



Nashik Metropolitan Region Development Authority,  
Nashik

APPENDIX D-1

SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 228727  
Proposal Code : NAMRDA-23-99821

Permit No. : NAMRDA/B/2023/APL/00564  
Date : 08/01/2024

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR PLAN

To,  
i)Raju Lingappa Billad,  
AT - EKLAHARE SHIWAR, TAL- NASHIK DIST. - NASHIK  
ii) Vilas Kalkade (Structural Engineer)

Sir/Madam,

With reference to your application No **NAMRDA202300622**, dated **05-12-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Metropolitan Region Development Authority Act, 2016**, to carry out development work / Building on Plot No 61, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **399/400/401/402**, Final Plot No. , Sector No. , Mouje **EKLAHARE** situated at Road / Street **SAYKHEDA ROAD, Society Eldahre**. 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. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. 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.



Plot Details

Development  
Zone - (R1)  
Plotted

# Signature valid

Digitally signed by RAJESH PANDHAR NATH MAHALE  
Date: 2024.01.08 13:16:58 IST  
Reason: Approved Drawing Plan  
Location: Nashik Metropolitan Region Development Authority,  
Nashik  
Project Code : NAMRDA/23-99/21  
Application Number : NAMRDA/202300622  
Proposal Number : 22B727  
Certificate Number : NAMRDA/B/2023/APL/00564

4Sq.M  
0Sq.M  
4 Sq.M

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.	250.00
(a) As per ownership document (7/12, CTS extract)	250.00
(b) as per TILR or City Survey measurement sheet	250.00
(c) as per Demarcated drawing area	250.00
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	250.00
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)	250.00
6. Amenity Space	0.00
7. Applicable if (1) > 20000 sqmt	-



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1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	250.00
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(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)	250.00
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)	250.00
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 2023-11-01 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

No.

Name Of : Owner Raju Lingappa Billaad



required.	
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:**

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Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner Raju Lingappa Billad

Postal Address : ,Nashik,Nashik,Maharashtra-422105

Phone No.:9922420013

**DESCRIPTION OF PROJECT :**

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

SITE ADDRESS :  
AT - EKLAHARE SHIWAR, □ □ TAL- NASHIK DIST. - NASHIK

Name Of Structural Engineer : VILAS MADHAV KATKADE

LOGO

ADDRESS OF OFFICE

OFFICE -  
Sahdev Nagar Gangapur Road, Nashik

OWNERS SIGN -

Verified by applicant

TECHNICAL PERSON SIGN  
Signature valid

Checked & Verified by VILAS MADHAV KATKADE  
Registration No. 123456789  
Professional Seal No. 123456789  
Registration No. 123456789  
Registration No. 123456789  
Registration No. 123456789

SCALE - 1:100

Date: 05/12/23

JOB NO - NAMRDA-23-99821

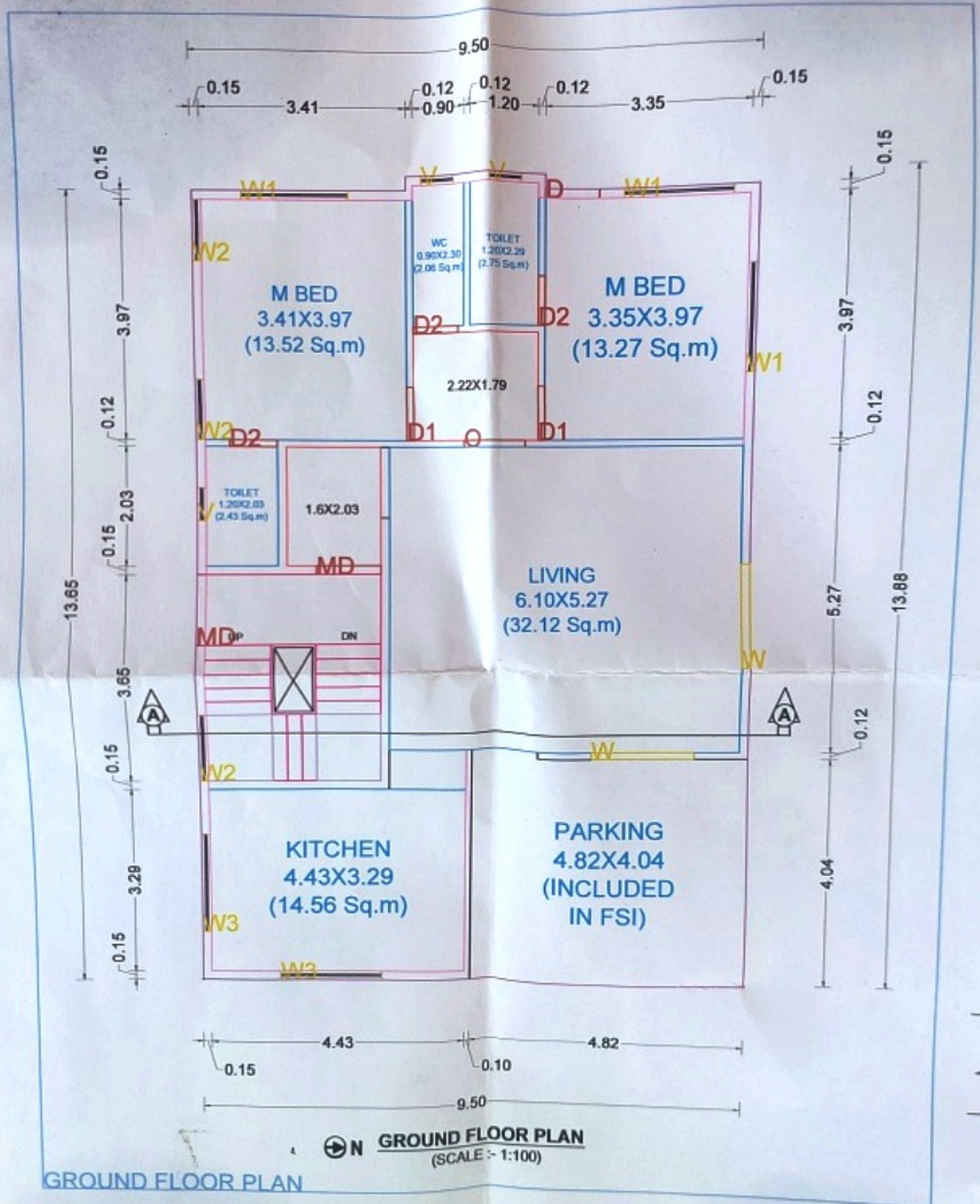
CHECK BY - -

**SUBMISSION DRAWING**

GATE  
100  
C.C.COPING  
WtMIBIKHWALL  
15 thk.STONE WALL  
P.C.C. STUDY  
OUND WALL  
L



S. NO. 399 /400 /401 /402 ,  
 AT - EKLAHARE SHIWAR,  
 TAL- NASHIK DIST. - NASHIK.  
 FOR -  
 MR.RAJU LINGAPPA BILAD



⊙ N **GROUND FLOOR PLAN**  
 (SCALE :- 1:100)

RESIDENTIAL

ADJ.P.NO. - 42

3.75



ADJ.  
P.NO - 47

ADJ.P.NO - 48

ADJ.  
P.NO - 49

12.50M

2.80

2.366

2.366

1.500

DRAINAGE LINE

ADJ.P.NO - 62

20.0M

DRAINAGE LINE

1.500

PROP.WORK IN  
P.NO 61  
S.NO 399 /400 /401 /402

ADJ.P.NO - 60

1.500

1.500

RESIDENTIAL

3.750

3.750

3.750

1.500

SEPTIC  
TANK

7.5M WIDE ROAD

--- 7.50M . WIDE ROAD ---



**SITE PLAN**  
(SCALE :- 1:100)





Building Name	Floor Name	Carpet Area	Tenement No	Carpet Area	Carpet Area	Carpet Area
RESIDENTIAL	GROUND FLOOR PLAN	289K	1	194.24	0.00	194.24

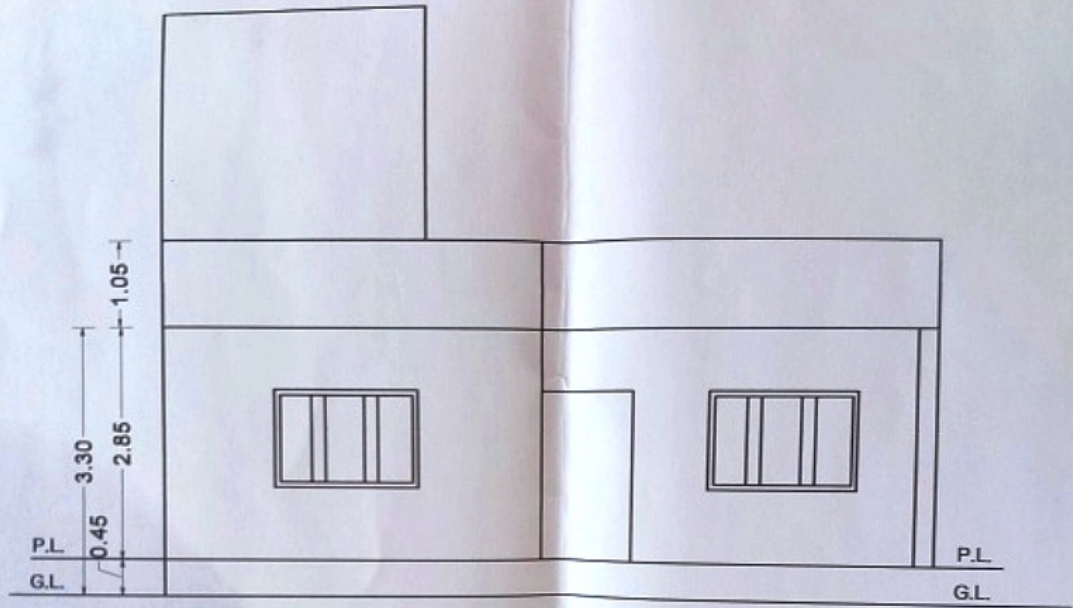
  

Building Name	USE	TENEMENT AREA	Parking Check (Table B)			Required		
			car	Scooter	NO. OF Tenement/Just	car	Scooter	Transport Vehicle/Ambulanc e/Mini Bus
RESIDENTIAL	Residential	parking not required	0	0	1	0.00	0.00	-
Total	-	-	-	-	-	0.00	0.00	-
Vehicle parking(%)	-	-	-	-	-	0.00	0.00	0
Total	-	-	-	-	-	0.00	0.00	0.00

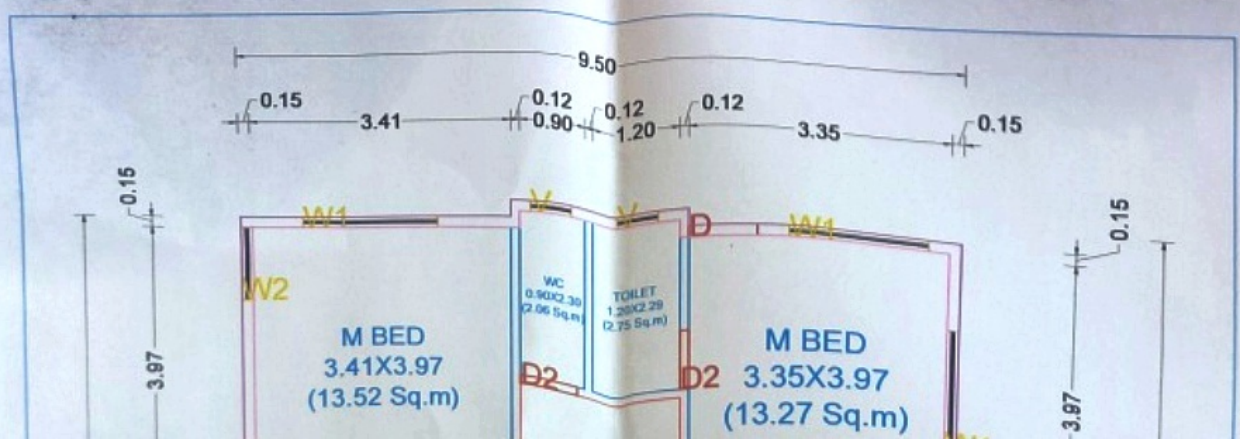
Building Name	Required				Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulanc e/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulanc e/Mini bus		
Total	0	0	0	0	0	0	OK	

3.300  
2.850  
0.450



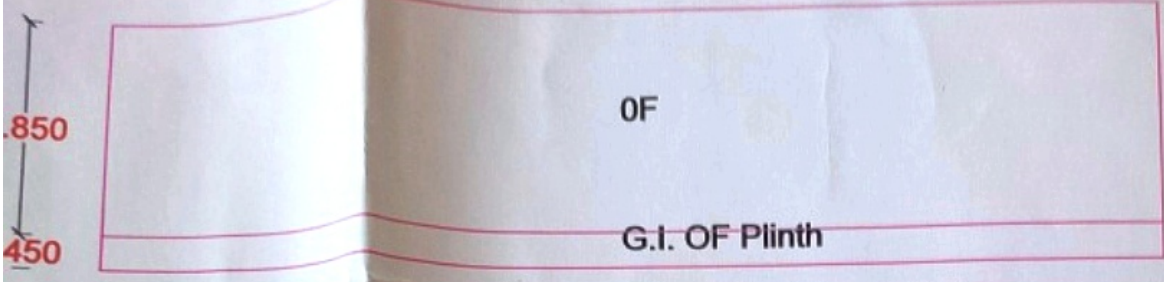
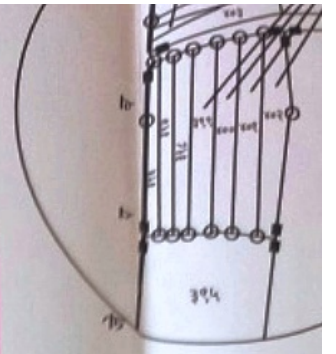
**FRONT ROAD SIDE ELEVATION**  
(SCALE :- 1:100)

**PROPOSED BUNGALOW IN P.NO 61**  
**S. NO. 399 /400 /401 /402 ,**  
**AT - EKLAHARE SHIWAR,**  
**TAL- NASHIK DIST. - NASHIK.**  
**FOR :-**  
**MR.RAJU LINGAPPA BILAD**

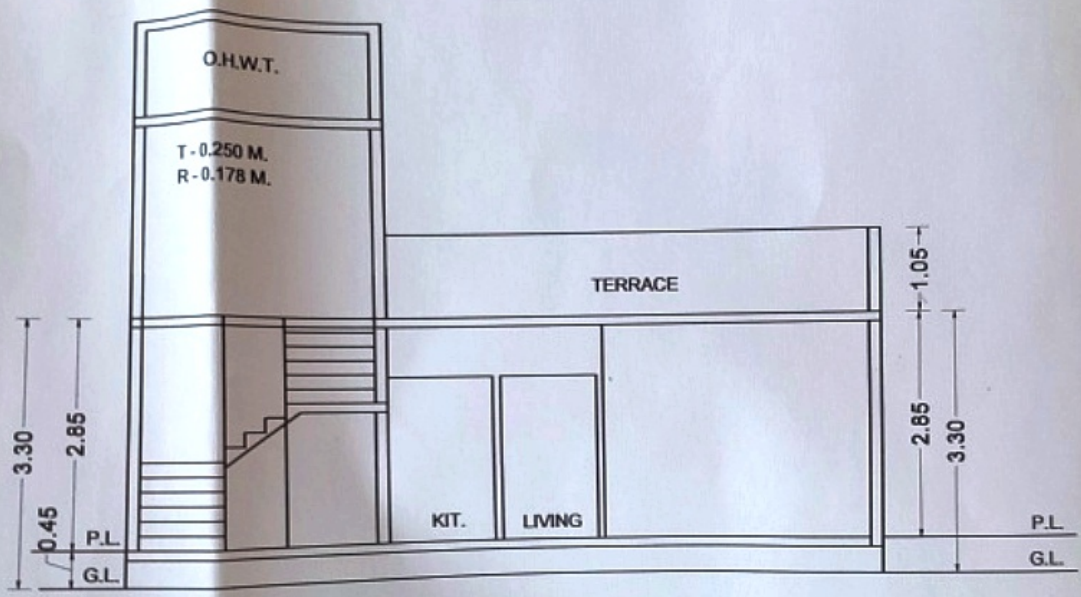




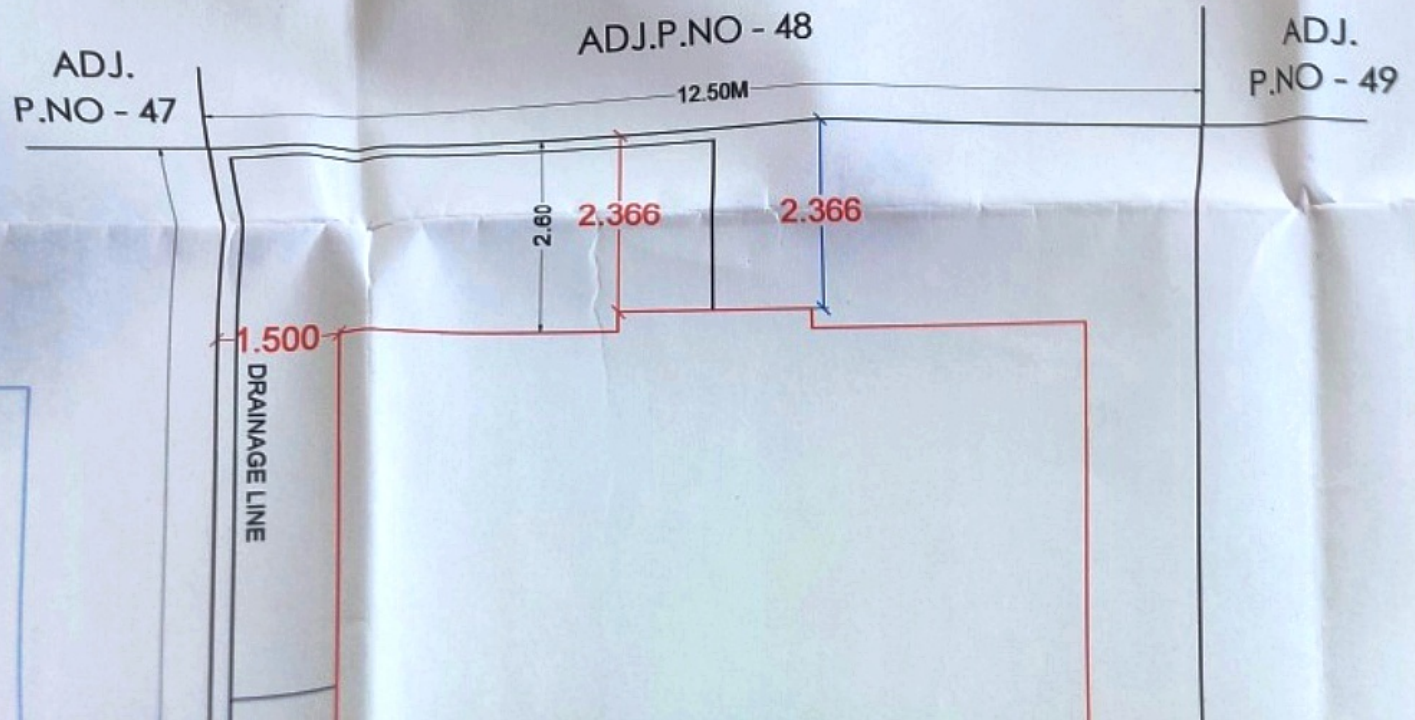
RESIDENTIAL	W	LENGTH	HEIGHT	NO.
RESIDENTIAL	W	1.20	2.10	1
RESIDENTIAL	MD	1.10	2.10	1
RESIDENTIAL	MD	0.80	2.10	3
RESIDENTIAL	CD	0.80	2.10	1
RESIDENTIAL	D	0.80	2.10	2
RESIDENTIAL	D1	1.00	2.10	1
RESIDENTIAL	O			



SECTION VIEW - RESIDENTIAL



SECTION @ AA  
(SCALE :- 1:100)





BUILDING	FLOORS	75% AREA																		
		COMMON	HALL	NO.	ENTR	ME	W/CC	ME/COM	TERACE	LFY	DUCT									
RESIDENTIAL	GROUND FLOOR	0.00	194.24	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	0.00	0.00	0.00	0.00
RESIDENTIAL	PLAN	0.00	194.24	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	0.00	0.00	0.00	0.00
RESIDENTIAL	TOTAL	0.00	194.24	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	0.00	0.00	0.00	0.00

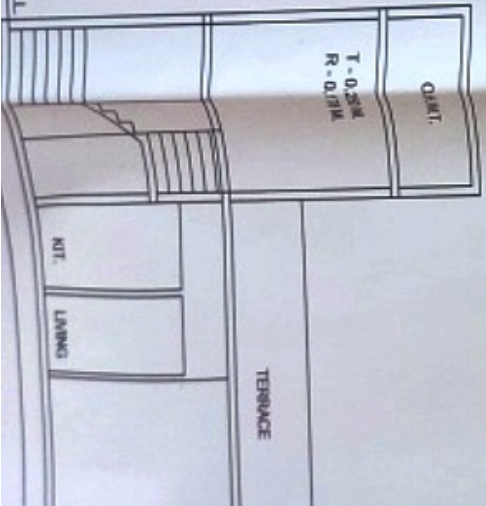
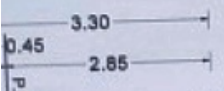
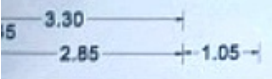
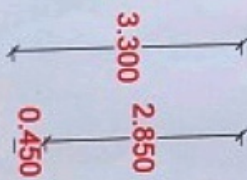
Bldg Name	Floor Name	Carpet Area	Tennent No	Carpet Area	Finished Basement Area	Normal Factory Area	Total Carpet Area	75% AREA												
								Common	Hall	NO.	ENTR									
RESIDENTIAL	GROUND FLOOR	284K	1	194.24	0.00	0.00	194.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Bldg Name	Floor Name	Carpet Area	Tennent No	Carpet Area	Finished Basement Area	Normal Factory Area	Total Carpet Area	75% AREA												
								Common	Hall	NO.	ENTR									
RESIDENTIAL	GROUND FLOOR	284K	1	194.24	0.00	0.00	194.24	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

Bldg Name	USE	TENANT'S AREA	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	75% AREA												
								Common	Hall	NO.	ENTR									
RESIDENTIAL	Residential	pending not required	0	0	1	0	0	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
RESIDENTIAL	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

Bldg Name	USE	TENANT'S AREA	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	75% AREA												
								Common	Hall	NO.	ENTR									
RESIDENTIAL	Residential	pending not required	0	0	1	0	0	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
RESIDENTIAL	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

Bldg Name	Floor Name	Carpet Area	Tennent No	Carpet Area	Finished Basement Area	Normal Factory Area	Total Carpet Area	75% AREA												
								Common	Hall	NO.	ENTR									
RESIDENTIAL	GROUND FLOOR	284K	1	194.24	0.00	0.00	194.24	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



SECTION VIEW - RESIDENTIAL  
G.I. OF Plinth  
OF



(SCALE :- 1:100)

ADJ.  
P.NO - 47

ADJ.P.NO - 48

ADJ.  
P.NO - 49

12.50M

2.80

2.366

2.366

1.500

DRAINAGE LINE

ADJ.P.NO - 62

20.00M

PROP.WORK IN

P.NO 61

S.NO 399 /400 /401 /402

ADJ.P.NO - 60

DRAINAGE LINE

1.500

RESIDENTIAL

1.500

1.500

3.750

3.750

3.750

1.500

SEPTIC TANK

7.5M WIDE ROAD

--- 7.50M. WIDE ROAD ---



**SITE PLAN**  
(SCALE :- 1:100)



VEN  
INLET  
S

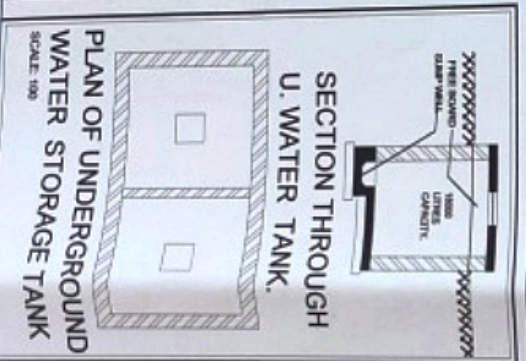
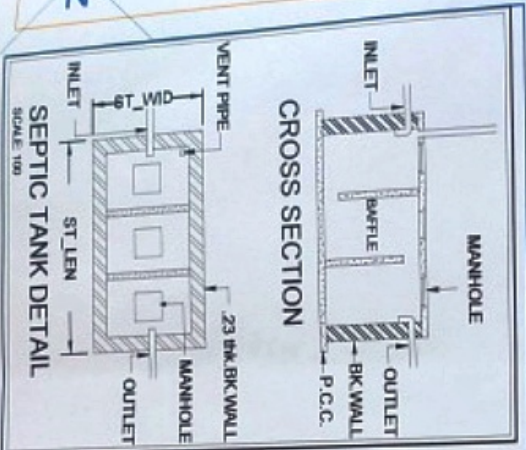
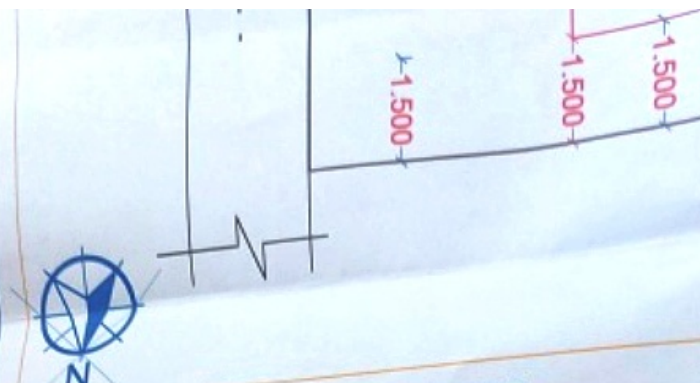


ADJ.P.NO - 60



9.5

**BUILT-UP AREA CALCULATION GROUND FLOOR PLAN RESIDENTIAL**



**WATER STORAGE REQUIREMENT**

OVER HEAD WATER TANK REQUIRED  
1 TENEMENT = 5 PERSON X 135.00 LTR  
675.00LTR

675.00 Ltr X 1.50 = 1012.50 Ltr  
PROPOSED-O.H.W.T = 0.00 Ltr  
UGR Prop: 10000.00

