

दस्तावेज क्र. (११०४/२०२३)
११-२०



NASHIK MUNICIPAL CORPORATION

NO.LND/BP/ B1/BP/15/2022

DATE :- 02/05/2022

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, Mr. Bhaskar Sakharam Vavhale.
C/o. Ar. Ganesh Sonawane & Stru.Engg. Kishor Chopda Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 69 of S.No./G.No. 192/1 of Pimpalgaon Bahula Nashik Shiwar.

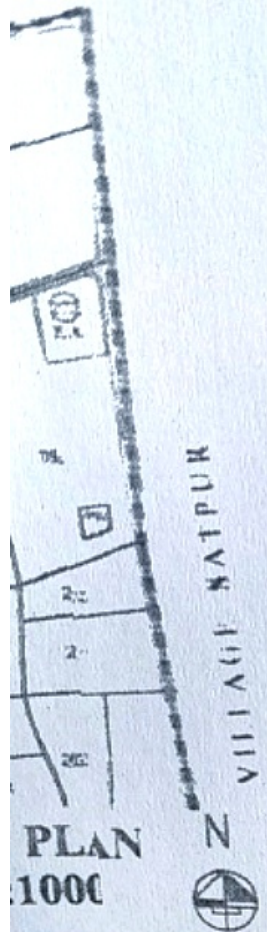
Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:27/12/2021 Inward No. B1/BP/660.
2) Tentative Layout No. --- Dt:---

Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 43)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

PROPOSED SITE



PROPOSED RESIDENTIAL BUILDING PLAN
ON PLOT NO. 69 IN S.NO-192/1, SITUATED
AT PIMPALGAON BAHULA SHIWAR,
NASHIK.
FOR- MR.BHASKAR S.VAVHALE

STAMP APPROVAL

APPROVED

The plan is approved as per the provisions of the Act and Rules mentioned in the Maharashtra Building Act, 1962 and the Maharashtra Building Rules, 1974.

B1/BP/15/2022 02/05/2022

[Signature]
 City Engineer
 Planning
 Nashik Municipal Corporation
 Nashik

REFERENCE
 1. N.A. ORDER. LNA.SR./30/74 DATED. 6-12-1994

SR. NO	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of a, b, c to be considered)	278.64
	(a) As per ownership document (7/12, CTS extract)	
	(b) as per measurement sheet	
	(c) as per site	
2	Deductions for	278.64
	(a) Proposed D.P./ D.P. Road widening Area Service Road / Highway widening	
	(b) Rounding Area of Road.	
3	Balance Area of Plot (1-2) (Total a+b)	0
4	Amenity Space (if applicable)	267.21
	(a) Required	
	(b) Adjustment of 2(b), if any	

DOOR/WINDOW
T. W. PANELLED
T. W. PANELLED
T. W. PANELLED
T. W. PANELLED
T. W. GLAZED WINDOW
LOUVERED VENT

43

REFERENCE
T. N.A. ORDER LNA.SR/30/74 DATED. 6-12-1994

DOOR/WINDOW
T. W. PANELLED
T. W. PANELLED
T. W. PANELLED
T. W. PANELLED
W. GLAZED WINDOW
LOUVERED VENT

USE / OCCUPANCY OF FLOORS
5
NIL

TOTAL NO. OF FLAT	TOTAL AREA IN SQ.M.
5.00	247.00
5.00	175.95
5.00	175.95

PARKING PROVIDED (for Two Tenement above 40 but less 80 sqm)	
FOUR Wheeler	TWO Wheeler
25	5
0	30
0	1
250	20
250	20

SR. NO	AREA STATEMENTS	AREA (SQ.M)
1	Area of plot (Minimum area of a, b, c to be considered)	278.64
	(a) As per ownership document (7/12, CTS extract)	278.64
	(b) as per measurement sheet	278.64
	(c) as per site	278.64
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area Service Road / Highway widening	11.43
	(b) Rounding Area of Road.	0
	(Total a+b)	
3	Balance Area of Plot (1-2)	267.21
4	Amenity Space (if applicable)	
	(a) Required	
	(b) Adjustment of 2(b), if any -	
	(c) Balance proposed	
5	Net Area of Plot = [3 - 4(c)]	267.21
6.0000	Recreational Open space (if applicable)	
	(a) Required	
	(b) Proposed	
7	Internal Road area	
8	Plot area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 5 X basic FSI) 1.1	293.93
10	Addition of F.S.I. on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (sr. no. 5 X basic FSI) 0.50	133.61
	(b) Proposed FSI on payment of premium.	133.61
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)), if any	22.86
	(b) Road Widening Area	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c)).	0
	(c) TDR area	0
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)-11(d)] or 12 whichever is applicable.	450.40
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	284.96
	(c) Total entitlement (a-b)	735.30
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)	0
15	Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	00.00
	a) Existing Built-up Area	735.30
	b) Proposed Built-up Area as per plan	735.30
	c) Total (a+b)	1470.60
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	
17	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.5)	
	b) Proposed	

Area	Whciser
25	5
0	30
0	1
2.50	5
2.00	23.00
2.00	23.00

	applicable)	
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	a) Existing Built-up Area	00.00
	b) Proposed Built-up Area as per pline	735.36
	c) Total (a+b)	735.36
16	F.S.I. Consumed (15/13) (should not be more than serial no.14 above.)	###
17	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.5)	
	b) Proposed	

- NOTE (AS PER CLAUSE 2.2 18) :-
1. Plot Line - _____
 2. Existing Street - _____
 3. Future Street - _____
 4. Drainage & Sewage Work - _____
 5. Proposed Work - _____

Certified that the land under reference was surveyed by me on 20/02/2021 and dimensions of sides etc. of the land stated on plan are 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]

OWNER'S DECLARATION

I / We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I /We would execute the structure as per sanctioned 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.

[Signature]

FOR-MR.BHASKAR S.VAVHALE

Owner's Name & Signature

[Signature]

[Signature]

Name: Ar. Ganesh Sorawane

Name: Kishor Chopada

Regd. No. CA / 2008 / 43539

Signature of Stru. Engineer
Regd. No.

G S ASSOCIATES
A UNIT OF ARCHITECTS & APPROVED VALUERS



24 PITRUSMRUTI, OPP. YOGVIDHYA DHAM NEAR KOTAK
MAHINDRA BANK, THATTE NAGAR,
COLLAGE ROAD, NASHIK 422 001
TEL. +91 253 2317490
MAIL - gsassociates.2011@gmail.com

REGD. NO. CA/2008/43539 IOV-A-26000

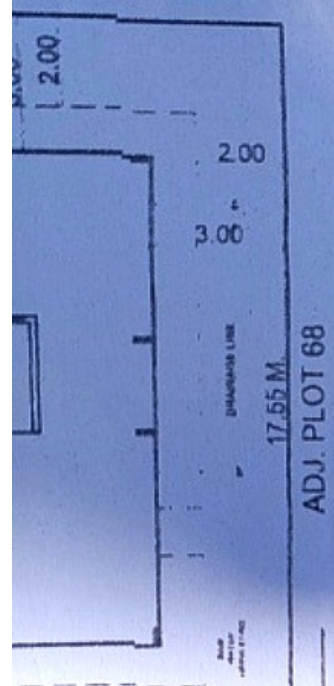
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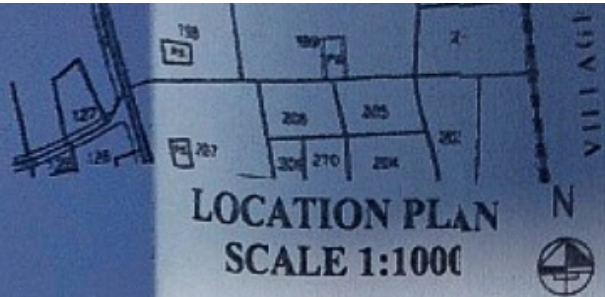


INING 114352 M

DE ROAD ---

DE ROAD ---

SITE PLAN
SCALE 1:200



FORM OF STATEMENT- 2 [Sr.No. 9 (a)]

BUILDING NO	FLOOR NO.	TOTAL B/UP AREA OF FLOOR PER OUTER POLY LINE
1	GROUND+LIFT	22.96
	FIRST	142.48
	SECOND	142.48
	THIRD	142.48
	FOURTH	142.48
	FIFTH	142.48
TOTAL		735.36

SCHEDULE OF DOOR/WINDOW

Symbol	Dimensions	Description
D	1.00X2.25	T. W. PANELLED
D1	0.90X2.25	T. W. PANELLED
D2	0.75X2.25	T. W. PANELLED
D3	1.30X2.25	T. W. PANELLED
W1	1.50X1.50	T. W. GLAZED WINDOW
V	0.60X0.90	LOUVERED VENT

**FORM OF STATEMENT [SR.NO.08 (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
NIL	NIL	NIL	NIL	NIL



**FORM OF STATEMENT 03 [SR.NO.09 (g)]
AREA DETAILS OF APARTMENT**

FLOOR NO.	APARTMENT No	CARPET AREA OF APARTMENT (IN SQM)	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT	TOTAL AREA IN SQ.M	TOTAL NO. OF FLAT	TOTAL AREA IN SQ.M.
FIRST TO FIFTH FLOOR	101-201-301-401-501	39.95	9.45	0.00	49.40	5.00	247.00
	102-202-302-402-502	29.95	5.24	0.00	35.19	5.00	175.95
	103-203-303-403-503	29.95	5.24	0.00	35.19	5.00	175.95

PARKING STATEMENT

TENANTS PROPOSED	REQUIRED PARKING (for Tenants above 40 but less than 80 sqm)	PARKING PROVIDED (for Two Tenants above 40 but less than 80 sqm)
	FOUR	TWO

