



**ONE  
STUDIO'S**

Monsterstudios09@gmail.com

ARCHITECTS & INTERIOR  
DESIGNER'S

MANOJ GHUMARE  
B'arch C.O.A

Mb\_9657632279

**DESIGN PROPOSAL**

DT: 13/02/2022

QUOTATION FOR.,

MR. DILIP SHANTARAM PAWALE,  
ON G.NO\_370, P.NO\_06 OF ADGAON SHIWAR,  
TAL & DIST\_ NASHIK

**To whom so ever it may concern**

SUB : ESTIMATE FOR A GROUND + 1 BUNGLOW,

Thank you for the Opportunity to quote, we are Pleased to quote as follows:

Sr.no	Particulars	Amount
1	3bhk House	40,60,175
	Grand Total	<b>Say 40,60,175 Only</b> ( In words: FOURTY LAKH,SIXTY THOUSAND, ONE HUNDRED & SEVENTY FIVE Only)

Description of work is given below as per the fair market value & best of my belief

ARCHITECT  
**MANOJ GHUMARE**  
CA/2017/90171

Yours faithfully,  
AR. MANOJ GHUMARE

CA/2017/90171



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



Building Permit No - 159026  
Proposal Code : NMCB-22-94935

Permit No. : NMCB/B/2023/APL/05488  
Date : 02/01/2023

Building Name : DILIP SHANTARAM  
PAWALE(Residential) Floors : GROUND FLOOR, FIRST FLOOR

To,  
i) DILIP SHANTARAM PAWALE,  
P.NO- 6, G.NO-370 AT ADGAON  
ii) Manoj Ghumare (Architect)

Sir/Madam,

With reference to your application No **NMCB202206330**, dated **16-12-2022** 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 **6**, Revenue S.No. / Khasra no. / Gut no **370**, City Survey No., Mouje **ADGAON** situated at Road / Street **9**, Society -. 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 with in 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. VACANT PLOT TAX TO BE PAID BEFORE OCCUPANCY. PROVIDE AFFIDAVIT REGARDING DISPOSAL OF CONSTRUCTION WASTE. CORRECTED 7/12 EXTRACT AFTER DEDCTON FOR ROAD WIDENING FROM PLOT BEFORE OCCUPANCY.

Signature valid

Digitally signed by HE. CHANDRA  
TUKARAM NANDURKAR  
Date: 2023.01.02 11:37 IST  
Reason: Approved Certificate  
Location: Nashik Municipal Corporation

Junior Engineer,  
Nashik Municipal Corporation.



Scan QR code for verification of authenticity.

PROPOSED ESTIMATE FOR MR. DILIP SHANTARAM PAWALE ON G.NO\_ 370, P.NO\_ 06 OF  
ADGAON SHIWAR, TAL & DIST\_NASHIK

All these rates are based on fair market values & best of my belief.

Date: 13/02/2023

Abstract of Estimate for G+1 Floor				
Description of Item	Quantity	Rate	Unit	Amount
1 EXCAVATION	160	70	CU.M	11200
2 P.C.C. 1:4:8	74.35	1250	CU.M	92938
3 MURRUM FILLING	235	120	CU.M	28200
4 RUBBLE SOLING	405	120	SQ.M	48600
5 COLUMN FOOTING	55.25	4500	CU.M	248625
6 COLUMNS	55.45	5800	CU.M	321,610
7 BEAMS	78.15	5800	CU.M	453270
8 SLABS	74.20	5800	CU.M	430,360
9 STAIRCASE STEPS	40.30	1200	CU.M	48360
10 PARDI	2.28	5800	CU.M	13224
11 CHAJJA	2.75	6200	CU.M	17050
12 LOFT	1.20	5800	CU.M	6960
13 0.23 BB MASONRY	230	1800	SQ.M	414000
14 0.15 BB MASONRY	80	360	SQ.M	28800
15 0.115BB MASONARY	125.3	360	SQ.M	45108
16 DOOR FRAME	44.96	1300	CU.M	58448
17 DOOR SHUTTERS	35	1560	CU.M	54600
18 NEERU PLASTER	1350	100	SQ.M	135000
19 SAND FACE PLASTER	920	195	SQ.M	179400
20 KOTA FLOORING	240.20	950	SQ.M	228190
20 SKIRTING	230	80	RMT	18400
21 WHITE GLAZED TILE	84.8	680	SQ.M	57664
22 KITCHEN OTTA	12.5	3900	RMT	48750
23 KADAPPA STEPS SILL	58	195	RMT	11310
24 W.C PAN	4	2600	NO	10400
25 PIPE LINE AC 3 INCH	26	65	RMT	1690
26 PIPE LINE AC 4 INCH	26	80	RMT	2080
27 PIPE LINE CI 3 INCH	4.6	325	RMT	1495

NO - NCS-22-94835

SUBMISSION DRAW



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CA/2017/90171

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AR. MANOJ GHUMARE

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28	PIPE LINE CI 4 INCH	4.6	390	RMT	1794
29	WASH BASIN	6	1100	NO	12000
30	SW PIPE LINE	120	130	RMT	15600
31	GI PIPE LINE 5 INCH	97.20	130	RMT	12636
32	GI PIPE LINE 1 INCH	97.20	162	RMT	15746
33	INSPECTION CHAMBER	4	1950	NO	7800
34	SEPTIC TANK	1	7150	LIT	7150
35	SOAK PIT	1	2600	NO	2600
36	COMPOUND WALL	135	650	RMT	87750
37	MS WINDOWS	28.50	1620	SQ.M	46170
38	ALUMINIUM WINDOWS	28.50	2730	SQ.M	77805
39	PROVIDING BENDING AND LAYING IN POSITION MS AND FOR STEEL	3500	60	KG	210000
				<b>TOTAL</b>	<b>35,12,773</b>
ELECTRIFICATION WORK (LUMSUM)					221009
PLUMBING SANITATION (LUMSUM)					221009
ARCHITECT FEES (3%)					1,05384
GRAND TOTAL					40,60,175

Say 40,60,175 Only

IN WORDS : FOURTY LAKH,SIXTY THOUSAND ONE HUNDRED & SEVENTY FIVE ONLY



AR.MANOJ GHUMARE

CA/2017/90171

**ARCHITECT  
MANOJ GHUMARE  
CA/2017/90171**

BUILDING	FLOOR	PERMITTED						ACTUAL						
		AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT			
DLP SHANTARAM PARALE	FIRST FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DLP SHANTARAM PARALE	GROUND FLOOR	4.40	44.00	0.00	0.00	4.40	4.40	0.00	0.00	4.40	4.40	0.00	0.00	0.00
DLP SHANTARAM PARALE	Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sl. No.	Particulars	Area (sq. m)	Percentage (%)	Sl. No.	Particulars	Area (sq. m)	Percentage (%)
1.1	Permissible Area	1.10	11.00	1.1	Permissible Area	1.10	11.00
1.2	Existing Area	0.00	0.00	1.2	Existing Area	0.00	0.00
1.3	Balance Area	1.10	11.00	1.3	Balance Area	1.10	11.00
1.4	Total Permissible Area	171.50	171.50	1.4	Total Permissible Area	171.50	171.50
1.5	Proposed Area	171.50	171.50	1.5	Proposed Area	171.50	171.50
1.6	Area Consumed	1.00	0.58	1.6	Area Consumed	1.00	0.58

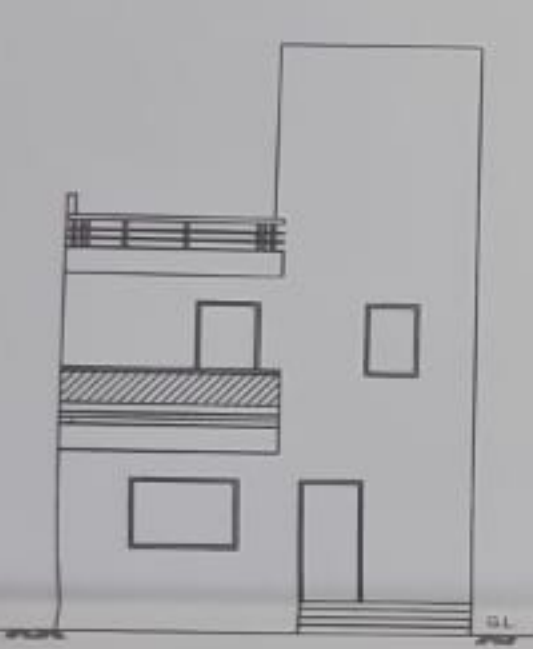
Building Name	Area	Percentage
DLP SHANTARAM PARALE	0.00	0.00
Total	0.00	0.00

Building Name	Count	Percentage
Total	0	0.00

Building Name	Floor Name	Level No.	Permissible No.	Actual Area	Permitted Building Area	Remaining Building Area	Total Carpet Area
DLP SHANTARAM PARALE	FIRST FLOOR/GROUND FLOOR	01	1	147.50	0.00	0.00	147.50

OLD NAME	NAME	LENGTH
DLP SHANTARAM PARALE	W	0.00
DLP SHANTARAM PARALE	V	0.72
DLP SHANTARAM PARALE	W	1.00
DLP SHANTARAM PARALE	W	1.41
DLP SHANTARAM PARALE	W	1.42
DLP SHANTARAM PARALE	W	1.27
DLP SHANTARAM PARALE	W	1.00
DLP SHANTARAM PARALE	V	0.00

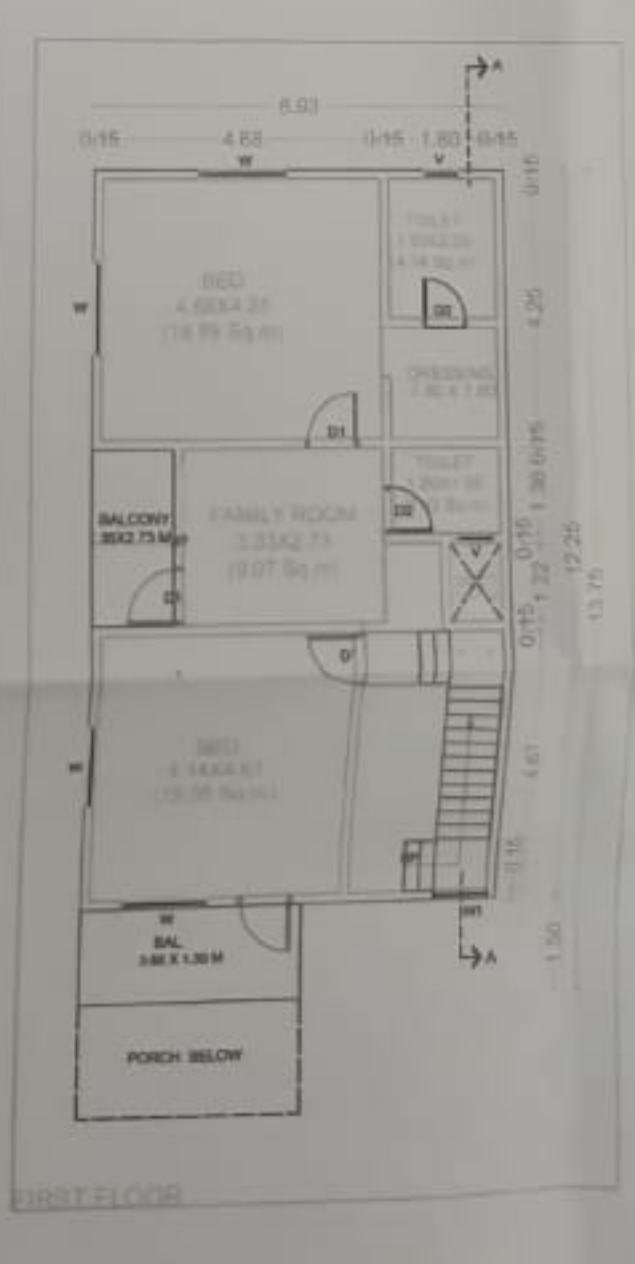
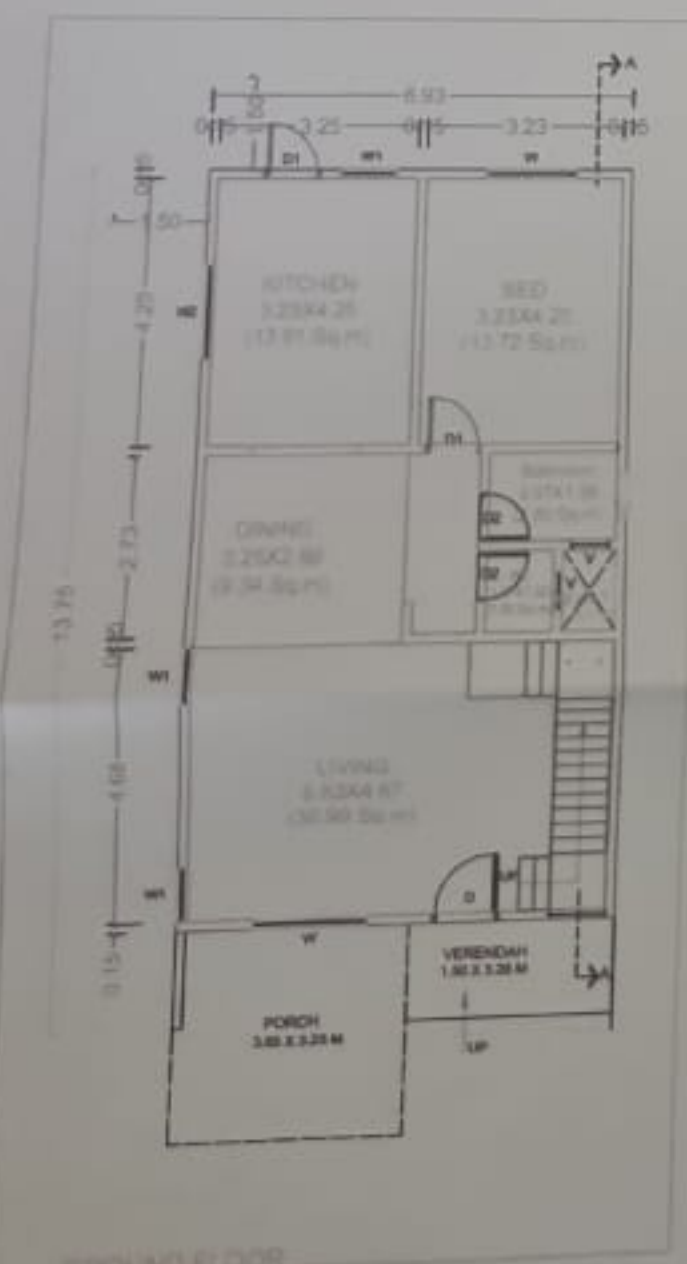
Particulars	Area (sq. m)	Percentage (%)	Particulars	Area (sq. m)	Percentage (%)
Area reserved for SFC	12.04	25.28	Area reserved for SFC	12.04	15.27



FRONT SIDE ELEVATION  
SCALE :- 1:100



SECTION AT - AA  
SCALE :- 1:100



FIRST FLOOR

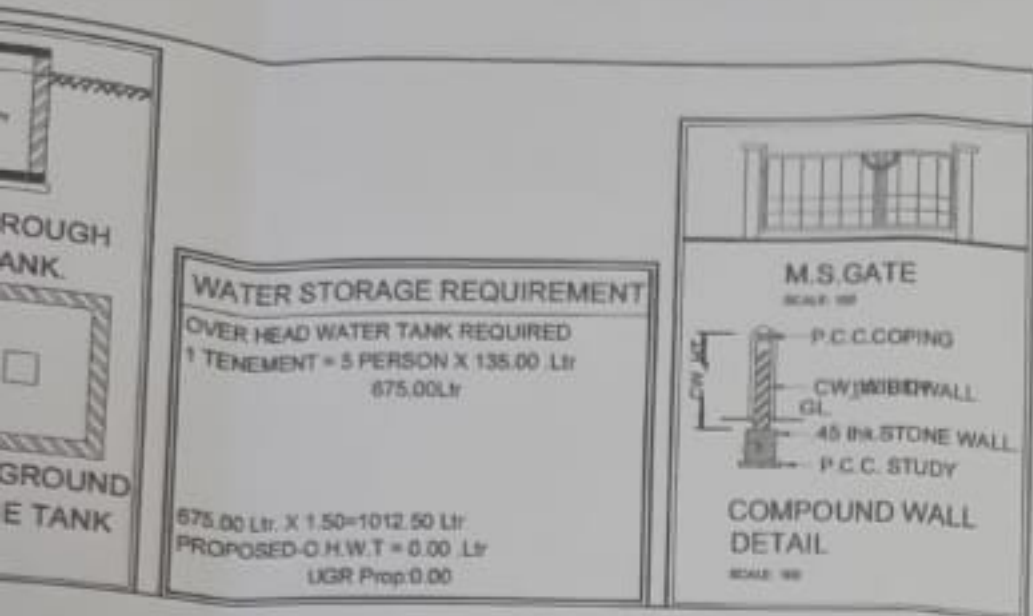


BUILT-UP AREA CALCULATION

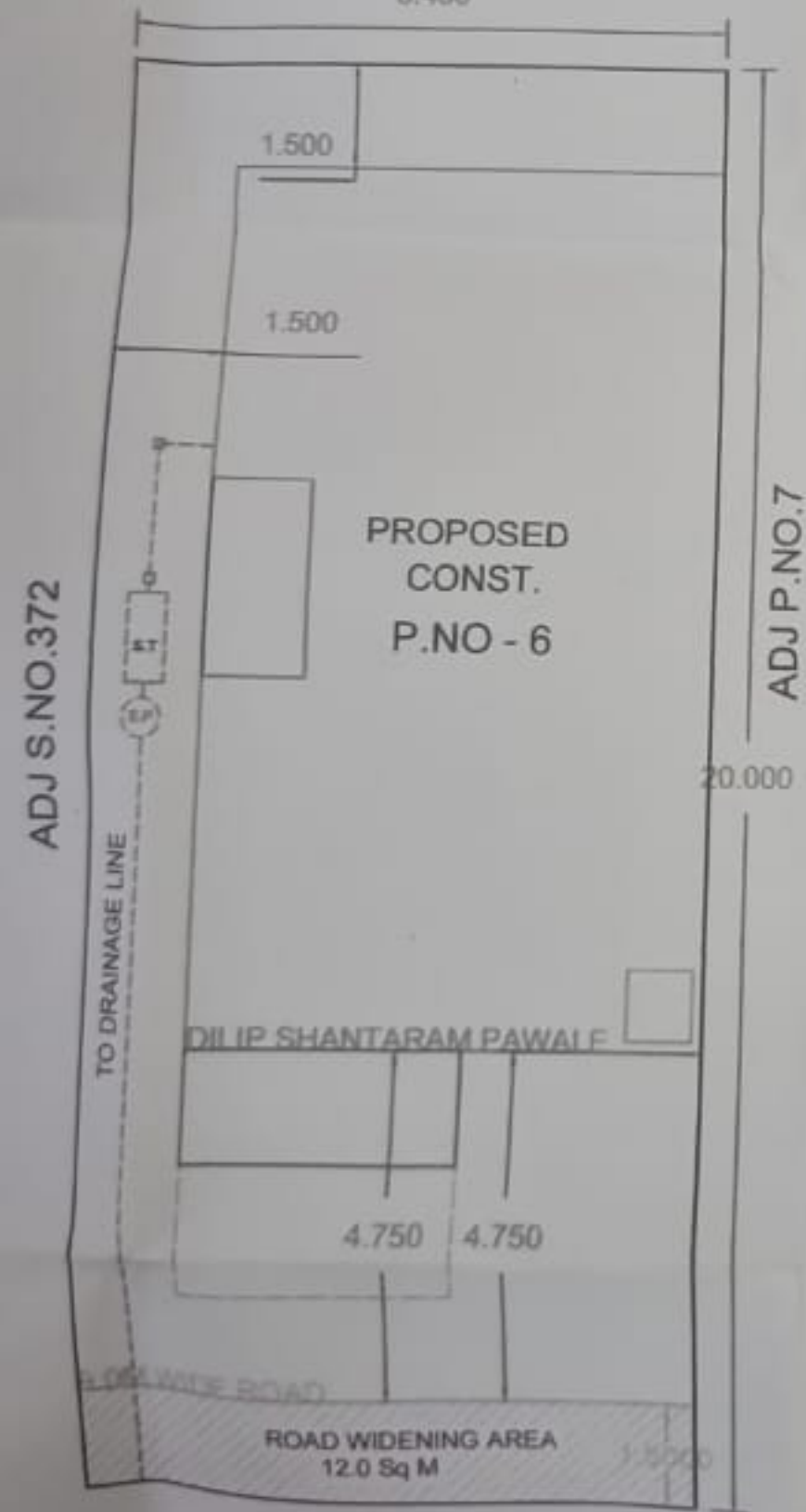


BUILT-UP AREA CALCULATION

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  
 EXSTING SHOWN BLUE HATCHED



ADJ P.NO.10  
 8.430



SITE PLAN  
 SCALE - 1:200

Proposed / Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	168.60
(a) As per ownership document (7/12, CTS extract)	171.00
(b) as per TILR or City Survey measurement sheet	171.00
(c) as per Demarcated drawing area	168.60
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	168.60
4. Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	12.64
(b) Any D.P. Reservation area	0.00
(Total a+b)	12.64
5. Balance area of plot (3-4)	155.96
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)	155.96
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 2022-12-08 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 Dilip Shantaram Pawale

Postal Address : Waku Wal, Ekharwa Gavan, Tp. Station, Ekharwa, Nashik, Nashik - 422 105, Maharashtra

Phone No. 8007981889

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential  
 BUILDING ON CTS. NO./SURVEY NO - 370

SITE ADDRESS  
 P. NO- 6, S. NO-370 AT ADGAON

Name Of Architect : Manoj Ramkrishna Ghumare

ADDRESS OF OFFICE  
 OFFICE -  
 A/p- Janrot village, Tal-Dindori, Dist Nashik

OWNERS SIGN  
 Valid till

TECHNICAL PERSON SIGN  
 Signature valid  
 (Stamp of Architect/ Licensed Engineer/ Supervisor)

SCALE - 1:100

JOB NO - NMCB-22-94835

Date: 13/12/22

CHECK BY -

SUBMISSION DRAWING







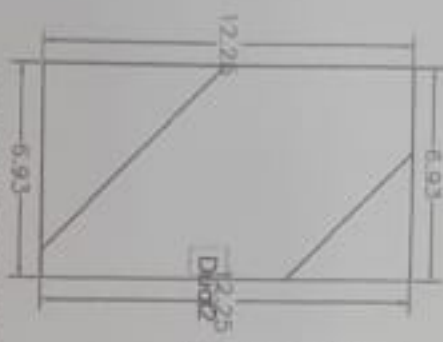
SECTION AT - AA  
SCALE - 1:100



SECTION VIEW - DILIP SHANTARAM PAWALE



FIRST FLOOR



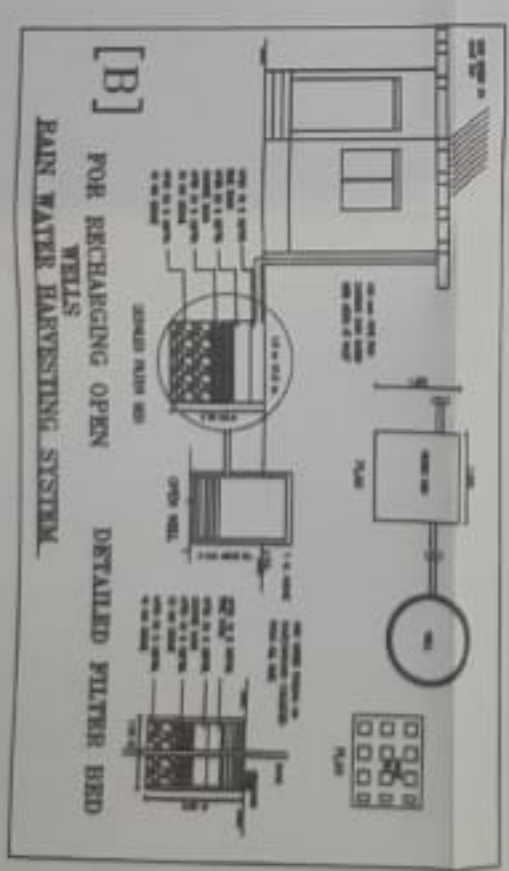
BUILT-UP AREA CALCULATION GROUND FLOOR DILIP SHANTARAM PAWALE

AREA NAME	LENGTH	BREADTH	AREA	REMARKS
TOILET	1.82	1.00	1.82	
BATH	1.82	1.00	1.82	
W.C.	1.82	1.00	1.82	
BALCONY	2.27	1.00	2.27	
PARENT ROOM	18.07	1.00	18.07	
BED ROOM	11.95	1.00	11.95	
<b>TOTAL</b>			<b>33.75</b>	

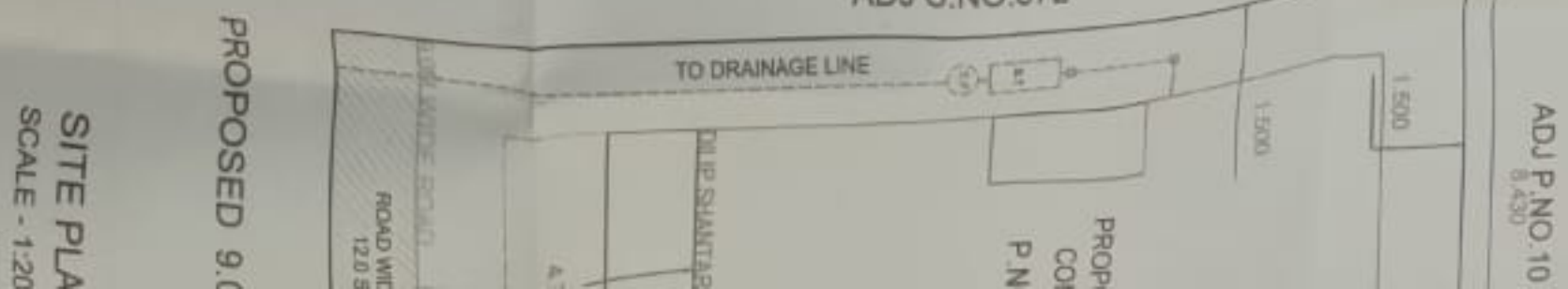


BUILT-UP AREA CALCULATION FIRST FLOOR DILIP SHANTARAM PAWALE

AREA NAME	LENGTH	BREADTH	AREA	REMARKS
DINING	3.65	3.65	13.32	
KITCHEN	3.65	3.65	13.32	
<b>TOTAL</b>			<b>26.64</b>	



ADJ S.NO.372



PROPOSED 9.00  
SITE PLAN  
SCALE - 1:20

ADJ P.NO.10  
8.430