



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भूमिगतः)

No. A 13984

जायक क्र./सवि/पंचवटी/93948

दिनांक : 20/08/2022 896

श्री./श्रीमती

तेजवंतसिंहा पी. घटोर तर्फे जमु. अमोद अ. मुस्केंबी

संदर्भ : तुमचा दिनांक 20/2/2023 चा अर्ज क्रमांक सि-5/0832

महाशय,

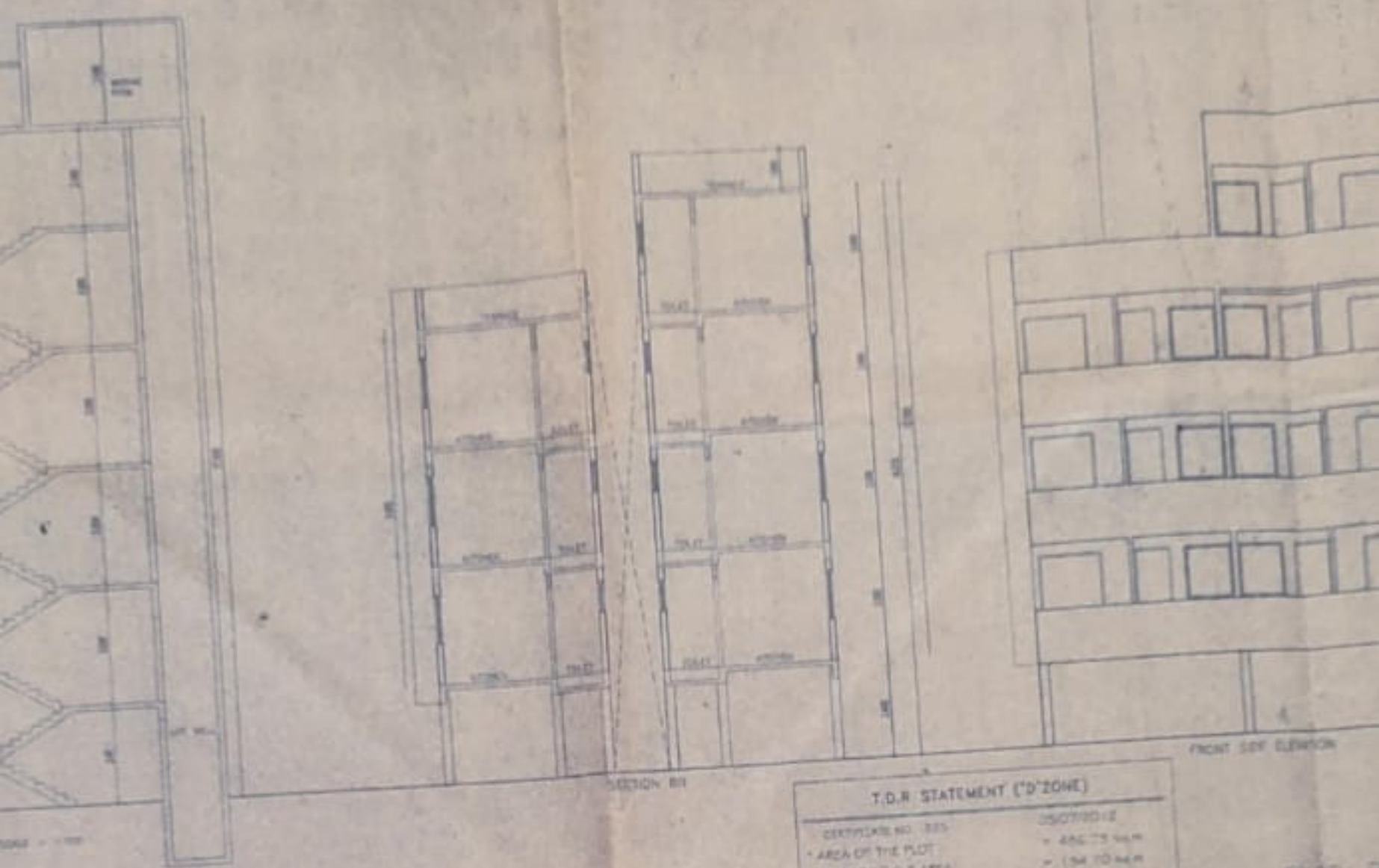
दाखला देण्यात येतो की आठगाव शिवारातील / सित्त.नं., स. नं. 449/9
 प्लॉट नं. 09 मधील इमारतीच्या तळपार्किंग नकार मजले फक्त
 मजल्याचे इकडील बांधकाम परवानगी क्र. सि-5/109/8938 दिनांक 9/12/2022 अन्वये
 दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. धिरज वाळुंज, रुद्रें, सुनिल पंचपेल
 यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून
 इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६९.४५ चौ.मी. चौ.मी.
 व चटई क्षेत्र ६९९.०९ चौ.मी. चौ.मी.

- सदर इमारतीचा वापर निवासी / निवासेतर / शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

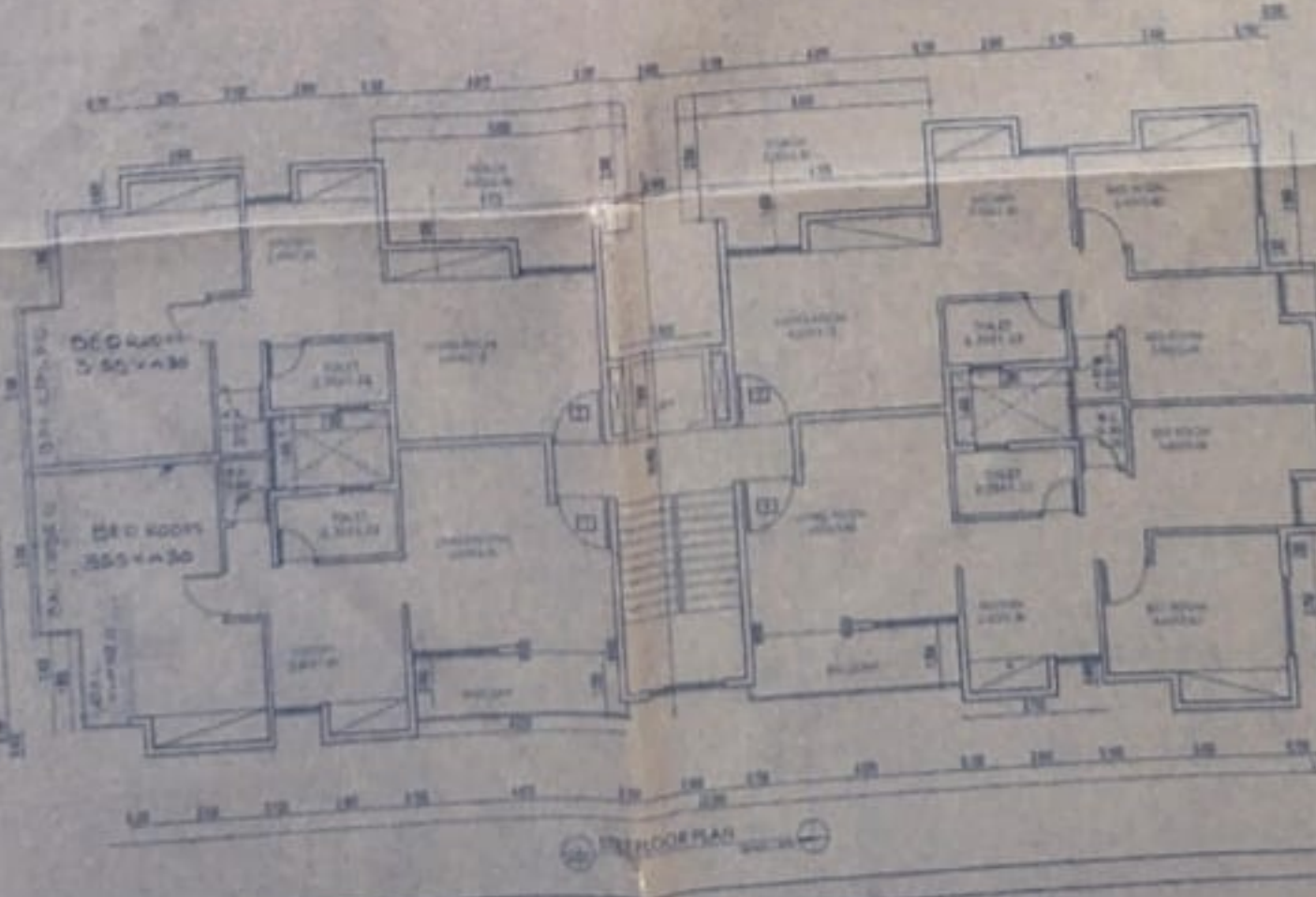
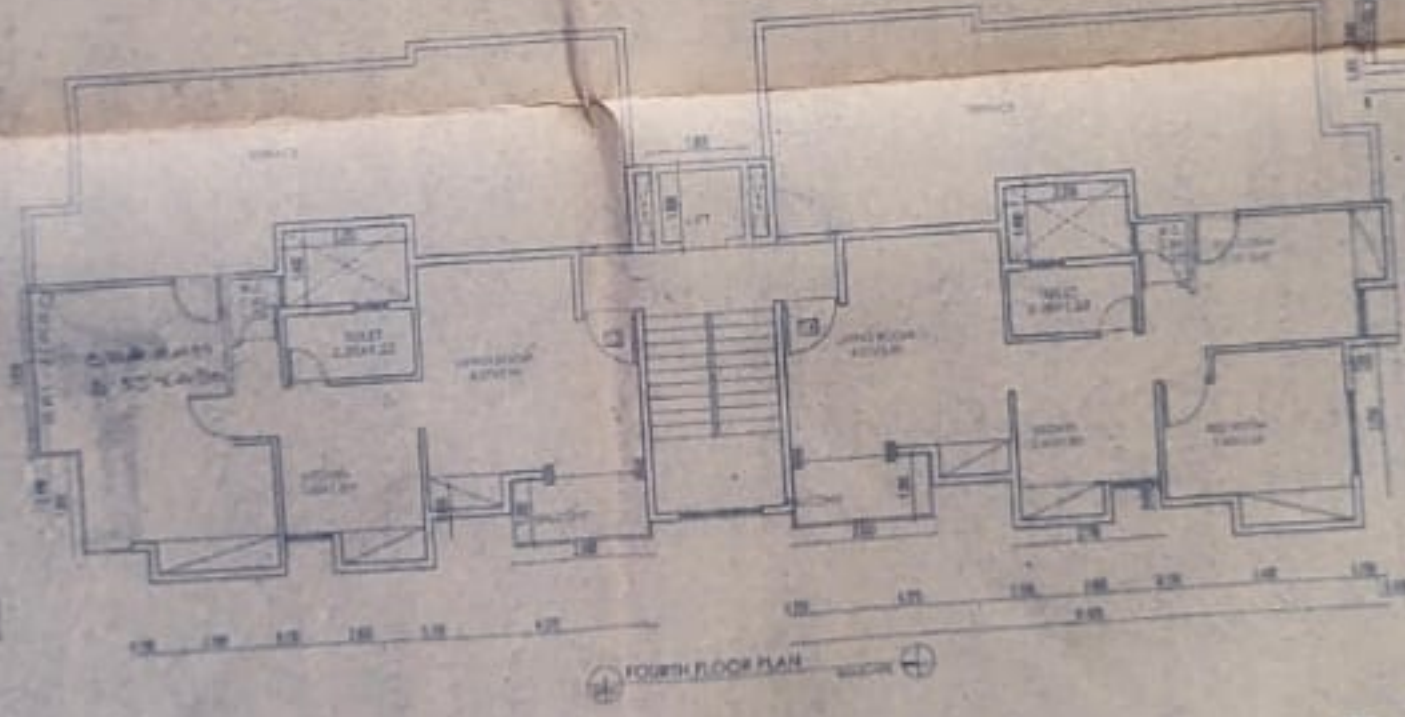
५) बालकनी बंद तज्जोड फी र.रु. 20000 / पान. 35/0239
दि. 9/8/2023 अन्वये भरलेली आहेत.

कार्यकारी अभियंता
 नगर रचना विभाग
 नाशिक महानगरपालिका, नाशिक

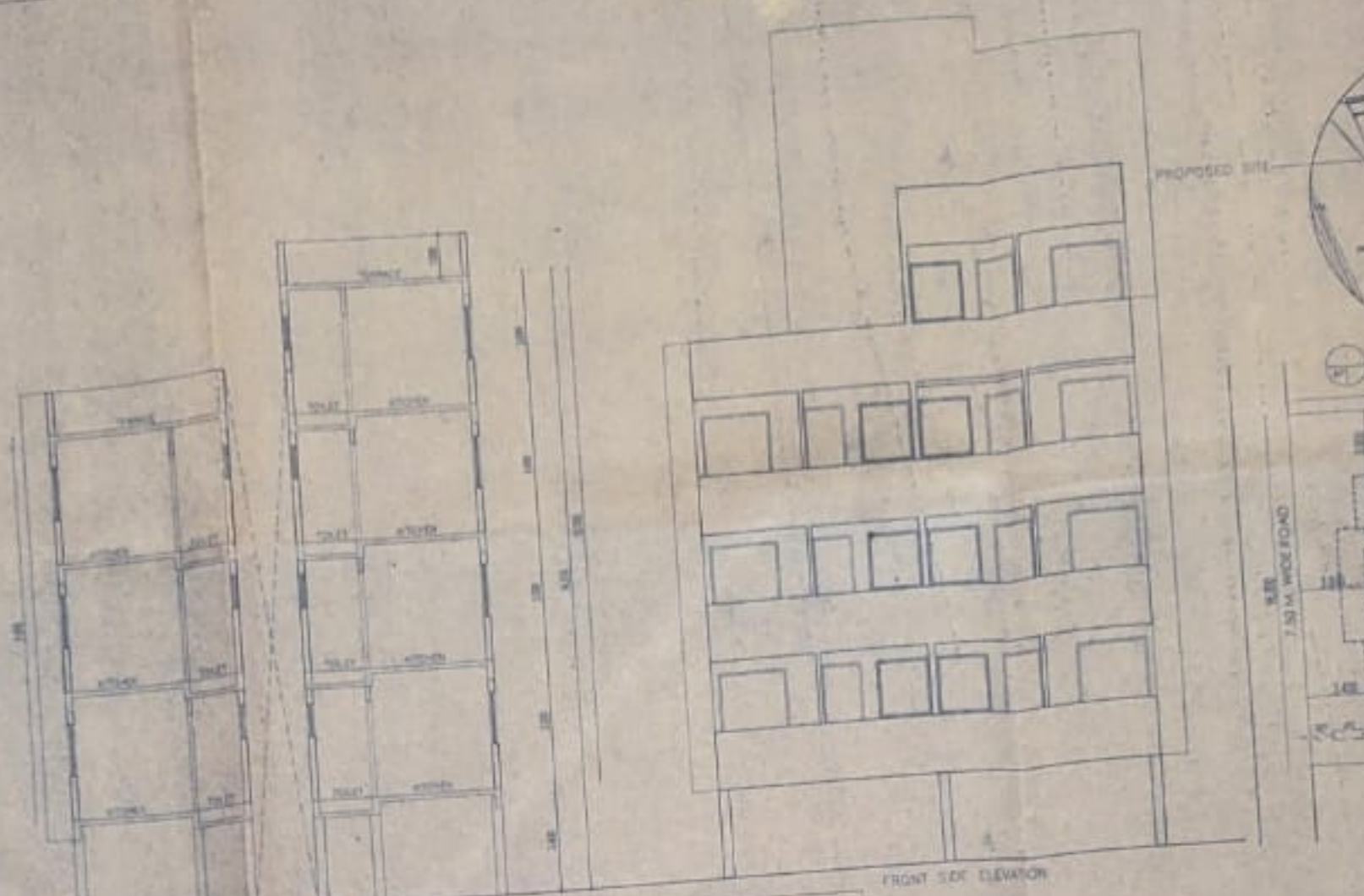


T.O.R STATEMENT ('D'ZONE)

CERTIFICATE NO. 335	350710/12
AREA OF THE PLOT	= 486.75 SQ.M
ALLOWED T.O.R AREA (50% OF THE PLOT AREA)	= 134.70 SQ.M
T.O.R PURCHASE AREA	= 135.00 SQ.M
PROVIDED T.O.R AREA	= 134.70 SQ.M
TOTAL ALLOWED BUA AREA (BUY AREA AT T.O.R AT 2000)	= 651.45 SQ.M



FOURTH FLOOR PLAN
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T.O.R STATEMENT ('D'ZONE)

CERTIFICATE NO. 888	05/07/2012
AREA OF THE PLOT	= 466.75 SQM
ALLOWED T.O.R AREA	= 134.70 SQM
10% OF THE PLOT AREA	= 46.68 SQM
T.O.R PURCHASE AREA	= 134.70 SQM
PROVIDED T.O.R AREA	= 134.70 SQM
TOTAL ALLOWED BUILT AREA	= 461.45 SQM
PLOT AREA AT D.C. AT 2000	



FOURTH FLOOR AREA CALCULATION

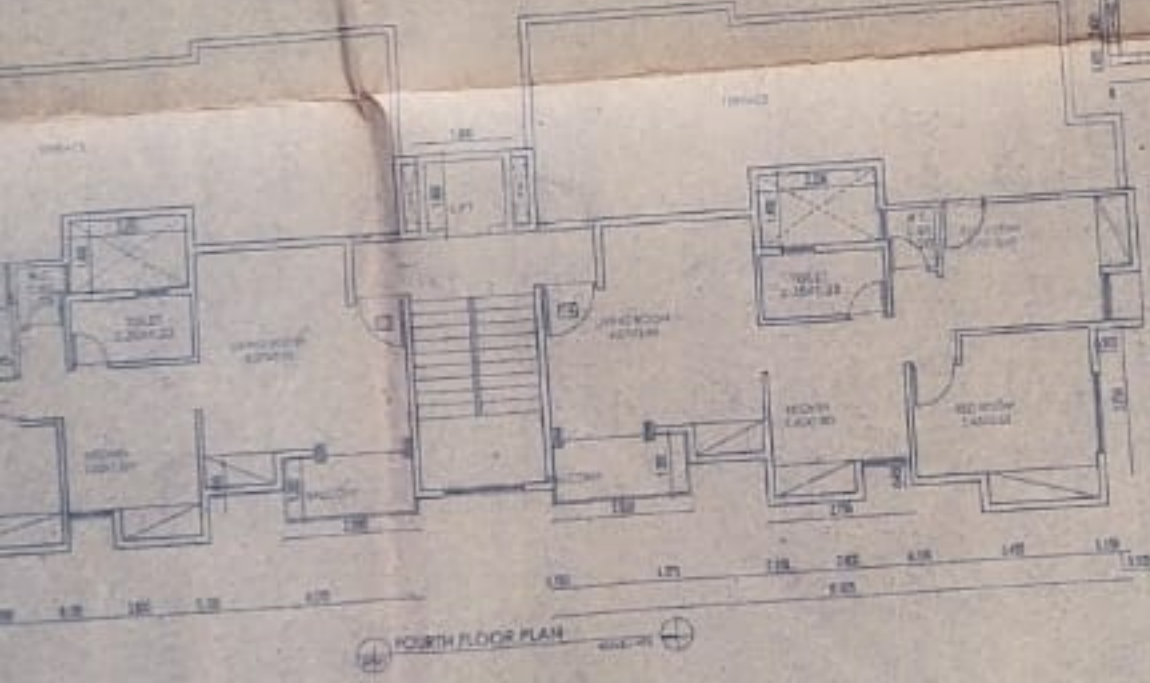
BLOCK AREA = 23.50 x 5.40 = 126.90 SQM

DEDUCTION

A) 2.25 x 0.74	= 1.66 SQM
B) 2.40 x 5.40	= 12.96 SQM
C) 2.25 x 0.74	= 1.66 SQM
D) 0.30 x 2.75	= 0.82 SQM
E) 2.75 x 0.40	= 1.10 SQM
F) 4.17 x 1.30	= 5.42 SQM
G) 4.17 x 1.30	= 5.42 SQM
H) 6.00 x 0.40	= 2.40 SQM
J) 0.45 x 2.40	= 1.08 SQM

TOTAL DEDUCTION = 32.52 SQM

TOTAL FIRST FLOOR AREA = 126.90 - 32.52 = 94.38 SQM



STILT FIRST AREA CALCULATION

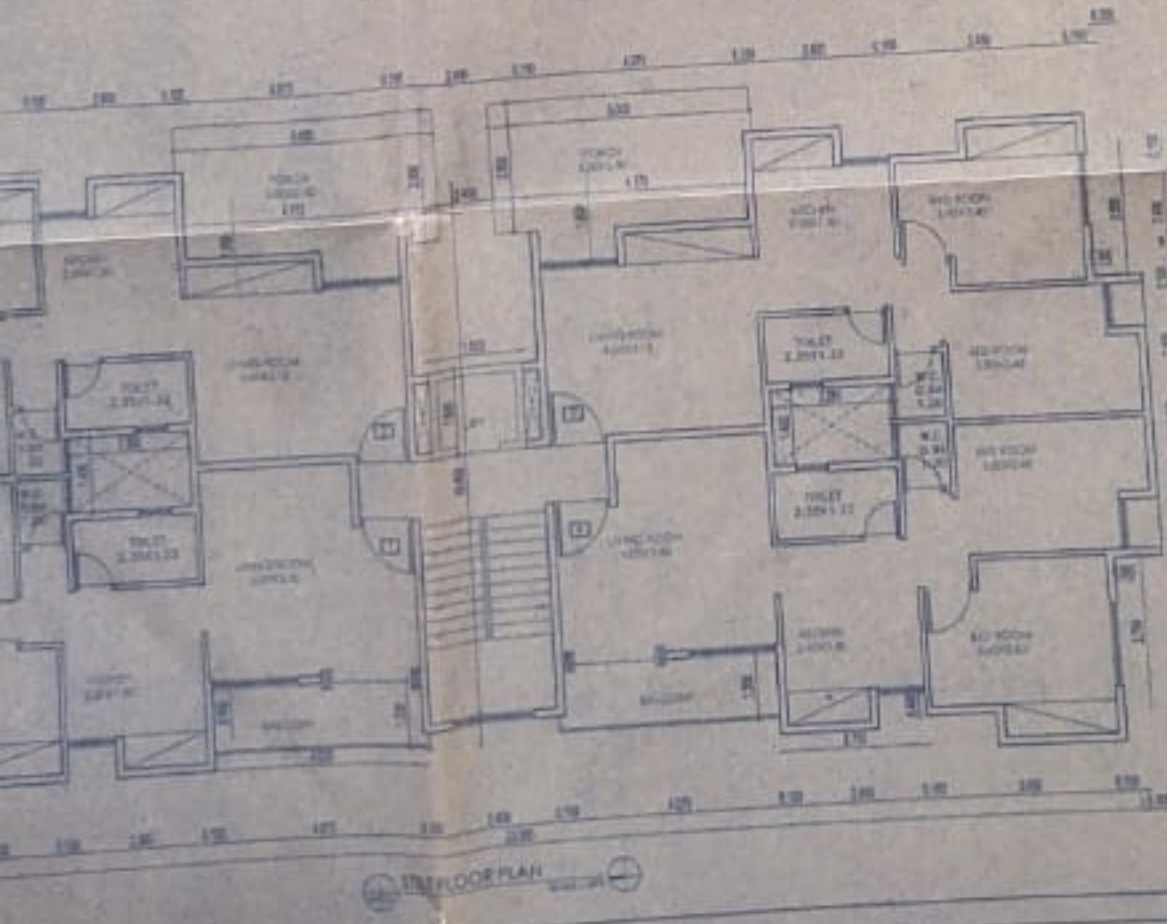
BLOCK AREA = 23.50 x 10.45 = 245.57 SQM

DEDUCTION

A) 2.40 x 10.45	= 25.08 SQM
B) 4.175 x 1.65 x 2	= 13.77 SQM
C) 4.175 x 1.30 x 2	= 10.85 SQM
D) 2.25 x 1.40 x 2	= 6.30 SQM
E) 0.45 x 2.40 x 2	= 2.16 SQM
F) 6.00 x 0.40	= 2.40 SQM
G) 2.750 x 0.40	= 1.10 SQM
H) 2.75 x 0.30	= 0.825 SQM
J) 2.50 x 0.30	= 0.75 SQM

TOTAL DEDUCTION = 63.19 SQM

TOTAL FIRST FLOOR AREA = 245.57 - 63.19 = 182.38 SQM



APPROVED
As per the accompanying
occupancy Certificate
No. Nashk/CS/1398A/457
Date: 20/04/2013

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

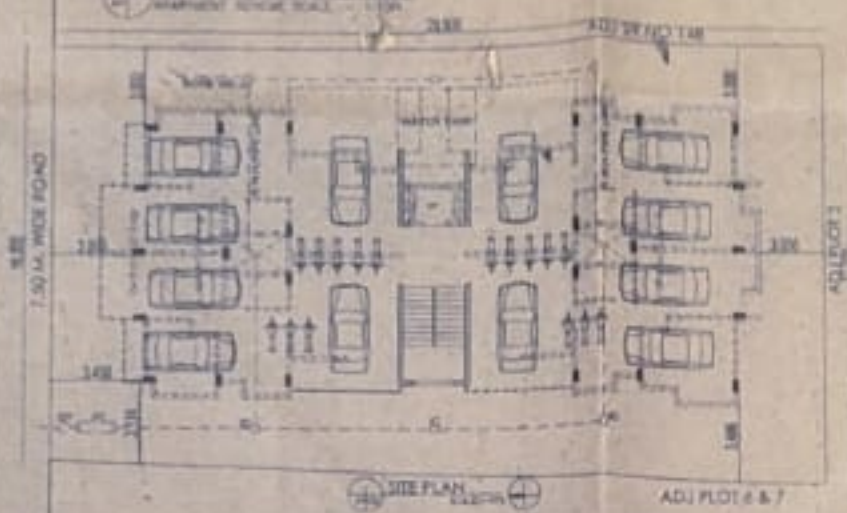
STAMP OF AUTHORITY

APPROVED
The plans submitted in
As per the occupancy Certificate
the accompanying occupancy
Certificate No. 25/201/457A
Date: 19/12/2012

Executive Engineer
Town Planning
Nashik Municipal Corporation
Nashik



LOCATION PLAN
ADJ. PLOT 6 & 7



PARKING AREA STANDARD VEHICLE	REQUIRED		PROPOSED	
	1 WHEELER	4 WHEELER	1 WHEELER	4 WHEELER
Plot = 484.75/250 x 2 MD	4	3	2	1
REQUIREMENTS (14/12/11)	3	3	14	11
TOTAL PARKING	11	9	16	12

PARKING AREA DIAGRAM



BALCONY AREA STATEMENT OF THE RESIDENT

DESCRIPTION	AREA	PERMISSIBLE BAL. AREA (10%)	PROPOSED BALCONY LENGTH	PROPOSED BALCONY AREA	EXCESS AREA
FIRST FLOOR	182.38 SQ.M	18.23	1.07 x 2.20 = 2.35 1.25 x 2.90 = 3.63 4.00 x 1.20 = 4.80	70.45	2.20 SQ.M
SECOND & THIRD FLOOR	374.68 SQ.M	37.47	1.07 x 2.20 = 2.35 1.25 x 2.90 = 3.63 4.00 x 1.20 = 4.80	70.45	11.38 SQ.M
FOURTH FLOOR	94.38 SQ.M	9.44	2.50 x 1.00 = 2.50 1.25 x 0.75 = 0.94	11.94	2.11 SQ.M
					TOTAL EXCESS AREA = 27.13 SQ.M

PARKING AREA CALCULATION

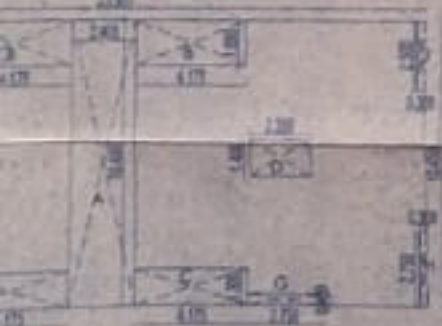
23.50 x 5.40 = 126.90 SQ.M
0.74 = 1.66 SQ.M
5.40 = 12.96 SQ.M
0.74 = 1.66 SQ.M
2.75 = 0.82 SQ.M
0.40 = 1.10 SQ.M
1.30 = 5.42 SQ.M
1.30 = 5.42 SQ.M
0.40 = 2.40 SQ.M
2.40 = 1.08 SQ.M

AREA STATEMENT	
LIT. AREA	2.88 SQ.M
FIRST FLOOR AREA	182.38 SQ.M
SECOND & THIRD FLOOR AREA	374.68 SQ.M
FOURTH FLOOR AREA	94.38 SQ.M
EXCESS AREA FOR BALCONY	27.13 SQ.M
TOTAL AREA	681.45 SQ.M

FLOOR AREA

2.52 = 94.38 SQ.MTS

FIRST FLOOR AREA DIAGRAM



SECOND FLOOR AREA DIAGRAM



FLOOR AREA CALCULATION

23.50 x 10.45 = 245.57 SQ.M
2.40 x 10.45 = 25.08 SQ.M
4.175 x 0.90 x 2 = 7.51 SQ.M
4.175 x 1.30 x 2 = 10.85 SQ.M
2.25 x 1.40 x 2 = 6.30 SQ.M
0.45 x 2.40 x 2 = 2.16 SQ.M
6.00 x 0.40 = 2.40 SQ.M
2.750 x 0.40 = 1.10 SQ.M
2.75 x 0.30 = 0.825 SQ.M
2.50 x 0.30 = 0.75 SQ.M
63.19 SQ.MTS

SECOND & THIRD FLOOR AREA CALCULATION

BLOCK AREA = 23.50 x 10.45 = 245.57 SQ.M
DEDUCTION -
A) 2.40 x 10.45 = 25.08 SQ.M
B) 4.175 x 0.90 x 2 = 7.51 SQ.M
C) 4.175 x 1.30 x 2 = 10.85 SQ.M
D) 2.25 x 1.40 x 2 = 6.30 SQ.M
E) 0.45 x 2.40 x 2 = 2.16 SQ.M
F) 6.00 x 0.40 = 2.40 SQ.M
G) 2.750 x 0.40 = 1.10 SQ.M
H) 2.75 x 0.30 = 0.825 SQ.M
J) 2.50 x 0.30 = 0.75 SQ.M
TOTAL DEDUCTION = 58.22 SQ.MTS

FLOOR AREA

182.38 SQ.MTS

TOTAL 2ND & 3RD FLOOR AREA

245.57 - 58.22 = 187.34 x 2 = 374.68 SQ.MTS

PROGRAM

A. AREA STATEMENT

1. AREA OF PLOT	485.75
2. DEDUCTION FOR:	
(a) Road acquisition area	---
(b) Proposed met	---
(c) Any reservoir	---
Total (a+b+c)	---
3. Net gross area of plot (1-2) (as on site)	485.75
4. Deduction for:	
(a) Recreation ground as per rule no. 11.3.1	---
(b) Internal roads total (a+b)	---
5. Net area of plot (3-4)	485.75
6. Action for F.S.I. (as per rule no. 11.3.1)	154.70
7. Total area (5+6)	640.45
8. Total F.S.I. permissible	15
9. Permissible Total floor area (7x8)	640.45
10. Existing floor area	482.00
11. Proposed area	172.32
12. Excess balcony area taken in total floor area calculation (as per (8)-(10) below)	27.13
13. Total built-up area (10+11+12)	641.45
14. Total built-up area (as per rule 11.3.1)	641.45

B. BALCONY AREA STATEMENT (SHOWN IN BAL. STATEMENT)

(a) Permissible balcony area per floor	AS SHOWN
(b) Proposed balcony area per floor	AS SHOWN
(c) Excess balcony area (total)	AS SHOWN

C. TENEMENT STATEMENT

(a) Net area of plot item (7) above	485.75
(b) Less: deduction of non-residential area (shops etc.)	NIL
(c) Area of tenements (a-b)	482.00
(d) Tenements permissible (as per 60/80/100 per area 1502220/330 per Ha)	15
(e) Tenements proposed	14

D. PARKING STATEMENT

(a) Parking required by rule	AS SHOWN
(b) Garages permissible	---
(c) Garages proposed	---
(d) Total parking provided	AS SHOWN

CERTIFICATE OF AREA
Certified that the plot under reference was surveyed by me on 05/09/12 and the dimensions of sites etc. of plot stated on plan are as measured on site and the area so marked out tallies with the area stated in document of ownership / T.P. act.

Signature of Architect

OWNER'S CONFIRMATION
I CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECTS

Signature of Owner

OWNER:
SHRI SADDGURU SHYVRAM CONSTRUCTION PVT.LTD
(DIRECTOR - AMOD MURKEWAR)

ARCHITECT:
SHRI SADDGURU SHYVRAM CONSTRUCTION PVT.LTD
Reg. No. CA/2008/2008

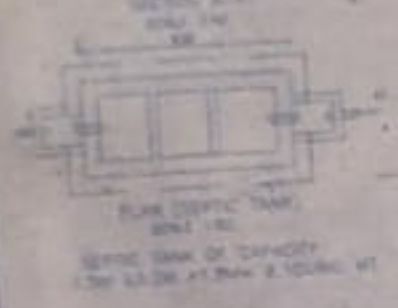
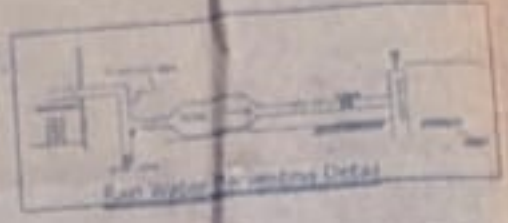
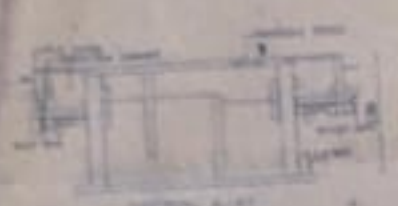
EXTRA ENGINEER

TITLE MUNICIPAL DRAWING

COMPLETED BUILDING PERMISSION ON P. NO.01 IN G. NO. 55/1/1 AT ADGAON SHIVAR FOR MR. TEJWANTSING P. GHATORE THROUGH G.P.H. HOLDER SHREE SADDGURU SHYVRAM CONSTRUCTION PVT. LTD THROUGH DIR. AMOD A. MURKEWAR.

DATE: 22-07-10 SCALE: 1:100

DR. SADDGURU SHYVRAM CONSTRUCTION PVT. LTD
SHRI SADDGURU SHYVRAM CONSTRUCTION PVT. LTD
FLAT NO.11 PRIDE MARK SOCIETY
BEHIND K.J. METHA HIGH SCHOOL
NASHIK ROAD
NASHIK
0253 3159246, 9011430516



TYPE	NO.	DESCRIPTION
1	1201-13	1/2" PANELED DOOR
2	1201-14	1/2" PANELED DOOR
3	1201-15	1/2" FULL GLAZED WINDOW
4	1201-16	1/2" FULL GLAZED WINDOW
5	1201-17	1/2" FULL GLAZED WINDOW
6	1201-18	1/2" FULL GLAZED WINDOW
7	1201-19	1/2" FULL GLAZED WINDOW

