



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



Building Permit No - 216714  
Proposal Code : NMCB-23-47367

Permit No. : NMCB/B/2023/APL/10037  
Date : 08/11/2023

Building Name :	SAI ROW BUNGALOW 10(Residential)	Floors :	GROUND FLOOR ,FIRST FLOOR
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To,

i) Shubham Dhanaji Lagad & Oth 1 Thr Gpa Om Sai Constrction Part. Kiran Vishnu Chaudhari & Oth 2, Anasaram Sakharam Kamble, Rangnath Dnyandeo Kharmare,

PL. NO. 13/14/15/16/10, S. NO. 98/D, GAMGAPUR, NASHIK

ii) Balasaheb Sawant (Structural Engineer)

Sir/Madam,

With reference to your application No **NMCB202304594**, dated **06-10-2023** 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 **13/14/15/16/10**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **98/D**, Final Plot No. **13/14/15/16/10**, Sector No. -, Mouje **GANGAPUR** situated at Road / Street , 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.



Project Details	
Building Type - Building Development	
Zone Type - Residential Zone (RT)	
Location - Worli/Colaba	
Map No.	
Plot No. - 12/12/12/12	
City No./Survey No. - 98	
Sheet No. - 1	
Zone Number - Ganga	
Ward Name	
Plot Area Value	0.00

## Signature valid

Digitally signed by GOKUL PUNDLIK PAGARE  
 Date: 2023.11.08 11:06:21 IST  
 Reason: Approved Drawing Plan  
 Location: Nashik Municipal Corporation  
 Project Code : NMCB/2023/267  
 Application Number : NMCB/202304594  
 Proposal Number : 21671  
 Certificate Number : NMCB/B/2023/APL/10037

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.	78.00
(a) As per ownership document (7/12, CTS extract)	78.00
(b) as per TILR or City Survey measurement sheet	78.00
(c) as per Demarcated drawing area	78.00
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	78.00
4. Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	3.90
(b) Any D.P. Reservation area	0.00
(Total a+b)	3.90
5. Balance area of plot (3-4)	74.10
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)	74.10
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	

Drawing Value
0.00
0.00
69.60
0.00

be considered) or area of subplot with sanctioned layout No. and subplot No.	78.00
(a) As per ownership document (7/12, CTS extract)	78.00
(b) as per TILR or City Survey measurement sheet	78.00
(c) as per Demarcated drawing area	78.00
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(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 )	74.10
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.	-
<p>Certificate of Area:  Certified that the plot under reference was surveyed by me on 2023-05-25 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.)</p> <p>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.</p> <p>Owner (s) name and signature</p>	



0
0
50
10

TOTAL
AREA
1.80
1.80
3.60

area	0.00
7 Net Plot Area (5-6 )	74.10
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 2023-05-25 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.

Sakharam Kamble, Rangnath Dnyandeo Kharmare  
 Postal Address - plot no 71 datta krupa bangloew, mahalaxmi nagar, Nashik,  
 Nashik, Maharashtra-422010.2, Balaji heights, Vrundavan nagar, Ambad,  
 Nashik,3,Vighneshwar Apt, Vrundavan nagar, Ambad, Nashik

**DESCRIPTION OF PROJECT :**

Type of Proposal - Residential  
 BUILDING ON CTS NO./SURVEY NO. - 98

SITE ADDRESS:  
 PL NO 13/14/15/16/10, S. NO 98/D, GAMGAPUR, NASHIK

Name Of Structural Engineer - Balasaheb Shahajirao Sawant

LOGO ADDRESS OF OFFICE  
 OFFICE -  
 1 Nirman vihar vise male collage  
 road,nashik5

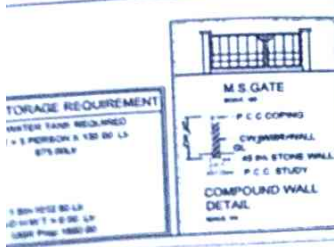
OWNERS SIGN -  
 Verified by applicant

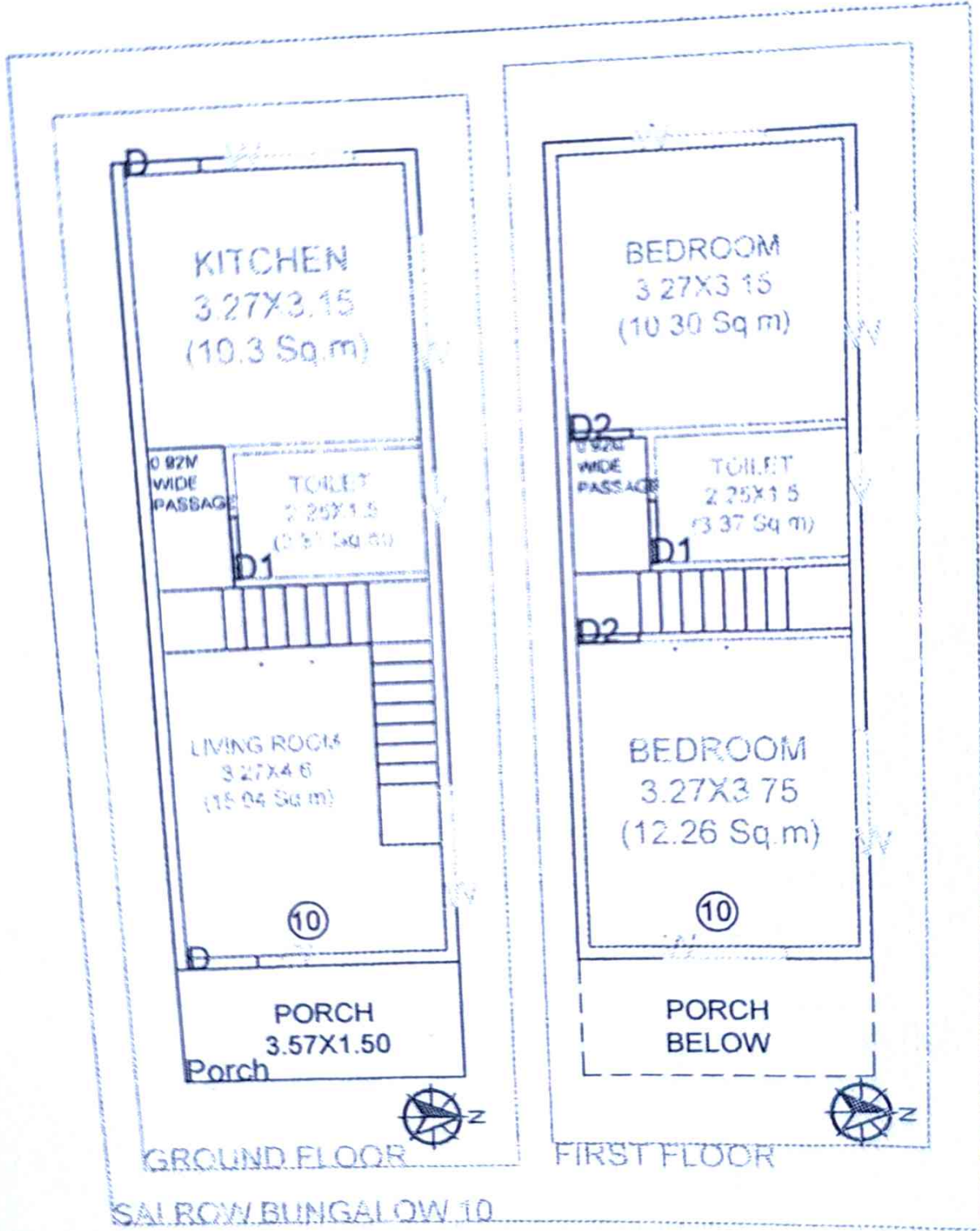
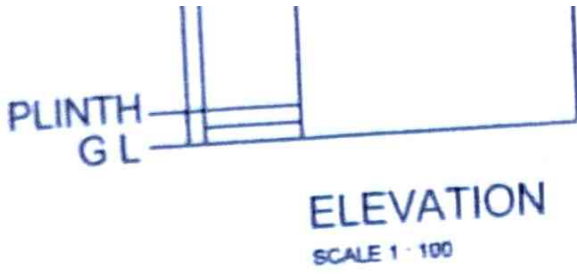
TECHNICAL PERSON SIGN  
 Signature valid

SCALE - 1:100 Date: 26/09/23  
 JOB NO - NMCB-23-47367 CHECK BY - -

**SUBMISSION DRAWING**

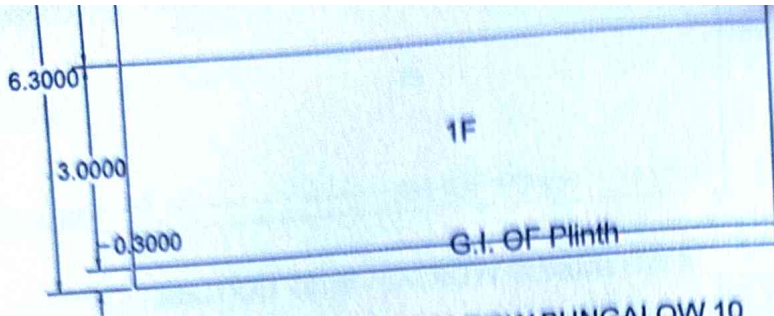
**LEGENDS:**  
 PLOT BOUNDARY SHOWN WHITE  
 PROPOSED WORK SHOWN RED  
 GRAVAGE LINE SHOWN YELLOW LEVY  
 80/100 LINE SHOWN BLUE DOTTED  
 ENCLOSED WALL SHOWN BROWN  
 TERRACE SHOWN DARK YELLOW  
 OPEN WALL SHOWN GREEN  
 EASTING SHOWN BLUE HATCHED



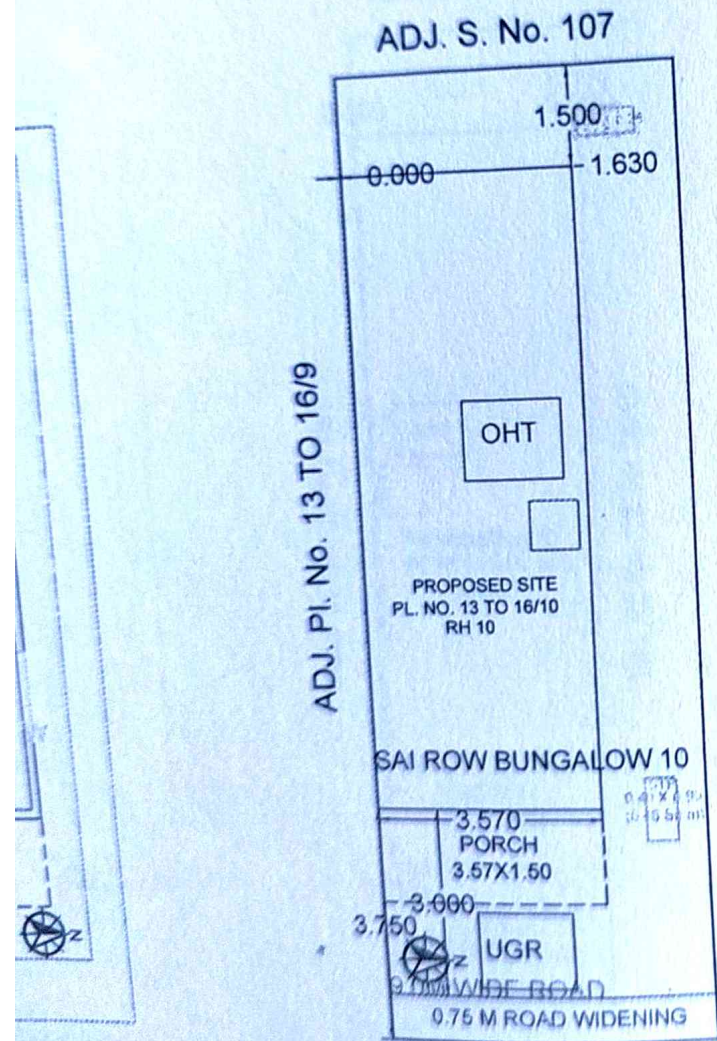




SAI ROW BUNGALOW W 10
SAI ROW BUNGALOW W 10



SECTION VIEW - SAI ROW BUNGALOW 10

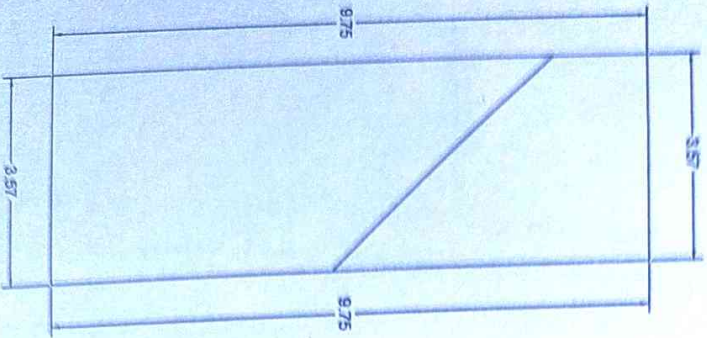


BUILT-UP AREA CALCULATION GROUND FLOOR

B
FC
ARE
NAM
BLOC



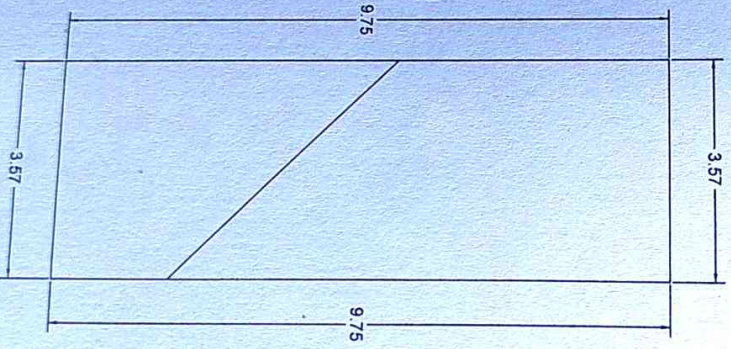
BUILDING	FLOORS	F&I AREA							BALCONY/ TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOT
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.							
SAI ROW BUNGALOW W/10	GROUND FLOOR	0.00	34.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
SAI ROW BUNGALOW W/10	FIRST FLOOR	0.00	34.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
SAI ROW BUNGALOW W/10	Total	0.00	69.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	



**BUILT UP AREA CALCULATION FOR GROUND FLOOR SAI ROW BUNGALOW 10**

AREA NAME	LENGTH	WIDTH	Area(Sq. M)
BLOCK	9.75	3.57	34.80
BLOCK AREA TOTAL = 34.80 Sq. M			
TOTAL Deduction = 0.00 Sq. M			
Net BuiltUp Area = 34.80 Sq. M			

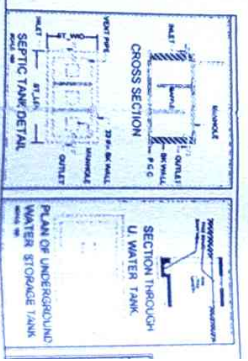
BUILT-UP AREA CALCULATION GROUND FLOOR SAI ROW BUNGALOW 10



**BUILT UP AREA CALCULATION FOR FIRST FLOOR SAI ROW BUNGALOW 10**

AREA NAME	LENGTH	WIDTH	Area(Sq. M)
BLOCK	9.75	3.57	34.80
BLOCK AREA TOTAL = 34.80 Sq. M			
TOTAL Deduction = 0.00 Sq. M			
Net BuiltUp Area = 34.80 Sq. M			

BUILT-UP AREA CALCULATION FIRST FLOOR SAI ROW BUNGALOW 10





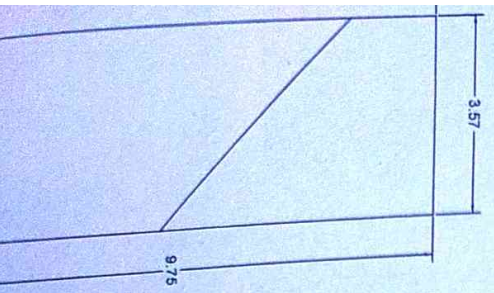




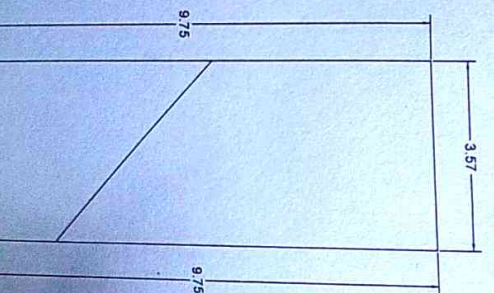
NO. OF Tenis/Are a/Units	Required		Transport Vehicle/ Ambulian ce/Mini Sus
	car	Scooter	
1	0.00	0.00	-
-	0.00	0.00	-
-	0.00	0.00	0
-	0.00	0.00	0.00

9.1 Permissible Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	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
9.2 Existing Consumed Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.3 Balance Index to be Consume	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Pline Area()	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	81.51	39.00	31.20	0.00	52.80	0.00	204.51	0.00	0.00
9.6 Index Consumed	81.50	0.00	6.51	0.00	0.00	0.00	88.01	0.00	69.60
	1.09	0.00	0.08	0.00	0.00	0.00	1.18	0.00	0.00

BUILDING	FLOORS	FSI AREA										TOTAL			
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT		VENT SHAFT	Other Deduction	
SAI ROW BUNGALO W/10	GROUND FLOOR	0.00	34.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.80
SAI ROW BUNGALO W/10	FIRST FLOOR	0.00	34.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.80
SAI ROW BUNGALO W/10	Total	0.00	69.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69.60



BUILT UP AREA CALCULATION FOR GROUND FLOOR SAI ROW BUNGALOW 10			
AREA NAME	LENGTH	WIDTH	Area(Sq. M)
BLOCK	9.75	3.57	34.80
BLOCK AREA TOTAL = 34.80 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net BuiltUp Area = 34.80 Sq.M			



BUILT UP AREA CALCULATION FOR FIRST FLOOR SAI ROW BUNGALOW 10			
AREA NAME	LENGTH	WIDTH	Area(Sq. M)
BLOCK	9.75	3.57	34.80
BLOCK AREA TOTAL = 34.80 Sq.M			
TOTAL Deduction = 0.00 Sq.M			
Net BuiltUp Area = 34.80 Sq.M			











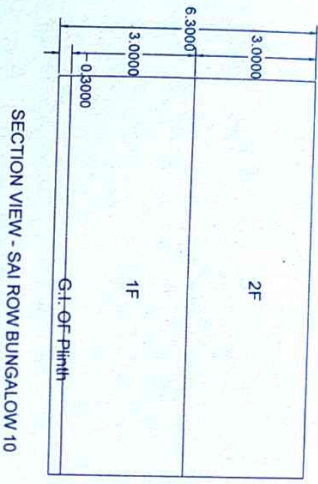
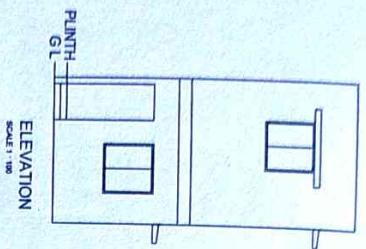




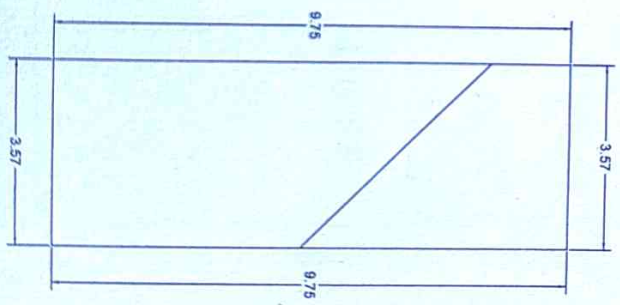
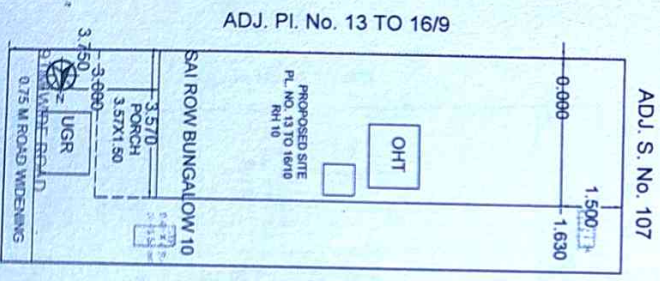
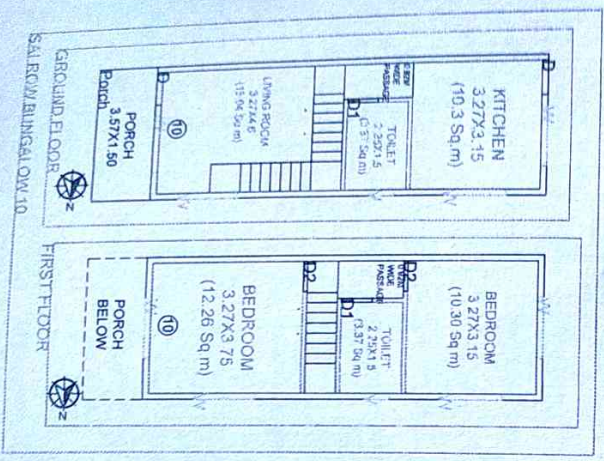
BUNGALOW OW 10	D2	0.75	2.10	2
SAI ROW BUNGALOW OW 10	D1	0.75	2.10	2
SAI ROW BUNGALOW OW 10	D	0.90	2.10	2

BUNGALOW OW 10	all	not required	0	0	1	0.00	0.00
Total	-	-	-	-	-	0.00	0.00
Visitors parking(5 %)	-	-	-	-	-	0.00	0.00
Total	-	-	-	-	-	0.00	0.00

9.3 Balance Index to be Consumed	1.10	0.50	0.40
9.4 Total Permissible P.U. Area	81.51	39.00	31.20
9.5 Proposed P.U. Area (Should not exceed 9.4)	81.50	0.00	6.51
9.6 Index Consumed	1.09	0.00	0.08

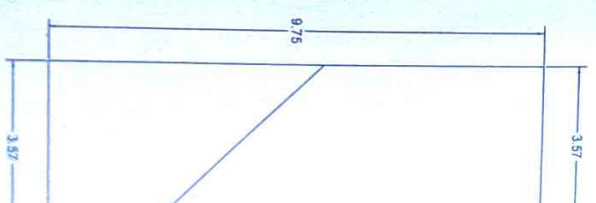


BUILDING	FLOORS	FSI AREA				
		COMM.	RESI.	IND.	SPECIAL	MEZZ.
SAI ROW BUNGALOW W 10	GROUND FLOOR	0.00	34.80	0.00	0.00	0.00
SAI ROW BUNGALOW W 10	FIRST FLOOR	0.00	34.80	0.00	0.00	0.00
SAI ROW BUNGALOW W 10	Total	0.00	69.60	0.00	0.00	0.00



BUILT-UP AREA CALCULATION GROUND FLOOR SAI ROW BUNGALOW 10

BUILT UP AREA CALCULATION FOR GROUND FLOOR SAI ROW BUNGALOW 10			
AREA NAME	LENGTH	WIDTH	Area(Sq. M)
BLOCK	9.75	3.57	34.80
BLOCK AREA TOTAL = 34.80 Sq. M			
TOTAL Deduction = 0.00 Sq. M			
Net BuiltUp Area = 34.80 Sq. M			



BUILT-UP AREA CALCULATION