



## महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुविधातीत ठेवणे ) नियम, १९७९ यातील नियम ३,५,६ आणि ७ |



39249888769

गाव :- गंगापूर ( 944026 )

तालुका :- नाशिक

जिल्हा :- नाशिक

ULPIN : 39249888769

भूमापन क्रमांक व उपविभाग : 65/2/ब/प्लॉट/43/अ/ब/6

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.पो.ची.सं.मी.	[504639]	[मुनिता-विल्लार-बसपुणे [विल्लार-जमनास-बसपुणे -----सामाईक क्षेत्र-----	0.00.00	0		(23851) (23851)	कुळाचे नाव व खंड
अकूपिक क्षेत्र							इतर अधिकार
विच शेती	0.59.28	अभिदत्त विल्लारस अॅण्ड डेव्हलपर्स तर्फे भागीदार				(23851)	प्रलंबित क्रमांक : नाही.
आकारणी	60.46	अभिदत्त विल्लारस अॅण्ड डेव्हलपर्स तर्फे भागीदार				(23851)	शेताचा केवळ क्रमांक : 23851 व दिनांक : 30/03/2023
		दत्तात्रय आण्णा पुरकर	0.59.28	60.46			
		-----सामाईक क्षेत्र-----					
							सीमा आणि भूमापन चिन्हे :
							इतर फेरफार क्र. (2124)(2177)(3783)(7494)(7762)(9461)(9489)(17130)(23817)

गाव नमुना बारा ( पिकांची नोंदवही )

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुविधातीत ठेवणे ) नियम, १९७९ यातील नियम २९ |

गाव :- गंगापूर ( 944026 )

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 65/2/ब/प्लॉट/43/अ/ब/6

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेता
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. ची.मी	हे.आर. ची.मी			हे.आर. ची.मी	

टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 28/11/2023

सांकेतिक क्रमांक :-

( नायब सहायक अमृत सिंगनाथ )  
तालुका सहायक भूमापन अधिकारी, जिल्हा :- नाशिक  
ता. जि. नाशिक



Nashik Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 176310  
Proposal Code : NMCB-23-23862

Permit No. : NMCB/B/2023/APL/06617  
Date : 15/03/2023

Building Name : ABHIDATTA(Residential) Floors : GROUND FLOOR,FIRST FLOOR

To,  
i) ABHIDATTA BUILDERS AND DEVELOPERS THROUGH ITS PARTNER MR.DATTARRTAY ANNA PURKAR AND MR ABHISHEK DILIP WANI,  
S.NO.65/2/B, PLOT NO.(43/A+B)6, GANGAPUR SHIWAR, TAL-DIST.NASHIK.  
ii) Kamlesh Kadvekar (Supervisor 1)

Sir/Madam,

With reference to your application No **NMCB202301341**, dated **14-03-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949**, to carry out development work / Building on Plot No **(43/A+B)6**, Revenue S.No. / Khasra no. / Gut no **65/2/B**, City Survey No, Mouje **GANGAPUR** situated at Road / Street **9.00**, Society. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. Vacant plot tax

Signature valid

Digitally signed by GORUJ PUNDALIK  
PAGARE  
Date: 2023.03.15 15:15 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation



Junior Engineer,  
Nashik Municipal Corporation,

Scan QR code for verification of authenticity.



NASHIK MUNICIPAL CORPORATION  
APPROVAL TO AMALGAMATION OF LAYOUT  
PLOTS AND SUB-DIVISION



Proposal Number : 27554  
Proposal Code : NMCB-23-10240

Approval No. : NMCB/SA/2023/APL/00463  
Date : 09/02/2023

To,  
i) MRS. SUNITA VILAS DASHPUTE, MR. VILAS JAGANNATH DASHPUTE  
S.NO.65/2/B, PLOT NO.43/A+B, GANGAPUR SHIWAR, TAL-DIST.NASHIK.  
ii) Kamlesh Kadvekar (Supervisor 1)

Sir/Madam,

With reference to your application No NMCB202300174, dated 31-01-2023 for amalgamation and subdivision of plots, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the Maharashtra Municipal Corporation B Act, 1949, in respect of land bearing Revenue Survey No 65/2/B, City Survey No , mauje GANGAPUR , situated at Road / Street 9.00 of plots no 43/B,43/A, it is to inform you that, land amalgamation and subdivision proposal is hereby approved, subject to the following conditions:

1. This permission does not entitle you to develop the land which does not vest in you.
2. Before seeking building permission 7/12 extracts shall be separated as per approved subdivision plots. Or Before seeking building permission 7/12 extracts shall be amalgamated as per the approved Amalgamated plot

Signature valid

Digitally signed by HARSHAL  
CHANDRAKANT BANERJEE  
Date: 2023.02.09 12:58 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation



Deputy Director Of Town Planning,  
Nashik Municipal Corporation,

Scan QR code for verification of authenticity.

ABHIDATTA

BUILDING	FLOORS	FSI AREA			BALCONY	TERRACE
		COMM.	RESI.	IND.	PROP.	PROP.
ABHIDATTA	FIRST FLOOR	0.00	33.30	0.00	0.00	0.00
ABHIDATTA	GROUND FLOOR	0.00	33.30	0.00	0.00	0.00
ABHIDATTA	Total	0.00	66.60	0.00	0.00	0.00

FSI DETAILS

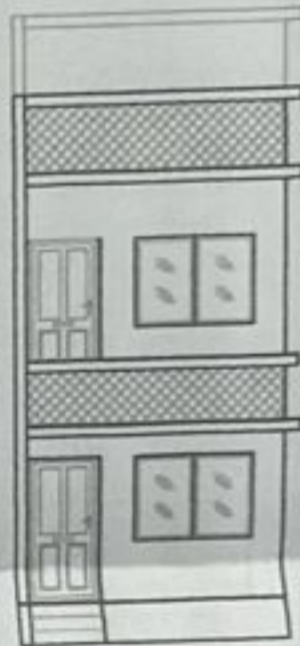
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area	65.20	29.64	23.71	0.00	39.12	0.00	157.67	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	65.20	0.00	0.00	0.00	1.40	0.00	66.60	0.00	66.60
9.6 Index Consumed	1.09	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00

Carpet Area Table

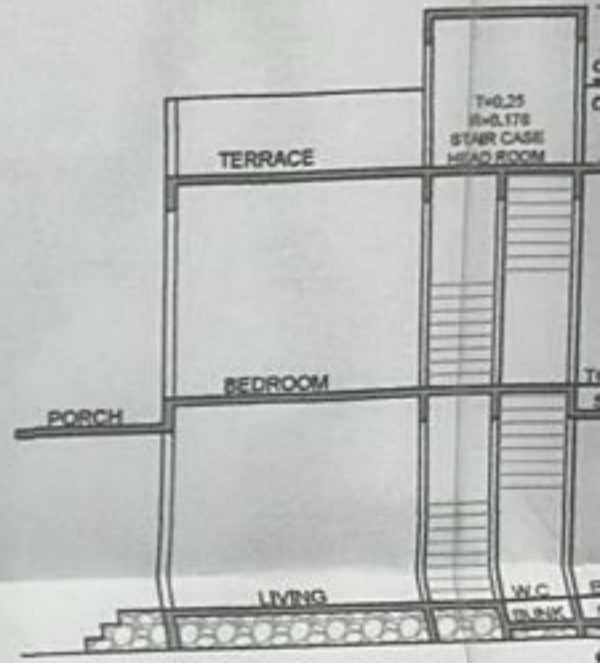
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
ABHIDATTA	GROUND FLOOR	1	1	30.10	0.00	0.00	30.10
ABHIDATTA	FIRST FLOOR	2	1	30.10	0.00	0.00	30.10

Project Details

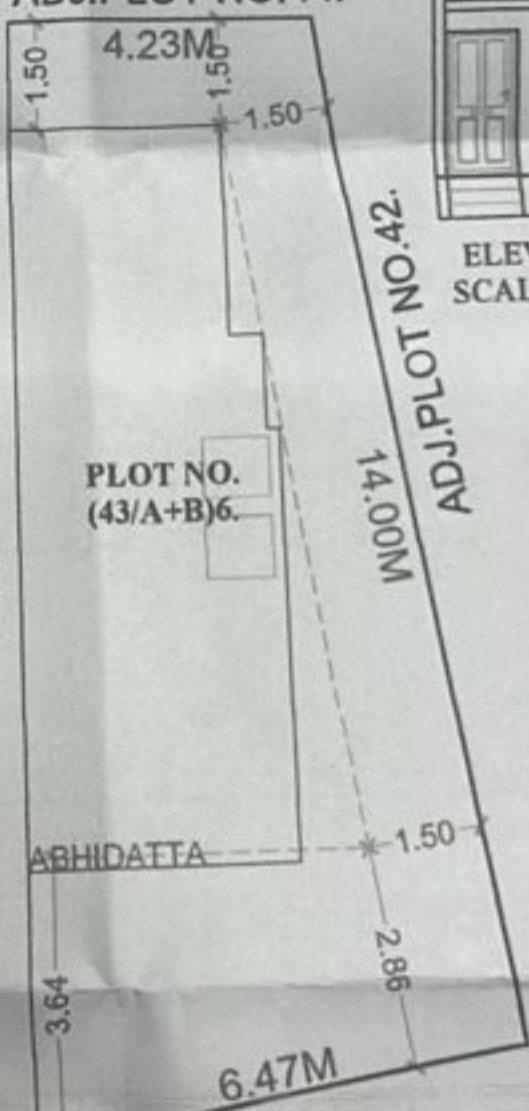
Building Type - Building Development  
 Zone Type - Residential Zone - (R1)  
 Location - Non-Congested  
 Ward No -  
 Plot No. - (43/A+B)6  
 Cts No./Servey No. - 65  
 Sheet No. - 1  
 Zone Number: Gangapur  
 Ward Name :  
 Prorata Value : 0.00



ELEVATION SCALE (1:100)



ADJ.PLOT NO.44.



ADJ.PLOT NO.(43/A+B)5.

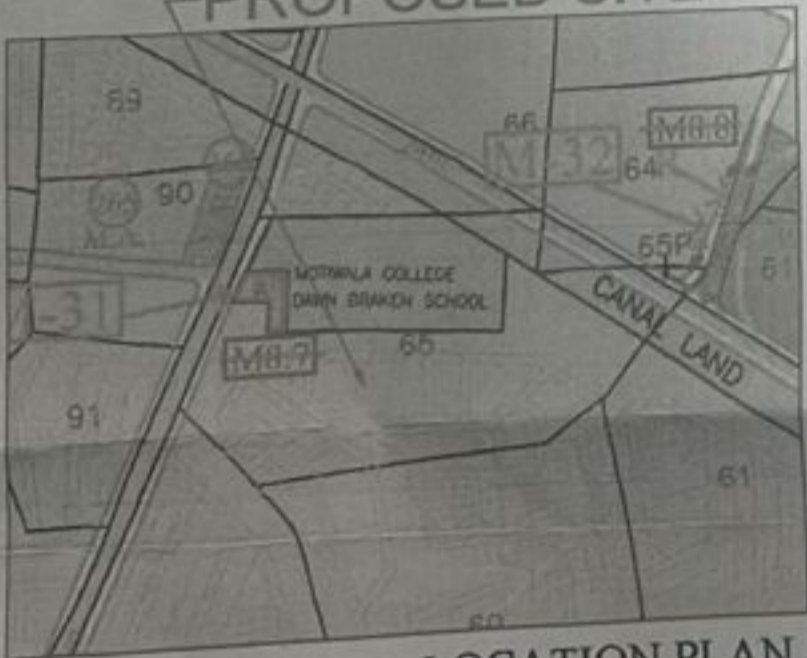
14.89M

PLOT NO. (43/A+B)6.

ABHIDATTA  
 3.64  
 6.47M  
 2.86

9.00 M WIDE ROAD

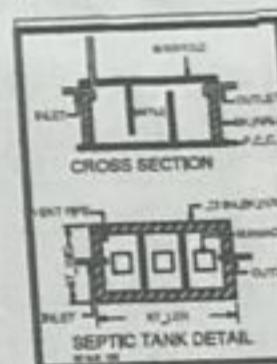
PROPOSED SITE



LOCATION PLAN SCALE (1:10,000)



SITE PLAN SCALE (1:100)



LEGENDS:

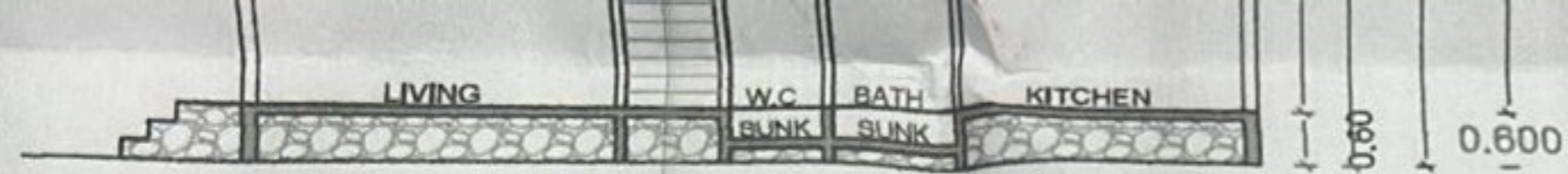
WATER STORAGE REQUIREMENT  
 OVER HEAD WATER TANK REQUIRED  
 2 TENEMENT = 18 PERSON x 45.00 LITERS  
 450.00 LITERS  
 450.00 LITERS x 1.50 = 675.00 LITERS  
 PROPOSED CAPACITY = 675.00 LITERS  
 UGR Panel 0.50

BUILT-UP AREA CALCULATION

AREA NAME	LENGTH	BREADTH	AREA
BLOCK	9.00	1.87	16.83
BLOCK AREA TOTAL			16.83
TOTAL DEVELOPABLE AREA			16.83



ELEVATION  
SCALE (1:100)



SECTION A-A  
SCALE (1:100)

G.I. OF Plinth  
SECTION VIEW - ABHIDATTA

**LEGENDS:**

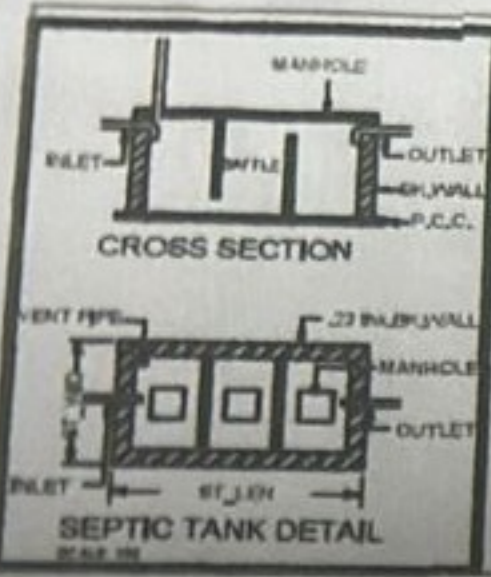
PLOT BOUNDARY SHOWN WHITE  
PROPOSED WORK SHOWN RED  
DRAINAGE LINE SHOWN YELLOW LIGHT  
WATER LINE SHOWN BLUE DOTTED  
ENCLOSED BAL SHOWN BROWN  
TERRACE SHOWN DARK YELLOW  
EXISTING SHOWN BLUE HATCHED

**WATER STORAGE REQUIREMENT**

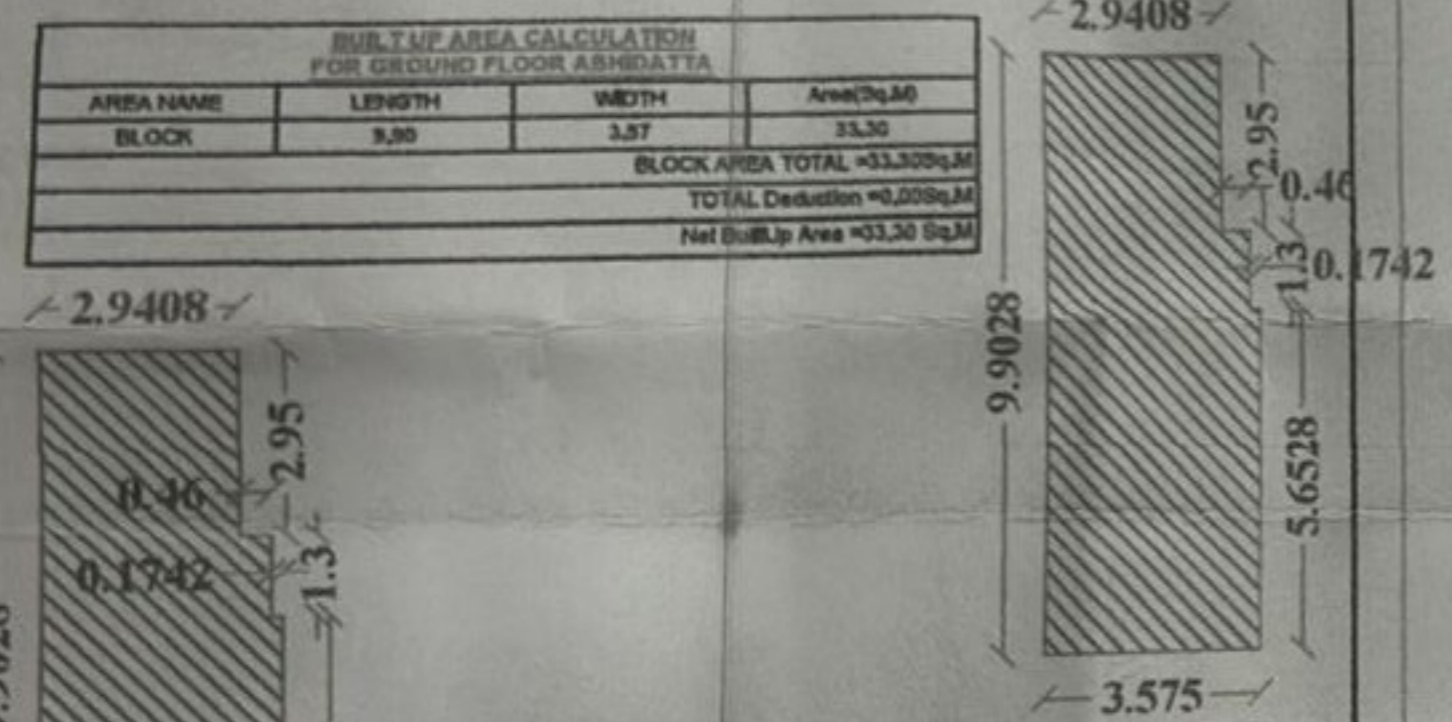
OVER HEAD WATER TANK REQUIRED  
2 TENEMENT = 10 PERSON X 45.00 Ltr  
450.00Ltr  
450.00 Ltr. X 1.50 = 675.00 Ltr  
PROPOSED O.H.W.T = 0.00 Ltr  
UQR Prop 0.00

**M.S.GATE**

SCALE 1M  
P.C.C. CORING  
C/W JAMB WALL  
48 IN. STONE WALL  
P.C.C. STUDY  
COMPOUND WALL  
DETAIL  
SCALE 1M



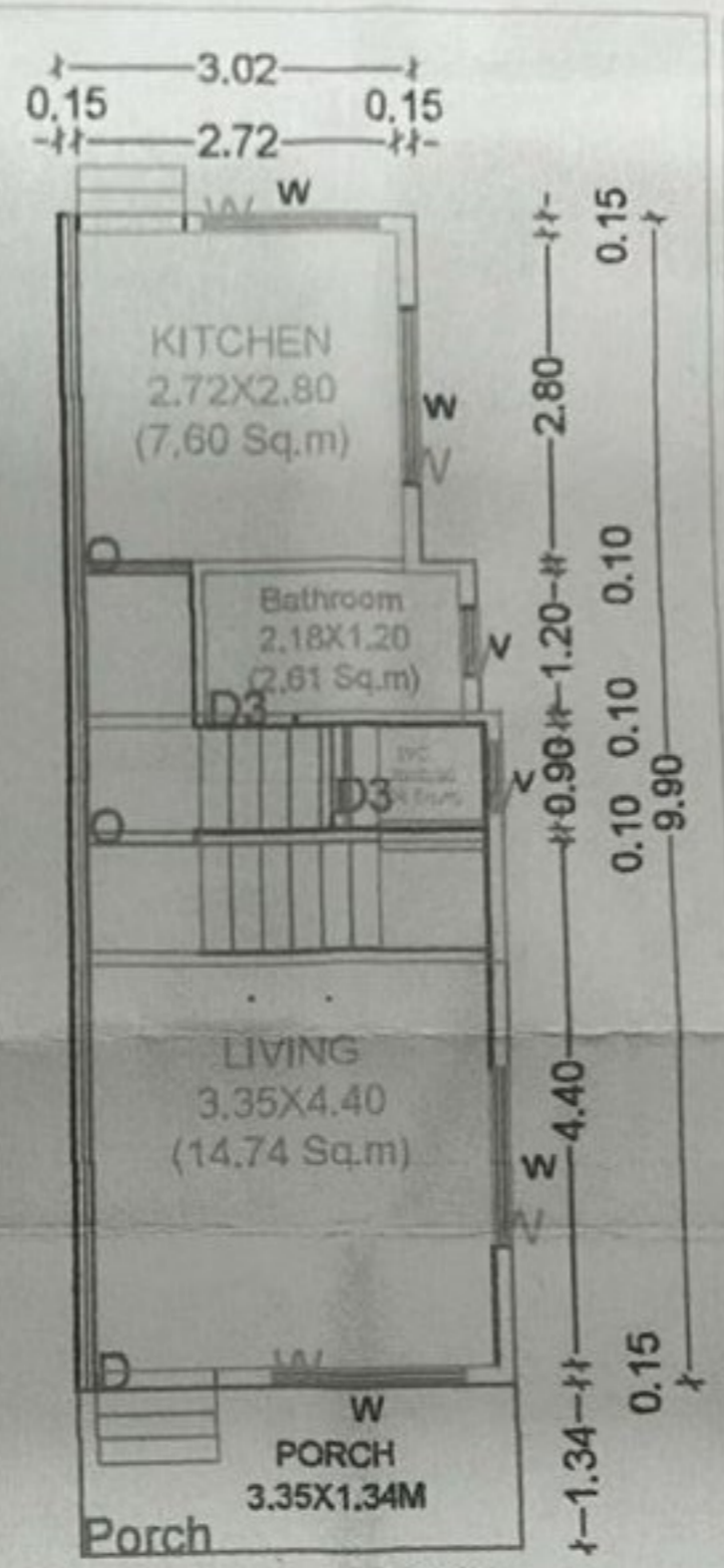
**BUILT-UP AREA CALCULATION GROUND FLOOR**



BUILT-UP AREA CALCULATION FOR GROUND FLOOR ABHIDATTA			
AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	9.90	3.57	33.30
BLOCK AREA TOTAL = 33.30 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net Built Up Area = 33.30 Sq.M			

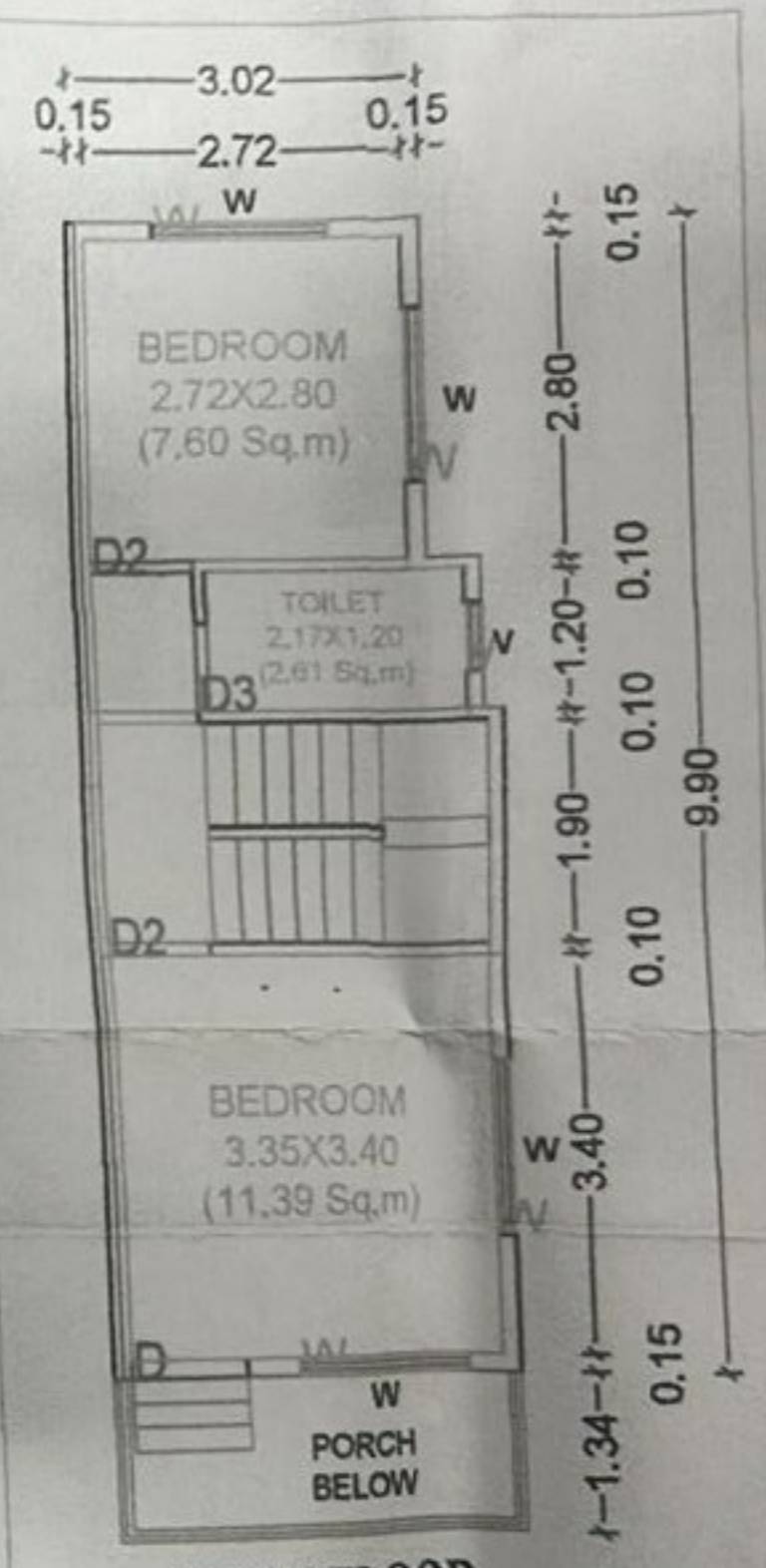
**BUILT-UP AREA CALCULATION FIRST FLOOR**

BUILT-UP AREA CALCULATION FOR FIRST FLOOR ABHIDATTA			
AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	9.90	3.57	33.30
BLOCK AREA TOTAL = 33.30 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net Built Up Area = 33.30 Sq.M			



**GROUND FLOOR**  
SCALE (1:100)

GROUND FLOOR  
ABHIDATTA



**FIRST FLOOR**  
SCALE (1:100)

FIRST FLOOR

are as measured on the...  
area stated in document of Ownership/  
Records Department/City Survey record  
Signature  
(Name of Architect/ Licensed Engineer)  
Owner's Declaration -  
I/We undersigned hereby confirm that I  
approved by Authority / Collector. I/We  
as per approved plans. Also I/We would  
supervision of proper technical person  
and safety at the work site.

Owner (s) name and signature  
Architect/ Licensed Engineer/ Superv  
Job No.

Name Of : Owner Abhidatta Builders And  
Mr.Dattaraj Anna Purkar And Mr Abh  
Postal Address : Siddhi Vinayak Apart.  
Samarth Kendra., Satpur, Nashik-42201

Phone No.: 9881734317

**DESCRIPTION OF PROJECT**

Type of Proposal : Residential  
BUILDING ON CTS. NO./SURVEY NO.

SITE ADDRESS :  
S.NO.65/2/B, PLOT NO.(43/A+B)6, G  
TAL-DIST.NASHIK.

Name Of Supervisor 1 : Kamlesh Anil

LOGO ADDRESS OF  
OFFICE -  
Flat no.8 side  
colony, nara  
nagar, jail ro

OWNERS SIGN -  
Verified by applicant

SCALE - 1:100

JOB NO - NMCB-23-2

SUBMIS

TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
PROP.	0.00	0.00	0.00	SHAFT	Deduction	FSIAREA
0.00	0.00	0.00	0.00	0.00	0.00	33.30
0.00	0.00	0.00	0.00	0.00	0.00	33.30
0.00	0.00	0.00	0.00	0.00	0.00	66.60

Signature valid

Digitally signed by GOKUL...  
 Date: 2023.03.15  
 Reason: Approved Drawing  
 Location: Nashik Municipal

Drawing Value	BLD NAME	SCHEDULE OF OPENING:			
		NAME	LENGTH	HEIGHT	NOS.
0.00	ABHIDATTA	W	1.80	1.20	2
	ABHIDATTA	V	0.60	1.20	3
	ABHIDATTA	W	1.50	1.20	8

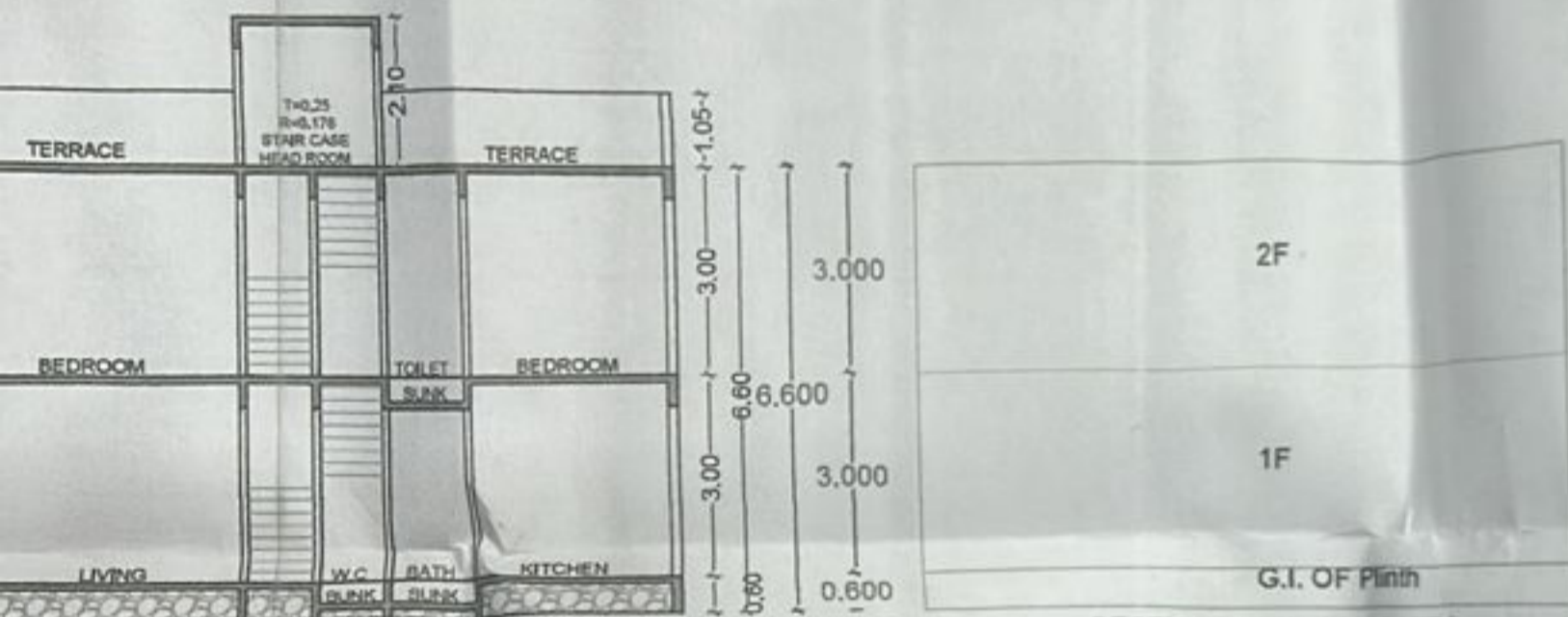
Drawing Value	BLD NAME	SCHEDULE OF OPENING:			
		NAME	LENGTH	HEIGHT	NOS.
66.60	ABHIDATTA	D	2.00	2.10	2
	ABHIDATTA	D3	0.75	2.10	3
	ABHIDATTA	D2	0.90	2.10	2
	ABHIDATTA	O	0.90	2.10	2

Total Carpet Area	Building Name	USE	REQ. RATIO		NO. OF Tena/Area	PRP. RATIO	
			Car	Scooter		Car	Scooter
30.10	ABHIDATTA	Residential	0	0	2	0.00	0.00
	Total	-	-	-	-	0.00	0.00
30.10	Visitors parking(%)	-	-	-	-	0.00	0.00
	Total	-	-	-	-	0.00	0.00

Building Name	Parking Check As Per Multiplying Factor 1.5/2				Status
	Required		Proposed		
Total	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	OK
	0	0	0	0	

Proforma I : Area Statement

- Area of plot (Minimum area of plot to be considered) or area of subplot with proposed layout No. 59.28
- Area not in possession
- Entire area (1-2)
- Deductions for:
  - (a) Proposed D.P./ D.P. Road widening Area Service
  - (b) Any D.P. Reservation area
  - (Total a+b)
- Balance area of plot (3-4)
- Amenity Space
- Recreational Open Space
- Net Plot Area (5-6)
- Recreational Open Space:
  - (a) If area (6) is more than 4000 sqm - 10% of (6) is required.
  - (b) If area is less than 4000 sqm - Check -
  - (i) If it is full number like 1,2,125,415 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required
  - (ii) If it is subdivision like 1/2, 2/5, 12/1 4/91 etc then recreational open space is required.
  - (A) 10% Subject to minimum 200 sqm
  - (B) Exemption to leave open space subject to valuing basic F.S.I of 75%
  - (C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.



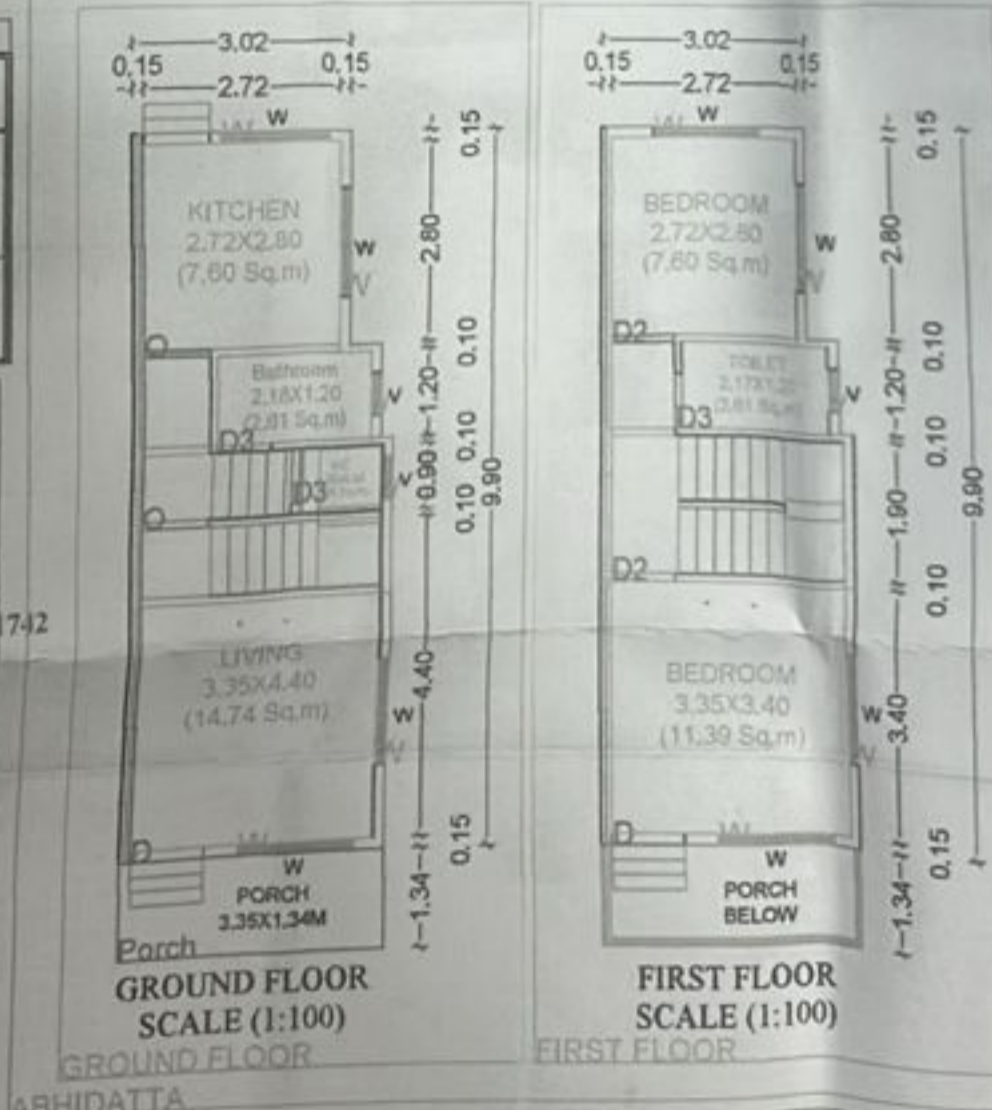
**LEGENDS:**

- ROUGH BANK
- GROUND WATER TANK
- WATER STORAGE REQUIREMENT
- M.S.GATE
- COMPOUND WALL DETAIL

**AREA CALCULATION GROUND FLOOR**

**AREA CALCULATION FIRST FLOOR**

AREA NAME	LENGTH	BREADTH	Area/Sq.m
KITCHEN	2.72	2.80	7.60
BEDROOM	2.72	2.80	7.60
LIVING	3.35	4.40	14.74
PORCH	3.35	1.34	4.49



**Certificate of Area:**  
 Certified that the plot under reference was surveyed by me on 2023-03-14 and the dimensions of sides etc. of plot stated herein 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.

**Signature**  
 (Name of Architect/ Licensed Engineer/ Supervisor)

**Owner's Declaration -**  
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

**Owner (s) name and signature**  
 Architect/ Licensed Engineer/ Supervisor name and signature  
 Job No.

Name Of : Owner Abhidatta Builders And Developers Through Its Partner  
 Mr. Darshanee Anura Purkar And Mr. Abhishek Dilip Wani

Postal Address : Siddhi Vinayak Apart. Room No. 3, Near Shri Sawai  
 Samarth Kendra, Satpur, Nashik-422012, Maharashtra

Phone No.: 9881734317

**DESCRIPTION OF PROJECT :**  
 Type of Proposal : Residential  
 BUILDING ON CTS, NO./SURVEY NO.- 65

**SITE ADDRESS :**  
 S.NO.65/2/B, PLOT NO.(43/A+B)/6, GANGAPUR SHWAR,  
 TAL-DIST.NASHIK.

Name Of Supervisor : Kamlesh Ad...  
**ADDRESS OF OFFICE**  
 OFFICE -  
 Flat no. 8, Subhashnagar, near...  
 colony, near... road  
 nagar, Jalgaon...

**OWNERS SIGN -**  
 Verified by applicant

**TECHNICAL PERSON SIGN**  
 Signature valid

Date: 14/03/23

SCALE - 1:100  
 JOB NO - NMCB-23-...  
 CHECK BY --

**SUBMISSION DRAWING**

TOTAL	
FSIAREA	
	33.30
	33.30
	66.60

Digitally signed by GOKUL UNDALIK PAGARE  
 Date: 2023.03.15 10:24:18 IST  
 Reason: Approved Drawing Plan  
 Location: Nashik Municipal Corporation

OS.	
2	
3	
2	
2	

PRP. RATIO	
Scooter	
	0.00
	0.00
	0.00
	0.00

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	59.28
(a) As per ownership document (7/12, CTS extract)	59.28
(b) as per TILR or City Survey measurement sheet	59.28
(c) as per Demarcated drawing area	76.75
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	59.28
4. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	59.28
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	59.28
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

**Certificate of Area:**

Certified that the plot under reference was surveyed by me on 2023-03-14 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.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

**Owner's Declaration -**

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector, I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner Abhidatta Builders And Developers Through Its Partner Mr.Daitartay Anna Purkar And Mr Abhishek Dilip Wani

Postal Address : Siddhi Vinayak Apart. Room N. 3,,Near Shri Swami Samarth Kendra,,Satpur,Nashik-422012,Maharashtra

Phone No.:9881734317

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential  
 BUILDING ON CTS. NO./SURVEY NO.- 65

SITE ADDRESS :  
 S.NO.65/2/B, PLOT NO.(43/A+B)6, GANGAPUR SHIWAR,  
 TAL-DIST.NASHIK.

Name Of Supervisor 1 : Kamlesh Anil Kadvekar

LOGO

ADDRESS OF OFFICE

OFFICE -

Flat no.8 sidhhivinayak park, mesh colony, narayan bapu nagar, shivaji nagar, jail road, nashik road

OWNERS SIGN -

TECHNICAL PERSON SIGN

2F

1F

G.I. OF Plinth

NEW - ABHIDATTA

