

APPROVED

The Plans amended in...
 As per the conditions mentioned in
 the accompanying ~~comprehensive~~
 Certificate No. dated

B2/BP/53/2019 *RMZ* 26/03/2019

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
 Nashik

AREA STATEMENT

PLOT NO.	UNIT TYPE	NOS. OF UNIT	BUILT UP AREA OF EACH UNIT	TOTAL
58 TO 71		1	1878.25	1878.25

AREA STATEMENT

PLOT NO.	UNIT TYPE	NOS. OF UNIT	BUILT UP AREA OF EACH UNIT	TOTAL
58 TO 71		1	1878.25 X 1	1878.25
30,36,37,43,44,50,51,57	A TYPE	8 UNIT	28.91 X 8	231.28
31,32,33,34,39,40,41,42,45,46,47,48,53,54,55,56,	B TYPE	16 UNIT	56.38 X 16	902.08
35,38,49,52,	C TYPE	4 UNIT	28.19 X 4	112.76
TOTAL B/UP AREA				3124.37
POW HOUSE BUILT UP AREA				1246.12
BUILDING BUILT UP AREA				1878.25
TOTAL B/UP AREA				3124.37

PROPOSED LIG. ROW HOUSING SCHEME IN P
NO.30 TO 71, CT.S NO.4545/1,
G.NO.99+100/D/ 1, AT CHUNCHALE .NASHIK,
FOR
JADHAV BUILDERS THROUGH
SHRI.MADHUKAR BHAGIRATH JADHAV

Sale.

JADHAV BUILDERS THROUGH
SHRI.MADHUKAR BHAGIRATH JADHAV

OWNER'S SIGN

[Signature]

SHRI ANIL N. YEOLA
STRUCTURAL ENGI. SIGN

[Signature]

SHRI MANOJ H. GUPTA
ARCHITECT'S SIGN

Ar. SURESH GUPTA
B. Arch, G.D. Arch, A.I.I.A., M.C.A.

Ar. CHITRA TIBREWAL (GUPTA)
B. Arch, A.I.I.A., M.C.A., M.P.V.A.



Ar. SATYAPRAKASH GUPTA
B. Arch, G.D. Arch, A.I.I.A., F.I.M.

Ar. MANOJ H. GUPTA
B. Arch, A.I.I.A., M.C.A., M.P.V.A.

GUPTA'S ASSOCIATED ARCHITECTS PVT.LTD.

Regd Architects, Interior Designers and Govt. Approved Valuers.

GUPTA HOUSE, Gupta Ward, Strt. Shyamal Gupta Marg, Near Dr. Kakkar Hospital,

Opp. Ved Mandir. Off. Trimbak Road, Nashik - 2. Tel. : (0253) 2310200, 2577368

e-mail : sureshgupto@gmail.com Mobile No. Ar. Suresh; 9822091145, Ar. Manoj; 9823156669

a) Required (20% of Sr.no.9)
 b) Proposed

NIL NIL NIL NIL NIL NIL NIL NIL
 NIL NIL NIL NIL NIL NIL NIL NIL

Certificate of Area

Certified that the plot under reference was surveyed by me on _____
 & the dimensions of sides etc. ~~of plot stated on plan are as measured~~
 on site & the area so worked out tallies with the area stated in
 document of Ownership /T.P.S Scheme Records/Land Records Department/
 City Survey Records.

Owners Declaration

I/We undersigned hereby confirm that I/We would abide by plans
 sanctioned by Noida Municipal Corporation. I/We would execute the
 structure as per sanctioned 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.

Signature

(Name of Architect/ Licensed Engineer/Supervisor)

Owners Name & Signature

PROFORMA I

PROPOSED ROW HOUSING SCHEME IN C.T.S. NO. 4545/1, S.NO. 99+100D/1
AT CHUNCHALE SHIWAR, NASHIK.

PROPOSED BUILT UP AREA

A AREA STATEMENT

TYPE OF UNIT	P.Nos.		PROPOSED BUILT UP AREA						
	58 TO 71	30.43	36	37	51	50	31, 32, 33, 34	35, 38	
	APPART.	A TYPE	A TYPE	A TYPE	A TYPE	A TYPE	B TYPE	C TYPE	
1 Area of Plot (Minimum area of a, b, c to be considered)	1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045	
a) As per Ownership Document (7/12. C.T.S. Extract)	1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045	
b) As per Measurement Sheet	1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045	
c) As per Site	1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045	
2 Deductions for									
a) Proposed D.P./D.P. Road Widening Area	20.25	10.725	NIL	NIL	NIL	NIL	NIL	NIL	
b) Any D.P. Reservation Area	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
Total (a+b)	20.25	10.725	NIL	NIL	NIL	NIL	NIL	NIL	
3 Gross Area of Plot (1-2)	1034.92	78.364	71.34	71.05	70.47	70.76	90.09	45.045	
4 Recreational Open Space									
a) Required	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
b) Proposed	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
5 Amenity Space									
a) Required	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
b) Proposed	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
6 Service Road & Highway Widening	20.25	10.725	NIL	NIL	NIL	NIL	NIL	NIL	
7 Internal Road Area	1055.17	89.089	71.34	71.05	70.47	70.76	90.09	45.045	
8 Net Area of Plot [3 - 5(b)]	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	
9 Built Up Area with Reference to basic F.S.I. as per Front Road Width (sr.no.8 x 1.1)	1160.69	97.998	78.474	78.155	77.517	77.836	99.099	49.55	
10 Addition of Area for F.S.I.									
a) In-Situ Area Against D.P. Road [1.85x sr.no.2(a)], if any	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
b) In-Situ Area Against Amenity Space [2.00 or 1.85 x sr. no. 5(b)]	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
c) Premium F.S.I. Area (Subject to Maximum of 3.00 of sr.no.8)	1034.92	0.30	310.48						
d) T.D.R. Area	1034.92	0.40	413.97	NIL	NIL	NIL	NIL	NIL	
e) Additional F.S.I. Area under Chapter VIII				NIL	NIL	NIL	NIL	NIL	
Total (a+b+c+d+e)	724.45								
11 Total Area Available (9+10)	1885.14	97.998	78.474	78.16	77.52	77.84	99.099	49.55	
12 Maximum utilisation of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4)	1.80	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
13 Total Built Up Area in Proposal (Excluding Area @ Sr.No.15.b)									
a) Proposed Commercial Built up Area	93.50	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
b) Proposed Residential Built up Area	1784.76	28.91	28.91	28.91	28.91	28.91	56.38	28.19	
c) Excess Balcony Area Counted in F.S.I.	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
d) Excess Double Height Terrace Area Counted in F.S.I.	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
Total (a+b+c+d)	1878.26	28.91	28.91	28.91	28.91	28.91	56.38	28.19	
14 F.S.I. Consumed (13/8) (Should not be more than Serial No.12 above)	1.62	0.32	0.41	0.41	0.41	0.41	0.63	0.63	
15 Area for Inclusive Housing, if any									
a) Required (20% of sr.no.9)	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	
b) Proposed	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	

Certificate of Area

Certified that the plot under reference was surveyed by me or _____ & the dimensions of plot etc. as stated on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership (I.P.S. Scheme Records/Land Records Department/ City Survey Records)

Owners Declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned 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.

APPROV...

The P...
As p...
the...
Certif...

B218P1

AREA STATEMENT

PLOT NO.

58 TO 71

30, 36, 37, 43,

44, 50, 51, 57

31, 32, 33, 34,

39, 40, 41, 42,

45, 46, 47, 48,

53, 54, 55, 56,

35, 38, 49, 52,

TOTAL B/UP

ROW HOUSE

BOARDING B/UP

TOTAL B/UP

PROPO

NO.30

G.NO.

FOR

JADHA

SHRI.M

JADHA

SHRI.M

OW

SHRI

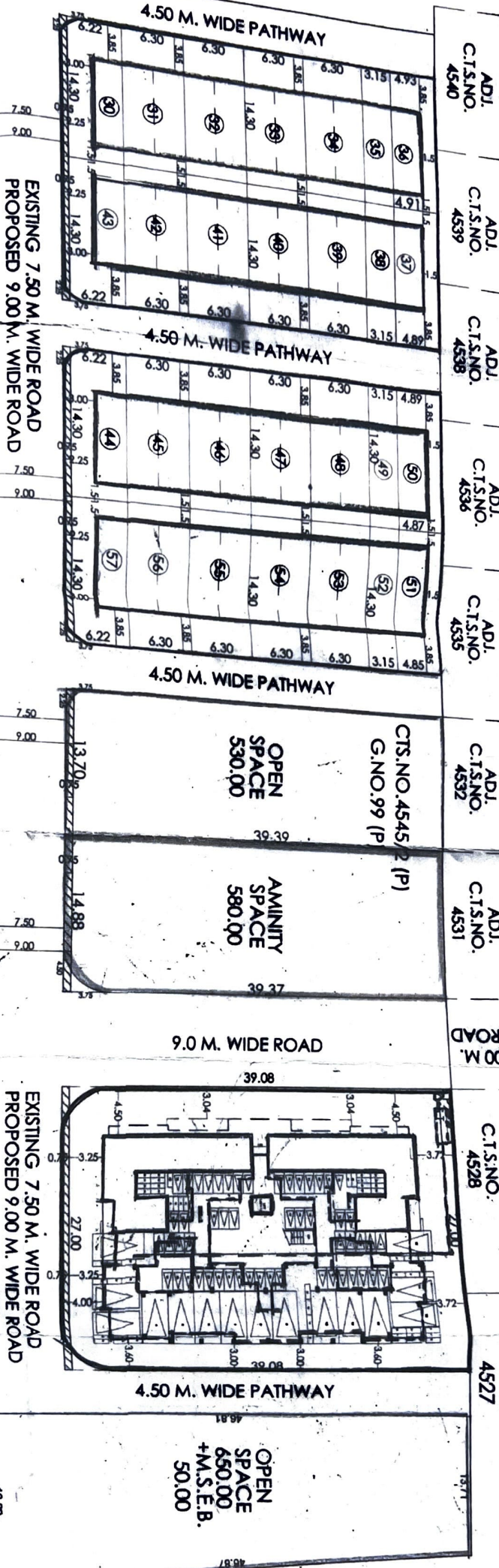
SHRI



LOCATION PLAN

SITE PLAN

SCALE 1:300



ADJ. C.T.S. NO. 4540	ADJ. C.T.S. NO. 4539	ADJ. C.T.S. NO. 4538	ADJ. C.T.S. NO. 4536	ADJ. C.T.S. NO. 4535	ADJ. C.T.S. NO. 4532	ADJ. C.T.S. NO. 4531	ADJ. C.T.S. NO. 4528	ADJ. C.T.S. NO. 4527
----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------	----------------------

EXISTING 7.50 M. WIDE ROAD
 PROPOSED 9.00 M. WIDE ROAD

4.50 M. WIDE PATHWAY

4.50 M. WIDE PATHWAY

4.50 M. WIDE PATHWAY

9.0 M. WIDE ROAD

4.50 M. WIDE PATHWAY

CTS. NO. 4545 (P)
 G. NO. 99 (P)

AMINITY SPACE
 580.00

OPEN SPACE
 650.00
 +M.S.E.B.
 50.00

