

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1) Village	1 b) Parcel No (S.No./H.No., C.S.No./F.F.No., Sub-Plot No., Out No.)	Type 1: Sanction Layout and Sanction Layout 2	1) Area in SqM as per	1) Area as per	1) Area as per F.O.A	1) Area as per	1) Area in possession	1) Encroachment area in SqM
CHEHEDI	23/2/A/1		11677.00	11677.00	0.00	0.00	0.00	11677.00
Total Amalgamated Plot			11677.00	11677.00	0.00	0.00	0.00	11677.00

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot No	Plot Area	Rounding area of road	Net Area	Proposed FSI factor	Front Road Width	Basic FSI	FA on a road basis	Type of Plot	DR specification on plot
1329+1330/1	3417.390	0.000	3417.390	1.080	0.0	1.100	4059.859	Detached	0.00
Total	3417.390		3417.39				4059.86		

AREA STATEMENT FOR LAND :

Sl. No.	VILLAGE	S.No./H.No.	AREA AS PER 7/12 EXTRACT	C.T.S. NO.	AREA AS PER PROPERTY CARD	AREA UNDER 18.00 M.W. D.P. ROAD	AREA UNDER GARDEN RESERVATION
1.	CHEHEDI	23/2/A/1 (PT)	9656.00	1330	6158.00	203.30	5954.70
2.		23/2/A/1 (PT)	2251.00	1333	3268.00	NIL	3268.00
TOTAL			11907.00	1329	2251.00	82.40	2168.60
TOTAL			11907.00		11677.00	285.70	11391.30

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT :

A	AREA IN SQ.M.		D	E	F	G	H	I
	B	C						
1	3417.39	3417.39	3417.39	—	3417.39	87.41	1.10	3759.13
TOTAL		3417.39	3417.39					

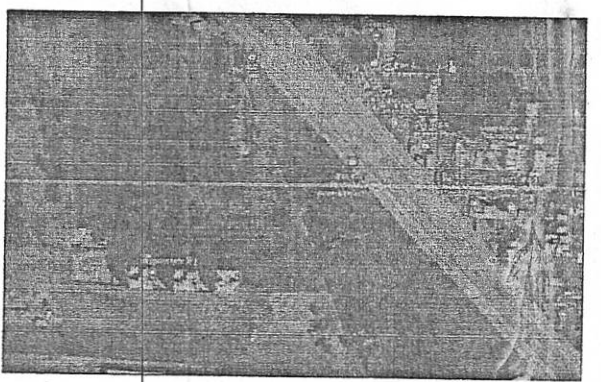
AREA STATEMENT FOR A. R. :

TOTAL AREA OF CTS NUMBER 1329+1330+1333	TOTAL AREA UNDER 18.00M DP ROAD RESERVATION	TOTAL AREA UNDER GARDEN RESERVATION	70% AREA UNDER A.R. (CLAUSE NO.11.1 PAGE NO. 215)	30% AREA UNDER A.R. (CLAUSE NO.11.1 PAGE NO. 215)
(A)	(B)	(C)	(D)	(E)
11677.00	285.70	11391.30	7973.91	3417.39

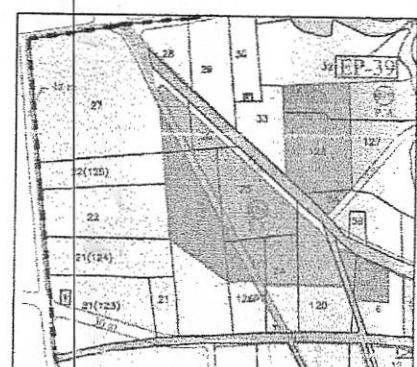
AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	11677.00
a) as per survey/record (D/S, C/S, etc)	11677.00
b) as per measurement sheet	11677.00
c) as per file	11677.00
2. Deductions for:	
(a) Proposed D.P./D.P. Road widening Area/Service Road / High way widening	203.30
(b) Any D.P. Reservation area	7973.91
(c) Any D.P. Reservation area	0.00
(d) Encroachment area in plot	0.00
(e) Not in possession	0.00
Total deduction	8259.61
3. Net Area of plot (D-E)	3417.39
4. Amenity Spaces (if applicable)	0.00
(a) Required	0.00
(b) As per layout of D.P./D.P. if any	0.00
(c) Proposed	0.00
5. Net Plot Area (D-E-F)	3417.39
6. Residential Open Spaces (if applicable)	0.00
(a) Required	0.00
(b) Proposed	0.00
7. Internal Road area (with 10% (if applicable area to open space + 5% (if applicable area to internal structure))	0.00
8. Service road and High way widening	0.00
9. Road area (Plot no. 3)	3417.39
10. Pro-rata Factor for FSI calculation on layout plan = (D/F)	1.00
11. Area for inclusive housing	0.00
(a) Required	0.00
(b) Proposed	0.00

DEMARCATED FINAL LAYOUT CONDITIONS

- The DP roads is already constructed and Barbed wire fencing is done for garden reservation space, as per PWD specifications under letter number 420/2022 Dated 15/11/2022
- DP road is handed over to NMC in solitary (in lieu) of FSI/TDR.
- Separation of 7/12 extract of DP road, and plot shall be done after final layout approval.
- If any disputes regarding the area, boundary, or ownership occur, then redressal of the dispute and taking revised approval shall be the responsibility of the owner.
- If the documents submitted or the information given is found false, then the approval granted shall be canceled and revoked.
- Open space, Amenity space inclusive housing plots is not applicable /required as per UDPCR provision clause number 11.1 condition mentioned in clause X page number 229
- No Building permission shall be given on plot no 1 i.e. 3417.39 sqm. unless 8259.61 sqm [7973.91(RESERVATION)+285.70(DP ROAD)] area under Garden and DP road reservation is handed over (in lieu of TDR) to NMC and 7/12 extract in the name of NMC is submitted.
- This permission is given as per UDPCR Clause number 11.1, table no 11/A/1, Page No 215.
- NA Permission given by Tahsil office under letter number SR/25/2022 Dated 05/08/2022.
- CTS MAP number 52/2022 Dated 02/11/2022. by LAND RECORDS.
- Tentative Layout approved by DDTP under letter number LNT/WS/TL/08/2022, Dated 21/07/2022



SATELLITE IMAGE SCALE N.T.S



LOCATION PLAN SCALE 1:10,000

Project Details
 Building Type - NMCB-22-86175
 Zone Type - Residential Zone with Shop line. (R-2)
 Location - Non-Congested
 Ward No - Layout Approval
 Plot No - Layout Demarcated/Final
 Cts No./Survey No. - 23/2/A/1
 Sheet No. - 1
 Zone Number: Chehedi
 Ward Name:
 Prorate Value: 0.00
 Separation/CRZ Zone Area:



LAYOUT PLAN

SCALE - 1 : 200
 NOTES:
 G AREA OF RESERVATION BOUNDED IN GREEN.
 O PROPOSED 30% AREA BOUNDED IN YELLOW.
 C AREA UNDER D.P. ROAD SHOWN HATCHED.

Signature valid
 Digitally signed by HANMANTH CHANDRAN T BAKAR
 Date: 2022.11.08 15:05:15
 Reason: Approval Drawing Plan
 Location: Nashik Municipal Corporation

AREA STATEMENT

Sl. No.	Description	Area (Sq. M)
1	Area of Plot (Minimum area of a, b, c to be considered)	11677.00
2	Deductions for:	
2.1	Proposed D.P./D.P. Road widening Area/Service Road / High way widening	203.30
2.2	Any D.P. Reservation area	7973.91
2.3	Any D.P. Reservation area	0.00
2.4	Encroachment area in plot	0.00
2.5	Not in possession	0.00
2.6	Total deduction	8259.61
3	Net Area of plot (D-E)	3417.39
4	Amenity Spaces (if applicable)	0.00
4.1	Required	0.00
4.2	As per layout of D.P./D.P. if any	0.00
4.3	Proposed	0.00
5	Net Plot Area (D-E-F)	3417.39
6	Residential Open Spaces (if applicable)	0.00
6.1	Required	0.00
6.2	Proposed	0.00
7	Internal Road area (with 10% (if applicable area to open space + 5% (if applicable area to internal structure))	0.00
8	Service road and High way widening	0.00
9	Road area (Plot no. 3)	3417.39
10	Pro-rata Factor for FSI calculation on layout plan = (D/F)	1.00
11	Area for inclusive housing	0.00
11.1	Required	0.00
11.2	Proposed	0.00

DESCRIPTION OF PROJECT :
 1. Plot No.
 2. Location
 3. Zone
 4. Ward
 5. CTS No./Survey No.
 6. Sheet No.
 7. Zone Number
 8. Ward Name
 9. Prorate Value
 10. Separation/CRZ Zone Area

OWNER'S SIGN :
 HANMANTH CHANDRAN T BAKAR
 Signature valid

SCALE - 1:100
 JOB NO - NMCB-22-86175 CHECK BY -
 SUBMISSION DRAWING