

PROJECT: -

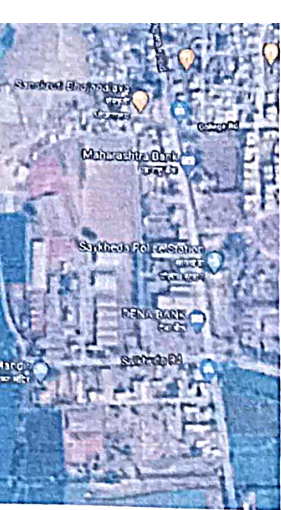
**PROPOSED COMMERCIAL WAREHOUSE (GODOWN)
ON GAT.NO 138/P, AT- NAGAPUR, TAL.NIPHAD, DIST. NASHIK.
FOR, MR.BHASKAR N. GADAKH & OTHER TWO**

RECOMMENDING AUTHORITY

Approved as amended in
subject to conditions mentioned in Annexure 'A'
of letter No. नामपुर्खा/अभि. ना.पु/मो. नागपूर
ना. निकासि ठा.ने. 93 ए.पे/ 942 द.
Dated 28/12/2022

DEPUTY METROPOLITAN PLANNER
Nashik Metropolitan Region Development Authority, Nashik





PLAN

A

M

SQ.M

R SCHEDULE

DESCRIPTION
TEAK WOOD DOOR
TEAK WOOD DOOR

OW SCHEDULE

DESCRIPTION
GLASS WINDOW
GLASS WINDOW

REA

PLOT UNDER REFERENCE WAS 11-20 AND THE DIMENSIONS OF ON PLAN ARE AS MEASURED ON WORKED OUT TALLIES WITH THE DEPT OF OWNERSHIP/T.P.SCHEME DEPARTMENT/ CITY SURVEY

Shakti
SIGN OF ENGINEER

TION

HEREBY CONFIRM THAT I/WE APPROVED BY AUTHORITY EXECUTE THE STRUCTURE AS PER WE WOULD EXECUTE THE WORK PER TECHNICAL PERSON SO AS SAFETY AT THE WORK SITE.

AREA STATEMENT

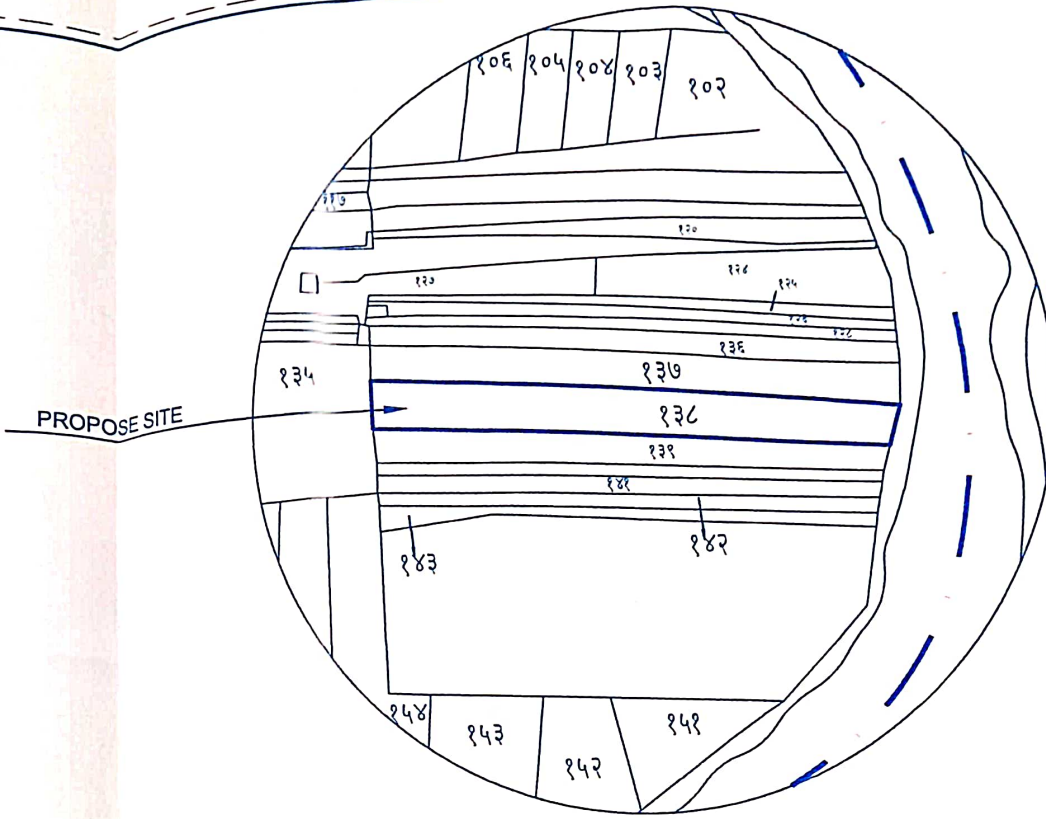
	AREA STATEMENT	SQ.M.
1.	AREA OF PLOT(Minimum area of a,b,c,d to be considered)	20000.00
	a) AREA AS PER 7/12 EXTRACT	29200.00
	b) AREA AS PER T.I.L.R MAP	29200.00
	c) AREA AS PER SITE	29200.00
	d) AREA UNDER DEVELOPMENT	20000.00
2.	DEDUCTIONS FOR	-
	a) PROPOSE D.P/D.P ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING.	-
	b) ANY D.P RESERVATION	-
	TOTAL (a + b)	-
3.	BALANCE AREA OF PLOT (1-2)	20000.00
4.	AMENITY SPACE (if applicable)	-
	a)REQUIRED -	-
	b)ADJUSTMENT OF 2(b),IF ANY -	-
	c)BALANCE PROPOSED -	-
5.	NET PLOT AREA (3-4 (C)	20000.00
6.	RECREATIONAL OPEN SPACE (if applicable)	-
	a)10%REQUIRED -	2000.00
	c)PROPOSED -	2000.00
7.	INTERNAL ROAD AREA(12.00 M INTERNAL ROAD)	679.49
8.	PLOTTABLE AREA (if applicable)	17320.51
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (Sr.No.5 x BASIC FSI 0.20)	4000.00
10.	ADDITIONAL OF FSI ON PAYMENT OF PREMIUM	-
	(a)MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE (0.80)	16000.00
	(b)PROPOSED FSI ON PAYMENT OF PREMIUM	-
11.	IN-SITU FSI / TDR LOADING	-
	(a)IN SETU AREA AGAINST D.P ROAD [2.0 x Sr.No.2 (a)] IF ANY	-
	(b)IN SITU AREA AGAINST AMINITY SPACE IF HANDED OVER [2.00 OR 1.85 x Sr.No.4(b) and/or (c)].	-
	(c) TDR AREA	-
	(d) TOTAL IN SITU/TDR LOADING PROPOSE [11 (a)+(b)+(c)]	-
12.	ADDITIONAL AREA UNDER CHAPTER NO.7	-
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
	(a) [9 + 10b (b)] or 12 WHICHEVER IS APPLICABLE.	4000.00
	(b) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES	-
	(c) TOTAL ENTITLEMENT (A+B)	4000.00
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	20000.00
15.	TOTAL BUILT UP AREA IN PROPOSAL.	-
	(a) EXISTING BUILT-UP AREA.	-
	(b) PROPOSED BUILT-UP AREA .(as per 'P Line')	150.00
	(c) TOTAL (a+b)	150.00
16.	FSI CONSUMED (15/13) (should not be more than serial no.14 above.)	0.0375
17.	AREA FOR INCLUSIVE HOUSING,IF ANY	-
	(a) REQUIRED (20% OF SR.NO.5)	-
	(b) PROPOSED	-

PROJECT: -
PROPOSED CO
ON GAT.NO 138/P, AT-
FOR, MR.BHASKAR N.

RECOM

Approved as
 subject to co
 of letter No.
 Dated 28/

DEP
Nashik Me



LOCATION PLAN
 SCALE 1:10000

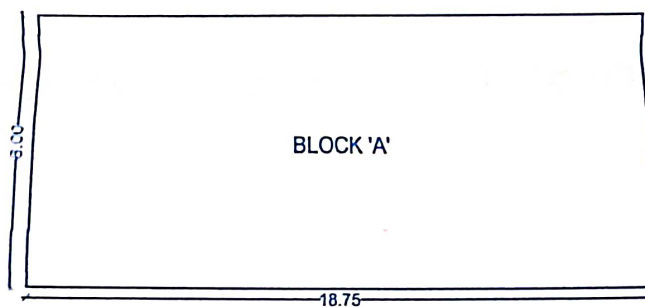


PROPOSE SITE

GOOGLE LOCATION PLAN
 SCALE 1:10000



AREA DIAGRAM OF BLOCK A
 SCALE 1:200

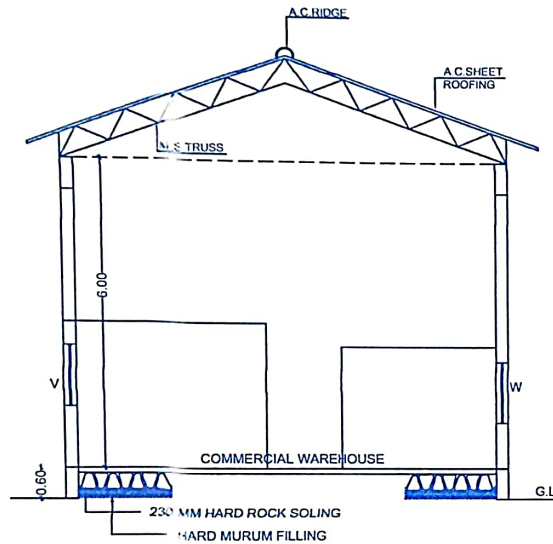


BLOCK AREA 'A'

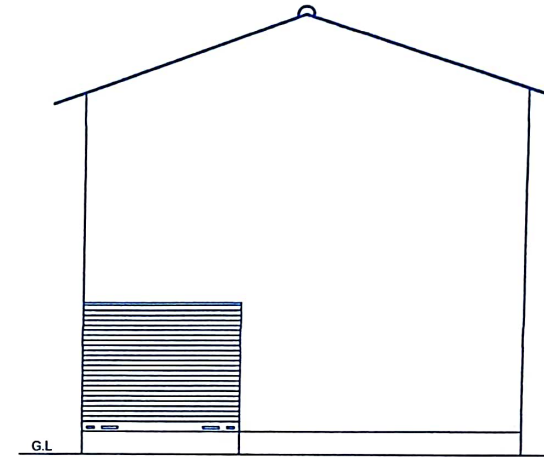
AREA STATEMENT

1.	AREA OF PLOT(Min)
a)	AREA AS PER 7
b)	AREA AS PER T
c)	AREA AS PER S
d)	AREA UNDER D
2.	DEDUCTIONS FOR
a)	PROPOSE D.P.
b)	ANY D.P RESE
	TOTAL (a + b)
3.	BALANCE AREA OF
4.	AMENITY SPACE (I
a)	REQUIRED -
b)	ADJUSTMENT C
c)	BALANCE PROP
5.	NET PLOT AREA (3
6.	RECREATIONAL OF
a)	10%REQUIRED -
c)	PROPOSED -
7.	INTERNAL ROAD A
8.	PLOTABLE AREA (I
9.	BUILT UP AREA W
	AS PER FRONT R
10.	ADDITIONAL OF F
(a)	MAXIMUM PERM

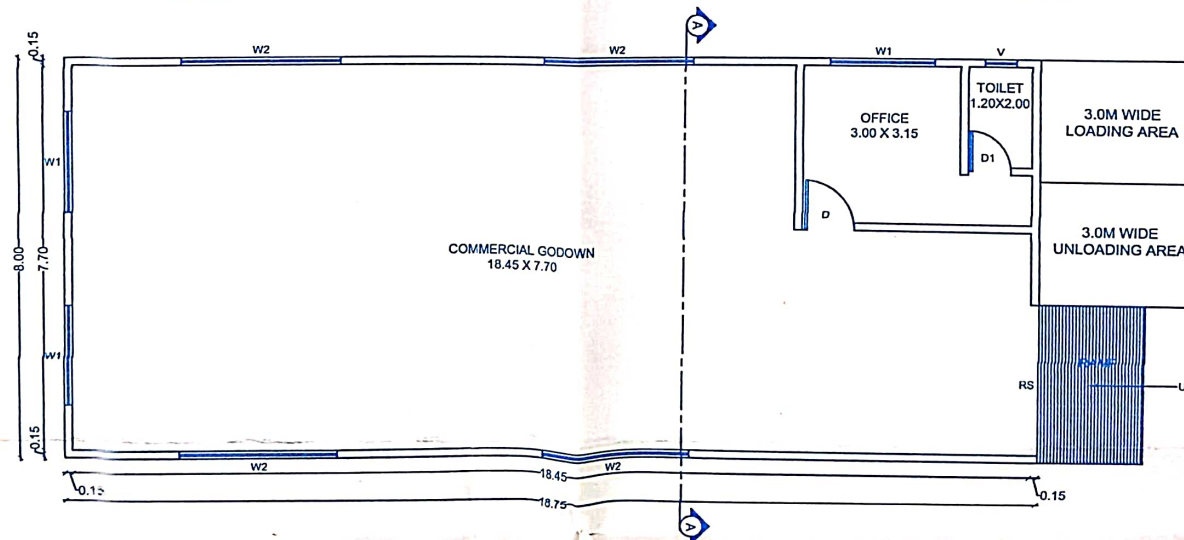
AREA STATEMENT AS PER 7/12				
GAT.NO AS PER 7/12	NAME OF OWNERSHIP 7/12 EXTRACT	AREA AS PER 7/12	AREA UNDER DEVELOPMENT	SIGN
138/P	DATTATRAY NIVRUTTI GADAKH	5000.00 SQ.M	-	<i>Patil</i> <i>Note</i>
	BHASKAR NIVRUTTI GADAKH	24000.00 SQ.M	20000.00 SQ.M	
	KASHINATH DHORDEPANT NATHE	200.00 SQ.M	-	
TOTAL		29200.00 SQ.M	20000.00 SQ.M	



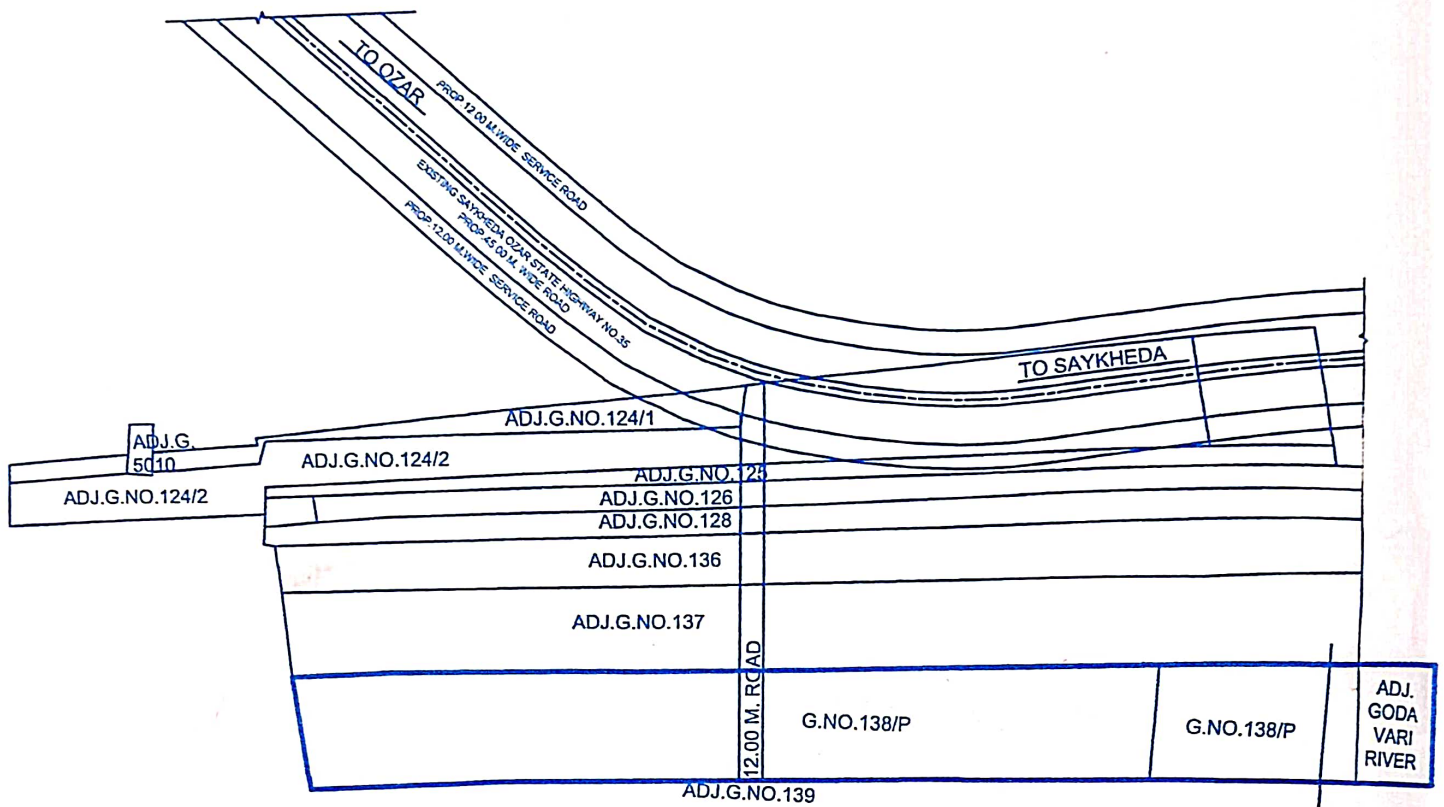
SECTION 'AA'



ELEVATION



GROUND FLOOR PLAN
SCALE 1:100



KEY PLAN
SCALE 1:4000



PARKING AREA STATEMENT

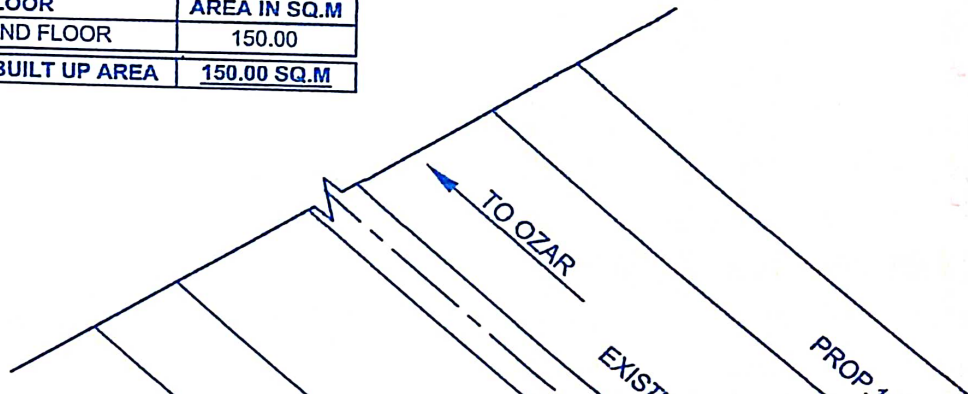
UNIT	SIZE OF TENAMENT	REQUIRED PARKING		PROPOSE PARKING	
		MOTOR VEHICLE	TWO WHEELER	MOTOR VEHICLE	TWO WHEELER
STORAGE	FOR EVERY 300.00 SQ.M CARPET AREA OR FRICTION THEREOF	01 Nos.	03 Nos.	01 Nos.	03 Nos.
TOTAL		01 Nos.	03 Nos.	01 Nos.	03 Nos.

CARPET AREA STATEMENT

SR.NO	FLOOR	CARPET AREA	AREA OF BAL. / PASSAGE	AREA OF DOUBLE HEIGHT TERRACES	TOTAL
1.	FIRST FLOOR	142.51 SQ.M	-	-	142.51 SQ.M
TOTAL		142.51 SQ.M	-	-	142.51 SQ.M

BUILT UP AREA STATEMENT

S.NO	FLOOR	AREA IN SQ.M
01	GROUND FLOOR	150.00
PROPOSED BUILT UP AREA		150.00 SQ.M

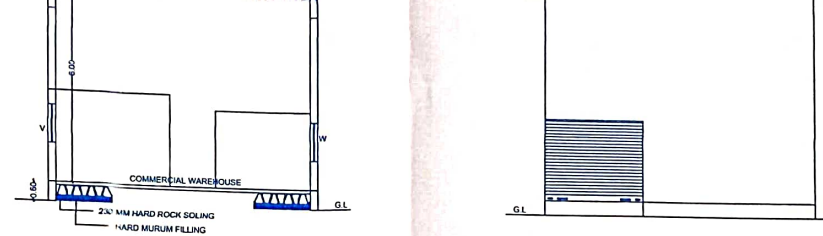


KEY PLAN SCALE 1:4000

PARKING AREA STATEMENT					
UNIT	SIZE OF TENAMENT	REQUIRED PARKING		PROPOSED PARKING	
		MOTOR VEHICLE	TWO WHEELER	MOTOR VEHICLE	TWO WHEELER
STORAGE	FOR EVERY 300.00 SQ M CARPET AREA OR FRICTION THEREOF	01 Nos.	03 Nos.	01 Nos.	03 Nos.
TOTAL		01 Nos.	03 Nos.	01 Nos.	03 Nos.

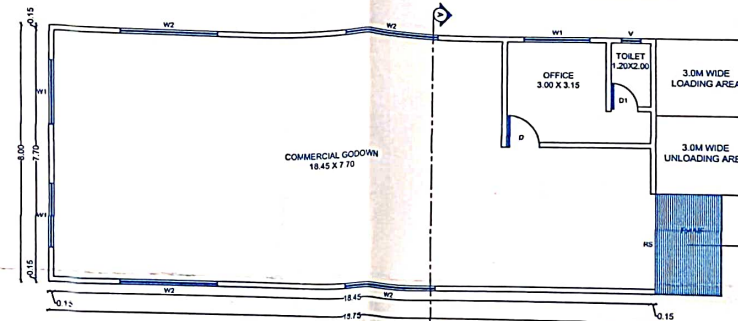
CARPET AREA STATEMENT				
S.R.NO	FLOOR	CARPET AREA	AREA OF BAL / PASSAGE	TOTAL
1	FIRST FLOOR	142.51 SQ M	-	142.51 SQ M
	TOTAL	142.51 SQ M	-	142.51 SQ M

BUILT UP AREA STATEMENT		
S.NO	FLOOR	AREA IN SQ.M
01	GROUND FLOOR	150.00
	PROPOSED BUILT UP AREA	150.00 SQ.M



SECTION 'AA'

ELEVATION



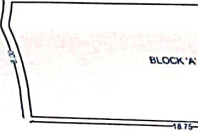
GROUND FLOOR PLAN
SCALE 1:100

LOCATION PLAN
SCALE 1:10000



GOOGLE LOCATION
SCALE 1:10000

AREA DIAGRAM OF BLOCK 'A'
SCALE 1:200



BLOCK AREA 'A'
= 8.00 X 18.75 = 150.00
NET BUILT UP AREA OF GROUND FLOOR

TYPE	SIZE
D	1.00 X 2.00
D1	0.80 X 2.00

TYPE	SIZE
W1	2.00 X 1.00
W2	3.00 X 2.00

CERTIFICATE

CERTIFIED THAT THE SURVEYED BY ME C SIDES ETC. OF PLOT SITE AND THE AREA STATED IN D RECORDS/ LAND RECORDS

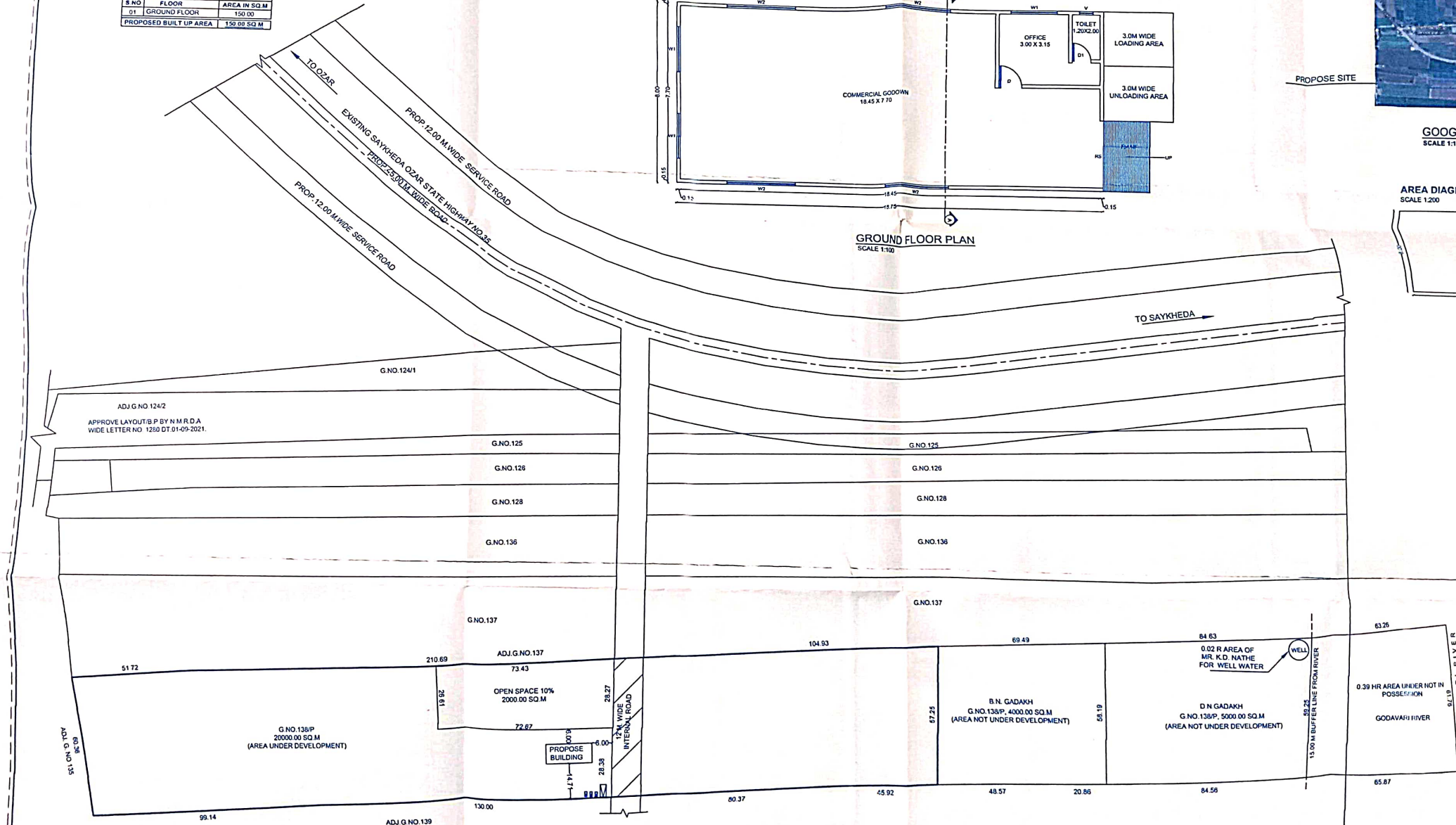
OWNER'S DE

I/WE UNDERSIGNED WOULD ABIDE BY THE COLLECTOR/ I/WE V APPROVED PLANS/ UNDER SUPERVISION TO ENSURE THE QU

CERTIFICATE

CERTIFIED THAT THE TALL & DIST. NIPAC APPROACH ROAD

SITE PLAN
SCALE 1:1000



G.NO.124/1

ADJ.G.NO.124/2

APPROVE LAYOUT/B.P BY N.M.R.D.A
WIDE LETTER NO. 1280 DT.01-09-2021.

G.NO.125

G.NO.126

G.NO.128

G.NO.136

G.NO.137

51.72

210.69

ADJ.G.NO.137

73.43

OPEN SPACE 10%
2000.00 SQ.M

26.61

72.67

28.27

12 M. WIDE
INTERNAL ROAD

G.NO.138/P
20000.00 SQ.M
(AREA UNDER DEVELOPMENT)

PROPOSE
BUILDING

6.00

6.00

28.38

14.71

ADJ. G. NO 135
60.36

GROUND FLOOR PLAN

SCALE 1:100

TO SAYKHEDA

BLOCK
= 8.00'
NET B.
GROU

TYPI
D
D1
TYF
W
W
CE
SUF
SID
SIT
AR
RE
RE
C
WC
/CC
AP
UNI
TO
CEI
TAL. &
APPR

G.NO.125

G.NO.126

G.NO.128

G.NO.136

G.NO.137

84.63

0.02 R AREA OF
MR. K.D. NATHE
FOR WELL WATER

WELL

D.N.GADAKH
G.NO.138/P, 5000.00 SQ.M
(AREA NOT UNDER DEVELOPMENT)

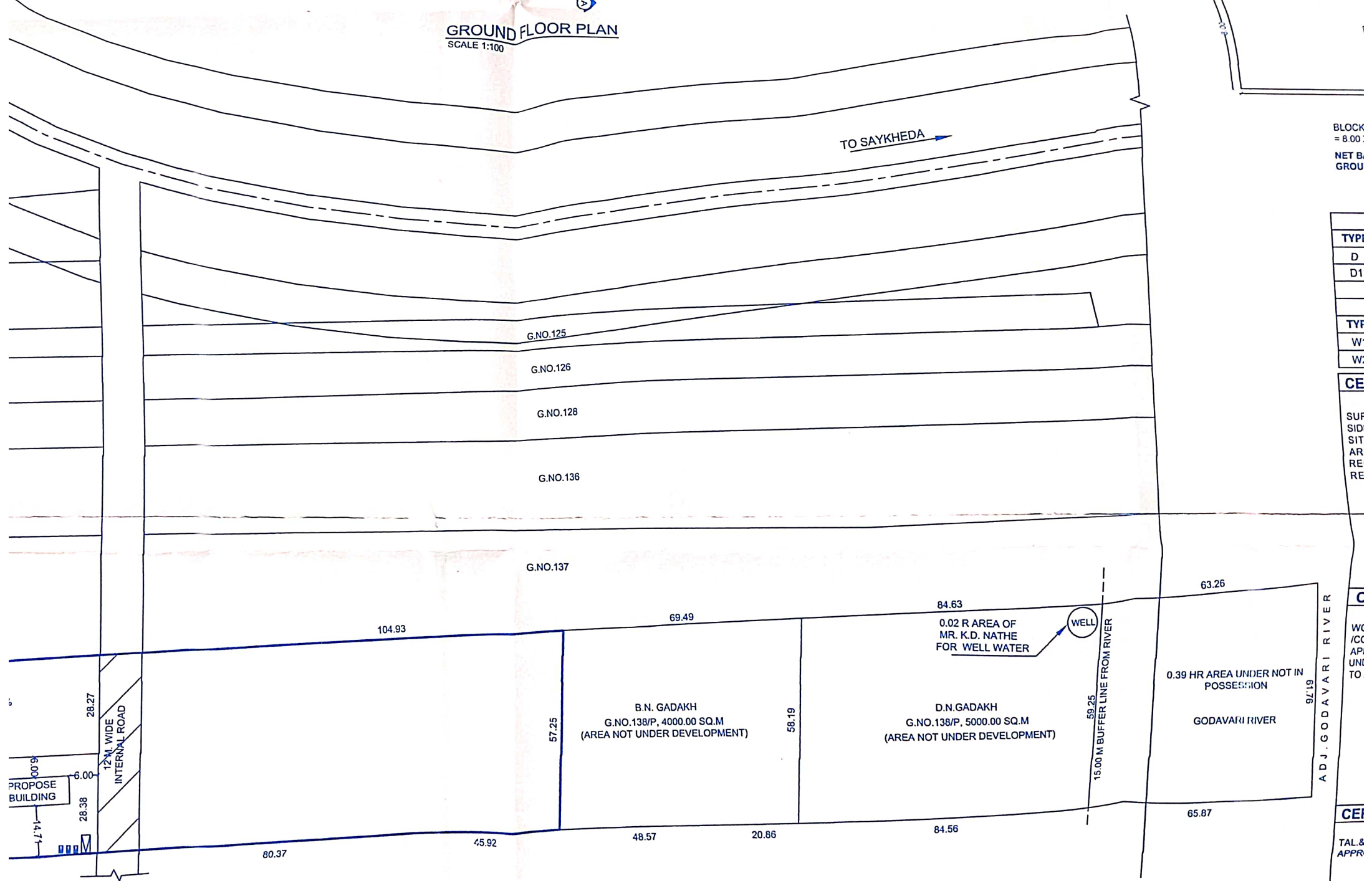
0.39 HR AREA UNDER NOT IN
POSSESSION

GODAVARI RIVER

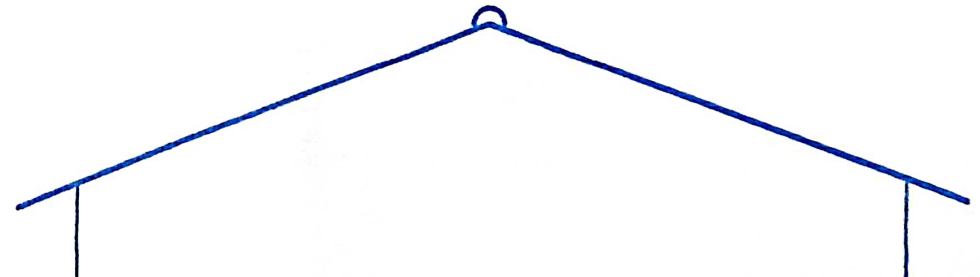
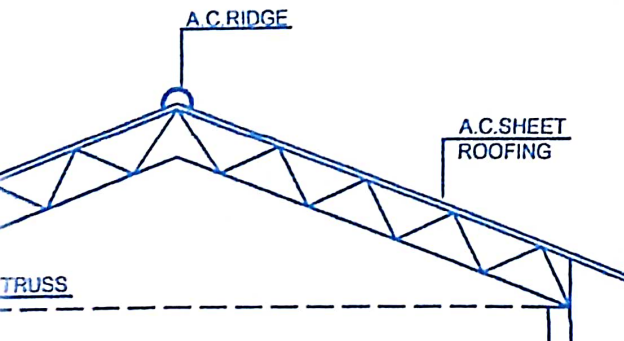
ADJ. GODAVARI RIVER

SITE PLAN

SCALE 1:1000



AREA STATEMENT AS PER 7/12				
GAT.NO AS PER 7/12	NAME OF OWNERSHIP 7/12 EXTRACT	AREA AS PER 7/12	AREA UNDER DEVELOPMENT	SIGN
138/P	DATTATRAY NIVRUTTI GADAKH	5000.00 SQ.M	-	
	BHASKAR NIVRUTTI GADAKH	24000.00 SQ.M	<u>20000.00 SQ.M</u>	
	KASHINATH DHORDEPANT NATHE	200.00 SQ.M	-	
TOTAL		<u>29200.00 SQ.M</u>	<u>20000.00 SQ.M</u>	



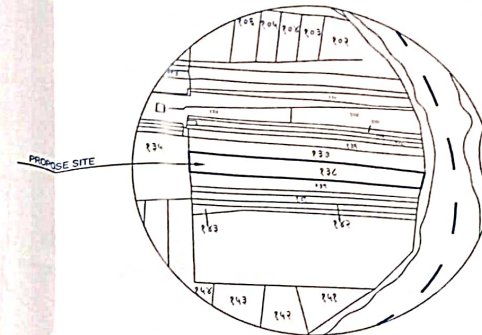


S/R NO	FLOOR	CARPET AREA	AREA OF BAL / PASSAGE	AREA OF DOUBLE HEIGHT TERRACES	TOTAL
1	FIRST FLOOR	142.51 SQ M	-	-	142.51 SQ M
	TOTAL	142.51 SQ M	-	-	142.51 SQ M

Floor plan details:

- Commercial GOVERN: 18.45 x 7.70
- Office: 3.00 x 3.15
- Toilet: 2.20 x 2.00
- 3.0M WIDE LOADING AREA
- 3.0M WIDE UNLOADING AREA

GROUND FLOOR PLAN



LOCATION PLAN 
SCALE 1:10000



GOOGLE LOCATION PLAN
SCALE 1:10000

AREA DIAGRAM OF BLOCK A
SCALE 1:200



BLOCK AREA 'A'
= 8.00 X 18.75 = 150.00 SQ.M
NET BUA AREA OF
GROUND FLOOR = 150.00 SQ.M

DOOR SCHEDULE		
TYPE	SIZE	DESCRIPTION
D	1 00 X 2 40	TEAK WOOD DOOR
D1	0 80 X 2 40	TEAK WOOD DOOR

WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
W1	2 00 X 1 50	GLASS WINDOW
W2	3 00 X 2 40	GLASS WINDOW

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 2020-11-20 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/P.T. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS

OWNER'S DECLARATION

OWNER'S DECLARATION

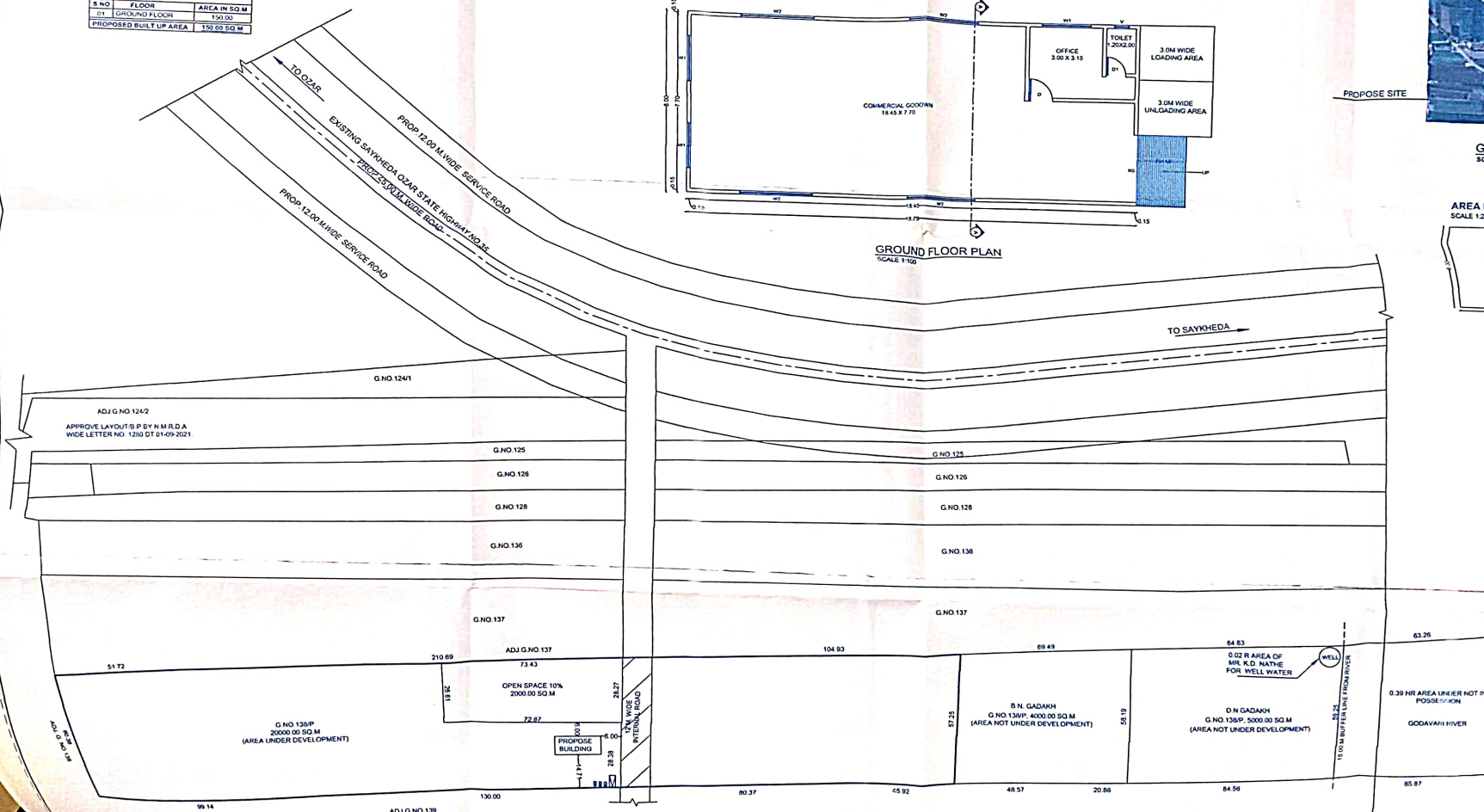
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

SKIN OF ENGINEER

Bush
SIGN OF OWNER

CERTIFICATE OF ROAD

CERTIFIED THAT THE G.NO 138/P AT VILL. NAGAPUR
TAL & DIST. NIPHAD HAVING PROPOSED 12.00 M. WIDE ROAD
APPROACH ROAD



SITE PLAN 
SCALE 1:1000