

[Handwritten signature]

ARCHITECTS SIGNATURE

A U D H A R I
C T S,

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L O N Y

TRUE COPY

0777

CHAUDHARI ARCHITECTS
BATH COMPLEX, GOLD COLONY

NASIR 22

APPROVING AUTHORITY

APPROVED

(The Plans amended in -----)
As per the conditions mentioned in
the accompanying commencement
certificate No. 1211 Dated 1-9-1999

Sd / x x x
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik.

AREA STATEMENT

- | | | |
|---|-----------------------|--------|
| 1 | AREA OF PLOT | 970.00 |
| 2 | DEDUCTION FOR | --- |
| A | ROAD ACQUISITION AREA | --- |
| B | PROPOSED AREA | |

(The Plans amended in - - - - -)
 As per the conditions mentioned in
 the accompanying commencement
 certificate No. 1211 Dated 1-9-1999

Sd / X X X
 Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik -

AREA STATEMENT

1	AREA OF PLOT	970.00 SQ.M.
2	DEDUCTION FOR	—
A	ROAD ACQUISITION AREA	—
B	PROPOSED AREA	—
C	ANY RESERVATION TOTAL	—
3	NET GROSS AREA OF PLOT	970.00
4	DEDUCTION FOR	—
A)	RECREATION GROUND AS PER RULE	—
B)	INTERNAL ROADS TOTAL	—
5	NET AREA OF PLOT	970.00
6	ADDITION FOR F.S.I.	—
A	100% OF SET BACK AREA ROAD WIDENING AREA	—
7	TOTAL AREA (5+6)	970.00
8	TOTAL F.S.I PERMISSIBLE	ONE
9	PERMISSIBLE FLOOR AREA	970.00
10	EXISTING FLOOR AREA	—
11	PROPOSED FLOOR AREA	956.51 SQ.M.
12	EXCESS BALCONY AREA TAKEN IN TOTAL AREA CALCULATION	3.44
13	TOTAL BUILTUP AREA PROPOSED	959.95 SQ.M.
14	TOTAL BUILT UP AREA CONSUMED BY 13/7	0.989

BALCONY STATEMENT

	FIRST	SECOND
A PERMISSIBLE BALCONY AREA PER FLOOR	68.79	68.79
B PROPOSED BALCONY AREA PER FLOOR	72.24	65.28
C EXCESS BALCONY AREA PER FLOOR	3.44	—

TENEMENT STATEMENT

A NET AREA OF PLOT ITEM NO 9 ABOVE	970.00 SQ.M.
B LESS DEDUCTION OF NET RESERVATION	—

10	EXISTING FLOOR AREA	956.51 SQ.M.
11	PROPOSED FLOOR AREA	3.44 77
12	EXCESS BALCONY AREA TAKEN IN TOTAL AREA CALCULATION	
13	TOTAL BUILTUP AREA PROPOSED	959.95 SQ.M.
14	TOTAL BUILT UP AREA CONSUMED BY 13/7	0.989

BALCONY STATEMENT

	FIRST	SECOND
A PERMISSIBLE BALCONY AREA PER FLOOR	68.79	68.79
B PROPOSED BALCONY AREA PER FLOOR	72.24	65.28
C EXCESS BALCONY AREA PER FLOOR	3.44	—

TENEMENT STATEMENT

A NET AREA OF PLOT ITEM NO 9 ABOVE	970.00 SQ.M.
B LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP E.T.C.	
C AREA OF TENEMENT	956.51 77
D TENEMENT PERMISSIBLE (AS PER 60/80/100 PER ACRE) 150/200/220 PER H. A.	21.0
E TENEMENT PROPOSED	20

PARKING STATEMENT

	MOTOR VEHICLE	2 WHEELER
A PARKING REQUIRED BY RULE	10 NO.S	20 NO.S
B GARAGES PERMISSIBLE	—	—
C GARAGES PROVIDED		
D TOTAL PARKING PROVIDED.	10. NO.S	20 NO.S

LOADING UNLOADING STATEMENT

A LOADING UNLOADING REQUIRED	—
B LOADING UNLOADING PROVIDED	—

FORM OF STATEMENT

BLDC NO	FLOOR	AREA IN SQ.M.	TOTAL FLOOR AREA OF PROPOSED WORK	USE OF OCCUPANCY OF FLOOR
1	GROUND	210.73	956.51 SQ.M.	RESIDENTIAL
	FIRST	391.18		
	SECOND	354.60		

OWNER'S CONFIRMATION

CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECTS

SHRI A.K. SANKLECHA, G.P. HOLDER
OF B.V. KATHE AND OTHERS

A.K. Sanklecha

PROPOSED

C GAIN...
D TOTAL PARKING PROVIDED,

LOADING UNLOADING STATEMENT

A LOADING UNLOADING REQUIRED _____
B LOADING UNLOADING PROVIDED _____

FORM OF STATEMENT

BLDG NO	FLOOR	AREA IN SQ.M.	TOTAL FLOOR AREA OF PROPOSED WORK	USE OF OCCUPANCY OF FLOOR
				RESIDENTIAL
1	GROUND	210.73	956.51 SQ.M.	77
	FIRST	391.18		77
	SECOND	354.60		

OWNER'S CONFIRMATION

CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECTS

SHRI A.K. SANKLECHA, G. P. HOLDER OF B.V. KATHE AND OTHERS

A.K. Sanklecha
OWNER'S SIGNATURE

PROPOSED RESIDENTIAL BLDG. IN PLOT NO.3
S.NO. 443 / 1 TO 5 (PT), 443/6, 443/7 AT —
BOMBAY AGRA, ROAD NASHIK.

JOB NO.	
DRG NO.	M1
SCALE	AS SHOWN
DRAWN BY	RAJUMORE
DATE	JUL-98
CHECKED	

certified that the plot under reference was surveyed by me on... and the dimensions of sides etc of plot stated on plan area as measured on site the area so worked out tallies with the area stated in document of ownership typ. oct.

[Signature]
ARCHITECTS SIGNATURE

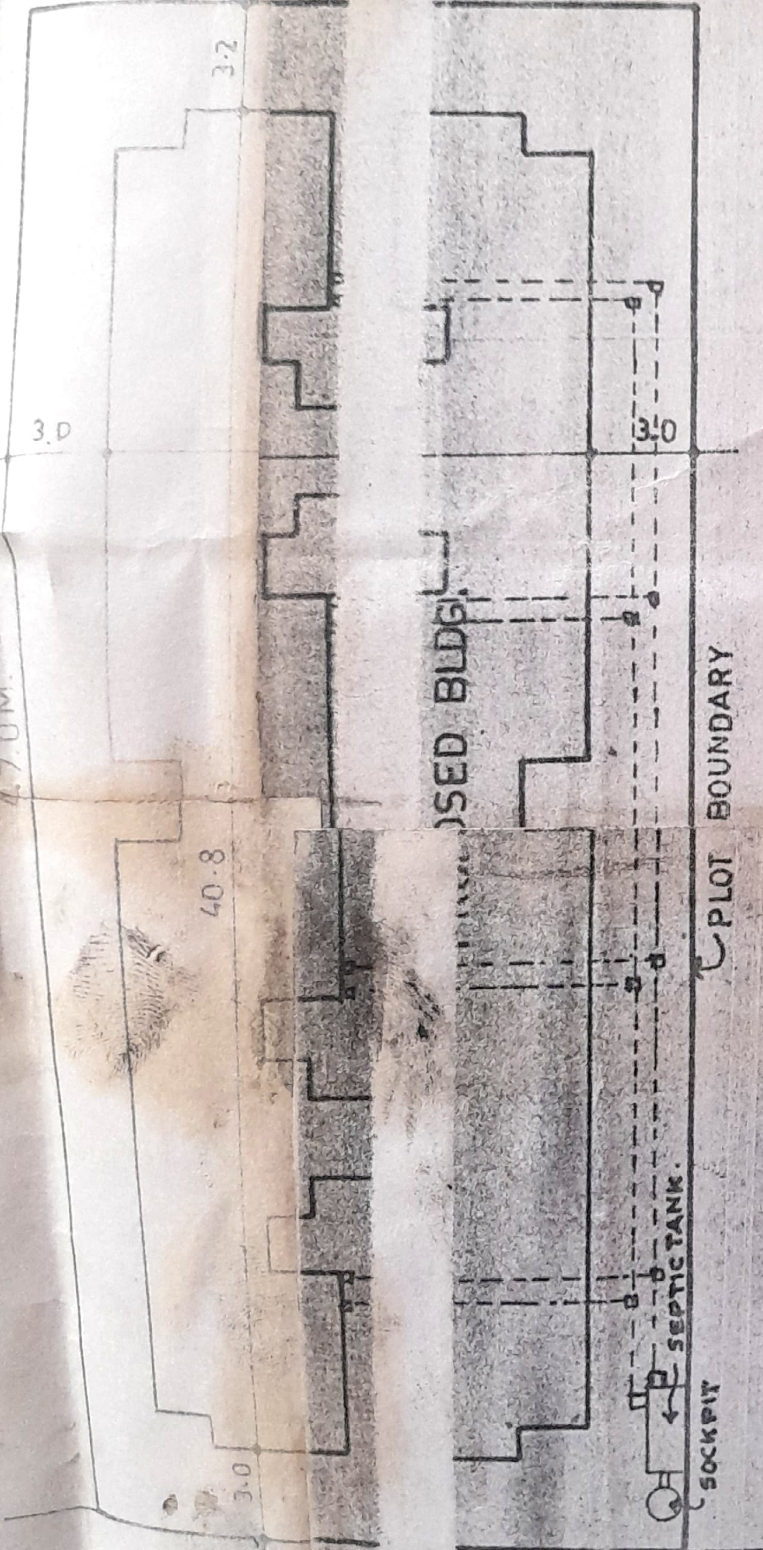
KABRE CHAUDHARI ARCHITECTS,

RATHI COMPLEX, GOLE COLONY
NASHIK-2 PH. 576977, 570777

[Signature]
TRUE COPY

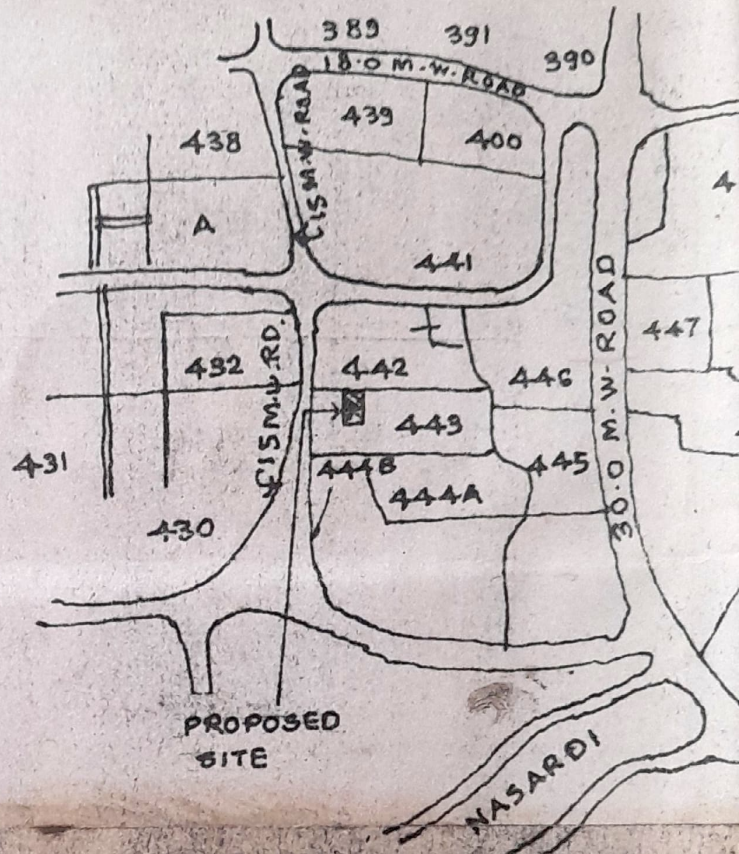
RATHI COMPLEX, GOLE COLONY
NASHIK-2

20



SITE PLAN

SCALE: 1:300

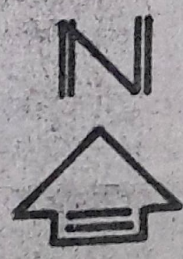


LOCATION PLAN

SCALE: 1:10,000

NOTES:-

- PLOT BOUNDARY SHOWN IN THICK BLACK.
- PROPOSED WORK SHOWN IN RED.
- DRAINAGE LINE SHOWN IN DOTTED RED.



PARKING REQUIRED

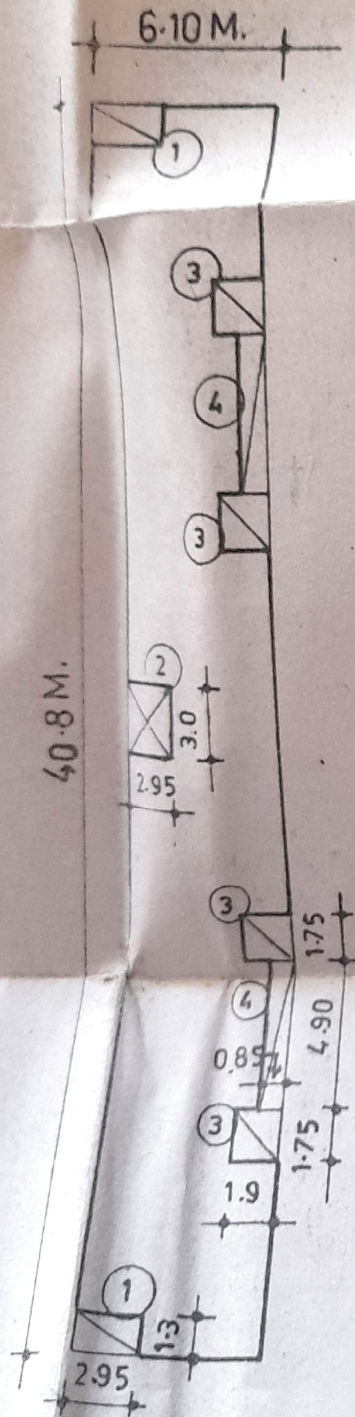
MOTOR VEHICLE

PARKING PROVIDED

MOTOR VEHICLE NO. NOS TO WHEELER

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE		DESCRIPTION
DW1	2.60 X		W. DOOR WINDOW
DW2	1.80 X		"
D1	0.90 X	0	W. DOOR
D2	0.75 X	1	"
W1	0.90 X	5	M. S. GLAZED WINDOW
W2	0.75 X	5	"
W3	0.60 X	5	"
W4	0.75 X	0	"
			"



AREA CALCULATION :-

GROSS AREA :- $6.10 \times 40.80 = 248.88 \text{ SQ M.}$

DEDUCTION: ① $2.95 \times 1.30 \times 2 = 7.67$

② $2.95 \times 3.0 = 8.85$

③ $1.90 \times 1.75 \times 4 = 13.30$

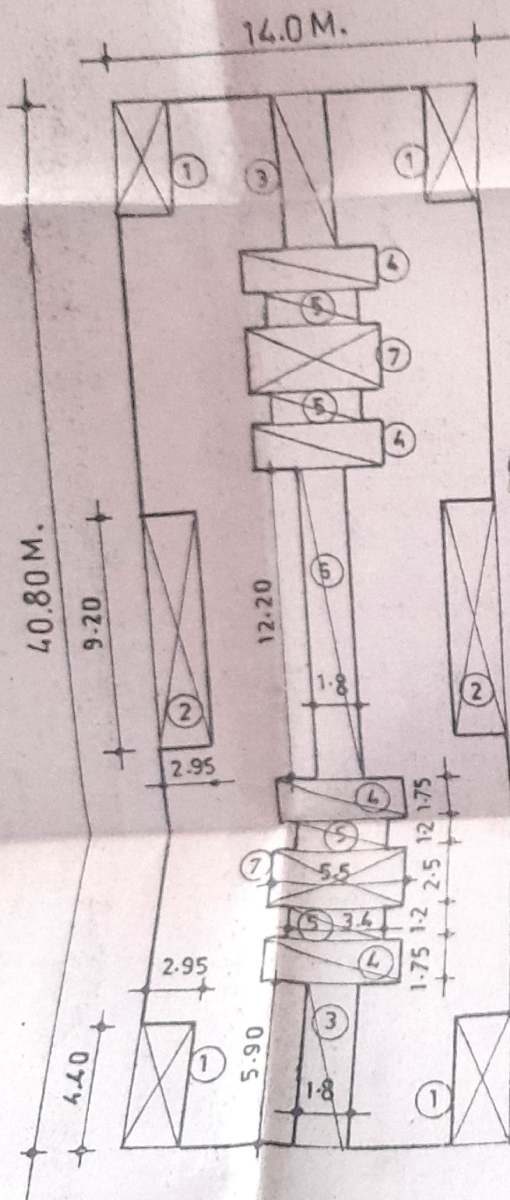
④ $0.85 \times 4.9 \times 2 = 8.33$

TOTAL = 38.15

NET AREA = $248.88 - 38.15 = 210.73 \text{ SQ M.}$

GROUND FLOOR BLOCK PLAN

SCALE: 1:300



SECOND FLOOR BLOCK PLAN

SCALE: 1:300

AREA CALCULATION:-

GROSS AREA:- $14.0 \times 40.80 = 571.20 \text{ SQ.}$

DEDUCTION:-

- ① $2.95 \times 4.40 \times 4 = 51.32$
- ② $2.95 \times 9.20 \times 2 = 54.28$
- ③ $1.80 \times 5.90 \times 2 = 21.24$
- ④ $5.50 \times 1.75 \times 4 = 38.50$
- ⑤ $3.40 \times 1.20 \times 4 = 16.32$
- ⑥ $1.80 \times 12.20 = 21.96$
- ⑦ $5.50 \times 2.50 \times 2 = 27.50$

TOTAL = 231.72

NET AREA:- $571.20 - 231.72 = 339.48$

STANDARD STAIR AREA:- $3.6 \times 2.1 \times 2 \text{ NO.} = 15.12 \text{ SQ.M.}$

TOTAL = $339.48 + 15.12 = 354.60 \text{ SQ.M.}$

BALCONY STATEMENT

SECOND FLOOR

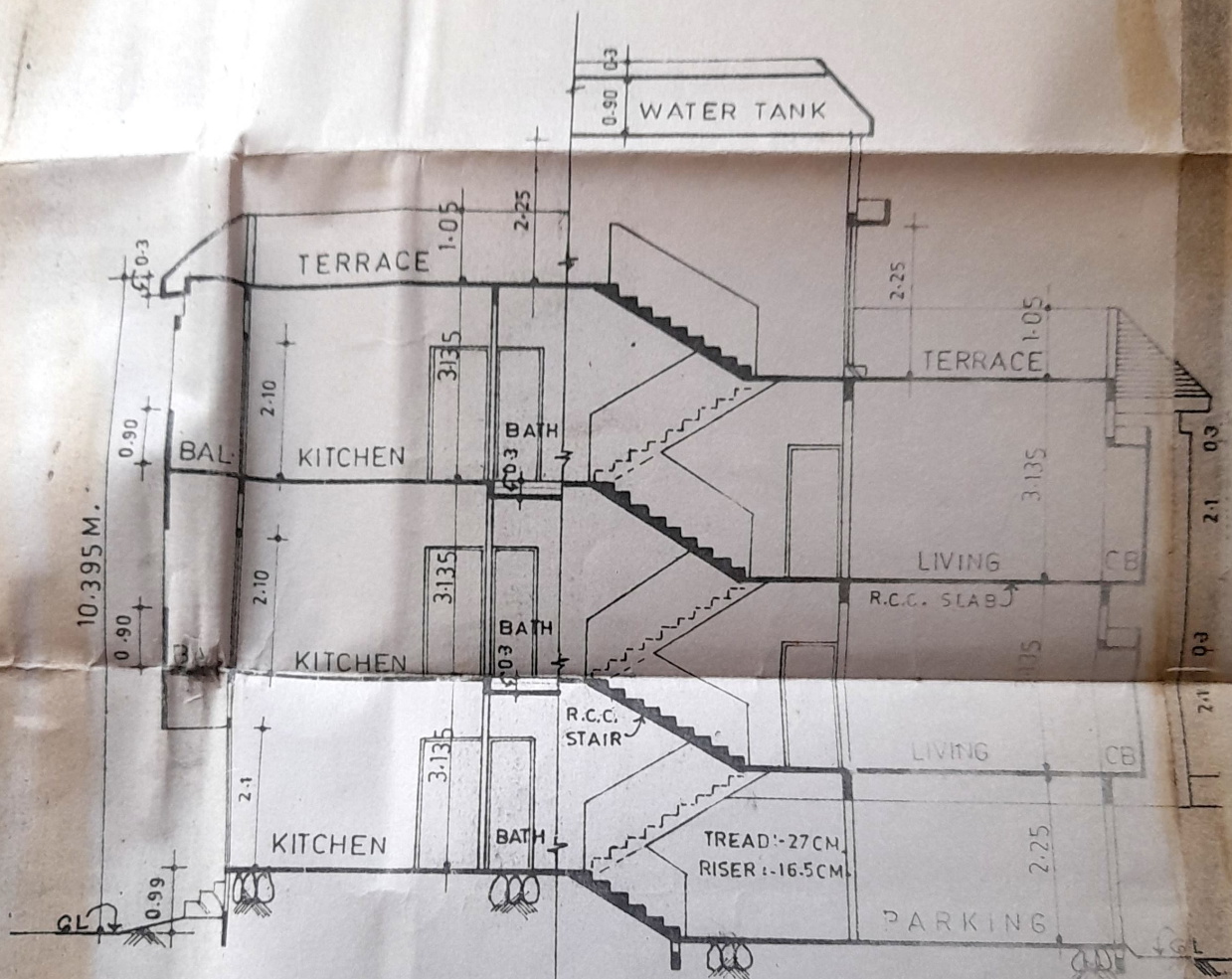
PERIPHERI OF BLDG = 172.0 RM.

PERMISSIBAL BAL-

LENGTH $\frac{1}{3} = 57.33 \text{ RM.}$

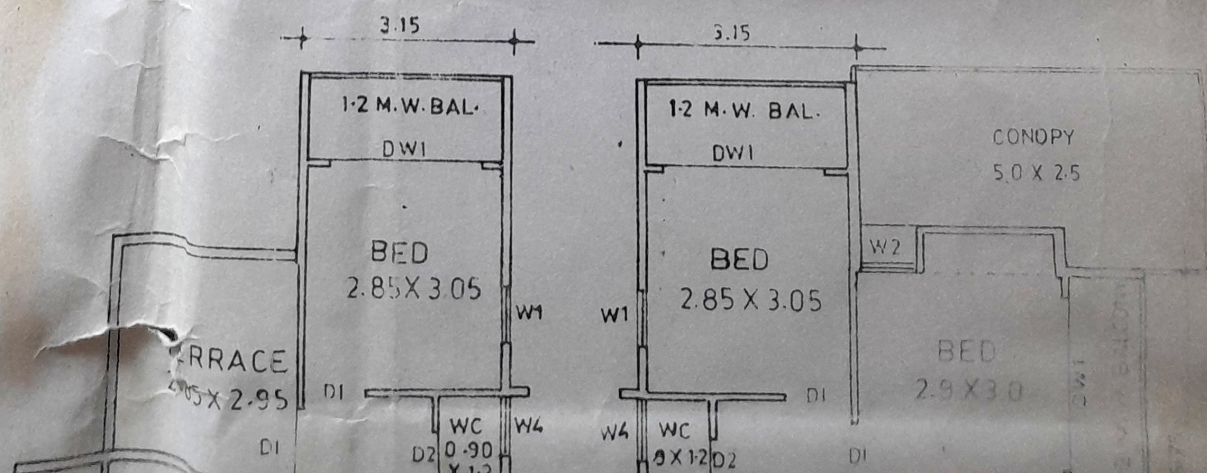
PROPOSED BAL = $2.65 \times 8 + 3.15 \times 4 + 1.75 \times 8 + 3.3 \times 2$
 $= 21.20 + 12.60 + 14.00 + 6.60$
 $= 54.4 \text{ RM.}$

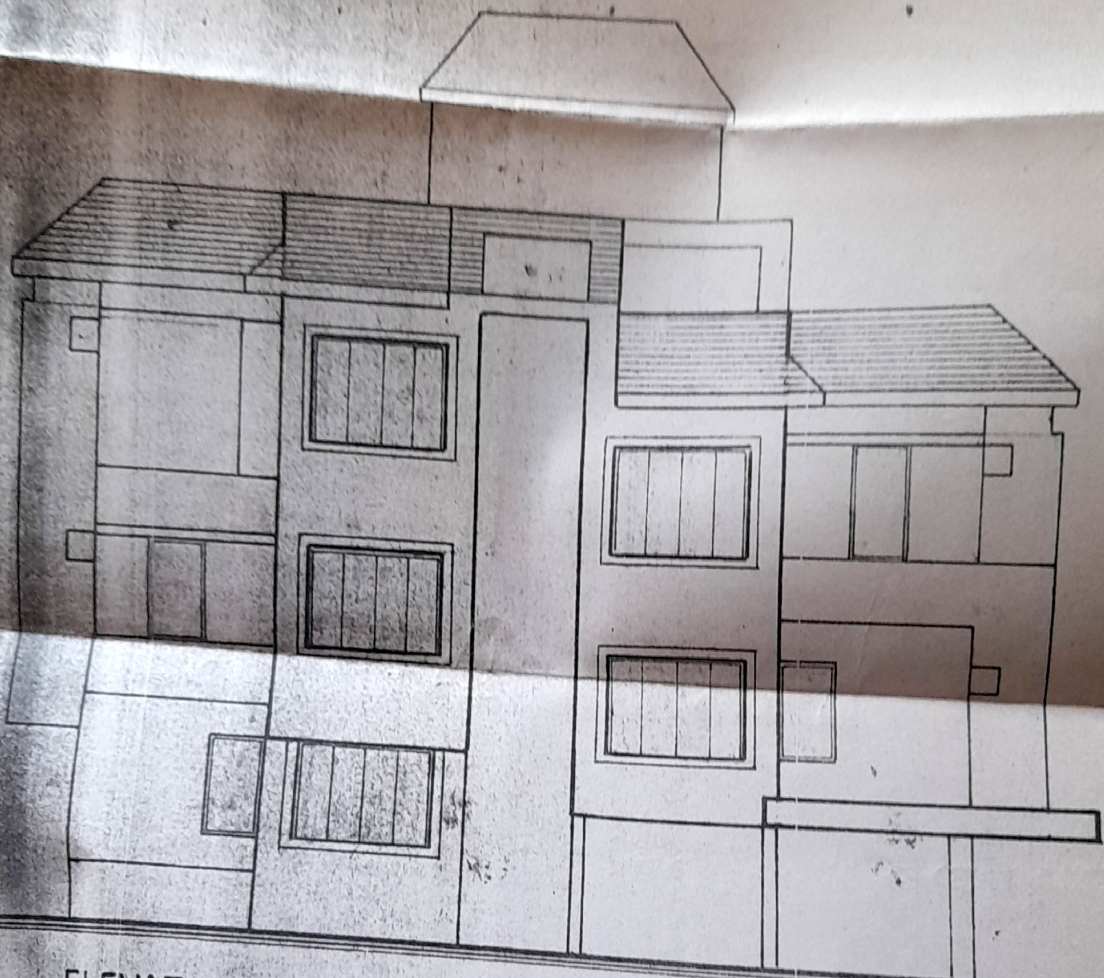
APPROVING AUTHORITY



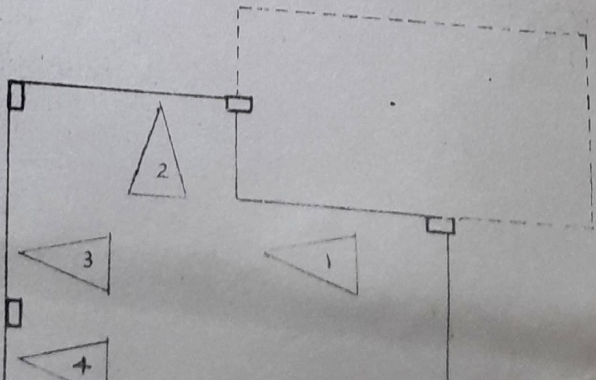
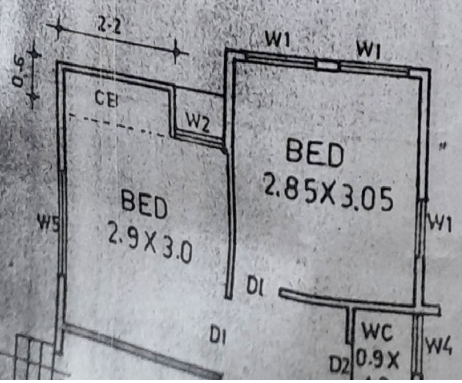
SECTION: A:A

SCALE: 1:100





ELEVATION



40.50 M.

2.2

1.8

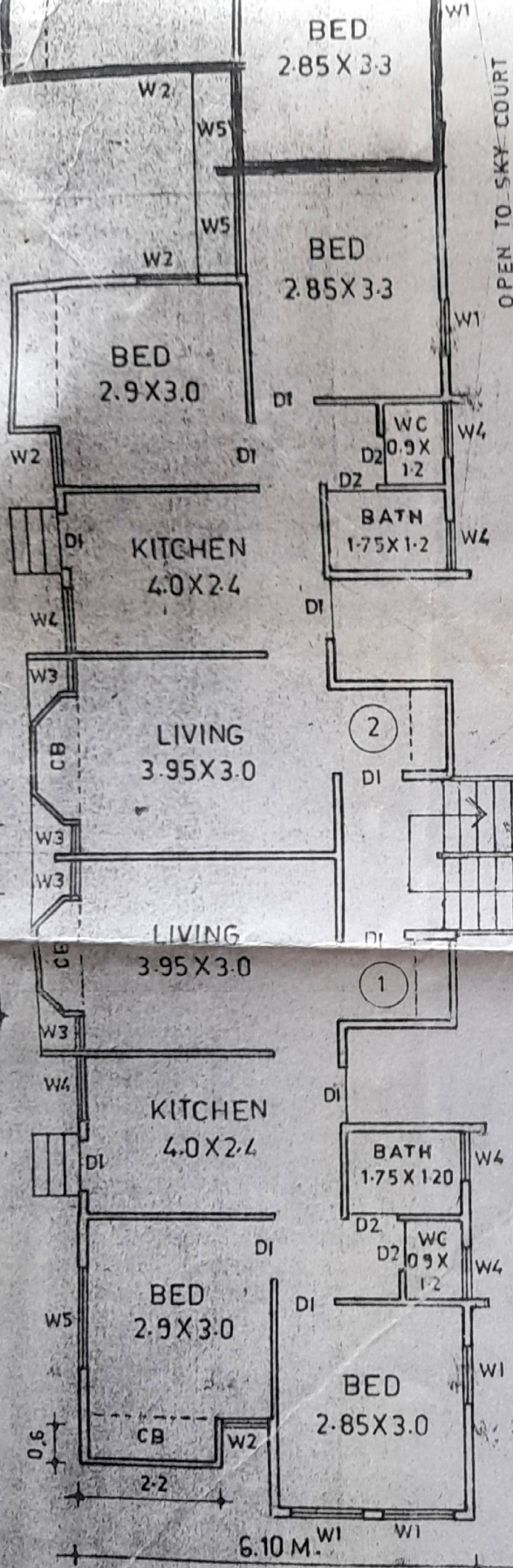
1.8

0.6

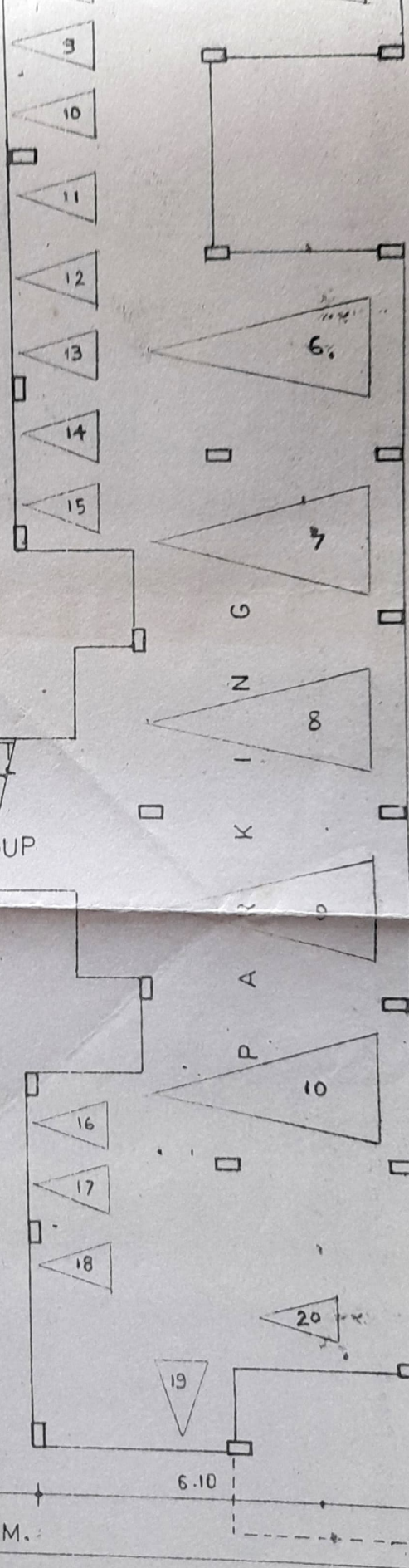
6.10 M.

14.0 M.

6.10

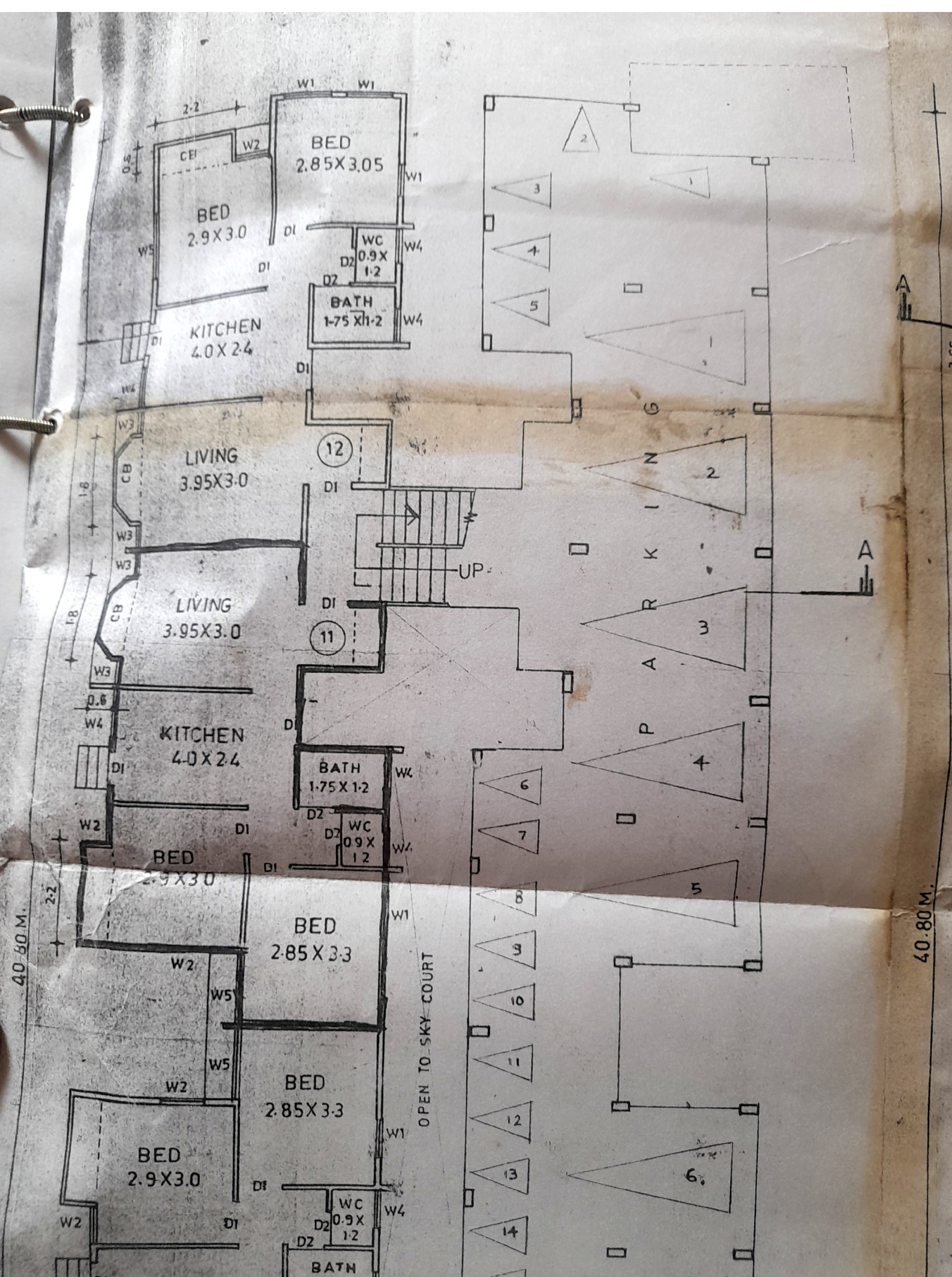


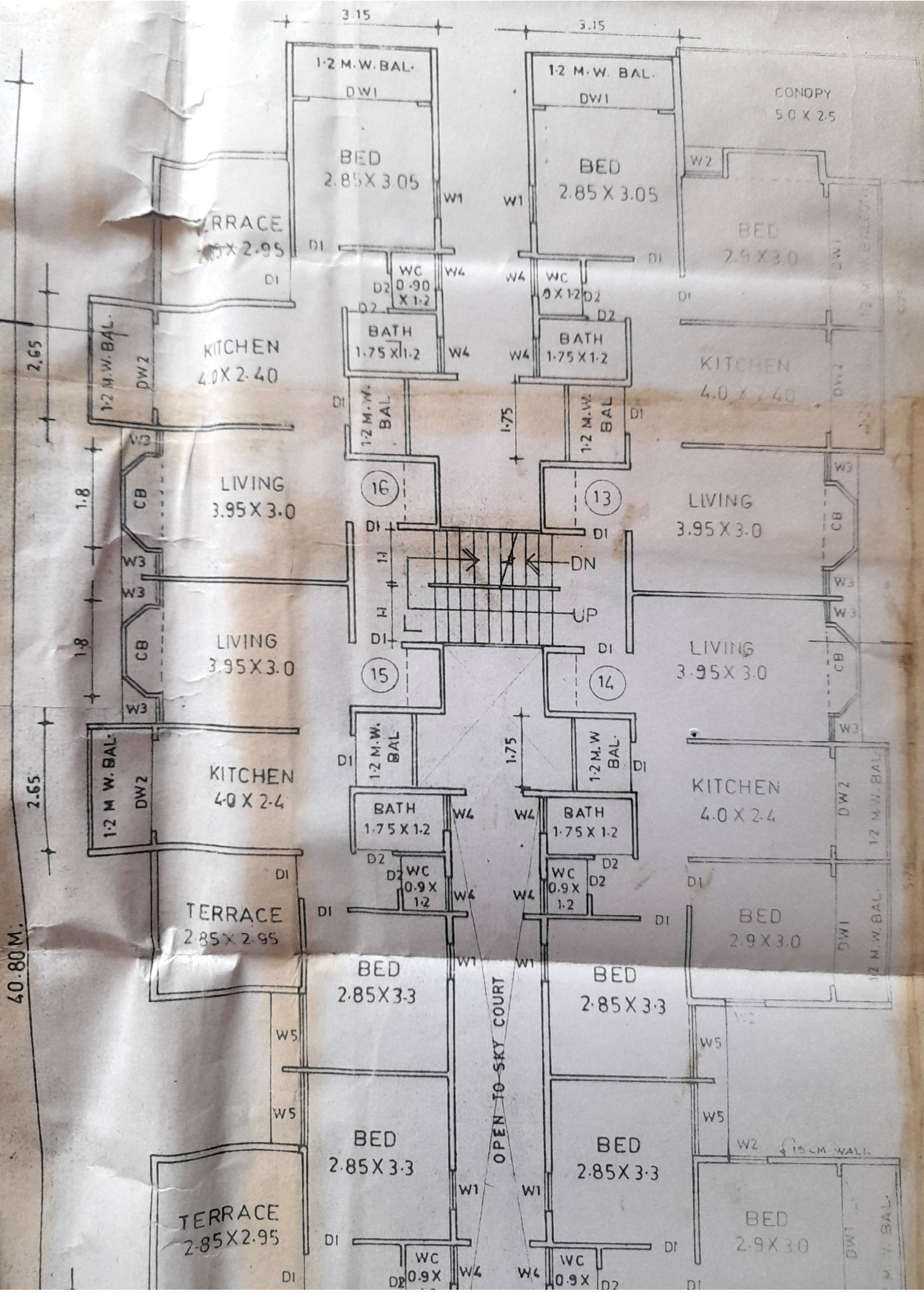
OPEN TO SKY COURT

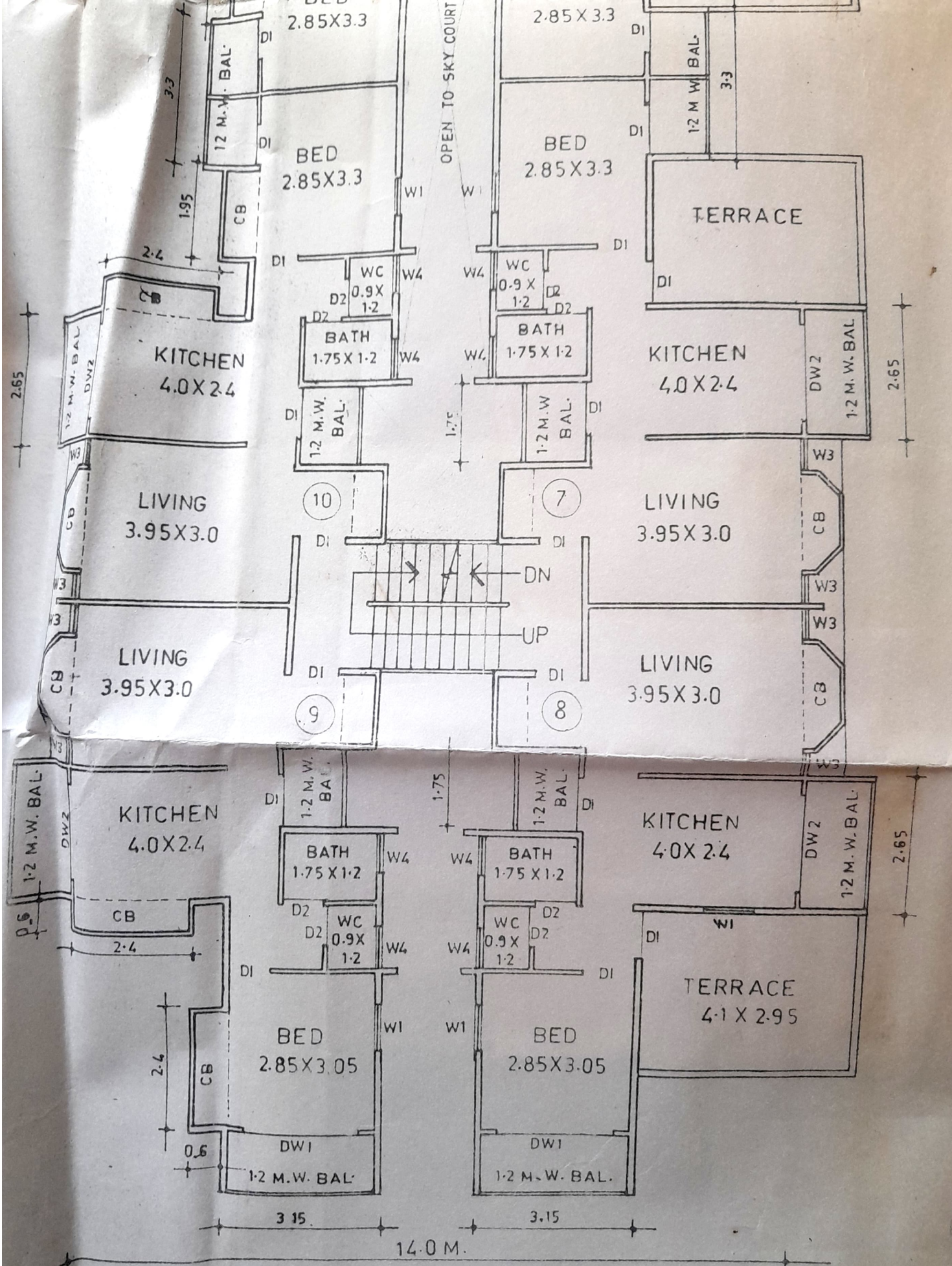


GROUND FLOOR PLAN
SCALE: 1/100

LINE OF CONOPY ABOVE

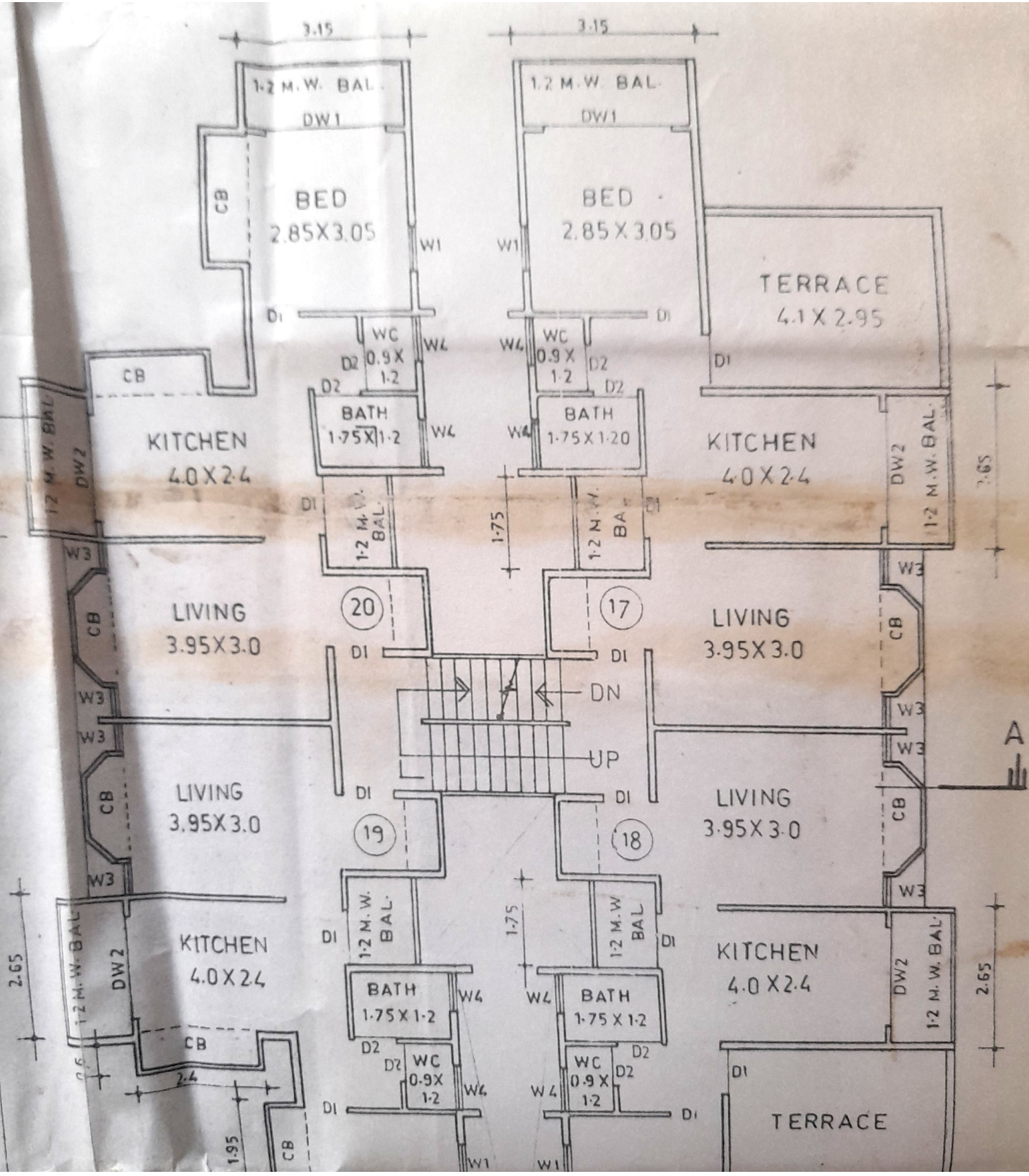


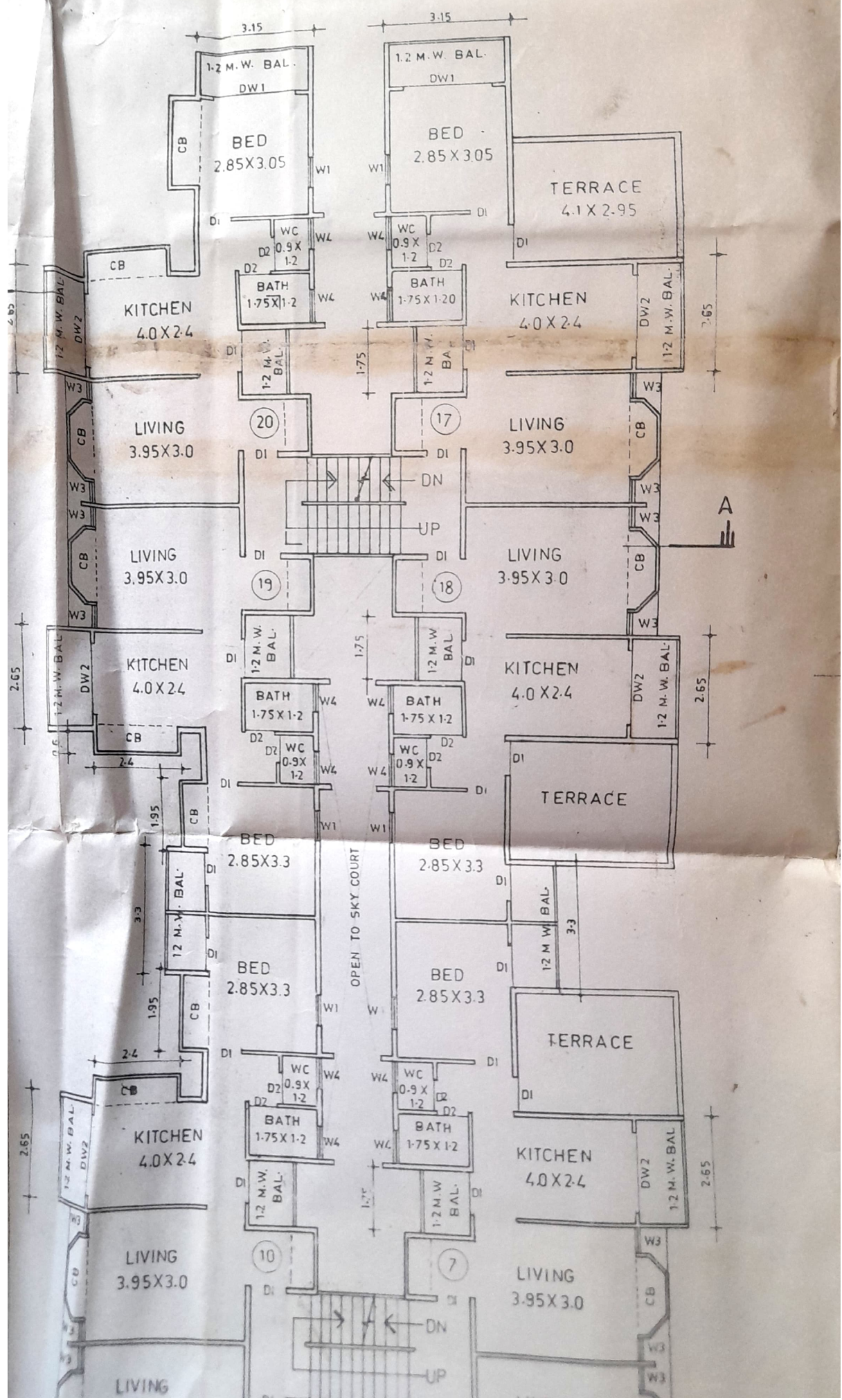




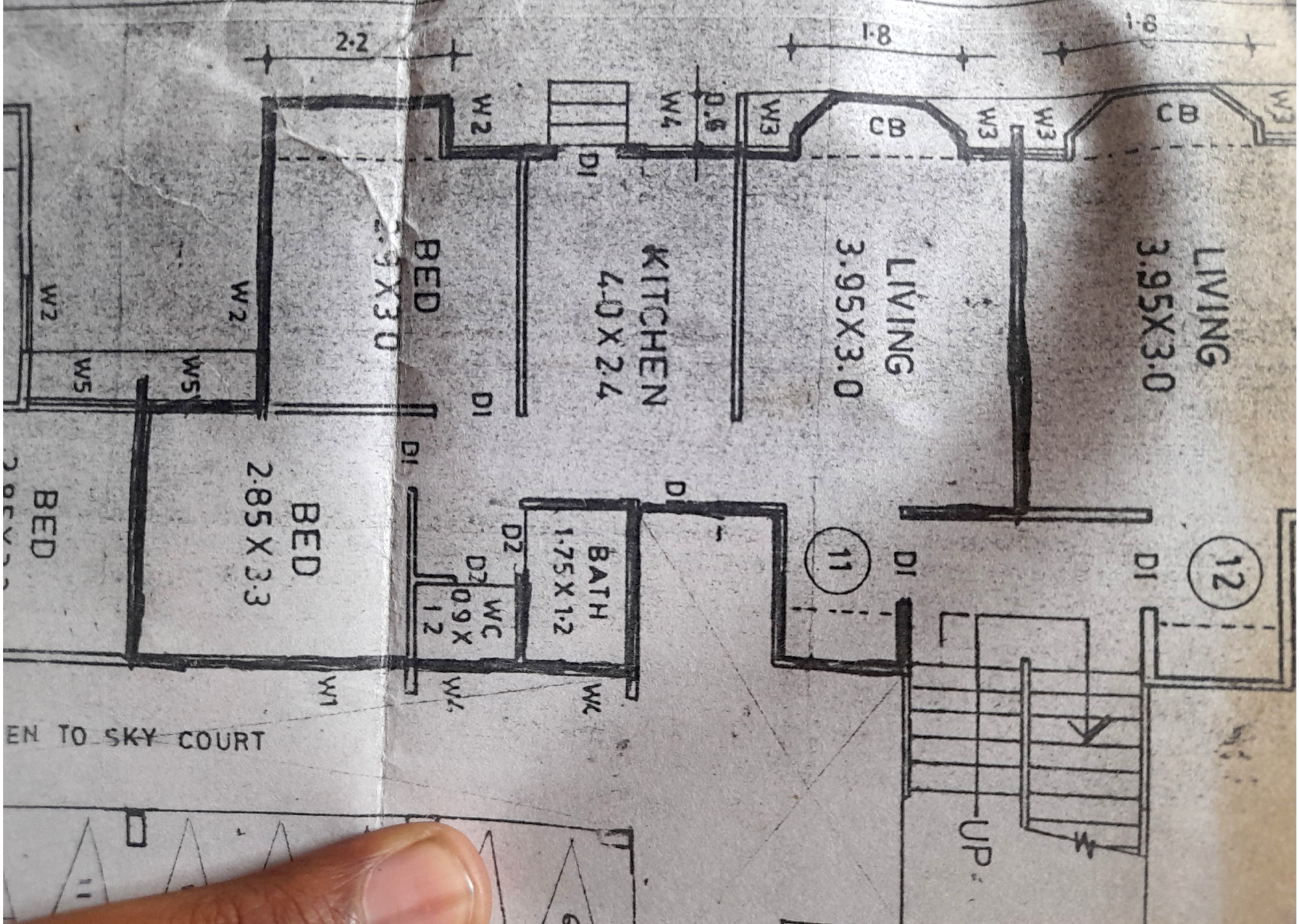
SECOND FLOOR PLAN

SCALE: 1:100





40 80 M.





नाशिक महानगरपालिका, नाशिक

नाशिक महानगरपालिका कार्यालय,

जा. नं. / नगररचना विभाग / अंतीम / ४२३

दिनांक २० / २ / १९९५

प्रति, श्री. बाबुराव पिठोबा काठे व श्वार

ज. मु. पत्रा कारक श्री ए. के. संकलेवा, चंदारंग-एम. आर. भागत, आर्किटेक्ट

विषय:- नाशिक

शिवासातील स. नं. / गट-नं. ४४३/१/१ ते ४, ४४३/२/१ ते ४, ४४३/३/१ ते ३, ४४३/४ व ५

नकाशाप्रमाणे रेव्हेंयु रेकॉर्ड कडील ७।१२ उताऱ्याप्रमाणे जागेतील ४४३/६ व ७

प्लॉट नं. १ ते २९ या लेआऊट नकाशा अंतीम मंजूरी करणेबाबत

संदर्भ:- तुमचा दिनांक ५ / १२ / १९९४ चा अर्ज व नकाशा.

महाशय,

वरील संदर्भातिये कळविण्यात येते की, नाशिक शिवासातील स. नं. ४४३/पैकी मोजणी नकाशा प्रमाणे रेव्हेंयु कडील ७।१२ च्या उताऱ्याप्रमाणे जागेतील नियोजित लेआऊटचा नकाशा तांत्रिक दृष्ट्या असल्याने त्यास इकाडील जा. क्र. एल. एन. डी. / डब्ल्यू एम. / टेन्ट. ले-आऊट नंबर / १४१ / दिनांक ५/०/१९९० अन्वये टेन्टिव्हली मंजूरी शर्त नंबर १ ते १३ अनुसार मंजूरी देणेत आली होती. त्यानंतर तुम्ही सदर शर्तीनुसार सदर नियोजित लेआऊट प्रमाणे प्रत्यक्ष जागेवर मोजणी करून, प्लॉटचा रस्ते व सुली जागा यांचे हद्दीचे कायमचे दगड रोवून सदर कॉलनी मध्ये कॉलनी रस्ते तयार करून दिले आहे त्याच प्रमाणे पाईप लाईन करीता रक्कम रुपये १, ३३, २१०/- पावती क्र. / बुक क्र. ०८१ दिनांक १८ / ४ / ९८ अन्वये या कार्यालयात भरलेली आहे.

सबब तुम्ही सदर नियोजित टेन्टिव्हली मंजूर लेआऊटचे शर्तीनुसार योग्य ती पूर्तता केलेली असल्याने सदर जागेतील लेआऊटच्या नकाशास अंतीम मंजूरी (फायनल लेआऊट) झालील शर्तीवर देण्यात येत आहे.

- शर्ती -

- १) सदर कॉलनीतले प्लॉट, रस्ते व सुली जागा यांचे हद्दीचे दगड हालवून नये व मंजूर लेआऊट प्रमाणे कोणतेही प्लॉटचे क्षेत्र जागेवर प्रत्यक्ष मोजले असता कमी अधिक भरता कामा नये.
- २) मंजूर लेआऊट मधील कोणत्याही प्लॉटचा उपयोग फक्त राहणेसाठी करावा. अन्य कोणताही वापर या कार्यालयाची परवानगी घेतले शिवाय करू नये
- ३) मंजूर लेआऊट मधील कोणतेही प्लॉटचे यापुढे उपविभाजन करणे किंवा एकत्रीकरण करणे झाल्यास इकाडील पुर्व परवानगी शिवाय करू नये
- ४) मंजूर लेआऊटमधील प्लॉटमध्ये बांधकाम करणेपूर्वी या कार्यालयाची पुर्व परवानगी (बांधकाम परवानगी) घेतल्याशिवाय कोणतेही बांधकाम करू नये.
- ५) सदर कॉलनी मध्ये तुम्ही पाण्याची लाईनसाठी रक्कम भरलेली असली तरी ग. न. पा. ची सदर भागातील पाणी पुरवठा योजना पूर्ण झाल्याखेरीज पुर्व कॉलनीत पाणी पुरवठा केला जाणार नाही.
- ६) मंजूर लेआऊट मधील रस्ते व सुली जागा नाशिक महानगरपालिकेच्या ताब्यात दिनांक १५ / २ / १९९४ ह्या झाल्या जागेचे क्षेत्र ४३४६.३३ चौ गीटर करारान्वये ताब्यात दिलेले आहे.
- ७) सदर लेआऊटमध्ये आपण पथरीगांची व्यवस्था विद्युत विभाग पथक नाशिक विद्युत विभाग / जाक / १७ / दिनांक ६/८/१९९० अन्वये केलेली असून सुपरविजन चार्जस रक्कम रुपये ३७७७/- पावती क्र ०३० बुक क्रमांक ०८७ दिनांक १४/८/९० अन्वये भरलेली आहे

काशीराम विहारीप्रसाद

काशीराम विहारीप्रसाद काशीराम

1) सदरद्वारा अभिव्यास हा. ना. ज. क. म. वन्यालयाकडील पत्र म.

दिनांक

२२२१ एा अधिन राहून देणेत येत आहे.

काशीराम विहारीप्रसाद

2) या कायानियाने पत्रा क्रं. जा. म. नगररचना विभाग / अंतिम / १२१ / १६८
दि. ३०/६/१९९८ अन्वये मंजूर केलेला अंतिम अभिव्यास रद्द करण्यात
येत आहे.

वरील शर्ती नुसार सदरचे लेखाऊट नकाशास बंतीग मंजूरी देणेत येत आहे. सोबत मंजूर लेखाऊट
नकाशाच्या प्रति जोडल्या आहेत.

काशीराम

सहाय्यक संचालक नगररचना,
नाशिक महानगरपालिका, नाशिक

प्रत माहितीसाठी--

- १) अध्यक्ष,
आर्की व इंजिनियर्स असो.
नाशिक
- २) अप्पर जिल्हाधिकारी व सहाय्यक प्राधिकारी
ना. ज. क. म. नाशिक



NASHIK MUNICIPAL CORPORATION

NO. : LND/BP/1211/3253

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 1-3-1999

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO Shri B.V. Kathe and others G.P.A. Shri A.K. Sanklecha,
c/o Kabre-Chaudhari Archt. of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 3,
of S. No. 443/1 to 3+443/2/1 to 4 +
443/3/1 to 3 + 443/4+5/2 of Nashik Shiwar

Ref - Your Application & Plain dated 28 9/ 199 8 Inward No. 5554

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 Municipal Authorities 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 tenements. 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 balconjes, 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 13 of the Preservation of Tree 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 Municipal Corporation's staff from time to time and necessary information in respect 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 debris is found on public road the same will be removed by the Authority and cost incurred in 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.
- 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 arrangements for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains M.S.B. is available at site.
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.B.
- 18) N.A. order No. 219/1999 dated 3/7/99 submitted with the application.
- 19) Adequate space from the plot must be reserved for transformer in consultation with M.S.B. Office before actually commencing the proposed Construction.
- 20) A/ Rs. 19,200/- is paid for development charges @ 50% to the proposed Construction R. No. / B. No. 18/10/99 dt. 30/8/99
- 21) Rs. _____ is paid for development charges for proposed land development R. No. / B. No. _____ dt. _____
- 21) The sanitation shall be made as per the guidelines of Insp. Officer of N.M.C. & N.O.C. shall

- 2) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
- 23) A) Before commencing the construction on site the owner / developer shall install a "Display 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 reference 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.
- 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 in regional language.
- 4) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

The Remaining Amount of construction De charges shall bear simple interest @ 18% p.a. from the date of Issue of Commencement Certificate

Done
Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

LND / BP -

Nashik, Dt. / / 199

Copy to : Divisional Officer,

Ns/C Division

Nashik Municipal Corporation, Nashik