LND/WS/Tent./layout/58
Date-19/8/89
TENTATIVELY APPROVED
NASHIK MUNICIPAL CORPORATION
NASHIK.

Sd/-

Assistant Director of Town Planning,
Nashik Municipal Corporation, Nashik.

● PLOTS ARE DEMARKATED ON SITE AS PER TENTATIVELY APPROVED LAY-OUT.

(ar.mr. j. v. deshmukh.)

APPROVING AUTHORITY

1st renewal	2nd renewal	3rd renewal

Area statement

1) AREA AS PER 7/12 EXTRACTS (G.NO 222/1 = 13645-00 + G.NO 222/3 = 13310-00 SQ.M.)	27035-00 SQM
AREA AS PER LAY-OUT MAP	25359-00 SQM
2) DEDUCTION FOR	
a) ROAD ACQUISITION AREA (Road widening)	1100-65 SQM
b) PROPOSED ROAD / D.P. ROAD (24.40 M = 1100.65 SQM)	2584-40 SQM
c) ANY RESERVATIONS	
d) DEDUCT AREA OF UNDEVELOPED LAND	6422-275 SQM
TOTAL (a+b+c+d)	10107-125 SQM
3) NET GROSS AREA OF PLOT (1-2)	15251-875 SQM
4) DEDUCTION FOR	
a) RECREATION GROUND AS PER RULE NO 11.3.1	2017-40 SQ.M
b) INTERNAL ROADS TOTAL	2231-512 SQ.M
TOTAL	4248-552 SQ.M
5) NET AREA OF PLOTS (TOTAL)	11002-318 SQ.M
6) ADDITION FOR F.S.I. (TOTAL BUILT-UP AREA PROPOSED)	—
a) 10% OF SETBACK AREA	—
7) TOTAL AREA (5+6)	—
8) TOTAL F.S.I. PERMISSIBLE	—
9) PERMSSIBLE TOTAL FLOOR AREA	—
10) EXISTING FLOOR AREA	—
11) PROPOSED AREA	—
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATION (AS PER B.(C) BELOW)	—
13) TOTAL BUILT UP AREA PROPOSED (10+11+12)	—
14) TOTAL BUILT UP AREA CONSUMED (13/F)	—

FINAL DEMARKATED LAY-OUT PLAN

PROPOSED LAY-OUT IN G.NO. 222/1(P) OF AMBAD. TAL- DIST- NASHIK. FOR SHRI:- BANKATLAL SHANKARLAL JAJU

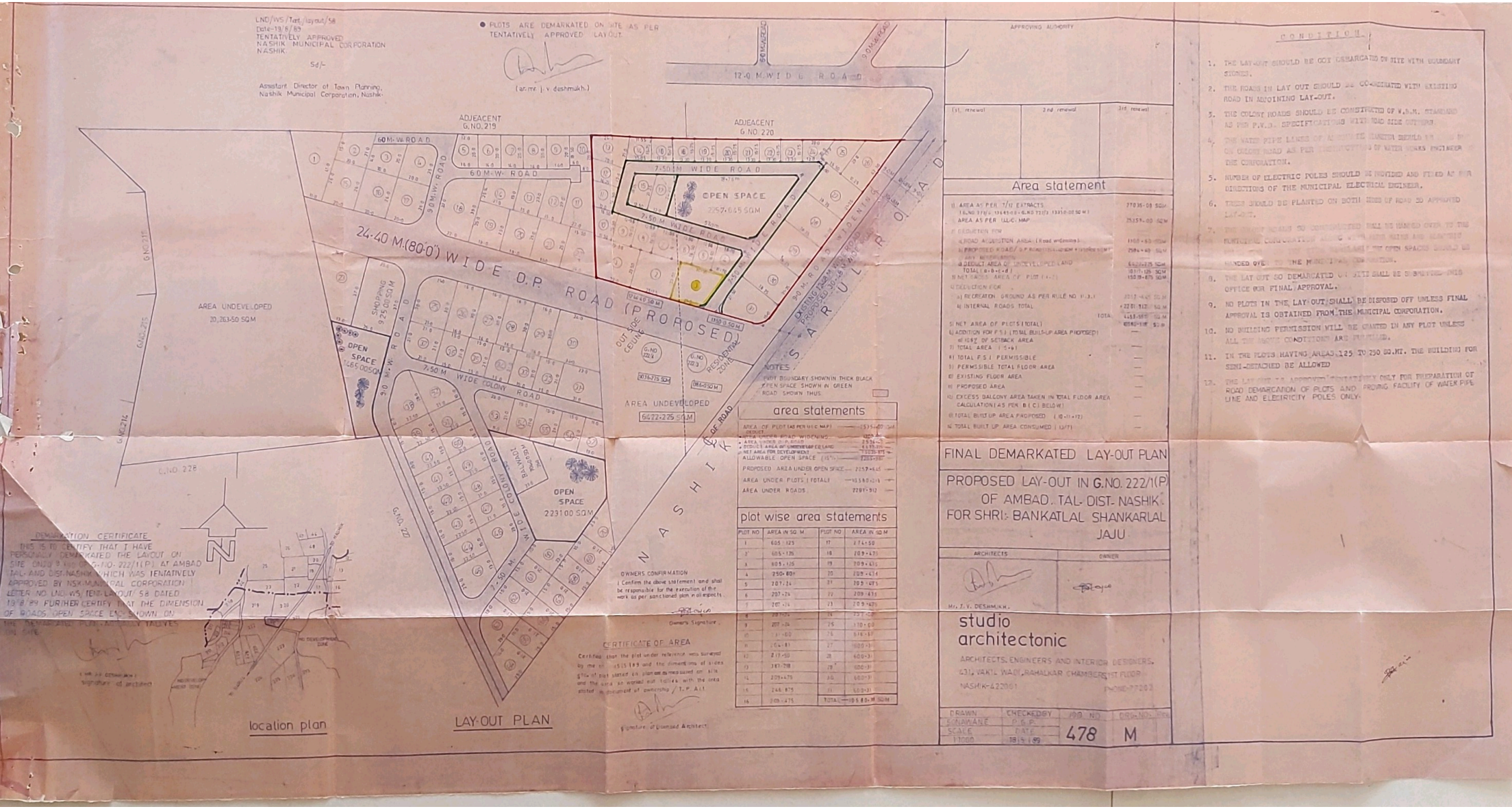
ARCHITECTS	OWNER
Mr. J. V. DESHMUKH.	

studio architectonic
ARCHITECTS, ENGINEERS AND INTERIOR DESIGNERS.
631, VAKIL WADI, RAMALKAR CHAMBERS, 1ST FLOOR
NASHIK-422001 PHONE-77203

DRAWN	CHECKED BY	JOB NO.	DRG. NO.	REV.
S.NAWANE	P.G.P.	478	M	
SCALE 1:1000	DATE 18/5/89			

CONDITIONS

1. THE LAY-OUT SHOULD BE GOT DEMARCATED ON SITE WITH BOUNDARY STONES.
2. THE ROADS IN LAY OUT SHOULD BE CO-ORDINATED WITH EXISTING ROAD IN ADJOINING LAY-OUT.
3. THE COLONY ROADS SHOULD BE CONSTRUCTED OF W.B.M. STANDARD AS PER P.W.D. SPECIFICATIONS WITH ROAD SIDE DRAINS.
4. THE WATER PIPE LINES OF ADEQUATE DIAMETER SHOULD BE LAID IN ON COLONY ROAD AS PER INSTRUCTIONS OF WATER WORKS ENGINEER THE CORPORATION.
5. NUMBER OF ELECTRIC POLES SHOULD BE PROVIDED AND FIXED AS PER DIRECTIONS OF THE MUNICIPAL ELECTRICAL ENGINEER.
6. TREES SHOULD BE PLANTED ON BOTH SIDES OF ROAD AS APPROVED LAY-OUT.
7. [illegible] ROADS SO CONSTRUCTED SHALL BE HANDED OVER TO THE MUNICIPAL CORPORATION ALONG WITH [illegible] WATER AND ELECTRIC [illegible] AND THE OPEN SPACES SHOULD BE HANDED OVER TO THE MUNICIPAL CORPORATION.
8. THE LAY OUT SO DEMARCATED ON SITE SHALL BE INSPECTED BY THIS OFFICE FOR FINAL APPROVAL.
9. NO PLOTS IN THE LAY-OUT SHALL BE DISPOSED OFF UNLESS FINAL APPROVAL IS OBTAINED FROM THE MUNICIPAL CORPORATION.
10. NO BUILDING PERMISSION WILL BE GRANTED IN ANY PLOT UNLESS ALL THE ABOVE CONDITIONS ARE FULFILLED.
11. IN THE PLOTS HAVING AREAS 125 TO 250 SQ.MT. THE BUILDING FOR SEMI-DETACHED BE ALLOWED
12. THE LAY-OUT IS APPROVED TENTATIVELY ONLY FOR PREPARATION OF ROAD DEMARCATION OF PLOTS AND PROVING FACILITY OF WATER PIPE LINE AND ELECTRICITY POLES ONLY.



location plan

LAY-OUT PLAN

NOTES :
PLOT BOUNDARY SHOWN IN THICK BLACK
OPEN SPACE SHOWN IN GREEN
ROAD SHOWN THUS

area statements

AREA OF PLOT (AS PER N.L.C. MAP)	15251-875 SQM
DEDUCT	
AREA UNDER ROAD WIDENING	1100-65
AREA UNDER D.P. ROAD	2584-40
DEDUCT AREA OF UNDEVELOPED LAND	6422-275
NET AREA FOR DEVELOPMENT	10235-875
ALLOWABLE OPEN SPACE (15%)	2255-381
PROPOSED AREA UNDER OPEN SPACE	2257-665
AREA UNDER PLOTS (TOTAL)	10580-210
AREA UNDER ROADS	2291-912

plot wise area statements

PLOT NO	AREA IN SQ.M.	PLOT NO	AREA IN SQ.M
1	605-125	17	874-50
2	605-125	18	709-475
3	605-125	19	709-475
4	250-80	20	709-474
5	707-24	21	709-475
6	707-24	22	709-474
7	707-474	23	709-475
8	709-475	24	709-474
9	709-24	25	710-00
10	711-00	26	876-50
11	604-81	27	600-00
12	717-50	28	600-00
13	383-218	29	600-00
14	709-475	30	600-00
15	246-875	31	600-00
16	709-475	TOTAL	10580-210 SQM

DEMARCATION CERTIFICATE
THIS IS TO CERTIFY THAT I HAVE PERSONALLY DEMARKATED THE LAYOUT ON SITE ON DT 9/10/89 G.NO. 222/1(P) AT AMBAD TAL- AND DIST-NASHIK WHICH WAS TENTATIVELY APPROVED BY NSK MUNICIPAL CORPORATION LETTER NO. LND/WS/TENT-LAYOUT/58 DATED 19/8/89 FURTHER CERTIFY THAT THE DIMENSION OF ROADS OPEN SPACE ETC SHOWN ON THE PLAN ARE CORRECT.

Signature of architect

OWNERS CONFIRMATION
I Confirm the above statement and shall be responsible for the execution of the work as per sanctioned plan in all aspects.

Owner's Signature.

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 15.5.89 and the dimensions of sides & the plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. A.L.

Signature of Licensed Architect