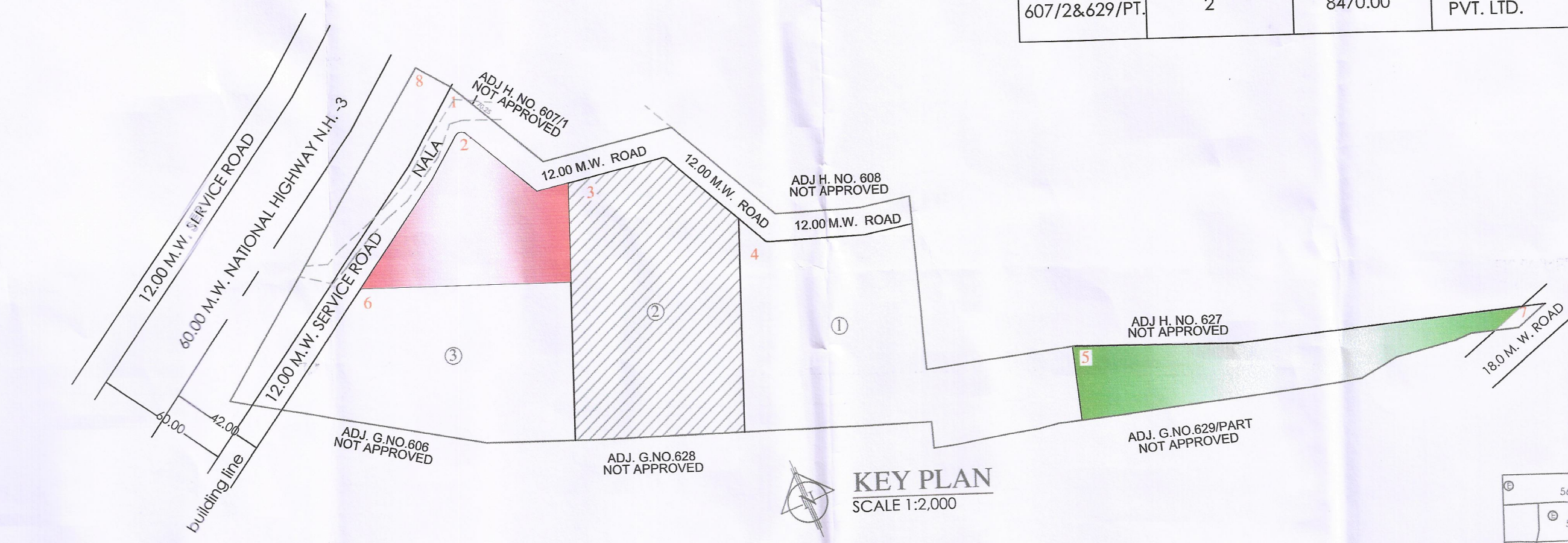
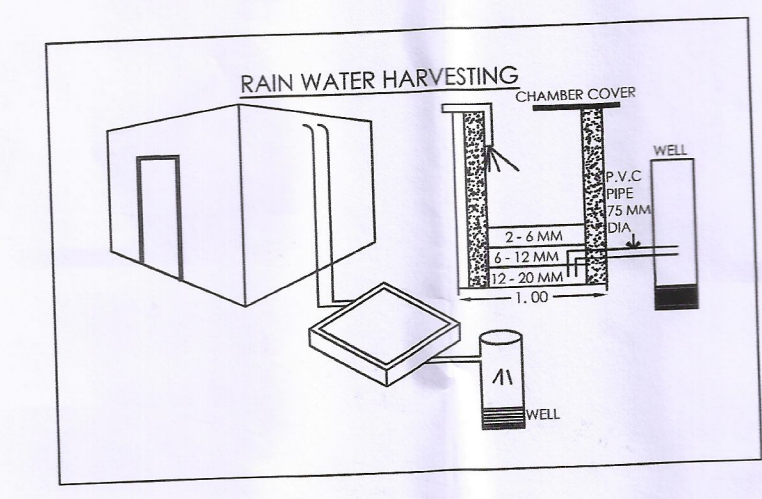
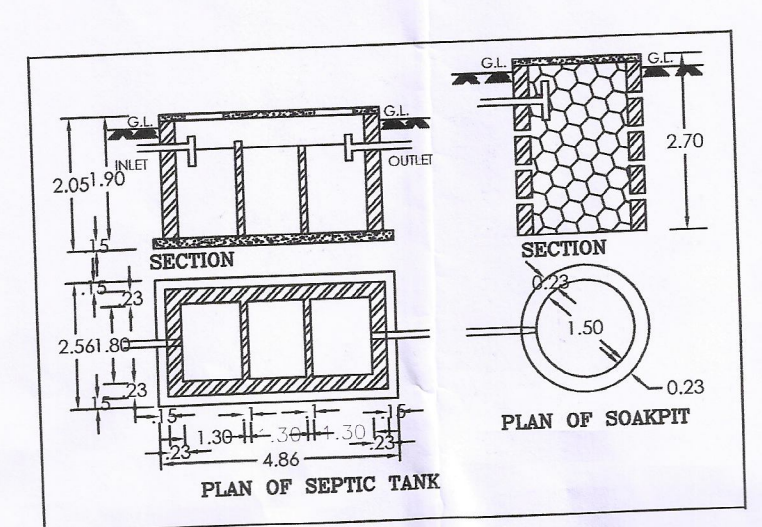


G.NO.	PLOT NO.	AREA (IN SQ.M)	OWNERSHIP	SIGN
607/2&629/PT.	2	8470.00	SARVPRATHAM DEVELOPERS PVT. LTD.	<i>Ar-12-1</i>

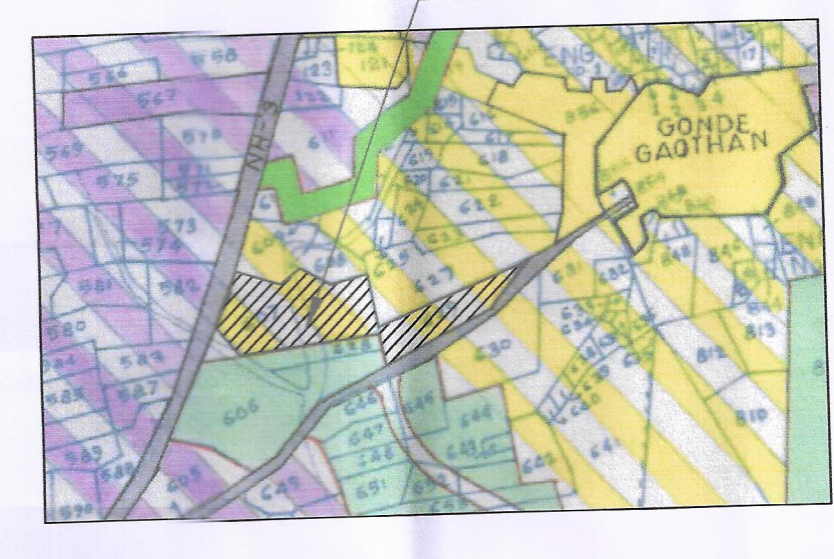
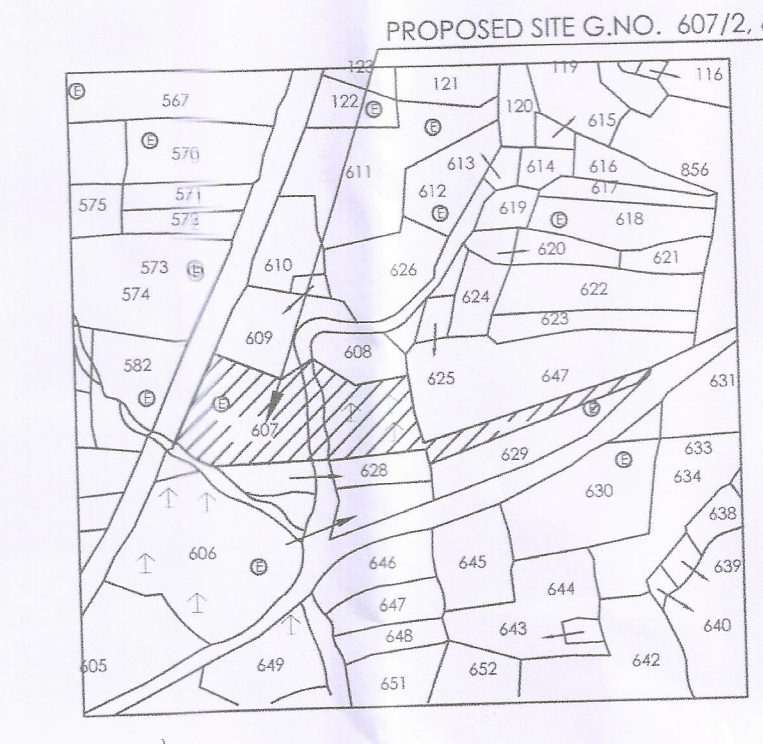
REVISED GROUP HOUSING SCHEME  
 PLAN IN PLOT NO. 2  
 OF G. NO. 607/2-629/PT.  
 AT VILLAGE GONDE DUMALA,  
 TAL.- IGATPURI , DIST.- NASHIK  
 FOR SARVAPPRAHAM DEVELOPERS PVT. LTD.

APPROVING AUTHORITY 1/2  
 LAYOUT PLAN

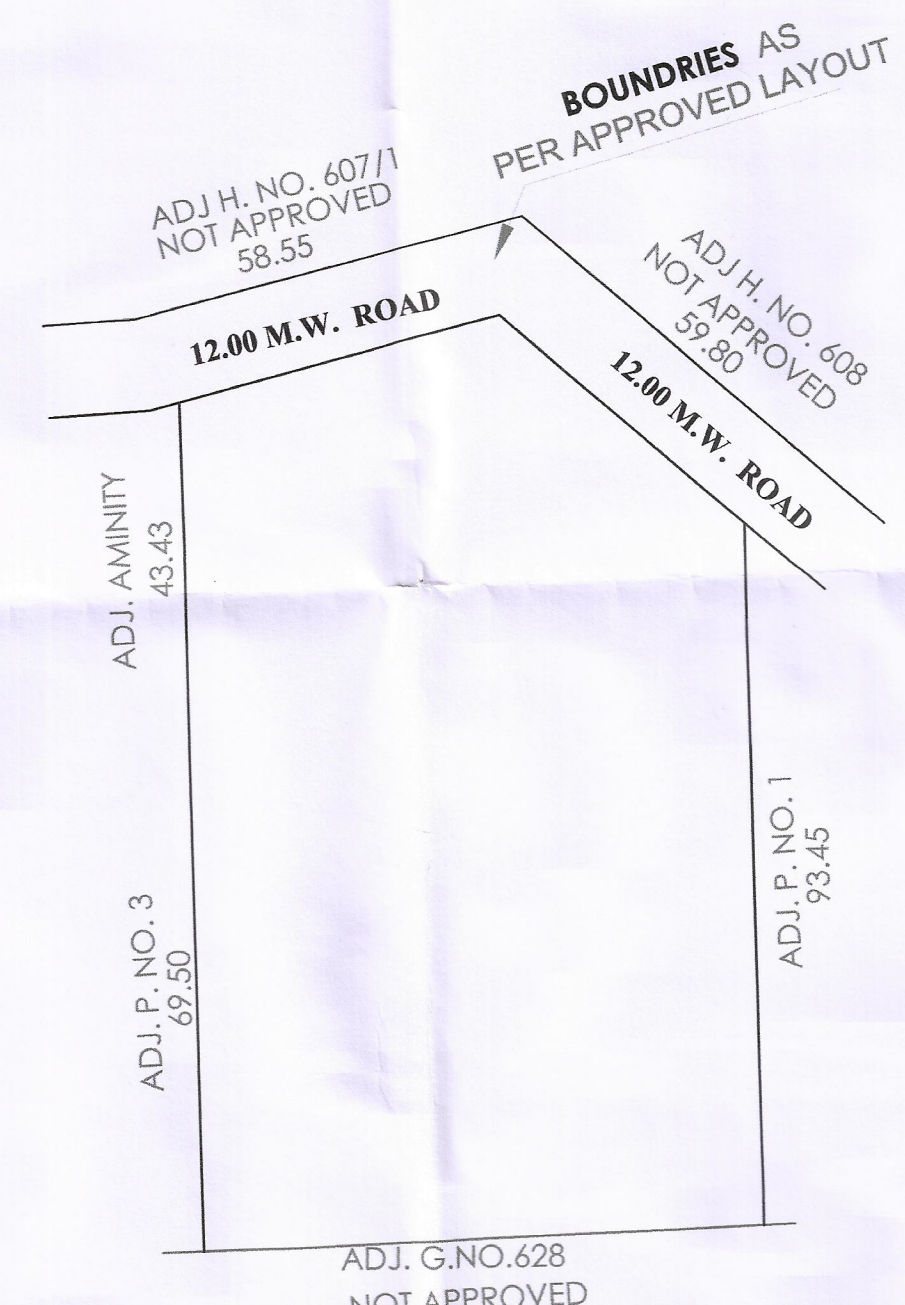
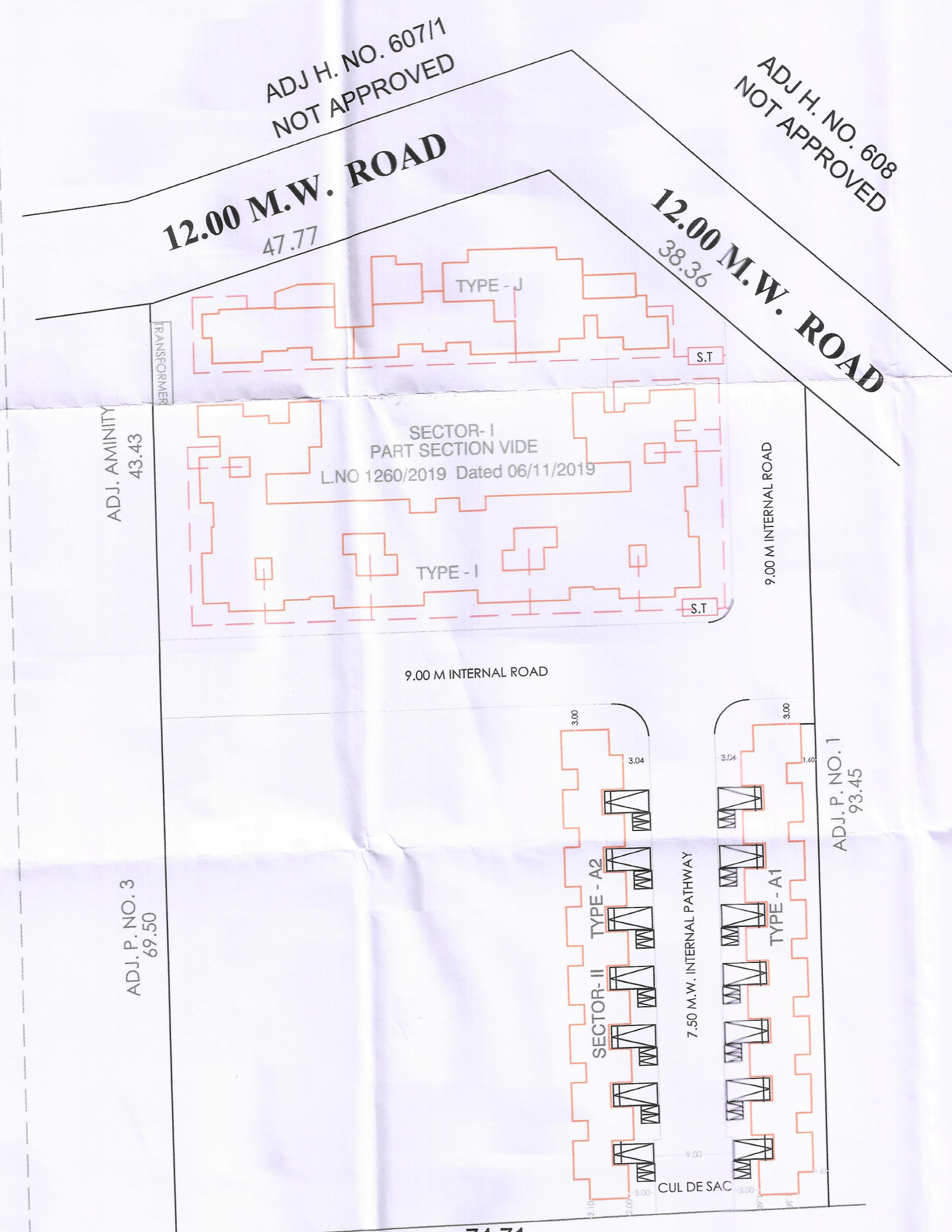
Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. 2172/2021/REGAL/PT. dated 21/10/2021.  
 Dated 21/10/2021  
**DEPUTY METROPOLITAN PLANNER**  
 Nashik Metropolitan Region Development Authority, Nashik



TYPE OF BLDG.	GROUND FL. AREA	FIRST FL. AREA	SECOND FL. AREA	THIRD FL. AREA	FOURTH FL. AREA	TOTAL B/UP AREA	REMARK
I	284.79	801.73	801.73	801.73	801.73	3494.71	PREVIOUSLY SANCTION
J	127.75	398.86	398.86	398.86	398.86	1723.19	PREVIOUSLY SANCTION
SECTOR -II TYPE A1	306.64	360.90	---	---	---	667.54	SUBMITTED FOR SANCTION
SECTOR -II TYPE A2	306.64	360.90	---	---	---	667.54	
<b>TOTAL</b>	<b>1025.82</b>	<b>1922.39</b>	<b>1200.59</b>	<b>1200.59</b>	<b>1200.59</b>	<b>6552.98</b>	



1) for every two tenement with each tenement having carpet area equal to more above 40 sq. mt but less than 80 sq. mt	REQUIRED PARKING		PROVIDED PARKING	
	CAR (1)	SCOOTER (5)	CAR	SCOOTER
16	8	40		
<b>TOTAL(A)</b>	<b>8</b>	<b>40</b>		
IN ADDITION 5% VISITOR PARKING	<b>TOTAL(B)</b>	<b>1</b>	<b>2</b>	
<b>TOTAL (A+B)</b>	<b>9</b>	<b>42</b>	<b>14</b>	<b>38</b>
<b>Multiplying Factor for Metropolitan Area Development Authority</b>	<b>0.7</b>	<b>7</b>	<b>38</b>	
<b>TOTAL</b>	<b>7</b>	<b>38</b>		



**SITE PLAN**  
 SCALE 1 : 500  
 AS PER SITE

**SITE PLAN**  
 SCALE 1 : 1000  
 AS PER APPROVED LAYOUT

- NOTES
- ALL DIMENSIONS ARE IN METERS
  - PROPOSED WORK SHOWN IN RED
  - DRAINAGE LINE SHOWN IN DOTTED RED
  - BOUNDARY OF LAND SHOWN IN THICK BLACK
  - OUTER WALL 0.15 M. THICK
  - INNER WALL 0.12 M. THICK
  - THE BUILDING PLAN SANCTIONED VIDE LETTER NO.1260/2019 DT. 06.11.2019

CERTIFICATE OF AREA  
 CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10.10.2019 AND THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEMERE RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

CERTIFICATE OF ROAD  
 CERTIFIED THAT THE G. NO. 607/2-629/PT. AT MOUJE GONDE DUMALA, TAL.- IGATPURI, DIST.- NASHIK FRONTING ROAD IS 12.0 M. WIDE ON NORTH SIDE. I HAVE PERSONALLY VERIFIED ON SITE.

I, (REGAL TOWN PLANNERS PVT. LTD.) HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECTURAL LICENSED ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR. I HAVE EXAMINED THE BOUNDARIES AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY THE APPLICANT WHO IS THE OWNER/LESSEE IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.  
 DATE 10.10.2019

AREA STATEMENT	SQ.M.
1) AREA OF PLOT (UNDER AREA OF G.N.O. 1081 CONSIDER)	8470.00
a) AS PER OWNERSHIP DOCUMENT (7/12.CTS EXTRACT)	8470.00
b) AS PER MEASUREMENT SHEET	8710.00
c) AS PER SITE (LAND UNDER DEVELOPMENT)	
2) DEDUCTION FOR	
a) ROAD ACQUISITION AREA (EXISTING ROAD)	NIL
b) PROPOSED D.P. ROAD/D.P. ROAD WIDENING AREA	NIL
c) ANY D.P. RESERVATION AREA	NIL
(TOTAL a + b + c)	8210.00
3) BALANCE AREA OF PLOT (1-b)	
a) AMENITY SPACE (IF APPLICABLE) (PARKING)	N/A
b) REQUIRED	N/A
c) ADJUSTMENT OF 2(b), if any	N/A
c) BALANCE PROPOSED	8210.00
b) NET PLOT AREA (1-b-c)	
4) RECREATIONAL OPEN SPACE (IF APPLICABLE)	N/A
a) REQUIRED	N/A
b) PROVIDED	N/A
7) INTERNAL ROAD AREA	NIL
8) PLOTABLE AREA	8210.00
9) NET PLOT AREA WITH REFERENCE TO F.S.L. OR FRONT ROAD WIDTH	9031.00
(G. NO. 306/20) AS PER REG. NO. 4(1) (a) (8210.00 x 1.10)	N/A
10) ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH 100 ZONE	N/A
b) PROPOSED FSI ON PAYMENT OF PREMIUM	N/A
11) IN SITU FSI / DCR LOADING	N/A
a) IN SITU AREA AGAINST D.P. ROAD (2.0X5 NO. 200), IF ANY	N/A
(b) IN SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER 2.25 OR 1.8X5 NO. 4) (b) & (c) ]	N/A
(c) TOR AREA	N/A
(d) TOTAL IN SITU TOR LOADING PROPOSED (11) (a) + (b) + (c)	N/A
(12) ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	N/A
(13) TOTAL ENTIREMENT OF FSI IN THE PROPOSAL	N/A
(10) (a) + (b) + (c) + (11) (a) + (12) WHICHEVER IS APPLICABLE	9031.00
(14) ANCILLARY AREA FSI (UP TO 40% OR 80% WITH PAYMENT OF CHARGES	N/A
(c) TOTAL ENTIREMENT OF FSI	9031.00
(15) MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per reg. no. 4.1 or 4.2 or 4.3 as applicable) x 1.4 or 1.8	N/A
(16) TOTAL BUILT UP AREA IN PROPOSAL (excluding area of s.no. 17(b))	N/A
(17) EXISTING BUILT UP AREA	4017.90
(18) PROPOSED BUILT UP AREA (AS PER 'P' LINE)	1335.08
(19) TOTAL (16+18)	6552.98
(20) FSI CONSUMED (16/19) (should not be more than serial no. 14 above WITH RESPECT TO BASIC FSI)	0.725
(21) AREA FOR INCLUSIVE PROPOSAL, IF ANY	N/A
(22) REQUIRED TOR OF (s.no. 5)	N/A
(23) PROPOSED	

REGAL TOWN PLANNERS PVT. LTD.  
 ENGINEERS AND VALUERS  
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 UNTAWADI NASHIK 422009  
 dnmcrr@yahoo.co.in  
 www.regaltownplanners.com