

मालमत्ता पत्रक

विभाग/भाज - धुळे - २

तालुका/न.भु.मा.का. -- धुळे

जिल्हा -- धुळे

पत्रांक नं. ३९ ४७८०/७३

पत्रांक नं.

क्षेत्र
खं.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा धारणा
तपशील आणि त्याच्या फेर तपासणीची नोंद घ्यावी

३९ ४७८०/७३ ३९

४७८०/७३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
१०/०५/२०१९	धारमाने वसंत दोंबिदास पंचभाई हे दिनांक २५/७/२००५ रोजी मयत झालेबाबत अर्ज, मृत्युवाखला, प्रतिज्ञापत्र, वारसतक्ता, तसेच अवाधने मयताचे नाव कमी व वारस नोंद घेवजल.		धा) १) वसुधा वसंत पंचभाई २) किशोर वसंत पंचभाई ३) विजय वसंत पंचभाई ४) सरीता सुर्यकांत अग्नीहोत्री	१०/५/२०१९ नगर भुमापन अधिकारी

✧ खरी नक्कल ✧



नोंदी खरी नक्कल अर्ज क्रमांक तारीख
शिर्दस ७ तयार तारीख
नकाशे ७ दिल्याची तारीख
नक्कल फी. १२० - तयार करणार
फॉर्म फी. ९ - नक्कल तपासणार
एकूण= १२९

धुळे
13 MAY 2019

Small
✧ उत्तरा लिपीक ✧
नगर भुमापन अधिकारी,
धुळे.

P. P. Pawar
✧ प्रमुख लिपीक ✧
नगर भुमापन अधिकारी, धुळे.

दलन-१
४५२/३६/५७
२०१९



समस्तपुत्र

भूसापन कार्यालय	भूसापन कार्यालय उपविभाग	पृथारका पदाती
8.	14/12 पैकि	
होताचे स्थानिक नाम	फा.नं. 93	
साक्षरहीनयोग्य क्षेत्र	हेक्टर	आर
चौ. फुट 5226-	चौ. 485	मी. 50
एकूण		
पोटकराब (साक्षरहीनयोग्य नसलेले) -		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
साक्षरणी	रुपये	पैसे
पुढी किंवा विरोध आकारणी	146-	

(6251) श्रीगणेशाय नमः
 श्री. लक्ष्मण देवीदाय पंचमार्ग
 श्री. चण्डांत देवीदाय पंचमार्ग
 श्री. मधुकर देवीदाय पंचमार्ग
 श्री. चण्डांत देवीदाय पंचमार्ग
 श्री. शशिमान देवीदाय पंचमार्ग (7687)

नगर-भुमापन डाले असल्यामुळे क्षेत्र मिळाले व मिळाले वगैरे वगैरे डालेने 7/12 मिळाले वगैरे वगैरे वगैरे येत आहे

हाता कर्मांक ११५२
 रहित्यात प्रयोगात आडे वर्ग
 कुलपे नाव
 वार (१५२)
 (१३५१) (६३५) (०६३५)
 १) सुखेबा हेवीहाय पंचमर्ष यांनी पु
 उत्तर दक्षिण उत्तर दक्षिण पूर्ण प. क्षेत्र ३९५ चौफुट.
 २) वयंत हेवीहाय पंचमर्ष यांनी
 उत्तर दक्षिण मधील प. क्षेत्र ३८५ चौफुट.
 ३) मध्यकड हेवीहाय पंचमर्ष यांनी ६००.
 पुणे प. पश्चिम २५० चौफुट.
 ४) चंपडांत हेवीहाय पंचमर्ष यांनी प. क. ६
 उत्तर दक्षिण २६५ चौफुट.
 ५) अष्टांगीडांत हेवीहाय पंचमर्ष यांनी ६५.
 पश्चिम डोपयानीठ पुर्ण प. क्षेत्र २७५ चौफुट
 (१८१५)
 लीला श्रुति मुद्रापन विज्ञे
 पंचमर्ष हेवीहाय पंचमर्ष यांनी पुर्ण नुडलो
 जिल्हा व्यवस्था निष्कर्षांची सहकारी वेंचकड
 फर्म ८- २३०,०००/- या वजा. (१८५३)
 १९७५ मधील नियम २९]

गाव नमुना बारा (पिकांची नोंदवही)

गाव नमुना बारा (तपसवीकृत)

गहाराज्य जमीन वस्तु अधिकार अभिलेख आणि नोंदबहा (त्याच कायदे व अधिष्ठाती ठेवणे) नियम	राज्य शासकीय उपलब्धता असलेली
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[illegible]

खरी नकल दिली अस

15 NOV 2019

151

38

इलन-१		
४५५४	३८	५०
२०११		





Dhule Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Approval No.: DDDMC/B/2019/APL/00851

Date: 09/10/2019

CHANDRAKANT DEVIDAS PANCHBHAI AND SEVEN OTHERS AND DEVELOPER PARAG S
AHIRE.

DHULESDHULE

Sir/Madam,

With reference to your application No DDDMC201900948, dated 04-07-2019 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work / Building on Plot No 73, Revenue Survey No 8 AND 14/2, City Survey No 4780/73, mauja DEOPUR, situated at Road / Street -----, Society DHULE the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

- 1) To get into the house, cover the drainage of the municipality; take the permission of the municipality regarding the dashboard width so that the work should be more than 3 feet long.
- 2) The construction carried out by me does conform to the sanctioned plans.
- 3) If the construction is not completed in time, increase the permission limit. Increase the deadline for extension. If the extension is not extended, then the permission has been canceled.
- 4) The plinth of the building should not be less than 3 feet above the level of the road. Plinth height should be as per rule
- 5) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
- 6) under this certificate is carried out or the use there of is in accordance with the sanction plans.
- 7) Use of built land should be done for commerce only with resident / commercial / residential residents as per approved map .
- 8) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.
- 9) The Construction should be completed as per commencement certificate
- 10) If there is any further detail about additional construction or sanctioned plan, legal proceedings will be taken in accordance with the provision of Maharashtra Regional and Town Planning Act 1966 and Maharashtra Act 1965.
- 11) If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
- 12) As per the plan approved by the plant till completion and should be done as per the given conditions
- 13) Due to this construction, in the development plan of the municipality, if any public work is obstructed, the construction will be removed from your expense. There will be no compensation for this.
- 14) The owner through his licensed Surveyor/Engineer/Structural Engineer/Supervisor of his Architect who has supervised the construction shall furnish a building completion certificate to the Municipal Commissioner along with plans of completed development within a period of 1 month from the date of completion of building and get the occupancy certificate for the completed development as per Appendices 7-6 & 7-7 of the D.C.P.R.
- 15) The Commencement Certificate Building permit shall remain valid for a period of one year commencing from the date of its issue.
- 16) Structural design of building must be done from approved Structural Engineer before execution and copy of design should be submitted Municipal Corporation
- 17) The Rules made under Maharashtra (Urban Area) conservation of tree act 1975(mah-1975&55) are binding on you.
- 18) A display board mentioning name of the Owner, Name & Architect/Structural Engineer permit No and Date etc should be erected on site except for small plot holders.
- 19) At the time of construction is the responsibility of the owner not to give injury to the adjacent building The Municipal Corporation shall not remain responsible for it.
- 20) The proposed construction should be earthquake resistant Municipal Corporation is not responsible for any such damages caused due to it.



दलन-९	
२५३१	३९५०
२०१९	



Dhule Municipal Corporation

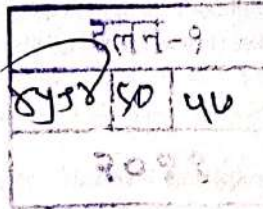
APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: DDDMC/B/2019/APL/00831
Date: 09/10/2019

To,
CHANDRAKANT DEVIDAS PANCHBHAI AND SEVEN OTHERS AND DEVELOPER PARAG S
AHIRE,
DHULESDHULE

- 21) The Construction of superstructure should be carried out after getting the plinth checking certificate by the Municipal Corporation.
- 22) It is the responsibility of the Owner/Developer to construct gutter, storm water drains, sewer lines, water supply line etc & get it connected with the Municipal Infrastructure Works.
- 23) It is mandatory to take necessary safety measures and submit certificate as per rule 3(3) rule 4(1) of the Maharashtra Fire Prevention and Life Safety Measure Act.2006.
- 24) It is mandatory to obtained necessary approval from Department of Labour with reference to Town Planning G.R.T.B-4312/RR-259/TP-11 Dated 10 January 2012.
- 25) It is mandatory to use building as per sanctioned plan if any changes in occupancy of building disciplinary Legal action will be taken as per rule 52,53,54 of MRTP Act 1966, the Maharashtra Municipal Corporation Act 1949
- 26) If any question arises about ownership, tenancy rights be solved by courts only and it will not remain the responsibility of the Municipal Corporation at all.
- 27) The specification of solar water heating system, Rain water harvesting, Solid waste management laid down by ministry on non-conventional energy source be followed scrupulously.
- 28) It is mandatory to obtain plinth certificate before starting the construction above plinth. If the commencement certificate holder fails to obtain it, the permission will get lapsed automatically and the construction will be treated unauthorised structure.
- 29) If any of the construction is done without prior permission, that will be treated as unauthorised construction.
- 30) Area under DP road widening to be handed over in the name of Municipal Corporation, Dhule before next development approval above plinth
- 31) If the construction is not completed in given time frame. Then take the extension from the concerned Authority. If the extension is not Approved then the permission has been cancelled.
- 32) Use of building should be as per sanctioned plan only i.e. Commercial / Residential / Industrial.
- 33) The Commencement Certificate/ Building permission shall remain valid for a period of one year from its date of issue.
- 34) The Construction should be completed as per commencement certificate.
- 35) Rain water harvesting unit of sufficient capacity shall be installed in the premises and shall be operational before applying for Occupancy Certificate



Signature valid

Digitally signed by SHAIKH AZIZ
KARIM
Date: 2019.10.10 17:34:11 IST
Reason:
Location:

Yours faithfully,

Municipal Commissioner,
Dhule Municipal Corporation



Read:— Correspondance ending with the C. T. (7/2)
No. CTS. 1071, D. 15-7-57 - M. 1026 D. 25-8-57

No. 113. 1857/3049
Dhulia 3/9 8-57.

ORDER

N. A. Permission for the land measuring 5.23 and 19.3 comprised of S. No. 8 and 14/2 of Deopur respectively of Deopur, is hereby granted to the Dhulid Coop. Housing Society Dhulia for the Purpose of construction of residential buildings subject to the following conditions:—

- 1) That the NAA shall be charged at the rate of Rs. 2408-8-0 (Rs. 506-2-0 + 1901-10-0) and that the N. A. Permission holder shall pay Rs. 5/8th i.e. Rs. 1505-4-0 (316-12-0 + 1188-8-0) per year and L. F. cess accordingly to scale from the date of actual N. A. use. The NAA shall be subject to the revision after 31-7-59.

Read:— 1. Collector of W. K. 's order No. CTS-1857/267 dated 9-8-1967
2. Further correspondence ending with the letter No. WK-10-11 10-58, from the Consulting Surveyor to Govt. Pooos.



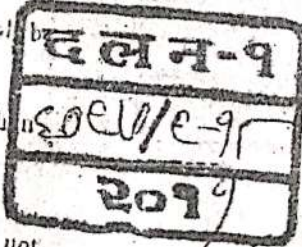
No. C. T. 5- 2543
Dhulia, 7-12-1958.

ORDER

No. CTS-1857/267 dated 9-8-1967 the Collector W. K. is hereby pleased to prescribe the following conditions:—

1. CONDITIONS:—

2. Every building plot shall admeasure not less than 1600 Sq. Yards after actual demonstration and measurement on the site and the plot in the layout shall be subdivided.
3. That no construction of any kind shall be made unless the site plan and building plan are approved by the Collector.
4. No permission for construction of building will be granted unless the layout roads are first constructed by the Society.
5. Not more than one half the area of any building plot shall be built and the remaining shall be kept open to sky.
6. No building of any kind shall be constructed with more than three floors (i. e. ground and two upper floors).
7. No building whatsoever shall be constructed within 10' from boundaries of the plot on any side and such open marginal space shall not be less than 15' on that side of the boundary which adjoins a road open to the public.



8. Two small buildings in the same plot shall not be situated in such a way as to be in the way of a passage or a passage.



9. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

दलन-१	
४५५	४५५
२०९९	

10. The building shall not be less than 7 1/2' and the average height of the building shall not be less than 7 1/2'.

11. Every building shall have a minimum level of the centre of the building not less than 1 1/2' above the level of the centre of the road.

12. One road of 16 feet wide or shall be provided.

13. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

14. The building shall not be less than 7 1/2' and the average height of the building shall not be less than 7 1/2'.

15. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

16. The building shall not be less than 7 1/2' and the average height of the building shall not be less than 7 1/2'.

17. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

18. The building shall not be less than 7 1/2' and the average height of the building shall not be less than 7 1/2'.

19. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

20. The building shall not be less than 7 1/2' and the average height of the building shall not be less than 7 1/2'.

४५५	४५५
२०९९	

21. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

22. The building shall not be less than 7 1/2' and the average height of the building shall not be less than 7 1/2'.

23. The building shall not be less than 160 Sq. ft. in area and shall not be less than 160 Sq. ft. in length.

24. The porch should be built in one main building and it should not be more than one story in height 12' in length and 11' in width.

25. A minimum space of 5' shall be maintained between the plot and the porch boundary on that side.

26. Area covered by the porch should not be counted while computing the built over area of the plot.

27. Building lines and control lines as prescribed by Govt. for the prevention of Ribbon Development shall be observed.

28. That the measurement fees shall be borne by the occupant.

29. That the land shall not be used for any purpose other than residence without previous permission of the Collector.

30. That the Municipal Building Byelaws shall be observed.

31. That the occupant shall inform the C. T. S. O. Dhulia in writing the date on which N. A. use commences within a period of one month from such commencement.

32. That the N. A. use must commence within a period of six months from the date of the original N. A. permission order.

33. That in case of failure to build within the prescribed period of three years, N. A. permission shall be liable to be cancelled in addition to the penalty mentioned in the condition below.

34. That the land shall be executed in form 'M' within a period of two months after commencement of N. A. use.

35. (a) If the grantee contravenes any of the foregoing conditions, Collector may without prejudice to any other penalty to which grantee may be liable under the provisions of the Bombay L. R. continue the said plot in occupation of the grantee on payment of such fine or assessment as he may direct.

(b) Notwithstanding anything contained in clause (a) above, shall be lawful for the Collector, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within a time specified in that behalf by the Collector, on such removal or alteration not being carried out within a time prescribed in that behalf by the Collector, he may cause the same to be carried out and may recover the cost of carrying out the same from the grantee.



दलन-9	
24	23
46	
2098	

Sd/- M. A. Deshmukh

Collector of W. K.

दलन-9
2098/99-95
2098

The Chairman, Joint Co-operative Housing Society,

Copy with the case papers forwarded to the C. T. S. O. Dhule for further necessary action.

(Mab. P. Dhulia)

Sd/-
for Collector West Khandesh

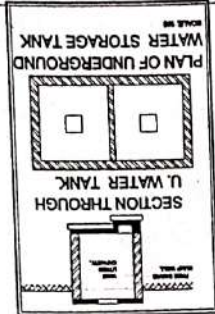
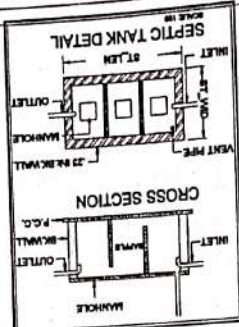
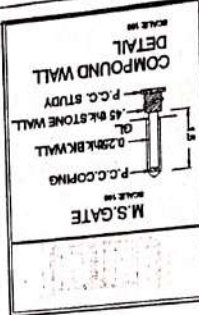
दलन-१		
२५३४	१४	५७
२०१९		



PARKING STATEMENT

PARKING NO. OF REQUIRED PROPOSED TO TENA. PARKING PARKING

17	5:25:25	37.87	1:4:4	0	1:2:2	TOTAL 7:31:31
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WATER STORAGE REQUIREMENT

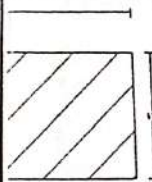
OVER HEAD WATER TANK REQUIRED
17 TREATMENT = 16X 5 PERSON X 135 LT.
= 10800 LT.

COMMERCIAL = 1 PERSON X 45 LT.
= 10800 LT.

UNDER GR. WATER TANK REQUIRED
= 45 LT.

PROPOSED - 0.4 HWT = 12000 LITR.
U.G.W.T. = 18000 LITR.

BUILT UP AREA CALCULATION			
FOR BASEMENT RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	11.01	3.1	34.13
BLOCK AREA TOTAL = 34.13Sq.M			
Total Deduction = 0.5q.M			
Net BuiltUp Area=34.13Sq.M			



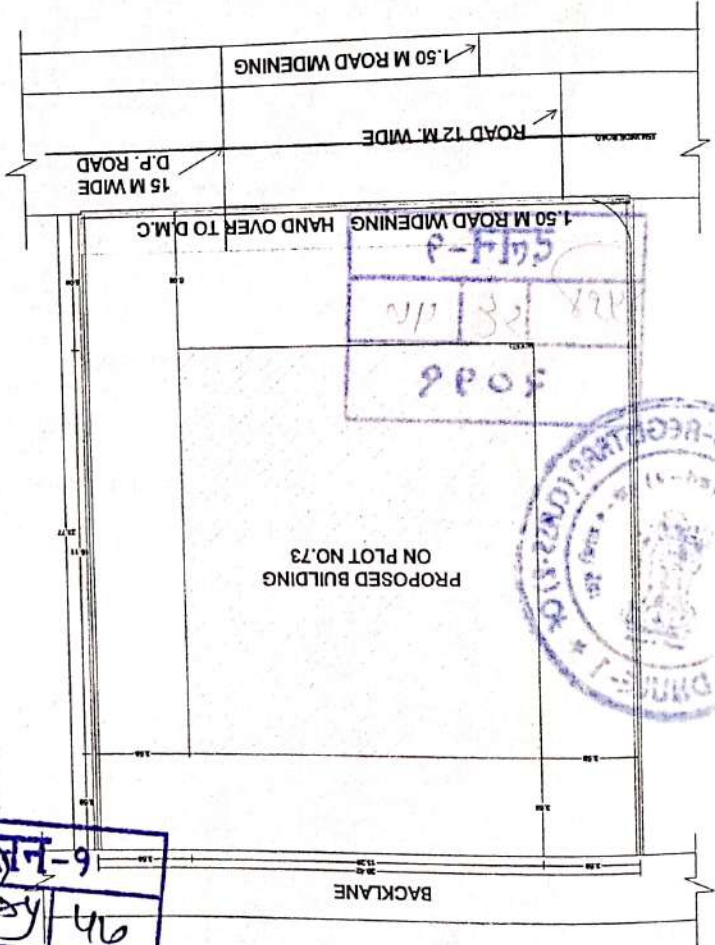
BUILT UP AREA CALCUL FOR STILLED GROUND	
AREA NAME	LENGTH
BLOCK	13.26
BLOCK	
DEDUCTION	
D-1	3.45
D-2	3.45
D-3	3.45
D-4	3.45
SC(P)0	→
PASS(P)0	→
LIFT(R)0	1.5
Open Balcony Deduction	
BAL0	1.25
BAL1	3.03
BAL2	1.25
BAL3	3.03
BAL4	1.25
BAL5	3.03
BAL6	1.25
BAL7	3.03



2068

46/55/56

6-1



11.01	BLOCK AREA TOTAL = 56.75sq.M		
9.19	2.05	18.83	TOTAL = 18.83sq.M
Total Deduction = 18.83sq.M			
Net Builtup Area=37.87sq.M			

SUBMISSION DRAWING

chky	JOB No. JobNO	
100	SCALE 1:100	

OWNERS SIGN:	ARCHITECTS SIGN:
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LOGO OF ARCHITECT	ADDRESS OF OFFICE
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NAME OF ARCHITECT: PAVAN S. ARE	NAME OF DEVELOPER: PAVAN SUBRAMAN ARE
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PROPOSED MIXED BUILDING ON CTS. NO. 14 SURVEY NO. 14 TAL DHULE MUNICIPAL CORPORATION	DESCRIPTION OF PROJECT:
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PROPOSAL NO. 1	DATE: 15/03/2019
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CERTIFICATE OF AREA	LEGENDS:
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7. Internal Road area	454.75
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8. Net Area of Plot = [3 - 4(b) - 5(b)]	567.61
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9. Built up area with refer. to Basic F.S.I.	154.8
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10. Addition of area for F.S.I.	0
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11. Total area available (9+10)	154.8
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12. Maximum utilization of F.S.I. Permissible	1.4
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13. Total Built-up Area in proposal	0
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14. F.S.I. Consumed (13/8)	1.48
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15. Area for inclusive Housing, if any	144.8
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16. Proposed	0
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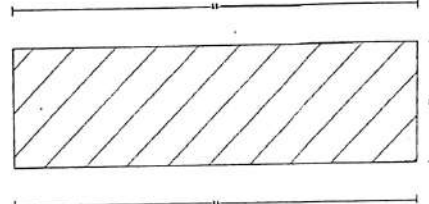
17. Total area available (9+10)	154.8
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18. Total area available (9+10)	154.8
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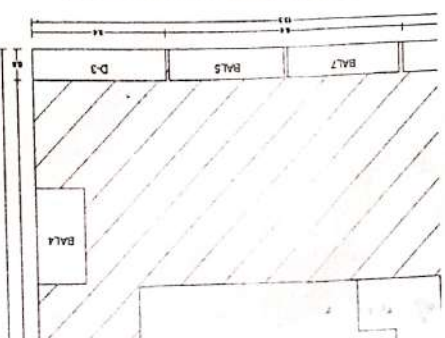
19. Total area available (9+10)	154.8
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S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	107.43
2.	TOTAL ENCLOSED BALCONY	0
3.	TOTAL PROPOSED TERRACE	0

AGE REQUIREMENT
 1. 16X 5 PERSON X 135 LB
 = 10800 LB
 2. 1 PERSON X 45 LB
 = 45 LB
 3. 5 = 1827.5 LB
 4. 10000 LB
 5. 10000 LB
 6. 10000 LB
 7. 10000 LB
 8. 10000 LB
 9. 10000 LB
 10. 10000 LB



Net Builtup Area=150.725sq.M			
Total Deduction =69.535sq.M			
TOTAL =20.875sq.M			
BAL7	3.03	0.75	2.27
BAL6	1.25	2.36	2.94
BAL5	3.03	0.75	2.27
BAL4	1.25	2.36	2.94
BAL3	3.03	0.75	2.27
BAL2	1.25	2.36	2.94
BAL1	3.03	0.75	2.27
BAL0	1.25	2.36	2.94
Open Balcony Deduction			
TOTAL =48.655sq.M			
JFT(R/O)	1.5	1.5	2.25
WASS(P/O)	->	->	27.73
SE(P/O)	->	->	8.33
L4	3.45	0.75	2.59
L3	3.45	0.75	2.59
L2	3.45	0.75	2.59
L1	3.45	0.75	2.59
EDUCATION			
BLOCK AREA TOTAL =220.255sq.M			
LOCK	13.26	16.81	220.25
REA NAME	LENGTH	WIDTH	Area(sq.M)



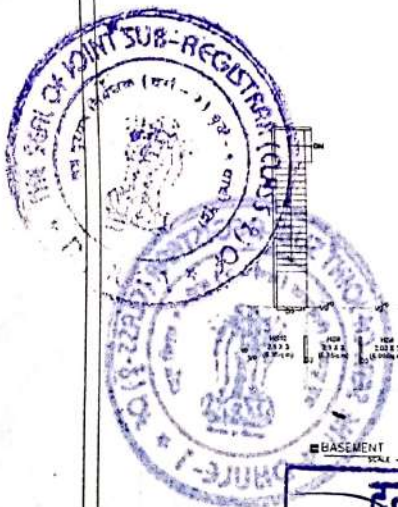
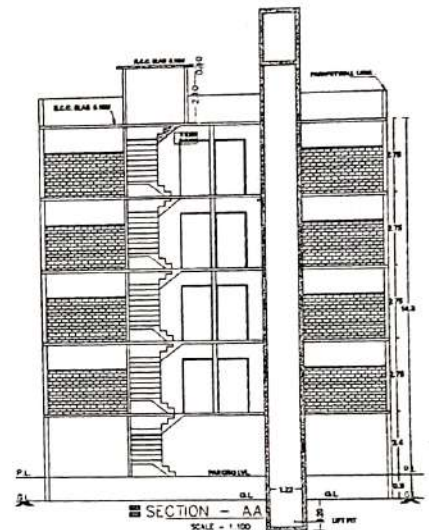
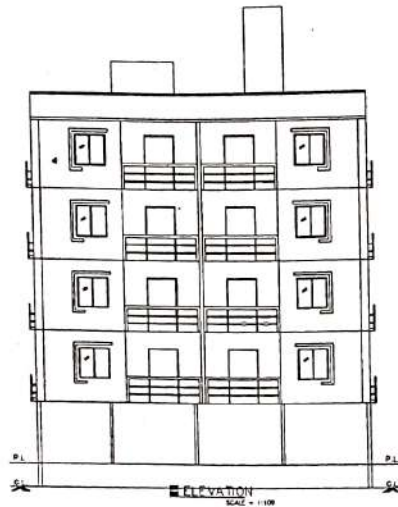
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MIXED														
BUILDING	FLOORS	FSL AREA					BALCONY (15%)			TERRACE (20%)			LIFT	TOTAL FSL AREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PERM.	PROP.	EXCESS	PERM.	PROP.	EXCESS		
MIXED	BASEMENT	0	34.13	0	0	0	6.12	0	0	6.83	0	0	0	34.13
MIXED	GROUND FLOOR	37.87	0	0	0	0	0	0	0	0	0	0	0	37.87
MIXED	STILTED GROUND FIRST SECOND THIRD FLOOR	803.04	0	0	0	0	90.46	83.36	0	120.81	0	0	0	803.04
02	Total	37.87	837.17	0	0	0	96.58	83.36	0	126.91	0	0	0	875.04

FLOOR WISE BUILT UP AREA - MIXED

FLOORS	Plot No.	Plot Type	Shop Area + Bal. In Sq.Mt	Total Area Above G.F	Total Area 40 To 60	Total Area Up To 40
GROUND FLOOR	1	SHOPS	36.8	0	0	0
STILTED GROUND FIRST SECOND THIRD FLOOR	228-K		33.53	0	0	18
	3	228-K	33.53			
	2	228-K	33.53			
	1	228-K	33.54			
BASEMENT	1	HS	31.2	0	0	1
TOTAL				0	0	17

CARPET AREA EXCLUDING OPEN	
FLAT NOS	ROOM
SHOPS-1	TOILET
	SHOP1
	SHOP2
	SHOP3
	SHOP4
	SHOP5



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