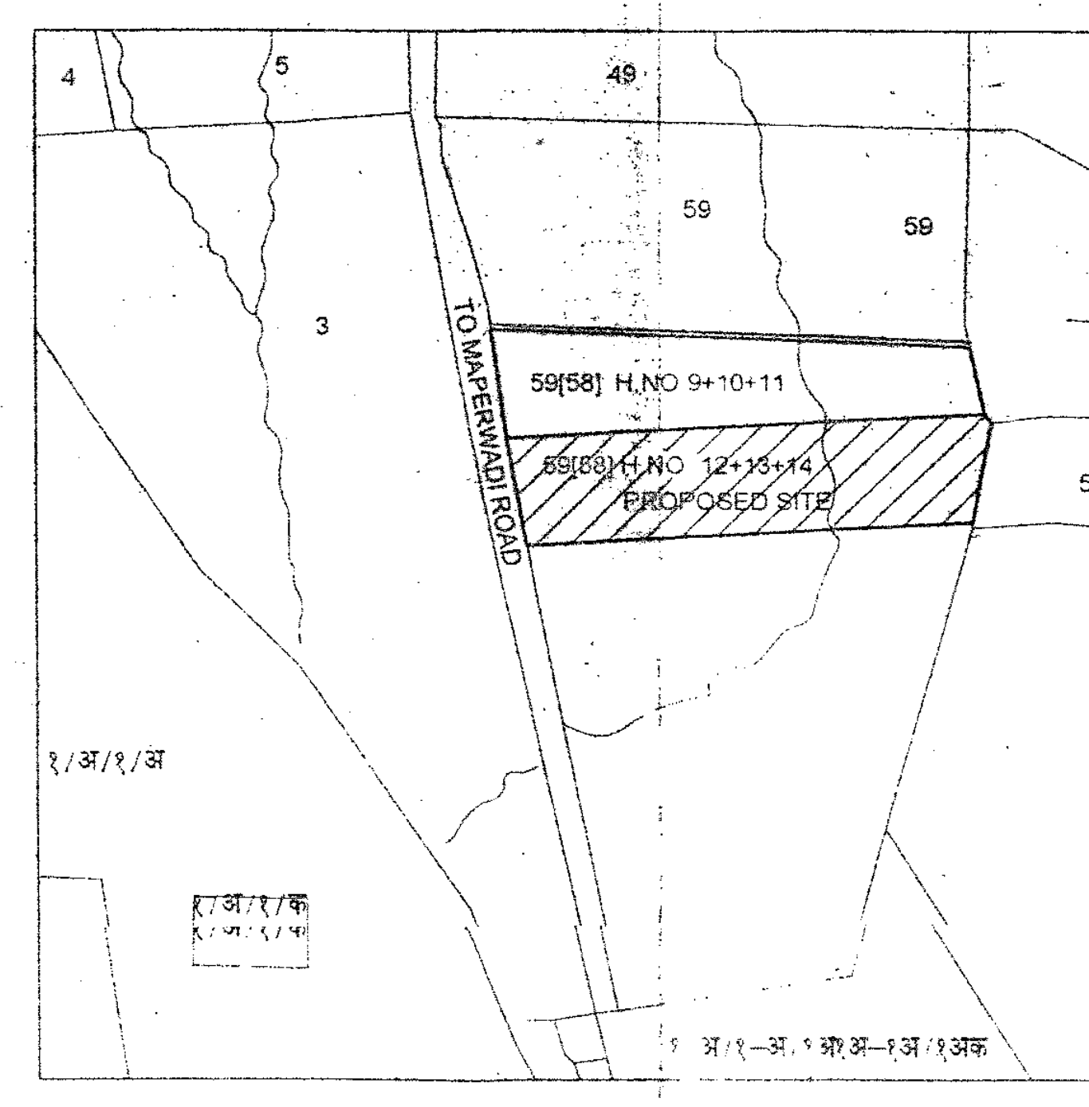
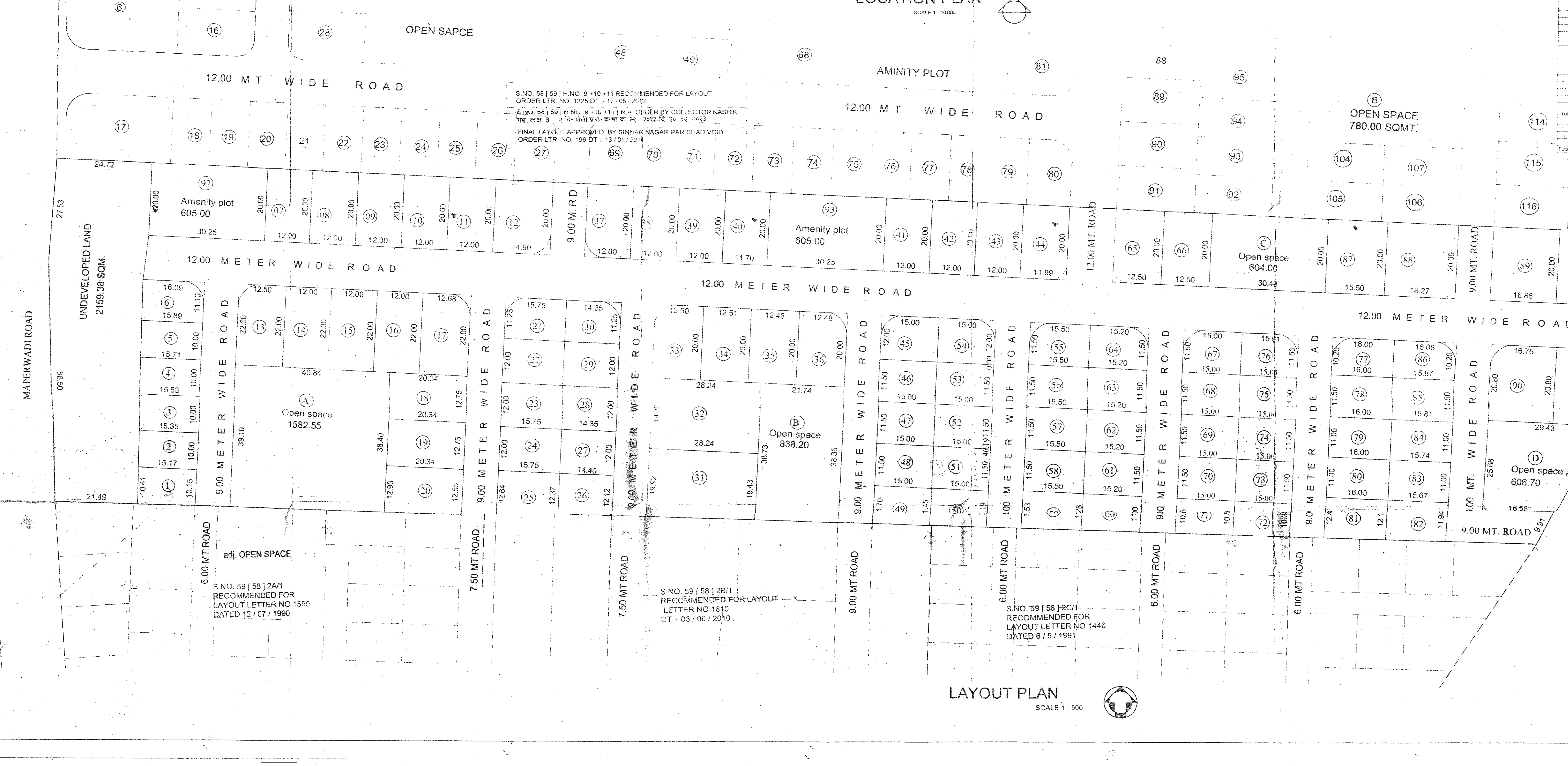
AREA STATEMENT AS PER 7/12 EXTRACT [S.NO. 59 [58] H.NO. 12+13+14]						
S.NO.	H.NO.	area in sqm.	Name of owner	Area in Sqm	Area Under layout	Remaining Land Area
59[58] /1	12	12100.00	Shri. Pawar Prakash Balwant Shri. Lahamage Bharat D. Shri. Lahamage Ravindra D. Shri. Lahamge Keshav D. Shri. Lahamge Sunil D.	12100.00	9940.62	2159.38
	13	12100.00	Shri. Pawar Prakash Balwant Shri. Lahamage Bharat D. Shri. Lahamage Ravindra D. Shri. Lahamge Keshav D. Shri. Lahamge Sunil D.	12100.00	12100.00	
	14	12100.00	Shri. Pawar Prakash Balwant Shri. Lahamage Bharat D. Shri. Lahamage Ravindra D. Shri. Lahamge Keshav D. Shri. Lahamge Sunil D.	12100.00	12100.00	
Total Area		36300.00		36300.00	34140.62	2159.38



LOCATION PLAN

SCALE 1 : 10,000


OPEN SAPCE
12.00 MT WIDE ROAD
AMINITY PLOT
S.NO. 58 [59] H.NO. 9-10-11 RECOMMENDED FOR LAYOUT ORDER LTR. NO. 1325 DT :- 17/05/2012
S.NO. 58 [59] H.NO. 9+10+11 [N.A. ORDER BY COLLECTOR NASHIK
FINAL LAYOUT APPROVED BY SINNAR NAGAR PARISHAD VIDE ORDER LTR. NO. 196 DT :- 13/01/2014
OPEN SPACE
780.00 SQMT.
MAPERWADI ROAD
UNDEVELOPED LAND
2159.38 SQM.
Amenity plot
605.00
Amenity plot
605.00
Amenity plot
606.60
12.00 METER WIDE ROAD
9.00 METER WIDE ROAD
9.00 M.RD
12.00 MT. ROAD
9.00 MT. ROAD
Open space
1582.55
Open space
838.20
Open space
604.00
Open space
606.70
6.00 MT ROAD
7.50 MT ROAD
9.00 MT ROAD
adj. OPEN SPACE
S.NO. 59 [58] 2A/1 RECOMMENDED FOR LAYOUT LETTER NO 1550 DATED 12 / 07 / 1990.
S.NO. 59 [58] 2B/1 RECOMMENDED FOR LAYOUT LETTER NO 1610 DT :- 03 / 06 / 2010.
S.NO. 59 [58] 2C/1 RECOMMENDED FOR LAYOUT LETTER NO 1446 DATED 6 / 5 / 1991

LAYOUT PLAN

SCALE 1 : 500

Distribution of Fsi on each Plot.

Plot No	Plot Area In Sqm.	Rounding Area of Road [If Any]	Remaining Plot Area [B-C] (Sqm)	Built Up Area On Pro-rata basis i.e. (D x Factor of FSI) i.e. D x 1.49497	Front Road Width (M)	Permissible Normal FSI	Permissible Built Up on Normal FSI (ExG) [Sqm]	Type of Plot
A	B	C	D	E	F	G	H	I
1	154.75		154.75	231.35	9.00	1.00	231.35	Detached
2	152.50		152.50	227.98	9.00	1.00	227.98	Detached
3	154.30		154.30	230.67	9.00	1.00	230.67	Detached
4	156.00		156.00	233.22	9.00	1.00	233.22	Detached
5	157.75		157.75	235.83	9.00	1.00	235.83	Detached
6	177.30	6.00	171.30	256.09	12.00	1.00	256.09	Detached
7	240.00		240.00	358.79	12.00	1.00	358.79	Detached
8	240.00		240.00	358.79	12.00	1.00	358.79	Detached
9	240.00		240.00	358.79	12.00	1.00	358.79	Detached
10	240.00		240.00	358.79	12.00	1.00	358.79	Detached
11	240.00		240.00	358.79	12.00	1.00	358.79	Detached
12	298.00	6.00	292.00	436.53	12.00	1.00	436.53	Detached
13	275.00	6.00	269.00	402.15	12.00	1.00	402.15	Detached
14	264.00		264.00	394.67	12.00	1.00	394.67	Detached
15	263.75		263.75	394.30	12.00	1.00	394.30	Detached
16	263.75		263.75	394.30	12.00	1.00	394.30	Detached
17	279.00	6.00	273.00	408.13	12.00	1.00	408.13	Detached
18	259.25		259.25	387.57	9.00	1.00	387.57	Detached
19	259.25		259.25	387.57	9.00	1.00	387.57	Detached
20	258.00		258.00	385.70	9.00	1.00	385.70	Detached
21	181.60	6.00	175.60	262.52	12.00	1.00	262.52	Detached
22	189.25		189.25	282.92	9.00	1.00	282.92	Detached
23	189.25		189.25	282.92	9.00	1.00	282.92	Detached
24	189.25		189.25	282.92	9.00	1.00	282.92	Detached
25	197.00		197.00	294.51	9.00	1.00	294.51	Detached
26	178.00		178.00	266.10	9.00	1.00	266.10	Detached
27	172.25		172.25	257.51	9.00	1.00	257.51	Detached
28	172.25		172.25	257.51	9.00	1.00	257.51	Detached
29	172.25		172.25	257.51	9.00	1.00	257.51	Detached
30	158.75	6.00	152.75	228.36	12.00	1.00	228.36	Detached
31	554.50		554.50	828.96	9.00	1.00	828.96	Detached
32	544.50		544.50	814.01	9.00	1.00	814.01	Detached
33	249.75	6.00	243.75	364.40	12.00	1.00	364.40	Detached
34	249.75		249.75	373.37	12.00	1.00	373.37	Detached
35	249.75		249.75	373.37	12.00	1.00	373.37	Detached
36	249.75		249.75	373.37	12.00	1.00	373.37	Detached
37	240.00	6.00	234.00	349.82	12.00	1.00	349.82	Detached
38	240.00		240.00	358.79	12.00	1.00	358.79	Detached
39	240.00		240.00	358.79	12.00	1.00	358.79	Detached
40	234.00		234.00	349.82	12.00	1.00	349.82	Detached
41	240.00		240.00	358.79	12.00	1.00	358.79	Detached
42	240.00		240.00	358.79	12.00	1.00	358.79	Detached
43	240.00		240.00	358.79	12.00	1.00	358.79	Detached
44	240.00	8.00	232.00	346.83	12.00	1.00	346.83	Detached
45	180.00	6.00	174.00	260.12	12.00	1.00	260.12	Detached
46	172.35		172.35	257.66	9.00	1.00	257.66	Detached
Total Area	10736.80	62.00	10674.80	15958.51				
AMENITY PLOT								
92	605		605.00					
93	605		605.00					
94	606.6		606.60					
Total Area			1816.60					

Plot No	Plot Area In Sqm.	Rounding Area of Road [If Any]	Remaining Plot Area [B-C] (Sqm)	Built Up Area On Pro- rata basis i.e. (D x Factor of FSI) i.e. D x 1.49497	Front Road Width (M)	Permissible Normal FSI	Permissible Built Up on Normal FSI (ExG) [Sqm]	Type of Plot
A	B	C	D	E	F	G	H	I
47	172.50		172.50	257.88	9.00	1.00	257.88	Detached
48	172.25		172.25	257.51	9.00	1.00	257.51	Detached
49	173.75		173.75	259.75	9.00	1.00	259.75	Detached
50	171.25		171.25	256.01	9.00	1.00	256.01	Detached
51	172.50		172.50	257.88	9.00	1.00	257.88	Detached
52	181.60		181.60	271.49	9.00	1.00	271.49	Detached
53	172.50		172.50	257.88	9.00	1.00	257.88	Detached
54	180.00	6.00	174.00	260.12	12.00	1.00	260.12	Detached
55	178.75	6.00	172.75	258.26	12.00	1.00	258.26	Detached
56	178.75		178.75	267.23	9.00	1.00	267.23	Detached
57	178.75		178.75	267.23	9.00	1.00	267.23	Detached
58	178.75		178.75	267.23	9.00	1.00	267.23	Detached
59	177.25		177.25	264.98	9.00	1.00	264.98	Detached
60	178.75		178.75	267.23	9.00	1.00	267.23	Detached
61	174.00		174.00	260.12	9.00	1.00	260.12	Detached
62	174.00		174.00	260.12	9.00	1.00	260.12	Detached
63	174.75		174.75	261.25	9.00	1.00	261.25	Detached
64	174.75	6.00	168.75	252.28	12.00	1.00	252.28	Detached
65	250.00	8.00	242.00	361.78	12.00	1.00	361.78	Detached
66	250.00		250.00	373.74	12.00	1.00	373.74	Detached
67	172.50	6.00	166.50	248.91	12.00	1.00	248.91	Detached
68	172.50		172.50	257.88	9.00	1.00	257.88	Detached
69	172.50		172.50	257.88	9.00	1.00	257.88	Detached
70	172.50		172.50	257.88	9.00	1.00	257.88	Detached
71	160.75		160.75	240.32	9.00	1.00	240.32	Detached
72	157.00		157.00	234.71	9.00	1.00	234.71	Detached
73	172.50		172.50	257.88	9.00	1.00	257.88	Detached
74	172.50		172.50	257.88	9.00	1.00	257.88	Detached
75	172.50		172.50	257.88	9.00	1.00	257.88	Detached
76	172.50	6.00	166.50	248.91	12.00	1.00	248.91	Detached
77	163.00	6.00	157.00	234.71	12.00	1.00	234.71	Detached
78	184.00		184.00	275.07	9.00	1.00	275.07	Detached
79	176.00		176.00	263.11	9.00	1.00	263.11	Detached
80	175.25		175.25	261.99	9.00	1.00	261.99	Detached
81	197.40		197.40	295.11	9.00	1.00	295.11	Detached
82	188.50		188.50	281.80	9.00	1.00	281.80	Detached
83	172.75		172.75	258.26	9.00	1.00	258.26	Detached
84	171.85		171.85	256.91	9.00	1.00	256.91	Detached
85	182.00		182.00	272.08	[illegible]	1.00	272.08	Detached
86	163.25	6.00	157.25	235.08	12.00	1.00	235.08	Detached
87	310.00		310.00	463.44	12.00	1.00	463.44	Detached
88	365.25	6.00	359.25	537.07	12.00	1.00	537.07	Detached
89	337.50	6.00	331.50	495.58	12.00	1.00	495.58	Detached
90	347.25	6.00	341.25	510.16	12.00	1.00	510.16	Detached
91	356.25		356.25	532.58	12.00	1.00	532.58	Detached
Total Area	8852.85	68.00	8784.85	13133.09				
OPEN SPACE								
A	1582.5		1582.50					
B	838.2		838.20					
C	604		604.00					
D	610.7	4.00	606.70					
Total Area			3631.40					

TOTAL PLOT AREA (1 to 91) = 19459.65 SQMT

TRUE COPY

Ar. Prakash Pawar & Asso.
Nashik.

NOTE :-
COLUMN 'E' SHOWS BUILT UP AREA ON PRO-RATA BASIS HOW EVER THIS WILL BE CHECKED & FINALISED AT THE TIME OF BUILDING PERMISSION

NOTES :-
OPEN SPACE & AMENITY PLOT KEPT IN LAYOUT CONSIDERING TOTAL LAND AREA[I.e. 36300.00 Sqmt.]

APPROVING AUTHORITY BY TOWN PLANNING

OFFICE OF THE ASSISTANT DIRECTOR OF
TOWN PLANNING, NASHIK BRANCH,
NASHIK,
DEMARCATED LAYOUT
RECOMMENDED FOR SANCTION.
subject to conditions mentioned in the
letter no. 2415 Date 21/09/2016
for Residential Purpose

SEAL

Sd xxx
ASSISTANT DIRECTOR OF TOWN PLANNING
NASHIK.

FINAL LAYOUT
Sanctioned Subject to the Condition
laid down in order No. Bldg. S.R/195/2016
dated : 19/09/2016

SEAL

xxx
ENGINEER
SINNAR MUNICIPAL COUNCIL

xxx
CHIEF OFFICER
SINNAR NAGAR PARISHAD.

AREA STATEMEMT FOR LAND

1.	Area of Plot	=36,300.00 SQMT.
2.	Deduction for	
	a. Road Acquisition area	=
	b Proposed road	= -------
	c. Any Reservation[Undeveloped land]	= 2159.38 sqm.
	(Total a+b+c)	= 2159 38 SQM.
3.	Net Gross area of Plot (1-2)	= 34140.62 SQM.
4.	Deduction for	
	a. Recreation open space as per regulation No. 13.3	= 3,631 40 SQMT.
	b internal Roads	= 9,232 97 SQMT
	c Amenity space if any(P.NO.92 TO 94)	= 1,816.60 SQMT.
	(Total (a+b+c)	= 14,680 97 SQMT.
5.	Net area of plots (3-4)	= 19,459.65 SQMT.
6.	Net Area of plots for F.S.I. Calculation (90%X1-(2+4c) = 90% (36,300.00 - [2159 38 +1816.60])	= 29091.62 SQMT.
7.	Permissible F.S.I Factor for Layout Plots (Pro-rata Basis Calculation) = [6/ 5] = 29091.62 / 19,459.65	=1 49497 %

NOTES

LAND BOUNDRY SHOWN IN BLACK
OPEN SPACE SHOWN IN GREEN
AMINITY SPACE SHOWN IN PINK

THIS LAYOUT IS TENTA. APPROVED BY ADTP NASHIK LTR NO DT :- / 03 / 2016

THIS LAYOUT IS TENTA. APPROVED BY SINNAR NAGAR PARISHAD SINNAR LTR NO DT :- / / 2016

N.A PERMISSION GRANTED BY UNDER ORDER NO / 2016 DT :- / / 2016

THIS LAYOUT IS DEMARKETED BY TILR SINNAR VIDE M.R NO / / / 2016 DT :- / / 2016

I (Name Shri. Pawar Prakash B.) 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 form and found them to be correct

Dated :- 26/ 05/ 2016

Signature of Architect

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 26 / 05/ 2016 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/ Land Records Department

Signature of Architect

DEMARCATED FINAL RESI. LAYOUT PLAN IN S.NO. 59[58] H.NO. 1/ 12 + 1/ 13+1/ 14 AT:- SINNAR, MAPERWADI ROAD, DIST NASHIK FOR SHRI. PRAKASH B. PAWAR & OTHERS

owner sign

1] Shri. Pawar Prakash Balwant	2] Shri. Lahamge B. D. B. D. Lahamge
3] Shri. Lahamge R. D.	4] Shri. Lahamge K. D.
5] Shri. Lahamge S. D.	Architect sign PRAKASH PAWAR & ASSO. Regd. No. [illegible] NASHIK

PRAKASH PAWAR AND ASSOCIATES
ARCHITECTS AND DESIGNEERS
1' GAJANAN AVENUE APPT.
NEW PANDIT COLONY, NASHIK
PH. NO. 0253 - 2315678 MOBL. NO. 94222-45899