

चयन १०६३३३ (भरतभाई)



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अंशिकः)

No. A 10237

जावक क्र./नसक्र./सं. १३/१०२/१०२३७  
दिनांक: ११/१२/२०१९

श्री./श्रीमती

भरतभाई प्रमजीभाई पटेल

संदर्भ: तुमचा दिनांक १९/१०/२०१९ चा अर्ज क्रमांक

सि. २/४४६३

महाशय,

दाखला देण्यात येतो की हरसरूप शिंदेकरातात / सि.नं. २६५/२१४

प्लॉट नं. १४ मधील इमारतीच्या तळ मतीन मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र.सि २/६५३/३०७४ दिनांक २०/१०/२०१० अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायजर, श्री. अशोक सुच. खेडानी, रू.ई. सि.डी. पटेल

चाचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधीन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे

त्याचे एकूण बांधकाम क्षेत्र ३८६.२९ चौ.मी. चौ.मी.

व चटई क्षेत्र ३३६.७८ चौ.मी. चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालय ची 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) सेस उपकर फी. र. रु. ३६७००/- पा. रु. ८७/४७३९ दि. २८/११/२०१९  
अन्वये भरलेले आहेत.

नसक्र-१  
क्र. ३४७५ (२०१९)  
११ - २५

कार्यकारी अधिकारी  
स्मर रचना विभाग  
नाशिक महानगरपालिका, नाशिक

074  
 STAMP OF APPROVAL  
 APPROVED  
 occupancy certificate  
 NO - C-2/10237/4211  
 Date - 1-12-2011.

WELL  
**TRUE COPY**

*Ashok*

**ASHOK H. SENGHANI**  
 REGD. ARCHITECT  
 REG. No. CA/2006/38958

**AREA STATEMENT**

S.NO.	TITLE	SQ.M.
01	AREA OF PLOT	308.00 SQM.
02	DEDUCT FOR	--
	a) ROAD AQUISATION AREA	--
	b) PROPOSED AREA	--
	c) ANY RESERVATION	--
03	NET GROSS AREA OF PLOT (1-2)	308.00 SQM.
04	DEDUCTION FOR	--
	a) RECREATIONAL GROND AS PER RULE (11/1/1)	--
	b) INTERNAL ROAD	--
05	NET AREA OF PLOT (3-4)	308.00 SQM.
06	ADDITIONS FOR F.S.I. ( TOTAL B/UP AREA)	--
	PURPOSE a) ROAD AQUISATION	--
	PURPOSE b) ADDITIONAL T.D.R. PURCHASED	80.00 SQM.
07	<b>TOTAL AREA (5+6)</b>	388.00 SQM.
08	TOTAL F.S.I. PERMISSIBLE	1
09	<b>PERMISSIBLE TOTAL FLOOR AREA (7x8)</b>	388.00 SQM.
10	EXISTING FLOOR AREA	--
11	PROPOSED AREA	386.29 SQM.
12	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B (C) BELOW (ITEM-17)	--
13	<b>TOTAL B/UP AREA PROPOSED (10+11+12)</b>	386.29 SQM.
14	TOTAL B/UP AREA CONSUMED (13/7)	0.99
15	<b>AREA COMPLETED - 386.29 sqm</b>	
16	EXCESS BALCONY LENGTH TOTAL	--
17	EXCESS BALCONY AREA TOTAL (ITEM 16)	

15	AREA COMPLETED	388.00
16	EXCESS BALCONY LENGTH TOTAL	--
17	EXCESS BALCONY AREA TOTAL (ITEM 16) x 1.2	--

TENEMENT STATEMENT		
18	NET AREA OF PLOT (ITEM 7 above)	388.00 SQM.
19	LESS DEDUCTION FOR NON RESIDENTIAL AREA (SHOP) ETC.	--
20	AREA OF TENEMENT (18-19)	388.00 SQM.
21	TENEMENTS PERMISSIBLE AS 250 PER HECTOR	10
22	TENEMENTS PROPOSED	10

PARKING STATEMENT		
23	PARKING REQUIRED BY RULE	6 4- WHEELERS 7 2- WHEELERS
24	GARAGES PERMISSIBLE	--
25	GARAGES PROPOSED	--
26	TOTAL PARKING PROPOSED	7 4- WHEELERS 9 2- WHEELERS

**CERTIFICATE OF AREA**

CERTIFIDE THAT PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 15/09/10 AND DIMENSIONS OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P.ACT.

SIGNATURE OF LICENCED ARCHITECT/ENGINEER  
STRUCTURAL ENGINEER/SUPERVISOR

**SUBMISSION DRAWING**

Content :- **COMPLETION**  
**PLANS, ELEVATION, AND SECTIONS**

SCALE: 1:100	DATE: 27/09/2010	DRG. NO. 083/SU-01
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Architect's sign:-  <b>ASHOK H. SENGHANI</b> Reg.no. CA/2006/38958	Structural consultant's sign:-  <b>C. D. PATEL</b>
---	--

Architects :-

**GENESIS**  
architects and interior designers

417, Khabanda Park, Dwarka, Nasik-422011  
Ph: 9421506633, e-mail: ashoksenghani@gmail.com

NO - C-2/10237/4211

Date - 1-12-2011.

**TRUE COPY***Ashok***ASHOK H. SENGHANI**

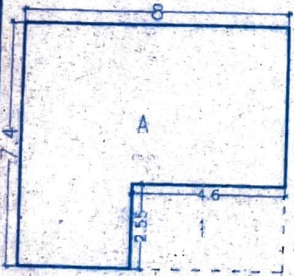
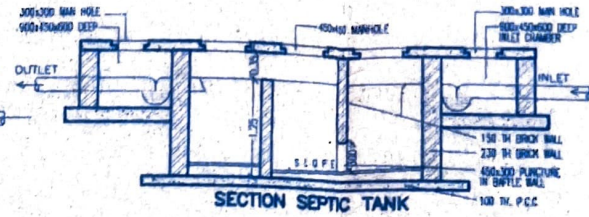
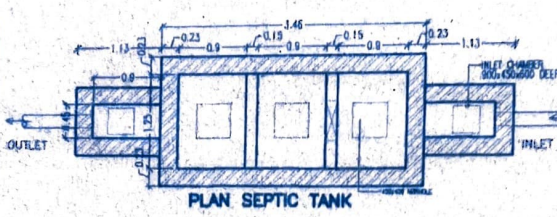
REGD. ARCHITECT

REG. No. CA/2006/38958

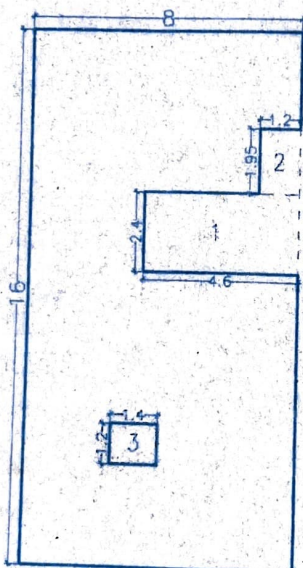
**AREA STATEMENT**

S.NO.	TITLE	SQ.M.
01	AREA OF PLOT	308.00 SQM.
02	DEDUCT FOR	--
	a) ROAD AQUISATION AREA	--
	b) PROPOSED AREA	--
	c) ANY RESERVATION	--
03	NET GROSS AREA OF PLOT (1-2)	308.00 SQM.
04	DEDUCTION FOR	--
	a) RECREATIONAL GROND AS PER RULE (11/1/1)	--
	b) INTERNAL ROAD	--
05	NET AREA OF PLOT (3-4)	308.00 SQM.
06	ADDITIONS FOR F.S.I. ( TOTAL B/UP AREA)	--
	PURPOSE a) ROAD AQUISATION	--
	PURPOSE b) ADDITIONAL T.D.R. PURCHASED	80.00 SQM.
07	<b>TOTAL AREA (5+6)</b>	388.00 SQM.
08	TOTAL F.S.I. PERMISSIBLE	1
09	<b>PERMISSIBLE TOTAL FLOOR AREA (7x8)</b>	388.00 SQM.
10	EXISTING FLOOR AREA	--
11	PROPOSED AREA	386.29 SQM.
12	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B (C) BELOW (ITEM-17)	--
13	<b>TOTAL B/UP AREA PROPOSED (10+11+12)</b>	386.29 SQM.
14	TOTAL B/UP AREA CONSUMED (13/7)	0.99
15	<b>AREA COMPLETED - 386.29 SQM</b>	
16	EXCESS BALCONY LENGTH TOTAL	--
17	EXCESS BALCONY AREA TOTAL (ITEM 16)x 1.2	--
<b>TENEMENT STATEMENT</b>		
18	NET AREA OF PLOT (ITEM 7 above)	388.00 SQM.
19	LESS DEDUCTION FOR NON RESIDENTIAL AREA (SHOP )ETC.	--
20	AREA OF TENEMENT (18-19)	388.00 SQM.
21	TENEMENTS PERMISSIBLE	10
	AS 250 PER HECTOR	
22	TENEMENTS PROPOSED	10
<b>PARKING STATEMENT</b>		
23	PARKING REQUIRED BY RULE	6 4- WHEELERS 7 2- WHEELERS
24	GARAGES PERMISSIBLE	--
25	GARAGES PROPOSED	--
26	TOTAL PARKING PROPOSED	7 4- WHEELERS 9 2- WHEELERS

SCHEDULE OF OPENING	
D1	= 750 X 2250
D2	= 900 X 2250
D3	= 1000 X 2250
V	= 600 X 900
W1	= 1200 X 1350
W2	= 1500 X 1350



**AREA CALCULATION:**  
**GROUND FLOOR**  
 BLOCK-A = 8.00 X 7.40 = 59.20 SQM.  
**DEDUCTIONS:**  
 BLOCK-1 = 4.60 X 2.55 = 11.73 SQM.  
**TOTAL AREA @**  
**GROUND FLOOR = A-1 = 47.47 SQM**



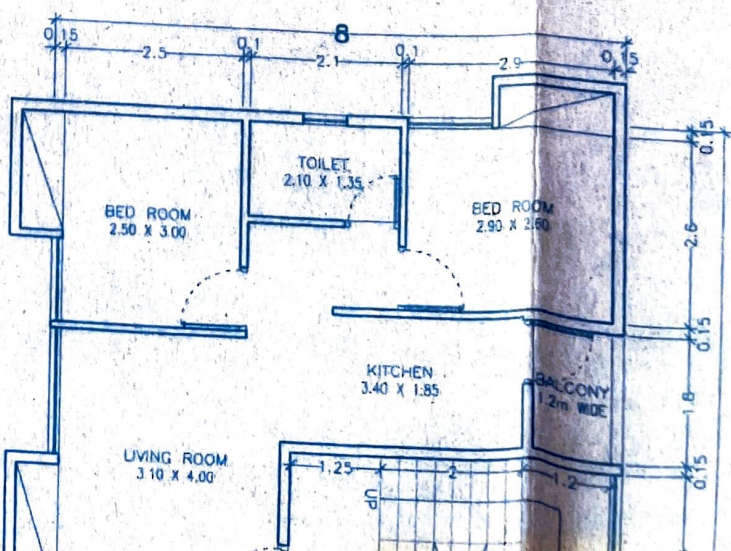
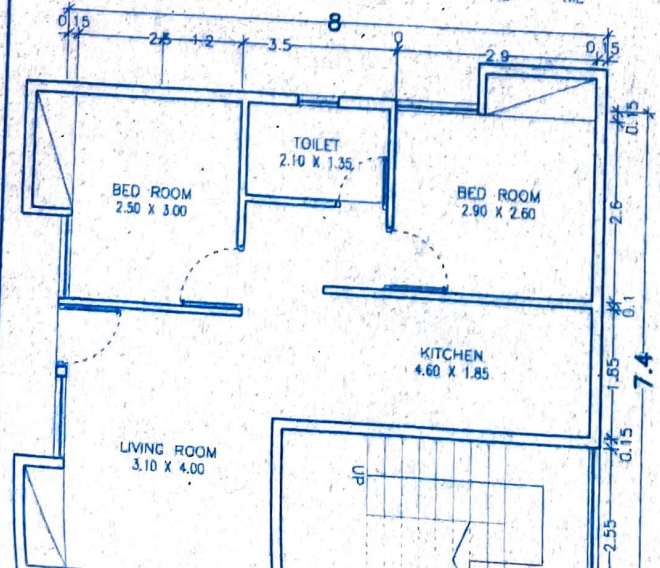
**AREA CALCULATION:**  
**1st, 2nd & 3rd FL. PLAN**  
 BLOCK-A = 8.00 X 16.00 = 128.00 SQM.  
**DEDUCTIONS:**  
 BLOCK-1 = 4.60 X 2.40 = 11.04 SQM.  
 BLOCK-2 = 1.20 X 1.95 = 2.34 SQM.  
 BLOCK-3 = 1.20 X 1.40 = 1.68 SQM.  
**TOTAL AREA @**  
**1st, 2nd & 3rd FL. = 112.94 SQM**

**BALCONY AREA STATEMENT**  
 AREA AT 1st, 2nd & 3rd FL. = 118.46 SQM.  
 10% ALLOWABLE BAL. AREA = 11.84 SQM.  
**TOTAL AREA OF PROPOSED BALCONY**  
 = 1.2 [2.50 + 2.70 + 1.80] = 8.40 SQM.  
**EXCESS BALCONY AREA = NIL**

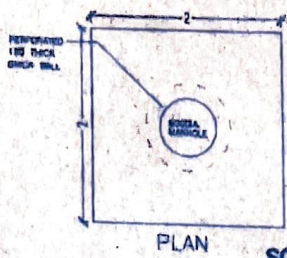
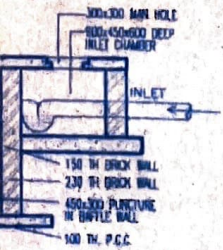
AREA STATEMENT				
AREA OF PLOT = 308.00 SQM.		F.S.I. - ONE		
PROPOSED B/UP AREA	PROPOSED AREA (SQM.)	PERMISSIBLE BALCONY (SQM.)	PROPOSED BALCONY (SQM.)	EXCESS BALCONY
GROUND FLOOR	47.47	---	---	---
FIRST FLOOR	112.94	11.29	8.40	---
SECOND FLOOR	112.94	11.29	8.40	---
THIRD FLOOR	112.94	11.29	8.40	---
<b>TOTAL</b>	<b>386.29</b>			
<b>NET BUILT UP AREA</b>	<b>386.29 SQM.</b>			

PARKING STATEMENT:			
PURPOSE		REQ.	PRO.
RESIDENTIAL	FOUR WHEELER	5	5
	TWO WHEELER	5	5
PLOT	FOUR WHEELER	1	2
	TWO WHEELER	2	4
<b>TOTAL</b>	FOUR WHEELER	7	7
	TWO WHEELER	9	9

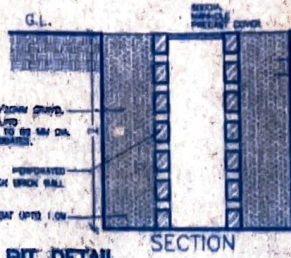
T.D.R. STATEMENT	
AREA OF PLOT	308.00 SQM.
TDR PERMISSIBLE (40%)	123.20 SQM.
TDR PURCHASED	80.00 SQM.
ZONE	'D' ZONE
UTILIZED ZONE	'D' ZONE
DRC NO.-339 AGR. DATE: 24.09.2010	



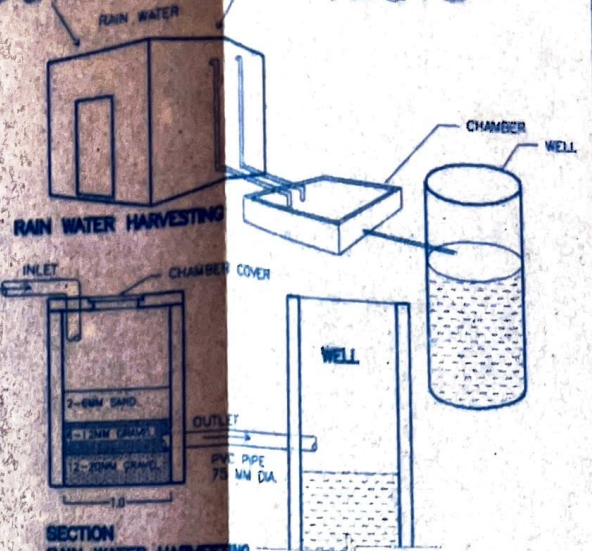
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SOAK PIT DETAIL



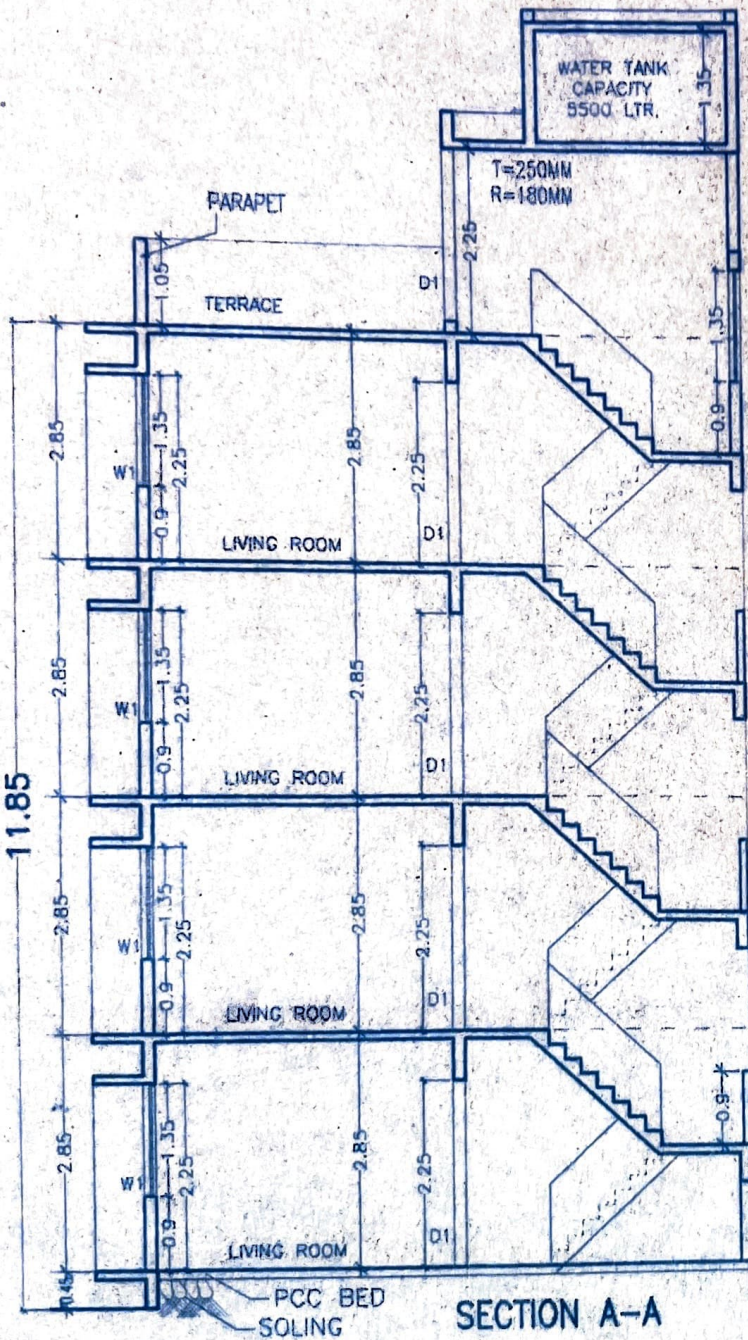
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 Dated - 20/10/2010



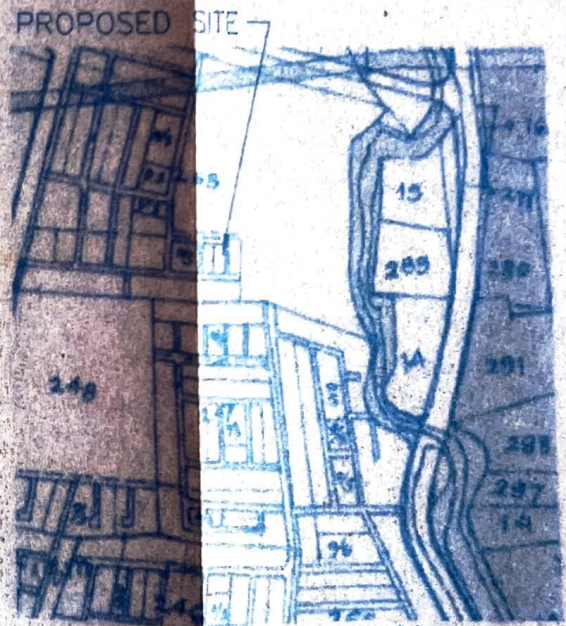
SECTION RAIN WATER HARVESTING COLLECTION TANK = 10000 LTR.

EXCESS BALCONY	---
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---	---
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---	---

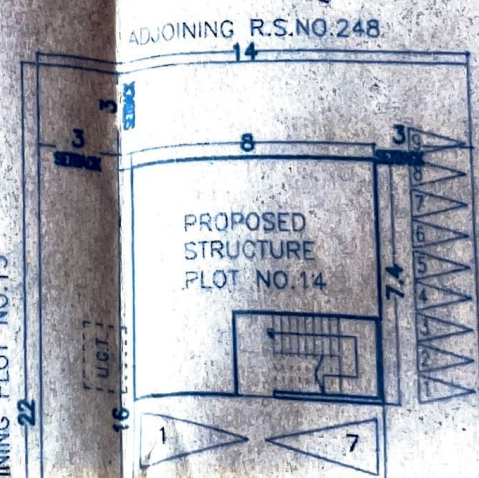
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23.20 SQM.
80.00 SQM.
ZONE
ZONE
24.09.2010



SECTION A-A



LOCATION PLAN  
 SCALE - 1:10000



DINING PLOT NO. 13

DINING PLOT NO. 15

**AREA CALCULATION:  
GROUND FLOOR**

BLOCK-A = 8.00 X 7.40 = 59.20 SQM.

**DEDUCTIONS:**

BLOCK-1 = 4.60 X 2.55 = 11.73 SQM.

**TOTAL AREA @**

**GROUND FLOOR = A-1 = 47.47 SQM**

**AREA CALCULATION:**

**1st, 2nd & 3rd FL. PLAN**

BLOCK-A = 8.00 X 16.00 = 128.00 SQM.

**DEDUCTIONS:**

BLOCK-1 = 4.60 X 2.40 = 11.04 SQM.

BLOCK-2 = 1.20 X 1.95 = 2.34 SQM.

BLOCK-3 = 1.20 X 1.40 = 1.68 SQM.

**TOTAL AREA @**

**1st, 2nd & 3rd FL. = 112.94 SQM**

**BALCONY AREA STATEMENT**

AREA AT 1st, 2nd, 3rd FL. = 118.46 SQM.

10% ALLOWABLE BAL. AREA = 11.84 SQM.

TOTAL AREA OF PROPOSED BALCONY

= 1.2(2.50+2.70+1.80) = 8.40 SQM.

EXCESS BALCONY AREA = NIL

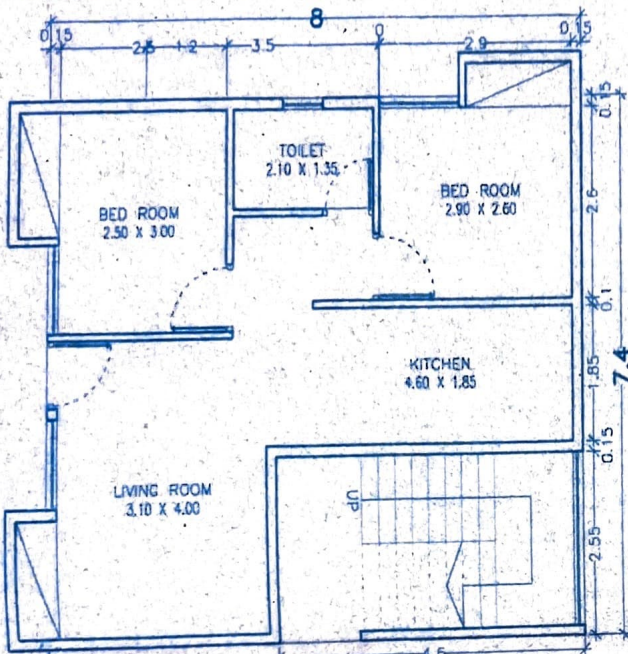
GROUND FLOOR	47.47	---	---	---
FIRST FLOOR	112.94	11.29	8.40	---
SECOND FLOOR	112.94	11.29	8.40	---
THIRD FLOOR	112.94	11.29	8.40	---
TOTAL	386.29			
<b>NET BUILT UP AREA</b>	<b>386.29 SQM.</b>			

**PARKING STATEMENT:**

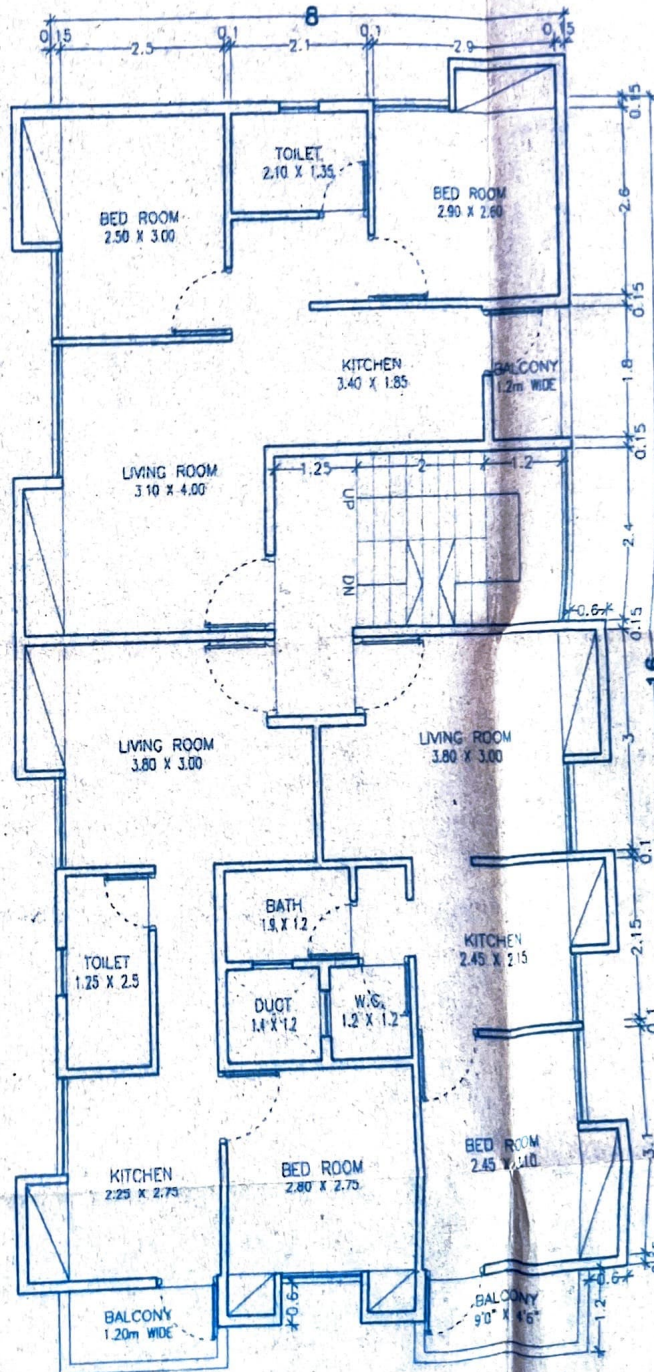
PURPOSE		REQ.	PRO.
RESIDENTIAL	FOUR WHEELER	5	5
	TWO WHEELER	5	5
PLOT	FOUR WHEELER	1	2
	TWO WHEELER	2	4
TOTAL	FOUR WHEELER	7	7
	TWO WHEELER	9	9

**T.D.R. STATEMENT**

AREA OF PLOT	308.00 SQM.
TDR PERMISSIBLE (40%)	123.20 SQM.
TDR PURCHASED	80.00 SQM.
ZONE	'D' ZONE
UTILIZED ZONE	'D' ZONE
DRG NO. - 339	AGR. DATE: 24.09.2010



**GROUND FLOOR PLAN  
SCALE - 1:100**



**1st, 2nd & 3rd FLOOR PLAN  
SCALE - 1:100**

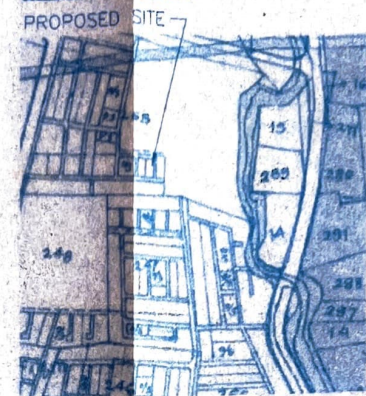
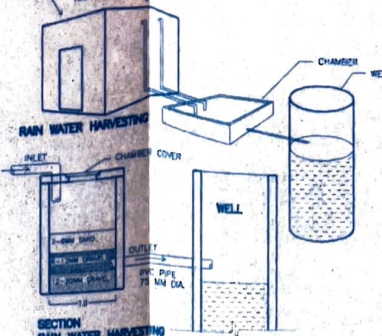
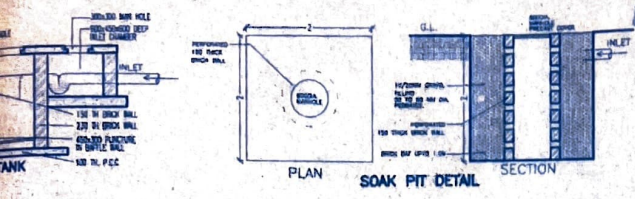


APPROVED

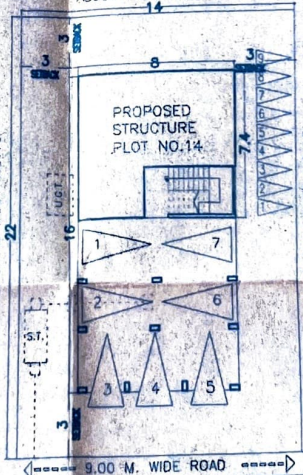
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Dated - 20/10/2010

STAMP OF APPROVAL  
APPROVED  
Occupancy certificate  
No - C-2/10237/4211  
Date - 1-12-2011.  
TRUE COPY  
*Ashok*

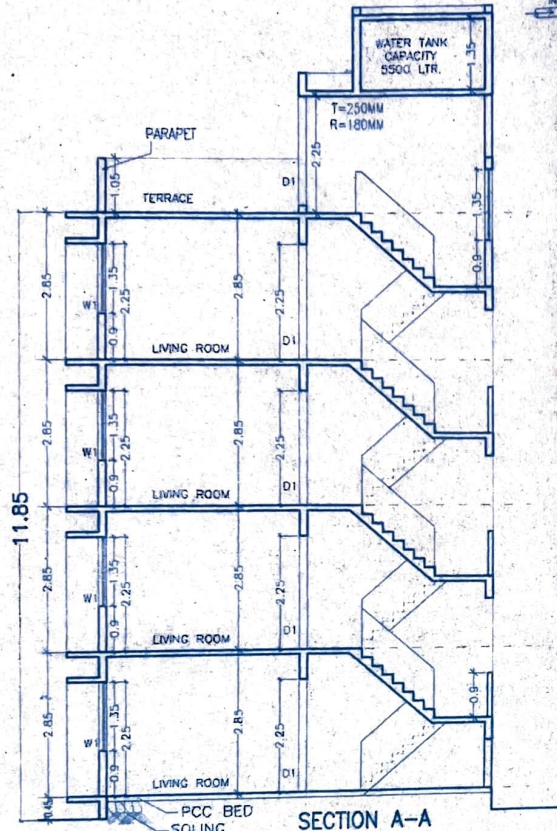
ASHOK H. SENGHANI  
REGD. ARCHITECT  
REG. NO. CA/2006/28958



LOCATION PLAN  
SCALE - 1:10000



SITE PLAN  
SCALE - 1:250



SECTION A-A



ELEVATION

S.NO.	TITLE	SQ.M.
01	AREA OF PLOT	308.00 SQM.
02	DEDUCT FOR	---
	a) ROAD ACQUISITION AREA	---
	b) PROPOSED AREA	---
	c) ANY RESERVATION	---
03	NET GROSS AREA OF PLOT (1-2)	308.00 SQM.
04	DEDUCTION FOR	---
	a) RECREATIONAL GROND AS PER RULE (11/1/1)	---
	b) INTERNAL ROAD	---
05	NET AREA OF PLOT (3-4)	308.00 SQM.
06	ADDITIONS FOR F.S.I. (TOTAL B/UP AREA)	---
	PURPOSE a) ROAD ACQUISITION	---
	PURPOSE b) ADDITIONAL T.D.R. PURCHASED	80.00 SQM.
07	TOTAL AREA (5+6)	388.00 SQM.
08	TOTAL F.S.I. PERMISSIBLE	1
09	PERMISSIBLE TOTAL FLOOR AREA (7x8)	388.00 SQM.
10	EXISTING FLOOR AREA	---
11	PROPOSED AREA	386.29 SQM.
12	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B (C) BELOW (ITEM-17)	---
13	TOTAL B/UP AREA PROPOSED (10+11+12)	386.29 SQM.
14	TOTAL B/UP AREA CONSUMED (13/7)	0.99
15	AREA COMPLETED - 386.29 SQM	---
16	EXCESS BALCONY LENGTH TOTAL	---
17	EXCESS BALCONY AREA TOTAL (ITEM 16) x 1.2	---

TENEMENT STATEMENT		
18	NET AREA OF PLOT (ITEM 7 above)	388.00 SQM.
19	LESS DEDUCTION FOR NON RESIDENTIAL AREA (SHOP, JETC.)	---
20	AREA OF TENEMENT (18-19)	388.00 SQM.
21	TENEMENTS PERMISSIBLE AS 250 PER HECTOR	10
22	TENEMENTS PROPOSED	10

PARKING STATEMENT		
23	PARKING REQUIRED BY RULE	9 4- WHEELERS 2- WHEELERS
24	GARAGES PERMISSIBLE	---
25	GARAGES PROPOSED	---
26	TOTAL PARKING PROPOSED	9 4- WHEELERS 2- WHEELERS

CERTIFICATE OF AREA  
CERTIFICATE THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 13/09/10 AND DIMENSIONS OF ALL SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP T.P.ACT.

SIGNATURE OF LICENCED ARCHITECT/ENGINEER  
STRUCTURAL ENGINEER/SUPERVISOR

SUBMISSION DRAWING  
Content - COMPLETION PLANS, ELEVATION, AND SECTIONS

SCALE: 1:100 DATE: 27/09/2010 DRG. NO. 083/SU-01

Architect's sign: - Structural consultant's sign: -

ASHOK H. SENGHANI  
Reg. No. CA/2006/28958

C. D. PATEL

GENESIS architects and interior designers  
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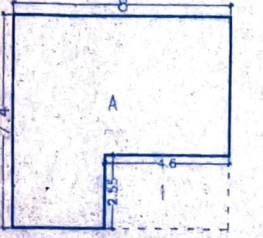
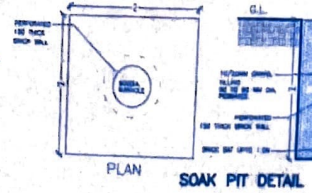
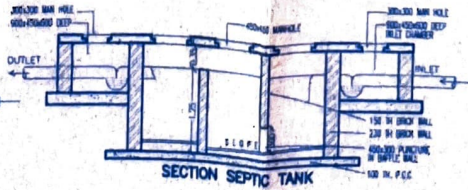
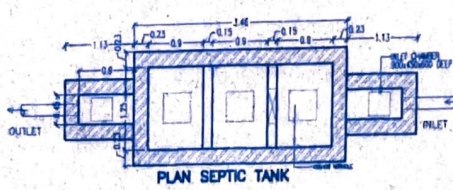
Project -  
COMPLETION PLAN FOR  
APARTMENT ON PLOT NO. - 14,  
S.NO. - 263/2 AT MHASARUL,  
NASHIK.

Owner -  
Mr. BHARATBHAI P. PATEL



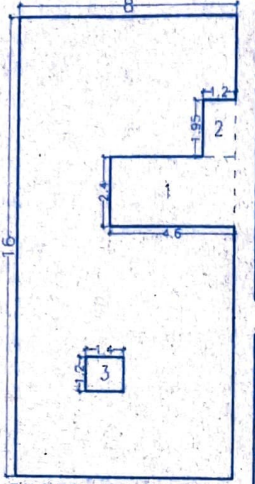
**SCHEDULE OF OPENING**

D1 = 750 X 2250  
 D2 = 900 X 2250  
 D3 = 1000 X 2250  
 V = 600 X 900  
 W1 = 1200 X 1350  
 W2 = 1500 X 1350



**AREA CALCULATION:**  
**GROUND FLOOR**  
 BLOCK-A = 8.00 X 7.40 = 59.20 SQM.  
**DEDUCTIONS:**  
 BLOCK-1 = 4.60 X 2.55 = 11.73 SQM.  
**TOTAL AREA @**  
**GROUND FLOOR = A-1 = 47.47 SQM**

**AREA CALCULATION:**  
**1st, 2nd & 3rd FL. PLAN**  
 BLOCK-A = 8.00 X 16.00 = 128.00 SQM.  
**DEDUCTIONS:**  
 BLOCK-1 = 4.60 X 2.40 = 11.04 SQM.  
 BLOCK-2 = 1.20 X 1.95 = 2.34 SQM.  
 BLOCK-3 = 1.20 X 1.40 = 1.68 SQM.  
**TOTAL AREA @**  
**1st, 2nd & 3rd FL. = 112.94 SQM**



**BALCONY AREA STATEMENT**  
 AREA AT 1st, 2nd & 3rd FL. = 118.46 SQM.  
 10% ALLOWABLE BAL. AREA = 11.84 SQM.  
**TOTAL AREA OF PROPOSED BALCONY**  
 = 1.2(2.50+2.70+1.80) = 8.40 SQM.  
**EXCESS BALCONY AREA = NIL**

**AREA STATEMENT**

AREA OF PLOT = 308.00 SQM. F.S.I. - ONE

PROPOSED B/UP AREA	PROPOSED AREA (SQM.)	PERMISSIBLE BALCONY (SQM.)	PROPOSED BALCONY (SQM.)	EXCESS BALCONY
GROUND FLOOR	47.47	--	--	--
FIRST FLOOR	112.94	11.29	8.40	--
SECOND FLOOR	112.94	11.29	8.40	--
THIRD FLOOR	112.94	11.29	8.40	--
<b>TOTAL</b>	<b>386.29</b>			
<b>NET BUILT UP AREA</b>	<b>386.29 SQM.</b>			

**PARKING STATEMENT:**

PURPOSE	REQ.	PRO.
RESIDENTIAL	FOUR WHEELER : 5	5
	TWO WHEELER : 5	5
PLOT	FOUR WHEELER : 1	2
	TWO WHEELER : 2	4
<b>TOTAL</b>	FOUR WHEELER : 7	7
	TWO WHEELER : 9	9

**T.D.R. STATEMENT**

AREA OF PLOT	308.00 SQM.
TDR PERMISSIBLE (40%)	123.20 SQM.
TDR PURCHASED	80.00 SQM.
ZONE	'D' ZONE
UTILIZED ZONE	'D' ZONE
DRG NO. - 339	AGR. DATE: 24.09.2010

