Motala Nagar Panchayat

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

लोकसेवा हक्क कायदा
Right to Public Service Act

Building Permit No - 123207
Proposal Code : NPMOT-22-33610

Permit No. : NPMOT/B/2022/APL/00006
Date : 29/07/2022

Building Name : MIXED(Mixed) Floors : LOWER GROUND FLOOR,UPPER GROUND FLOOR,FIRST FLOOR

To,
i)SHAIKH MUSTAFA SHAIKH MAHEMOOD, MO SHKIL ABDUL RASHID,
PLOT NO.1A, GUT NO.275/277/1, MOUJE-MOTALA
ii) ANIKET SHEWALE (Architect)

Sir/Madam,

With reference to your application No **NPMOT202200009**, dated **23-06-2022** 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 Councils, Nagar Panchayats and Industrial Townships Act, 1965** , to carry out development work / Building on Plot No **1A**, Revenue S.No. / Khasra no. / Gut no **275/277/1**, City Survey No **1A**, Mouje **MOTALA** 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.
14. 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)
15. The authority has power to cancel whole permission if any issues arises in case of this permission in future.
16. The owner/ developer should do the development as per the plan of unified development control rules and regulation (UDCPR)

Signature valid
Digitally signed by VISHA SHIVCHANDRA WARHADE
Date: 2022.07.29 12:05:55 IST
Reason: Approved Certificate
Location: Motala Nagar Panchayat

Chief Officer,
Motala Nagar Panchayat.

Scan QR code for verification of authenticity.

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Owner Name	Postal Address	Contact Number
Shaikh Mustafa Shaikh Mahemood	...Rohinkhed,Rohinkhed,Buldhana-443103,Maharashtra	8830102911
Mo shkil abdul rashid	mz.rohinkhed	9689412750

Signature valid
Digitally signed by VISHA SHYAMCHANDRA WARHADE
Date: 2022.07.29 12:49:03 IST
Reason: Approved Drawing
Location: Motala Nagar Parishad

Project Details
Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No -
Plot No - 1A
CTS No./Servey No. - 275/277/1
Sheet No - 1
Zone Number
Ward Name
Prorata Value 0.00

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.	315.57
(a) As per ownership document (7/12, CTS extract)	315.57
(b) as per TILR or City Survey measurement sheet	315.57
(c) as per Demarcated drawing area	315.57
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	315.57
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)	315.57
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)	315.57
8. Recreational Open Space	-
(a) If area (5) is more than 4000 sqmt - 10 % of (5) 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	-
a) 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 2022-05-02 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Record/ 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 above 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 :
...Rohinkhed,Rohinkhed,Buldhana-443103,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-275/277/1
SITE ADDRESS :
PLOT NO.1A, GUT NO.275/277/1, MOLUE-MOTALA

Name Of Architect : ANIKET ASHPURA SHEWALE

LOGO	ADDRESS OF OFFICE
	OFFICE - Shop. NO.43 [Ground Floor], Jijamata Sport Complex, Buldana, 443001.

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by opusmail	Signature valid

Aniket A. Shewale
Architect, Govt. Approved Valuer
(B.Arch.) (M.I.I.V.) - CAT-I-A-6659
M/s. SWAPNPURTI CONSULTANTS
(Proprietor) Buldana.

SUBMISSION DRAWING

ELEVATION

PROPOSED LOWER GROUND FLOOR PLAN

PROPOSED UPPER GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

LOCATION PLAN

SITE PLAN

LEGENDS:

CROSS SECTION
SEPTIC TANK DETAIL

SECTION THROUGH U. WATER TANK.
PLAN OF UNDERGROUND WATER STORAGE TANK

WATER STORAGE REQUIREMENT

M.S.GATE
COMPOUND WALL DETAIL

Parking Check As Per Multiplying Factor - 0.40					
Building Name	Required		Proposed		Status
	Car/Bike Base	Scooter	Car/Bike Base	Scooter	
Total	0	0	1	0	OK

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Washed Balcony Area	Total Carpet Area
MIXED	LOWER GROUND FLOOR	LGF	1	60.77	0.00	0.00	60.77
MIXED	LOWER GROUND FLOOR	LGF	1	60.77	0.00	0.00	60.77
MIXED	UPPER GROUND FLOOR	UGF	1	60.77	0.00	0.00	60.77
MIXED	UPPER GROUND FLOOR	UGF	1	60.77	0.00	0.00	60.77
MIXED	FIRST FLOOR	FF	1	47.46	0.00	0.00	47.46
MIXED	FIRST FLOOR	FF	1	50.26	0.00	0.00	50.26

Parking Check (Table 16)						
Building Name	Use	Area Ratio		No.of Tenements	Prop. Ratio	
		Unit	Scooter		Unit	Scooter
MIXED	Residential	-	4	7	1.00	8.00
Total	-	-	-	-	1.00	8.00
Value considered	-	-	-	-	0.00	0.00
Total	-	-	-	-	1.00	8.00

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