



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



Building Permit No - 144735  
Proposal Code : NMCB-22-74294

Permit No. : NMCB/B/2022/APL/04006  
Date : 27/10/2022

Building Name : PLOT  
49(Residential) Floors : GROUND FLOOR

To,

i) RAHUL CONSTRUCTION AND DEVELOPERS PARTNERSHIP FIRM THROUGH , RAHUL DATTU BANSODE, DATTU TULSHIRAM BANSODE,

S NO 453/B/2/3/4 CTS NO 6450/51 PLOT 49 AT SATPUR SHIWAR IN NASHIK

ii) NAVNATH PATIL (Architect)

Sir/Madam,

With reference to your application No NMCB202204133, dated 15-10-2022 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 49, Revenue S.No. / Khasra no. / Gut no CTS NO 6450/51 S NO 453/B/2/3/4, City Survey No 49, Mouje SATPUR situated at Road / Street 6.00 PATHWAY, 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.
1. 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.
2. Authority will not supply water for construction.
3. 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.
- 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 G. PUNDALIK  
PAGARE  
Date: 2023.03.11 11:01 IST  
Reason: Approved certificate  
Location: Nashik Municipal Corporation

Junior Engineer,  
Nashik Municipal Corporation.

QR code for verification of authenticity.

**Project Details**

Building Type - Building Development

Zone Type - Residential Zone - (R1)

Location - Non-Conserved

Version -

Plan No. - 49

Site No./Survey No. - 453

Sheet No. - 1

Scale - 1:500

Project Name -

000

**Signature valid**

Digitally signed by **GOVIND PUNDALIK  
PAGARE**

Date: 2023.05.11 13:53 IST

Reason: Approved Drawing Plan

Location: Nashik Municipal Corporation



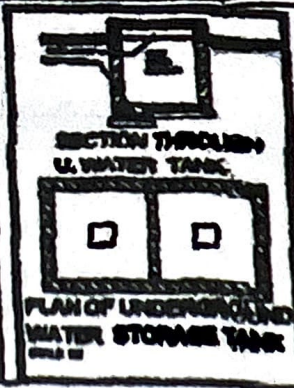
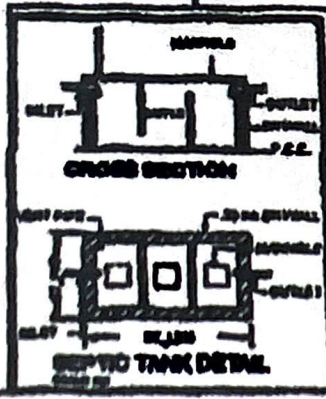
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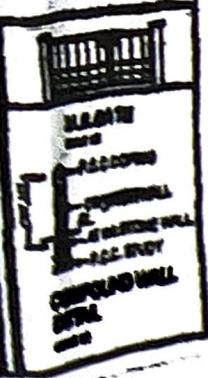
	Status
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0	OK

NOS.

Owner details		
Owner Name	Postal Address	Contact Number
RAHUL CONSTRUCTORS AND DEVELOPERS PARTNERSHIP FIRM THROUGH	pandya hospital, Industrial Estate, Nashik, Nashik-422 007, Maharashtra	9552439719
RAHUL DATTU BANSODE	flat no-2, coral app., near pandya hospital, Industrial Estate, Nashik, Nashik-422 007, Maharashtra	9552439719
DATTU TULSHIRAM BANSODE	flat no-2, coral app., near pandya hospital, Industrial Estate, Nashik, Nashik-422 007, Maharashtra	912256193



**WATER STORAGE REQUIREMENT**  
 OVERHEAD WATER TANK REQUIRED  
 1. CAPACITY = 60000 LITERS  
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(A) 10 %  
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 (C) Ext of 10 %  
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(B) Exemption to leave open space subject to existing basic FSI 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 2022-10-01 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

Job No.

Postal Address : flat no-2, coral app., near pandya hospital, Industrial Estate, Nashik, Nashik-422007, Maharashtra

**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential  
BUILDING ON CTS. NO /SURVEY NO.- 453

**SITE ADDRESS:**

S NO 453/2/34 CTS NO 8458/51 PLOT 49 AT SATPUR SHWAR IN NASHIK

Name Of Architect : RAVNATH BHAI PATIL

LOGO

ADDRESS OF OFFICE  
OFFICE -  
Suryaji Point Shop 5-8, Sharanpur Road,  
Nashik

OWNERS SIGN -  
Valid by applicant

TECHNICAL PERSON SIGN  
Signature valid  
Rav Nath Patil  
City Survey Engineer  
Nashik, Maharashtra  
Nashik Municipal Corporation

SCALE - 1:100  
JOB NO - NMCS-22-74294

Date: 09/10/22  
CHECK BY - -

**SUBMISSION DRAWING**

Contact Number

9552439719

9552439719

9422256193

M.S. DATE  
P.L.O. COPY  
CONSTRUCTION  
AS SHOWN WALL  
P.C.C. STUDY  
COMPOUND WALL  
DETAIL



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.	48.03
(a) As per ownership document (7/12, CTB extract)	48.03
(b) as per TLR or City Survey measurement sheet	48.03
(c) as per Demarcated drawing area	48.03
LESS	0.00
2. Area not in possession	48.03
3. Entire area (1-2)	-
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)	48.03
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)	48.03
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 B 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:  
 that the plot under reference was surveyed by me on  
 of sides etc. of plot stated on plan  
 marked out talles with



# LOCATION PLAN

**Carpet Area Table**

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
PLOT 48	GROUND FLOOR	GROUND	1	21.82	0.00	0.00	21.82

**Parking Check (Table 5B)**

Building Name	USE	REQ. RATIO		NO. OF Tenement	PRP. RATIO	
		car	scoter		car	scoter
PLOT 48	Residential	0	0	1	0.00	0.00
Total	-	-	-	-	0.00	0.00
Waters parking(%)	-	-	-	-	0.00	0.00
Total	-	-	-	-	0.00	0.00

**Parking Check As Per Multiplying Factor: 0.20**

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

**SCHEDULE OF OPENING:**

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
PLOT 48	1.58	1.20	1	
PLOT 48	0.65	1.20	1	
PLOT 48	0.80	1.20	1	
PLOT 48	1.48	1.20	1	

Owner Name	Partner Address
RAJEEV CONSTRUCTION AND DEVELOPERS PARTNERSHIP FIRM THROUGH	paradey hospital, Ur Estate, Nashik, Maharashtra 422 007, Maharashtra
RAHUL DATTU BANBODE	flat no-2, coral app paradey hospital, Ur Estate, Nashik, Maharashtra 422 007, Maharashtra
DATTU TULSHIRAM BANBODE	flat no-2, coral app



**FSR DETAILS**

	Basic FSR (see serial no 1)	Provision FSR (see serial no 1)	TCR (see serial no 1)	Incentive FSR for Green Building if Applicable (see serial no 1)	Accessory Area 80% of (2+3+4+5)	Accessory Area 80% of (2+3+4+5)	Total	Incentive Housing (20%) if Applicable	Drinking Water
0.1 Provision Basic	1.98	0.00	0.00	0.00	0.00	0.00	1.98	0.00	0.00
0.1 Provision Green Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.1 Provision Total	1.98	0.00	0.00	0.00	0.00	0.00	1.98	0.00	0.00
0.4 Total Provision FSR Area	52.83	0.00	0.00	0.00	31.99	0.00	84.82	0.00	0.00
0.5 Provision Use Area (Green Building)	52.83	0.00	0.00	0.00	0.00	0.00	52.83	0.00	33.71
0.5 Provision Total	1.98	0.00	0.00	0.00	0.00	0.00	1.98	0.00	0.00



BUILDING	FLOOR	PLOT														TOTAL
		Column	REAR	PER AREA			BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT		Other	PERABSA	
FLOT 49	GROUND FLOOR	0.00	23.71	NO.	SPECIAL	MEZZ	PROP.	PROP.	0.00	0.00	0.00	SHAFT	0.00	0.00	0.00	23.71
FLOT 49	Total	0.00	23.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.71

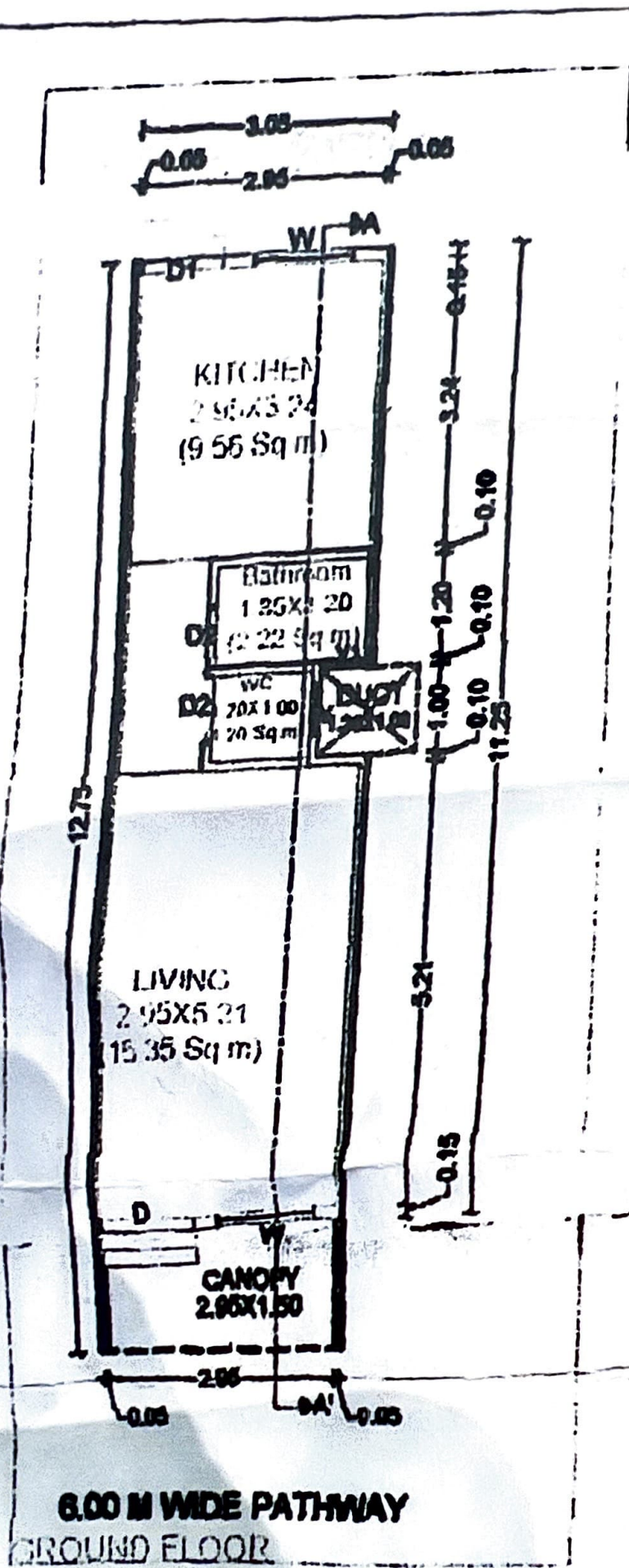
**DETAILS**

3	Basic PFI (see section no 1)	Prevention PFI (see section no 1)	TDR (see section no 1)	Insulation PFI for Green building if Applicable (see basic PFI)	Accessory Area 80% of (P1-P4+5)	Accessory Area 80% of (P1-P4+5)	Total	Inclusive of (20% if Applicable)	Drinking Water
8.1	1.30	0.00	0.00	0.00	0.00	0.00	1.30	0.00	0.00
8.2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.3	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.4	82.30	0.00	0.00	0.00	31.00	0.00	64.32	0.00	0.00
8.5	82.30	0.00	0.00	0.00	0.00	0.00	82.30	0.00	23.71
8.6	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00



Building Name	Floor Name	Comp
FLOT 49	GROUND FLOOR	





**GROUND FLOOR PLAN**  
SCALE:1:100



6.00 M

ADJ.P.NO.62

3.05 M

G-87

1.50

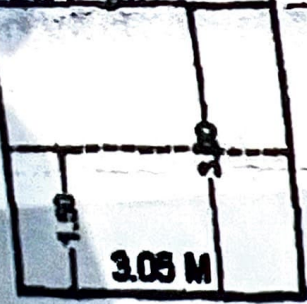
ADJ.P.NO.48  
15.75 M

PROP.  
SITE  
P.NO. 49



15.75 M  
ADJ.P.NO.60

PLOT 49



6.00 M WIDE PATHWAY

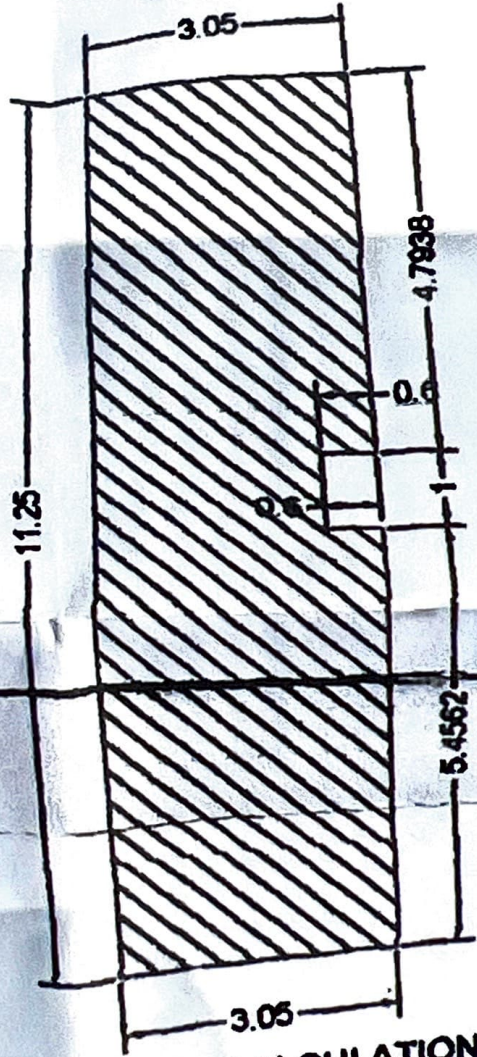
SITE PLAN  
SCALE: 1:100







NO.	DATE	DESCRIPTION	AMOUNT
1	11.25	BUILT-UP AREA	33.75
TOTAL BUILT-UP AREA			33.75
TOTAL AREA			111.25
TOTAL BUILT-UP AREA PERCENTAGE			30.28%
TOTAL BUILT-UP AREA PERCENTAGE			30.28%



**BUILT-UP AREA CALCULATION GROUND FLOOR**