

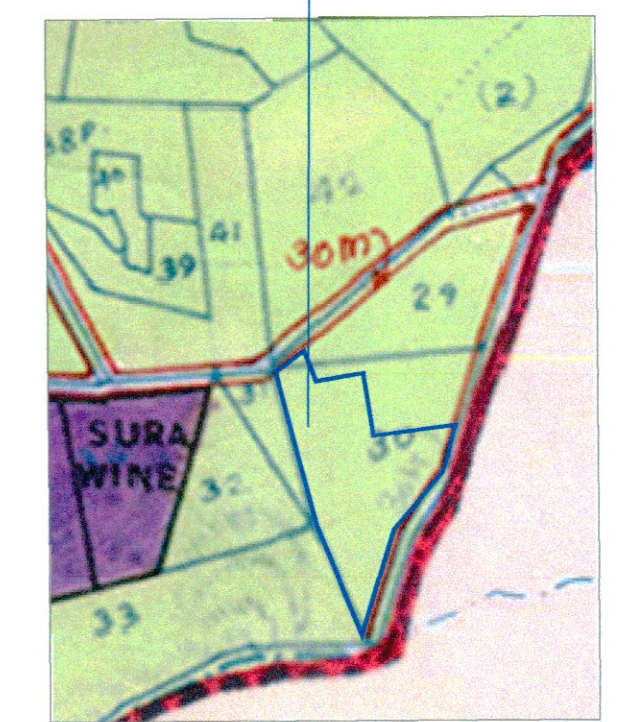
PLOT NO.	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (SQ.M)	TYPE OF development	Built up Area on pro rata basis (d/e)	Front Road Width (m)	Basic FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (f x h) (SQ.M)	In situ FSI	Total Premissible Built Up with in situ fsi (k)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
47	13419.25	19	13400.25	DETACHED	13400.25	30.00	1.10	14740.28	2722.00	17462.28

PLOT NO.	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (SQ.M)	TYPE OF development	PRO RATA FACTOR	Built up Area on pro rata basis (d/e)	Front Road Width (m)	Basic FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (f x h) (SQ.M)	In situ FSI	Total Premissible Built Up with in situ fsi (k)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
1	1303.00	6	1297	DETACHED	1.00	1297.00	12.00	1.10	1426.70	0.00	1426.70
2	639.00		639	DETACHED	1.00	639.00	12.00	1.10	702.90	0.00	702.90
3	640.00		640	DETACHED	1.00	640.00	12.00	1.10	704.00	0.00	704.00
4	641.00		641	DETACHED	1.00	641.00	12.00	1.10	705.10	0.00	705.10
5	642.00		642	DETACHED	1.00	642.00	12.00	1.10	706.20	0.00	706.20
6	643.00		643	DETACHED	1.00	643.00	12.00	1.10	707.30	0.00	707.30
7	644.00		644	DETACHED	1.00	644.00	12.00	1.10	708.40	0.00	708.40
8	645.00		645	DETACHED	1.00	645.00	12.00	1.10	709.50	0.00	709.50
9	603.00		603	DETACHED	1.00	603.00	12.00	1.10	663.30	0.00	663.30
10	598.00		598	DETACHED	1.00	598.00	12.00	1.10	657.80	0.00	657.80
11	615.02		615.02	DETACHED	1.00	615.02	12.00	1.10	676.52	0.00	676.52
12	592.28		592.28	DETACHED	1.00	592.28	12.00	1.10	651.51	0.00	651.51
13	567.31		567.31	DETACHED	1.00	567.31	12.00	1.10	624.04	0.00	624.04
14	541.65		541.65	DETACHED	1.00	541.65	12.00	1.10	595.82	0.00	595.82
15	707.00		707	DETACHED	1.00	707.00	12.00	1.10	777.70	0.00	777.70
16	943.00		943	DETACHED	1.00	943.00	12.00	1.10	1037.30	0.00	1037.30
16A	1335.00		1335	DETACHED	1.00	1335.00	12.00	1.10	1468.50	0.00	1468.50
17	668.00		668	DETACHED	1.00	668.00	12.00	1.10	734.80	0.00	734.80
18	668.00		668	DETACHED	1.00	668.00	12.00	1.10	734.80	0.00	734.80
19	799.00		799	DETACHED	1.00	799.00	12.00	1.10	872.30	0.00	872.30
20	803.00		803	DETACHED	1.00	803.00	12.00	1.10	883.30	0.00	883.30
21	662.00		662	DETACHED	1.00	662.00	12.00	1.10	721.60	0.00	721.60
22	800.00		800	DETACHED	1.00	800.00	12.00	1.10	880.00	0.00	880.00
23	1097.00		1097	DETACHED	1.00	1097.00	12.00	1.10	1206.70	0.00	1206.70
24	1524.00		1524	DETACHED	1.00	1524.00	12.00	1.10	1676.40	0.00	1676.40
25	2403.00		2397	DETACHED	1.00	2397.00	12.00	1.10	2636.70	0.00	2636.70
26	912.34		912.34	DETACHED	1.00	912.34	9.00	1.10	1003.57	0.00	1003.57
27	801.77		801.77	DETACHED	1.00	801.77	9.00	1.10	881.95	0.00	881.95
28	758.92		758.92	DETACHED	1.00	758.92	9.00	1.10	834.81	0.00	834.81
29	713.60		713.60	DETACHED	1.00	713.60	9.00	1.10	784.96	0.00	784.96
30	689.00		677	DETACHED	1.00	677.00	12.00	1.10	744.70	0.00	744.70
31	526.49		520.49	DETACHED	1.00	520.49	12.00	1.10	572.54	0.00	572.54
32	506.22		506.22	DETACHED	1.00	506.22	9.00	1.10	556.84	0.00	556.84
33	504.30		504.3	DETACHED	1.00	504.30	9.00	1.10	554.73	0.00	554.73
34	501.43		501.43	DETACHED	1.00	501.43	9.00	1.10	551.57	0.00	551.57
35	499.51		499.51	DETACHED	1.00	499.51	9.00	1.10	549.46	0.00	549.46
36	500.59		500.59	DETACHED	1.00	500.59	9.00	1.10	550.65	0.00	550.65
37	1903.00		1903	DETACHED	1.00	1903.00	12.00	1.10	2093.30	0.00	2093.30
38	2081.00		2081	DETACHED	1.00	2081.00	12.00	1.10	2289.30	0.00	2289.30
39	3188.00		3180.00	DETACHED	1.00	3180.00	12.00	1.10	3498.00	0.00	3498.00
40	3747.00		3728	DETACHED	1.75	6524.00	30.00	1.10	7176.40	988.00	8164.40
41	3702.00		3702	DETACHED	1.75	6478.50	30.00	1.10	7126.35	1015.00	8141.35
42	4076.00		4076	DETACHED	1.75	7133.00	30.00	1.10	7846.30	1120.00	8966.30
43	3702.00		3702	DETACHED	1.75	6478.50	30.00	1.10	7126.35	1018.00	8144.35
44	3693.00		3699	DETACHED	1.75	6462.75	30.00	1.10	7109.03	1012.00	8121.03
45	3594.00		3594	DETACHED	1.75	6289.50	30.00	1.10	6918.45	987.00	7905.45
46	1148.00		1148	DETACHED	1.75	2039.00	30.00	1.10	2209.90	0.00	2209.90
TOTAL	59471.43	69.00	59402.43			77134.7			84848.148	6140	90988.148

SITE PLAN SCALE: 1:1000



GOOGLE MAP SCALE: NTS



R.P. LOCATION PLAN SCALE: NTS

OPEN SPACE TABLE

	AREA IN SQ.M.	ROUND AREA	NET AREA
1	627.00	00	627.00
2	1086.00	28.00	1058.00
3	5860.00	00	5860.00
TOTAL	7573.00	28.00	7545.00

AMENITY SPACE TABLE

	AREA IN SQ.M.	ROUND AREA	NET AREA
47	13419.25	19.00	13400.25

AREA STATEMENT BEFORE AMALGAMATION

G. NO.	AREA AS PER 7/12	OWNERS NAME
G.No: 29 H. NO. 4	2750.00	DEEPAK INFRA AND HOMES PVT. LTD THRO' DIRECTOR DEEPAK KALYANJI CHANDE
G.No: 30 H. NO. 1	20000.00	DEEPAK INFRA AND HOMES PVT. LTD THRO' DIRECTOR DEEPAK KALYANJI CHANDE
G.No: 30 H. NO. 3	12025.00	DEEPAK INFRA AND HOMES PVT. LTD THRO' DIRECTOR DEEPAK KALYANJI CHANDE
G.No: 30 H. NO. 4	58500.00	DEEPAK INFRA AND HOMES PVT. LTD THRO' DIRECTOR DEEPAK KALYANJI CHANDE
TOTAL IN SQ.M.	93275.00	

PROPOSED TENTATIVE RESIDENTIAL LAYOUT ON GAT - NOS: 29/4 + 30/1 + 30/3 + 30/4 AT MAUJE GOVARDHAN FOR DEEPAK INFRA AND HOMES PVT. LTD. THROUGH DIRECTOR DEEPAK KALYANJI CHANDE

APPROVING AUTHORITY

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. 211/2019-2020 dated 25/10/2020. Dated 25/10/2020

DEPUTY METROPOLITAN PLANNER Nashik Metropolitan Region Development Authority, Nashik



PROFORMA I

A) AREA STATEMENT:	PROFORMA - I: AREA STATEMENT	SQM.
1) AREA OF PLOT NO. 3		93275.00
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		93275.00
b) AS PER MEASUREMENT SHEET		93275.00
c) AS PER SITE CONDITION		93275.00
2) DEDUCTION FOR		
a) PROPOSED R.P./R.P. ROAD WIDENING AREA		4431.00
b) INTERNAL ROAD		NIL
TOTAL (a + b)		4431.00
3) BALANCE AREA OF PLOT (1 - 2)		88844.00
4) AMENITY SPACE		
a) REQUIRED 15% A/S AS PER THE NOTIFICATION OF 2014		13400.25
b) ADJUSTMENT OF 2(b), (IF ANY)		NIL
c) BALANCE PROPOSED		13400.25
5) NET PLOT AREA (3-4 (c))		75443.75
6) RECREATIONAL OPEN SPACE (IF APPLICABLE) 10% OF ITEM NO. 3		
a) REQUIRED		7544.37
b) PROPOSED		8346.32
7) INTERNAL ROAD AREA	MSEDCL 50.0 + STP AREA 100.0 SQ.M.	150.00
8) SERVICE ROAD AND HIGHWAY WIDENING		
9) PLOTTABLE AREA (IF APPLICABLE)		59402.43
10) PRO RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = 5/9		1.27
11) AREA FOR INCLUSIVE HOUSING		
a) REQUIRED		
b) PROPOSED		
NOTE - ALL PRO- RATA HAS BEEN LOADED TO P. NO. 40 TO 46 AS PER CLAUSE NO. UDCPR 3.9.(iii) HENCE PRO RATA FACTOR HAS BECOME		1.75
NOTE - 1) OWNER IS READY TO HANDOVER THE R.P. ROAD WIDENING AREA FREE OF COST AND ENCUMBRANCES TO THE AUTHORITY AND AVAILING IN- SITU FSI ON P. NO. 40 TO 45 AND ON AMENITY SPACE 2) ALL PLOTS ARE DETACHED TYPE.		

PROFORMA II

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON 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 / T. P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

MUKUND BAGUL ENGINEER'S SIGN. DEEPAK KALYANJI CHANDE OWNER'S SIGN.

MUKUND BAGUL Consulting Engineer 15A, SAI RATAN - B, MOTWANI ROAD, NASHIK ROAD PH. 9890044278