



Nashik Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2023/APL/04006  
Proposal Code : NMCB-22-58551

Building Proposal Number - 133295  
Date : 02/11/2023

ASIF DAWARE	
Building Name : BHALERAO 5(Residential)	Floor : 0(33.75 Sq mt),1(33.75 Sq mt)

To,

i) Asif Salim Pinjari,  
MAKHAMALABAD

ii) JITENDRA JOSHI (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name ASIF DAWARE BHALERAO 5(Residential) Plot No 31/32/33/5, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 404/1/A, Village Name/Mouje MAKHAMALABAD, Sector No. -, completed under the supervision of Architect, License No CA/1996/20145 as per approved plan vide Permission No. NMCB/B/2022/APL/02319 Date 29/08/2022 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 applicabl)
4. It is responsiblity of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not Issued separatly along with this letter. Hence, please refer approved plan issued vide Permission No NMCB/B/2022/APL/02319 Date 29/08/2022

Signature valid

Digitally signed by SAMEER RAKTE  
Date: 2023.11.02 17:58:59 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation  
Project Code : NMCB-22-58551  
Application Number : NMCB/2023/133295/37407  
Proposal Number : 133295  
Certificate Number : NMCB/FO/2023/APL/04006



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Junior Engineer.

Nashik Municipal Corporation,

Premiu  
(on seria)  
0.5  
0.00  
0.5  
27.00  
0.00  
0.00

name

F

F

MC  
ROAD

3 342 7  
19 07 59

D2 TOILET  
55x15  
12 32 59 m

100m  
X3.4  
Sq m

PLAN  
(1:100)



महाराष्ट्र शासन

गाव नमुना सारत (अधिकार अभिलेख पत्रक)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ मधील विधम ३,५,६ आणि ७ ]

गाव :- भखमलाबाद - २ (९४४२३५)

तालुका :- नाशिक

जिल्हा :- नाशिक



ULPN : 20640636900

भुमापन क्रमांक व उपविभाग

४०४/१/अ/प्लॉट/नंबर/३१/३२/३३/५

20640636900

भुधारणा पद्धती

भोगवट्यादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर. चौ.मी	१६९७२	नाशिक महानगरपालिका नाशिक	०.०२.७०			(४६४६८)	कुळाचे नाव व खंड
अवृषिक क्षेत्र	१९०७७	आसिफ सलीम पिंजारी				(४६४६८)	इतर अधिकार
विन शेती ०.५४.००		सारिका कैलास डावरे				(४६४६८)	इतर
शेती १९.००		वनिता सुनिल भालेराव				(४६४६८)	विनशेती (४६४६८)
आकारणी		-----सामाईक क्षेत्र-----	०.५१.३०	१९.००			रस्ताछंदीकरणाकडे जाणारे क्षेत्र ०.०२७० आर चौमी (४६४६८)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४६४६८ व दिनांक : २७/०७/२०२२
जुने फेरफार क्र : (३४३९७) (३६३११) (३९७०३) (४३०८४) (४३०८८) (४३१०६)							सीमा आणि भुमापन चिन्हे :



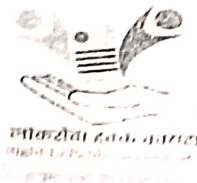
हा गाव नमुना क्रमांक ७ दिनांक २७/०७/२०२२ १३:३३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अधिलेखावर वर कोणत्याही सही शिबवयाची आवश्यकता नाही.  
७/१२ डाउनलोड दि.: २५/१०/२०२३ : १४.०६:३८ PM. वैधता पडतळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2011100001487896 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२





Nashik Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 133295

Proposal Code - NMICB-22-58551

Permit No. - NMCB/B/2022/APL/02319

Date 29/08/2022

Building Name	Asif Pinjari, Sarika Daware	Floors	Ground, First
	Vanita Bhalerao		
	5(Residential)		

To,

- i) ASIF SALIM PINJARI  
SARIKA KAILAS DAWARE  
VANITA SUNIL BHALERAO
- ii) JITENDRA JOSHI (Architect)

Sir/Madam,

With reference to your application No NMCB202202459, dated 21-08-2022 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 31/32/33/5, Revenue S.No. / Khasra no. / Gut no 404/1/A, City Survey No, Mouje MAKHAMALABAD situated at Road / Street Makhmalabad, Society Makhmalabad. 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 UDCP. 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 UDCP, 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)

Signature valid

Digitally signed by SAMIR HARUN  
RAKTE  
Date: 2022.08.29 11:07 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation

Junior Engineer,  
Nashik Municipal Corporation.



Scan QR code for verification of authenticity.



NASHIK MUNICIPAL CORPORATION  
APPROVAL TO AMALGAMATION OF LAYOUT  
PLOTS AND SUB-DIVISION



Proposal Number : 14831  
Proposal Code : NMCB-22-4-1272

Approval No. : NMCB/ISA/2022/APL/00128  
Date : 22/07/2022

To,

- i) FOR MR. ASIF SALIM PINJARI AND MRS. SARIKA KAILAS DAWARE AND MRS VANITA SUNIL BHALERAO ,ASIF SUNIL PINJARI AND MRS. SARIKA KAILAS DAWARE AND MRS VANITA SUNIL BHALERAO ,MR. ASIF SALIM PINJARI AND MRS SARIKA KAILAS DAWARE AND MRS VANITA SUNIL BHALERAO PLOT NO. 31+32+33, OF S.NO. 404/1/A OF MAKHAMALABAD SHIVAR, TAL-DIST. NASHIK.
- ii) JITENDRA JOSHI (Architect)

Sir/Madam,

With reference to your application No NMCB202200516, dated 24-06-2022 for amalgamation and subdivision of plots, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the Maharashtra Municipal Corporation B Act, 1949, in respect of land bearing Revenue Survey No 404/1 /A,404 /1/A,404/1/A, City Survey No , mauje MAKHMALABAD,MAKHAMALABAD , situated at Road / Street of plots no 32,31,33, it is to inform you that, land amalgamation and subdivision proposal is hereby approved, subject to the following conditions:

1. This permission does not entitle you to develop the land which does not vest in you.
2. Before seeking building permission 7/12 extracts shall be separated as per approved subdivision plots. Or Before seeking building permission 7/12 extracts shall be amalgamated as per the approved Amalgamated plot

Signature valid

Digitally signed by HARSHAL  
CHANDRAKANT BHAIKAR  
Date: 2022.07.22 18:57 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation



Scan QR code for verification of authenticity.

Deputy Director Of Town Planning,  
Nashik Municipal Corporation,

Signature Verified

Digitally signed by SAMEER ARUN RAKTE

Date: 2022.08.30 17:45:32 IST

Reason: Approved Drawing Plan

Location: Nashik Municipal Corporation

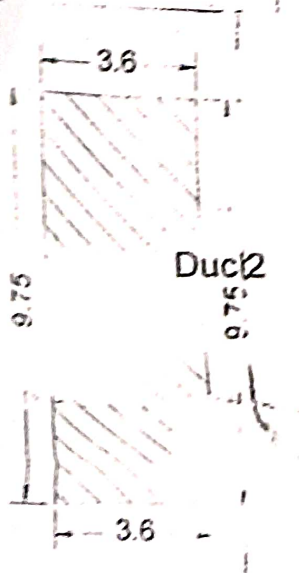
NOS.
1
1
1
4

<b>RATIO</b>
Scooter
0
0
0
0

<b>Status</b>
OK

<b>Notes</b>
Development
Case - (R1)

- NOTES:**
- RY SHOWN WHITE
  - DRK SHOWN RED
  - BE SHOWN YELLOW LIGHT
  - SHOWN BLUE DOTTED
  - PL SHOWN BROWN
  - OWN DRK YELLOW
  - OWN SPAN
  - OWN BLUE HATCHED



<b>Proforma I : Area Statement</b>	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	54.00
(a) As per ownership document (7/12, CTS extract)	54.00
(b) as per TILR or City Survey measurement sheet	54.00
(c) as per Demarcated drawing area	54.00
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	54.00
4. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	2.7
(b) Any D.P. Reservation area	0.00
(Total a+b)	2.7
5. Balance area of plot (3-4)	51.3
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	
(Required - (a) Upto 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	51.3
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc. then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of - rate.	

**Certificate of Area:**  
 Certified that the plot under reference was surveyed by me on 2022-08-01 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.

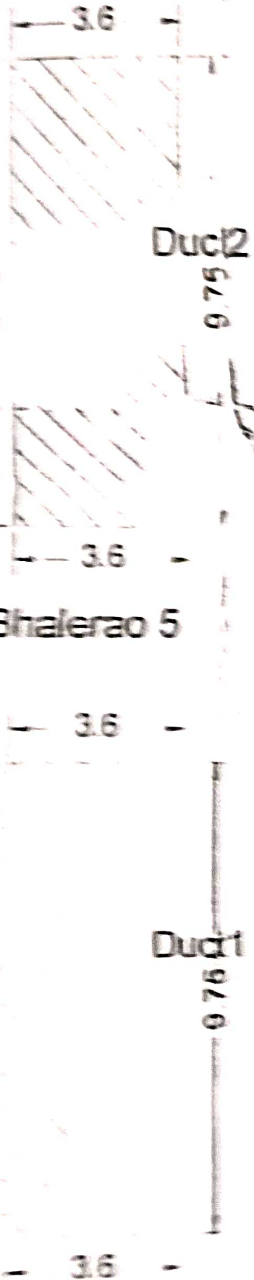
Signature  
 (Name of Architect/ Licensed Engineer/ Supervisor.)

**Owner's Declaration -**  
 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.

Owner (s) name and signature  
 Architect/ Licensed Engineer/ Supervisor name and signature

**IDS:**

- SHOWN WHITE
- SHOWN RED
- SHOWN YELLOW LIGHT
- SHOWN BLUE DOTTED
- SHOWN BROWN
- SHOWN DARK YELLOW
- SHOWN BROWN
- SHOWN BLUE HATCHED



(b) If area is less than 4000 sqmt - Check -	
1) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	
2) If it is subdivision like 1/2, 2/5, 125/1 419/1 etc. then recreational open space is required.	
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

**Certificate of Area:**  
 Certified that the plot under reference was surveyed by me on 2022-08-01 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.)

**Owner's Declaration -**  
 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.

Owner (s) name and signature  
 Architect/ Licensed Engineer/ Supervisor name and signature  
 Job No.

Name Of : Owner Asif Salim Pinjari Mr. Asif Salim Pujari & Mrs Sarika Kailas Daware & Mrs Vanita Sunil Bhalrao

Postal Address : ,a59 d g p nagar 1 pune road, Gandhi-upnagar, Nashik, Nashik-422006, Maharashtra

Phone No..9922407860

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential  
 BUILDING ON CTS. NO./SURVEY NO.- 404/1/A

SITE ADDRESS :  
 MAKHAMALABAD

Name Of Architect : JITENDRA RAMCHANDRA JOSHI

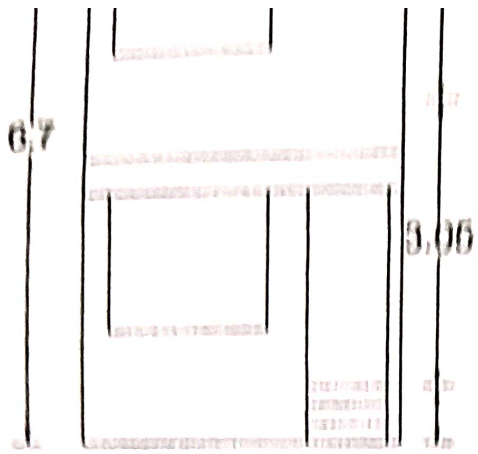
LOGO ADDRESS OF OFFICE  
 OFFICE -  
 M:31, Mamta Anand Sankul, Near Inox, Tagore Nagar, Pune road, Nashik 422006

OWNERS SIGN.

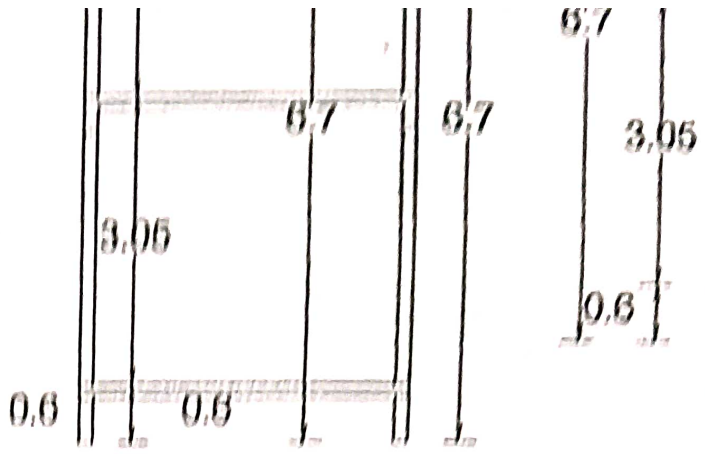
Verified by applicant

TECHNICAL PERSON SIGN

Signature Verifier  
 Jitendra Ramchandra Joshi  
 Registered Technical Services Engg  
 License: Nashik Municipal Corporation

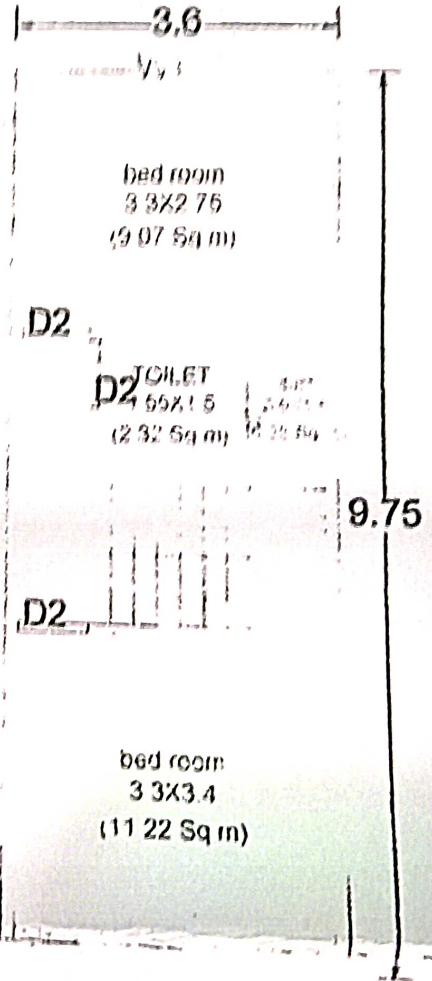
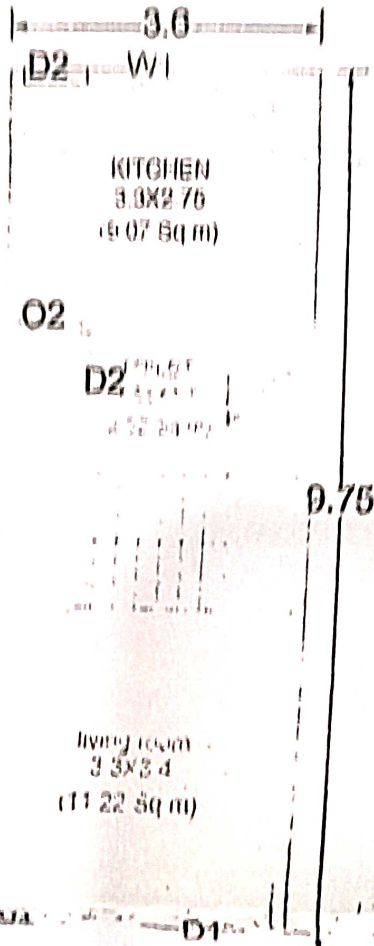


**FRONT ELEVATION**  
(1:100)



**SECTION A-A**  
(1:100)

SECTION V



Ground  
A. Jif Dawara Bhalerao 5

**GROUND FLOOR PLAN**  
(1:100)



First

**FIRST FLOOR PLAN**  
(1:100)

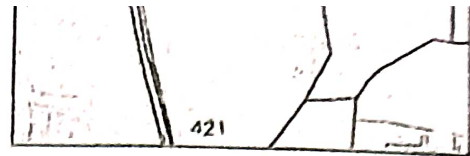


1F

OF

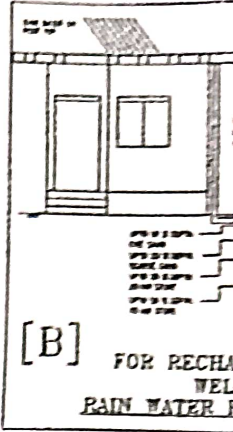
G.I. OF Plinth

Daware Bhalerao 5



LOCATION PLAN  
(1:10,000)

SATELLITE



ADJ. S. NO. 404/ 1B

3.6

1.5

3.6

PROPOSED WORK IN  
P. NO. 31/32/33/5

9.75

ADJ. P. NO. 31/32/33/4

ADJ. P. NO. 34

14.25

15

AREA NAME	BLOCK
Duct	

BUILT-UP AREA

AREA NAME	BLOCK
Duct	

Asif Daware Bhalerao 5

3

3.75

0.75 AVJ Road Widening  
9.00 WIDE ROAD

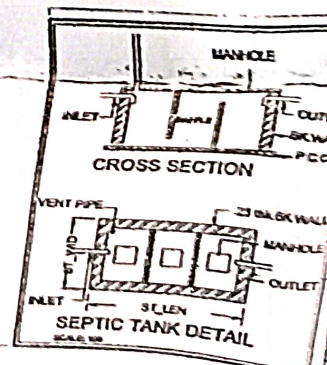
0.75

--- Existing 7.50 m Road ---  
--- Proposed 9.00 m Road ---

SITE PLAN  
(1:100)



BUILT-UP AREA

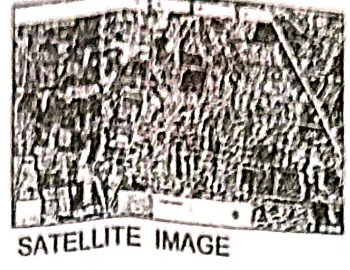


Building Name	Use	Car	Area	Prop. Ratio	Scooter
Asif Daware Bhalerao 5	Residential	0	2	Car	0
Total					0
Visitors parking(5%)					0
Total					0

Considered for	Remaining area for
Generation	DRC generation
	0.00

Parking Check As Per Multiplying Factor : 0.9

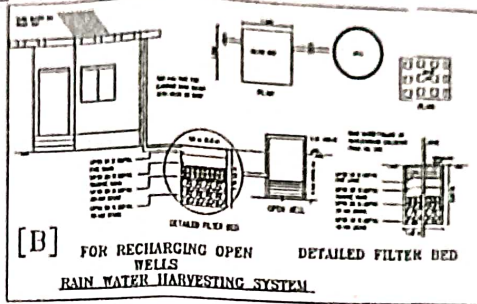
Building Name	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	Status
Total	0	0	0	0	OK



Project Details

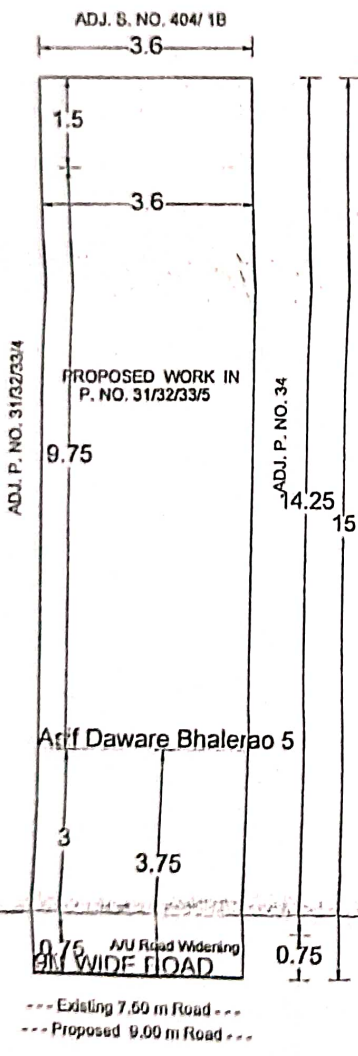
Building Type - Building Development  
 Zone Type - Residential Zone - (RT)  
 Location - Non-Consented  
 Plot No. - 312333/4  
 Chq No. Planning No. - 404  
 Sheet No. - 1  
 Zone Number - Maharashtra  
 Ward Name -  
 Pro rata Value - 0

LOCATION PLAN (1:10,000)



LEGENDS:

PLOT BOUNDARY SHOWN WHITE  
 PROPOSED WORK SHOWN RED  
 DRAINAGE LINE SHOWN YELLOW LIGHT  
 WATER LINE SHOWN BLUE DOTTED  
 ENCLOSED BAL SHOWN BROWN  
 TERRACE SHOWN DARK YELLOW  
 OPEN BAL SHOWN BROWN  
 EASTING SHOWN BLUE HATCHED



BUILT UP AREA CALCULATION FOR Ground Asif Daware Bhalerao 5

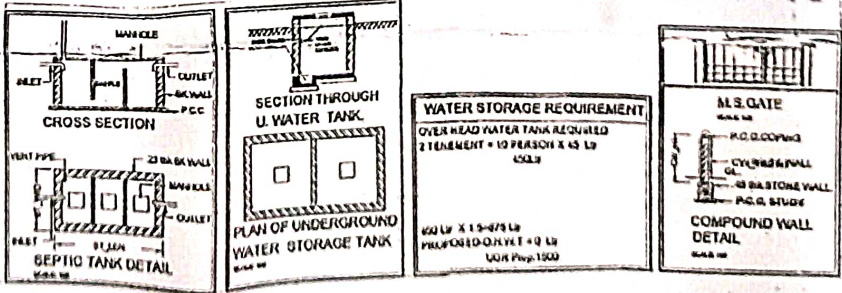
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.75	3.6	35.1
Duct2			1.35
BLOCK AREA TOTAL = 35.1 Sq.M			
TOTAL Deduction = 1.35 Sq.M			
Net Built Up Area = 33.75 Sq.M			

BUILT-UP AREA CALCULATION Ground Asif Daware Bhalerao 5

BUILT UP AREA CALCULATION FOR First Asif Daware Bhalerao 5

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.75	3.6	35.1
Duct1			1.35
BLOCK AREA TOTAL = 35.1 Sq.M			
TOTAL Deduction = 1.35 Sq.M			
Net Built Up Area = 33.75 Sq.M			

BUILT-UP AREA CALCULATION First Asif Daware Bhalerao 5



SITE PLAN (1:100)

Proforma

- Area of plot (Min or area of subplot No.)
- As per common
- As per TILR of
- As per Demarcation LESS
- Area not in possession
- Entire area (1/2)
- Deductions for
- Proposed D.P. Road / Highway
- Any D.P. Road (Total a+b)
- Balerao area of
- Amenity Space
- Application of (1)
- Required (a) 1/2
- Area 20%
- Net Plot Area
- Recreational
- If area (b) is not required.
- If area is less
- If it is full number abstract or City space is required
- If it is subdivided recreational open
- 15% Subje
- Proposed
- Exemption to basic F.S.I. of 7
- Exemption to 10% land value rate.

Certificate of Approval  
 Certified that the 2022-02-01 and as measured or stated in documents Records Department  
 Signature  
 (Name of Architect/Owner's Declaration)  
 I/We undersigned approved by Authority as per approved supervision of safety and safety at the  
 Owner (s) name  
 Architect/ Licen Job No.  
 Name Of : Own  
 Kaila  
 Postal Address  
 road, Gandhi-up  
 Phone No. 9922  
 DESCRIP  
 Type of Propo  
 BUILDING ON  
 SITE ADDRESS  
 MAKHAMALAB  
 Name Of Archi  
 LOGO  
 OWNERS SIGN  
 Verified I  
 SC  
 JO

Category	Total	Inclusive Housing (20%) If Applicable	Drawing Value
Category 1	2.00	0.00	0.00
Category 2	0.00	0.00	0.00
Category 3	0.00	0.00	0.00
Category 4	142.12	0.00	0.00
Category 5	67.5	0.00	67.5
Category 6	1.2	0.00	0.00

BLD NAME	LENGTH	HEIGHT	NOS.
Asif Daware Bhalerao 5	0.0	0.9	2
Asif Daware Bhalerao 5	1.8	1.2	4

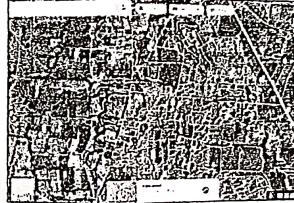
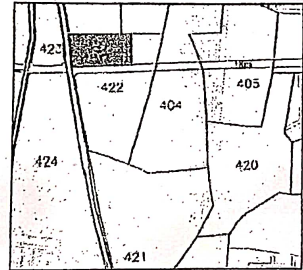
SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Asif Daware Bhalerao 5	D2	0.75	2.1	1
Asif Daware Bhalerao 5	O2	0.75	2.1	1
Asif Daware Bhalerao 5	D1	1	2.1	1
Asif Daware Bhalerao 5	D2	0.75	2.1	4

Category	Total Carpet Area
Category 1	29.65
Category 2	29.65

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
Asif Daware Bhalerao 5	Residential	0	0	2	0	0
Total	-	-	-	-	0	0
Visitors parking(5%)	-	-	-	-	0	0
Total	-	-	-	-	0	0

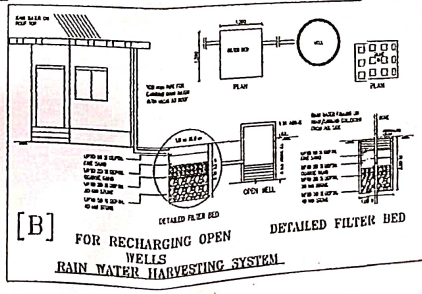
Category	Area considered for DR utilisation	Remaining area for DRC generation
Category 1	5.4	0.00

Parking Check As Per Multiplying Factor : 0.9					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	0	0	0	0	OK

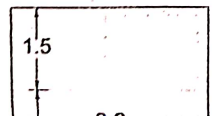
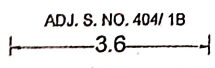


Project Details	
Building Type - Building Development	
Zone Type - Residential Zone - (R1)	
Location - Non-Congested	
Ward No -	
Plot No. - 31/32/3/5	
Cts No./Survey No. - 404	
Sheet No. - 11	
Zone Number: Makhmalabad	
Ward Name:	
Prorata Value :	0

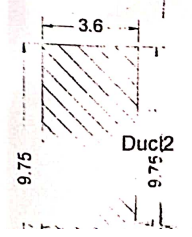
LOCATION PLAN (1:10,000)



- LEGENDS:**
- PLOT BOUNDARY SHOWN WHITE
  - PROPOSED WORK SHOWN RED
  - DRAINAGE LINE SHOWN YELLOW LIGHT
  - WATER LINE SHOWN BLUE DOTTED
  - ENCLOSED BAL SHOWN BROWN
  - TERRACE SHOWN DARK YELLOW
  - OPEN BAL SHOWN BROWN
  - EXISTING SHOWN BLUE HATCHED



BUILT UP AREA CALCULATION FOR Ground Asif Daware Bhalerao 5		
AREA NAME	WIDTH	Area(Sq.M)
	3.0	35.1
TOTAL		35.1 Sq.M



Proforma 1: Area  
 1. Area of plot (M...  
 or area of subplot...  
 No.  
 (a) As per owners...  
 (b) as per TILR or...  
 (c) as per Demarc...  
 LESS  
 2. Area not in poss...  
 3. Entire area (1-2...  
 4. Deductions for...  
 (a) Proposed D.P...  
 Road / Highway...  
 (b) Any D.P. Res...  
 (Total a+b)  
 5. Balance area of...  
 6. Amenity Space...  
 (Applicable if (1)...  
 (Required - (a) U...  
 (b) Above 20000...  
 7. Net Plot Area...  
 8. Recreational C...  
 (a) If area (6) is n...  
 required.  
 Proposed  
 (b) If area is less...  
 (i) If it is full numb...  
 abstract or City S...  
 space is required...  
 (ii) If it is subdivi...  
 recreational open...  
 (A) 10 % Subjec...  
 Proposed  
 (B) Exemption to...  
 basic F.S.I. of 75...  
 (C) Exemption to...  
 10 % land value...  
 rate.  
 Certificate of Area...  
 Certified that the...  
 2022-08-01 and...  
 as measured on...  
 stated in docum...  
 Records Departm...  
 Signature  
 (Name of Archite...  
 Owner's Declarat...  
 I/We undersigned...  
 approved by Auth...

AsifDawareBhalerao

BUILDING	FLOORS	FSI AREA						BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT
		COMM.	RESI.	IND.	SPECIAL	MEZZ.						
Asif Daware Bhalerao 5	First	0.00	35.1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35
Asif Daware Bhalerao 5	Ground	0.00	35.1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35
Asif Daware Bhalerao 5	Total	0.00	70.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.7

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable ( on basic FSI)	green building # Ancillary Area 67% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.1	0.5	0.4	0.00	0.00	0.00	2.00	0.00	0.00
9.1 Permissible Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.1	0.5	0.4	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area)	56.43	27.00	21.6	0.00	37.09	0.00	142.12	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	56.43	0.00	5.4	0.00	5.67	0.00	67.5	0.00	67.5
9.6 Index Consumed	1.1	0.00	0.1	0.00	0.00	0.00	1.2	0.00	0.00

BLD NAME	NAME
Asif Daware Bhalerao 5	V
Asif Daware Bhalerao 5	VI

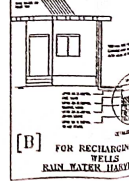
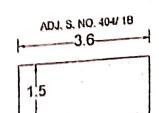
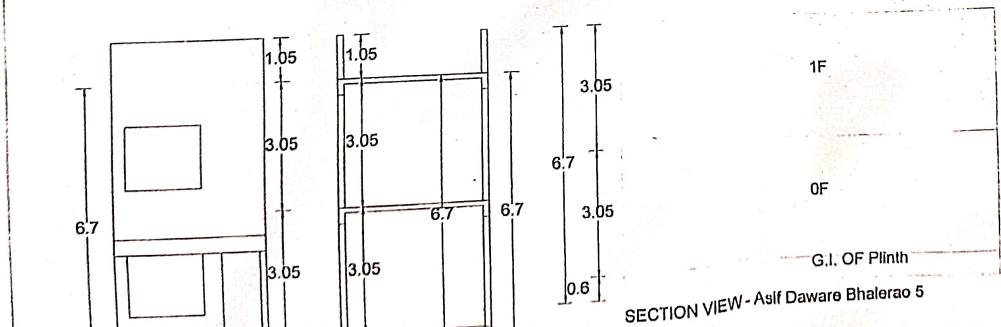
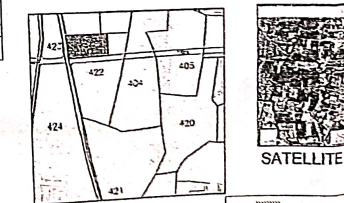
BLD NAME	NAME
Asif Daware Bhalerao 5	O2
Asif Daware Bhalerao 5	O1
Asif Daware Bhalerao 5	OZ

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Total Carpet Area
Asif Daware Bhalerao 5	Ground	GF	1	29.65	0	29.65
Asif Daware Bhalerao 5	First	FF	1	29.65	0	29.65

Building Name	USE	REQ. RATIO	
		car	Scoter
Asif Daware Bhalerao 5	Residential	0	0
Total	-	-	-
Visitors parking(5%)	-	-	-
Total	-	-	-

Area utilisation of Roads and Reservations						
Description of area utilisation	Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type	reseravation no	Name				
-	-	9.00m MMC PRESCRIBED ROAD	2.7	5.4	0.00	5.4

Building Name	Required		
	Car/Mini Bus	Scoter	
Total	0	0	0



BUILT FOR Green AREA NAME LENGTH

AsifDawareBhalerao								TOTAL	
SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	FSI AREA
0.00	0.00	0.00	0.00	0.00	0.00	1.35	0.00	0.00	33.75
0.00	0.00	0.00	0.00	0.00	0.00	1.35	0.00	0.00	33.75
0.00	0.00	0.00	0.00	0.00	0.00	2.7	0.00	0.00	67.5

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Asif Daware Bhalerao S	V	0.6	0.9	2
Asif Daware Bhalerao S	WI	1.8	1.2	4

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Asif Daware Bhalerao S	D2	0.75	2.1	1
Asif Daware Bhalerao S	O2	0.75	2.1	1
Asif Daware Bhalerao S	D1	1	2.1	1
Asif Daware Bhalerao S	D2	0.75	2.1	4

TAILS	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
0.00	0.00	2.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00
37.09	0.00	142.12	0.00	0.00
5.67	0.00	67.5	0.00	67.5
0.00	0.00	1.2	0.00	0.00

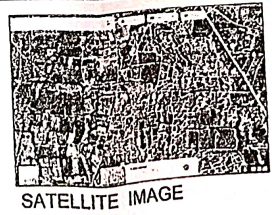
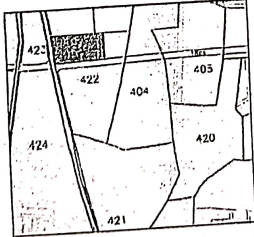
  

Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
0	0	29.65
0	0	29.65

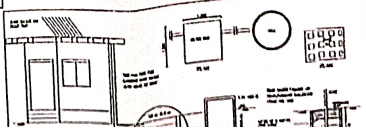
Reservations	Incentive, if any	Total Quotam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
	0.00	5.4	5.4	0.00

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO. OF Ten/AREA	PRP. RATIO	
		car	Scooter		car	Scooter
Asif Daware Bhalerao S	Residential	0	0	2	0	0
Visitors parking(5%)	-	-	-	-	0	0
Total	-	-	-	-	0	0

Parking Check As Per Multiplying Factor : 0.9					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	0	0	0	0	OK



Project Details	
Building Type - Building Development	
Zone Type - Residential Zone - (R1)	
Location - Non-Congested	
Ward No -	
Plot No. - 31/32/3/5	
Cts No./Survey No. - 404	
Sheet No. - 11	
Zone Number: Mahamababad	
Ward Name:	
Prorate Value:	0



LEGENDS:	
PLOT BOUNDARY SHOWN WHITE	
PROPOSED WORK SHOWN RED	
DRAINAGE LINE SHOWN YELLOW LIGHT	
WATER LINE SHOWN BLUE DOTTED	
ENCLOSED BAL SHOWN BROWN	
TERRACE SHOWN DARK YELLOW	
OPEN BAL SHOWN BROWN	
EXISTING SHOWN BLUE HATCHED	

1F

Signature  
Digitally signed  
Date: 2022  
Reason:  
Location:

Proforma  
1. Area of plot  
or area of sub-plot  
No.  
(a) As per certificate  
(b) as per TDR  
(c) as per TDR  
LESS  
2. Area not available  
3. Entire area  
4. Deduction  
(a) Proposed  
Road / High  
(b) Any D.C.  
(Total as b)  
5. Balance  
6. Amenity  
(Applicable  
(Required  
(b) Above  
7. Net Plot  
8. Recreational  
(a) If area  
required.  
Proposed  
(b) If area  
abstract or  
space is  
available  
(A) 10 %  
Proposed  
(B) Exempt  
basic F.S.  
(C) Exempt  
10 % land  
rate.