

Aurangabad Metropolitan Regional Development
Authority



APPENDIX D-2
FORM FOR TENTATIVE APPROVAL
FOR DEMARCATION OF LAND
SUB-DIVISION LAYOUT



Permit No - 20236

Approval No. : AMRDA/TR/2023/APL/00016

Proposal Code : AMRDA-22-ENTRY-70283

Date : 25/01/2023

To,

PARMESHWAR DEVIDAS SHELKE, NANASAHEB SAMPAT SHELKE
GUT NO. 338/PART, AT KUMBHEFAL TQ. AND DIST. AURANGABAD.

Sir/Madam,

With reference to your application No AMRDA202200549, dated 30-09-2022 for the revised land sub-division approval, under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section Maharashtra Metropolitan Region Development Authority Act, 2016 ,to carry out development work in respect of land bearing Revenue S.No. / Khasra no. / Gut no GUT NO. 338/PART , City Survey No / F.P.No , Mouje KUMBHEFAL situated at Road / Street 09.00 Society - , it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. 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. and hand it over to the Authority after developing them to the satisfaction of the Authority.
3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the Authority.
4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation No. 3.5. (applicable in case where owner is not allowed to develop)
5. This permission does not entitle you to develop the land which does not vest in you.
6. Approval granted earlier vid letter number 1839-2016 and dated 07/09/2016 stands

Signature valid

Digitally signed by SURESH
LAXMANRAO KAMTHANE
Date: 2023.01.25 12:51 IST
Reason: Approved Certificate
Location: Aurangabad Metropolitan
Regional Development Authority



Scan QR code for verification of authenticity.

Metropolitan Planner,
Aurangabad Metropolitan Regional
Development Authority,

COPY To:

1. Hon. Assistant Director of Town Planning, Branch office Town Planning & Valuation Department ,Aurangabad
2. Hon. Tahsildar, Office TAHSIL AURANGABAD

Signature valid

PROPOSED REVISED TENTATIVE LAYOUT,
SQUAD HOUSES
PLAN ON, BUT NO 300/400 CF
AT MAJLE 1-KUMERFAL,
TQ. AND DIST. AUNGMYAD,
PUN.

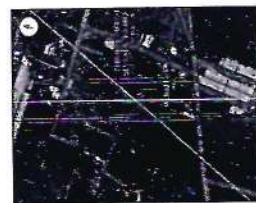
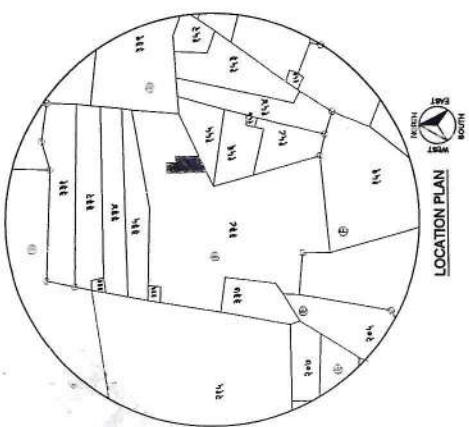
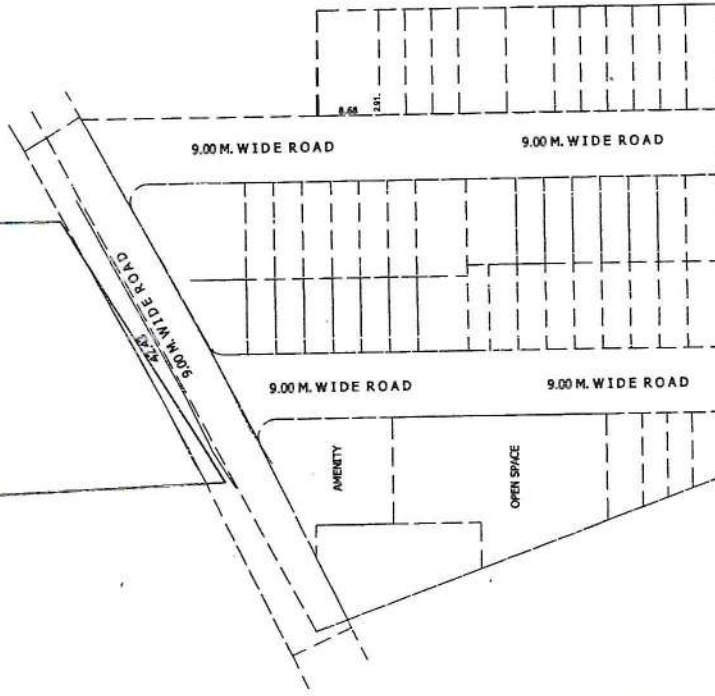
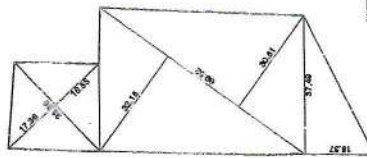
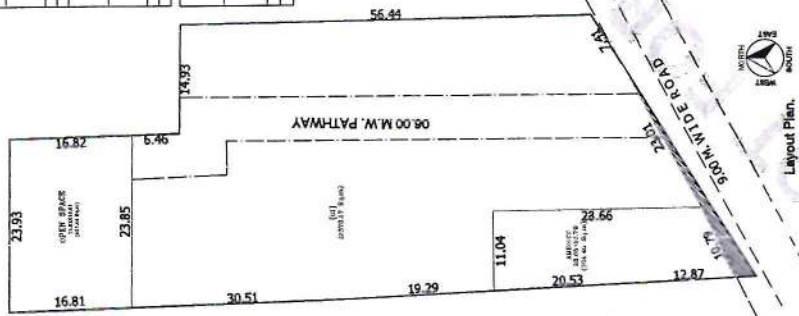
[illegible]

Manuscript accepted for publication 25 November 2007

1. All information furnished hereon is true and correct. (Signature) _____ (Print Name) _____ (Title) _____	
2. I hereby certify that the information furnished hereon is true and correct. (Signature) _____ (Print Name) _____ (Title) _____	3. I hereby certify that the information furnished hereon is true and correct. (Signature) _____ (Print Name) _____ (Title) _____

[illegible]

Assembly CALCULATION		REGISTRATION CALCULATION	
Hours	Rate	Hours	Rate
AMOUNT	321.48		407.44
TOTAL	321.48	TOTAL	407.44



GOOGLE MAP

LEGENDS:

FLOT BOUNDARY BROWN WASTE
 PROPOSED WORK BROWN RED
 DRAINAGE LINE BROWN YELLOW LIGHT
 WATER LINE BROWN BLUE DOTTED
 ENCLOSED BAL BROWN BROWN
 TERRACE BROWN DARK YELLOW
 OPEN BAL BROWN BROWN
 EXISTING BROWN BLUE HATCHED

[illegible]

Total Area, = 3100.052 Sq.mt.
Say Total Area, = 3100.00 Sq.mt.

BLOCK PLAN

AREA CALCULATION.

01) $\frac{17.36 + 16.85}{2} \times 33.10 = 566.175$

$$01) \frac{32.18 + 30.81}{2} \times 69.52 = 2189.532$$
$$01) \frac{39.18 \times 19.25}{2} = 344.345$$

Total Area, = 3100.052 Sq.mt.
Say Total Area, = 3100.00 Sq.mt.

Total Area, = 3100.052 Sq.mL
Say Total Area, = 3100.00 Sq.mL

BLOCK PLAN

SANCTION DEMARCATED LAYOUT ADTP OFFICE LT NO. 1822, DT. 23/11/2017

Site Plan.



Aurangabad Metropolitan Regional Development
Authority

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 167018

Proposal Code : AMRDA-23-07721

Permit No. : AMRDA/B/2023/APL/00219

Date : 24/02/2023

Building Name :	TYPE 1(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR
Building Name :	TYPE 2(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR

To,

- i) PARMESHWAR DEVIDAS SHELKE, NANASAHEB SAMPAT SHELKE,
GUT NO. 338, AT KUMBHEFAL, TQ. AND DIST. AURANGABAD.
ii) SHUBHAM RAUT (Architect)

Sir/Madam,

With reference to your application No AMRDA202300069, dated 31-01-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Metropolitan Region Development Authority Act, 2016 , to carry out development work / Building on Plot No , Revenue S.No. / Khasra no. / Gut no GUT NO 338/PART, City Survey No , Mouje KUMBHEFAL situated at Road / Street 09.00, Society AURANGABAD . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. Final layout sanctioned before the plinth completion with demarcated TILR Sheet from concerned authority shall be necessary.

Signature valid

Digitally signed by RAVI K. A.
NAMDEORAO, AYABHAR
Date: 2023.03.02 12:56:55 IST
Reason: Approved Certificate
Location: Chhatrapati Sambhaji Nagar
Metropolitan Regional Development Authority



Aurangabad Metropolitan Regional Development
Authority

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Building Permit No - 167018

Proposal Code : AMRDA-23-07721

Permit No. : AMRDA/B/2023/APL/00219

Date : 24/02/2023



Metropolitan Planner,
Aurangabad Metropolitan Regional Development Authority,

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