



NASHIK MUNICIPAL CORPORATION

NO.: LND/BP/P/DOB/484/-
OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 27/3/2001

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO Chairman Sai-kunj Co. Op. Housing Society.

C/o Shri Vinay Patil Aroht Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 45*46*47

of S. No. 244/10*12

of Nashik

Shiwar

Ref - Your Application & Plan dated 5/9/1960

Inward No. 01/1619

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. No. LIX of 1949) to erect building for Residential

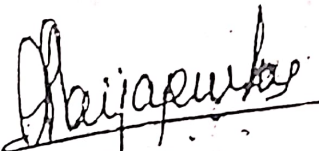
Purpose as per plan duly amended in subject to the following conditions:-

CONDITIONS

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- 8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

- 9) The drains shall be lined out & covered up properly to the satisfaction of Nashik Municipal Corporation.
- The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.
- In case if there is no Municipal drain within 60 meters should be connected to a soakpit to be provided by the owner.
- The size of soakpit should be properly worked out on the basis of tenaments. A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & varandas are covered or merged into adjoining room the construction shall be treated as unauthorised and action shall be taken.
- 11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Trees Act, 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 14) Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 18) N. A. order No. 697/2000 dated 25/10/2000 submitted with the application.
- 19) Adequate space from the plot w/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 29,000/- is paid for development charges w.r. to the proposed Construction vide R. No. / B. No. 44/0031 dt. 21/9/01
- 20) B) Rs. is paid for development charges w.r. to proposed land development vide R. No. / B. No. dt.
- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.
- Sum of Rs. 3000/- Deposited Vide 5 No. R. No. 67/0077
 Dated 20/9/01 At Nashik

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M. NOC shall be produced before occupation certificate.
- 23) A) Before commencing the construction on site the owner / developer shall install a "Disj Board" on the conspicuous place on site indicating following details.
- a) Name and Address of the owner / developer, Architect / Engineer and Contractor
 - b) Survey Number / City Survey Number / Ward Number of land under refered alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission / redevelopment permission issued by the Planning Authority or any other authority.
 - d) F. S. I. permitted.
 - e) Number of Residential / Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection
- 23) B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above shall also be published in two widely circulated newspapers one of which should be regional language.
- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.


Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LND / EP -

Nashik, Dt. 7 / 199

Copy to : Divisional Officer,

Panchavan Division

Nashik Municipal Corporation, Nashik

रि.नं. ४०/९३ - १०० बुके



Nº 007110

नाशिक महानगरपालिका, नाशिक
जावक नंबर / नगररचना / पंचवर्षी 0806990
दिनांक ०१ / १२ / २००६

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण / ~~अर्ज~~)

श्री. चेअरमन, साईकुंज कोअप ही सोसायटी.

श्री. ताशुडे

संदर्भ : तुमचा दिनांक ८ / ३ / २००६ चा अर्ज क्रमांक : पंचवर्षी / सी-१ / १२०२

महाशय,

दाखला देण्यात येतो की, पंचवर्षी नाशुडे शिवारातील सि. स. नं.

सर्व्हे नं. 2881 90+92 प्लॉट नं. 89+86+86 मधील इमारतीच्या तह+पट्टीत+ दुसरा+ तिसरा

सजल्याचे इकडील बांधकाम परवानगी नं. पंचवर्षी सी-१ 833 दिनांक १ / १० / २००२ अन्वये

दिल्याप्रमाणे सर्व्हेक्षक (आर्किटेक्ट) श्री. विजय पाटील.

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी अधिकाऱ्यांच्या कारणासाठी खालील शर्तीस अधीन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र ९०४ = ६२

चौ. मी. व चटई क्षेत्र (कारपेट एरिया) ९०० = २० चौ. मी.

- १) सदर इमारतीचा वापर निवासी अधिकाऱ्यांच्या कारणाकरिताच करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी अलाहिचा प्रत मा. कर अधिक्षक घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संबंधित विभागाकडे संपर्क साधावा.
- ३) सिंगल फेज वीज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत महानगरपालिकेच्या पूर्व परवानगीशिवाय वापरामध्ये व बांधकामामध्ये बदल करू नये.

१) तलासनी प्लॉट 2301-2302 प्लॉट 0839/02 दि 9/10/2002 रोजी प्रत्येक आहे -

२) 2881-90+92 प्लॉट 89+86+86 दि 1/10/2002 रोजी प्रत्येक आहे -

३) 2301-2302 प्लॉट 0839/02 दि 9/10/2002 रोजी प्रत्येक आहे -

कार्यकारी अभियंता
नगररचना,

नाशिक महानगरपालिका, नाशिक

APPROVED

**As Per The Accupaining
Occupancy Certificate**

No. Panchavati / 00000,007109

Date : 1 - DEC 2000

**Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik**

c) DRAINAGE LINE SHOWN IN BLUE DOTTED.

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/04/03 & THE DIMNSIONS OF SIDS ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE & THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P ACT.

SIGN OF LICENCED ENGG.

COMPLETION PLAN FOR RESIDENTIAL BUILDING
PLAN ON PLOT NO.45+46+47 IN SR.NO.
244/10+12 AT NASHIK.

FOR.- CHAIRMAN , SAI -KUNJ CO. OP. HSG. SOC. NASHIK.

Scope
चेअरमन साईकुंज को-ऑप. हौसिंग सोसा. लि. नाशिक.
OWNERS SIGN

Architects
ARCHITECTS SIGN.

JOB NO.	DRG. NO.	DATE	SCALE	DRAWN BY
		25/05/2001	AS SHOWN	K. KORDE

**THOMBARE-PATIL ARCHITECTS
& INTERIOR DESIGNERS**

2, FIRST FLLOR 'SHEVKAMAL' HSG. SOC.
SHARNPUR EXT. ROAD, CANADA CORNER,
NASHIK. 422002 PHON (O): 311047

A) AREA STATEMENT.	
	SQ.M.
1) AREA OF THE PLOT.(AS PER 7/12)	726.56
2) DEDUCTION FOR	—
a) ROAD AQUISITION AREA	—
b) PROPOSED ROAD	—
c) ANY RESERVATIONS	—
TOTAL (A + B + C) =	—
3) NET GROSS AREA OF PLOT (1 - 2)	—
4) DEDUCTIONS FOR	—
a) RECREATION GROUND AS PER RULE	—
b) INTERNAL ROADS (TOTAL A + B)	—
5) NET AREA OF PLOT (3 - 4)	726.56
6) ADDITION FOR F.S.I (TOTAL BUILT-UP AREA)	—
a) T.D.R.	255.00
7) TOTAL AREA (5 + 6)	981.56
8) TOTAL F.S.I PERMISSIBLE .	ONE
9) PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	981.56
10) EXISTING FLOOR AREA	—
11) PROPOSED AREA	947.38
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER B (C) BELOW	27.24
13) TOTAL BUILT-UP AREA PROPOSED (10 + 11 + 12).	974.62
14) TOTAL BUILT-UP AREA CONSUMED (13 / 7)	0.99 %
B) BALCONY AREA STATEMENT.	
a) PERMISSIBLE BALCONY AREA PER FLOOR .	AS PER STATEMENT
b) PROPOSED BALCONY AREA PER FLOOR.	
c) EXCESS BALCONY AREA PER FLOOR.	
C) TENEMENT STATEMENT.	
a) NET AREA OF THE PLOT ITEM (7) ABOVE.	726.56
b) LESS DEDUCTION OF NON-RESIDENTIAL AREA SHOP ETC.	—
c) AREA OF TENEMENTS PROPOSED.	-
d) TENEMENTS PERMISSIBLE.	--
e) TENEMENTS PROPOSED.	24
D) LOADING / UNLOADING STATEMENT.	
a) LOADING / UNLOADING REQUIRED	
b) TOTAL LOADING / UNLOADING PROVIDED.	


NOTES :

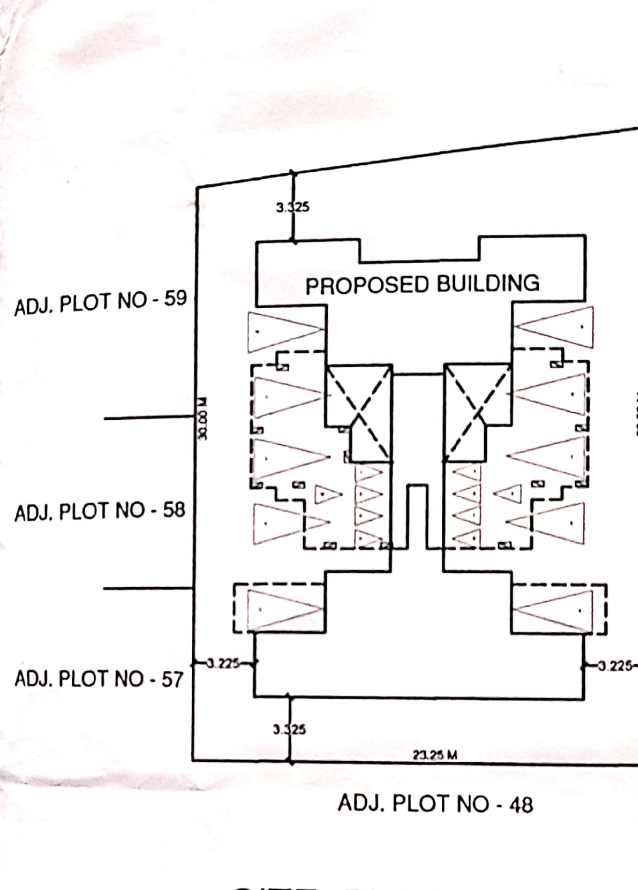
- a) BOUNDRY OF THE LAND SHOWN IN THICK RED.
- b) PROPOSED WORK SHOWN IN PINK.
- c) DAINAGE LINE SHOWN IN BLUE DOTTED .

CERTIFICATE OF THE AREA .

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SUBMITTED



LOCATION PLAN 



SITE PLAN
SCALE -1:500

7.50 M WIDE ROAD

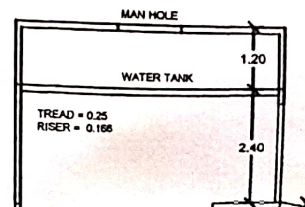
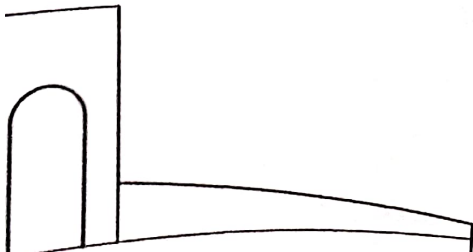
6.00 M WIDE ROAD

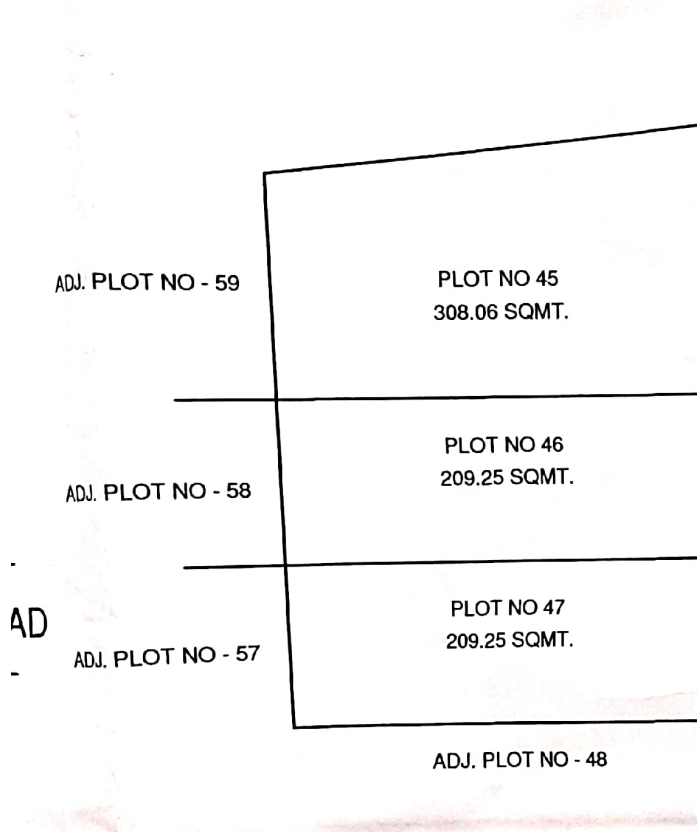
AE

AD

AD

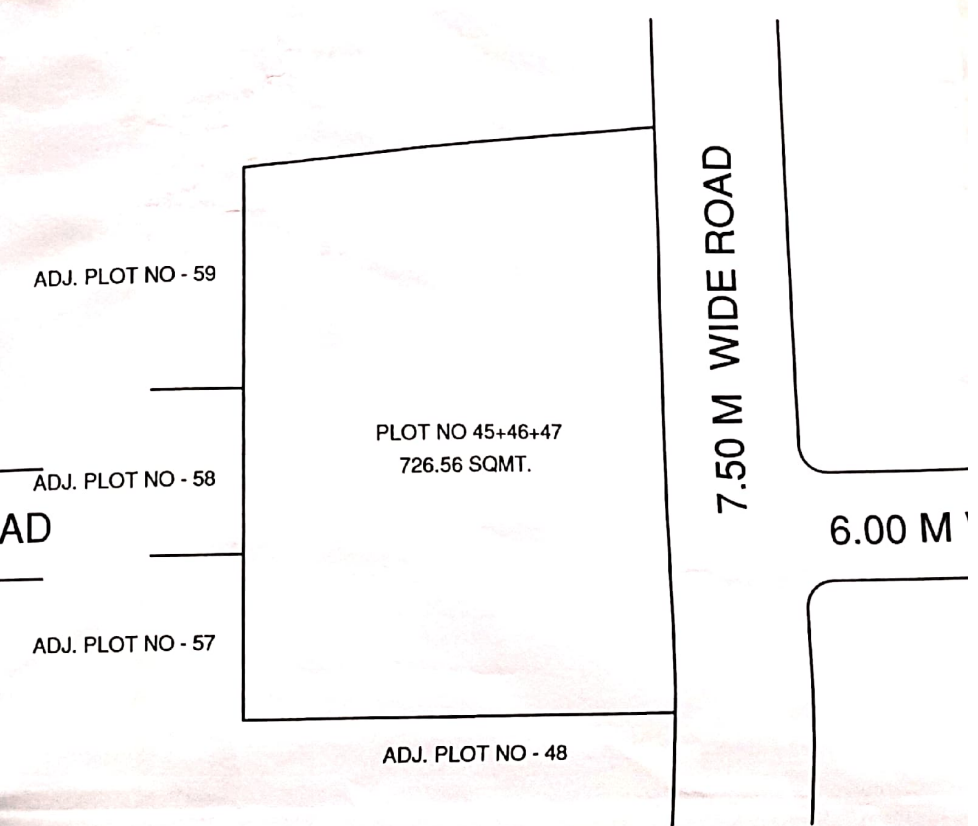
AREA





7.50 M WIDE ROAD

6.00 M WIDE ROAD



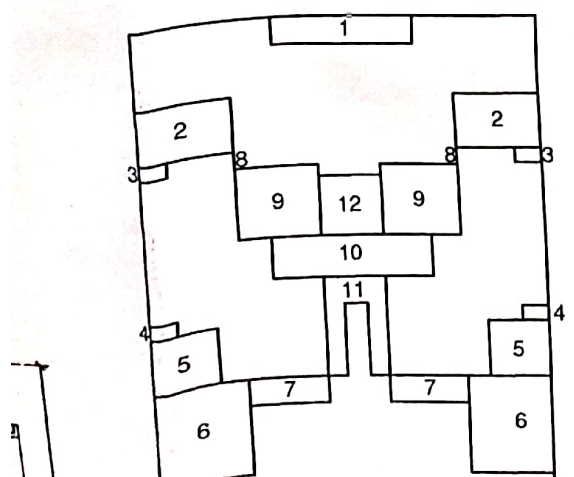
7.50 M WIDE ROAD

6.00 M

AS PER APPROVED LAYOUT PLAN

AMALAGAMATION PLAN

AREA DAIGRAM AND CALCULATION



FOR FIRST FLOOR
1) AREA OF BLOCK = 16.80X23.65 = 397.32 Sq.mt.

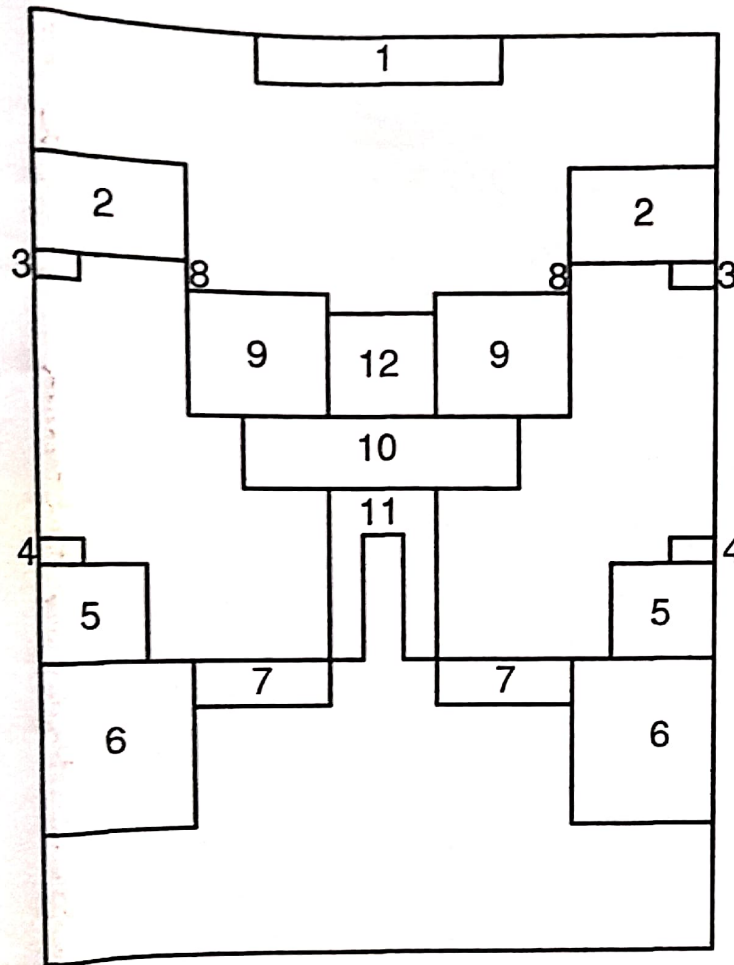
- DEDUCTION
- '1' = 6.10X1.20 = 07.32 Sq.mt.
 - '2' = 5.05X3.05X2 = 30.81 Sq.mt.
 - '3' = 3.15X1.00X2 = 06.30 Sq.mt.
 - '4' = 2.50X0.95X2 = 04.94 Sq.mt.
 - '5' = 3.80X2.15X2 = 16.34 Sq.mt.
 - '6' = 4.85X4.35X2 = 42.195 Sq.mt.
 - '7' = 2.20X1.20X2 = 05.28 Sq.mt.
 - '8' = 1.05X0.10X2 = 00.21 Sq.mt.
 - '9' = 3.25X3.05X2 = 19.83 Sq.mt.
 - '10' = 6.60X1.80X1 = 11.88 Sq.mt.
 - '11' = 2.70X2.45X1 = 06.62 Sq.mt.
 - '12' = 2.50X4.60X1 = 11.50 Sq.mt.

TOTAL DEDUCTION = 163.225 Sq.mt.
TOTAL B/UP AREA 397.32 - 163.225 = 234.095 Sq.mt.

PARKING STATEMENT							
FLOOR	FLAT AREA	FLAT AREA	FLAT AREA	REQUIRED PARK		PROPOSED PARK	
	BELOW 60 SQM	ABOVE 60 SQM	ABOVE 80 SQM	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
GR+ STILT							
FIRST	21 NOS	NIL	NIL	10 NOS	10 NOS	10 NOS	10 NOS
SECOND							
THIRD							
TOTAL PROPOSED PARKING						10 NOS	10 NOS

AS PER APPROVED LAYOUT PLAN

AREA DAIGRAM AND CALCULATION



FOR FIRST FLOOR

1) AREA OF BLOCK = $16.80 \times 23.65 = 397.32$ Sq.mt.

DEDUCTION

'1' = $6.10 \times 1.20 = 07.32$ Sq.mt.

'2' = $5.05 \times 3.05 \times 2 = 30.81$ Sq.mt.

'3' = $3.15 \times 1.00 \times 2 = 06.30$ Sq.mt.

'4' = $2.50 \times 0.95 \times 2 = 04.94$ Sq.mt.

'5' = $3.80 \times 2.15 \times 2 = 16.34$ Sq.mt.

'6' = $4.85 \times 4.35 \times 2 = 42.195$ Sq.mt.

'7' = $2.20 \times 1.20 \times 2 = 05.28$ Sq.mt.

'8' = $1.05 \times 0.10 \times 2 = 00.21$ Sq.mt.

'9' = $3.25 \times 3.05 \times 2 = 19.83$ Sq.mt.

'10' = $6.60 \times 1.80 \times 1 = 11.88$ Sq.mt.

'11' = $2.70 \times 2.45 \times 1 = 06.62$ Sq.mt.

'12' = $2.50 \times 4.60 \times 1 = 11.50$ Sq.mt.

TOTAL DEDUCTION = 163.225 Sq.mt.

TOTAL B/UP AREA $397.32 - 163.225 = 234.095$ Sq.mt.

ADD. AREA $0.90 \times 3.05 = 2.75$

TOTAL B/UP AREA ON

TOTAL B/UP AREA ON GR+STILT FLOOR = 236.845 SQMT.

AREA S

FLOOR

ADJ. PLOT NO - 48

AMALAGAMATION PLAN

32 Sq.mt.

q.mt.
q.mt.
q.mt.
q.mt.
Sq.mt.
q.mt.
q.mt.
q.mt.
q.mt.
q.mt.
q.mt.

5 Sq.mt.

5 = 234.095 Sq.mt.

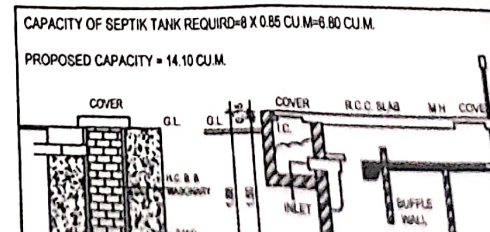
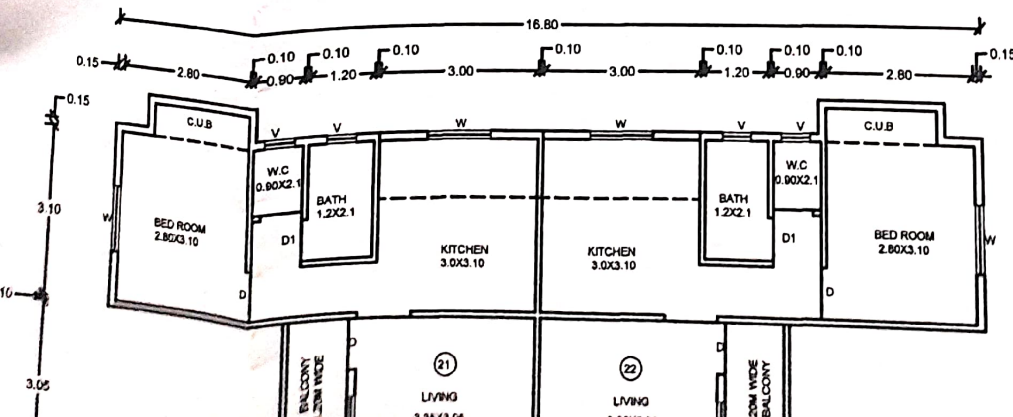
DOOR = 236.845 SQMT.

PARKING STATEMENT							
FLOOR	FLAT AREA	FLAT AREA	FLAT AREA	REQUIRED PARK		PROPOSED PARK	
	BELOW 50 SQM	ABOVE 50 SQM	ABOVE 80 SQM	4 WHEELER	2 WHEELER	4 WHEELER	2 WHEELER
GR+ STILT							
FIRST	21 NOS	NIL	NIL	10 NOS	10 NOS	10 NOS	10 NOS
SECOND							
THIRD							
TOTAL PROPOSED PARKING						10 NOS	10 NOS

AREA STATEMENT	
FLOOR	AREA
GROUND FLOOR & STILE	236.845 SQ.M.
FIRST FLOOR	236.845 SQ.M.
SECOND FLOOR	236.845 SQ.M.
THREAD FLOOR	236.845 SQ.M.
TOTAL EXCESS BALCONY AREA= 27.24 SQMT.	
TOTAL B/UP AREA = 974.62 SQ.M.	

ZONE	"C"
CERTIFICATE NO - NSK/TDR/110/2002	
AREA OF PLOT	- 726.56 SQM
PERMISSIBLE T.D.R	- 290.62 SQM 40% OF PLOT AREA
PROPOSED T.D.R	- 280.00 SQM
PROPOSED B.UP AREA	- 974.62 SQM
PERMISSIBLE F.S.I	- ONE
PROPOSED F.S.I	- 0.99%

GROUND COVERAGE STATEMENT.
AREA OF PLOT 26.56 SQMT.
PERMISSIBAL GR COVERAGE 242.18 SQMT.
PROPOSED COVERAGE 236.84 SQMT.



5.00 X 2.50

245

ADJ. PLOT NO - 48

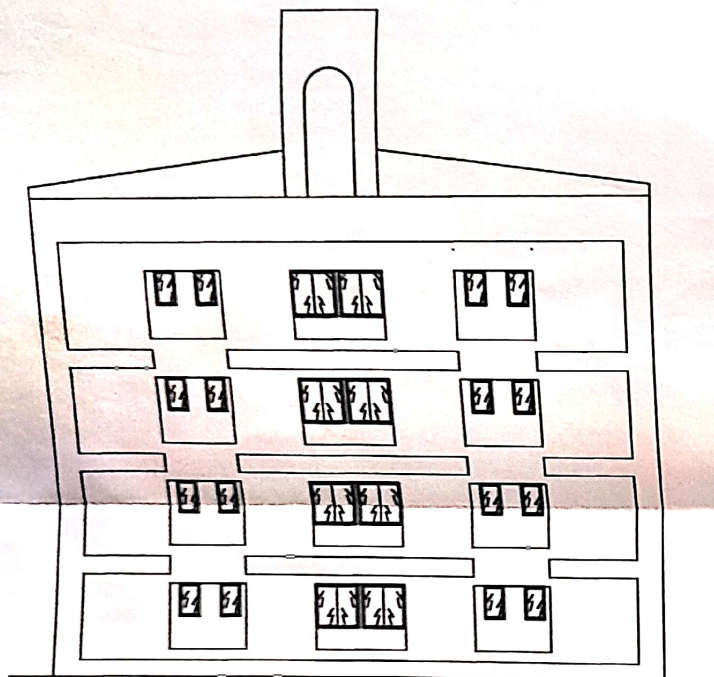
GARAGE DETAILS

LOCATION PLAN

SITE PLAN

SCALE - 1:500

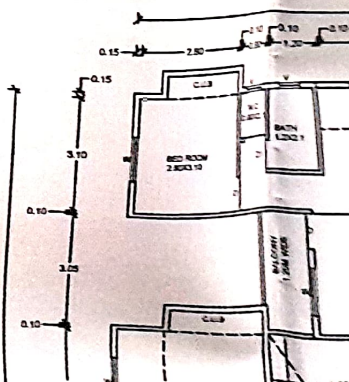
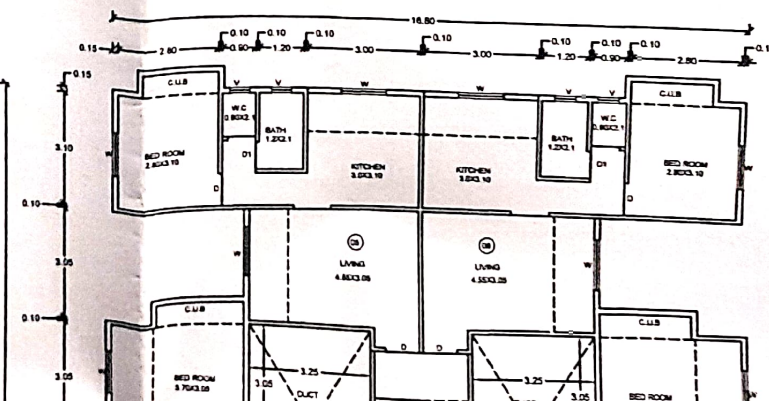
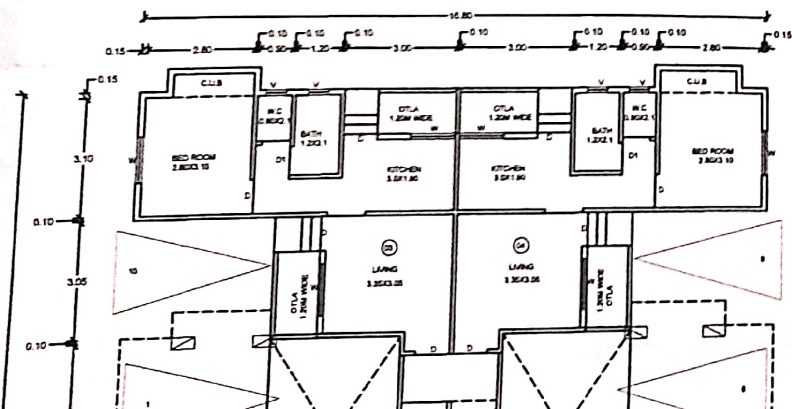
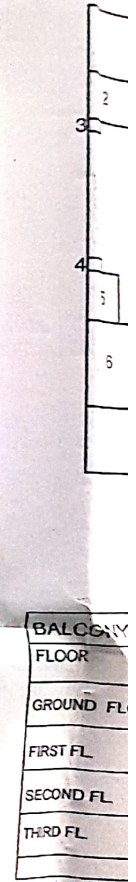
AREA D

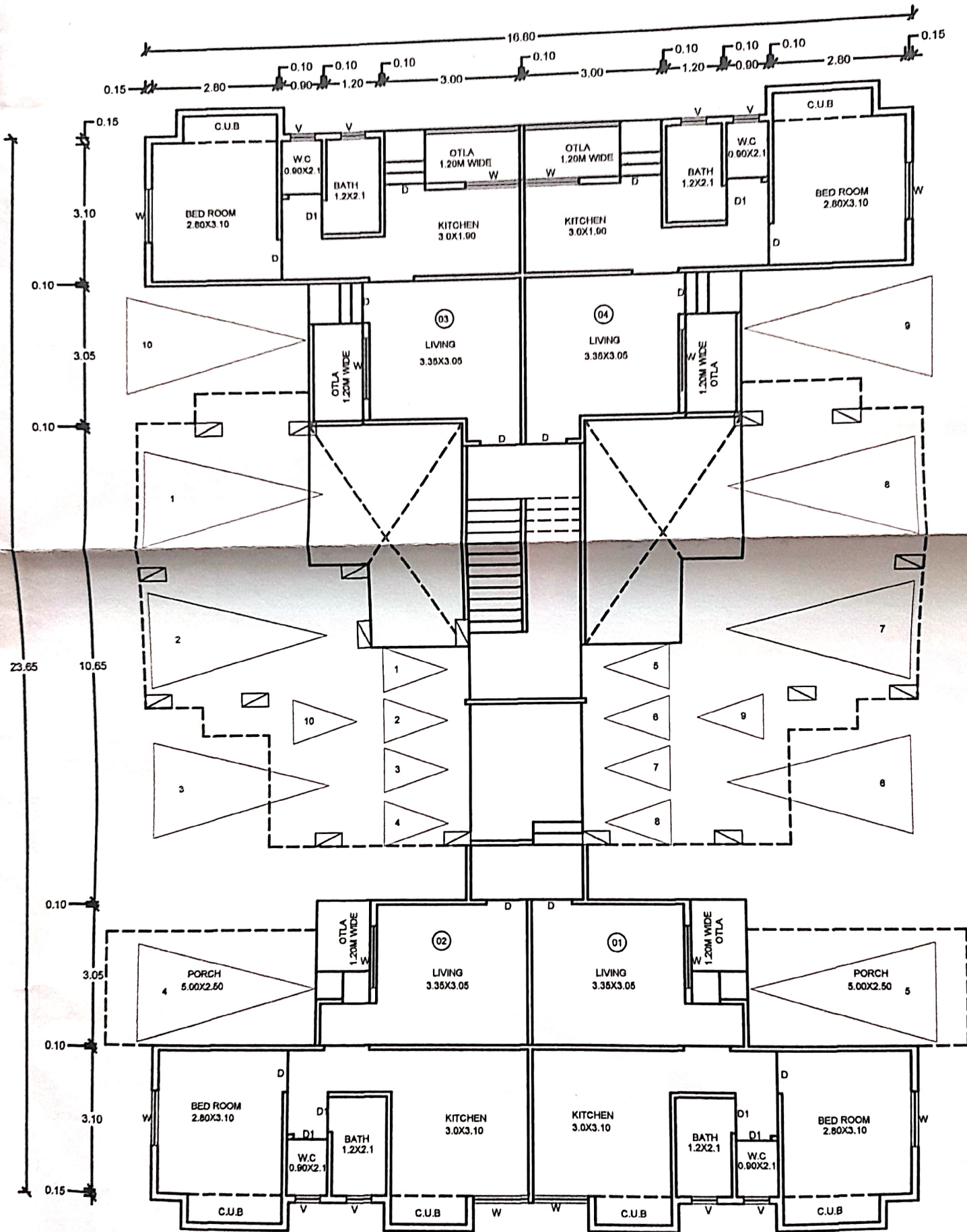


FRONT ELEVATION

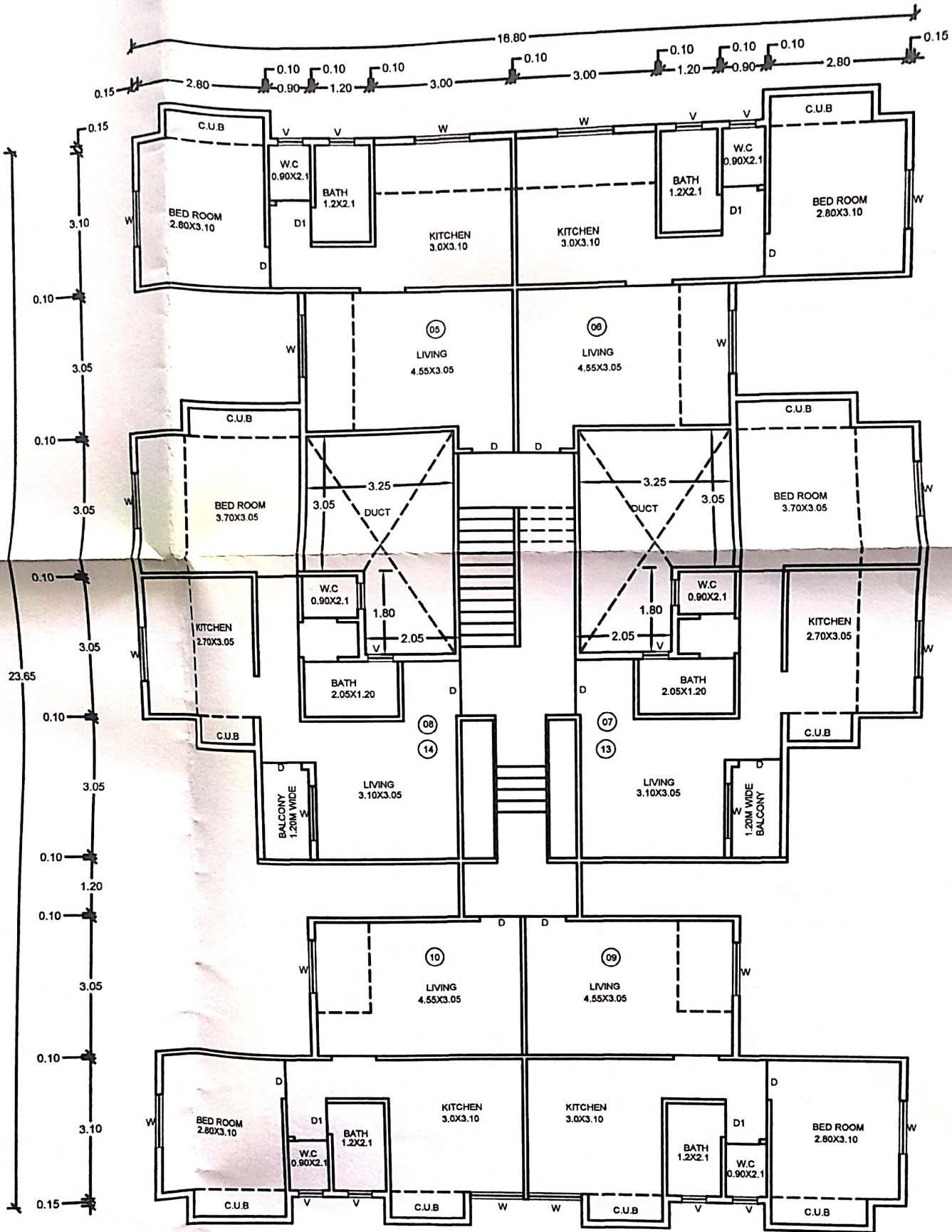


SECTION AA

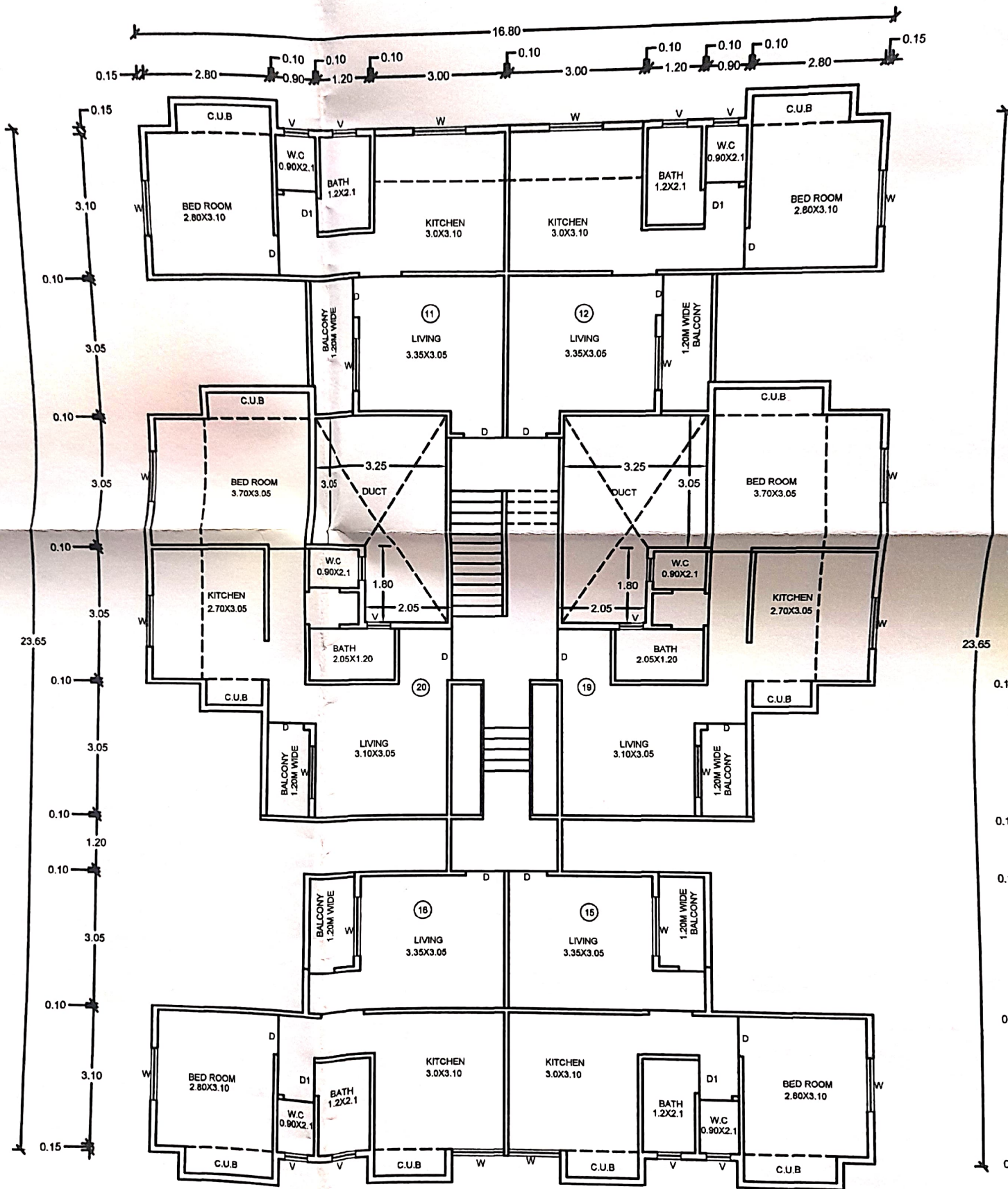




GROUND FLOOR PLAN



STILT FLOOR + FIRST FLOOR PLAN

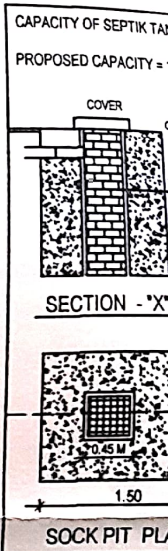
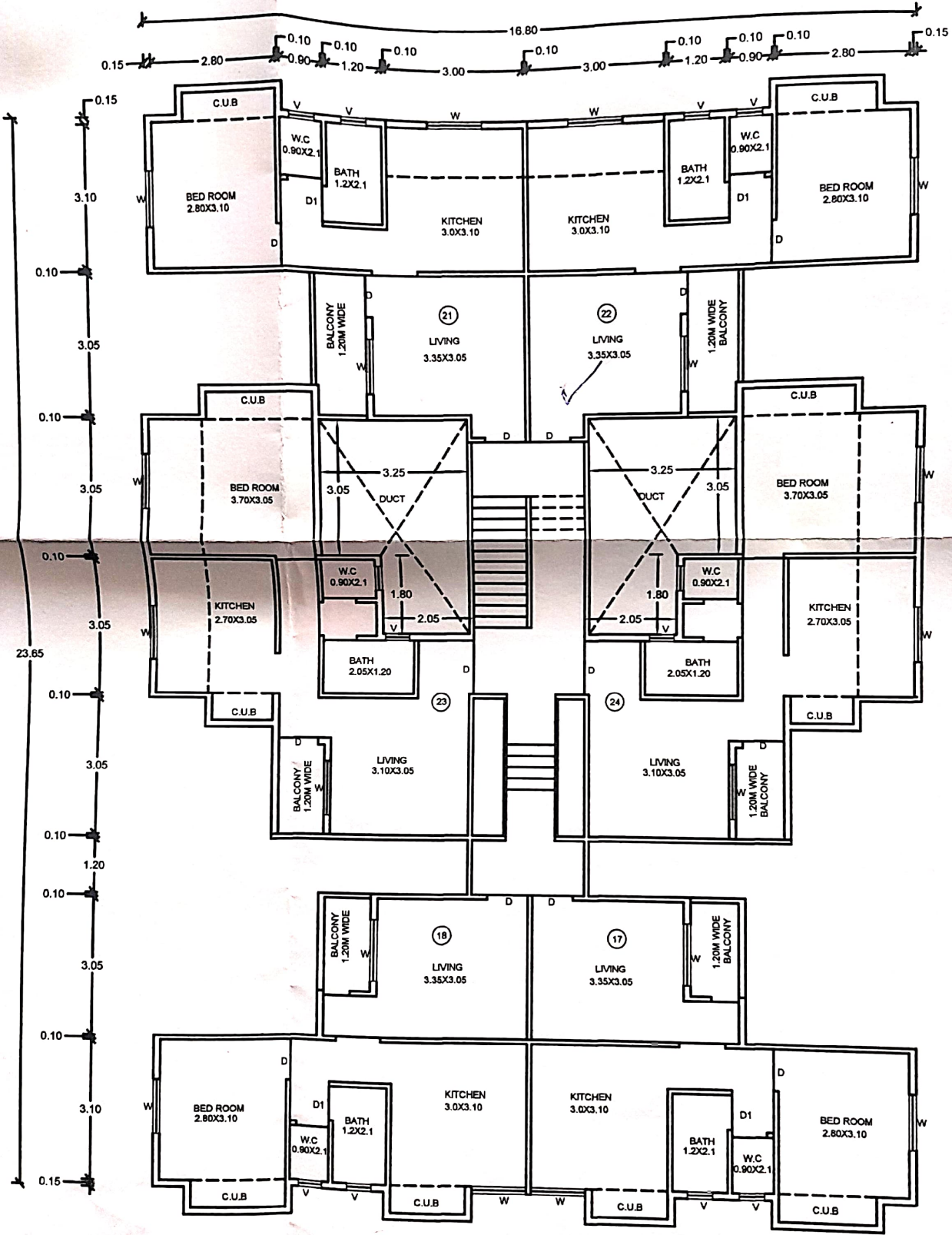


SECOND FLOOR PLAN

SQMT.

BALCONY AREA = 27.24 SQMT.
TOTAL B/UP AREA = 974.62 SQ.M.

AREA OF PLOT 26.56 SQMT.
PERMISSIBLE GR COVERAGE
PROPOSED COVERAGE 23.65



THIRD FLOOR PLAN (WITH T.D.R)