Chopada Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: CBJJM/B/2019/APL/00475
Date:11/09/2019

To,
SUREKHA SATISH BEHEDE AND ROHINI SUNIL KUMAR DESHPANDE ,
PLOT NO.7+9 GAT NO.1101 CHOPDA

Sir/Madam,

With reference to your application No **CBJJM201900264**, dated **28-08-2019** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on PlotNo **7+9**, Revenue Survey No **1101**, City Survey No **--**, mauja **CHOPDA** , situated at Road / Street **9+6**, Society **CHOPDA** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

1) To get into the house, cover the drainage of the municipality; take the permission of the municipality regarding the dashboard width so that the work should be more than 3 feet long.
2) The construction carried out by me does conform to the sanctioned plans.
3) If the construction is not completed in time, increase the permission limit. Increase the deadline for extension. If the extension is not extended, then the permission has been canceled.
4) The plinth of the building should not be less than 3 feet above the level of the road. Plinth height should be as per rule
5) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
6) under this certificate is carried out or the use there of is in accordance with the sanction plans.
7) Use of built land should be done for commerce only with resident / commercial / residential residents as per approved map
8) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.
9) The Construction should be completed as per commencement certificate
10) If there is any further detail about additional construction or sanctioned plan, legal proceedings will be taken in accordance with the provision of Maharashtra Regional and Town Planning Act 1966 and Maharashtra Act 1965.
11) If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
12) As per the plan approved by the plant till completion and should be done as per the given conditions
13) Due to this construction, in the development plan of the municipality, if any public work is obstructed, the construction will be removed from your expense. There will be no compensation for this.
14) The place where the building plan has been sanctioned. Do not make cattle siege in it
15) If any Questions arises about ownership, tenency rights be solved by courts only and it will not remain the the responsibility of followed scrupulously.
16) It is mandatory to obtained necessary approval from Department of Labour with reference to Town Planning G.R. T.P.B-4312/URR-259/TP-11 Dated 10 January 2012.
17) The proposed constructions of building to be done as per sanctioned plan.
18) It is mandatory to use building as per sanctioned plan if any changes in occupancy of building disciplinary Legal action will be taken as per rule 52, 53, 54 of MRTP Act 1966, the Maharashtra Municipal Corporation Act, 1949.
19) It is mandatory to take necessary safety measures and submit certificate as per rule 3(3) rule 4(1) of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.
20) It is the responsibility of the Owner/Developer to construct gutter ,storm water drains ,water supply line etc& get it connected with the Municipal Infrastructure Works if available with prior permission of Chief Officer.
21) The Construction of superstructure should be carried out after getting the plinth checking certificate by the Municipal Council.
22) The proposed Construction should be earthquake resistant. Municipal Council is not responsible for any such damages

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PLOT NO.7+9 GAT NO.1101 CHOPDA

caused due to it.

23) At the time of construction,it is the responsibility of the owner not to give injury to the adjacent building.The Municipal Council shall not remain responsible for it.

24) The Rules made under maharashtra (Urban Area) conservation of tree act 1975(mah-1975&54)are binding on you.

25) Structural design of building must be done from approved licensed Structural Engineer before execution. it is the responsibility of the Owner/Developer to carry out the work as per the structural design under supervision of structural engineer. Owner/ Developer shall furnish a structural stability certificate from the licensed structural engineer who has supervised the construction. if necessary copy of design should be submitted to the Municipal Council.

26) The owner through his licensed Surveyor/Engineer/Structural Engineer/Supervisor or his Architect who has supervised the construction shall furnish a building completion certificate to the Chief Officer along with plans of completed development within a period of 1 month from the date of completion of building and get the occupancy certificate for the completed development no building or part thereof without obtaining occupancy certificate. .

27) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.

28) This building permission is not granted to, for the Plot Fronting on Highway, The control line & Building line Should be got approved from Highway / State Highway, authorities,before starting the construction.This is responsibility of applicant. This office is not responsible in matter of control line & Building line.

29) The building should not be used in light-cast material, grass pasta etc.

30) The construction carried out by owner shall be according to the sanctioned plans.

31) The place where the building plan has been sanctioned. Do not make cattle siege in it.

CHOPDA MUNICIPAL COUNCIL
चोपडा
म्युनिसिपल
कौन्सील
DIST-JALGAON

Signature valid
Digitally signed by AVINASH VISHNU GANGODE
Date: 2019.09.13 16:07:01 IST
Reason:
Location:

Yours faithfully,
Chief Officer,
Chopada Municipal Council

(Specimen of Stamp of Approval to be marked on building plan)

Office of the Chopada Municipal Council
Building Permit No - 39514
Date - 11/09/2019
SANCTIONED.

PRODUCED BY AN AUTODESK STUDENT VERSION

CHOPDA MUNICIPAL COUNCIL
चोपडा
म्युनिसिपल
कौन्सिल
CHOPDA MUNICIPAL COUNCIL

Stamps of Approved Plan

Signature valid
Digitally signed by VISHNU GANGOD
Date: 2019.09.13 16:02:03 IST
Reason: Approved Drawing Plan
Location: Chopda Municipal Council

BUILT UP AREA CALCULATION
FOR GROUND FLOOR COMMERCIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.68	20.27	668.71

BLOCK AREA TOTAL =668.71 Sq.M

DEDUCTION

D-1	---	---	23.71
D-2	---	---	318.78
DUCTS	---	---	8.75
SC@1/2	5.72	3.48	19.90
LIFT-1&2	1.52	1.52	9.14

TOTAL =382.88Sq.M
Total Deduction =382.88Sq.M
Net BuiltUp Area=407.22Sq.M

BUILT UP AREA CALCULATION
FOR FIRST FLOOR COMMERCIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.Mt)
BLOCK	33.68	20.03	681.90

BLOCK AREA TOTAL =681.90Sq.M

DEDUCTION

D-1	---	---	106.82
D-2	---	---	219.80
SC@1/2	6.62	3.48	13.70

TOTAL = 334.395Sq.M
Total Deduction =319.395Sq.M
Net BuiltUp Area=362.505Sq.M

BUILT UP AREA CALCULATION
FOR SECOND FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.Mt)
BLOCK	33.68	20.10	684.79

BLOCK AREA TOTAL =684.79Sq.M

DEDUCTION

D-1	---	---	95.84
D-2	---	---	74.52
D-3	---	---	249.85
TERR	---	---	7.35
SC@1/2	5.47	3.48	19.35

TOTAL =446.91Sq.M
Total Deduction =446.91Sq.M
Net BuiltUp Area=237.88Sq.M

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACE

FLAT NOS	ROOMS	AREA	CARPET AREA
G-1	SHOP	31.27	31.27

BUILT UP AREA CALCULATION
FOR BASEMENT FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.Mt)
BLOCK	16.21	12.58	203.92

BLOCK AREA TOTAL =203.92Sq.M

DEDUCTION

D-1	-->	-->	82.33

TOTAL =82.33Sq.M
Total Deduction =82.33Sq.M
Net BuiltUp Area=141.49Sq.M

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
7-B	TOILET	1.08	0.54

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
2BHK-1	BATH	2.40	37.11
	W.C	1.12	
	KITCHEN	6.96	
	BED	8.96	
	LIVING	16.24	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
2BHK-2	SHOP	18.22	26.21

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-6	SHOP	19.65	19.65
	SHOP	19.13	
	SHOP	24.13	
	SHOP	24.13	
	SHOP	23.37	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-5	BATH	2.40	37.11
	W.C	1.12	
	KITCHEN	6.96	
	BED	11.47	
	LIVING	11.24	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-4	SHOP	19.65	19.65
	SHOP	19.13	
	SHOP	24.13	
	SHOP	24.13	
	SHOP	23.37	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-3	BATH	2.40	37.11
	W.C	1.12	
	KITCHEN	6.96	
	BED	11.47	
	LIVING	11.24	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-2	SHOP	19.65	19.65
	SHOP	19.13	
	SHOP	24.13	
	SHOP	24.13	
	SHOP	23.37	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	BATH	2.40	37.11
	W.C	1.12	
	KITCHEN	6.96	
	BED	11.47	
	LIVING	11.24	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	SHOP	19.65	19.65
	SHOP	19.13	
	SHOP	24.13	
	SHOP	24.13	
	SHOP	23.37	

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
1BHK-1	OFFICE	41.75	41.75

CARPET AREA CALCULATIONS
EXCLUDING OPEN BALCONY & TERRACES

FLAT NOS	ROOMS	AREA	CARPET AREA
GROUND	SHOP	11.40	6.78
	SHOP	11.84	
	SHOP	11.88	

PARKING STATEMENT

TENAMENT AREA	PARKING RATIO	NO OF REQUIRED PARKING	NO OF PROPOSED PARKING
FOR 6 TENA BELOW 50 S.MT.	0.5:1	1.00	0.5:1
MIXED FOR EVERY 100 SQ.MT.	1:3:3	576.64	6:1:8.18
TOTAL = 2:3:23			6:1:23

SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT	NOS.
D	0.90	2.20	14
D1	0.76	2.20	16
D2	0.76	2.10	2

SCHEDULE OF OPENING

NAME	LENGTH	HEIGHT	NOS.
V	2.60	0.75	13
W	0.85	1.20	27
W2	0.91	1.20	2

WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED
9 TENAMENT + SK S PERSON × 135.0 Ltr
= 1375.00 Ltr.
COMMERCIAL = 4 PERSON X 45.0 Ltr.
= 180.00 Ltr.
UNDER GR. WATER TANK REQUIRED
= 3565.60 Ltr. X 1.5 = 5832.50 Ltr
PROPOSED - O.H.W.T = 8200.00 LTS.
U.G.W.T. = 6000.00 LTS.

PREMIUM STATEMENT

S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	98.57
2.	TOTAL ENCLOSED BALCONY	0.00
3.	TOTAL PROPOSED TERRACE	7.35

Project Details

Building Type - DETACHED
Zone Type - PURELY RESIDENTIAL ZONE (R1)
Location - NON CONGESTED
Ward No. -
Corporation House No. -
C.S.No./Survey No. - /GAT NO.1121
Sheet No. -

A. AREA STATEMENT

HAS PER REMARK RECORDED(7/12 EXTRACT)	NOT
PROPERTY-CARD/C.T.S MAP AREA	NOT
APPROVED MAP AREA	400
1. MINIMUM AREA OF PLOT	400
2. DEDUCTIONS FOR	
(a) ROAD ACQUISITION AREA	0.00
(b) PROPOSED DP ROAD	0.00
(c) ANY RESERVATION	0.00
(d) ENCROACHMENT AREA	0.00
TOTAL (a+b+c+d)	0.00
3. BALANCE AREA OF PLOT (1-2)	400
4. (a) RECREATIONAL GROUND OF 10%	0.00
(b) AMENITY 5%	0.00
(c) INTERNAL ROAD	0.00
(d) MYSES	0.00
5. TOTAL AREA (3+4)	400
6. NORMAL F.S.I. PERMISSIBLE = 1:2	
PERMISSIBLE WITH PAYMENT OF PREMIUM	1.40
7. PERM. FLOOR AREA	840
8. MUNICIPAL SURRENDER AREA	0.00
9. TDR AREA	0.00
10. ADDITION FOR FSI	
(a) ROAD ACQUISITION AREA	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) PAID UP FSI AREA	0.00
TOTAL (9+10+11)	0.00
11. TOTAL TERM. FLOOR AREA (7+8+9+10)	960
12. EXISTING FLOOR AREA	0.00
13. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL FSI AREA	0.00
(e) MUNICIPAL SURRENDER AREA	0.00
(f) OTHER AREA (ADDITIONAL)	0.00
TOTAL PROPOSED AREA	0.00
14. EXCESS BALCONY AREA TAKEN IN FSI	0.00
15. EXCESS STAIRCASE AREA IF ANY IN FSI	0.00
16. TOTAL B.U.P. AREA PROPOSED (13+14+15+16)	0.00
17. FSI CONSUMED	1.40
18. Area for Tenament Housing @ 25%	0.00
a) Required (25% of a+b+c)	0.00
b) Proposed	0.00

LEGENDS:

SCALE 1:100
JOB No. &AND

SUBMISSION DRAWING

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Customer Copy

	Chopada Municipal Council **Receipt** Financial Year :**2019-2020**	Receipt No:**169** Date :**13/09/2019**

Service Name : Building permission (Post - Payment)
Proposal Number : **39514** Proposal Code : **MAXW-CBJJM-19-0005**
Application ID : **CBJJM201900264** Ward No : **1101**
Owner Name : **ROHINI SUNIL DESHPANDE**
Owner Address : **CHOPADA**
Mode of Payment : **RTGS** Total Amount : **900662**

Bank Name	Account No.	UTR No.	Total Amount.
HDFC Bank	50200041469314	HDFCR52099091295136241	₹ 900662

Charges Details

Sr No	Charges Type	Demand	Paid Amount
1	Betterment Charges(COMMERCIAL)	₹ 134910.00	₹ 134910.00
2	Betterment Charges(RESIDENTIAL)	₹ 39675.00	₹ 39675.00
3	Scrutiny fees(RESIDENTIAL)	₹ 100.00	₹ 100.00
4	Scrutiny fees(COMMERCIAL)	₹ 100.00	₹ 100.00
5	Site Rant fees(COMMERCIAL)	₹ 300.00	₹ 300.00
6	Site Rant fees(RESIDENTIAL)	₹ 300.00	₹ 300.00
7	Land Development fees(COMMERCIAL)	₹ 30786.00	₹ 30786.00
8	Land Development fees(RESIDENTIAL)	₹ 20524.00	₹ 20524.00
9	Building parmit fees(RESIDENTIAL)	₹ 3391.00	₹ 3391.00
10	Building parmit fees(COMMERCIAL)	₹ 5765.00	₹ 5765.00
11	Premium on FSI(RESIDENTIAL)	₹ 492579.00	₹ 492579.00
12	Uppkar Charges(COMMERCIAL)	₹ 108447.00	₹ 108447.00
13	Uppkar Charges(RESIDENTIAL)	₹ 63785.00	₹ 63785.00
		Sub Total	₹ 900662
		Total Paid Amount(Rs):	₹ 900662

Total Paid Amount(In Words): **Nine Lakh Six Hundred and Sixty Two Rupees**

Note/Terms/Conditions If any:

CHOPDA MUNICIPAL COUNCIL • चोपडा म्युनिसिपल कौन्सील • DIST-JALGAON

Receive Signature