



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



Building Permit No - 228940

Proposal Code : NMCB-23-104059

Permit No. : NMCB/B/2023/APL/11138

Date : 26/12/2023

Building Name :	SHREENATHJI BUILDCON 2(Residential)	Floors :	GROUND FLOOR,FIEST FLOOR
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To,

i)Shreenathaji Buldcon Partnership Firm Through Partner Vaibhav Anil Patel,

P NO 29 S NO 248/2 AT MHASURL SHIWAR NASHIK

ii) Vitthal Kathale (Engineer)

**Sir/Madam,**

With reference to your application No **NMCB202306488**, dated **06-12-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No **29**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **248/2**, Final Plot No. , Sector No. , Mouje **MHASURL** situated at Road / Street **9.000**, 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. 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.

REF.

LAYOUT NO-LND/WS/FL/178/2023 DTD 10/03/2023

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.	114.83
(a) As per ownership document (7/12, CTS extract)	114.83
(b) as per TILR or City Survey measurement sheet	114.83
(c) as per Demarcated drawing area	114.83
LESS	
2 Area not in possession	0.00
3. Entire area (1-2)	114.83
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)	114.83
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)	114.83
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 2023-12-05 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 -



Nashik Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/07965  
Proposal Code : NMCB-23-104059

Building Proposal Number - 228940  
Date : 27/01/2025

Building Name :	SHREENATHJI BUILDCON 2(Residential)	Floor :	GROUND FLOOR(57.880 Sq mt),FIEST FLOOR(69.930 Sq mt)
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To,

- i) Shreenathaji Buildcon Partnership Firm Through Partner Vaibhav Anil Patel,  
P NO 29 S NO 248/2 AT MHASURL SHIWAR NASHIK
- ii) VITTHAL KATHALE (Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **SHREENATHJI BUILDCON 2(Residential)** Plot No 29, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 248/2, Village Name/Mouje **MHASURL**, Sector No. , completed under the supervision of **Engineer**, License No as per approved plan vide Permission No. **NMCB/B/2023/APL/11138** Date **26/12/2023** 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)

A set of certified completion plans is returned herewith.

Signature valid

Digitally signed by SAMEER ARJUN PATIL  
Date: 2025.01.27 12:30:57 (IST)  
Reason: Approved Certificate  
Designation: Deputy Engineer  
Location: Nashik Municipal Corporation  
Project Code: NMCB-23-104059  
Application Number: NMCB/FO/24/228940/0216  
Proposal Number: 228940  
Certificate Number: NMCB/FO/2024/APL/07965



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Deputy Engineer,  
Nashik Municipal Corporation,

FLOORS	FSI AREA			
	COMM	RES	IND	EDU
FIRST FLOOR	0.00	66.61	0.00	0.00
GROUND FLOOR	0.00	57.41	0.00	0.00
Total	0.00	127.81	0.00	0.00

SHREENATH/BUILDCON

TMS	MEZZ	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL
		PROP.							FSI AREA
0.00	0.00	8.78	0.00	0.00	0.00	0.00	0.00	0.00	88.93
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.84
0.00	0.00	8.78	0.00	0.00	0.00	0.00	0.00	0.00	127.81

FSI DETAILS

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
1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
126.31	57.41	45.93	0.00	75.78	0.00	305.43	0.00	0.00
126.31	0.00	0.00	0.00	1.50	0.00	127.81	0.00	127.81
1.09	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00

Carpet Area Table

Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
GROUND FLOOR	GF	1	53.52	0.00	0.00	53.52
FIRST FLOOR	FF	1	64.43	2.18	6.60	66.61

Parking Check (Table 8B)

USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		Transport Vehicle/Ambulance/Mini Bus
		car	Scooter		car	Scooter	
Residential	parking not required	0	0	0	0.00	0.00	

BUILDING	FLOOR	FSI AREA				SHREENATHJI BUILDCON								TOTAL PERMIA		
		COVER	RESI	IND.	EDU.	INS.	MEZZ	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT		Other Deduction	
SHREENATHJI BUILDCON 2	FIRST FLOOR	0.00	59.83	0.00	0.00	0.00	0.00	8.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.81
SHREENATHJI BUILDCON 2	GROUND FLOOR	0.00	57.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.88
SHREENATHJI BUILDCON 2	TWR	0.00	127.81	0.00	0.00	0.00	0.00	8.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127.81

Building Name  
  
Total

**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 P Line Area()	126.31	57.41	45.93	0.00	75.78	0.00	305.43	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	126.31	0.00	0.00	0.00	1.50	0.00	127.81	0.00	127.81
9.6 Index Consumed	1.09	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00

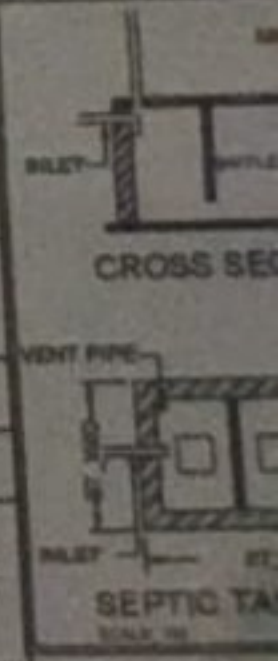
BLD NAME  
SHREENATHJI BUILDCON 2  
SHREENATHJI BUILDCON 2  
  
BLD NAME  
SHREENATHJI BUILDCON 2  
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**Carpet Area Table**

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
SHREENATHJI BUILDCON 2	GROUND FLOOR	GF	1	53.52	0.00	0.00	53.52
SHREENATHJI BUILDCON 2	FIRST FLOOR	FF	1	64.43	2.18	6.60	66.61

**Parking Check (Table 8B)**

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
						0.00	0.00	



BUILDINGS	FLOORS	FSI AREA									
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY/PROP.	TERRA.		
SHREENATHJI BUILDING 2	FIRST FLOOR	0.00	69.93	0.00	0.00	0.00	0.00	8.78	0.00		
SHREENATHJI BUILDING 2	GROUND FLOOR	0.00	57.86	0.00	0.00	0.00	0.00	0.00	0.00		
SHREENATHJI BUILDING 2	TERR.	0.00	127.81	0.00	0.00	0.00	0.00	8.78	0.00		

**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)
9.1 Permissible Index	1.10	0.50	0.40	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	0.40	0.00	0.00
9.4 Total Permissible P Line Area()	126.31	57.41	45.93	0.00	75.78
9.5 Proposed P Line Area (Should not exceed 9.4 )	126.31	0.00	0.00	0.00	1.50
9.6 Index Consumed	1.09	0.00	0.00	0.00	0.00

**Carpet Area Table**

Buildings No





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



APPROVAL STAMP

**Signature valid**

Digitally signed by SAMEER ANIL RAKTE

Date: 2023.12.21 16:59:40 IST

Reason: Approved Drawing

Location: Nashik Municipal Corporation

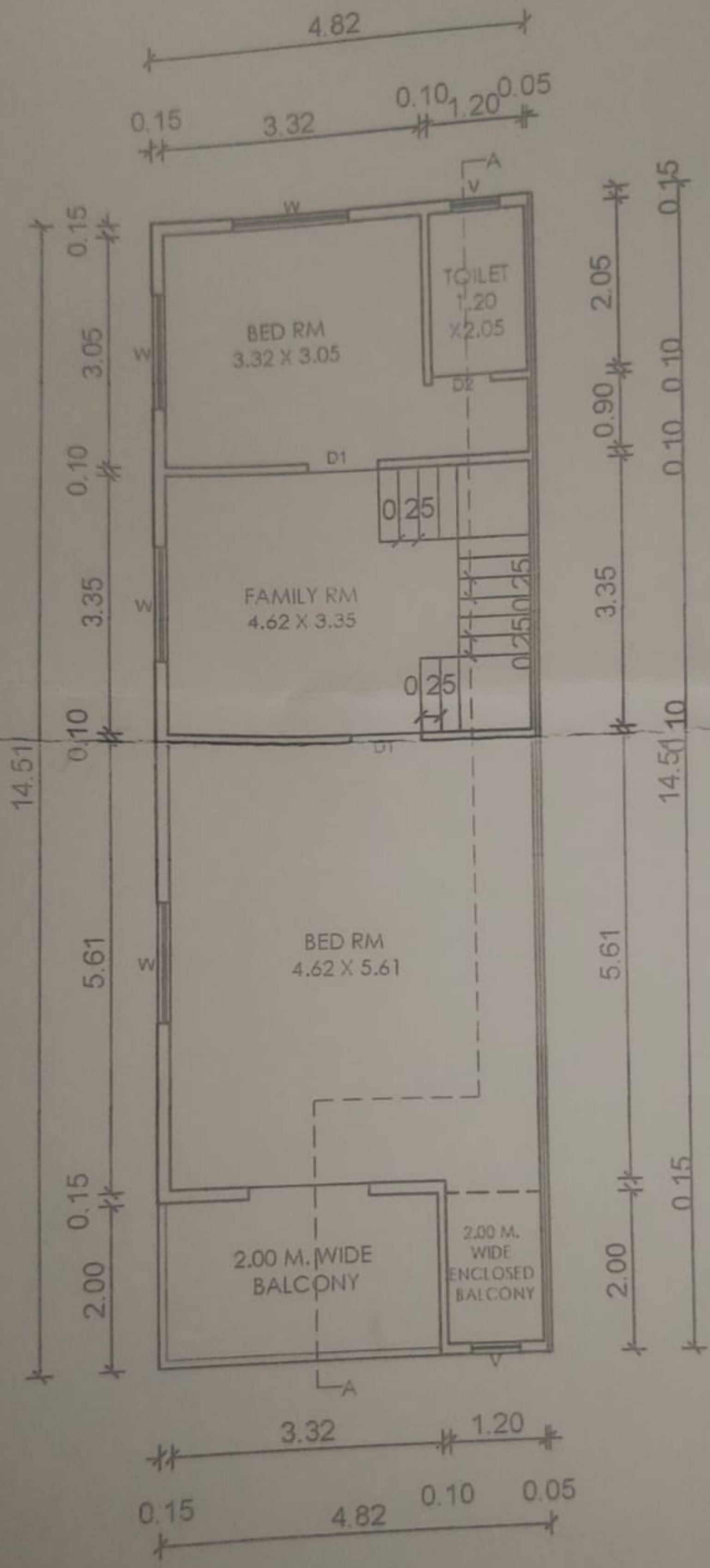
Project Code : NMCB/2023/0059

Application Number : NMCB/202306488

Proposal Number : 228940

Certificate Number : NMCB/B/2023/APL/11138

PROPOSED ROW HOUSE PLAN ON  
PLOT NO. 29, S.NO 248/2 AT  
MHASRUL SHIWAR NASHIK.  
FOR , SHREENATHJI BUILDCON  
PARTNERSHIP FIRM THRO.  
PARTNER VAIBHAV ANIL PATEL



**FIRST FLOOR PLAN**  
SCALE-1:100