

APPROVING AUTHORITY

APPROVED



The Plans amended in.....
As per the conditions Mentioned in
the accompanying commencement
Certificate No 192/Panch. dated 07/06/2002

Sd/—

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

T.D.R. STATEMENT ZONE 'C'

NAME OF D.R.C. HOLDER	S. NO.	D.R.C. NO. AND DATE	AREA
MR. D. S. JADHAV G.P.A.	S. NO 284/1B/1/284/1	NO. 100	90.0
HOLDER MR. T.C. PAWAR AND OTHERS	1B/2, NASHIK	DT. 23-9-2001	90.0
MR. S. S. SHAH AND OTHERS	S. NO 88/20 NASHIK	DT. 23-9-2001	90.0
ADDITIONAL AREA TAKEN FROM D.R.C. HOLDER			270.0

AREA STATEMENT PLOTS 1+2

AREA STATEMENT	SQ. MT.
1. AREA OF THE PLOT	744.54
2. DEDUCTION FOR:	
a) ROAD ACQUISITION AREA	—
b) PROPOSED AREA	—
c) ANY RESERVATION	—
TOTAL (a+b+c)	—

3. NET GROSS AREA OF THE PLOT.	744.54
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4. DEDUCTION FOR:	
a) RECREATIONAL GROUND PER (RULE 11/3/1)	—
b) INTERNAL ROAD TOTAL (a+b)	—

5. NET AREA OF THE PLOT	744.54
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6. ADDITIONS FOR F.S.I. (TOTAL BUILT UP AREA) 40% = 297.86	
PROPOSE a) 100% SET BACK AREA ADD T.D.R.	298.0

7. TOTAL AREA (5+6)	1042.54
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8. TOTAL F.S.I. PERMISSIBLE	ONE
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9. PERMISSIBLE TOTAL FLOOR AREA (7X8)	1042.54
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10. EXISTING FLOOR AREA	—
11. PROPOSED AREA	966.619

12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B (C) BELOW (21.342 X 3 + 11.528)	75.554
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13. TOTAL BUILT UP AREA PROPOSED (10+11+12)	1040.373
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14. TOTAL BUILT UP AREA CONSUMED 13/7	0.988
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BALCONY AREA STATEMENT	
a) PERMISSIBLE BALCONY AREA PER FLOOR	1st/2nd/3rd
b) PROPOSED BALCONY AREA PER FLOOR	3.39/2.39/2.39
c) EXCESS BALCONY AREA TOTAL	5.73/5.73/5.73

TENEMENT STATEMENT

a) NET AREA OF THE PLOT	1042.54
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b) LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC. PERMI. 5% = 37.232	
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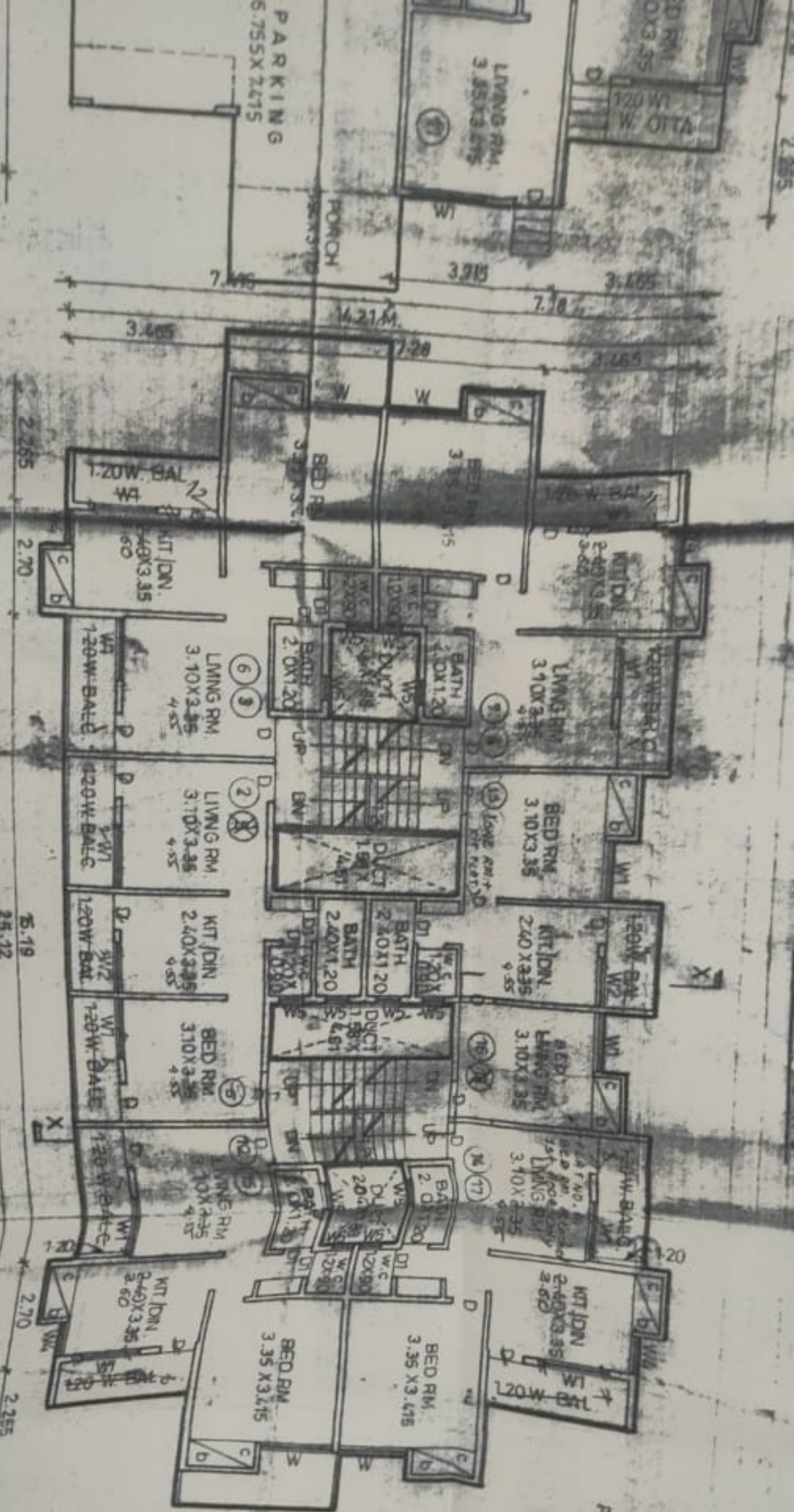
c) AREA OF TENEMENT (a-b)	990.393
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d) TENEMENTS PERMISSIBLE AS 600/100 PER ACRE 220 T/HA	220 NOS
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e) TENEMENTS PERMISSIBLE AS 1000/200 PER HECTOR	220 NOS
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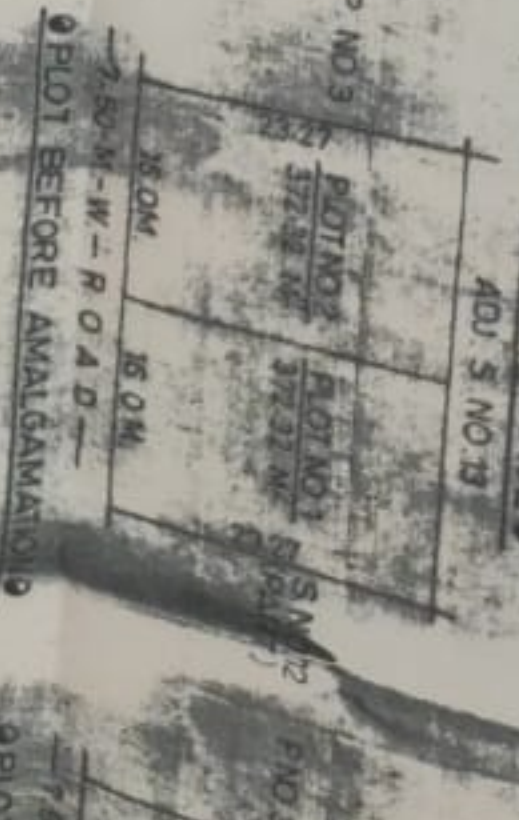
PARKING STATEMENT

a) TENEMENTS PROPOSED	220 NOS
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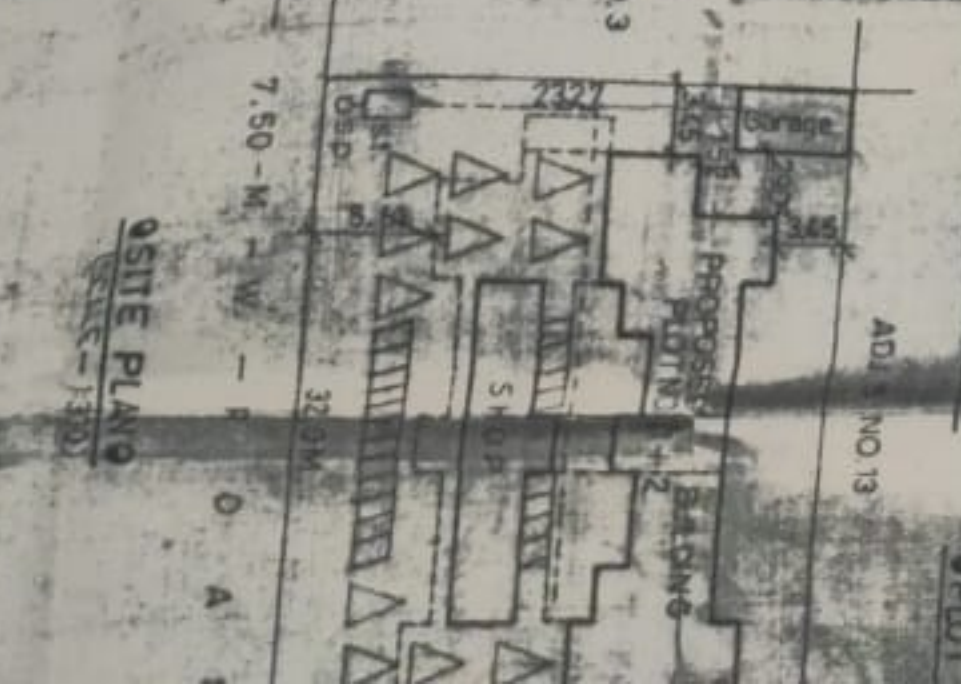


0 TYPICAL STILL-UP + FIRST / STILL-UP 1ST + SECOND FL. PLAN 0

0 PLAN OF GARAGE 0



0 SITE PLAN 0



AREA STATEMENT		sq. mt.
AREA OF PLOT.		711.64
F.S.I.		ONE
PROPOSED BUILT UP AREA		
GROUND FLOOR + STILT		104.819
FIRST FLOOR + STILT-UP		243.907
SECOND FLOOR + STILT-UP FIRST		243.907
THIRD FLOOR + STILT-UP SECOND FLOOR		243.907
STILT-UP THIRD FLOOR		70.607
NOTE: TOTAL BUILT-UP AREA		866.140
PLOT BOUNDARY SHOWN IN THICK BLACK PROPOSED WORK SHOWN IN RED DRAINAGE LINE SHOWN IN DOTTED RED. EXTERNAL WALL 15 INTERNAL WALL 75		

SCHEDULE OF DOORS AND WINDOWS

D	0.90 X 2.10	T.W. PANELLED DOOR
D1	0.75 X 2.10	DO
W	1.80 X 1.20	M.S. GLAZED WINDOW
W1	1.50 X 1.50	DO
W2	0.90 X 1.20	DO
W3	1.50 X 0.90	DO
W4	0.90 X 0.90	DO
W5	0.60 X 0.90	M.S. LOUVERED WINDOW

PROPOSED RESIDENTIAL BUILDING IN
 PLOT NO.1+2, S.NO.12-A/7/3/9+10/1+2
 AT HANUMANWADI, PANCHWATI, NASHIK
 FOR-BALAJI BUILDERS & DEVELOPERS.
 (SHRI. NITIN S.PATIL G.P.A. Holder)

ARCHITECT / ENGINEER	OWNER'S SIGN
STRUCTURAL ENGINEER	SHRI. NITIN S. PATIL (G.P.A. Holder) BALAJI BLDRS AND DEVP'S

MAGAR PAWAR associates.

CONSULTING ARCHITECT ENGINEER AND GOVT VALUERS
 PARISHRAM, OPP. H.P.T. COLLEGE, COLLEGE ROAD,
 NASHIK-422005, PHONE 576467, 314295

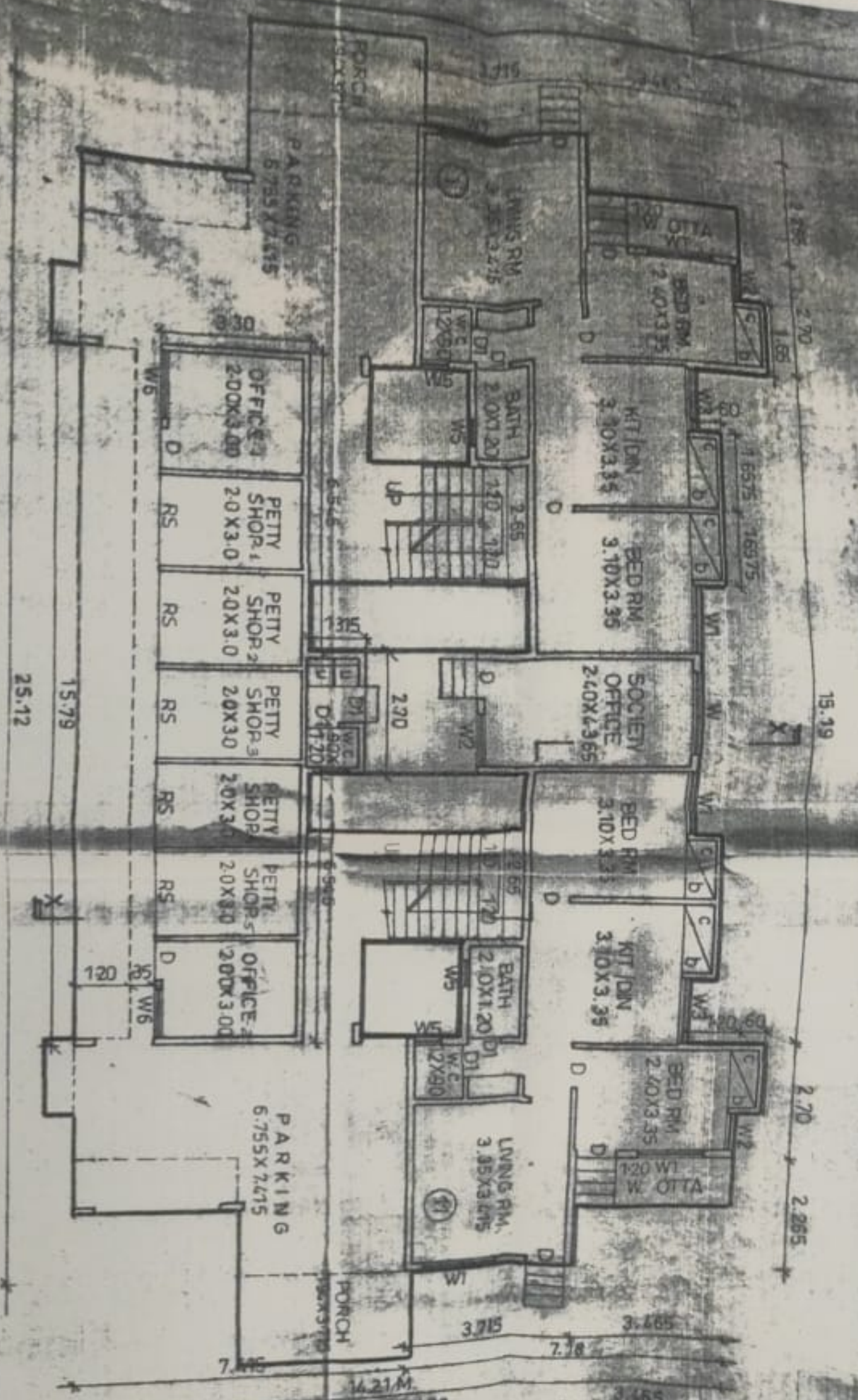
DRN. BY	PARDESHI	CHKD BY	PARAR
SCALE	1:100	DRG. NO.	
DATE	15 FEB. 2001	JOB NO.	



S. NO.12 (PART)
 ROAD
 MALGAMATION

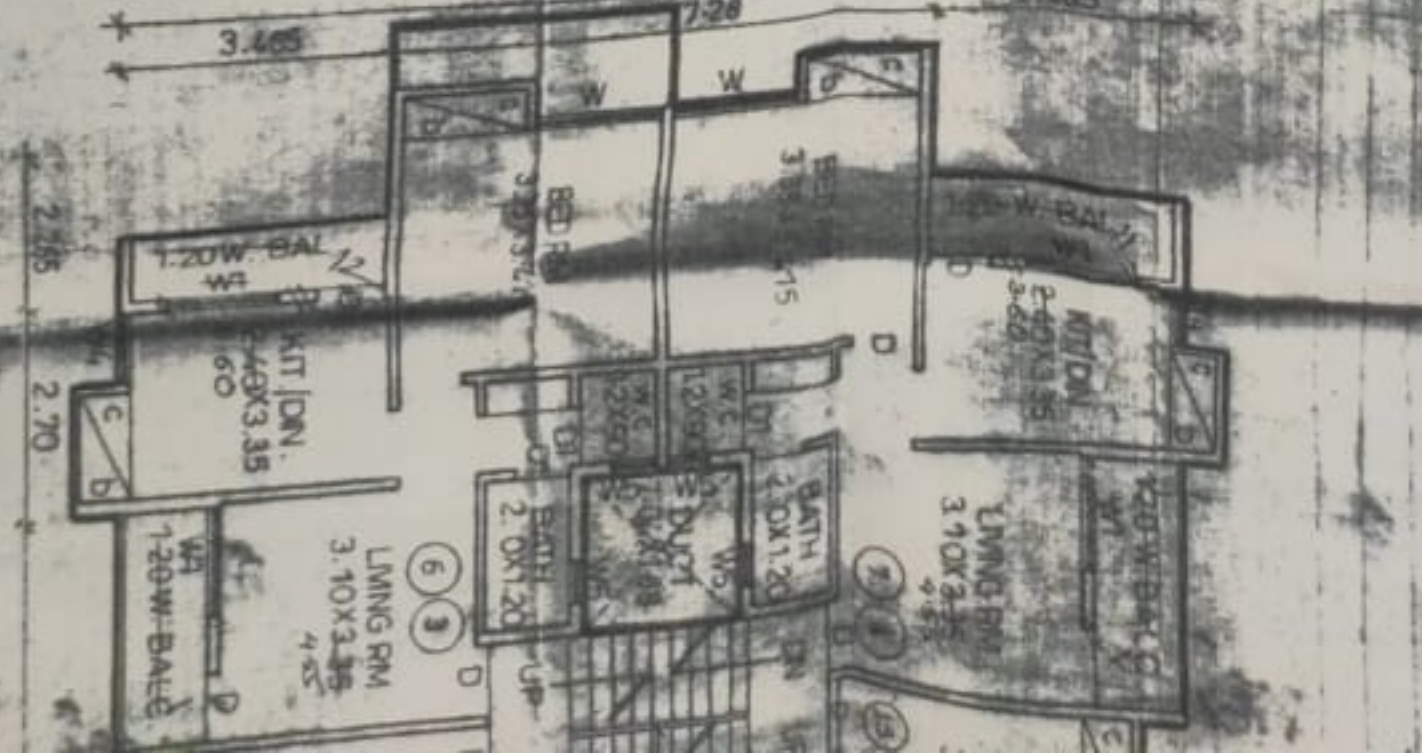
S. NO.12 (PART)
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STILT-UP SECOND + THIRD FLOOR PLAN

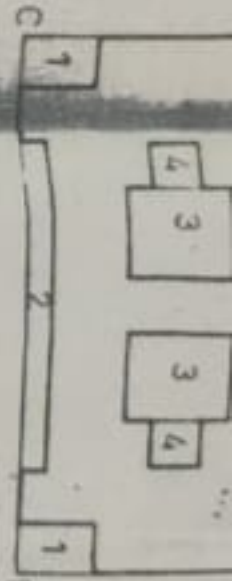
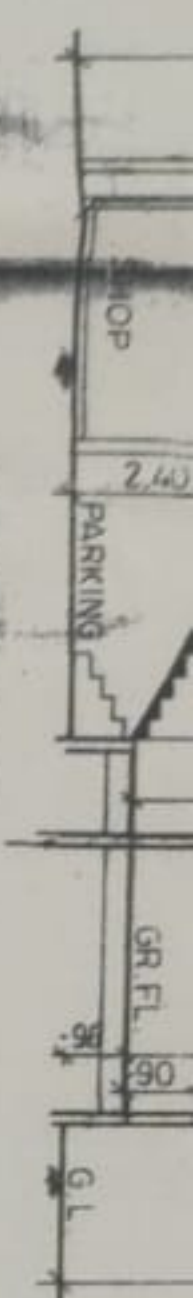


STILT (PARKING) + GROUND FLOOR PLAN

TYPICAL



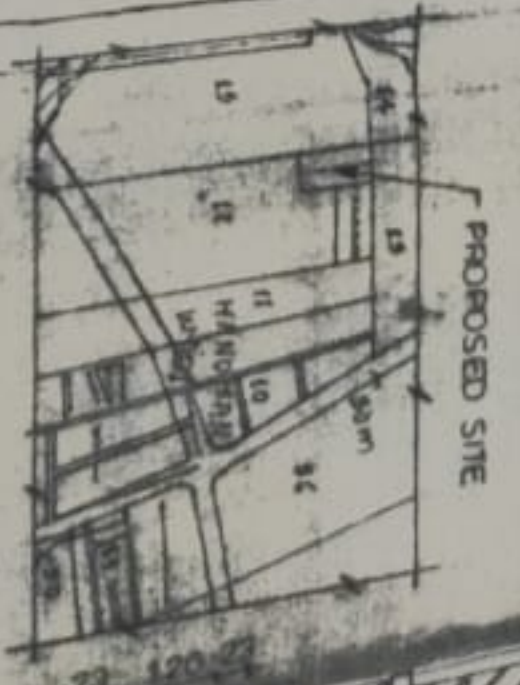
SECTION AT XX



NO.	DESCRIPTION	AREA
1)	2.265 X 3.465 X 4	31.393
2)	15.79 X 1.20	36.456
3)	4.13 X 4.51 X 2	37.253
4)	2.115 X 1.48 X 2	7.952
TOTAL		113.054 SQM

AREA OF STILT-UP SECOND+THIRD FLOOR 356.955 - 113.054 - 243.901 SQM

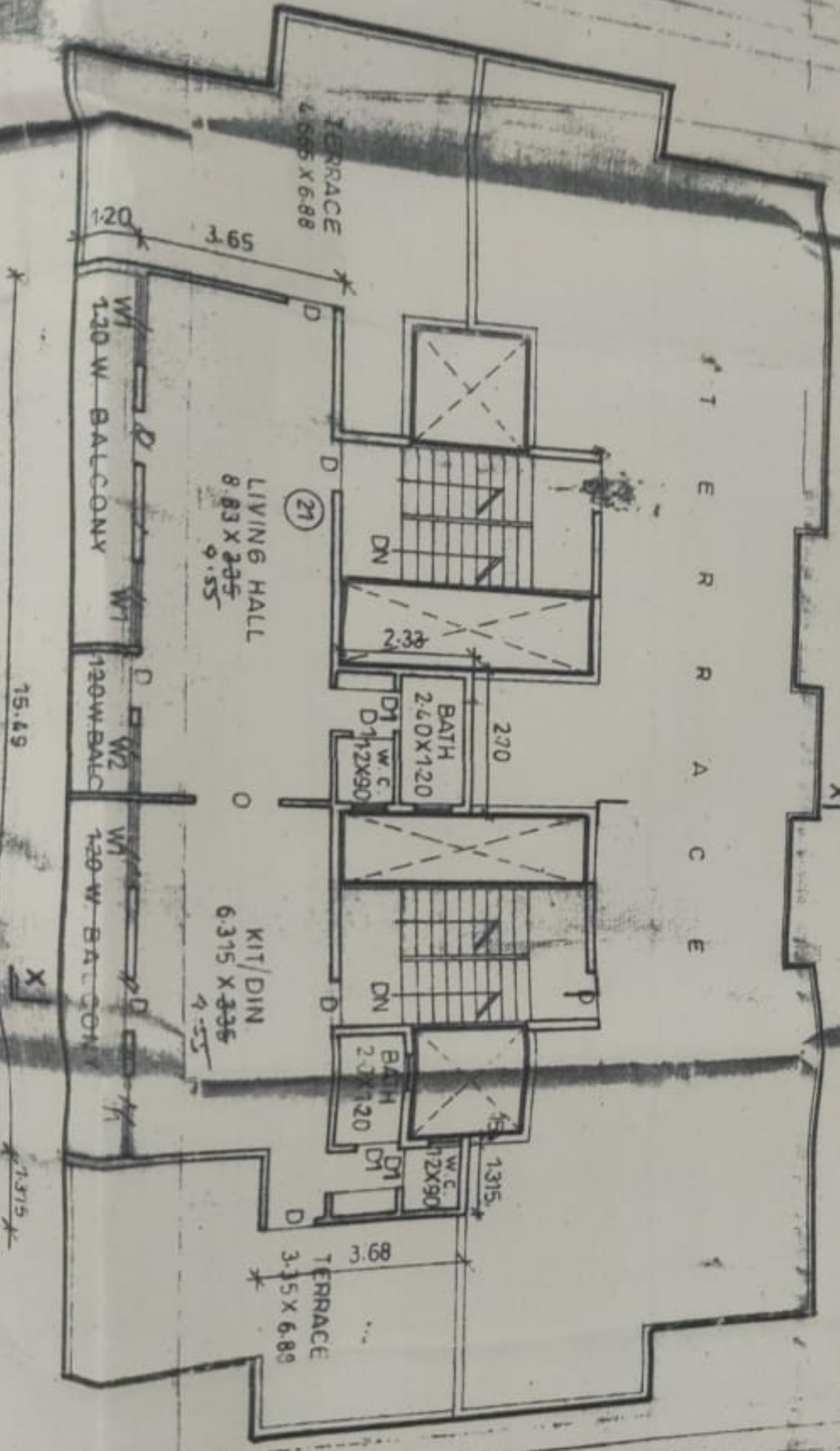
COMPLETION PLAN



LOCATION PLAN (SCALE - 1:10,000)



TERRACE



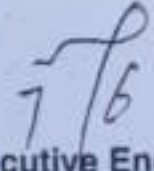
STILT-UP THIRD FLOOR PLAN

ELEVATION



(3)

- 22) 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.
- 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 in regional language.
- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.
- 25) **Previously approved B.P. No. 683/Panchwati Dated 18/12/2001 should be treated as cancelled.**
- 26) **Stampduty of T.D.R. should be paid before applying for completion certificate.**
- 27) **190.0 Sq.M. BuiltUp Area is Utilised from D.R.C. No.100 Dated 23/8/2001. And 108.0 Sq.M. Utilised from D.R.C. No.107 Dated 29/8/2001.**


Executive Engineer
(Town Planning)

Nashik Municipal Corporation, Nashik

No. LND / BP -

Nashik, Dt. / / 200

Copy to : Divisional Officer,

panchwati Division

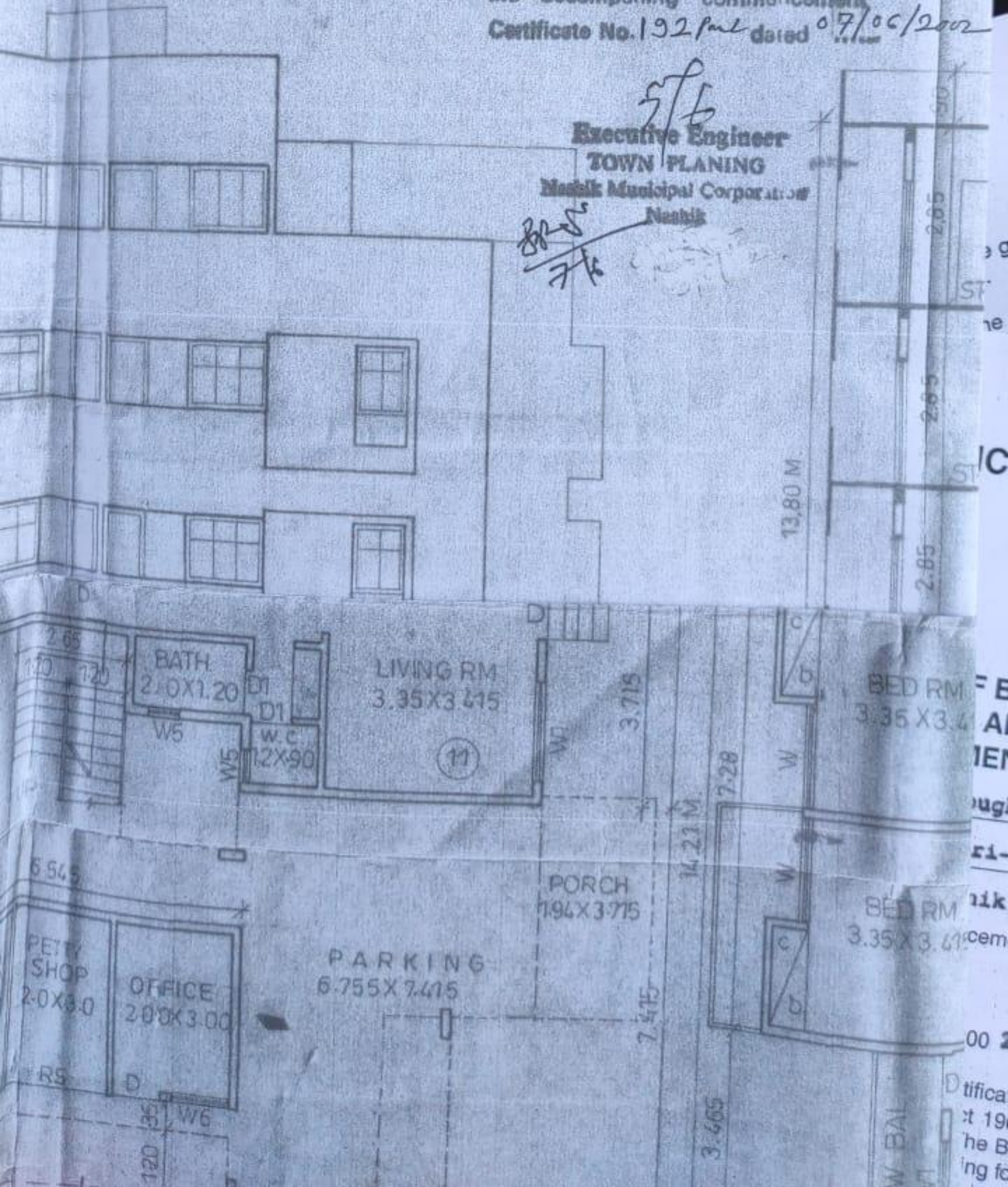
Nashik Municipal Corporation, Nashik

APPROVED

The Plans amended in ..
As per the conditions mentioned in
the accompanying commencement
Certificate No. 192/2002 dated 07/06/2002

S/F
Executive Engineer
TOWN PLANING

Nashik Municipal Corporation
Nashik





NASHIK MUNICIPAL CORPORATION

No. : LND / BP / 192 *Pancherati* ¹³¹
OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE : 07/06/2002

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO Shri- Dinesh S. Patil through G.P.A. Holder M/S-Balaji Builders
& Developers Proprietor Shri- Nitin S. Patil
C/O- Engr. M.D. Pawar, Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 1 + 2

of S. No. 12A/7/3/9+10/1 & 2 of Nashik Shiwar

Ref - Your Application & Plan dated 27/3/2002 Inward No. 3696

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: **Commercial cum Residential**

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

C O N D I T I O N S

- 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 of 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) 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 & idemnity bond is incorrect or false the permission shall stand cancelled.