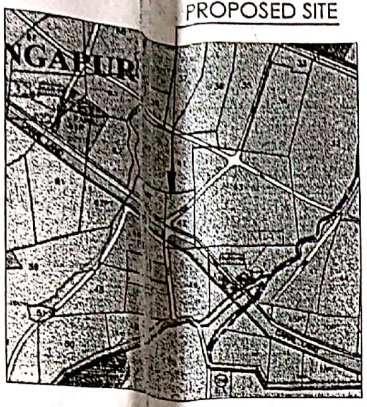
PROPOSED SITE



LOCATION PLAN
SCALE-1.10000

N

NOTES :-

1) ALL DIMENSION ARE IN METER
2) LAND BOUNDARY SHOWN IN BLACK
3) 10% VALUE OF LAND HAS BEEN PAID AGAINST REQUIRED 10% OPEN SPACE
4) AS THE AREA UNDER RESIDENTIAL DEVELOPMENT ZONE IS LESS THAN 4000.00 SQM i.e. 3300.00 SQM ONLY LIG/EWS PLOT IS NOT OBSERVED.
5) THIS LAYOUT IS TENTATIVELY APPROVED VIDE LETTER NO. LND/WS/261/2021, DATED: 23/08/2021
6) N. A. CONVERSION TAX PERMISSION GIVEN BY COLLOTORATE OF NASHIK VIDE LETTER NO. 340/2020, DTD. 11/02/2021
7) THE LAYOUT IS DEMARCATED BY DY. S. I.R. NASHIK VIDE M.R. NO. , M. DTD.

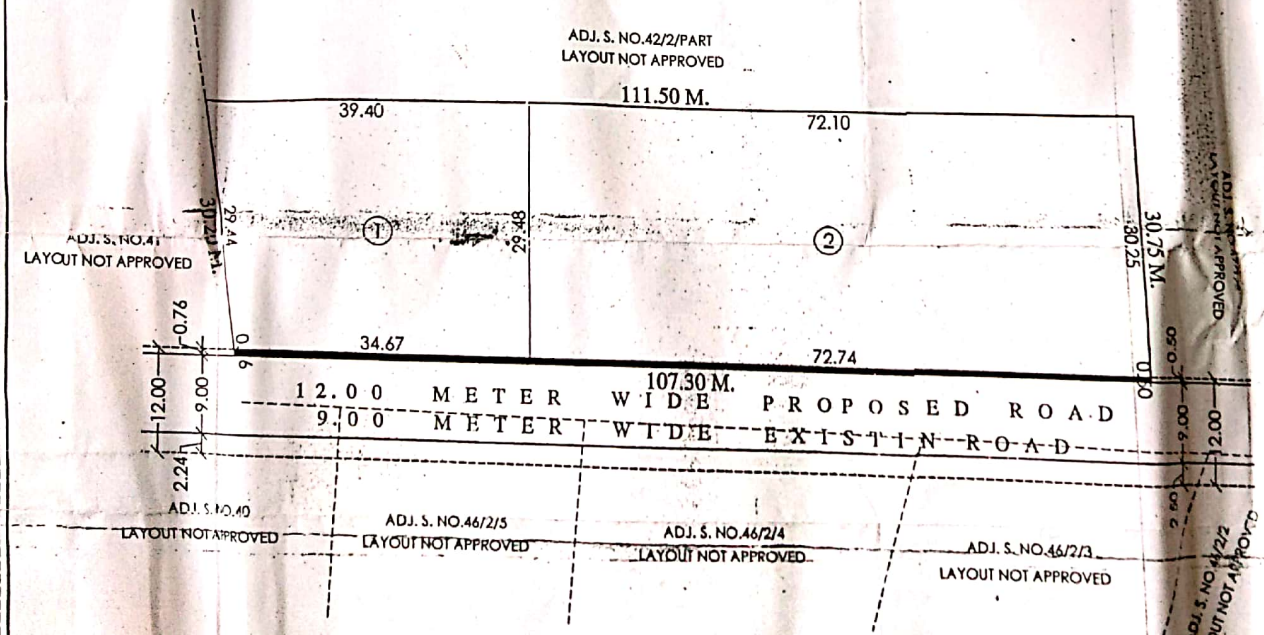
DEMARCATION CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE PERSONALLY DEMARCATED THE LAYOUT WHICH IS TENTATIVELY APPROVED BY NASHIK MUNICIPAL CORPORATION NASHIK VIDE LETTER NO. LND/WS/261/2021, DATED: 23/08/2021 AND FURTHER CERTIFY THAT THE MEASUREMENTS OF PLOTS, ROADS AND OPEN SPACE ETC. SHOWN IN DEMARCATION PLAN ARE ACTUALLY ON SITE.

ARCHITECT SIGN.

PLOT AREA STATEMENT

PLOT NO.	AREA IN SQM.	CONER ROUNDING AREA OF ROAD (If any) (SQ.M.)	REMAINING PLOT AREA (B - C) (SQ.M.)	PRO-RATA FSI FACTOR	BUILT AREA ON PRO-RATA BASIS i.e. (D X E) (SQ.M.)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE BUILT UP AREA ON BASIC F.S.I. (F X G) (SQ.M.)
A	B	C	D	E	F	G	H	I
1	1077.55	-	1077.55	1.00	1077.55	12.00	1.10	1185.30
2	2155.45	-	2155.45	1.00	2155.45	12.00	1.10	2371.00
TOTAL	3233.00	-	3233.00			-	-	-



LAY-OUT PLAN
SCALE-1.500

N

DEMARCATED FINAL LAYOUT PLAN
T.P.S. No. 42/1/1 OF GANGAPUR SHIWAR
IN NASHIK FOR
PACIFIC BUILDER THROUGH PARTNER
SHRI. PRASHANT H. PATIL & OTHER ONE

APPROVAL

NASHIK MUNICIPAL CORPORATION
NASHIK

APPROVED

Demarcated final layout. As Amended in colour & Conditions. Mentioned in the letter No. LND/WS/ 167) 2022/ dt. 10/01/2022
View of Sanctioned 45, 69 & 152(1) of The Maharashtra Regional and Town Planning Act, 1966

Deputy Director of Town Planning
Nashik Municipal Corporation
Nashik

AREA STATEMENT — **AREA IN SQ.M.**

1) AREA OF THE LAND (Minimum Area Of a, b, c to Be Considered)	
(a) As Per Ownership Document (7/12, CTS Extract)	3300.00
(b) As Per Measurment Sheet	3300.00
(c) As Per Site	3300.00
2) DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road Widening Area/ Service Road / Highway Widening	67.00
(b) Any D.P. Reservation Area	-
(Total a + b)	67.00
3) Balance Area Of Plot/Land (1-2)	3233.00
4) Amenity Space (If Applicable)	
(a) Required -	-
(b) Adjustment Of 2(b) If Any	-
(c) Balance Proposed -	-
5) Net Plot/Land Area (3-4(c))	3233.00
6) Recreation / Open Space (If Applicable)	
(a) Required -	-
(b) Proposed -	-
7) M.S.E.D.C.L. Space	
(a) Required -	-
(b) Proposed -	-
8) S.T.P. Space	
(a) Required -	-
(b) Proposed -	-
9) Internal Road area & Parking	-
10) Set Back Road And Highway Widening area	-
11) Plotable Area	3233.00
12) Pro-Rata Factor For FIS Calculation Or Layout Plotable = (3/11)	1.00
13) Area For Inclusive Housing	
(a) Required -	-
(b) Proposed -	-

OWNER'S DECLARATION

UNDERSIGNED HEREBY CONFIRM THAT, I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLAN IS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF I PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFTY AT THE WORK SITE.

PACIFIC BUILDER THROUGH PARTNER
SHRI. PRASHANT H. PATIL & OTHER ONE
OWNER SIGN

ARCHITECT SIGN/ENGINEERS SIGN

PRASHANT PATIL & ASSOCIATES
PLANNERS & DESIGNERS
1,2, AUDUMBAR APPT., BEHIND ARCHIS GALLARY,
COLLEGE ROAD, NASHIK. HELLO- (0253)2318137