(69) (8) (22)

## APPENDIX A-1

## FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING

**Application for permission for development under Section 44 / 58 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.**

From Shri- Manoj V. Golawar & others'
(Name of the owner)

To,

The Chief Officer,
Municipal Council / Nagar Panchayat Wanadongri

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No. 169...City Survey No.....Mauje Wanadongri situated at Road / Street ..... Society .....in accordance with Section 44 / 58 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.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) Mr. Prashant Satpute and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No CA/91/13818) who has prepared the plans, designs and a copy of other statements /documents as applicable

i)Key Plan (Location Plan);
ii)Site Plan (in quadruplicate) of the area proposed to be developed;
iii)a detailed building plan (in quadruplicate) showing the plan, section and elevations of the proposed development work;
iv)Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
v)An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
vi)Attested copy of receipt of payment of scrutiny fees;
vii)Latest property tax receipt;
viii)No Objection Certificate, wherever required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work

Signature of the Licensed Surveyor/Architect
Dated
Signature of the Licensed

PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

Signature of Owner Shri M.V. Golawar
Name and address of Owner Shri- Manoj Golawar & others.
Dated
Address of Owner C/o. Design Cell, "The Edge" 12, Shankar Nagar W.H.C. Road Nagpur.

## FORM GIVING PARTICULARS OF DEVELOPMENT

### (PART OF APPENDIX A-.....ITEM 4)

| | | |
|---|---|---|
| 1. | (a) (i) Full Name of Applicant | Shri Manoj V. Golewar & Others |
| | (ii) Address of applicant | C/o Designect "The Edge" 12, Sharda Nagar, Wardha Road Nagpur |
| | (iii) e-mail ID | |
| | (iv) Mobile No. | |
| | (b) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed. | ARCH. (HONS.) B. SAI. M.C.A. |
| | (c) No. and date of issue of License | |
| 2. | Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan? | |
| 3. | (a) What is the total area of the plot according to the document? | 29000.00 m² |
| | (b) Does it tally with the Revenue/CTS Record | — |
| | (c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor | — |
| | (d) Is there any deduction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions? | |
| | (e) If so, what is the net area? | 29000.00 m² |
| | The permission shall be based on the area whichever is minimum. (Note: Above details shall also be mentioned on building plan submitted for approval) | |
| 4. | Are all plans as required under Regulation No.6.2 enclosed? | Yes |
| 5. | (a) Is the plot of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a part of an approved layout? | — |
| | (b)Please state Sanction Number and Date of Sub-division / Layout | — |
| 6. | (a) In what zone does the plot fall? | Residential |
| | (b) What is the permissible F.S.I. of the zone? | — |
| 7. | (a) Is the use of every room in the proposed work marked on the plans? | |
| | (b) Is it in accordance with the regulations? | |
| | (c) Does the use of the building, fall in the category of special types of buildings like, cinema halls, theatres assembly halls, stadia,buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.? | No |
| 8. | If the work is in connection with an industry : | |
| | (a) Please briefly describe the main and accessory process. | No |
| | (b) Please state the maximum number of | |

| | | |
|---|---|---|
| | workmen and the total horse power likely to be employed per shift in the factory | |
| | (c) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry? | ---------- |
| | (d) Will the building be at 23 m. away from the boundary of a residential and commercial zone? | ---------- NA. |
| | (e) Nature and quantum, of industrial waste/effluents and method of disposal. | ---------- |
| 9. | (a) What is the average? | 15.00 mt |
| | (i) prescribed width of road on which plot is fronting? | 15.00 mt |
| | (ii) existing width of the street? (If the plot abuts on two or more streets, the above information in respect of all streets should be given) | — |
| | (b) What is the height of the building above the average ground level of the plot | — |
| | (c) Does it comply with the Regulation | — |
| 10. | (a) If there are existing structures on the plot | |
| | (i) Are they correctly marked and numbered on the site plan? | — |
| | (ii) Are those proposed to be demolished Immediately and hatched in yellow colour? | — |
| | (iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted) | — |
| | (b) What is the plinth area and total floor area of the proposed work? (Please give details confirming to the plan submitted) | — |
| 11. | (a) Please state the plinth area and total floor area, existing and proposed (total of Item No.10 (a)(iii) and 10(b)) | — |
| | (b) Please state the overall F.S.I. | — |
| | (Item 11 (a) divided by Item 3 (e) | — |
| | (c)Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)? | — |
| | (d) Is the Building proposed with setbacks on upper floors? | — |
| 12. | (a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation? | — |
| | (b) Please state which of the following rule is applicable for the front open spaces : Chapter IV and does the front open space comply with that rule? | — |

| | | |
|---|---|---|
| 13. | (a) What is : | |
| | (i) the width of the side open space (s)? | Layout Map |
| | (ii) the width of the rear open space(s)? | |
| | (iii) the distance between buildings? | |
| | (b) Are there two or more wings to the buildings ? If so, are the open spaces separate or distinct for each wing? | —— do —— |
| 14. | (a) What are the dimensions of the inner or outer chowk? | |
| | b) (i) Is / are room (s) dependent for its light and ventilation on the chowk ? If so, are the dimensions of the chowk as required for each wing of the building? | —— do —— |
| | (ii) If not, is the area equal as per Regulation No.15.2? | |
| 15. | If the height of the building is more than 14 meter above the average ground level, is provision for lifts made ? | —— |
| | (a) If so, give details of lift. | Type \| Passenger Capacity \| No. of Lifts \| Type of Doors<br>(1) \| (2) \| (3) \| (4) |
| | (b) Details of Fire Lift. | |
| 16. | (a) Does the building fall under purview of Regulation No.6.2.6.1? | |
| | (b) If so, does the proposed fire protection requirements confirm to Part V? | —— |
| | (c) If not, give reasons for non conformity | |
| | (i) | |
| | (ii) | |
| | (iii) | |
| 17. | (a) (i) What are the requirements of parking spaces under the Regulations ?<br>(ii) How many are proposed? | |
| | (b) (i) Areloading-unloading spaces necessary? | |
| | (ii) If so, what is the requirement? | |
| | (iii) Now many are proposed? | |
| 18. | (a) (i) What are the maximum widths of balconies ? | |
| | (ii) Will they reduce the required open spaces to lessthan the provisions of Regulations? | |

| | | |
|---|---|---|
| | (iii) Do they serve as a passage to any part of the building? | Layout |
| | (iv) What is their total area? | |
| | (b) What is the maximum width of weather frames,Sunshades (Chajja), Sun breakers, cornice, eaves or other projection? | — |
| | (c) (i) Are any porches / Canopies proposed ? | |
| | (ii) Are they in compliance with Regulation No.15.4.1(b)? | — |
| 19. | (a) What is the width of the means of access ? | |
| | (b) Will it be paved, drained & kept free of encroachment? | — |
| 20. | Is recreational or amenity open space provided as required under Regulation No.13.3 & 13.3.11? | |
| | (a) Are any accessory buildings proposed? | — |
| | If so, for what purpose? | |
| | (b) What are their heights? | — |
| | (c) Are they 7.5 m away from the street or front 1 .5 m. from other boundary? | |
| | (d) Is their area calculated in F.S.I.? | |
| 21. | (a) What is the proposed height of the compound /boundary wall? Is it at a junction? | Layout |
| | (b) Is it in compliance with Regulation No.17.16? | |
| 22. | (a) Is the proposal in the Air Port Zone? | — do — |
| | (b) Is a "No. Objection certificate" for height is obtained? | |
| 23. | Does the proposal fall in any of the restricted zones? | — do — |
| 24. | (a) Does any natural water source pass through the land under development ? | |
| | (b) Is necessary setback provided as per Regulation No.11.1.(b)? | — |
| 25. | Is the plinth level proposed to be above the level of the surrounding ground level? | |
| 26. | The details of the materials to be used in construction with specification are as below: - | — |
| | Roofs | |
| | Floors | |
| | Walls | |
| | Columns | |
| | Any other material | — |
| 27. | The number of water closet, urinals, kitchens, washbasins, baths to be provided are as follows – | |

| | | Water closets | Baths | Urinals | Wash Basins | Kitchens |
|---|---|---|---|---|---|---|
| | Existing | | | | | |
| | Proposed | | | | | |

| | | |
|---|---|---|
| 28. | Details of the source of water to be used in the construction | Well water |
| 29. | Distance from the sewer. | — |
| 30. | How much municipal land will be used for stacking building material? | — |
| 31. | Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary. | — |

I hereby declare that I am the owner / lessee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Shri M.M. Golawar.

Signature of the Applicant.

Address : C/o. Design Cell, "The Edge"
12, Shankar Nagar
W.H.C. Road, Nagpur

**Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant**

I, (Name Mr. Prashant Satpute) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct.

Date : / /

PRASHANT SATPUTE
Signature of Architect / Licensed Engineer/Structural Engineer/ Supervisor
B.ARCH. (HONS.) BIBAY, M.C.A.
REG. No. : CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

**Address :**
**E_mail ID :**
**Mobile No.:**

**FORM OF STATEMENT 1**

**[Sr. No. 10 (a) (III)]**

**Existing Building to be retained**

| Existing Building No. | Floor No. | Plinth Area | Total Floor Area of Existing Building | Use / Occupancy of Floors. |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| — | — | — | — | — |

**FORM OF STATEMENT 2**

**[Sr. No. 10 (b) ]**

**Proposed Building**

| Building No. | Floor No. | Area of | Total Floor Area of Proposed work | Use / Occupancy of Floors. |
|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) |
| — | — | — | — | — |

**PROFORMA I**

**(At Right Hand Top Corners of Site/Building Plan at Floor Level)**

| | | |
|---|---|---|
| A | AREA STATEMENTS | Layout |
| | 1. Area of plot | |
| | 2. Deductions for | |
| | (a) Road Acquisition Area | — as per DP plan |
| | (b) Proposed Road | As per DP plan |
| | (c) Any Reservation | — As per DP plan |
| | (Total a+b+c) | |
| | 3. Gross Area of Plot (1-2) | |
| | 4. Deductions forAmenity space.if any | — |
| | 5. Net Area of Plot = 90% of (3 - 4) | — |
| | 6. Addition of area for F.S.I. ,if any | — |
| | (a)<br>(b)<br>(c) | |
| | 7. Total Area (5+6) | — |
| | *8.NormalF. S.I. Permissible + FSI permissible with payment of premium | |
| | *9. Permissible Built-up Area | Layout Map |
| | 10. Existing Built-up Area. | |
| | 11. Proposed Built-up Area | — Nil — |
| | 12. Excess Balcony Area taken in F.S.I.(As per B (c) Below) | |
| | * 13. Total Built-up Area (10 + 11 + 12) | |
| | * 14. F.S.I. Consumed (13 / 7) | — Nil |
| B. | BALCONY AREA STATEMENT. | |
| | (a) Permissible Balcony Area per Floor. | — Nil — |
| | (b) Proposed Balcony Area per Floor. | |
| | (c) Excess Balcony Area (Total). | |
| C. | TDR | |
| | (a) permissible | |
| | (b) proposed to be utilised | — |
| D. | PARKING STATEMENT | |
| | (a) Parking Required | |
| | Car | — |
| | Scooter/ Motor Cycle. | |
| | Cycle | |
| | (b) Garages Permissible | |

| | | |
|---|---|---|
| | (c) Garage Proposed | |
| | Car | |
| | Scooter/ Motor Cycle | |
| | Cycle. | |
| | (d) Total Parking Provided | |
| *E. | LOADING/ UNLOADING SPACES | |
| | Loading/ Unloading required | |
| | Total Loading / unloading required | |

**PROFORMA II**

**(At Right Hand Bottom Corner of Plans / Below Proforma I)**

Contents of Sheet

Stamps of Approval of Plans

*CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature of Architect/LicensedEngineer/
Structural Engineer/ Supervisor.
PRASHANT SATPUTE
B.ARCH. (HONS.) B'BAY, M.C.A.
REG. No.: CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

Description of Proposal & property
Name of Owner

| Job No. | Drg. No. | Scale | Drawn By | Checked By |
|---|---|---|---|---|
| | | | | |

(26)

# Council of Architecture

**Duplicate Certificate of Registration**

This is to certify that the name of Shri/~~Smt~~

**PRASHANT BALIRAM SATPUTE**

has been entered in the register and his/~~her~~ Registration No. is CA/ 91/13618

This certificate is valid from the tenth day of April 1991 to the thirtyfirst day of December 1992.

The Duplicate Certificate is issued as the original one has been lost/~~destroyed~~.

Given under the common Seal of the Council of Architecture

this eighteenth day of August 1993

Ashoney Sen
Secretary

President

**Renewals**

| Year | Signature of Registrar |
|---|---|
| 1993 to 1995 | Ashoney Sen 19.8.1993 |
| 1996 to 2005 A.D. | Sudhir Kumar Kapur 17.196 |
| Valid upto 31.12.2014 A.D. | Vinod Kumar 21.10.2009 |
| Valid upto 31.12.2024 A.D. | 13.6.2014 |

SHOT ON REDMI Y
AI DUAL CAMERA

# NAGAR PARISHAD WANADONGARI

TAH. HINGNA, DIST. NAGPUR

## Demand Note

Demand Note Id :

Due Date

Applicant Name : Shri. Manoj Golawar & Other for 12, Shankar Nagar West High Cort Road, Nagpur

Layout No.
Plot Area (Sq. M) :
Built-up Area (sq. m) :

Plot No. :

Layout Name :

Mouza & Khasara : wanadongari/100

| S. N. | Particulars | Amount (Rs.) |
|---|---|---|
| 1 | Security Charges<br>Square Meter | 500.00 |
| 2 | Devlopment Charges 0.5%<br>Square Meter (10942.00 x 8000 x 0.005) | 437680.00 |
| 3 | Security Deposit<br>Square Meter (10942.00 x 6.00 x 10.764) | 706678.13 |
| | Amount payable before Due Date of / /2019 Total => | 1144858.13 |
| | Say Total => | 11,44,858.00 |

2.5.19

Chief Officer
Nagar Parishad, Wanadongari

**Reminder Demand Note is subjected to followings conditions**

- Submission of attested copies of Ownership/Legal Possession documents prior to dt. 01-01-2001
- Availibility of Plot at site with access
- Application of regualrisation may liable for rejection in case of non payment / non-compliances
- Pleae ignore the documents and inform this office in case the conditions are complied earlier or payment made at earlier date.