



नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण) भागशांत

जावक क्र./नवि/पंच/८८२
 दिनांक : २/६/२०११ २५०३

No. A ४४९२

श्री. श्रीमती च. इश्वरी कोळापवेदीक को. लो. नाशिक

संदर्भ : तुमचा दिनांक ६/०१/२०११ चा अर्ज क्रमांक ५३/६५८०

महाशय,
 दाखला देण्यात येतो की नाशिक शिवारातील / प्रि.स.नं., स. नं. २३५/३
 प्लॉट नं. — मधील इमारतीच्या लोक - [युनिट ३६] ABCD
 मजल्याचे इकडील बांधकाम परवानगी क्र. ५३/६५८० दिनांक ६/१/२०११ अन्वये
 दिल्याप्रमाणे अर्किटेक्ट/इंजि./ सुफ्त्वायझर, श्री. संजय कोळे
 यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवसेत्तर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून
 इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र २६६९.६० चौ.मी.
 व चटई क्षेत्र २०६८.५० चौ.मी.

- १) सदर इमारतीचा वापर निवासी/निवसेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- ३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत म न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- ५) अभिधीयन क्र. २६६२०/- ८६/२०
६) आवेधभावेत वापर क्र. १८५००/- ६/११/११
७) ५५२चा भावेत प्रतिज्ञापत्राच्या अधिन २/६/११ देण्यात येत आहे.

नसन-१
 दस्त क्र. ८९०८ /२०११
१२ - ३२



कार्यकारी अभियंता
 नगर रचना विभाग
 नाशिक महानगरपालिका, नाशिक



NASHIK MUNICIPAL CORPORATION

NO. LND/BPI/233
OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 11/7/03

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO: Mrs. Ratnaprabha D. Natkar & Others.

Through GPA Holder Shri Bhushanraj Talekar.

C/o Shri Sanjay Kolhe Archt Nashik.

Sub.: Sanction of Building Permit & Commencement Certificate in Plot No.

S. No. 235/3

Nashik of Shiwar

Ref.: Your Application & Plan dated 14/10/2003 Inward No: 01/208

Sanction of building permit & commencement certificate is hereby granted under section 45 & 60 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 Red 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 Ceilling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc.]

- 7) This permission is valid upto plinth level only. 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 Authority 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.
- 10) The balconies, decks & verandas 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, deck & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized 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 Tree Act, 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) Copy of approval 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) M.A. order No. _____ dated _____ submitted with the applicant. (Sub. to para 11e.)
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction. Also trench should be constructed from M.S.E.B. transformer to Meter room.

20) A) Rs 87,910 is paid for development charges w.r. to the proposed Construction vide R No / B No 113/94/113 dt. 4/7/2003

B) Rs 258,077 is paid for development charges w.r. to the proposed land development vide R No. / B No. 95/113 dt. 4/7/2003

21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

22) Tree plantation deposit Rs. _____ paid vide.
R. No. / B. No. _____ dt. _____

23) 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.

24) 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 detailed approved plans shall be available for inspection.

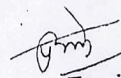
24) B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above shall also be published in two widely circulated newspapers one of which should be in regional language.

25) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

26) Produce H.A. order of N.A. paid tax receipt within three months.

27) Rain water harvesting provision should be made on site

28) Drainage connection charges (Rs. 9000/-) - 13 paid vide R.No. / B.No. - 85/308 dt. 4/7/03


Executive Engineer

(Town Planning)

Nashik Municipal Corporation, Nashik.

88 ✓

✍



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र ग्रामीण महामूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधायी ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - 1
(944210)

PU-ID : 11936317360

तालुका :- नाशिक

जिल्हा :- नाशिक



भू-धारणा पध्दती : भोगवटादार वर्ग -1

भूमापन क्रमांक व उपविभाग : 235/3

11936317360

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पौ.ख.	फे.फा.	शेताचे स्थानिक नाव :
अकुंभिक क्षेत्र	आर.चौ.मौ.चौ.सं.मौ.	44397	रत्नप्रभा दिनकर नाटककर शैलेश दिनकर नाटककर प्रविण दिनकर नाटककर — सामाईक क्षेत्र —			(110948) (110948) (110948)	कुळचे नाव व खंड
विन शेती	81.60.00	44398	इंदरी को.ऑप.होसिंग.सोसा.लि.नाशिक तर्फे सभासद शंकर शामराव आहरे प्लॉट नं.01 — सामाईक क्षेत्र —	14.57.00	3916.80	(110948) (110948)	इतर अधिकार इतर ना.म.क.म.कायदा कलम 20 प्रो.तळेगाव दायजे योजना (110948) क्षेत्र- 4160.00 चौ.मौ. (110948) अनुमेय क्षेत्र 4000.00 चौ.मौ. (110948)
आकारणी	3916.80	44399	इंदरी को.ऑप. होसिंग.सोसा.लि. नाशिक तर्फे सभासद सुभाकर राजाराव पवार प्लॉट नं.02 — सामाईक क्षेत्र —	1.33.00	0.00	(110948) (110948)	प्रलंबित फेरफार : नाही.
		44400	इंदरी को.ऑप. होसिंग.सोसा.लि. नाशिक तर्फे सभासद उमेश प्रसाद विंग प्लॉट नं.03 — सामाईक क्षेत्र —	1.60.00	0.00	(110948) (110948)	शेवटचा फेरफार क्रमांक : 110951 व दिनांक 24/02/2022
		44401	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद धन्यपाल पिचाराव प्लॉट नं.04 — सामाईक क्षेत्र —	3.30.00	0.00	(110948) (110948)	
		44402	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद अनिल कुमार दिखीत प्लॉट नं.05 — सामाईक क्षेत्र —	2.16.00	0.00	(110948) (110948)	
		44403	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद वसंत बाबुराव सिंदे प्लॉट नं.06 — सामाईक क्षेत्र —	1.90.00	0.00	(110948) (110948)	
		44404	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद नारायण पुंजा वेताळ प्लॉट नं.07 — सामाईक क्षेत्र —	1.90.00	0.00	(110948) (110948)	
		44405	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद राय बलक प्रसाद प्लॉट नं.08 — सामाईक क्षेत्र —	1.90.00	0.00	(110948) (110948)	
		44406	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद राजेंद्र दामू कळसाईत प्लॉट नं.09 — सामाईक क्षेत्र —	1.50.00	0.00	(110948) (110948)	
		44407	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद लक्ष्मण शामराव सोनवणे प्लॉट नं.10 — सामाईक क्षेत्र —	1.25.00	0.00	(110948) (110948)	
		44408	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद श्रीकांत बाळू माळी प्लॉट नं.11 — सामाईक क्षेत्र —	1.23.00	0.00	(110948) (110948)	
		44409	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद कचर बापु अंभंग प्लॉट नं.12 — सामाईक क्षेत्र —	1.23.00	0.00	(110948) (110948)	
		44410	इंदरी को.ऑप. होसिंग सोसा.लि. नाशिक चे सभासद धंदु सुकदेव वाघ प्लॉट नं.13 — सामाईक क्षेत्र —	1.23.00	0.00	(110948) (110948)	

गाव :- नाशिक शहर - 1
(944210)

तालुका :- नाशिक

जिल्हा :- नाशिक

PU-ID : 11936317360

भूपापन क्रमांक व उपविभाग : 235/3

11936317360

गाव :- नाशिक शहर
(944210)
PU-ID

44411	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद विजय शंकर तुळका प्लॉट नं.14 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			2.18.00	0.00
44412	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद राजेश कुमार सिंग प्लॉट नं.15 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			2.18.00	0.00
44413	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद अश्वेष्ट सोनीलाल शंकर प्लॉट नं.16 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			2.18.00	0.00
44414	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद विलास शिंतायक सोनवणे प्लॉट नं.17 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.88.00	0.00
44415	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद धाऊसाहेब सुखदेव शिंदे प्लॉट नं.18 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.50.00	0.00
44416	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद काशिनाथ प्लॉट नं.19 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			4.20.00	0.00
[44417]	[इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद [अश्वेष्ट सोनीलाल शंकर प्लॉट नं.20 -----सायाईक क्षेत्र-----	(110951)	(110951)	
			0.00.00	0
44418	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद वया शंकर राय प्लॉट नं.21 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			2.18.00	0.00
44419	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद शिपाई टिळपू सिंग प्लॉट नं.22 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			2.18.00	0.00
44420	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद उत्तम फकिरा निकम प्लॉट नं.23 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.23.00	0.00
44421	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद अश्वय काशिनाथ बोयनिस प्लॉट नं.24 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.23.00	0.00
44422	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद आगा शिवाजी शिंदे प्लॉट नं.25 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.25.00	0.00
44423	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद निवृत्ती शंकर गंगुई प्लॉट नं.26 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.25.00	0.00
44424	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद नानजी तानाजी अहिराव प्लॉट नं.27 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.60.00	0.00
44425	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद भगवान रंगनाथ धायतव प्लॉट नं.28 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.40.00	0.00
44426	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद रविंद्र नामदेव आहिर प्लॉट नं.29 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.40.00	0.00
44427	इंदरी को.ऑप. हीसिंग सोसा.लि. नाशिक चे सभासद मंगलदास र. घवार प्लॉट नं.30 -----सायाईक क्षेत्र-----	(110948)	(110948)	
			1.40.00	0.00

गाव :- नाशिक शहर - 1

तालुका :- नाशिक

जिल्हा :- नाशिक

(944210)

PU-ID : 11936317360

भूमापन क्रमांक व उपविभाग : 235/3

11936317360

44428	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद शिवधरण मोतीसिंग अत्री प्लॉट नं.31 — सायाईक क्षेत्र —	1.40.00	0.00	(110948)
44429	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद सतिशकुमार इ. साखला प्लॉट नं.33 — सायाईक क्षेत्र —	2.36.00	0.00	(110948)
44430	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद जेखर त्याकांत मोरे प्लॉट नं.34 — सायाईक क्षेत्र —	2.36.00	0.00	(110948)
44431	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद गोपाळकुमार उपाध्ये प्लॉट नं.35 — सायाईक क्षेत्र —	2.36.00	0.00	(110948)
44432	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद अनिल कुमार प्लॉट नं.36 — सायाईक क्षेत्र —	1.65.00	0.00	(110948)
44433	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद ओपप्रकाश प्लॉट नं.37 — सायाईक क्षेत्र —	1.65.00	0.00	(110948)
44434	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक ये सभासद शिवधरण मोतीसिंग अत्री प्लॉट नं.32 — सायाईक क्षेत्र —	1.40.00	0.00	(110948)
44436	इंजरी को.ऑप. होसिंग सोसा.लि. नाशिक तर्फे सभासद निता रत्न बच्छाव विमल निता बच्छाव उर्फ विमल रघुनाथ पवार प्लॉट नं.बो 20 — सायाईक क्षेत्र —	2.18.00	104.64	(110951)
मुने फेरफार क्र. (30568) (36782) (39525) (44209) (45612) (47329) (48085) (50485) (56415) (58938) (67843) (72252) (83395) (86272) (86332) (86383) (87642) (110948)				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकाची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकाऱ अफिलेख आणि नोंदवही (सयार करणे व सुविधतीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- नाशिक शहर - 1 (944210)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 235/3

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
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. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

स्विकारी येणेसाठी केले

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

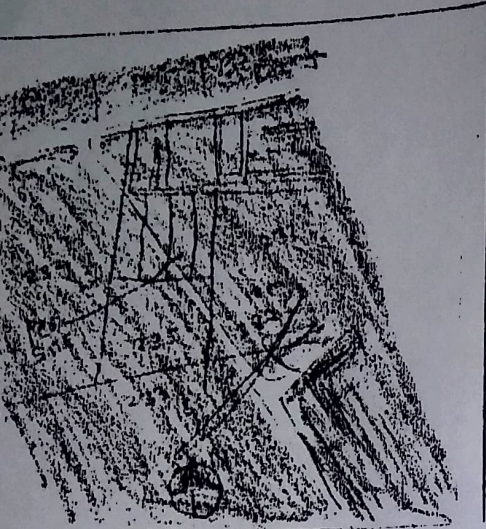
दिनांक :- 12/03/2024

सांकेतिक क्रमांक :-

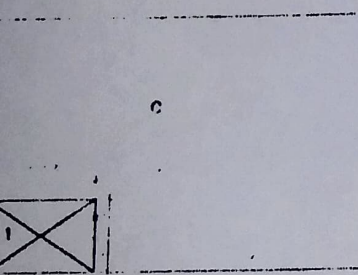
(नाशिक शहर) शंकरराव चोपरे

तलाठी सादर :- नाशिक तालुका :- नाशिक जि :- नाशिक

C. ACT. 1976,
 HOUSING SOCIETY LTD. NASHIK,
 -SHRI. BHUSHANRAJ TALEKAR



LOCATION PLAN



AREA CALCULATIONS

$C = 14.278 \times 9.191 = 131.229 \text{ SQ.M.}$

DEDUCTION

$4.13 \times 2.615 = 10.799 \text{ SQ.M.}$

GROSS AREA - DEDUCTION = NET AREA

$131.229 - 10.799 = 120.43 \text{ SQ.M.}$

AREA CALCULATIONS

$14.278 \times 9.191 = 131.229 \text{ SQ.M.}$

AREA CALCULATIONS

NO. OF	AREA OF	TOTAL AREA
UNITS	ONE UNIT	(In sq.m.)
1		

STAMP OF APPROVAL

APPROVED

As per the accompanying
 occupancy Certificate

No. Nashik/ 8892/2203

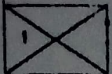
Date: 9/8/2002

[Signature]
 Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

B.P.No.-LND/B-P/PANCH/C-1/979/4600 Dt: 6/11/02

AREA STATEMENT

1A) AREA OF RETAINION LAND	4000.00
1B) AREA OF EXCESS LAND	4160.00
1) TOTAL AREA OF THE PLOT(1A+1B)	8160.00
2) DEDUCTION FOR	
a) ROAD AQUISATION AREA	-
b) PROPOSED AREA	-
c) ANY RESERVATION	-
TOTAL(a+b+c)	-
3) NET AREA OF THE PLOT	8160.00
4) DEDUCTION FOR	
a) RECREATIONAL GROUND PER(RULE 11/3/1)	
b) INTERNAL PATHWAYS	1382.00
C) AIR MARKED SPACE REQUIRED	816.00
D) AIR MARKED SPACE PROVIDED IN S.NO.236/3	603.36
5) NET B/UP AREA OF ALLOWED	5938.00
6) ADDITIONS FOR FSI(TOTAL BUILT UP AREA PURPOSE a)100% SET BACK AREA	-
7) TOTAL AREA	5938.00
8) TOTAL FSI PERMISSIBLE	ONE
9) PERMISSIBLE TOTAL FLOOR AREA(7x8)	6938.00
10) Completed AREA	2641.60
11) PROPOSED AREA (Remaining)	63.36
12) EXCESS BALCONY AREA TAKEN IN TOTAL	
FLOOR AREA CALCULATIONS AS PER RULE B(C)BELOW	
13) TOTAL B/UP AREA PROPOSED(10+11+12)	2704.96
14) TOTAL BUILT UP AREA CONSUMED (15/7)	0.411
BALCONY AREA STATEMENT	
a) PERMISSIBLE AREA BALCONY AREA PER FLOOR	
b) PROPOSED BALCONY AREA PER FLOOR	
c) EXCESS BALCONY AREA TOTAL	
TENEMENT AREA STATEMENT	
a) NET AREA OF THE PLOT Item(?)	5991.64
b) LESS SEDUCTION OF NON RESIDENTIAL AREA.(SHOP ETC.)	-
C) AREA OF TENMENT (a-b)	5991.64
d) TENMENTS PERMISSIBLE	



AREA CALCULATIONS

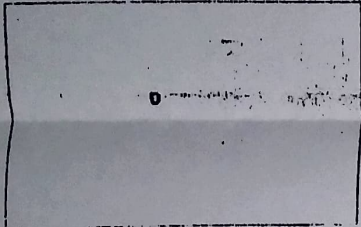
C=14.278X9.191=131.229 SQ.M.

DEDUCTION

4.13X2.615=10.799 SQ.M.

GROSS AREA-DEDUCTION= NET AREA

131.229 - 10.799 =120.43 SQ.M.



AREA CALCULATIONS

D=14.278X9.191=131.229 SQ.M.

AREA CALCULATIONS

TYPE	NO. OF UNITS	AREA OF ONE UNIT	TOTAL AREA (In sq.m.)
A	19	60.936	1157.784
B	15	82.144	1232.16
C	01	120.43	120.43
D	01	131.229	131.229
TOTAL AREA			2641.60

AFFECTED AREA

A	18	5.26
A	36	12.77
A	26	0.88
B	20	9.48
D	19	6.59
TOTAL AREA		34.98 SQ.M.

REQUIRED OPEN SPACE	816.00 SQ.M.
OPEN SPACE PROVIDED IN S.NO.236, I	603.36 SQ.M.
OPEN SPACE PROVIDED IN S.NO.236, PART II	213.00 SQ.M.

RECREATIONAL GROUND PER RULE 11/3/71	1382.00
b) INTERNAL PATHWAYS	816.00
c) AIR MARKED SPACE REQUIRED	603.36
d) AIR MARKED SPACE PROVIDED IN S.NO.236/3	603.36
5) NET B/UP AREA OF ALLOWED	5638.00
6) ADDITIONS FOR FSI(TOTAL BUILT UP AREA PURPOSE a)100% SET BACK AREA	5938.00
7) TOTAL AREA	ONE
8) TOTAL FSI PERMISSIBLE	5938.00
9) PERMISSIBLE TOTAL FLOOR AREA(7X8)	2641.60
10) Completed AREA	63.36
11) PROPOSED AREA (Remaining)	
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B(C)BELOW	
13) TOTAL B/UP AREA PROPOSED(10+11+12)	2704.56
14) TOTAL BUILT UP AREA CONSUMED (15/7)	0.41
BALCONY AREA STATEMENT	
a) PERMISSIBLE AREA BALCONY AREA PER FLOOR	
b) PROPOSED BALCONY AREA PER FLOOR	
c) EXCESS BALCONY AREA TOTAL	
TENEMENT AREA STATEMENT	
a) NET AREA OF THE PLOT Item(7)	5991.64
b) LESS SEDUCTION OF NON RESIDENTIAL AREA.(SHOP ETC.)	-
c) AREA OF TENMENT (a-b)	5991.64
d) TENMENTS PERMISSIBLE AS 220 PER HECTOR	131.00
a) TENMENTS PROPOSED	37.00
PARKING STATEMENTS	
a) PARKING REQUIRED BY RULE	2-2WH
b) GARAGES PERMISSIBLE	
c) GARAGES PROVIDED	-
d) TOTAL PARKING PROVIDED	2-2WH
LOADING/UNLOADING STATEMENT	
LOADING/UNLOADING REQUIRED	
TOTAL LOADING/UNLOADING PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND DIMENSION OF ALL SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. ACT

SIGNATURE OF LICENCED ARCHITECT

NOTES:

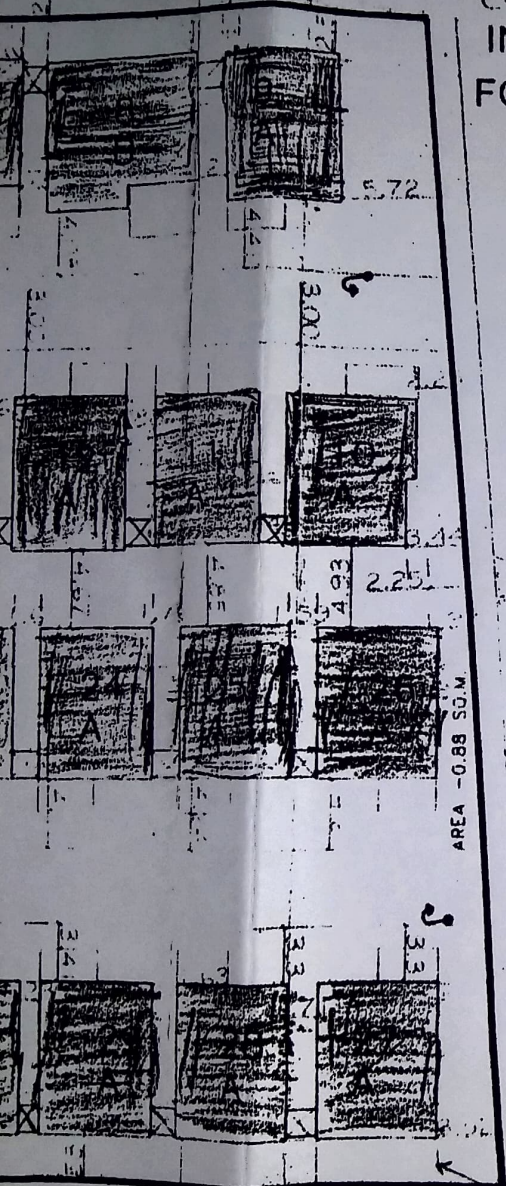
- PLOT BOUNDRY SHOWN IN THICK BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN DOTTED RED
- EXISTING STRUCTURE SHOWN IN BLUE HATCH
- EXTERNAL WALLS 230MM. THICK
- INTERNAL WALLS 116MM. THICK

• AREA OF PLOT	5100.00
• F.S.I.	5991.64
• PROPOSED BUILT UP AREA	
• GROUND FLOOR IN	2704.56
• FIRST /STILT FLOOR	
• SECOND FLOOR	
• TOTAL BUILT UP AREA	

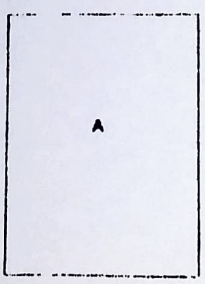
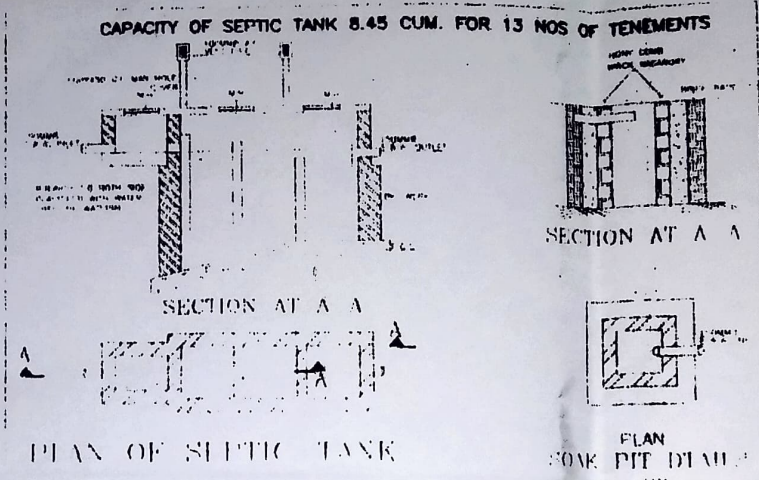
ARCHITECT PENTAGON

SHRI. BHUSHANRAJ TALEKAR CHAIRMAN ISHWARI CO.OP. HOUSING SOCIETY.

COMPLETED GROUP HOUSING UNDER SECTION 20A, OF U.L.
 IN S.NO.235/3 AT NASHIK FOR:- CHAIRMAN ISHWARI CO.OP
 FOR:- MRS. RATNAPRABHA DINKAR NATKAR G.P.A.HOLDER

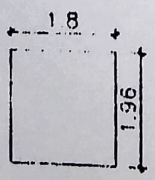


APPROVED LAYOUT LETTER NO. LND/WS/1 DT. 26/10/1999 (PANCH.)

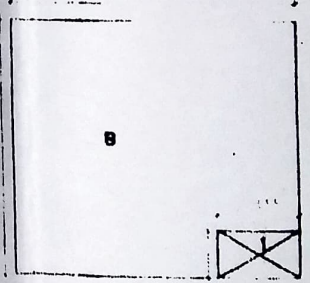


AREA CALCULATIONS
 $A = 6.7 \times 9.095 = 60.936 \text{ SQ M}$

Approved as per...
 1/2/1997



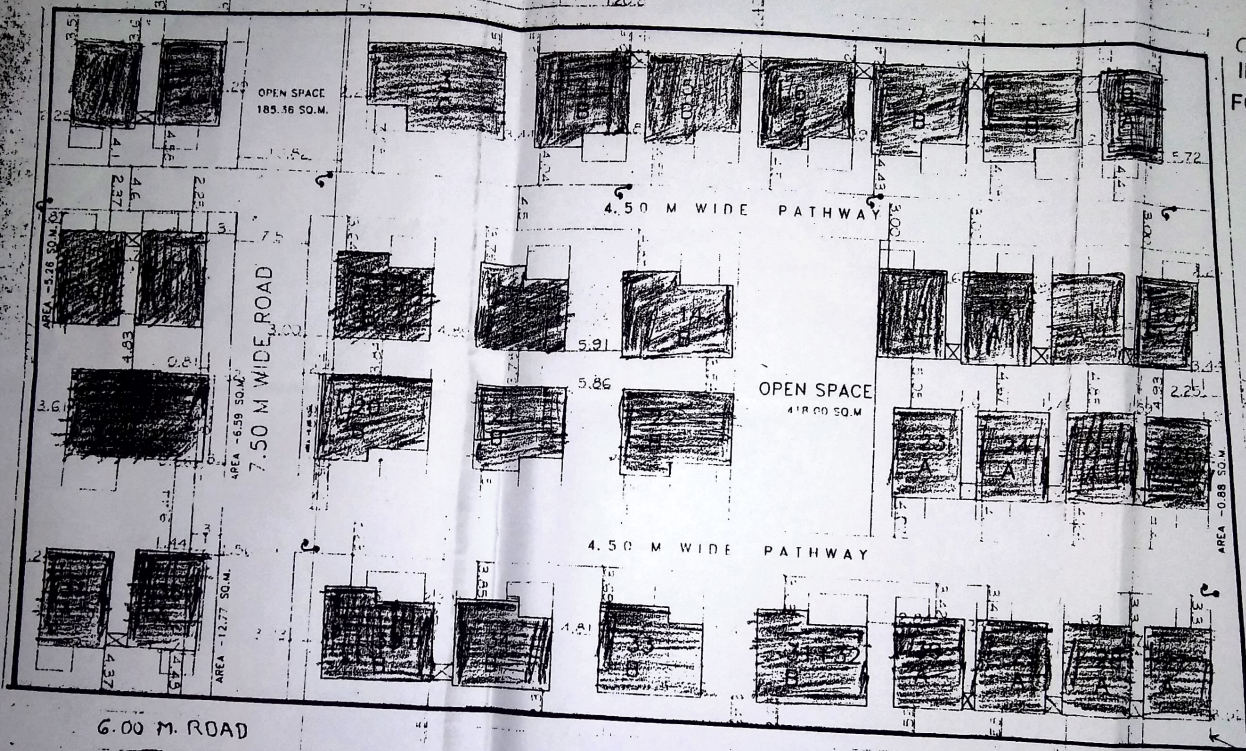
additional store
 area
 $1.8 \times 1.96 = 3.52 \text{ sq.m.}$



AREA CALCULATIONS
 $B = 9.735 \times 8.905 = 86.690 \text{ SQ.M.}$

DEDUCTION
 $1 = 2.815 \times 1.615 = 4.546 \text{ SQ.M.}$

GROSS AREA - DEDUCTION = NET AREA
 $86.690 - 4.546 = 82.144 \text{ SQ.M.}$

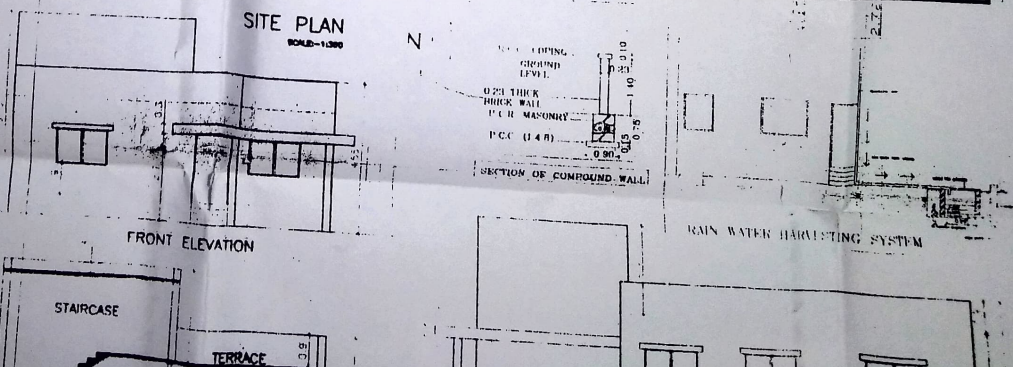


6.00 M ROAD

SITE PLAN
SCALE-1:300

SCHEDULE OF DOORS & WINDOWS

TYPE	DESCRIPTION OF ITEM	QTY
1	FLOOR DOOR 38 MM THICK BLACK BOARD	13X21
2	FLOOR DOOR 38 MM THICK BLACK BOARD	0.80X21
3	FLOOR DOOR 38 MM THICK WATER PROOF	0.75X21
4	WALL WINDOW BLINDING WINDOW FULLY GLAZED	1.0X1.0
5	WALL WINDOW BLINDING WINDOW FULLY GLAZED	1.0X1.0
6	LOWEDED WINDOW (WITH GRILL)	0.6X2.1



6.00 M. ROAD

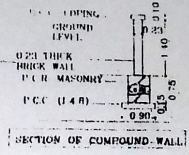
SITE PLAN

SCALE-1:200

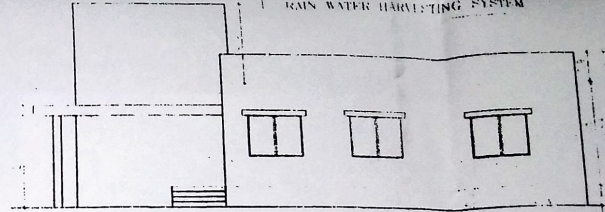
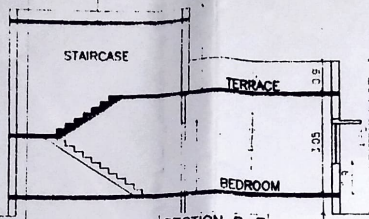
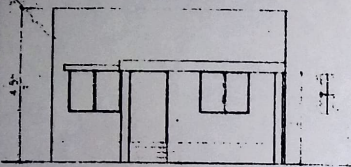
N

SCHEDULE OF DOORS & WINDOWS

TYPE	DESCRIPTION OF ITEM	QTY
1	FLUSH DOOR 38 MM THICK BLACK BOARD	1.002
2	FLUSH DOOR 38 MM THICK BLACK BOARD	0.002
3	FLUSH DOOR 38 MM THICK WATER FINISH	0.75X2
4	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.5X1.0
5	ALUMINIUM SLIDING WINDOW FULLY GLAZED	1.4X1.1
6	ALUMINIUM WINDOW (MILD STEEL)	0.6X0.6

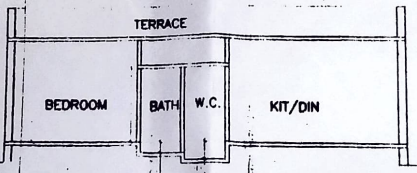
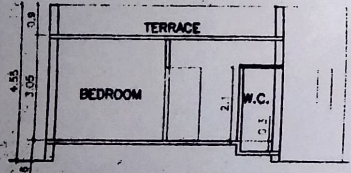
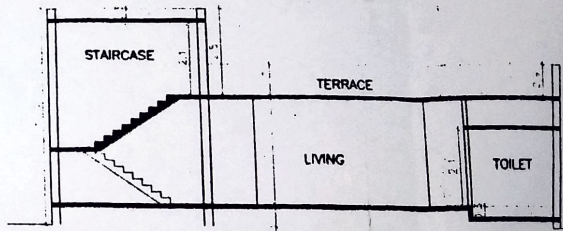


RAIN WATER HARVESTING SYSTEM



FRONT ELEVATION

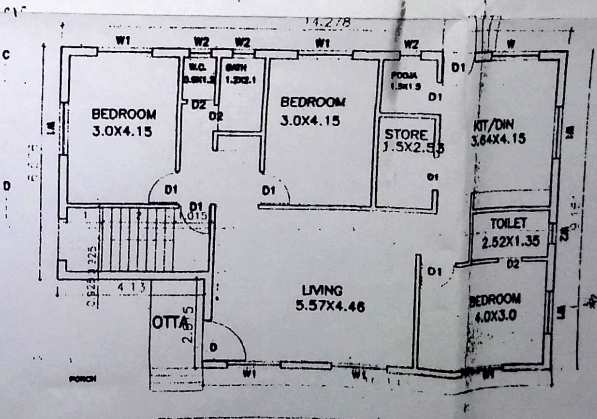
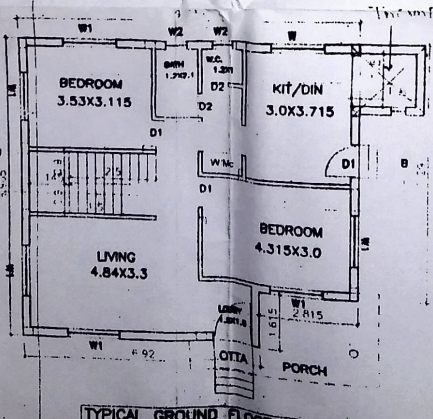
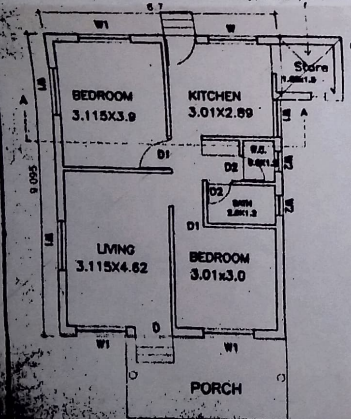
SECTION B-B



SECTION A-A

SECTION C-C

SECTION D-D



TYPICAL GROUND FLOOR PLAN OF 'A'

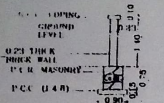
TYPICAL GROUND FLOOR PLAN OF 'B'

TYPICAL GROUND FLOOR PLAN OF 'C'

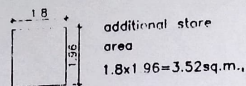
First Holder/Guardian Name

44408 Feb 2018 08:00

PLAN



RAIN WATER HARVESTING SYSTEM



additional store area
1.8x1.96=3.52sq.m.

AREA CALCULATIONS
B = 9.735x8.905 = 86.690 SQ.M
DEDUCTION
1 = 2.815x1.815 = 4.546 SQ.M
GROSS AREA - DEDUCTION = NET AREA
86.690 - 4.546 = 82.144 SQ.M

131.229 - 10.799 = 120.43 SQ.M
DEDUCTION
4.13x2.615 = 10.799 SQ.M
GROSS AREA - DEDUCTION = NET AREA
131.229 - 10.799 = 120.43 SQ.M

AREA CALCULATIONS

D = 14.278x9.191 = 131.229 SQ.M

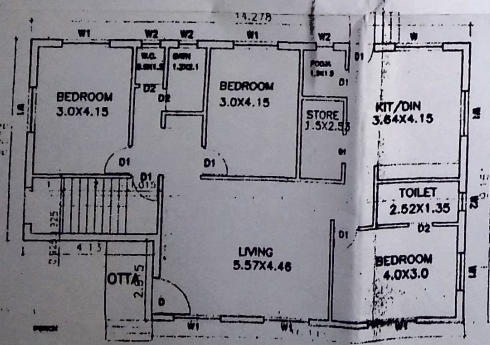
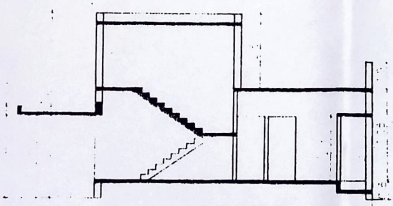
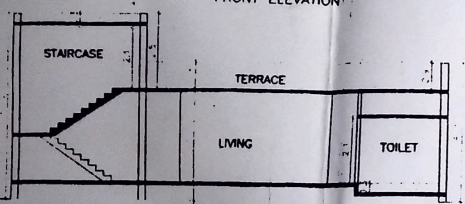
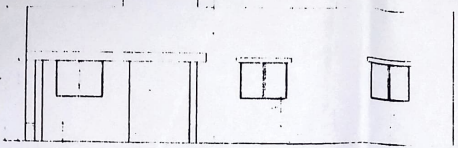
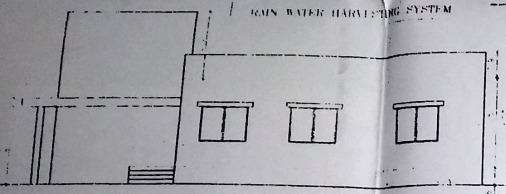
AREA CALCULATIONS

TYPE	NO. OF UNITS	AREA OF ONE UNIT	TOTAL AREA (In sq.m.)
A	19	60.936	1157.784
B	15	82.144	1232.16
C	01	120.43	120.43
D	01	131.229	131.229
TOTAL AREA			2644.67

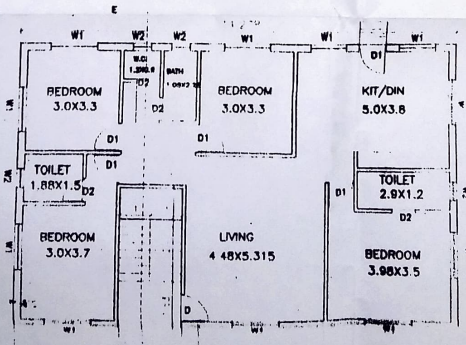
AFFECTED AREA

A	18	5.26
A	36	12.77
A	26	0.88
B	20	9.48
D	19	6.59
TOTAL AREA		34.98 SQ.M.

REQUIRED OPEN SPACE 1116.00 SQ.M
OPEN SPACE PROVIDED IN S.NO 235, 1 600.36 SQ.M
OPEN SPACE PROVIDED IN S.NO 236, PART 1 1100.00 SQ.M



TYPICAL GROUND FLOOR PLAN OF 'C'



TYPICAL GROUND FLOOR PLAN OF 'D'

APPROVED

VILAS WAKHARE

APPROVED BY: ANILAY K. RAOH

DATE: 15/05/2024

CHIEF ENGINEER, BHILSHANRAJ TALUKAR CHAIRMAN ISHWARI CO-OP HOUSING SOCIETY.

- 1) ADDITIONS
- 2) PURPOSE a)
- 3) TOTAL AREA
- 4) TOTAL FSN
- 5) PERMISSIBLE
- 6) PROPOSED
- 7) EXCESS BALANCE
- 8) FLOOR AREA
- 9) RULE B(C)
- 10) TOTAL B/U
- 11) TOTAL B/U
- 12) SALOON AREA
- 13) PERMISSIBLE
- 14) PERMISSIBLE
- 15) PROPOSED
- 16) EXCESS
- 17) TENEMENT
- 18) NET AREA
- 19) LESS
- 20) AREA
- 21) AREA
- 22) TENEMENT
- 23) AS PER
- 24) TENEMENT
- 25) PARKING
- 26) PARKING
- 27) GARAGE
- 28) GARAGE
- 29) TOTAL
- 30) LOADS
- 31) TOTAL
- 32) CERTIFICATED
- 33) SURVEYED
- 34) DIMENSION
- 35) STATED ON
- 36) AND AREA
- 37) AREA STATE
- 38) NOTES:
- 39) PLOT
- 40) PROPOSED
- 41) DRAINAGE
- 42) ELEVATION
- 43) EXTENSION
- 44) INTERIOR
- 45) AREA
- 46) P.S.I
- 47) PROPOSED
- 48) GROUND
- 49) FLOOR
- 50) SECOND
- 51) FLOOR
- 52) APPROVED
- 53) PERM