

KASLIWAL NIWARA

215/216, First Floor, Building No. 3, Apna Bazar, Jalna Road, Aurangabad – 431003.

TO WHOMSOEVER IT MAY CONCERN
SELF DECLARATION REGARDING THE HOUSING PROJECT
"KASLIWAL NIWARA"

I **Sanjay S/o Suganchand Kasliwal** in the capacity of Proprietor of **M/s KASLIWAL NIWARA** having office at 215/216, First Floor, Building No. 3, Apna Bazar, Jalna Road, Aurangabad – 431003, in respect of the project **KASLIWAL NIWARA** do hereby clarify as follows : -

1. I have started the development of Housing Project on the landed property forming part of Gut No. 718, Chikalthana, Aurangabad admeasuring 8100.00 Sq. Mtrs. The Project consists of Flats and Row Houses.
2. I propose to utilize the allowable FSI, TDR and premium paid FSI and FSI free built up area as per the bye laws of the relevant statutory authority and obtain revised building permission of the project. For the purpose of utilization of the additional allowable areas, it is proposed to construct additional floors on the flatted buildings, change the location and size of buildings and the location, size and shape of the open space. In case there any change in the units allotted and/or any facilities/amenities attached thereto I shall take prior consent/NOC from such allottee. It is also proposed to convert the proposed plan of Row House No. 19 to 24 into a flatted building.
3. In order to provide sufficient Car parking spaces to the allottees of Flats, it is proposed to construct podium/s as per the bye laws of the local authority and the design prepared by the architect of the Project.



4. Presently; there is approach from the 15.00 Ft. Wide road on the South East side of the Project land. However, there is a proposed 12.00 wide D.P. road on the north side of the Project land which would be available in future. Whenever, the approach from the 12.00 meter wide D.P. road becomes available, the present approach from the South East portion shall be closed for other Allottees of the Project and the space presently shown as 9.00 meter wide pathway and side margin of row house no. 12 available on that side will be utilized for construction of additional buildings which will be numbered as R 13 and the existing approach will be made available for the exclusive use of the occupants of such additional building. Due to renumbering of the additional building, the numbering of R 13 to R 24 will become R 14 to R 25.
5. At present, the 7.50 meter pathway is being used as passage by the occupants of nearby area and sewerage line connecting the adjoining areas is also passing through the project land which will be shifted through the pathway. The 7.50 meter pathway and the sewerage line shall be of common use for the project occupants and the persons residing in adjoining areas.
6. The Promoter shall declare the common areas, restricted areas and exclusive areas for row houses and declare the project under section 2 of the Apartment ownership Act after obtaining the revised building permission.

Hence, this clarification.

FOR KASLIWAL NIWARA



(SANJAY S. KASLIWAL)
Proprietor

Date: - 01/08/2017

Place: - Aurangabad.