

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

WALUJ MAHANAGAR OFFICE

Central Facility Building
 Growth Centre, Nagar-1
 Tisgaon, Tq./Dist.: Aurangabad
 ☎ : 0240 - 2554880 / 81

NEW AURANGABAD OFFICE

Udyog Bhavan
 New Aurangabad-431003
 ☎ : 2485321 / 22 / 23
 Fax : 0240-2485324

REGD. OFFICE

"NIRMAL", 2nd Floor
 Nariman Point, Mumbai-400021
 ☎ : 22022420, 22022481, 22022579
 Fax: 022-22022509

No.CIDCO/TPO/AFA-GH/2017/33

Date :- 09/02/2017

To,
M/s Shrinath Constructions,
M/s Shri Omsairam Constructions Builders &
Developers, Aurangabad through its partners
Mr. S.B. Mahajan, Mr. P.M. Kathar,
Mr. R.A. Kale & Mr. M.P.Kathar
 C/o M & Associates,
 Plot No 183, Opp Complex, Garkheda, **Aurangabad**

Sub :- Aurangabad Fringe Area Project.

Final Layout & Building Permission (Development Permission) for Group Housing on Gut No. 99 (pt) & 100 (pt) at village Pisadevi Tq. & Dist. A'bad

- Ref :-**
1. Tentative layout permission CIDCO/TPO/AFA-TLP/2016/08, Dt.16-09-16
 2. तहसिल कार्यालयाचे भोगदटा, वर्ग व भार यांच्या दिनिश्चीबाबतचे पत्र क्र.2016/जमा-2/कावि1873 दि.10.11.16
 3. Your application for final layout & Building permission on dated 15-12-16

With reference to your application no. 411 dt. 15-12-16. For the land sub-division approval, and the grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development on **Gut No. 99 (pt) & 100 (pt) at village Pisadevi Tq. & Dist. Aurangabad**

The land subdivision layout is finally approved as demarcated and the **Commencement Certificate/Building Permit** is granted under Section 45 of the said Act, to **M/s Shrinath Constructions, M/s Shri Omsairam Constructions Builders & Developers, Aurangabad through its partners Mr. S.B. Mahajan, Mr. P.M. Kathar, Mr. R.A. Kale & Mr. M.P.Kathar on Gut No. 99 (pt) & 100 (pt) at village Pisadevi Tq. & Dist. Aurangabad**, As per the approved plan and subject to the following conditions for development works of proposed.

- | | |
|---|----------------------|
| A. Area of land (Gut No 99/p & 100/p) : | 5300.00 sq.m. |
| B. Area of land as per site : | 5205.02 sq.m. |
| C. Area under 15.00 M. DP road : | 30.18 sq.m. |
| D. Net area under Layout : | 5174.84 sq.m |
| E. Allowable B/up (0.75 of D) : | 3881.13 sq.m. |
| F. Proposed B/up area : | 2815.08 Sq.m. |
| G. FSI Permissible : | .75 |
| H. FSI Consumed : | .54 |
| I. Open space : | 527.10 sq.m |

1. You shall obtain Certificate of N.A. (सनद) from Tahasildar, Aurangabad and submit to this office within 30 days from the date of receipt of the same. Failing to submit Certificate of N.A. (सनद) to this office within the time period, the permission for Layout/Building permission/Occupancy granted to you by this office shall be deemed to be null and void; and shall stand revoked.
2. Building Permission/Occupancy Certificate and Sale permission on individual plots in the layout shall not be granted without original certificate of N.A. regarding the instant Layout will be granted without NA certificate.
3. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting etc before taking completion certificate and hand it over to the Municipal Council after developing them to the satisfaction of the S.P.A.
4. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No 13.3, the said open space as per approved plan stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
5. This Certificate is liable to be revoked by the Corporation If:-
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is obtained by the application through fraud or misrepresentation and the applicant and every person deriving title through or under him such and event shall be deemed to have carried out the development work in contravention of Section -43 and 45 of the Maharashtra Regional and Town Planning Act 1966, and Corporation remains indemnified from the effects of approval or refusal of any such permission.
6. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
7. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
8. The Commencement Certificate/Building permit shall remain valid for a period of one year commencing from the date of its issue.
9. This permission does not entitle you to develop the land which does not vest in you.
10. The applicant shall : -
 - a. Permit authorized officers of the S.P.A. to enter the premises at any time for which permission has been granted for the purpose of endorsing the General Development Control Regulations and the conditions of this Certificate.
 - b. Give written notice to the S.P.A. regarding completion of the work.
 - c. Install a Display Board on the conspicuous place on site indicating: -
 - i. Name and Address of the owner/developers, architect and contractor. Gut Nos./ CTS No./ Ward No./Village Name along with description of its Boundaries.
 - ii. Order number and date of grant of development permission / redevelopment permission/ issued by S.P.A..
 - iii. F. S. I permitted and F.S.I. consumed,

- iv. Number of Residential/Commercial Flats and shop with their areas.
 - v. Up to date address where copies of detailed approved plans shall be available for inspection.
 - vi. A notice in the form of an advertisement, giving all the details mentioned in (i) to (vi) above shall be published in 2 weekly circulated news papers one of which should be in regional language.
11. The structural Designing, Building Materials, Plumbing Services, Fire safety provision, Electrical installation etc. shall be in accordance with the provision (except for the provision in respect to Floor Area Ratio) as prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
 12. The conditions of the Certificate shall be binding not only on the applicant but also on his successors and every person deriving title through or under him.
 13. A Certified copy of approved plan shall be exhibited on site.
 14. Easement Right or the right of way on approved layout included within holding shall remain undisturbed.
 15. You should approach Executive Engineer (M.S.E.B.) for the temporary power requirement, location of transformer etc. The permanent power connection from (M.S.E.B.) can be obtained ONLY AFTER getting the necessary occupancy Certificate from this S.P.A.
 16. The grant of this permission is subject to the provisions of any other rules/ regulations for the time being in force and that may be applicable to the case.
 17. You shall provide perpetual potable water to the consumer/occupier of tenements / units at your own cost.
 18. The owner at his own cost shall provide in his plot the following infrastructure facilities of such standard (I.e. standards relating to design, material or specifications) as stipulated by the S.P.A.
 - a. Internal access roads along with storm water drains.
 - b. Canalization of watercourses and culverts, if any.
 - c. The arrangements of water supply and drainage disposal system shall be made by the owner of the plot at his own cost.
 - d. Arrangements for conveyance and disposal of sludge and sewage without creating any insanitary conditions in the surrounding area.
 - e. Due arrangements for collection of solid waste.
 19. The owner shall permit the use of the internal access roads to provide access to an adjoining land whenever and wherever required.
 20. Open space shown in the layout shall be kept open permanently and the owner shall submit to the S.P.A./ appropriate authority the scheme of development of this compulsory recreational open space and develop it in accordance with the approved scheme.
 21. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the S.P.A.
 22. The owner shall observe all the rules in force regarding over head/under ground electric lines /, transmission lines/ utilities passing through the layout while designing the individual building and while getting the approval of the authority.
 23. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be

done by the owner, only on or subject to the condition mentioned in this order and Commencement Certificate. He shall invariably make specific mention about these conditions in the Conveyance to be executed by him to proposed buyers.

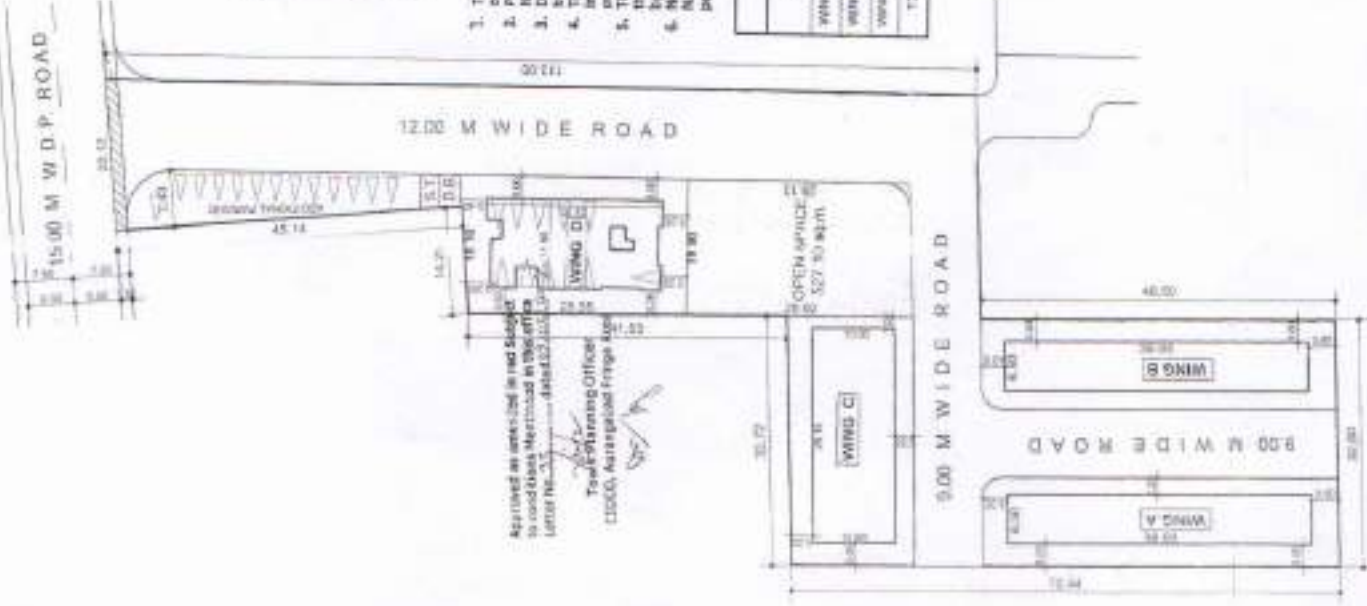
24. Technical Report of Executive Engineer, CIDCO (about development work of roads, drainage electrification and all other services shall be obtained prior to application for Occupancy Certificate and forwarded to the Town Planning Officer for Completion Certificate .
25. You shall abide with the conditions of any such stay or injunction granted by the competent court for development of plot/land.
26. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
27. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee/ successors and every person deriving title through or under them.
28. The potable water supply is the sole responsibility of the plot owner.
29. At the time of plinth certificate you have to submit original TILR map showing permanent references such as Trees, Building, structures etc and also adjacent plots confirming that the construction is in progress on subject plot.
30. Paiki number in gut number shall be removed from Revenue Authority before next stage (plinth completion, revalidation etc)
31. With reference to clause No 24.1(b) of DCPR for A, B, C class municipal councils, it is hereby being committed that, additional FSI shall be permitted as mentioned in the said clause No 24.1. It may be noted that for utilization of balance FSI as TDR, the latest approved policy/guidelines shall be applicable
32. If the submitted document at any time in future are found false/incorrect/forged the permission shall be treated invalid.
33. Construction within marginal open space shall not be permitted. Otherwise occupancy certificate shall not be issued.
34. Sale of plot/flat/row-house shall be done only after completion of infrastructure to the satisfaction of SPA
35. You have to obtain Occupancy Certificate and Sale NOC from SPA before disposal of property.
36. This Development Permission does not mean that, the title of this land/plot/plots is verified and certified by CIDCO


Town Planning Officer
Aurangabad Fringe Area, CIDCO
New Aurangabad.

Copy to -

1. Tahasildar, Tahasil Office, Aurangabad
2. The Administrator / A.E.O., CIDCO
3. A.O.(NT)

15.00 M W.D.P. ROAD



Approved as annexed in and subject to conditions mentioned in this letter No. 33 dated 12.12.2018
 Town Planning Officer
 CIDCO, Aurangabad Fringe Area

SHEET NO. 1/4

STAMP OF APPROVAL OF PLANS

AREA STATEMENT

AREA OF LAND AS PER TITLE: 3300.00 sq.m.
 G.M.O. 100/P: 2330.00 sq.m.
 TOTAL AREA OF LAND: 3300.00 sq.m.

AREA OF LAND AS PER SITE: 3225.02 sq.m.
 TOTAL AREA OF LAND: 3225.02 sq.m.

AREA UNDER 15.00 M W.D.P. ROAD: 38.50 sq.m.

NET AREA UNDER LAY (OUT): 3181.52 sq.m.

AREA UNDER OPEN SPACES (10%): 327.30 sq.m.

ALLOWABLE BUA AREA: 3851.13 sq.m.

75% OF 5174.56 sq.m.: 3881.13 sq.m.

ALLOWABLE P.B.A.: 3881.13 sq.m.

PROPOSED AREA: 3881.13 sq.m.

WING 'A': 387.28 sq.m.
 WING 'B': 367.28 sq.m.
 WING 'C': 369.76 sq.m.
 WING 'D': 357.04 sq.m.
 TOTAL PROPOSED AREA: 3881.13 sq.m.

P.B.A. CONSUMED: 11.04

SOCIETY OFFICE: 12.78 sq.m.

BLOCK PLAN OF PROP. GROUP HOUSING SCHEME ON GUT NO. 99/P & 100/P AT VILLAGE PISADEVI, TQ. DIST. AURANGABAD.

FOR:
 M/S SHRINATH CONSTRUCTIONS
 M/S SHRI OMSAIRAM CONSTRUCTIONS BUILDERS & DEVELOPERS, AURANGABAD

NAME AND SIB. OF OWNER: M/S SHRINATH CONSTRUCTIONS.
 M/S SHRI OMSAIRAM CONSTRUCTIONS. BUILDERS & DEVELOPERS, AURANGABAD. THROUGH ITS PARTNERS

1) MR. SURESH BHAGWAT NAKHUM.
 2) MR. PURUSHOTTAM NAKHUM KATHARE.
 3) MR. RANHAU APPICHAND KALE.
 4) MR. MAYUR PURUSHOTTAM KATHARE.

JOB NO.: 923
 DES. NO.: 03
 SCALE: 1:500
 DATE: 20.10.2018

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PARKING AREA STATEMENT

PROPOSED SERVICE FOR EXISTING	CARS		MOTOR CYCLES		BICYCLES
	Required	Provided	Required	Provided	
2 Two wheeled service (bicycles)	07 NOS	07 NOS	08 NOS	08 NOS	95 NOS
3 Two wheeled service (bicycles)	18 NOS	18 NOS	24 NOS	24 NOS	24 NOS
4 Two wheeled service (bicycles)	24 NOS	24 NOS	30 NOS	30 NOS	30 NOS
5 Two wheeled service (bicycles)	48 NOS	48 NOS	60 NOS	60 NOS	60 NOS
TOTAL	97 NOS	97 NOS	126 NOS	126 NOS	219 NOS

CARPET & BUA AREA

WING 'A'		WING 'B'		WING 'C'		TOTAL	
BUA AREA	CARPET AREA	BUA AREA	CARPET AREA	BUA AREA	CARPET AREA	BUA AREA	CARPET AREA
1.7.13.19	37.50 sq.m.	45.48 sq.m.	45.48 sq.m.	181.88 sq.m.	181.88 sq.m.	360.96 sq.m.	363.76 sq.m.
5.1.1.12.23	34.50 sq.m.	43.87 sq.m.	43.87 sq.m.	188.63 sq.m.	188.63 sq.m.	380.96 sq.m.	383.76 sq.m.
2.6.14.20	18.42 sq.m.	28.92 sq.m.	28.92 sq.m.	113.03 sq.m.	113.03 sq.m.	240.96 sq.m.	243.76 sq.m.
3.8.15.21	31.38 sq.m.	28.67 sq.m.	28.67 sq.m.	158.06 sq.m.	158.06 sq.m.	346.96 sq.m.	350.76 sq.m.
4.13.16.22	38.08 sq.m.	38.08 sq.m.	38.08 sq.m.	158.06 sq.m.	158.06 sq.m.	346.96 sq.m.	350.76 sq.m.
6.12.16.24	31.20 sq.m.	28.87 sq.m.	28.87 sq.m.	158.06 sq.m.	158.06 sq.m.	346.96 sq.m.	350.76 sq.m.
TOTAL	161.28 sq.m.	180.98 sq.m.	180.98 sq.m.	708.68 sq.m.	708.68 sq.m.	1417.36 sq.m.	1421.16 sq.m.

BUA & CARPET AREA

WING 'D'		TOTAL	
BUA AREA	CARPET AREA	BUA AREA	CARPET AREA
1.7.13.19	37.50 sq.m.	45.48 sq.m.	45.48 sq.m.
5.1.1.12.23	34.50 sq.m.	43.87 sq.m.	43.87 sq.m.
2.6.14.20	18.42 sq.m.	28.92 sq.m.	28.92 sq.m.
3.8.15.21	31.38 sq.m.	28.67 sq.m.	28.67 sq.m.
4.13.16.22	38.08 sq.m.	38.08 sq.m.	38.08 sq.m.
6.12.16.24	31.20 sq.m.	28.87 sq.m.	28.87 sq.m.
TOTAL	161.28 sq.m.	180.98 sq.m.	180.98 sq.m.

PROPOSED AREA (WING A&B)

FLOOR	WING A	WING B
GROUND FLOOR	239.55 sq.m.	219.55 sq.m.
FIRST FLOOR	250.00 sq.m.	220.00 sq.m.
SECOND FLOOR	20.25 sq.m.	20.25 sq.m.
EXCESS BALCONY AREA	18.69 sq.m.	18.69 sq.m.
TOTAL	508.49 sq.m.	478.49 sq.m.

PROP BUA AREA (WING C)

FLOOR	WING C
GROUND FLOOR	300.96 sq.m.
FIRST FLOOR	214.46 sq.m.
SECOND FLOOR	110.21 sq.m.
EXCESS BALCONY AREA	15.27 sq.m.
TOTAL	640.89 sq.m.

PROP BUA AREA (WING D)

FLOOR	WING D
GROUND FLOOR	7.36 sq.m.
FIRST FLOOR	218.76 sq.m.
SECOND FLOOR	218.76 sq.m.
THIRD FLOOR	218.76 sq.m.
FOURTH FLOOR	218.76 sq.m.

TOTAL TENEMENT

WING	AREA
WING A	110.00 sq.m.
WING B	110.00 sq.m.
WING C	110.00 sq.m.
WING D	110.00 sq.m.
TOTAL	440.00 sq.m.

CARPET & BUA AREA

WING 'A'		WING 'B'		WING 'C'		TOTAL	
BUA AREA	CARPET AREA	BUA AREA	CARPET AREA	BUA AREA	CARPET AREA	BUA AREA	CARPET AREA
1.7.13.19	37.50 sq.m.	45.48 sq.m.	45.48 sq.m.	181.88 sq.m.	181.88 sq.m.	360.96 sq.m.	363.76 sq.m.
5.1.1.12.23	34.50 sq.m.	43.87 sq.m.	43.87 sq.m.	188.63 sq.m.	188.63 sq.m.	380.96 sq.m.	383.76 sq.m.
2.6.14.20	18.42 sq.m.	28.92 sq.m.	28.92 sq.m.	113.03 sq.m.	113.03 sq.m.	240.96 sq.m.	243.76 sq.m.
3.8.15.21	31.38 sq.m.	28.67 sq.m.	28.67 sq.m.	158.06 sq.m.	158.06 sq.m.	346.96 sq.m.	350.76 sq.m.
4.13.16.22	38.08 sq.m.	38.08 sq.m.	38.08 sq.m.	158.06 sq.m.	158.06 sq.m.	346.96 sq.m.	350.76 sq.m.
6.12.16.24	31.20 sq.m.	28.87 sq.m.	28.87 sq.m.	158.06 sq.m.	158.06 sq.m.	346.96 sq.m.	350.76 sq.m.
TOTAL	161.28 sq.m.	180.98 sq.m.	180.98 sq.m.	708.68 sq.m.	708.68 sq.m.	1417.36 sq.m.	1421.16 sq.m.

PROPOSED BALCONY AREA STATEMENT

WING	PERMISSIBLE BAL. AREA	PROPOSED BAL. AREA	EXCESS BAL. AREA
WING 'A' & 'B'	61.32 sq.m.	82.39 sq.m.	21.07 sq.m.
WING 'C'	57.76 sq.m.	71.37 sq.m.	13.61 sq.m.
WING 'D'	142.18 sq.m.	191.99 sq.m.	49.81 sq.m.
TOTAL	261.26 sq.m.	345.75 sq.m.	84.49 sq.m.

PROPOSED BUA AREA = 3881.13 sq.m.

TYPE	REQUIRED	PROPOSED
L.I.C.	10% @ 2815.38 (2815.38 sq.m.)	2815.38 sq.m.
M.L.B.	10% @ 2815.38 (2815.38 sq.m.)	2815.38 sq.m.
H.L.C.	10% @ 2815.38 (2815.38 sq.m.)	2815.38 sq.m.
TOTAL	8449.14 sq.m.	8449.14 sq.m.

NOTES:

- 1. PLOT BOUNDARY SHOWN IN []
- 2. PROPOSED AREA SHOWN IN []

12.00 M WIDE ROAD

LAY OUT PLAN OF GROUP HOUSING

PROPOSED AREA (sq. ft.)	
FLOOR	AREA
GROUND FLOOR	398.44 sq. ft.
FIRST FLOOR	319.46 sq. ft.
SECOND FLOOR	151.27 sq. ft.
ROOFING AREA	861.17 sq. ft.
TOTAL	1,069.13 sq. ft.

SCHEDULE OF OPENINGS	
11	1 000 x 1 10
114	1 000 x 1 10
115	1 000 x 1 10
116	1 000 x 1 10
117	1 000 x 1 10
118	1 000 x 1 10
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196	1 000 x 1 10
197	1 000 x 1 10
198	1 000 x 1 10
199	1 000 x 1 10
200	1 000 x 1 10

U.S. CUSTOMER SERVICE CENTER: 1-800-368-5868
1-800-368-5868, ext. 3333

40775

- | | |
|--------------------------|------|
| PLANT PRODUCTION (kg/ha) | 1000 |
| PROCESSED (kg/ha) | 1000 |
| STORAGE (kg/ha) | 1000 |
| MARKETING (kg/ha) | 1000 |

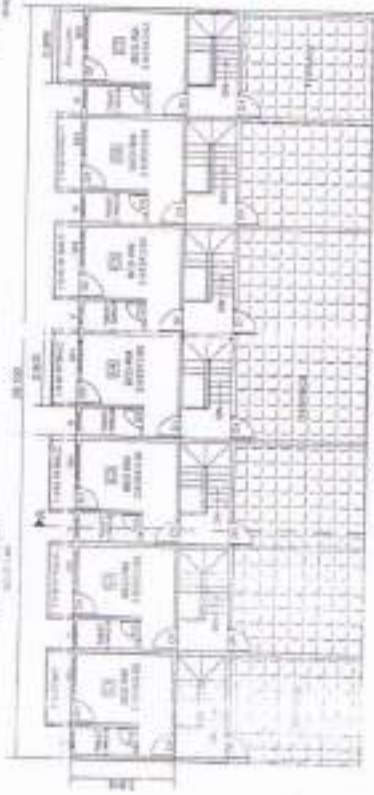
PROPOSED PLAN OF GROUP
HOUSING SCHEME ON GUY NO.
87/1 INDIP AT VILLAGE PESAGEVI,
Q DIST. AURANGABAD.

///S SHRINATHCONSTRUCTIONS
///S SHRI OHSARAN
CONSTRUCTIONS BUILDERS &
DEVELOPERS, AUBANGGADZ

1. **PROJECT NAME:** NEW 10000 SQ. FT. OFFICE BUILDING
 2. **CLIENT:** ABC COMPANY
 3. **LOCATION:** 1234 MAIN STREET, SUITE 500, NEW YORK, NY 10001
 4. **DATE:** 10/26/2023
 5. **BY:** [Signature]
 6. **FOR:** ARCHITECT
 7. **PROJECT NO.:** 2023-001
 8. **SCALE:** AS SHOWN
 9. **DATE:** 10/26/2023
 10. **BY:** [Signature]
 11. **FOR:** ENGINEER
 12. **PROJECT NO.:** 2023-001
 13. **SCALE:** AS SHOWN
 14. **DATE:** 10/26/2023
 15. **BY:** [Signature]
 16. **FOR:** ARCHITECT
 17. **PROJECT NO.:** 2023-001
 18. **SCALE:** AS SHOWN
 19. **DATE:** 10/26/2023
 20. **BY:** [Signature]
 21. **FOR:** ENGINEER
 22. **PROJECT NO.:** 2023-001
 23. **SCALE:** AS SHOWN
 24. **DATE:** 10/26/2023
 25. **BY:** [Signature]
 26. **FOR:** ARCHITECT
 27. **PROJECT NO.:** 2023-001
 28. **SCALE:** AS SHOWN
 29. **DATE:** 10/26/2023
 30. **BY:** [Signature]
 31. **FOR:** ENGINEER
 32. **PROJECT NO.:** 2023-001
 33. **SCALE:** AS SHOWN
 34. **DATE:** 10/26/2023
 35. **BY:** [Signature]
 36. **FOR:** ARCHITECT
 37. **PROJECT NO.:** 2023-001
 38. **SCALE:** AS SHOWN
 39. **DATE:** 10/26/2023
 40. **BY:** [Signature]
 41. **FOR:** ENGINEER
 42. **PROJECT NO.:** 2023-001
 43. **SCALE:** AS SHOWN
 44. **DATE:** 10/26/2023
 45. **BY:** [Signature]
 46. **FOR:** ARCHITECT
 47. **PROJECT NO.:** 2023-001
 48. **SCALE:** AS SHOWN
 49. **DATE:** 10/26/2023
 50. **BY:** [Signature]
 51. **FOR:** ENGINEER
 52. **PROJECT NO.:** 2023-001
 53. **SCALE:** AS SHOWN
 54. **DATE:** 10/26/2023
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 56. **FOR:** ARCHITECT
 57. **PROJECT NO.:** 2023-001
 58. **SCALE:** AS SHOWN
 59. **DATE:** 10/26/2023
 60. **BY:** [Signature]
 61. **FOR:** ENGINEER
 62. **PROJECT NO.:** 2023-001
 63. **SCALE:** AS SHOWN
 64. **DATE:** 10/26/2023
 65. **BY:** [Signature]
 66. **FOR:** ARCHITECT
 67. **PROJECT NO.:** 2023-001
 68. **SCALE:** AS SHOWN
 69. **DATE:** 10/26/2023
 70. **BY:** [Signature]
 71. **FOR:** ENGINEER
 72. **PROJECT NO.:** 2023-001
 73. **SCALE:** AS SHOWN
 74. **DATE:** 10/26/2023
 75. **BY:** [Signature]
 76. **FOR:** ARCHITECT
 77. **PROJECT NO.:** 2023-001
 78. **SCALE:** AS SHOWN
 79. **DATE:** 10/26/2023
 80. **BY:** [Signature]
 81. **FOR:** ENGINEER
 82. **PROJECT NO.:** 2023-001
 83. **SCALE:** AS SHOWN
 84. **DATE:** 10/26/2023
 85. **BY:** [Signature]
 86. **FOR:** ARCHITECT
 87. **PROJECT NO.:** 2023-001
 88. **SCALE:** AS SHOWN
 89. **DATE:** 10/26/2023
 90. **BY:** [Signature]
 91. **FOR:** ENGINEER
 92. **PROJECT NO.:** 2023-001
 93. **SCALE:** AS SHOWN
 94. **DATE:** 10/26/2023
 95. **BY:** [Signature]
 96. **FOR:** ARCHITECT
 97. **PROJECT NO.:** 2023-001
 98. **SCALE:** AS SHOWN
 99. **DATE:** 10/26/2023
 100. **BY:** [Signature]
 101. **FOR:** ENGINEER
 102. **PROJECT NO.:** 2023-001
 103. **SCALE:** AS SHOWN
 104. **DATE:** 10/26/2023
 105. **BY:** [Signature]
 106. **FOR:** ARCHITECT
 107. **PROJECT NO.:** 2023-001
 108. **SCALE:** AS SHOWN
 109. **DATE:** 10/26/2023
 110. **BY:** [Signature]
 111. **FOR:** ENGINEER
 112. **PROJECT NO.:** 2023-001
 113. **SCALE:** AS SHOWN
 114. **DATE:** 10/26/2023
 115. **BY:** [Signature]
 116. **FOR:** ARCHITECT
 117. **PROJECT NO.:** 2023-001
 118. **SCALE:** AS SHOWN
 119. **DATE:** 10/26/2023
 120. **BY:** [Signature]
 121. **FOR:** ENGINEER
 122. **PROJECT NO.:** 2023-001
 123. **SCALE:** AS SHOWN
 124. **DATE:** 10/26/2023
 125. **BY:** [Signature]
 126. **FOR:** ARCHITECT
 127. **PROJECT NO.:** 2023-001
 128. **SCALE:** AS SHOWN
 129. **DATE:** 10/26/2023
 130. **BY:** [Signature]
 131. **FOR:** ENGINEER
 132. **PROJECT NO.:** 2023-001
 133. **SCALE:** AS SHOWN
 134. **DATE:** 10/26/2023
 135. **BY:** [Signature]
 136. **FOR:** ARCHITECT
 137. **PROJECT NO.:** 2023-001
 138. **SCALE:** AS SHOWN
 139. **DATE:** 10/26/2023
 140. **BY:** [Signature]
 141. **FOR:** ENGINEER
 142. **PROJECT NO.:** 2023-001
 143. **SCALE:** AS SHOWN
 144. **DATE:** 10/26/2023
 145. **BY:** [Signature]
 146. **FOR:** ARCHITECT
 147. **PROJECT NO.:** 2023-001
 148. **SCALE:** AS SHOWN
 149. **DATE:** 10/26/2023
 150. **BY:** [Signature]
 151. **FOR:** ENGINEER
 152. **PROJECT NO.:** 2023-001
 153. **SCALE:** AS SHOWN



MOUNT ELEVATION

[illegible]NO FLOOR PLAN
WEIG. CIGROUND FLOOR PLAN
(WING C)

BLOCK CONSULTATIONS
 MONDAY 11.00AM
 TUESDAY 10.00AM
 WEDNESDAY 9.00AM
 THURSDAY 8.00AM - 10.00AM
 FRIDAY 7.00AM-10.00AM

BAC COMPANY STATEMENT (WING 1)				
FLIGHT	PROPOSED PERIOD 12/14 - 12/15	PROPOSED ARRIVAL	ESTIMATED ARRIVAL	PERCENT FILL
WEST COAST	2148 @ 105% = 21,477 sq ft	52.87 sq ft	11,800 sq ft	54%
WEST COAST	1103 @ 100% = 11,030 sq ft	22.28 sq ft	10,727 sq ft	96%
TOTAL	= 32,507 sq ft	75.15 sq ft	22,527 sq ft	69%

THE COMPANY AND ITS STATEMENT REGARDING IT

CARPET & BALD AREA			
WINGS 'C'			
APPROXIMATE sq ft	CARPET AREA (square feet) (rounded)	BALD AREA (square feet) (rounded)	TOTAL BALD AREA
6,410.0	68,338 sq ft	267,449 sq ft (270,000 sq ft)	338,387 sq ft
2,770.0	68,896 sq ft	267,449 sq ft (270,000 sq ft)	338,387 sq ft

ASPHET A. HALL AREA



FIRST FLOOR PLAN



तहसिल कार्यालय, औरंगाबाद

महसूल संहिता, १९६६ च्या कलम ४२ अ (१) (अ) मधील तरतुदीमधील जमिनीचा भोगवटा, वर्ग, व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अ (१) (अ) मधील, तरतुदीमधील जमिनीचा भोगवटा, वर्ग, व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अ (१) (अ) मधील, तरतुदीमधील जमिनीचा भोगवटा, वर्ग, व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

परिशिष्ट "अ"

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अ (१) (अ) मधील, तरतुदीमधील जमिनीचा भोगवटा, वर्ग, व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अ (१) (अ) मधील, तरतुदीमधील जमिनीचा भोगवटा, वर्ग, व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अ (१) (अ) मधील, तरतुदीमधील जमिनीचा भोगवटा, वर्ग, व भार याच्या विनिश्चितीबाबतचे प्रमाणपत्र

(१) सर्व्हे क्र. / गट क्र. / न.पू.क्र. ०१ क्षेत्रफळ ३७००.०० चौ.मि. या जमिनीच्या संदर्भात कलम ४२-अ (१) (अ) अन्वये विनिश्चितीसाठी प्राप्त झालेल्या संदर्भाच्या अनुषंगाने उपलब्ध अद्ययावत भूमी अभिलेखांच्या आधारे सदर जमिनीसंबंधातील जमिनीचा वर्ग, जमिनीचा भोगवटा व त्यावरील भाराबाबत खालीलप्रमाणे विनिश्चिती करण्यात येत आहे.

(२) सर्व्हे क्र. / गट क्र. / न.पू.क्र. ०१ क्षेत्रफळ ३७००.०० चौ.मि. या जमिनीच्या संदर्भात कलम ४२-अ (१) (अ) अन्वये विनिश्चितीसाठी प्राप्त झालेल्या संदर्भाच्या अनुषंगाने उपलब्ध अद्ययावत भूमी अभिलेखांच्या आधारे सदर जमिनीसंबंधातील जमिनीचा वर्ग, जमिनीचा भोगवटा व त्यावरील भाराबाबत खालीलप्रमाणे विनिश्चिती करण्यात येत आहे.

(३) प्रस्तुतची जमीन ही अनुसूचित जमातीच्या खातेदाराची नाही.

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदवहीतील प्रमाणित नोंद ही एतद्विरुद्ध सिद्ध करण्यात येईपर्यंत किंवा त्याबद्दल नवीन नोंद कायदेशिररित्या दाखल करण्यात येईपर्यंत खरी असल्याचे गृहीत धरण्यात येते. या तरतुदीच्या अधीन राहून सदरची विनिश्चिती ही सदर जमिनीसंदर्भातील उपलब्ध अद्ययावत अधिकार अभिलेख व फेरफारांची तपासणी करून देण्यात येत आहे.

नियोजन प्राधिकरणास वरीलप्रमाणे विनिश्चिती कळविण्यात येत असली तरी, या प्रमाणपत्रान्वये भोगवटादार वर्ग-एक या धारणाधिकाराची विनिश्चिती करण्यात आलेली जमीन भविष्यात भोगवटादार वर्ग-दोन या धारणाधिकाराची असल्याचे निष्पन्न झाल्यास त्यासाठी प्रचलित तरतुदी विचारात घेतल्यानंतर शासनाकडे नियमानुसार देय असणारी नजराण्याची व शासनास देय असलेली अन्य रक्कम विहित कार्यपद्धती अवलंबून संबंधित महसूल प्राधिकार्याने मागणी केल्यास सदर रक्कम शासनास जमा करणे ही संबंधित भोगवटादाराची जबाबदारी राहिल आणि हे संबंधित भोगवटादारास मान्य आहे, असे संबंधित भोगवटादार यांच्याकडून बंधपत्राच्या स्वरूपात नियोजन प्राधिकरणाने लिहून घेणे अनिवार्य राहिल.

दिनांक : २२/७/२०१६

तहसिलदार औरंगाबाद



तहसिल कार्यालय, औरंगाबाद

वाचा-०८ शासक निर्णय महसूल व वन विभाग क्रमांक : एनएपी-२०१६/प्र.क्र.७/टी-१, दिनांक २२ जानेवारी २०१६.
०२. श्री. आशिष फकीरचंद काळे, अमोल फकीरचंद काळे व फकीरचंद गवनाजी काळे, रा. पिसादेवी, ता. जि.
औरंगाबाद यांचा अर्ज, दिनांक १४.०७.२०१६.

जा.क्र. २०१६/जमा-२/एनए-परि-व सनद/मोजे पिसादेवी, ता. औरंगाबाद/प्र.क्र. ०१, दिनांक २२.०७.२०१६
परिशिष्ट "ब"

महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम-४२ अ मधील तरतुदीन्वये नियोजन प्राधिकरणाने बांधकाम / विकास परवानगी विली आहे, अशा जमिनीच्या भोगवटदारास द्यावयाच्या सनदेचा नमुना.

ज्याअर्थी, जिल्हा औरंगाबाद तालुका औरंगाबाद गाय पिसादेवी च्या सर्व्हे क्र. / गट क्र. / न.भू.क्र. ०१ क्षेत्रफळ ३७००.०० चौ.मि. या जमिनीच्या भोगवटदाराने महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२-अ च्या तरतुदीन्वये समुह गृह निर्माण या रहिवास / वाणिज्य / अन्य अकृषिक प्रयोजनासाठी सदर जमिनीचा विकास करण्यास खरिष्ट नियोजकार (न.श) सिडको, नविन औरंगाबाद या नियोजन प्राधिकरणाच्या आदेश क्र.सिडको/नियोजन/औ.झा.क्षे-एनएपी/औ.बाद/२०१६/६२ दिनांक २२/०६/२०१६ अन्वये विकास / बांधकाम परवानगी प्राप्त केली आहे, ज्या संबंधी नियोजन प्राधिकरणाने मंजूर केलेला नकाशा या सनदेसोबत संलग्न आहे.

ज्याअर्थी, उक्त जमिनीच्या भोगवटदाराने शासनाला, उक्त संहितेच्या कलम ४७-अ नुसार देय रुपांतरण कराची व वर नमूद अकृषिक प्रयोजनार्थ वापरापोटी आकारणीची रक्कम चालानद्वारे दिनांक २०/०७/२०१६ रोजी भरणा केली आहे.

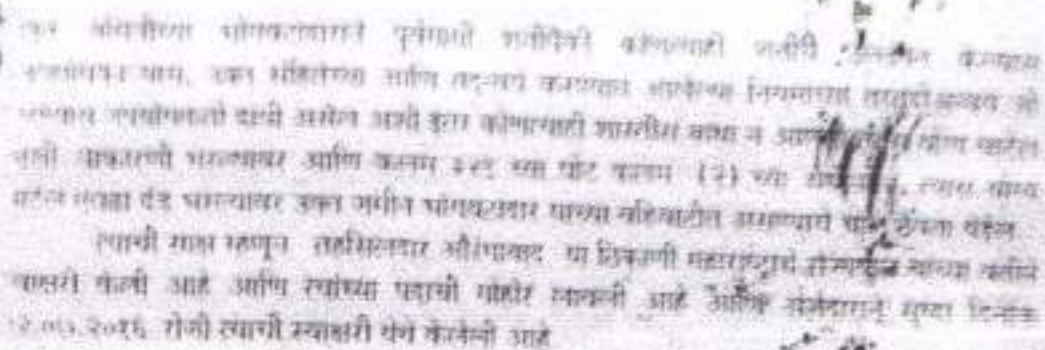
त्याअर्थी आता, उक्त संहितेमधील तरतुदीच्या आणि तदन्वये करण्यात आलेल्या नियमांच्या तरतुदींना आणि खालील शर्तींना अधिन राहून उपरोक्त जमिनीच्या भोगवटदाराने सदर नियोजन प्राधिकरणाच्या वर उल्लेखित विकास / बांधकाम परवानगीच्या अनुषंगाने सदर जमिनीवर अनुज्ञेय करण्यात आलेल्या अकृषिक वापरापोटी उक्त संहितेच्या कलम ४२-अ अन्वये ही सनद देण्यात येत आहे.

१) आकारणी : उक्त जमिनीचा भोगवटदार उक्त जमिनीच्या संबंधात या अगोदर वसुली योग्य असलेल्या आकारणी ऐवजी वर उल्लेखित विकास / बांधकाम परवानगी प्राप्त झाल्यापासून दि. ३१ जुलै २०१६ रोजी संपणाऱ्या हमीच्या कालावधीत शासनाला प्रत्येक वर्षी रु.

०.९० पैसे प्रती चौ.मी. या दराने परिगणित होणारी वार्षिक आकारणी देईल आणि उक्त कालावधी संपल्यानंतर, उक्त संहिते अन्वये जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल, अशी सुधारित आकारणी देईल.

२) उक्त जमिनीचा भोगवटदार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर भरील.

३) वरीलप्रमाणे मंजूर केलेल्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये नियोजन प्राधिकरणाच्या पुर्व मंजूरीशिवाय कोणताही बदल करून नये व ही सनद निर्गमित झाल्यानंतर नियोजन प्राधिकरणाच्या पुर्व मान्यतेने सदर जमिनीच्या वापरामध्ये किंवा वापराच्या क्षेत्रामध्ये कोणताही बदल झाल्यास त्याची माहिती, असा बदल नियोजन प्राधिकरणाकडून मंजूर झाल्यापासून ३० दिवसांच्या आत जिल्हाधिकारी यांना देणे भोगवटदाराने बंधनकारक राहील.



ਪਾਕਿਸਤਾਨੀ ਮੁਲਕੀਆਂ ਦੀ ਸੇਵਾ

सहस्रित्तन कसर्वालय औरगाबाद

२) कृष्णा लक्ष्मण मानिकावे

आम्ही जाहीर करतो की, या सनदेवर स्वतः आशीष फकीरचंद काळे, अण्णेल फकीरचंद काळे, फकीरचंद गवनाजी काळे यांनी आमच्या समक्ष स्थाक्षरी केलेली आहे.

तहसिल कार्यालय औरंगाबाद

दिनांक २२.०७.२०१६

॥प्रतिष्ठापः॥

१. मा जिल्हाधिकारी औरंगाबाद यांना माहितीस्तव सविनय सादर.
२. मा उपविभागीय औरंगाबाद यांना माहितीस्तव सविनय सादर.
३. वरिष्ठ नियोजकार (न.श) सिडको, नविन औरंगाबाद यांना माहितीस्तव.
४. मंडळ अधिकारी प्ररुहकाजी/तलाठी साझा मांडकी ता.जि.औरंगाबाद यांना योग्य त्या करण्याहस्तव.
५. संबंधितास अनुपानासराव प्रत देण्यात येते.

तहसिलदार