



Sinnar Municipal Council
FULL OCCUPANCY CERTIFICATE



Approval No. : CBNSN/FO/2023/APL/00145
Proposal Code : CBNSN-23-ENTRY-85896

Building Proposal Number - 216682
Date : 21/10/2023

Building Name : GAJANAN M JAGTAP(Residential) Floor : GROUND FLOOR(374.87 Sq mt),FIRST FLOOR(374.87 Sq mt)

To,
i) Vatsalya Construction Thr Gajanan Manikrao Jagtap,
PLOT NO. 1+2+3, S.NO. 936/2/B, AT:- SINNAR 02
ii) vijay ranade (Structural Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name GAJANAN M JAGTAP(Residential) Plot No 1+2+3, Final Plot No 1+2+3, City Survey No./Survey No./Khasara No. / Gut No. 936/2/B, Village Name/Mouje SINNAR, Sector No., completed under the supervision of Structural Engineer, License No as per approved plan vide Permission No. 7/SMC/BP/248/2021 Date 25/12/2021 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No 7/SMC/BP/248/2021 Date 25/12/2021

Signature valid

Digitally signed by RITESH RANADE BARAGE
Date: 2023.10.21 11:42:06 IST
Reason: Approved Certificate
Location: Sinnar Municipal Council
Project Code : CBNSN-23-ENTRY-85896
Application Number : CBNSN/FO/2023/APL/00145
Proposal Number : 216682
Certificate Number : CBNSN/FO/2023/APL/00145



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Chief Officer,
Sinnar Municipal Council,



Sinnar Municipal Council
SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

सं.क्र.7/SMC/BP/249/2021

Dt. 28/12/2021

Vatsalya Construction Thr. Gajanan M Jagtap
Sinnar,

Ref :- Development Charges (Rs.2,55,760/-) paid receipt no. FI04/1292, Date:-27/12/2021

In reference to your Application, for the grant of sanction of Commencement Certificate under Section 189 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayat and Industrial Townships Act, 1965 to carry out construction work / Building on Plot No. 1+2+3, Revenue Survey No. 936/2/B (1200), City mauje Sinnar, Area 35 sq.mt., Number of floors- Ground+1, Use of building- Residential, the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

Construction to be carried out by the owner/developer shall be strictly in accordance with the sanctioned plan. Any kind of deviation in construction shall not be permitted.

The commencement certificate/development permission, as approved, shall remain valid for 4 years in aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal shall be for three consecutive terms of one year after which proposal shall have to be submitted to the Authority for development permission afresh. Commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/development permission. Provided that no such renewal shall be granted if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed. Commencement shall mean as per 2.7.1 of UDCPR.

The owner/Architect/Engineer/Structural Engineer/Supervisor should confirm that plot is vacant and ready for construction before submitting / starting proposed work.

Provision for installation of solar assisted water heating (SWH) system / roof top photovoltaic (RTPV) system, rain water harvesting and grey water recycling and reuse should be made as per clause 13.2, 13.4 of UDCPR respectively if applicable.

The sanction does not entitle you to develop the land which does not vest in you. Owner shall be solely responsible for any land ownership dispute that may arise.

The application submitted for building permission is done based on document submitted along with the application. Owner and concerned Town Planner/Architect/Engineer/Structural Engineer/Supervisor will be responsible for authenticity and signature on documents and plan. If any information submitted by applicant is found false or misleading then given permission shall be considered null and void.

The building constructed should be as per sanctioned plan.

The developer shall give written notice to the Authority in case of termination of services of a professional engaged by him.

PROPOSED RESIDENTIAL BUILDING ON
PLOT NO. 1+2+3, SURVEY NO. 936/2/B
OLD(1200).

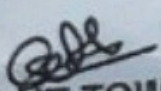
AT :- SINNAR 2, TAL. :- SINNAR, DIST. :- NASHIK.
FOR :- VATSLYA CONSTRUCTION
Pro. Mr. GAJANAN MANIKRAV JAGTAP

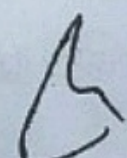
Drawing Sheet
No.:- 1



Stamps of Approval of Plans:

Sanctioned Subject to the condition
laid down in order No. Bldg. S. R. 1
dated

ADJ. PLOT NO. 4
21.00 M


ASSISTANT TOWN PLANNER,
SINNAR MUNICIPAL COUNCIL,
SINNAR, DIST. NASHIK


CHIEF OFFICER,
SINNAR NAGAR PARISHA
SINNAR, DIST NASHIK

	635.00		
	698.50	NOTES :- <ul style="list-style-type: none"> * PLOT BOUNDRY SHOWN IN THICK BLACK. * PROPOSED WORK SHOWN IN RED. * DRAINAGE LINE SHOWN IN DOTTED RED. * EXTERNAL WALL 150 mm THK. * INTERNAL WALL 100 mm THK. * ALL DIMENSIONS ARE IN METRE (M). 	
.30)	190.50	Certificate of Area: Certified that the plot under reference was surveyed by me on 07/09/2021 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 (Name of Architect/ Licensed Engineer/ Supervisor.)
		I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.	
	698.50		Owner (s) Name and Signature
	381.00		 Er. Vijay P. Ranade (M.E. Structure, B.E. CIVIL, AMIE, I.MACCEI) Er. Vijay P. Ranade
oad	1079.50		
	2.24	Mr. GAJANAN MANIKRAV JAGTAP	
		SIGN OF OWNER	SIGN OF ENGINEER.
	749.74	DATE : 12/09/2021	 NEXTTECH Er. Vijay P. Ranade (M.E. Structure, AMIE) Cell - 9881623760 Consulting Engineer & Architect . G10, Kamala Market, opp. Bus stand, Sinnar, Nashik - 422103. Email- vijayranade2006@rediffmail.com
	749.74	CHK. BY : VPR.	
	0.69	DRN. BY : AVP.	

9.00 M WIDE ROAD

SITE PLAN
SCALE 1:100



SR.NO.	AREA STATEMENT	SQ.M.
1	Area of plot (Minimum area of a, b, c to be considered)	635.00
	(a) As per ownership document (7/12, CTS extract)	635.00
	(b) as per measurement sheet	635.00
	(c) as per site	635.00
2	Deduction for	
	(a) Proposed D.P. Road Widening Area / Service Road/ Highway Winding	
	(b) Any D.P. Reservation Area	
	(c) Total (a + b)	
3	Balance area of Plot (1-2)	635.00
4	Amenity Space (if applicable)	---
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance Proposed -	---
5	Net Plot Area (3-4 (c))	635.00
6	Recreational Open space (if applicable)	
	(a) Required -	
	(b) Proposed -	
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with Basic F.S.I. (635.00 X 1.1)	698.50
10	Addition of FSI on payment of premium (FOR 9M WIDE ROAD)	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone (0.30)	190.50
	(b) Proposed FSI on payment of premium.	---
11	In-situ FSI / TDR loading (FOR 9M WIDE ROAD)	---
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	---
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or(c)]	---
	(c) TDR area	---
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	---
12	Additional FSI area under Chapter No. 7	---
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	698.50
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	381.00
	(c) Total entitlement (a+b)	1079.50
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	2.24
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area (as per 'P-line')	749.74
	Total (a+b)	749.74
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.69
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	

NOTES:-
* PLOT NO
* PROPOS
* DRAINAGE
* EXTERNA
* INTERNA
* ALL DIM

Certificate of Area
Certified that
of this site, of plot
the area stated in it
City Survey records

1/We understand &
2/We would comply
under supervision of
work site.

MR. GAJANAN MANIK
SIGN OF O

DATE:
12/09/2021

CHK. BY:
VPR.

DRN. BY:
AVP.

SITE PLAN
SCALE 1:100



SR.NO.	AREA STATEMENT	SQ.M.
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	(a) Proposed D.P. Road Widening Area / Service Road/ Highway Winding	
	(b) Any D.P. Reservation Area	
	(c) Total (a + b)	
3	Balance area of Plot (1-2)	635.00
4	Amenity Space (if applicable)	---
	(a) Required -	---
	(b) Adjustment of 2(b), if any -	---
	(c) Balance Proposed -	---
5	Net Plot Area (3-4 (c))	635.00
6	Recreational Open space (if applicable)	
	(a) Required -	
	(b) Proposed -	
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	(c) TDR area	---
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	---
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13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	698.50
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	381.00
	(c) Total entitlement (a+b)	1079.50
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	2.24
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area (as per 'P-line')	749.74
	Total (a+b)	749.74
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.69
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

NOTES -
* PLOT BOUNDARY
* PROPOSED WALL
* DRAINAGE LINE
* EXTERNAL WALL
* INTERNAL WALL
* ALL DIMENSIONS

Certificate of Area:
Certified that the plot area stated in documents City Survey records.

I/We undersigned hereby certify that the plot area stated in documents City Survey records.

Mr. GALANAN MANIKAVELU
SIGN OF OWNER

DATE: 12/09/2021

CHK. BY: YPR.

DRN. BY: AVP.



Form of Statement 2

(to be printed on plan)

[Sr. No. 9 (a)]

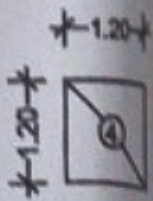
Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
(1)	GROUND FLOOR	43.14
	FIRST FLOOR	42.63
(2)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(3)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(4)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(5)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(6)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(7)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(8)	GROUND FLOOR	41.33
	FIRST FLOOR	41.27
(9)	GROUND FLOOR	42.14
	FIRST FLOOR	42.63
TOTAL BUILT UP AREA		749.74

TOTAL COMMERCIAL BUILT-UP AREA ON PLOT = — SQ.M.

TOTAL RESL BUILT-UP AREA ON PLOT = 749.74 SQ.M.

TOTAL RESL+ COMM. BUILT-UP AREA ON PLOT = 749.74 SQ.M.



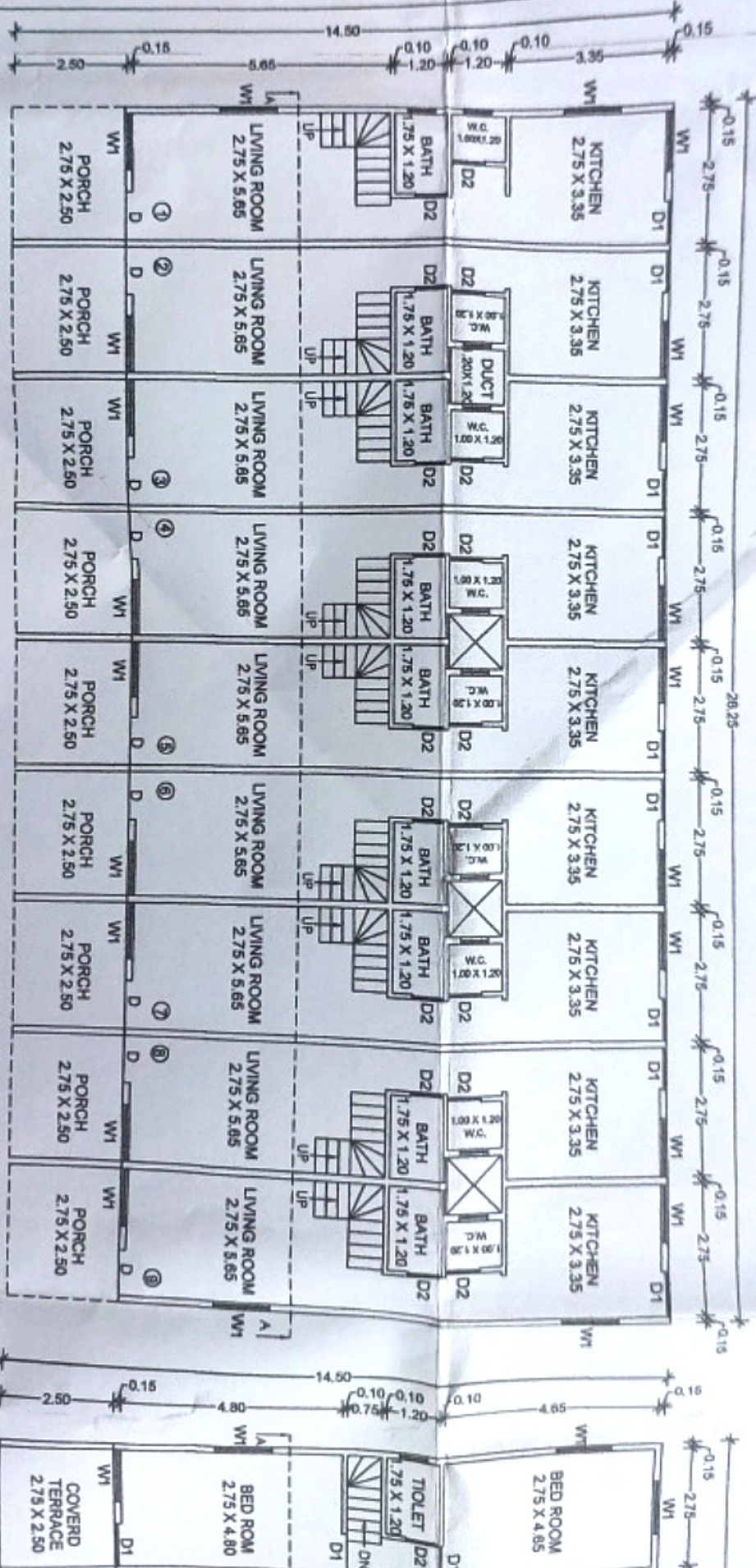
[Sr. No. 9 (g)]

FLOOR NAME	FLAT TYPE	RERA CARPET AREA SQ.M	BAL ATTACH TO FLAT	TERR ATTACH TO FLAT	TOTAL AREA OF FLAT
GROUND FLR	ROW HOUSE 1	30.83	NA	NA	30.83
GROUND FLR	ROW HOUSE 2	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 3	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 4	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 5	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 6	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 7	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 8	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 9	31.00	NA	NA	31.00
TOTAL CARPET AREA ON GROUND FLOOR					278.90 SQ.M.
FIRST FLR	ROW HOUSE 1	31.72	NA	6.88	38.60 SQ.M.
FIRST FLR	ROW HOUSE 2	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 3	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 4	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 5	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 6	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 7	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 8	30.84	NA	6.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 9	31.72	NA	6.88	38.60 SQ.M.
TOTAL CARPET AREA FIRST FLOOR					341.24 SQ.M.
TOTAL CARPET AREA GROUND FLOOR, FIRST FLOOR					620.14 SQ.M.

75 mm pvc pipe

FRONT ELEVATION

SCALE 1:100



GROUND FLOOR PLAN

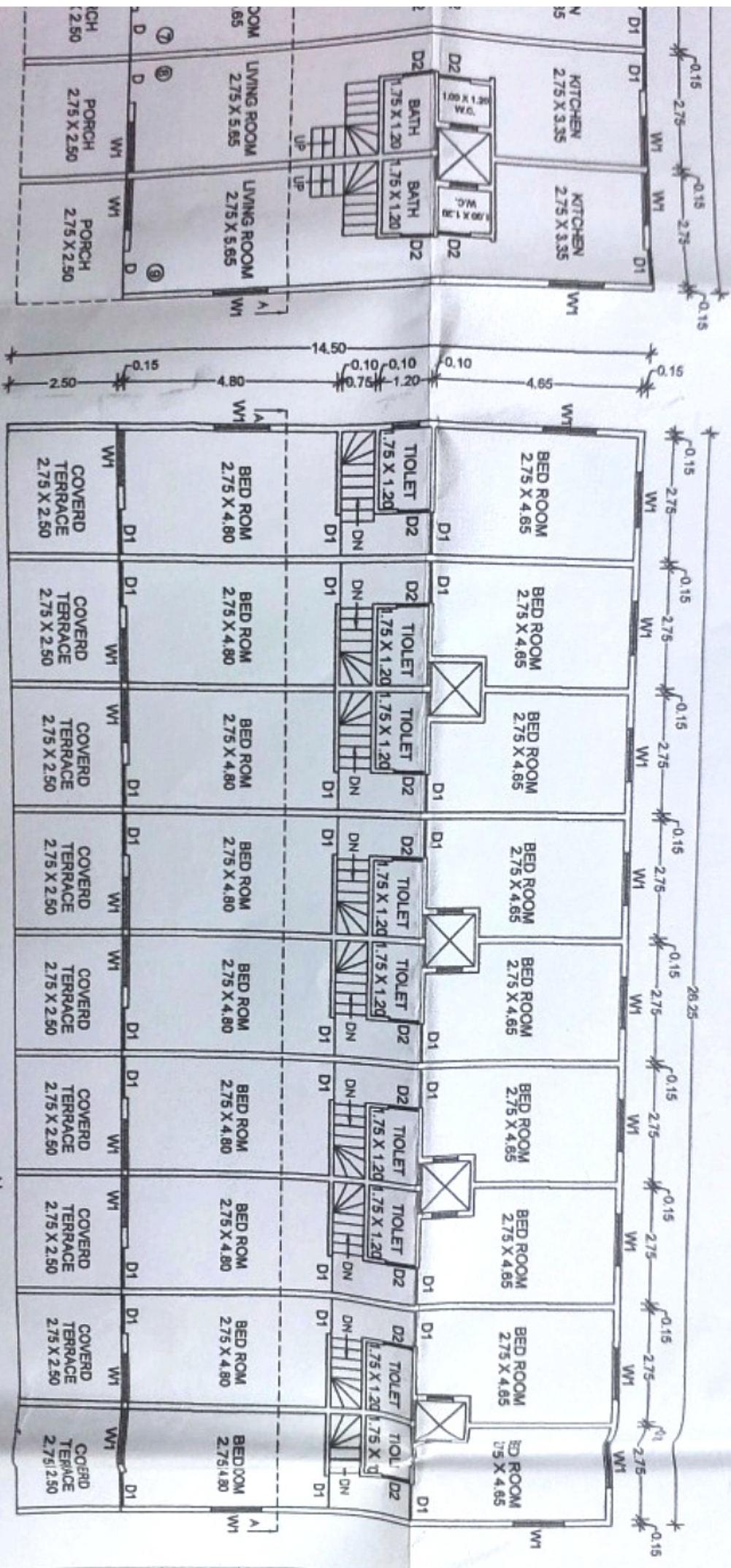
SCALE 1:100



SECTION AT "A-A"

SCALE 1:100

1:15
 1/32" = 150 MM
 1/64" = 250 MM



FIRST FLOOR PLAN

SCALE 1:100

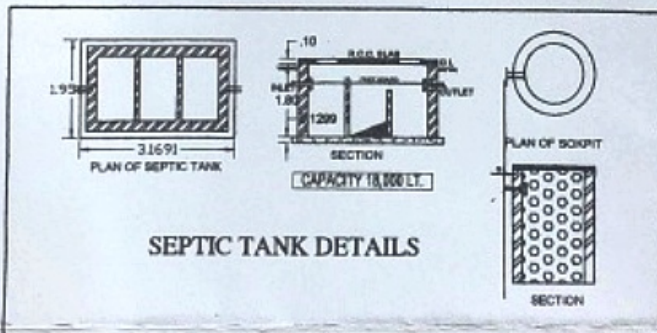
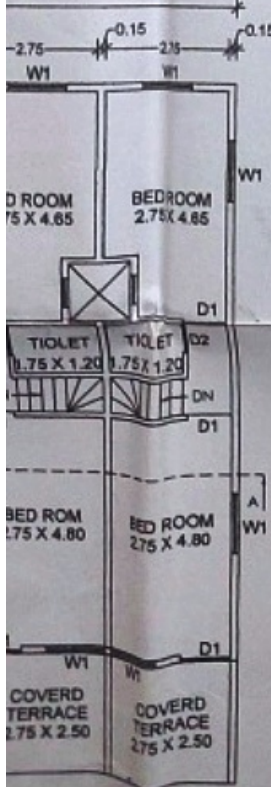
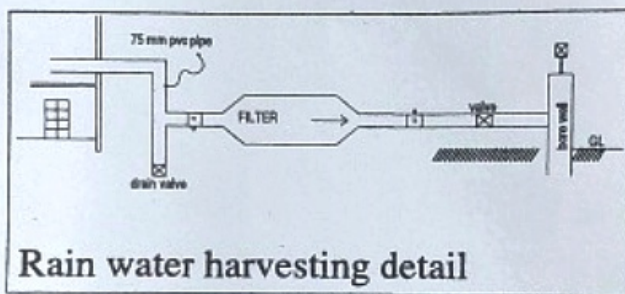
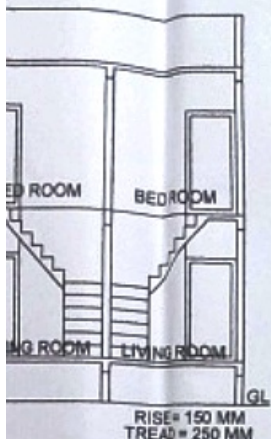


TOTAL RESL. BUILT-UP AREA ON PLOT = 749.74 SQ.M.
 TOTAL RESL+ COMM. BUILT-UP AREA ON PLOT = 749.74 SQ.M.

Form of Statement 3
 (Sr. No. 9(g))

FLOOR NAME	FLAT TYPE	RESL CARPET AREA SQ.M	BAL ATTACH TO FLAT	TERR ATTACH TO FLAT	TOTAL AREA OF FLAT
GROUND FLR	ROW HOUSE 1	30.83	NA	NA	30.83
GROUND FLR	ROW HOUSE 2	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 3	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 4	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 5	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 6	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 7	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 8	31.01	NA	NA	31.01
GROUND FLR	ROW HOUSE 9	31.00	NA	NA	31.00
TOTAL CARPET AREA ON GROUND FLOOR					278.90 SQ.M.
FIRST FLR	ROW HOUSE 1	31.72	NA	4.88	36.60 SQ.M.
FIRST FLR	ROW HOUSE 2	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 3	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 4	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 5	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 6	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 7	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 8	30.84	NA	4.88	37.72 SQ.M.
FIRST FLR	ROW HOUSE 9	31.72	NA	4.88	36.60 SQ.M.
TOTAL CARPET AREA FIRST FLOOR					341.24 SQ.M.
TOTAL CARPET AREA GROUND FLOOR, FIRST FLOOR					620.14 SQ.M.

SR.NO.	
1	Area of
	(a) As
	(b) as
	(c) as
2	Deduct
	(a) Pro
	(b) Any
	(c) To
3	Balance
4	Amenity
	(a) Rec
	(b) Adj
	(c) Bal
5	Net Pl
6	Recrea
	(a) Rec
	(b) Pro
7	Intern
8	Plotabl
9	Built up
10	Additio
	(a) Max
	(b) Pro
11	In-situ
	(a) In-s
	(b) In-s
	[2.00
	(c) TDF
	(d) Tot
12	Additio
13	Total e
	(a) [9 +
	(b) Anc
	(c) Tot
14	Maximu
	width ((
15	Total B
	(a) Exis
	(b) Prop
	Total (a
16	F.S.I. C
17	Area for
	(a) Req
	(b) Prop



Municipal Parking Area Statement					
One parking space for every	Parking Reqd		Parking Pro		
	4w	2w	4w	2w	
Two Tenement Having Carpet Upto 80 Sq.m 1 = 08 Flat/2 = 3 + 6	05	25	05	25	
Shops 100 Sq.m Under Carpet Area = 0 + 0 = 0 + 0	--	--	--	--	
For Class B,C Municipal Corporation parking required is 50%	Visit P	0.25	1.25	0.25	1.25
	TOTAL	5.25	26.25	5.25	26.25
	REQUIRED 50%	03	13	03	13

