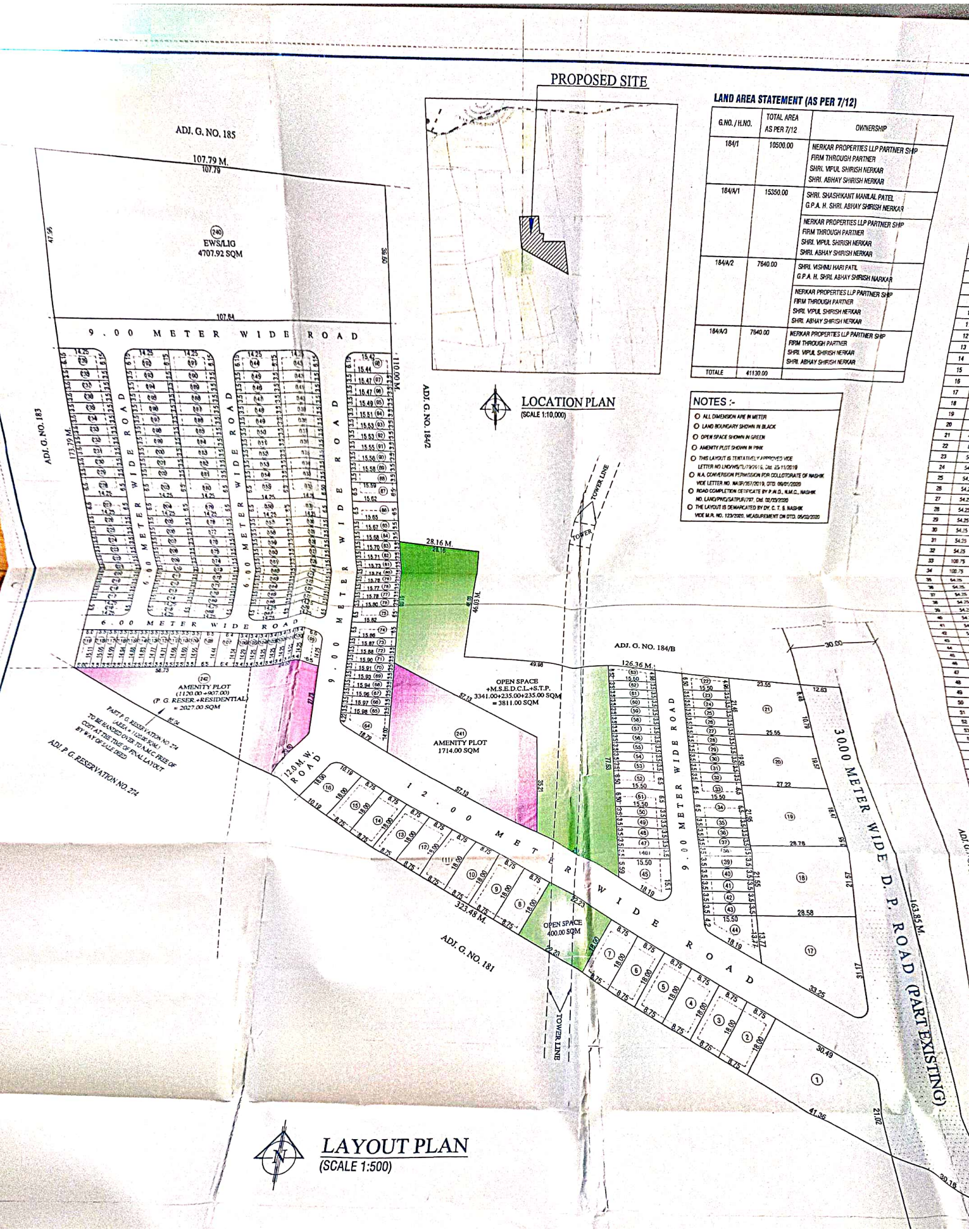
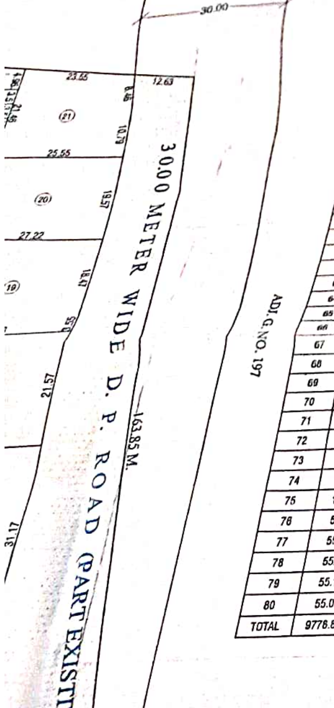

PROPOSED SITE
LOCATION PLAN
(SCALE 1:10,000)
LAND AREA STATEMENT (AS PER 7/12)
G.NO. / H.NO.
TOTAL AREA AS PER 7/12
OWNERSHIP
184/1
10500.00
NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
184/A/1
15350.00
SHRI. SHASHIKANT MANILAL PATEL G.P.A. H. SHRI. ABHAY SHIRISH NERKAR
NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
184/A/2
7640.00
SHRI. VISHNU HARI PATIL G.P.A. H. SHRI. ABHAY SHIRISH NARKAR
NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
184/A/3
7640.00
NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
TOTALE
41130.00
NOTES :-
ALL DIMENSION ARE IN METER
LAND BOUNDARY SHOWN IN BLACK
OPEN SPACE SHOWN IN GREEN
AMENITY PLOT SHOWN IN PINK
THIS LAYOUT IS TENTATIVELY APPROVED VIDE LETTER NO LND/WS/TL/79/2016, Dtd. 25/11/2019
N.A. CONVERSION PERMISSION FOR COLLOTORATE OF NASHIK VIDE LETTER NO. NASH/057/2019, DTD. 09/01/2020
ROAD COMPLETION CETIFICATE BY P.W.D., N.M.C., NASHIK NO. LAND/PWD/SATPUR/797, Dtd. 02/03/2020
THE LAYOUT IS DEMARCATED BY DY. C. T. S. NASHIK VIDE M.R. NO. 123/2020, MEASUREMENT ON DTD. 05/02/2020
ADJ. G. NO. 185
107.79 M.
EWS/LIG
4707.92 SQM
9.00 METER WIDE ROAD
6.00 METER WIDE ROAD
ADJ. G. NO. 183
ADJ. G. NO. 184/2
ADJ. G. NO. 184/B
ADJ. G. NO. 181
28.16 M.
46.03 M.
126.36 M.
323.48 M.
163.85 M.
AMENITY PLOT
(1120.00+907.00)
(P. G. RESER.+RESIDENTIAL)
= 2027.00 SQM
PART P. G. RESERVATION NO. 274
(AREA = 1120.00 SQM)
TO BE HANDED OVER TO M.N.C. FREE OF COST AT THE TIME OF FINAL LAYOUT BY WAY OF LAND DEED
ADJ. P. G. RESERVATION NO. 274
OPEN SPACE
+M.S.E.D.C.L.+S.T.P.
3341.00+235.00+235.00 SQM
= 3811.00 SQM
AMENITY PLOT
1714.00 SQM
12.0 M. W. ROAD
12.00 METER WIDE ROAD
OPEN SPACE
400.00 SQM
TOWER LINE
TOWER
30.00 METER WIDE D. P. ROAD (PART EXISTING)
LAYOUT PLAN
(SCALE 1:500)

...TEMENT (AS PER 7/12)

	TOTAL AREA AS PER 7/12	OWNERSHIP
	10500.00	NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
	15350.00	SHRI. SHASHIKANT MANILAL PATEL G.P.A.H. SHRI. ABHAY SHIRISH NERKAR NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
...2	7640.00	SHRI. VISHNU HARI PATIL G.P.A.H. SHRI. ABHAY SHIRISH NERKAR NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
...184/A/3	7640.00	NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR SHRI. ABHAY SHIRISH NERKAR
TOTALE	41130.00	

NOTES :-

- ALL DIMENSION ARE IN METER
- LAND BOUNDARY SHOWN IN BLACK
- OPEN SPACE SHOWN IN GREEN
- AMENITY PLOT SHOWN IN PINK
- THIS LAYOUT IS TENTATIVELY APPROVED VIDE LETTER NO LND/WS/TL/79/2019, Dt. 25/11/2019
- N.A. CONVERSION PERMISSION FOR COLLECTORATE OF NASHIK VIDE LETTER NO. NASHIK/2019, DTD 06/01/2020
- ROAD COMPLETION CETIFICATE BY P.W.D., N.M.C., NASHIK NO. LAND/PWD/SATPUR/707 Dt. 02/03/2020
- THE LAYOUT IS DEMARCATED BY DY. C. T. S. NASHIK VIDE M.R. NO. 123/2020, MEASUREMENT ON DTD. 06/02/2020



PLOT AREA STATEMENT

PLOT NO	AREA IN SQM	ROUNDING AREA OF ROAD (If any)	REMAINING PLOT AREA (B - C) (SQ.M.)	BUILT AREA ON PRO-RATA BASIS I.E. (D X FACTOR OF F.S.I.) (SQM.)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUILT UP AREA ON NORMAL F.S.I. (E X G) (SQM.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	646.65	19.00	627.65	898.00	30	1.10	987.80
2	157.50	-	157.50	225.34	12	1.10	247.87
3	157.50	-	157.50	225.34	12	1.10	247.87
4	157.50	-	157.50	225.34	12	1.10	247.87
5	157.50	-	157.50	225.34	12	1.10	247.87
6	157.50	-	157.50	225.34	12	1.10	247.87
7	157.50	-	157.50	225.34	12	1.10	247.87
8	157.50	-	157.50	225.34	12	1.10	247.87
9	157.50	-	157.50	225.34	12	1.10	247.87
10	157.50	-	157.50	225.34	12	1.10	247.87
11	157.50	-	157.50	225.34	12	1.10	247.87
12	157.50	-	157.50	225.34	12	1.10	247.87
13	157.50	-	157.50	225.34	12	1.10	247.87
14	157.50	-	157.50	225.34	12	1.10	247.87
15	157.50	-	157.50	225.34	12	1.10	247.87
16	180.42	5.00	175.42	250.98	12	1.10	276.08
17	640.80	19.00	621.80	889.67	30	1.10	978.64
18	617.87	-	617.87	884.00	30	1.10	972.40
19	617.28	-	617.28	883.16	30	1.10	971.48
20	514.50	-	514.50	736.11	30	1.10	809.72
21	498.47	-	498.47	713.16	30	1.10	784.49
22	88.86	-	88.86	127.05	9	1.10	139.75
23	54.25	-	54.25	77.62	9	1.10	85.38
24	54.25	-	54.25	77.62	9	1.10	85.38
25	54.25	-	54.25	77.62	9	1.10	85.38
26	54.25	-	54.25	77.62	9	1.10	85.38
27	54.25	-	54.25	77.62	9	1.10	85.38
28	54.25	-	54.25	77.62	9	1.10	85.38
29	54.25	-	54.25	77.62	9	1.10	85.38
30	54.25	-	54.25	77.62	9	1.10	85.38
31	54.25	-	54.25	77.62	9	1.10	85.38
32	54.25	-	54.25	77.62	9	1.10	85.38
33	100.75	-	100.75	144.15	9	1.10	158.56
34	100.75	-	100.75	144.15	9	1.10	158.56
35	54.25	-	54.25	77.62	9	1.10	85.38
36	54.25	-	54.25	77.62	9	1.10	85.38
37	54.25	-	54.25	77.62	9	1.10	85.38
38	54.25	-	54.25	77.62	9	1.10	85.38
39	54.25	-	54.25	77.62	9	1.10	85.38
40	54.25	-	54.25	77.62	9	1.10	85.38
41	54.25	-	54.25	77.62	9	1.10	85.38
42	54.25	-	54.25	77.62	9	1.10	85.38
43	54.25	-	54.25	77.62	9	1.10	85.38
44	144.45	6.00	138.45	196.80	12	1.10	216.00
45	160.70	6.00	154.70	221.41	12	1.10	243.56
46	54.25	-	54.25	77.62	9	1.10	85.38
47	54.25	-	54.25	77.62	9	1.10	85.38
48	54.25	-	54.25	77.62	9	1.10	85.38
49	54.25	-	54.25	77.62	9	1.10	85.38
50	54.25	-	54.25	77.62	9	1.10	85.38
51	100.75	-	100.75	144.15	9	1.10	158.56
52	100.75	-	100.75	144.15	9	1.10	158.56
53	54.25	-	54.25	77.62	9	1.10	85.38
54	54.25	-	54.25	77.62	9	1.10	85.38
55	54.25	-	54.25	77.62	9	1.10	85.38
56	54.25	-	54.25	77.62	9	1.10	85.38
57	54.25	-	54.25	77.62	9	1.10	85.38
58	54.25	-	54.25	77.62	9	1.10	85.38
59	54.25	-	54.25	77.62	9	1.10	85.38
60	54.25	-	54.25	77.62	9	1.10	85.38
61	54.25	-	54.25	77.62	9	1.10	85.38
62	54.25	-	54.25	77.62	9	1.10	85.38
63	89.15	-	89.15	127.56	9	1.10	140.30
64	145.81	6.00	139.81	200.03	12	1.10	220.03
65	55.95	-	55.95	80.06	9	1.10	88.06
66	55.89	-	55.89	79.96	9	1.10	87.96
67	55.84	-	55.84	79.89	9	1.10	87.88
68	55.79	-	55.79	79.82	9	1.10	87.80
69	55.73	-	55.73	79.73	9	1.10	87.71
70	55.68	-	55.68	79.66	9	1.10	87.63
71	55.63	-	55.63	79.59	9	1.10	87.55
72	55.58	-	55.58	79.52	9	1.10	87.47
73	55.53	-	55.53	79.45	9	1.10	87.39
74	103.00	-	103.00	147.37	9	1.10	162.10
75	102.81	-	102.81	147.09	9	1.10	161.80
76	55.28	-	55.28	79.09	9	1.10	87.00
77	55.23	-	55.23	79.02	9	1.10	86.92
78	55.18	-	55.18	78.95	9	1.10	86.84
79	55.13	-	55.13	78.88	9	1.10	86.76
80	55.07	-	55.07	78.79	9	1.10	86.67
TOTAL	9778.80	64.00	9714.80	13899.24			

PLOT NO	AREA IN SQM	ROUNDING AREA OF ROAD (If any)	REMAINING PLOT AREA (B - C) (SQ.M.)	BUILT AREA ON PRO-RATA BASIS I.E. (D X FACTOR OF F.S.I.) (SQM.)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUILT UP AREA ON NORMAL F.S.I. (E X G) (SQM.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
81	55.02	-	55.02	78.72	9	1.10	86.59
82	54.97	-	54.97	78.65	9	1.10	86.51
83	54.92	-	54.92	78.58	9	1.10	86.43
84	54.86	-	54.86	78.49	9	1.10	86.34
85	54.81	-	54.81	78.42	9	1.10	86.26
86	101.66	-	101.66	145.45	9	1.10	159.99
87	101.49	-	101.49	145.19	9	1.10	159.71
88	54.57	-	54.57	78.07	9	1.10	85.88
89	54.52	-	54.52	78.00	9	1.10	85.80
90	54.46	-	54.46	77.92	9	1.10	85.71
91	54.41	-	54.41	77.85	9	1.10	85.63
92	54.36	-	54.36	77.77	9	1.10	85.55
93	54.31	-	54.31	77.70	9	1.10	85.47
94	54.25	-	54.25	77.62	9	1.10	85.38
95	54.20	-	54.20	77.55	9	1.10	85.30
96	54.15	-	54.15	77.47	9	1.10	85.22
97	54.10	-	54.10	77.40	9	1.10	85.14
98	94.94	4.00	90.94	130.11	9	1.10	143.12
99	93.33	3.00	90.33	129.24	9	1.10	142.16
100	48.45	-	48.45	69.32	6	1.10	76.25
101	48.45	-	48.45	69.32	6	1.10	76.25
102	48.45	-	48.45	69.32	6	1.10	76.25
103	48.45	-	48.45	69.32	6	1.10	76.25
104	48.45	-	48.45	69.32	6	1.10	76.25
105	48.45	-	48.45	69.32	6	1.10	76.25
106	48.67	-	48.67	69.63	6	1.10	76.60
107	92.11	-	92.11	131.78	6	1.10	144.96
108	94.22	-	94.22	134.80	6	1.10	148.28
109	51.00	-	51.00	72.97	6	1.10	80.26
110	51.21	-	51.21	73.27	6	1.10	80.59
111	51.40	-	51.40	73.54	6	1.10	80.89
112	51.60	-	51.60	73.83	6	1.10	81.21
113	51.70	-	51.70	73.97	6	1.10	81.37
114	52.00	-	52.00	74.40	6	1.10	81.84
115	52.18	-	52.18	74.66	6	1.10	82.13
116	52.38	-	52.38	74.94	6	1.10	82.43
117	52.57	-	52.57	75.21	6	1.10	82.73
118	52.77	-	52.77	75.50	6	1.10	83.05
119	75.73	-	75.73	108.33	9	1.10	119.17
120	92.62	3.00	89.62	128.22	9	1.10	141.04
121	49.87	-	49.87	71.35	9	1.10	78.49
122	49.87	-	49.87	71.35	9	1.10	78.49
123	49.87	-	49.87	71.35	9	1.10	78.49
124	49.87	-	49.87	71.35	9	1.10	78.49
125	49.87	-	49.87	71.35	9	1.10	78.49
126	49.87	-	49.87	71.35	9	1.10	78.49
127	49.87	-	49.87	71.35	9	1.10	78.49
128	49.87	-	49.87	71.35	9	1.10	78.49
129	49.87	-	49.87	71.35	9	1.10	78.49
130	49.87	-	49.87	71.35	9	1.10	78.49
131	92.62	-	92.62	132.51	9	1.10	145.77
132	92.62	-	92.62	132.51	9	1.10	145.77
133	49.87	-	49.87	71.35	9	1.10	78.49
134	49.87	-	49.87	71.35	9	1.10	78.49
135	49.87	-	49.87	71.35	9	1.10	78.49
136	49.87	-	49.87	71.35	9	1.10	78.49
137	49.87	-	49.87	71.35	9	1.10	78.49
138	49.87	-	49.87	71.35	9	1.10	78.49
139	49.87	-	49.87	71.35	9	1.10	78.49
140	49.87	-	49.87	71.35	9	1.10	78.49
141	49.87	-	49.87	71.35	9	1.10	78.49
142	49.87	-	49.87	71.35	9	1.10	78.49
143	87.64	4.00	83.64	119.67	9	1.10	131.63
144	87.64	3.00	84.64	121.10	9	1.10	133.21
145	49.87	-	49.87	71.35	6	1.10	78.49
146	49.87	-	49.87	71.35	6	1.10	78.49
147	49.87	-	49.87	71.35	6	1.10	78.49
148	49.87	-	49.87	71.35	6	1.10	78.49
149	49.87	-	49.87	71.35	6	1.10	78.49
150	49.87	-	49.87	71.35	6	1.10	78.49
151	49.87	-	49.87	71.35	6	1.10	78.49
152	49.87	-	49.87	71.35	6	1.10	78.49
153	49.87	-	49.87	71.35	6	1.10	78.49
154	49.87	-	49.87	71.35	6	1.10	78.49
155	92.62	-	92.62	132.51	6	1.10	145.77
156	92.62	-	92.62	132.51	6	1.10	145.77
157	49.87	-	49.87	71.35	6	1.10	78.49
158	49.87	-	49.87	71.35	6	1.10	78.49
159	49.87	-	49.87	71.35	6	1.10	78.49
160	49.87	-	49.87	71.35	6	1.10	78.49
TOTAL	4663.51	17.00	4646.51	6647.89			

PLOT NO	AREA IN SQM	ROUNDING AREA OF ROAD (If any)	REMAINING PLOT AREA (B - C) (SQ.M.)	BUILT AREA ON PRO-RATA BASIS I.E. (D X FACTOR OF F.S.I.) (SQM.)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUILT UP AREA ON NORMAL F.S.I. (E X G) (SQM.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
161	49.87	-	49.87	71.35	6	[illegible]	[illegible]
162	49.87	-	49.87	71.35	6	[illegible]	[illegible]
163	49.87	-	49.87	71.35	6	[illegible]	[illegible]
164	49.87	-	49.87	71.35	6	[illegible]	[illegible]
165	49.87	-	49.87	71.35	6	[illegible]	[illegible]
166	49.87	-	49.87	71.35	6	[illegible]	[illegible]
167	92.62	2.00	90.62	129.65	6	[illegible]	[illegible]
168	92.62	2.00	90.62	129.65	6	[illegible]	[illegible]
169	49.87	-	49.87	71.35	6	[illegible]	[illegible]
170	49.87	-	49.87	71.35	6	[illegible]	[illegible]
171	49.87	-	49.87	71.35	6	[illegible]	[illegible]
172	49.87	-	49.87	71.35	6	[illegible]	[illegible]
173	49.87	-	49.87	71.35	6	[illegible]	[illegible]
174	49.87	-	49.87	71.35	6	[illegible]	[illegible]
175	49.87	-	49.87	71.35	6	[illegible]	[illegible]
176	49.87	-	49.87	71.35	6	[illegible]	[illegible]
177	49.87	-	49.87	71.35	6	[illegible]	[illegible]
178	49.87	-	49.87	71.35	6	[illegible]	[illegible]
179	92.62	-	92.62	132.51	6	[illegible]	[illegible]
180	92.62	-	92.62	132.51	6	[illegible]	[illegible]
181	49.87	-	49.87	71.35	6	[illegible]	[illegible]
182	49.87	-	49.87	71.35	6	[illegible]	[illegible]
183	49.87	-	49.87	71.35	6	[illegible]	[illegible]
184	49.87	-	49.87	71.35	6	[illegible]	[illegible]
185	49.87	-	49.87	71.35	6	[illegible]	[illegible]
186	49.87	-	49.87	71.35	6	[illegible]	78.49
187	49.87	-	49.87	71.35	6	[illegible]	78.49
188	49.87	-	49.87	71.35	6	1.10	78.49
189	49.87	-	49.87	71.35	6	1.10	78.49
190	49.87	-	49.87	71.35	6	1.10	78.49
191	87.64	3.00	84.64	121.10	9	1.10	133.21
192	87.64	3.00	84.64	121.10	9	1.10	133.21
193	49.87	-	49.87	71.35	9	1.10	78.49
194	49.87	-	49.87	71.35	6	1.10	78.49
195	49.87	-	49.87	71.35	6	1.10	78.49
196	49.87	-	49.87	71.35	6	1.10	78.49
197	49.87	-	49.87	71.35	6	1.10	78.49
198	49.87	-	49.87	71.35	6	1.10	78.49
199	49.87	-	49.87	71.35	6	1.10	78.49
200	49.87	-	49.87	71.35	6	1.10	78.49
201	49.87	-	49.87	71.35	6	1.10	78.49
202	49.87	-	49.87	71.35	6	1.10	78.49
203	92.62	-	92.62	132.51	6	1.10	145.77
204	92.62	-	92.62	132.51	6	1.10	145.77
205	49.87	-	49.87	71.35	6	1.10	78.49
206	49.87	-	49.87	71.35	6	1.10	78.49
207	49.87	-	49.87	71.35	6	1.10	78.49
208	49.87	-	49.87	71.35	6	1.10	78.49
209	49.87	-	49.87	71.35	6	1.10	78.49
210	49.87	-	49.87	71.35	6	1.10	78.49
211	49.87	-	49.87	71.35	6	1.10	78.49
212	49.87	-	49.87	71.35	6	1.10	78.49
213	49.87	-	49.87	71.35	6	1.10	78.49
214	49.87	-	49.87	71.35	6	1.10	78.49
215	92.62	2.00	90.62	129.65	6	1.10	142.62
216	92.62	2.00	90.62	129.65	6	1.10	142.62
217	49.87	-	49.87	71.35	6	1.10	78.49
218	49.87	-	49.87	71.35	6	1.10	78.49
219	49.87	-	49.87	71.35	6	1.10	78.49
220	49.87	-	49.87	71.35	6	1.10	78.49
221	49.87	-	49.87	71.35	6	1.10	78.49
222	49.87	-	49.87	71.35	6	1.10	78.49
223	49.87	-	49.87	71.35	6	1.10	78.49
224	49.87	-	49.87	71.35	6	1.10	78.49
225	49.87	-	49.87	71.35	6	1.10	78.49
226	49.87	-	49.87	71.35	6	1.10	78.49
227	92.62	-	92.62	132.51	6	1.10	145.77
228	92.62	-	92.62	132.51	6	1.10	145.77
229	49.87	-	49.87	71.35	6	1.10	78.49
230	49.87	-	49.87	71.35	6	1.10	78.49
231	49.87	-	49.87	71.35	6	1.10	78.49
232	49.87	-	49.87	71.35	6	1.10	78.49
233	49.87	-	49.87	71.35	6	1.10	78.49
234	49.87	-	49.87	71.35	6	1.10	78.49
235	49.87	-	49.87	71.35	6	1.10	78.49
236	49.87	-	49.87	71.35	6	1.10	78.49
237	49.87	-	49.87	71.35	6	1.10	78.49
238	49.87	-	49.87	71.35	6	1.10	78.49
239	87.64	3.00	84.64	121.10	9	1.10	133.21
240(EWS&LIG)	4707.92	-	4707.92	6735.75			7409.33
TOTAL	9188.46	17.00	9171.46	13121.87			
TOTAL	23630.77	98.00	23532.77	33669.00			

LIG/EWS AREA STATEMENT

REQUIRED PLOT AREA = 20% X 23532.77 SQM.
= 4706.55 SQM.
PROVIDED PLOT AREA = 4707.92 SQM.

APPROVAL

NASHIK MUNICIPAL CORPORATION
NASHIK
APPROVED
Dt. 17/03/2020 ... 4/FL/1104/2020
Assistant Director of Town Planning
Nashik Municipal Corporation

DEMARCATION CERTIFICATE

THIS IS TO CERTIFY THAT ... LAYOUT ... DEMARCATED ... ROADS AND OPEN SPACE ... DEMARCATION PLAN ARE ACTUALLY ON SITE

ARCHITECT

AREA STATEMENT

	AREA IN SQM
1) AREA OF LAND (7/12 extract)	41130.00
a) As per Ownership document	41130.00
b) As per measurement sheet	41130.00
c) As per site	41130.00
2) Deductions for	
a) Proposed D.P. road/D.P. road widening area	2600.00
b) Any D. P. Reservation (P. Q. NO. 276)	1120.00
c) Natural Water Course	
Total (a+b+c)	3720.00
3) Gross Area of Plot (1-2)	37410.00
4) Recreational Open Space	
a) Required	3741.00
b) Proposed	3741.00
P.M.S.E.D.C.L. space	
a) Required	235.00
b) Proposed	235.00
...S.T.P. space	
a) Required	
b) Proposed	
7) Amenity Plot	
a) Required (10%)	
b) Proposed	
8) Service Road and Highway widening	
9) Internal road area	
10) Net area under Layout plots	
11) Net area of plots for FSI Calculations	
12) Pro-rata FSI factor for layout plots	

DEMARCATED RESIDENTIAL LAYOUT PLAN IN G. No.18... +184/A/2+184/A/3 (C.T.S. N... PIMPALGAON BAHULA... IN NASHIK FOR
1) NERKAR PROPERT... SHIP FIRM THROUG... SHRI. VIPUL SHIR... SHRI. ABHAY SHI...
2) SHRI. SHASHI... THROUGH G.P... SHRI. ABHAY...
3) SHRI. VISH... THROUGH... SHRI. ABH...

SHRI. VIPUL ...

AINING T AREA (- C) (Q.M.)	BUILT AREA ON PRO-RATA BASIS. I. E. (D X FACTOR OF F. S. I.) (SQM.)	FRONT ROAD WIDTH (M.)	PERMISSIBLE NORMAL F. S. I.	PERMISSIBLE BUILT UP AREA ON NORMAL F. S. I. (E X G) (SQM.)
(d)	(e)	(f)	(g)	(h)
9.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
90.62	129.65	6	1.10	142.62
90.62	129.65	6	1.10	142.62
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	9	1.10	78.49
49.87	71.35	9	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
92.62	132.51	6	1.10	145.77
92.62	132.51	6	1.10	145.77
49.87	71.35	6	1.10	78.49
[illegible]	71.35	6	1.10	78.49
[illegible]	71.35	6	1.10	78.49
[illegible]	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
84.64	121.10	9	1.10	133.21
84.64	121.10	9	1.10	133.21
[illegible]	71.35	6	1.10	78.49
[illegible]	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
49.87	71.35	6	1.10	78.49
9.87	71.35	6	1.10	78.49
9.87	71.35	6	1.10	78.49
2.62	132.51	6	1.10	145.77
2.62	132.51	6	1.10	145.77
9.87	71.35	6	1.10	78.49
9.87	71.35	6	1.10	78.49
9.87	71.35	9	1.10	78.49
9.87	71.35	9	1.10	78.49
9.87	71.35	6	1.10	78.49
9.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.62	129.65	6	1.10	142.62
.62	129.65	6	1.10	142.62
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
.87	71.35	6	1.10	78.49
87	71.35	6	1.10	78.49
87	71.35	6	1.10	[illegible]

APPROVAL

NASHIK MUNICIPAL CORPORATION
NASHIK
APPROVED
Demarcated final layout As Amended in
colour & Conditions. Mentioned in
the letter No. [illegible] A4/FL/144/2020
Dt. 17/03/2020
View of Sanctioned 45, 69 & 152(1) of
The Maharashtra Regional and Town
Planning Act, 1966

Assistant Director of Town Planning
Nashik Municipal Corporation
Nashik

DEMARCATION CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE PERSONALLY DEMARCATED THIS LAYOUT WHICH IS TENTATIVELY APPROVED BY NASHIK MUNCIPAL CORPORATION NASHIK VIDE LT.NO.LND/WS/TL/79/2019, DT. 25/11/2019 AND FURTHER CERTIFY THAT THE MEASUREMENTS OF PLOTS, ROADS AND OPEN SPACE ETC. SHOWN IN DEMARCATION PLAN ARE ACTUALLY ON SITE.

ARCHITECT SIGN.

AREA STATEMENT

AREA IN SQM.

1) AREA OF LAND (7/12 extract)	41130.00
a) As per Ownership document	41130.00
b) As per measurement sheet	41130.00
c) As per site	41130.00
2) Deductions for	
a) Proposed D.P. road/D.P. road widening area	2600.00
b) Any D. P. Reservation (P. G. NO. 274)	1120.00
c) Natural Water Course	-
Total (a+b+c)	3720.00
3) Gross Area of Plot (1-2)	37410.00
4) Recreational Open Space	
a) Required	3741.00
b) Proposed	3741.00
5) M.S.E.D.C.L. space	
a) Required	235.00
b) Proposed	235.00
6) S.T.P. space	
a) Required	235.00
b) Proposed	235.00
7) Amenity Plot	
a) Required- (10%)	3741.00
b) Proposed (1120.00 +2621.00)	3741.00
8) Service Road and Highway widening	-
9) Internal road area (5925.23+1120.00)	7045.23
10) Net area under Layout plots	23532.77
11) Net area of plots for FSI Calculation=(3-7b)	33669.00
12) Pro-rata FSI factor for layout plots(11/10)	1.430728

DEMARCATED RESIDENTIAL FINAL LAYOUT PLAN IN G. No.184/1+184/A/1 +184/A/2+184/A/3 (C.T.S. NO. 1774) OF PIMPALGAON BAHULA SHIWAR IN NASHIK FOR
1) NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER

	1.10	133.21
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	145.77
6	1.10	145.77
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	142.62
6	1.10	142.62
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	145.77
6	1.10	145.77
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	78.49
6	1.10	133.21
6	1.10	7409.33

c) As per site

2) Deductions for

a) Proposed D.P. road/D.P. road widening area — 2600.00

b) Any D. P. Reservation (P. G. NO. 274) — 1120.00

c) Natural Water Course — -

Total (a+b+c) — 3720.00

3) Gross Area of Plot (1-2) — ~~37410.00~~

4) Recreational Open Space

a) Required — 3741.00

b) Proposed — 3741.00

5) M.S.E.D.C.L. space

a) Required — 235.00

b) Proposed — 235.00

6) S.T.P. space

a) Required — 235.00

b) Proposed — 235.00

7) Amenity Plot

a) Required-(10%) — 3741.00

b) Proposed (1120.00 +2621.00) — 3741.00

8) Service Road and Highway widening — -

9) Internal road area (5925.23+1120.00) — 7045.23

10) Net area under Layout plots — 23532.77

11) Net area of plots for FSI Calculation=(3-7b) — 33669.00

12) Pro-rata FSI factor for layout plots(11/10) — 1.430728

DEMARCATED RESIDENTIAL FINAL LAYOUT PLAN IN G. No.184/1+184/A/1 +184/A/2+184/A/3 (C.T.S. NO. 1774) OF PIMPALGAON BAHULA SHIWAR IN NASHIK FOR

1) NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER SHRI. VIPUL SHIRISH NERKAR & SHRI. ABHAY SHIRISH NERKAR

2) SHRI. SHASHIKANT MANILAL PATEL THROUGH G. P. A. HOLDER SHRI. ABHAY SHIRISH NERKAR

3) SHRI. VISHNU HARI PATIL THROUGH G. P. A. HOLDER SHRI. ABHAY SHIRISH NERKAR

NERKAR PROPERTIES LLP PARTNER SHIP FIRM THROUGH PARTNER

SHRI. VIPUL SHIRISH NERKAR — SHRI. ABHAY SHIRISH NERKAR

SHASHIKANT MANILAL PATEL THROUGH G. P. A. HOLDER ABHAY SHIRISH NERKAR

VISHNU HARI PATIL THROUGH G. P. A. HOLDER ABHAY SHIRISH NERKAR

OWNER SIGN.

AR. G. V. KATALE

ARCHITECT SIGN

G.V. KATALE AND ASSOCIATES

CONSULTING ENGINEERS & ARCHITECTS

OFFICE - 01, KAMAL RESIDENCY, PATIL LANE NO. 4, COLLEGE ROAD, NASHIK-5.

PH. (0) 2580929, 2579977