Besa-pipla Nagarpanchayat

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 249852 | Permit No. : BPNM/B/2024/APL/00126

Proposal Code : BPNM-24-19786 | Date : 18/04/2024

Building Name :	WING B(Residential)	Floors :	GROUND FLOOR PLAN,FIRST FLOOR PLAN,2ND FLOOR TO 6TH FLOOR PLAN,SEVENTH FLOOR PLAN

To,

i)Ashish Babasaheb Lakhe, Shri Gajanan Rambhau Warambhe, Shri Dnyaneshwar Pundlik Pande,

KH.NO. - 77/1 A,K,D,E,U, P.H. NO.- 38, MOUZA -BESA, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR

ii) Chandrashekhar Giripunje (Architect)

Sir/Madam,

With reference to your application No **BPNM202400068**, dated **11-03-2024** 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 **1**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **KH.NO. - 77/1 A,K,D,E,U, AND P.H. NO.- 38,** , Final Plot No. **1**, Sector No. , Mouje **BESA** situated at Road / Street **9.00**, 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.

Besa-pipla Nagarpanchayat

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Proposal Code : BPNM-24-19786

Date : 18/04/2024

15. 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)
16. Owner is responsible for the correctness of document uploaded if any document found false then permission stands cancel.
17. Subject to terms and condition mentioned in CFO, NMRDA dated - 05/03/2024

Signature valid

Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2024.04.18 12:19:32 IST
Reason: Approved Certificate
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-24-19786
Application Number : BPNM202400068
Proposal Number : 249852
Certificate Number : BPNM/B/2024/APL/00126

Chief Officer,

Besa-pipla Nagarpanchayat,

Scan QR code for verification of authenticity.

Besa-Pipla Nagarpanchayat

Additional Owner and Survey No

Proposal Details

Service Name:	Building Permission		
Proposal Code:	BPNM-24-19786	Application Date:	11/03/2024
Site Address :	KH.NO. - 77/1 A,K,D,E,U, P.H. NO.- 38, MOUZA -BESA, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR		
Primary CTS / Survey No:	77???	Proposal Type:	RESIDENTIAL
Plot Area:	3949.87 (sqm)	Builtup Area:	4432.10 (sqm)
Applicant Name:	Ashish Babasaheb Lakhe	Technical Person Name:	Chandrashekhar Giripunje

Additional Owner Name

Sr.no	Addtional Owner Name
1	SHRI DNYANESHWAR PUNDLIK PANDE
2	SHRI GAJANAN RAMBHAU WARAMBHE

Signature valid

Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2024.04.18 12:14:50 IST
Reason:
Location:

Chief Officer,
Besa-Pipla Nagarpanchayat,

Owner details		
Owner Name	Postal Address	Contact Number
Ashish Babasaheb Lakhe	House No. 495,Subhedar Len,Mahal S.O,Nagpur,Maharashtra-440032	9372587766
SHRI GAJANAN RAMBHAU WARAMBHE	plot no 93, siraspeth, samrat ashok chouwk,nagpur -440009	9021211011
SHRI DNYANESHWAR PUNDLIK PANDE	plot no 14,bank colony bhagwan nagar,nagpur - 440027	8080274709

KH. NO. 78

59,043

32,353

21,890

4,800

4,800

4,857

BUILDING LINE

6,000

15,639

18,829

12,701

E.S.S.

36,969

S.T.P.

5,284

NALA

3,853

3,883

4,170

24,566

6,000

BUILDING LINE

26,044

OPEN SPACE

FUTURE EXPANSION

32,888

22,364

82,137

9,00 MT. WIDE ROAD

ENTRY

59,772

KH. NO. 77/1 B

59,000

51,143

51,143

3,000

3,042

22,083

15,289

12,915

9,731

22,091

4,800

21,890

STILT PARKING

9,565

0,150 2,100 0,150 4,015 0,150 2,850 0,150

METER ROOM 2,850 X 2,395

LIFT 2,100 X 1,725

ENTRANCE COMMON LOBBY 3,815 X 2,500

3,815

3,000

1,200

2,250

1,360

FITNESS CENTER 2,590 x 3,400 + 3,070 x 3,500

SOCIETY OFFICE COME LETTER ROOM 5,655 X 2,595

DRIVER ROOM 3,740 X 3,210

SERVENT TOILET 1,800 X 1,500

TOILET 1,800 X 1063

6,345

3,070

0,150 3,740 0,150 1,765 0,150

5,955

(WING- B)

STILT PARKING

7,565

0,150 2,115 0,150 5,000 0,150

LIFT 2,115 X 1,650

UP

1,200

1,350

3,000

4,000

6,335

7,565

STILT PARKING

EV L-1

EV L-2

EV L-3

L-4

L-5

S-1

S-2

S-3

S-4

S-5

DAF 2,30 X 4,20

CP 2,50 X 5,00

SCR 1,4 X 2,0

EV-1 SCR 0,4 X 2,0

EV-2 SCR 0,4 X 2,0

Signature valid

Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2024.04.18 12:16:12 IST
Reason: Approved Drawing
Location: Besa-Pipla Gram Panchayat
Project Code : BPNM-24-19786
Application Number : BPNM/B/202400068
Proposal Number : 24985
Certificate Number : BPNM/B/2024/APL/00126

SHEET NO.- 02/06 (GROUND FLOOR PLAN)

PROPOSED CONSTRUCTION OF RESIDENTIAL MULTIFAMILY DWELLING UNIT ON KH.NO. - 77/1 A,K,D,E,U, P.H. NO.- 38, MOUZA -BESA, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
1) SHRI. ASHISH BABASAHEB LAKHE
2) SHRI. GAJANAN RAMBHAU WARAMBHE
3) SHRI. DYANESHWAR PUNDALIK PANDEY

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,	3949,87
(a) As per ownership document (7/12, CTS extract)	3949,87
(b) as per TILR or City Survey measurement sheet	3949,87
(c) as per Demarcated drawing area	4020,11
LESS	
2,Area not in possession	0,00
3, Entire area (1-2)	3949,87
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)	3949,87
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)	3949,87
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 2024-01-01 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/ TLR, 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 : House No. 495,Subhedar Len,Mahal S,O,Nagpur,Maharashtra-440032,plot no 93, siraspeth, samrat ashok chouwk,nagpur -440009,plot no 14,bank colony bhagwan nagar,nagpur - 440027

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO,/SURVEY NO.-7777

SITE ADDRESS :
KH,NO. - 77/1 A,K,D,E,U, P,H, NO,- 38,□ □ MOUZA -BESA, TAH. - NAGPUR (GRAMIN), □ □ DIST.- NAGPUR

Name Of Architect : Chandrashekhar DEOCHAND Giripunje

LOGO	ADDRESS OF OFFICE
	OFFICE - 40,2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN - Signature valid

SCALE - 1:100 | Date: 06/03/24

JOB NO - BPNM-24-19786 | CHECK BY - -

SUBMISSION DRAWING

GROUND FLOOR PLAN

SCALE 1:100