



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



Building Permit No - 203012
Proposal Code : NMCB-23-60983

Permit No. : NMCB/B/2023/APL/08943
Date : 04/08/2023

Building Name :	Pragneshkumar Bharatbhai Patel(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR
-----------------	---	----------	--------------------------

To,
i) Patel Pragneshkumar Bharatbhai,
P NO 6 S NO 248/2 AT MHASRUL
ii) Vitthal Kathale (Engineer)

Sir/Madam,

With reference to your application No **NMCB202303827**, dated **29-07-2023** 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, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **248/2**, Final Plot No. , Sector No. , Mouje **MHASRUL** situated at Road / Street **9.00**, 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 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 application for cutting 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.

Signature valid
Digitally signed by SAMEER ARUN RAKTE
Date: 2023.08.04 17:41:30 IST
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Application Number : NMCB202303827
Proposal Number : 203012
Certificate Number : NMCB/B/2023/APL/08943



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



Building Permit No - 203012
Proposal Code : NMCB-23-60983

Permit No. : NMCB/B/2023/APL/08943
Date : 04/08/2023

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 receipt should be produced before occupancy certificate.
16. 7/12 Extract as per sale deed should be produced before applying occupation certificate.



Scan QR code for verification of authenticity.

Junior Engineer,
Nashik Municipal Corporation,



APPROVAL STAMP

Signature valid

Digitally signed by SAMEER ARUM RAKTE

Date: 2023.08.04 18:29:56 IST

Reason: Approved Drawing Plan

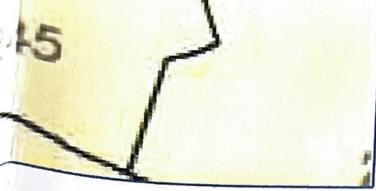
Location: Nashik Municipal Corporation

Project Code : NMCB-23-60583

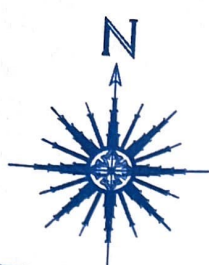
Application Number : NMCB/202303827

Proposal Number : 203012

Certificate Number : NMCB/B/2023/APL/08943



N



LEGENDS:

- BOUNDARY SHOWN WHITE
- ROAD WORK SHOWN RED
- UTILITY LINE SHOWN YELLOW LIGHT
- RAILWAY LINE SHOWN BLUE DOTTED
- WATER BAL SHOWN BROWN
- WATER SHOWN DARK YELLOW
- WATER SHOWN BROWN
- WATER SHOWN BLUE HATCHED

**PROPOSED RESIDENTIAL ROW HOUSE
PLAN ON P.NO. 6,S.NO. 248/2 OF MHASRUL
SHIWAR, IN NASHIK.
FOR,
MR. PRAGNESHKUMAR BHARATBHAI
PATEL**

Proforma I : 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.	149.69
(a) As per ownership document (7/12, CTS extract)	149.69
(b) as per TILR or City Survey measurement sheet	149.69
(c) as per Demarcated drawing area	149.69
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	149.69
4. Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	149.69
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)	149.69
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 2023-07-18 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 / ...

ii) If it is considered like 1/2, 2/5, 125/1419/1 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 2023-07-18 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 Patel Pragneshkumar Bharatbhai

Postal Address : 1091,ratanpur
 lat,Magodi,Gandhinagar,Gujarat-382355


Phone No.:8411928001

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
 BUILDING ON CTS. NO./SURVEY NO.- 248

SITE ADDRESS :
 P NO 6 S NO 248/2 AT MHASRUL

Name Of Engineer : VITTHAL GORKSHNATH KATHALE

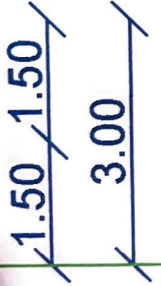
LOGO 	ADDRESS OF OFFICE OFFICE - pathardi nashik
---	--

OWNERS SIGN - Signature valid  <small>Digitally signed by Patel Pragneshkumar Bharatbhai Date: 2023.08.05 09:52:57 IST Reason: I am the signatory Location: Nashik Municipal Corporation Project Code: NMC23-60983 Application Number: NMC2023033827 Proposal Number: 300012</small>	TECHNICAL PERSON SIGN Signature valid  <small>Digitally signed by VITTHAL GORKSHNATH KATHALE Date: 2023.08.04 10:08:03 IST Reason: I am the signatory Location: Nashik Municipal Corporation Project Code: NMC23-60983 Application Number: NMC2023033827 Proposal Number: 300012</small>
--	--

SCALE - 1:100	Date: 19/07/23
JOB NO - NMCB-23-60983	CHECK BY - P K

SUBMISSION DRAWING

15.48
 ADJ.P.NO.5



S.
T.
P.
SP

Ward Name :

Prorata Value :

0.00

ADJ.P.NO.7

9.67

1.50

3.00

15.48

9.00 M. WIDE ROAD
9.0M WIDE ROAD

PROPOSED SITE
ON P.NO.06

15.48

ADJ.P.NO.5

PORCH

S.
T.
P.
SP

9.67

1.50 / 1.50

3.00

9.0M WIDE ROAD
9.00 M. WIDE ROAD

SITE PLAN
SCALE-1:200



HEIGHT	NOS.
0.90	1
1.50	2
1.20	7
0.60	5

HEIGHT	NOS.
2.10	1
2.10	1
2.10	4
2.10	2
2.10	6

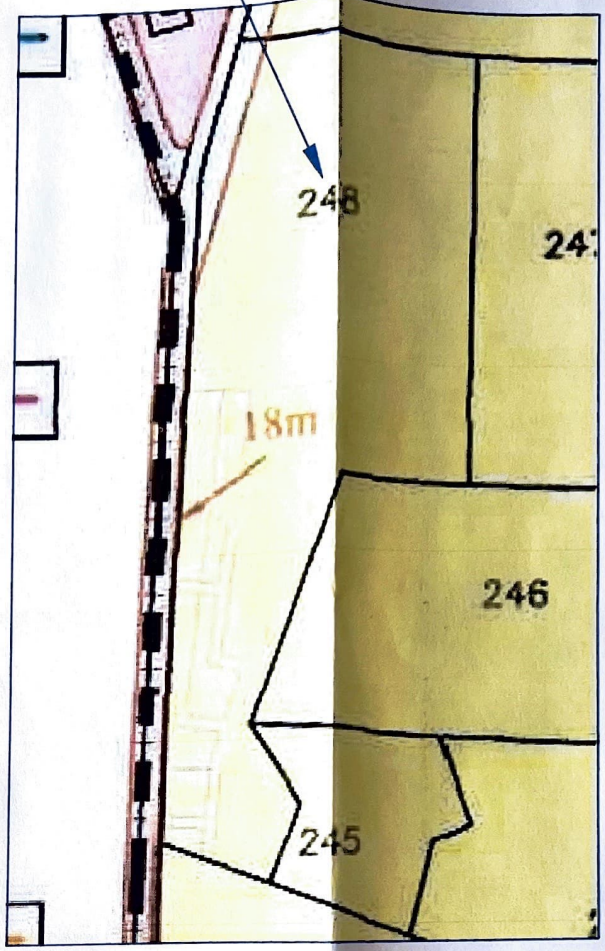
Tena/Area	PRP. RATIO	
	car	Scooter
2	0.00	0.00
-	0.00	0.00
-	0.00	0.00
-	0.00	0.00

10	GATE
10	C.C. COPING
10	W/MBER WALL
10	5 thk. STONE WALL
10	C.C. STUDY
10	UND WALL

Project Details

Building Type - Building Development
 Zone Type - Residential Zone - (R1)
 Location - Non-Congested
 Ward No -
 Plot No. - 6
 Cts No./Servey No. - 248/2
 Sheet No. - 1
 Zone Number: Mhasrul
 Ward Name :
 Prorata Value : 0.00

PROPOSED SITE



LOCATION PLAN
(SCALE - 1:10,000)



LEGENDS:

PLOT BOUNDRY 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
 EXSTING SHOWN BLUE HATCHED

TOTAL
PLAN AREA
67.64
72.06
139.60

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Pragneshkumar Bharatbhai Patel	v	0.45	0.90	1
Pragneshkumar Bharatbhai Patel	w	1.50	1.50	2
Pragneshkumar Bharatbhai Patel	w	1.50	1.20	7
Pragneshkumar Bharatbhai Patel	v	0.60	0.60	5

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Pragneshkumar Bharatbhai Patel	s-d	1.65	2.10	1
Pragneshkumar Bharatbhai Patel	d2	1.05	2.10	1
Pragneshkumar Bharatbhai Patel	d2	0.75	2.10	4
Pragneshkumar Bharatbhai Patel	d	2.00	2.10	2
Pragneshkumar Bharatbhai Patel	d1	0.90	2.10	6

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO		NO. OF Tenal/Area	PRP. RATIO	
		car	Scoter		car	Scoter
Pragneshkumar Bharatbhai Patel	Residential	0	0	2	0.00	0.00
Total	-	-	-	-	0.00	0.00
Visitors parking(5%)	-	-	-	-	0.00	0.00
Total	-	-	-	-	0.00	0.00

BUILDING	FLOORS	FSI AREA										TOTAL AREA			
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT		VENT SHAFT	Other Deduction	
Pragneshkumar Bharatbhai Patel	FIRST FLOOR	0.00	67.94	0.00	0.00	0.00	3.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.94
Pragneshkumar Bharatbhai Patel	GROUND FLOOR	0.00	72.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.06
Pragneshkumar Bharatbhai Patel	Total	0.00	139.80	0.00	0.00	0.00	3.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139.80

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)	Ancillary Area 60% 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	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Consumed 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	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Pline Area()	164.65	74.84	59.87	0.00	98.79	0.00	398.15	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	164.65	0.00	0.00	0.00	0.00	0.00	164.65	0.00	139.80
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

Carpet Area Table

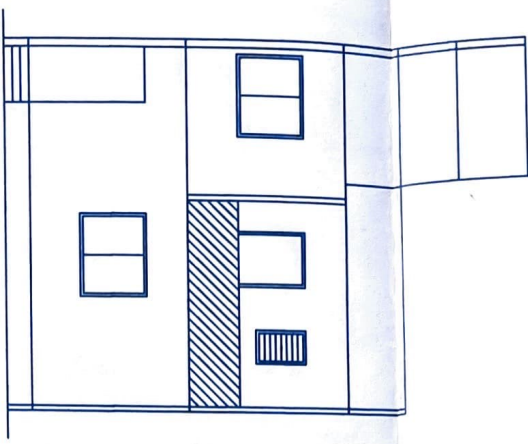
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
Pragneshkumar Bharatbhai Patel	GROUND FLOOR	G F	1	67.98	0.00	0.00	67.98
Pragneshkumar Bharatbhai Patel	FIRST FLOOR	F F	1	59.42	0.00	3.90	59.42

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
---------------------------------	-------------------------	-----------------------------	-------------------	-----------------------------------	------------------------------------	-----------------------------------

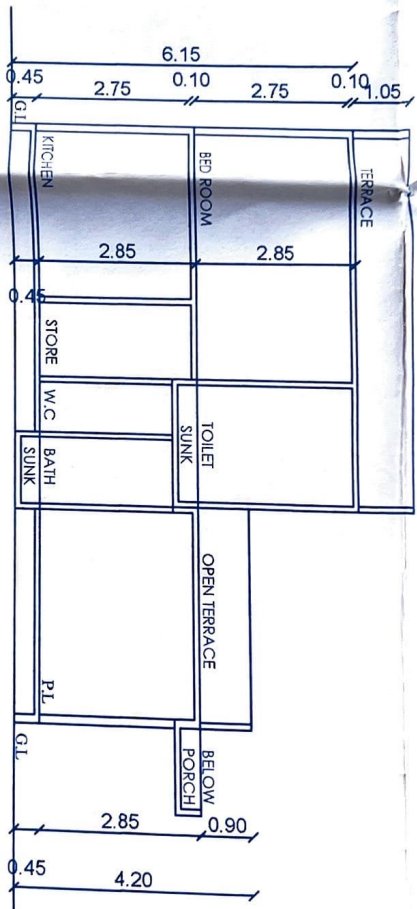
Parking Check As Per Multiplying Factor : 0.90

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



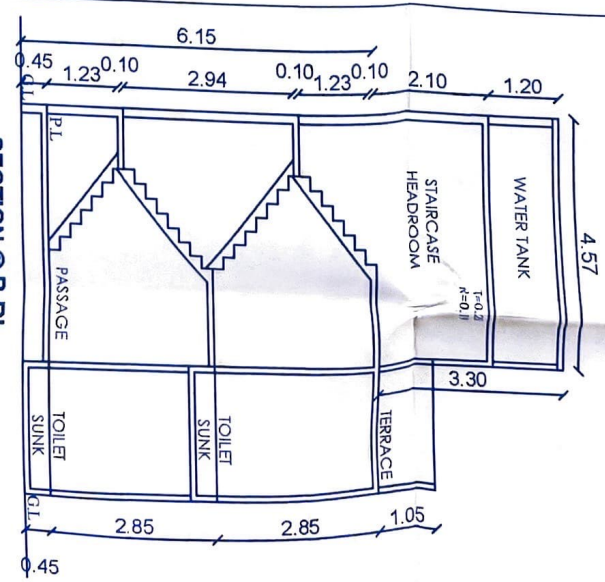
FRONT ELEVATION
(SCALE:1:100)

6.67



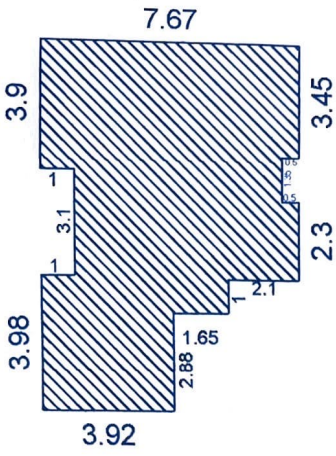
SECTION @ A-A'
(SCALE:1:100)

6.67



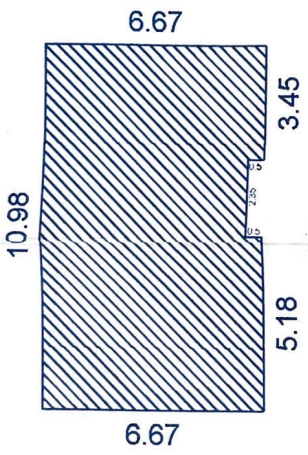
SECTION @ B-B'
(SCALE:1:100)

6.67



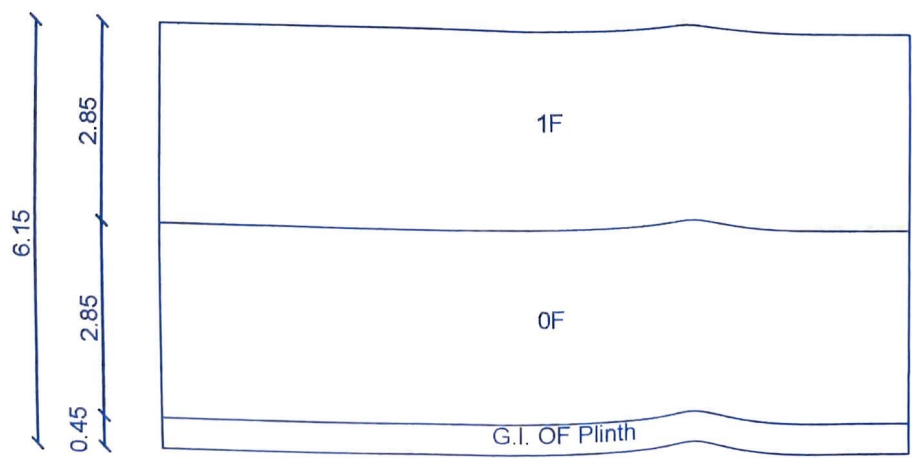
BUILT UP AREA CALCULATION FOR FIRST FLOOR Pragneshkumar Bharatbhai Patel			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.98	7.67	87.54
BLOCK AREA TOTAL =			87.54 Sq.M
TOTAL Deduction =			0.00 Sq.M
Net Built Up Area =			87.54 Sq.M

BUILT-UP AREA CALCULATION FIRST FLOOR Pragneshkumar Bharatbhai Patel

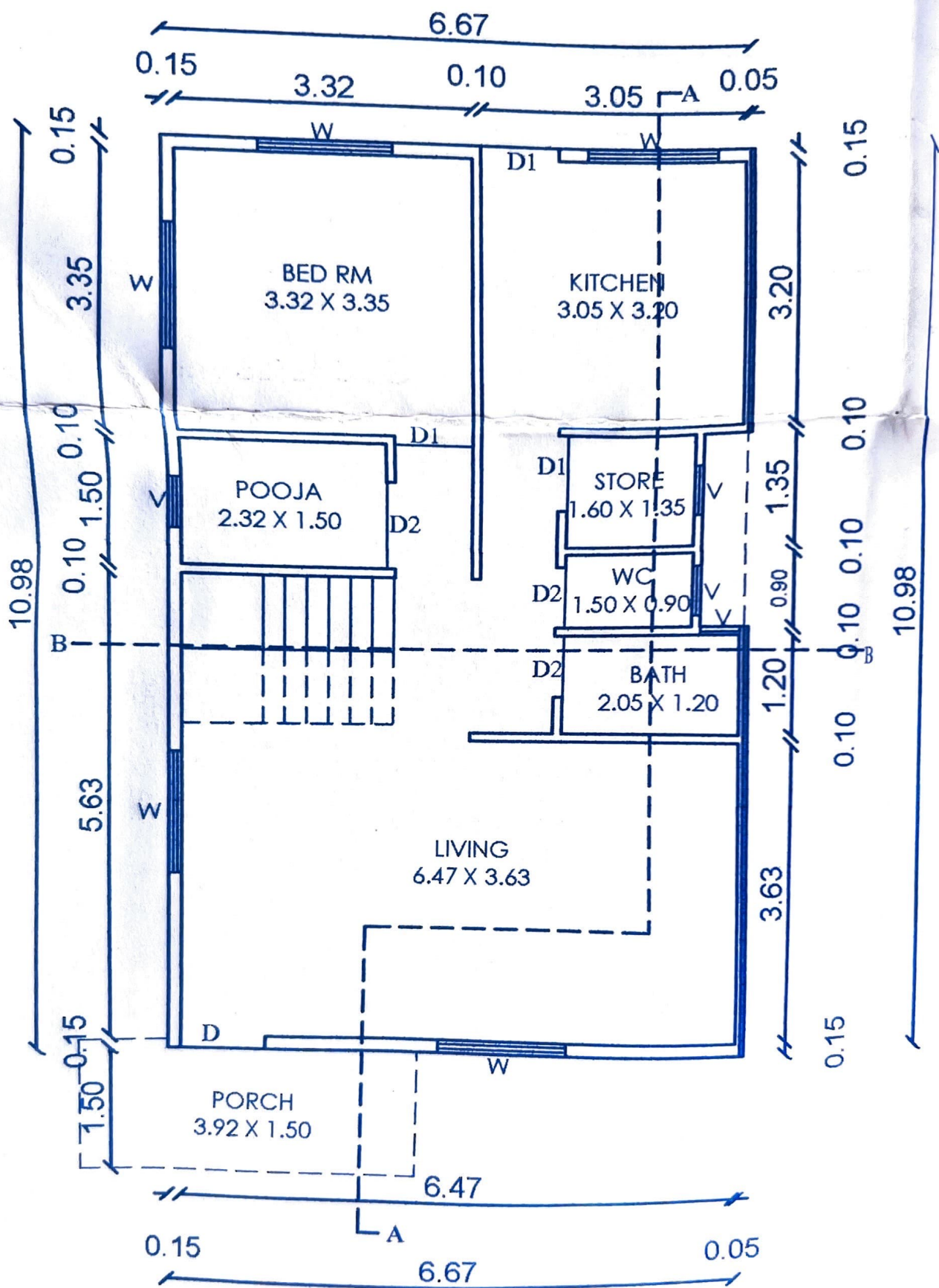


BUILT UP AREA CALCULATION FOR GROUND FLOOR Pragneshkumar Bharatbhai Patel			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.98	6.67	72.06
BLOCK AREA TOTAL =			72.06 Sq.M
TOTAL Deduction =			0.00 Sq.M
Net Built Up Area =			72.06 Sq.M

BUILT-UP AREA CALCULATION GROUND FLOOR Pragneshkumar Bharatbhai Patel

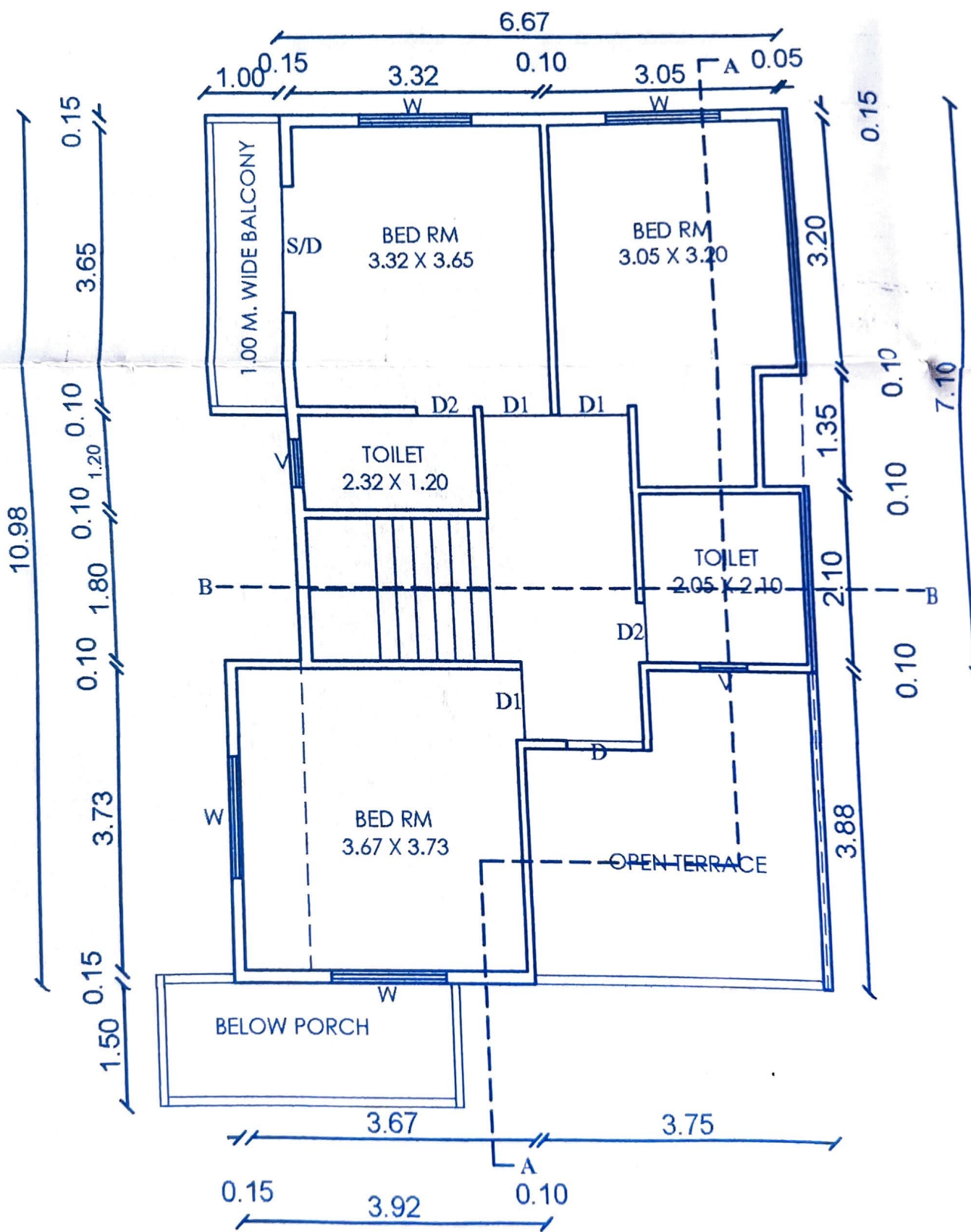


SECTION VIEW - Pragneshkumar Bharatbhai Patel



GROUND FLOOR PLAN

SCALE-1:100



FIRST FLOOR PLAN

SCALE-1:100