



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2023/APL/03425
Proposal Code : NMCB-22-76465

Building Proposal Number - 145472
Date : 29/08/2023

Building Name : NIRAMITI(Residential) Floor : GROUND(42.29 Sq mt),FIRST(42.29 Sq mt)

To,

- i)Nirmiti Builders And Developers, Shubham S Matala, Sangita V Gajare, Mahesh B Nawale,
PLOT NO.38, S.NO.213/1,PIMPALGAON BAHULA, NASHIK
ii) Dattatray Gavhane (Structural Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **NIRAMITI(Residential) Plot No 38**, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **213/1**, Village Name/Mouje **Pimpalgaon bahula**, Sector No. -, completed under the supervision of **Structural Engineer**, License No as per approved plan vide Permission No. **NMCB/B/2022/APL/03877** Date **19/10/2022** 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 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 **NMCB/B/2022/APL/03877** Date **19/10/2022**

Signature valid

Digitally signed by GOKUL PANDOLIK PAGARE
Date: 2023.08.29 13:29:34 IST
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code : NMCB-22-76465
Application Number : NMCB/2023/145472/33586
Proposal Number : 145472
Certificate Number : NMCB/FO/2023/APL/03425



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Junior Engineer,
Nashik Municipal Corporation,



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



Building Permit No - 145472
Proposal Code : NMCB-22-76465

Permit No. : NMCB/B/2022/APL/03877
Date : 19/10/2022

Building Name : Niramiti(Residential) Floors : Ground,First

To,
i)NIRMITI BUILDERS AND DEVELOPERS, SHUBHAM S MATALE, SANGITA V GAJARE, MAHESH B NAWALE,
PLOT NO.38, S.NO.213/1,PIMPALGAON BAHULA, NASHIK
ii) Dattatray Gavhane (Structural Engineer)

Sir/Madam,

With reference to your application No NMCB202204524, dated 18-10-2022 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 38, Revenue S.No. / Khasra no. / Gut no 213/1, City Survey No , Mouje Pimpalgaon bahula situated at Road / Street 9.00 M, 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)

Signature valid

Digitally signed by GORU PUNDALIK
PAGARE
Date: 2022.10.20 17:50:50 IST
Reason: Approved certificate
Location: Nashik Municipal Corporation



Scan QR code for verification of authenticity.

Junior Engineer,
Nashik Municipal Corporation.

| BUILDING | FLOORS | FSI AREA | | | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | SHAFT | | | TOTAL |
|----------|--------|----------|-------|------|---------|------|-------|-------|---------|---------|------|----------|------|-------|-----------|---------|-------|
| | | COMM. | RESI. | IND. | SPECIAL | MEZZ | PROP. | PROP. | | | | | | VENT | Deduction | FSIAREA | |
| Niranbil | First | 0.00 | 42.29 | 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 | 42.29 |
| Niranbil | Ground | 0.00 | 42.29 | 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 | 42.29 |
| Niranbil | Total | 0.00 | 84.58 | 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 | 84.58 |

| 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 50% of (2+3+4+5) | Ancillary Area 80% of (2+3+4+5) | Total | Inclusive Housing (20%) If Applicable | Drawing Value |
|----------|----------------------------|------------------------------|----------------------|---|---------------------------------|---------------------------------|--------|---------------------------------------|---------------|
| | | | | | | | | | |
| Niranbil | 1.10 | 0.50 | 0.40 | 0.00 | 0.00 | 0.00 | 2.00 | 0.00 | 0.00 |
| Niranbil | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Niranbil | 1.10 | 0.50 | 0.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Niranbil | 72.93 | 33.15 | 20.32 | 0.00 | 43.75 | 0.00 | 176.35 | 0.00 | 0.00 |
| Niranbil | 72.93 | 0.00 | 0.00 | 0.00 | 11.85 | 0.00 | 84.58 | 0.00 | 84.58 |
| Niranbil | 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 |
|---------------|-------------|-------------|-------------|-------------|-----------------------|---------------------|-------------------|
| Niranbil | FirstGround | C1 | 1 | 73.11 | 0.00 | 0.00 | 73.11 |

Parking Check (Table 8B)

| Building Name | USE | REQ. RATIO | | NO.OF Ten/Area | PRP. RATIO | |
|---------------|---------------------|------------|---------|----------------|------------|---------|
| | | car | Scooter | | car | Scooter |
| Niranbil | Residential | 0 | 0 | 1 | 0.00 | 0.00 |
| Niranbil | Total | - | - | - | 0.00 | 0.00 |
| Niranbil | Valuers parking(5%) | - | - | - | 0.00 | 0.00 |
| Niranbil | Total | - | - | - | 0.00 | 0.00 |

Parking Check As Per Multiplying Factor : 0.90

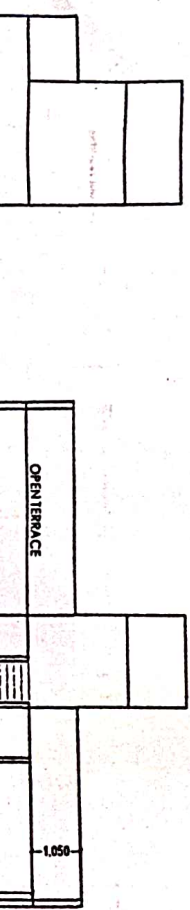
| Building Name | Required | | Proposed | |
|---------------|--------------|---------|--------------|---------|
| | Car/Mini Bus | Scooter | Car/Mini Bus | Scooter |
| Total | 0 | 0 | 0 | 0 |

SCHEDULE OF OPENING:

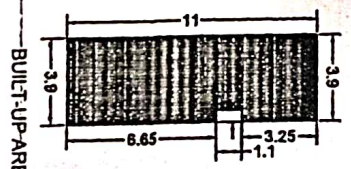
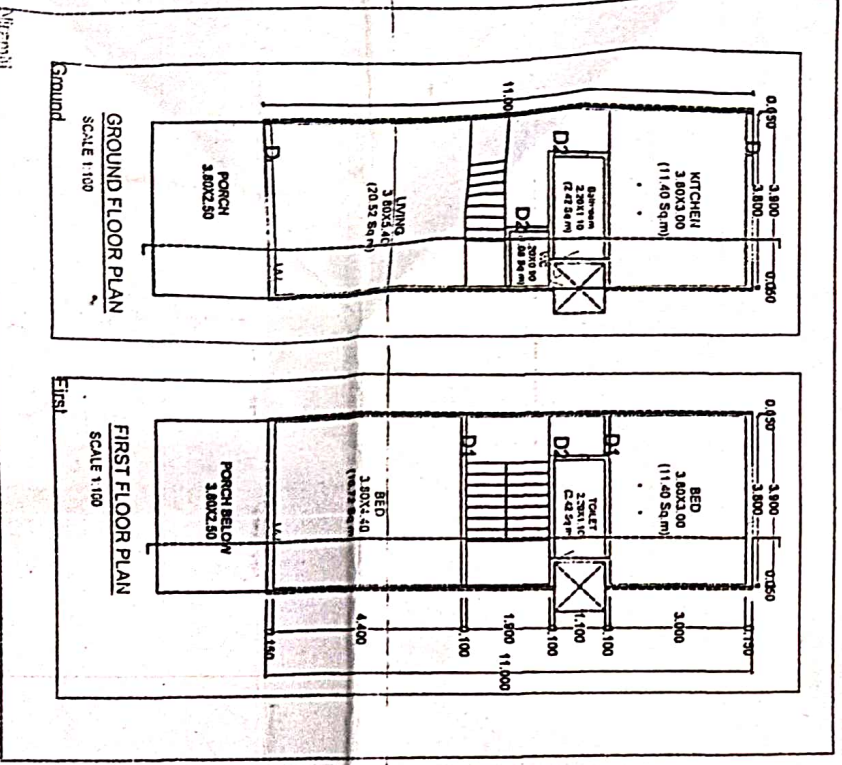
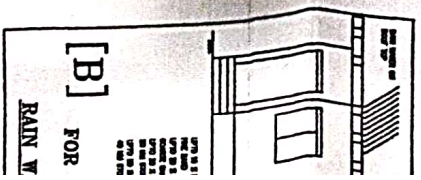
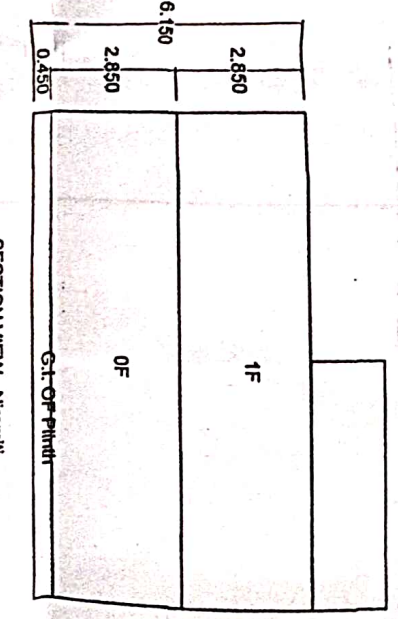
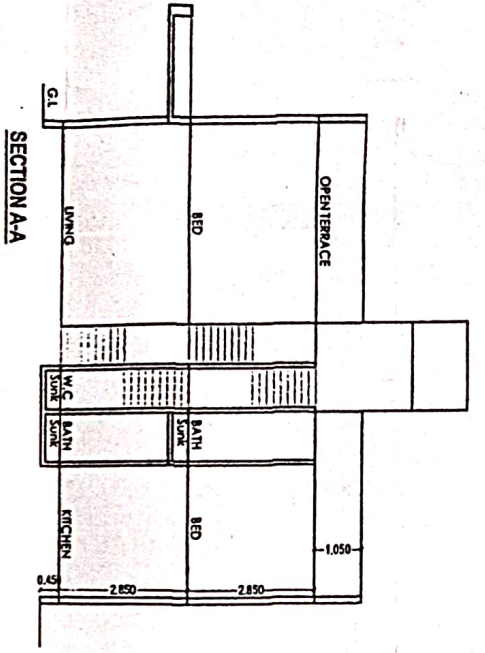
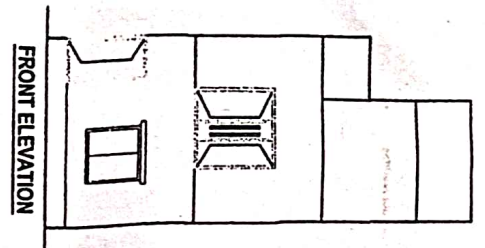
| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|----------|------|--------|--------|------|
| Niranbil | V | 0.55 | 1.20 | 1 |
| Niranbil | V | 0.50 | 1.20 | 1 |
| Niranbil | W | 1.89 | 1.50 | 1 |
| Niranbil | W | 1.65 | 1.20 | 1 |
| Niranbil | W | 1.90 | 1.50 | 1 |
| Niranbil | V | 0.89 | 1.20 | 1 |
| Niranbil | W | 1.81 | 1.20 | 1 |

SCHEDULE OF OPENING:

| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|----------|------|--------|--------|------|
| Niranbil | D | 0.78 | 2.10 | 1 |
| Niranbil | D | 0.90 | 2.10 | 1 |
| Niranbil | D2 | 0.75 | 2.10 | 3 |
| Niranbil | D1 | 0.90 | 2.10 | 2 |

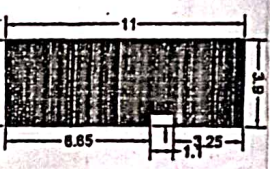


| | | | |
|----------------------|------|------|------|
| Total | 0.00 | 0.00 | 0.00 |
| Value of parking(5%) | 0.00 | 0.00 | 0.00 |
| Total | 0.00 | 0.00 | 0.00 |



BUILT-UP AREA CALCULATION Ground Niramtili

| BUILT UP AREA CALCULATION | | | |
|---------------------------|--------|-------|--------------|
| Area Name | Length | Width | Area (sq.m) |
| W.C | 2.00 | 1.00 | 2.00 |
| BATH | 2.00 | 1.00 | 2.00 |
| KITCHEN | 2.85 | 2.85 | 8.12 |
| BED | 3.00 | 1.00 | 3.00 |
| BED | 3.00 | 1.00 | 3.00 |
| TOILET | 1.00 | 1.00 | 1.00 |
| BED | 3.00 | 1.00 | 3.00 |
| PORCH BELOW | 3.80 | 2.50 | 9.50 |
| PORCH | 3.80 | 2.50 | 9.50 |
| Total | | | 42.12 |



BUILT-UP AREA CALCULATION First Niramtili

| BUILT UP AREA CALCULATION | | | |
|---------------------------|--------|-------|--------------|
| Area Name | Length | Width | Area (sq.m) |
| W.C | 2.00 | 1.00 | 2.00 |
| BATH | 2.00 | 1.00 | 2.00 |
| KITCHEN | 2.85 | 2.85 | 8.12 |
| BED | 3.00 | 1.00 | 3.00 |
| BED | 3.00 | 1.00 | 3.00 |
| TOILET | 1.00 | 1.00 | 1.00 |
| BED | 3.00 | 1.00 | 3.00 |
| PORCH BELOW | 3.80 | 2.50 | 9.50 |
| PORCH | 3.80 | 2.50 | 9.50 |
| Total | | | 42.12 |

| Owner details | |
|----------------|--|
| Owner Name | Nirmit Builders And Developers |
| Postal Address | Plot N/27 Gadarupa Aptt, Shivnadi Chalk Jalal, Sapor, Nashik-420 12, Maharashtra |
| | Nashik |
| | Nashik |
| | Nashik |
| | Nashik |

| LF/WELL | DUCT | VENT | Other | TOTAL |
|---------|------|-------|-----------|---------|
| | | SHAFT | Ductation | FSIAREA |
| 0.00 | 0.00 | 0.00 | 0.00 | 42.29 |
| 0.00 | 0.00 | 0.00 | 0.00 | 42.29 |
| 0.00 | 0.00 | 0.00 | 0.00 | 84.58 |

Parking Check As Per Multiplying Factor : 0.90

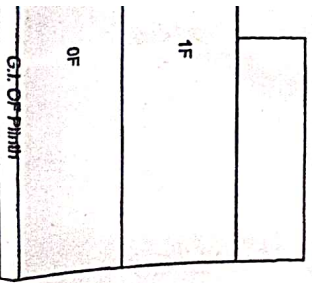
| Building Name | Required | | Proposed | | Status |
|---------------|--------------|---------|--------------|---------|--------|
| | Car/Mini Bus | Scooter | Car/Mini Bus | Scooter | |
| Total | 0 | 0 | 0 | 0 | OK |

SCHEDULE OF OPENINGS:

| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|----------|------|--------|--------|------|
| Niranali | V | 0.55 | 1.20 | 1 |
| Niranali | V | 0.50 | 1.20 | 1 |
| Niranali | W | 1.89 | 1.50 | 1 |
| Niranali | W | 1.85 | 1.20 | 1 |
| Niranali | W | 1.80 | 1.50 | 1 |
| Niranali | V | 0.89 | 1.20 | 1 |
| Niranali | W | 1.81 | 1.20 | 1 |

SCHEDULE OF OPENINGS:

| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|----------|------|--------|--------|------|
| Niranali | D | 0.78 | 2.10 | 1 |
| Niranali | D | 0.90 | 2.10 | 1 |
| Niranali | D2 | 0.75 | 2.10 | 3 |
| Niranali | D1 | 0.90 | 2.10 | 2 |

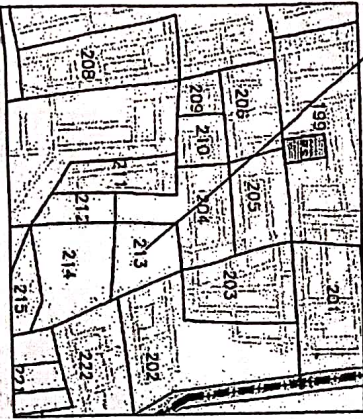


Project Details

Building Type - Building Development
 Zone Type - Residential Zone - (R1)
 Location - Non-Congested
 Ward No -
 Plot No. - 38
 Cis No./Survey No. - 213
 Sheet No. - 1
 Zone Number: Pimpalgaon Bahulia
 Ward Name :
 Prorata Value : 0.00

LEGENDS:

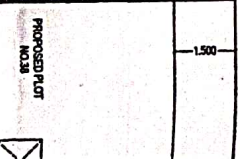
PLOT BOUNDARY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED BAL SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN BAL SHOWN BROWN
 EXSTING SHOWN BLUE HATCHED



PROPOSED SITE

LOCATION PLAN
 Scale : 1:10,000

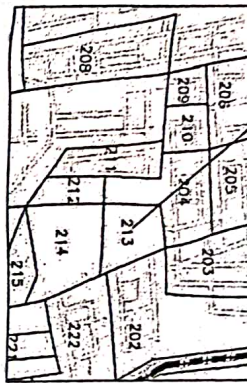
3,900
 ADLEWSLUG



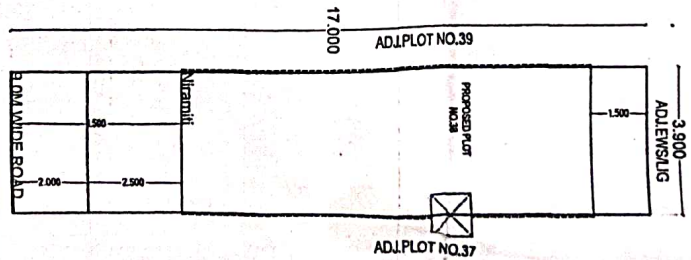
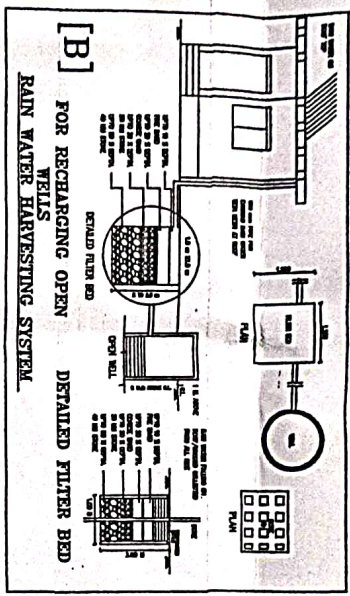
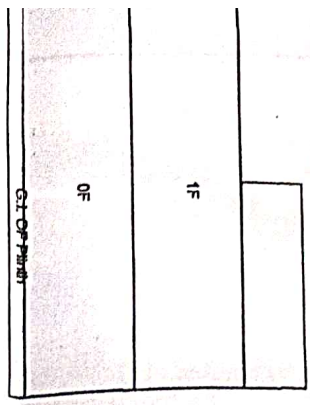
Signature valid
 Digitally signed by GOKUL PUNDRAK PARGARE
 Date: 2022.10.28 11:58:49 IST
 Reason: Approved for Planning Plan
 Location: Nashik Municipal Corporation

Prorata : Area Statement

| | |
|---|-------|
| 1. Area of plot (Minimum area of a, b, c to be considered) or area of subject with sanctioned layout No. and Subject No. | 66.30 |
| (a) As per ownership document (7/12, CTS extract) | 66.30 |
| (b) as per TLR or City Survey measurement sheet | 66.30 |
| (c) as per Demarcated drawing area | 66.30 |
| LESS | |
| 2. Area not in possession | 0.00 |
| 3. Entire area (1-2) | 66.30 |
| 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 av) | 0.00 |
| 5. Balance area of plot (3-4) | 66.30 |
| 6. Amenity Space | |
| (Applicable if (1) > 20000 sqmt | |
| (Required) - (a) Up to 20000 sqmt. - Nil | 0.00 |
| (b) Above 20000 sqmt. - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6) | 66.30 |
| 8. Recreational Open Space | |
| (a) If area (b) is more than 4000 sqmt. - 10 % of (b) is required. | 0.00 |
| (b) If area is less than 4000 sqmt. - Check - | |
| Proposed - | 0.00 |
| (a) If its full number like 12, 215, 419 etc. As per 7-12 attached or City Survey Number - No Recreational open space is required | |
| (b) If its subdivision like 12, 215, 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 have open space subject to meeting basic FSI of 75 % | |
| (C) Exemption to have open space subject to payment of 10 % land value of land at (7) as per annual | |

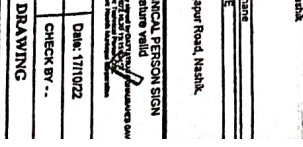
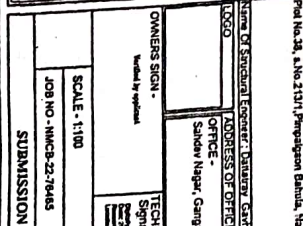
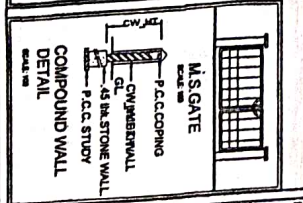
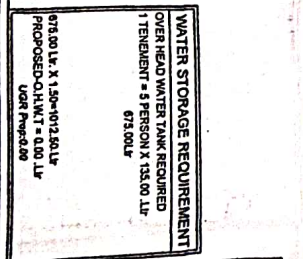
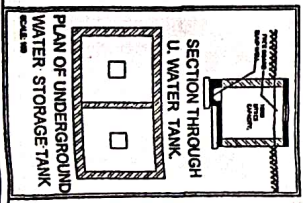
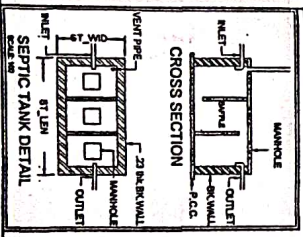


LOCATION PLAN
Scale : 1:10,000



SITE PLAN
SCALE 1:100

| OWNER DETAILS | | |
|--------------------------------|--|----------------|
| Owner Name | Postal Address | Contact Number |
| Nirmal Builders And Developers | Plot N-27 Gandanaga Apartment, Shikhar Chalk Javel, Sector, Narsik-420 12, Maharashtra | 9159937874 |
| Studham S Marale | Narsik | |
| Singha V Gajare | Narsik | |
| Mahesh B Marale | Narsik | |



| Sl. No. | Description of Project | Area (sq. ft.) | Percentage |
|---------|---|----------------|------------|
| 1 | Area not in possession | 0.00 | - |
| 2 | Area area (1-2) | 66.30 | - |
| 3 | Proposed D/P/D/P Road widening Area Service Road / Highway widening | 0.00 | - |
| 4 | Area D.P. Reservation area (Total +10) | 0.00 | - |
| 5 | Balance area of plot (3-4) | 66.30 | - |
| 6 | Area of plot (3-4) | 0.00 | - |
| 7 | Area of plot (3-4) | 66.30 | - |
| 8 | Area of plot (3-4) | 66.30 | - |
| 9 | Area of plot (3-4) | 66.30 | - |
| 10 | Area of plot (3-4) | 66.30 | - |

CERTIFICATE OF PRACTICE
I, the undersigned hereby confirm that the work shown by plans approved by Authority / Contractor / The world structure is as per approved plans and specifications and the work is being supervised by the technical person so as to ensure the quality and safety at the work site.

Owner (h) name and signature
Job No.

Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

DESCRIPTION OF PROJECT:
Plot Address: Plot N-27 Gandanaga Apartment, Shikhar Chalk Javel, Sector 2, Narsik-420 12, Maharashtra, Narsik.

SITE ADDRESS:
Plot No. 27, A.M. 2114, Prapugan Bank, Narsik.

OWNER'S SIGN - _____

TECHNICAL PERSON SIGN - _____

SCALE - 1:100 **CHK. 17/10/22**

JOB NO. - NHCR-22-7645 **CHECK BY -** _____

SUBMISSION DRAWING

AWN
E HATCHED

| | |
|---|-------|
| 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. | 66.30 |
| (a) As per ownership document (7/12, CTS extract) | 66.30 |
| (b) as per TILR or City Survey measurement sheet | 66.30 |
| (c) as per Demarcated drawing area | 66.30 |
| LESS | |
| 2. Area not in possession | 0.00 |
| 3. Entire area (1-2) | 66.30 |
| 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) | 66.30 |
| 6. Amenity Space | |
| (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) | 66.30 |
| 8. Recreational Open Space | |
| (a) If area (5) is more than 4000 sqmt - 10 % of (5) 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 2022-10-14 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.

ADJ. PLOT NO. 37



2.500