

छत्रपती संभाजीनगर महानगरपालिका, छत्रपती संभाजीनगर

“ भोगवटा प्रमाणपत्र ”

OCCUPANCY CERTIFICATE



जा.क्र./मनपा/नरवि/भो.प्र. क्र./ 59 /17/2024-25
कार्यालय महानगरपालिका, छत्रपती संभाजीनगर
दिनांक :- 29 / 5 /2024



भोगवटा प्रमाणपत्र धारण करणा-याचे नाव :- श्री. अभय हौसराव सिरसाठ व

श्री. संदिप हौसराव सिरसाठ

भू.क्र.:- 03, 04 व 06 ,

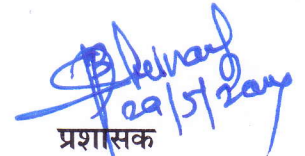
न.भू.क्र./सर्व्हे क्र./गट क्र.:- 55/पैकी,

मोहल्ला:- ईटखेडा, छत्रपती संभाजीनगर.

प्रमाणित करण्यात येते की, भू.क्र.:- 03, 04 व 06, न.भू.क्र./सर्व्हे क्र./गट क्र.:- 55/पैकी, मोहल्ला :- ईटखेडा, छत्रपती संभाजीनगर या मिळकतीवर भागशः/संपूर्ण/G. F. (Parking) + 5 Floor Only साठी बांधकाम परवानगी संचिका क्रमांक 740/17/2021-22 बांधकाम परवानगी क्रमांक 766/2021-22 दि. 21/02/2022 नुसार परवानाधारक वास्तुविशारद/इंजिनियर/सुपरवायझर श्रीमती./श्री. संतोष साखरे यांना परवाना क्र. CA/2004/34295 यांच्या देखरेखीत सदर इमारतीचे बांधकाम झालेले असून त्यांनी सादर केलेल्या पूर्णत्व प्रमाणपत्राच्या आधारे सदर बांधकाम झालेल्या इमारतीस भोगवटा प्रमाणपत्र खालील प्रमाणे /अटीवर देण्यात येत आहे.

- 1) सदरील भूखंडाचे हद्दीत चतुःसिमा बाबत वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी मिळकतधारक/विकासक आणि अर्जदार तथा वास्तुविशारद/इंजिनियर/ सुपरवायझर यांची राहिल.
- 2) सदर भोगवटा प्रमाणपत्र इमारतीचे मर्यादेपर्यंतचे आहे. इमारतीचे स्थानांकन, भूखंडाचे क्षेत्र, हद्दी, चतुःसिमा इत्यादी बाबत वाद निर्माण झाल्यास तसेच विकास योजनेनुसार भूखंडाचे स्थानाबाबत भविष्यात वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदारावर राहिल. त्या करिता महानगरपालिका जबाबदार राहणार नाही.
- 3) सदरच्या भोगवटा प्रमाणपत्र व्यतिरिक्त भविष्यात प्रत्यक्ष जागेवर अतिरिक्त बांधकाम आढळल्यास ते अनाधिकृत विनापरवानगी समजून त्यावर नियमानुसार कारवाई करण्यात येईल.
- 4) बांधकाम परवानगी मध्ये नमूद केलेल्या अटी / शर्ती अर्जदारास बंधनकारक राहिल.
- 5) विकासकावर विकसीत इमारतीचे बाबत इतर कायद्यानुसार असलेल्या तरतुदी प्रमाणे सर्व बाबींची पूर्तता करण्याची जबाबदारी राहिल.
- 6) छतावर पडणा-या पावसाचे पाणी संकलीत करून विधन विहीर/शेषकुप मध्ये पुर्नभरण करावे. त्याची कायम स्वरुपी देखभाल व दुरुस्तीची जबाबदारी अर्जदारावर राहिल.
- 7) सोबतच्या नकाशाप्रमाणे G. F. (Parking) + 5 Floor Only साठी एकुण बांधकाम क्षेत्र 1854.91 चौ.मी. करिता भोगवटा प्रमाणपत्र देण्यात आले असून चटई क्षेत्र निर्देशांक (F.S.I.) 2.11 वापरला आहे.
- 8) भोगवटा प्रमाणपत्रासाठी जादा बांधकाम दंड/शहर विकास निधी रक्कम रु. 57,000/- चलन क्र. 523 दिनांक 21/05/2024 रोजी जमा केले आहे.

मंजूरी दि. :- 17/05/2024


प्रशासक

छत्रपती संभाजीनगर महानगरपालिका,
यांचे करिता

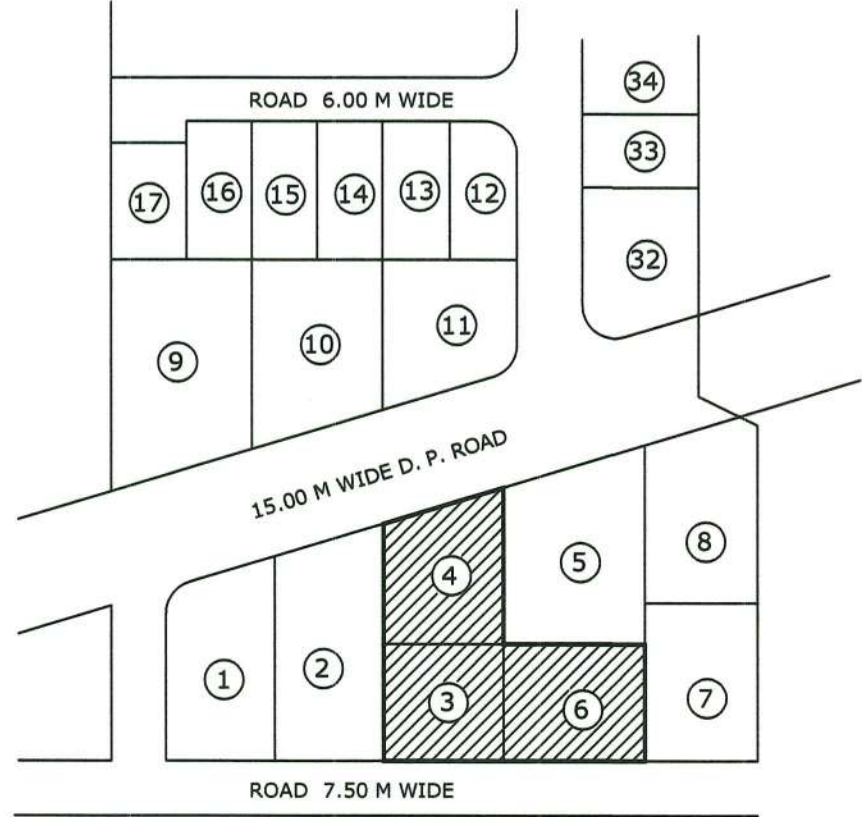
प्रत :- सहाय्यक आयुक्त VIII (TP- 2) महानगरपालिका, छत्रपती संभाजीनगर यांना पुढील कार्यवाहीस्तव.

O.C. Signed By D.D.T.R

अर्बदार गयी प्र
Work done Plan are
accepted for occupancy
certificate is issued vide
Letter No. 00159/11/13007/29.10.2024
Date 29.10.2024
DY. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhaji Nagar
O.C. Signed By D.D.T.P.

PARKING STATEMENT

S.NO	OCCUPANCY	PROPOSED TENEMENT	OPEN PARKING SPACE FOR EVERY	REQUIRED NON CONGESTED AREA			PROPOSED AS PER MULTIPLYING FACTOR 0.70		
				CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
01	RESIDENTIAL MULTI FAMILY RESIDENTIAL	NIL	a) 2 TENEMENT EACH HAVING CARPET AREA MORE THAN 80.00 SQ.M.	---	---	---	---	---	---
		20 NOS	b) 2 TENEMENT EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.M. AND UP TO 80.00 SQ.M.	10	20	---	07	15	---



LOCATION PLAN

FLAT AREA STATEMENT (TYPE - B)

FLAT NO	FLOOR	CARPET AREA IN (E) S.qm.	P.LINE B/U AREA (A+B+C+D) S.qm.
B-1	STILT FIRST	62.55	76.94
B-2	STILT FIRST	62.55	76.94
B-3	STILT SECOND	62.55	76.94
B-4	STILT SECOND	62.55	76.94
B-5	STILT THIRD	62.55	76.94
B-6	STILT THIRD	62.55	76.94
B-7	STILT FOURTH	62.55	76.94
B-8	STILT FOURTH	62.55	76.94
B-9	STILT FIFTH	62.55	76.94
B-10	STILT FIFTH	62.55	76.94

AREA STATEMENT

WORK DONE B/U AREA (TYPE - A)	
STILT FIRST FLOOR	210.26 SQ.M.
STILT SECOND FLOOR	205.82 SQ.M.
STILT THIRD FLOOR	210.26 SQ.M.
STILT FOURTH FLOOR	205.82 SQ.M.
STILT FIFTH FLOOR	168.40 SQ.M.
TOTAL B/U AREA	1000.56 SQ.M.
WORK DONE B/U AREA (TYPE - B)	
STILT FIRST FLOOR	170.87 SQ.M.
STILT SECOND FLOOR	170.87 SQ.M.
STILT THIRD FLOOR	170.87 SQ.M.
STILT FOURTH FLOOR	170.87 SQ.M.
STILT FIFTH FLOOR	170.87 SQ.M.
TOTAL B/U AREA (1000.56 + 854.35)	1854.91 SQ.M.

AREA STATEMENT

1. Area of plot	
(a) as per ownership (7/12 , cts extract)	877.31 Sq.m.
(b) as per measurement sheet	877.31 Sq.m.
(c) as per site	877.31 Sq.m.
2. Deductions for	
(a) Proposed D.P./D.P. Road Widening Area/ Service Road	00.00 Sq.m
(b) any D.P. Reservation area	00.00 Sq.m
(Total a + b)	00.00 Sq.m
3. Balance area of plot (1-2)	877.31 Sq.m.
4. Amenity space (if applicable)	
(a) Required	00.00 Sq.m
(b) Adjustment of 2(b), if any	00.00 Sq.m
(c) Balance proposed	00.00 Sq.m
5. Net Plot Area (3-4(c))	877.31 Sq.m.
6. Recreational Open space (if applicable)	
(a) Required	00.00 Sq.m
(b) Proposed	00.00 Sq.m
7. Internal Road Area	00.00 Sq.m
8. Platable Area (if applicable)	
9. Built up area with reference to basic F.S.I. 1.10 as per front road width (877.31 X 1.10)	965.04 Sq.m
10.Addition of F.S.I on payment of premium	
(a) Maximum permissible premium FSI- based on road width/ TOD Zone	00.00 Sq.m
(b) Proposed FSI on payment of premium	205.00 Sq.m
11.In - situ FSI/ TDR loading	
(a) In-situ area against D.P. road	00.00 Sq.m
(b) In-situ area against Amenity Space if handed over	00.00 Sq.m
(c) TDR area	00.00 Sq.m
(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	00.00 Sq.m
12.Additional FSI area under chapter no.7	00.00 Sq.m
13.Total entitlement of FSI in the proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable	1161.04 Sq.m
(b) Ancillary area FSI upto 60% or 80% with payment of charges.	695.00 Sq.m
(c) Total entitlement (a+b)	1856.04 Sq.m
14.Maximum utilization limit of FSI Permissible as per road	2.50
15.Total Built-up area in proposal	
(a) existing built-up area	00.00 Sq.m
(b) proposed built-up area (as per p-line)	1854.91 Sq.m
(c) total (a+b)	1854.91 Sq.m
16.F.S.I. Consumed (15/1)	2.11 %
17.Area for Inclusive Housing if any	
(a) Required	
(b) Proposed	

SCHEDULE OF OPENING

D	1.00 x 2.10	DOOR
D1	0.90x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W	2.00 x 1.50	WINDOW
W1	1.50 x 1.20	WINDOW
W2	1.50 x 1.00	WINDOW
V	0.60 x 0.75	VENTI

WORK DONE PLAN FOR RESIDENTIAL BUILDING ON PLOT NO - 3,4,& 6 G. NO 55 ITKHEDA , AURANGABAD.

FOR -
SHRI. ABHAY HOUSRAO SHIRSAT
SHRI. SANDEEP HOUSRAO SHIRSAT

OWNER SIGN

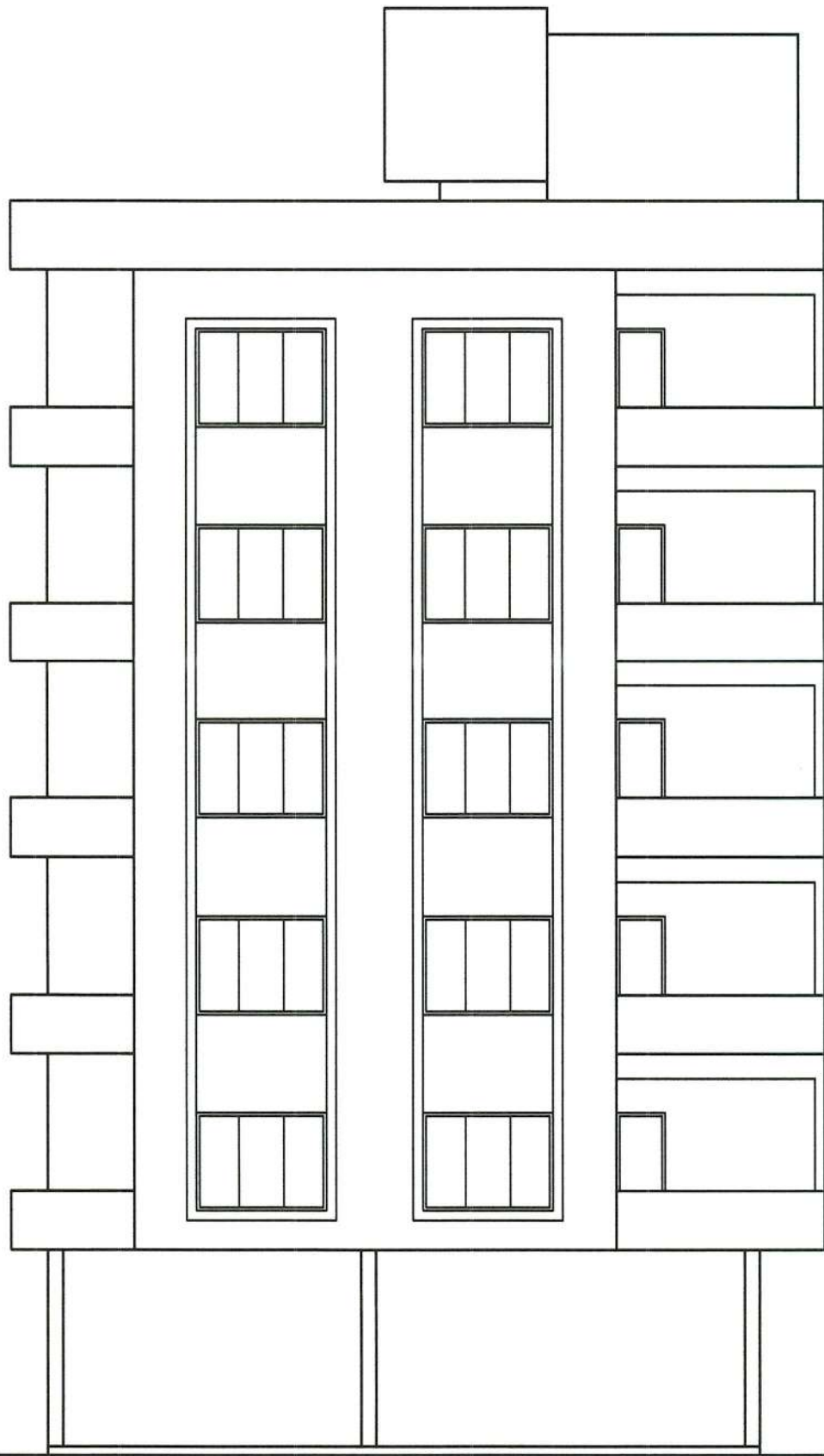
Shri. Abhay
Shri. Sandeep

REFERENCE

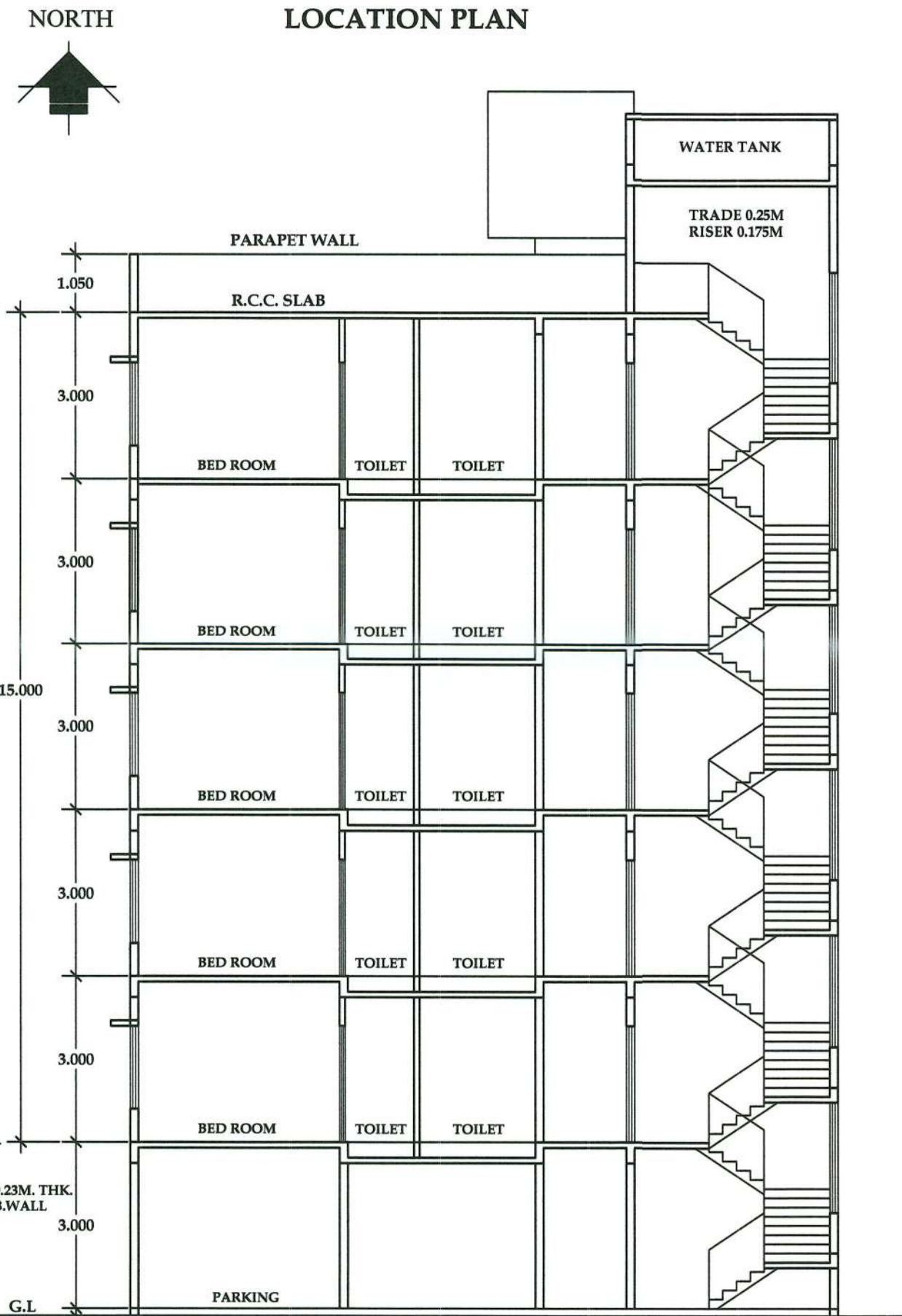
PLOT BOUNDARY	---
PROPOSED B/U	---
WATER LINE	---
DRAINAGE LINE	---



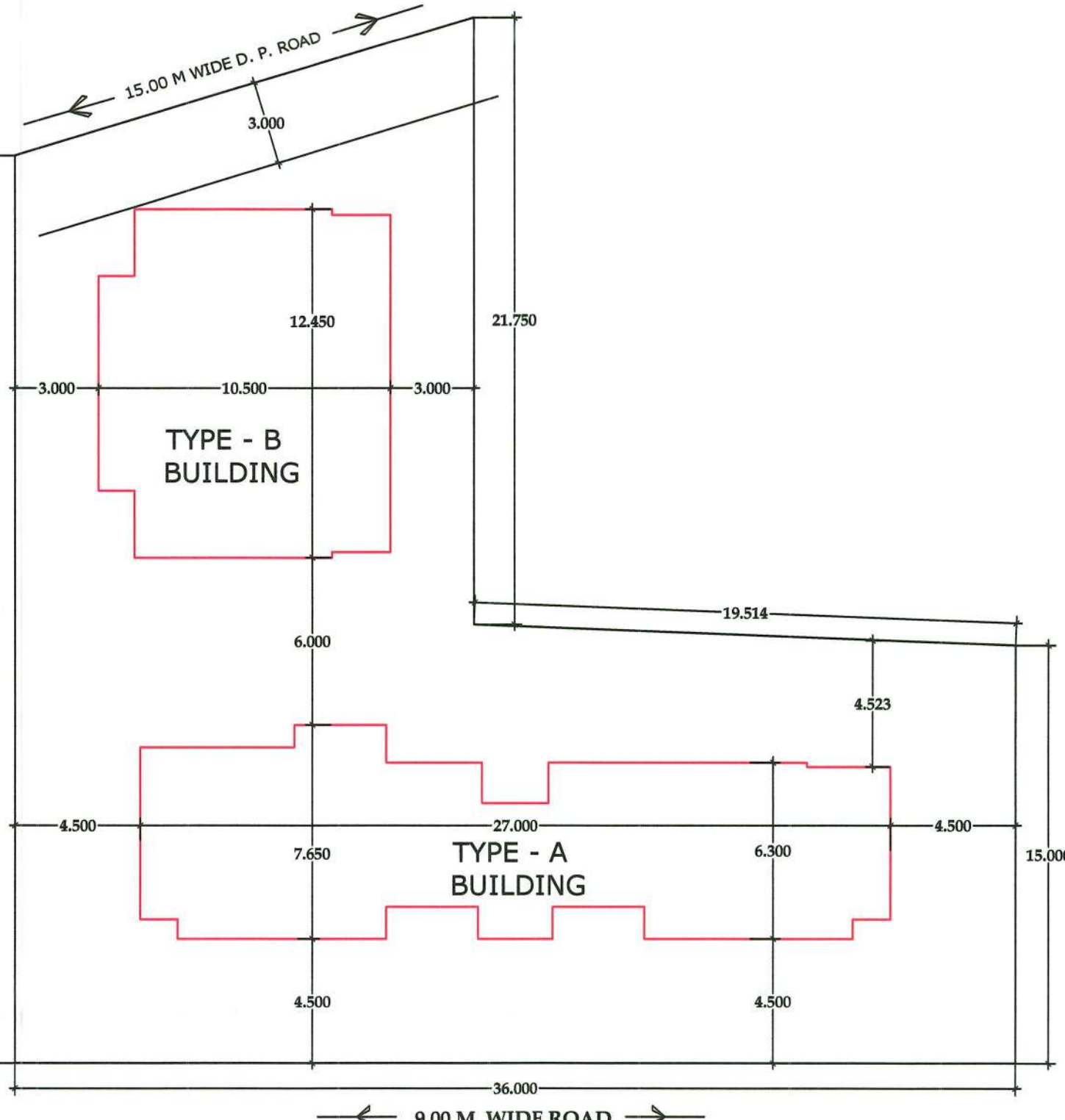
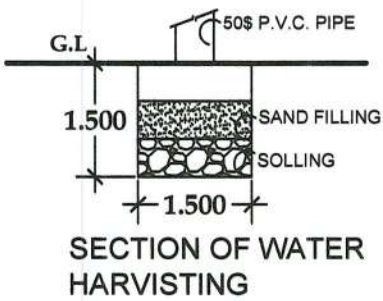
SARTHAK ASSOCIATES
ARCHITECTURAL CONSULTANTS
PROZONE - P.T.C.
THIRD FLOOR C-7
A.P.I. CORNER, M.I.D.C.
CIDCO AURANGABAD.
M.NO - 9881251840



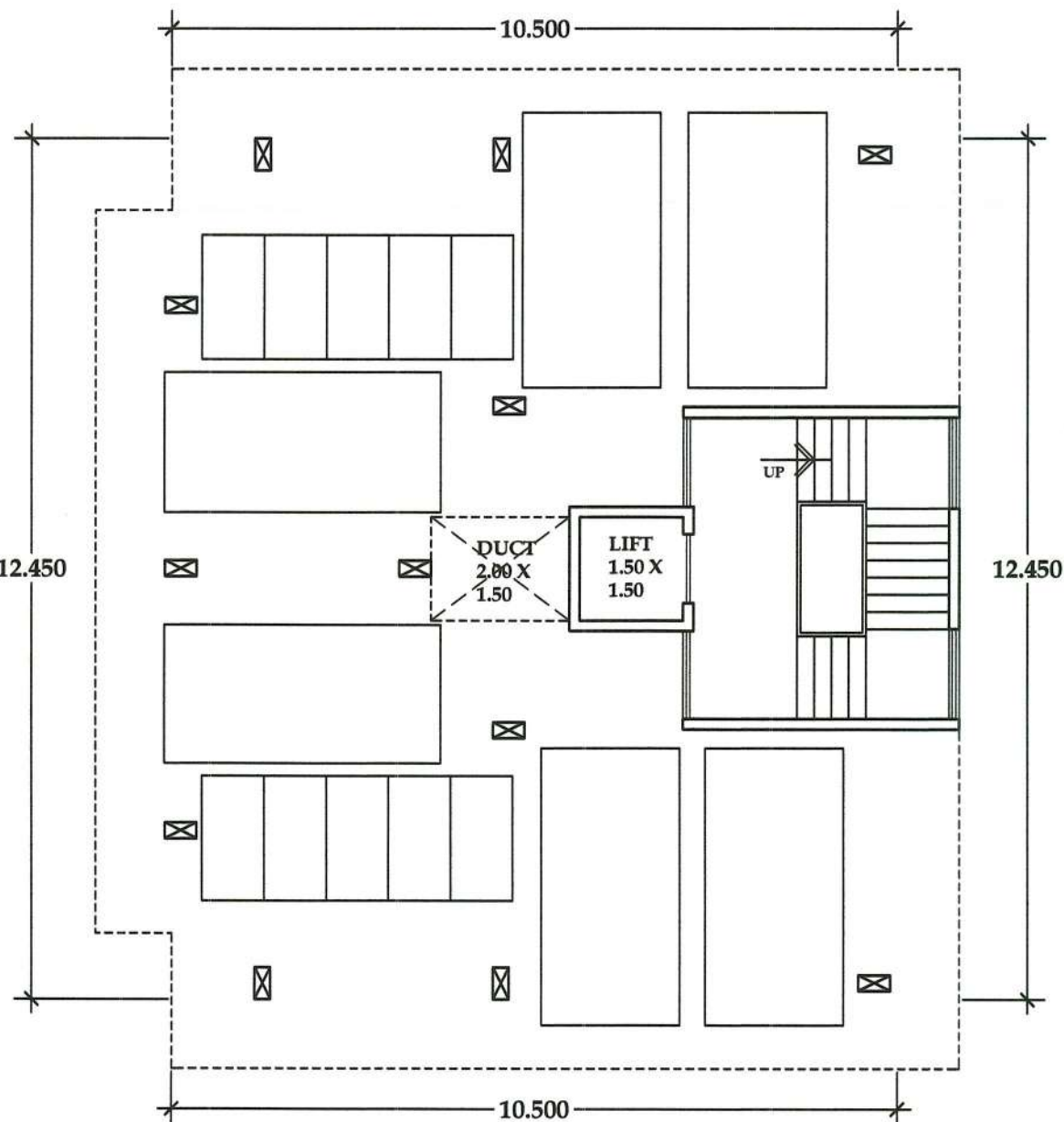
FRONT ELEVATION



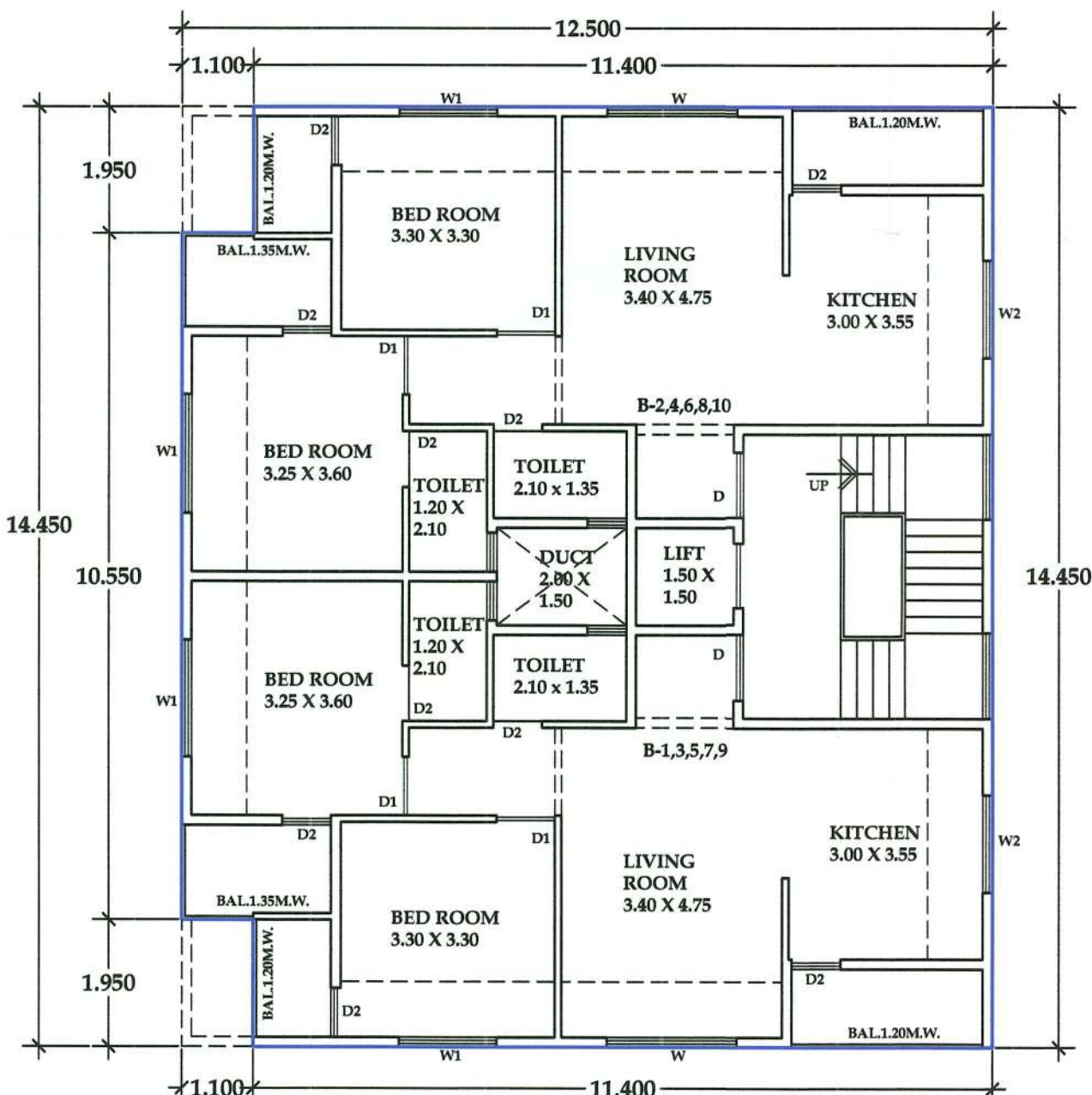
SECTION AT AA



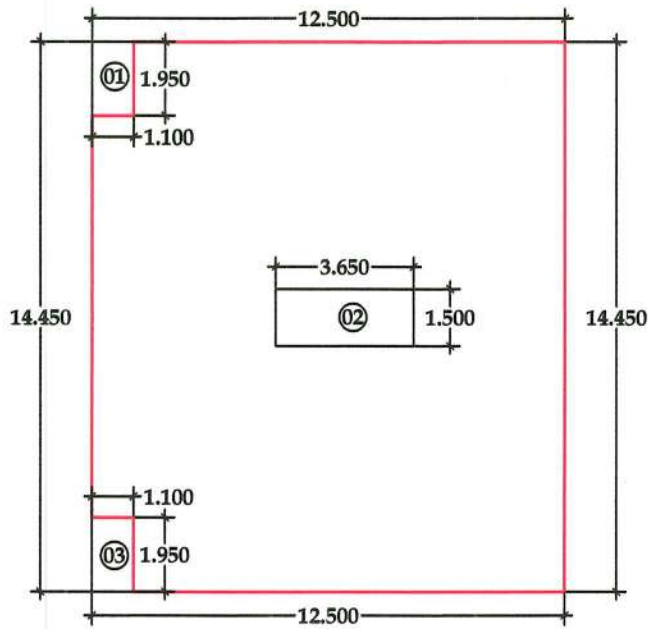
BUILDING BLOCK PLAN



GROUND FLOOR PLAN (TYPE - B)

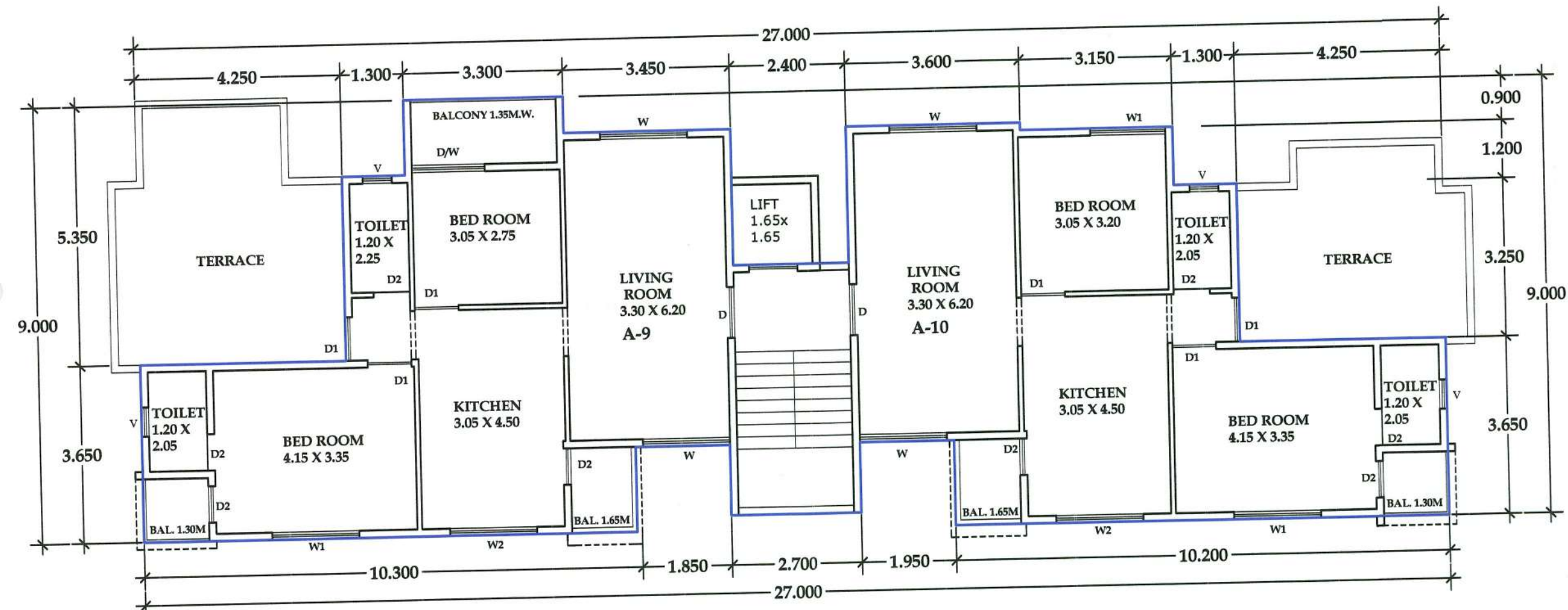
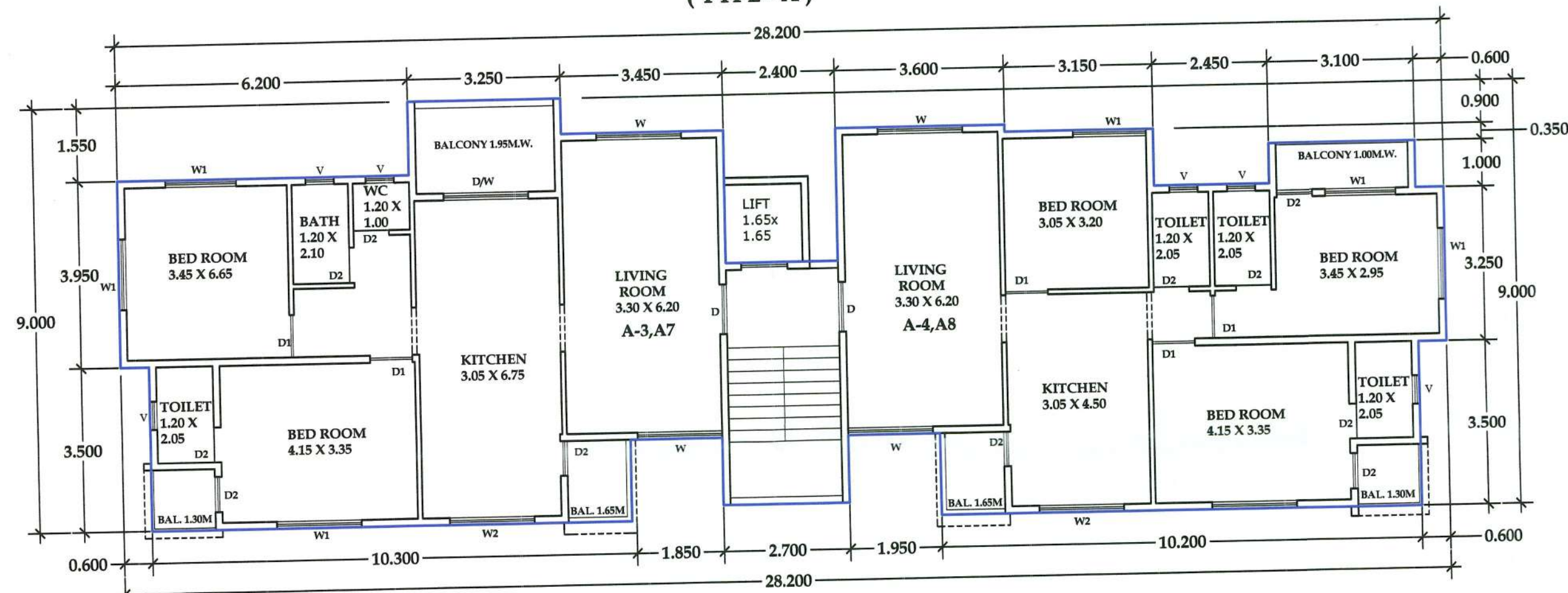
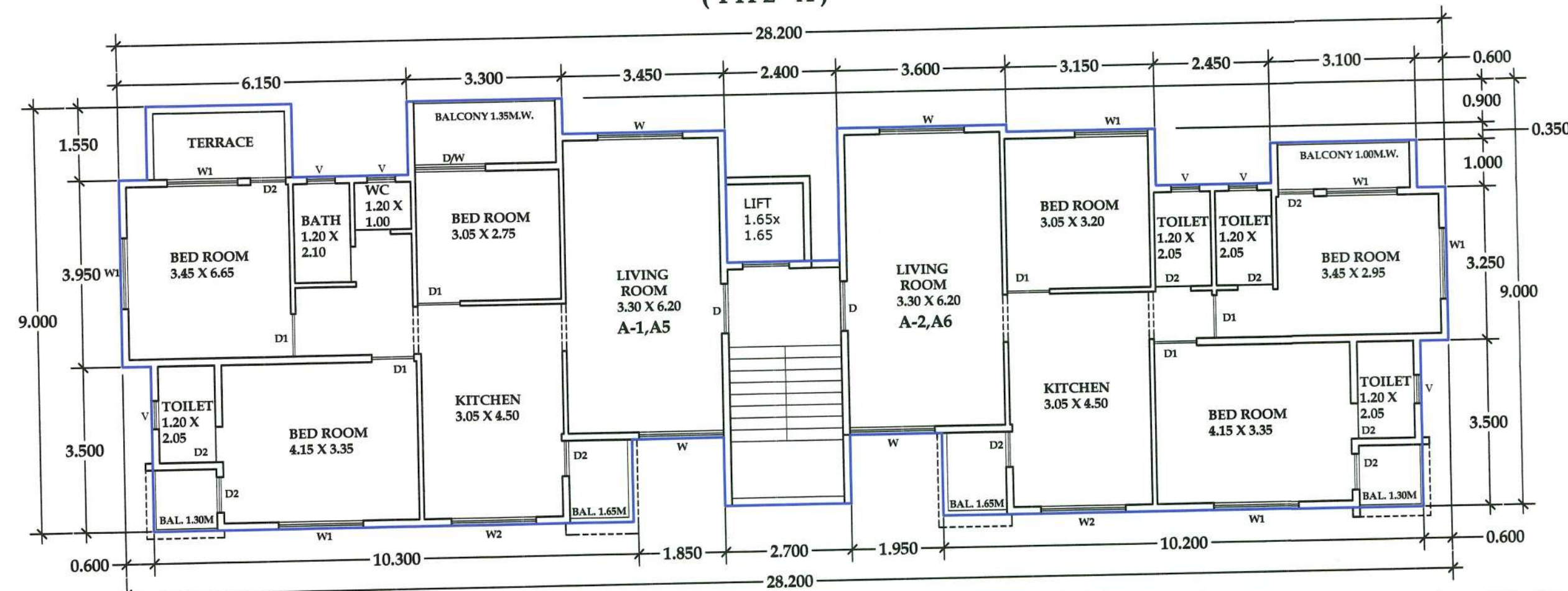
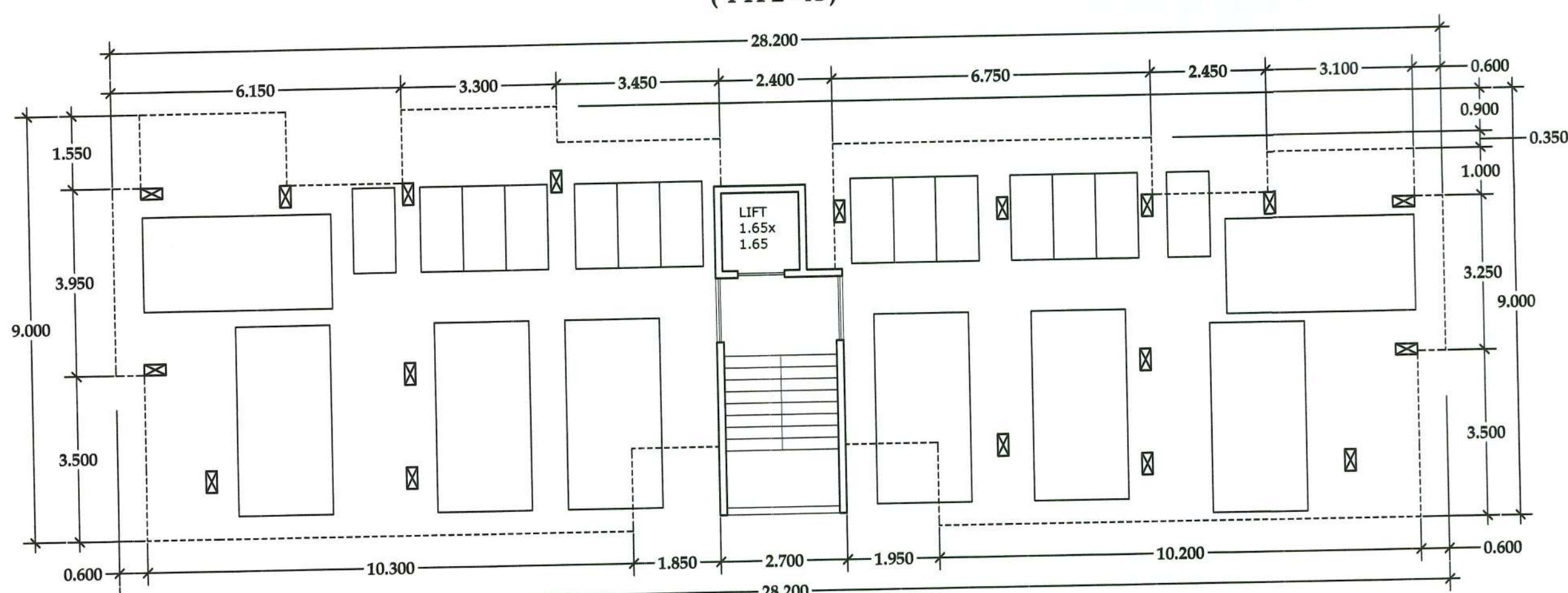


TYPICAL 1,2,3,4,5 FLOOR PLAN (TYPE - B)



BLOCK PLAN FOR TYPICAL 1,2,3,4,5 FLOOR

AREA CALCULATION
TYPICAL 1,2,3,4,5 FLOOR PLAN
12.50 X 14.45
DEDUCTION
1) 1.10 x 1.95 = 02.14 sq.m.
2) 3.65 x 1.50 = 05.47 sq.m.
3) 1.10 x 1.95 = 02.14 sq.m.
TOTAL AREA = 09.75 sq.m.
180.62 - 09.75 = 170.87 sq.m.
NET B/U AREA = 170.87 sq.m.

STILT FIFTH FLOOR PLAN
(TYPE - A)STILT SECOND & FOURTH FLOOR PLAN
(TYPE - A)STILT FIRST, STILT THIRD FLOOR PLAN
(TYPE - A)GROUND FLOOR PLAN
(TYPE - A)

FLAT AREA STATEMENT (TYPE - A)

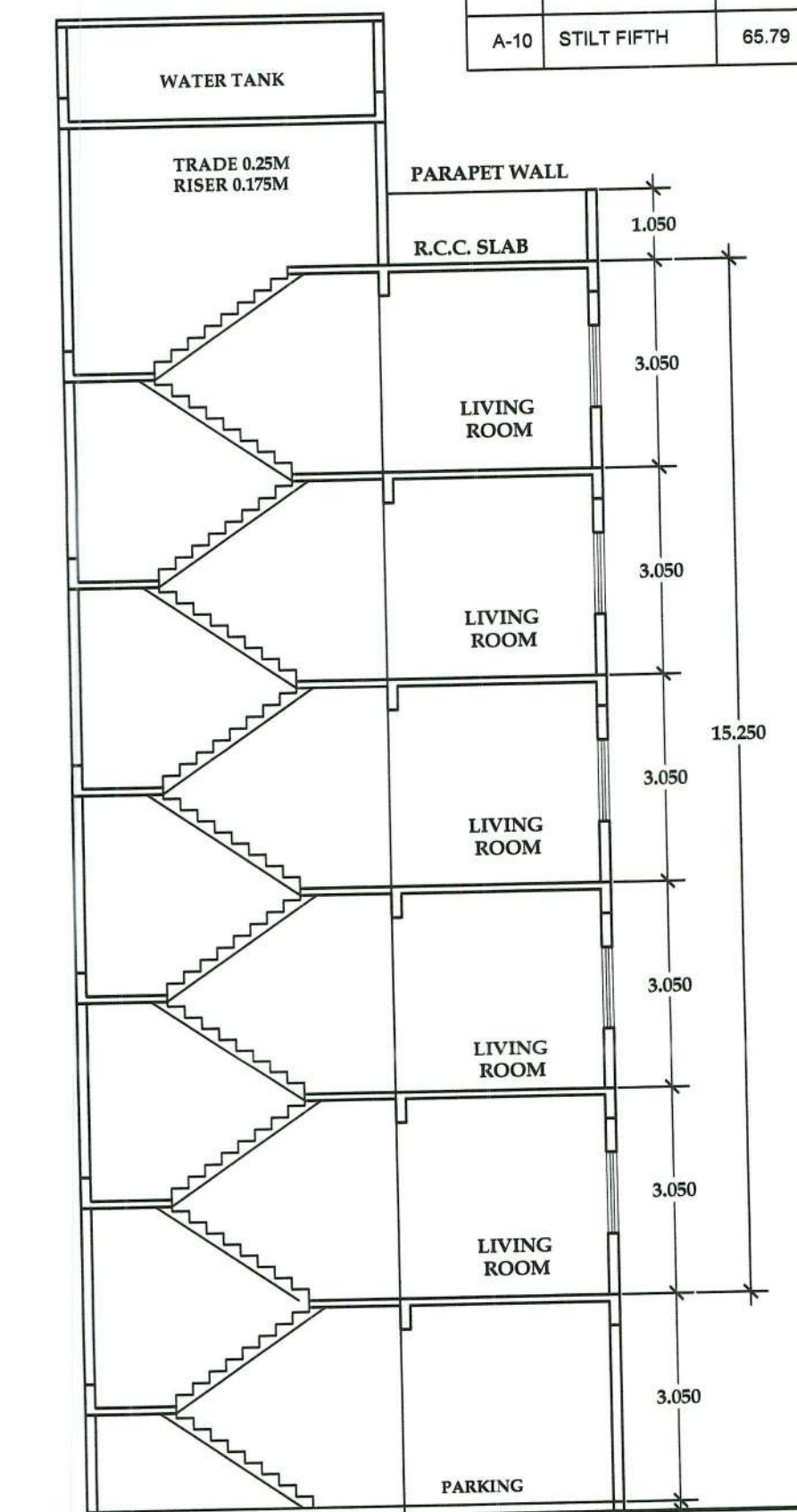
FLAT NO	FLOOR	CARPET AREA S.qm	P.LINE B/U AREA S.qm
A-1	STILT FIRST	84.18	103.01
A-2	STILT FIRST	80.97	93.88
A-3	STILT SECOND	82.19	98.20
A-4	STILT SECOND	80.97	93.88
A-5	STILT THIRD	84.18	103.01
A-6	STILT THIRD	80.97	93.88
A-7	STILT FOURTH	82.19	98.20
A-8	STILT FOURTH	80.97	93.88
A-9	STILT FIFTH	85.87	79.68
A-10	STILT FIFTH	65.79	75.48

AREA CALCULATION
STILT SECOND, FOURTH FLOOR PLAN
28.20 X 09.00 = 253.80 sq.m.
DEDUCTION
1) 0.60 x 3.50 X 2 = 04.20 sq.m.
2) 1.95 x 1.75 X 2 = 06.82 sq.m.
3) 2.70 x 0.30 X 1 = 00.81 sq.m.
4) 0.60 x 1.55 X 1 = 00.93 sq.m.
5) 2.45 x 1.55 X 1 = 03.79 sq.m.
6) 3.45 x 0.75 X 1 = 02.58 sq.m.
7) 3.45 x 0.75 X 1 = 02.58 sq.m.
8) 2.45 x 2.10 X 1 = 05.14 sq.m.
9) 3.10 x 1.25 X 1 = 03.87 sq.m.
10) 0.60 x 2.25 X 1 = 01.35 sq.m.
11) 3.15 x 0.90 X 1 = 02.83 sq.m.
TOTAL AREA = 45.73 sq.m.
253.80 - 45.73 = 208.07 sq.m.
NET B/U AREA = 208.07 sq.m.

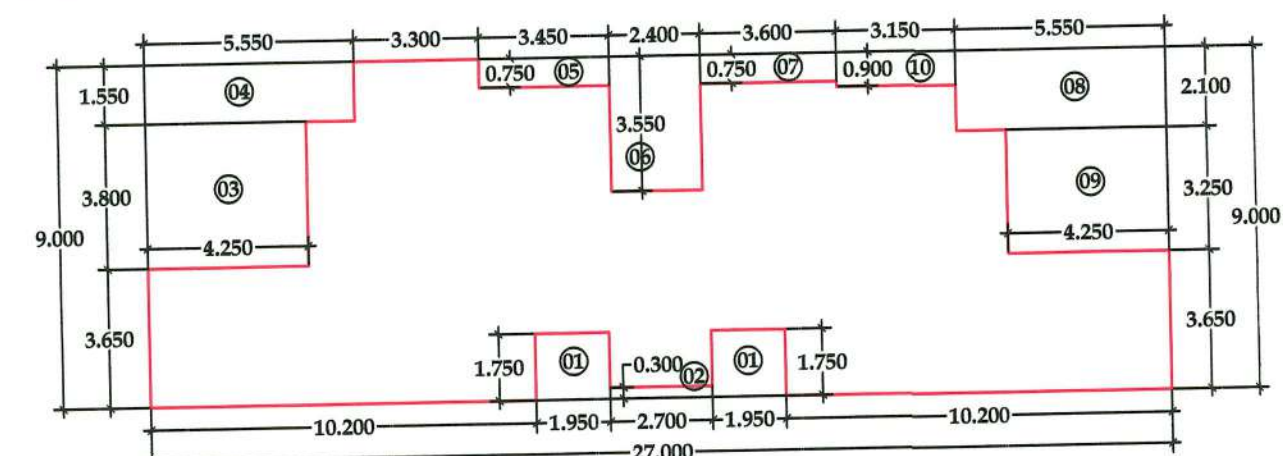
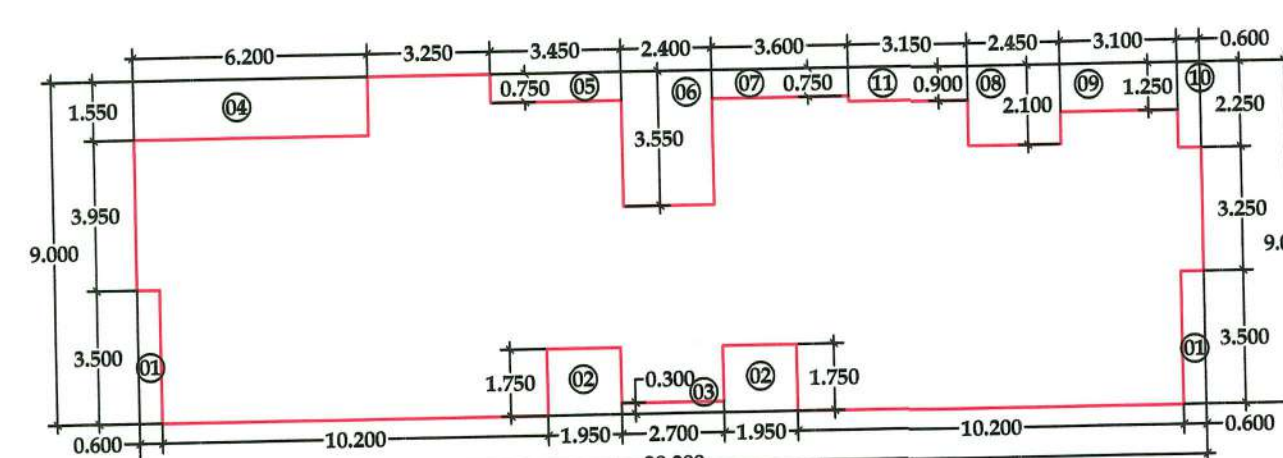
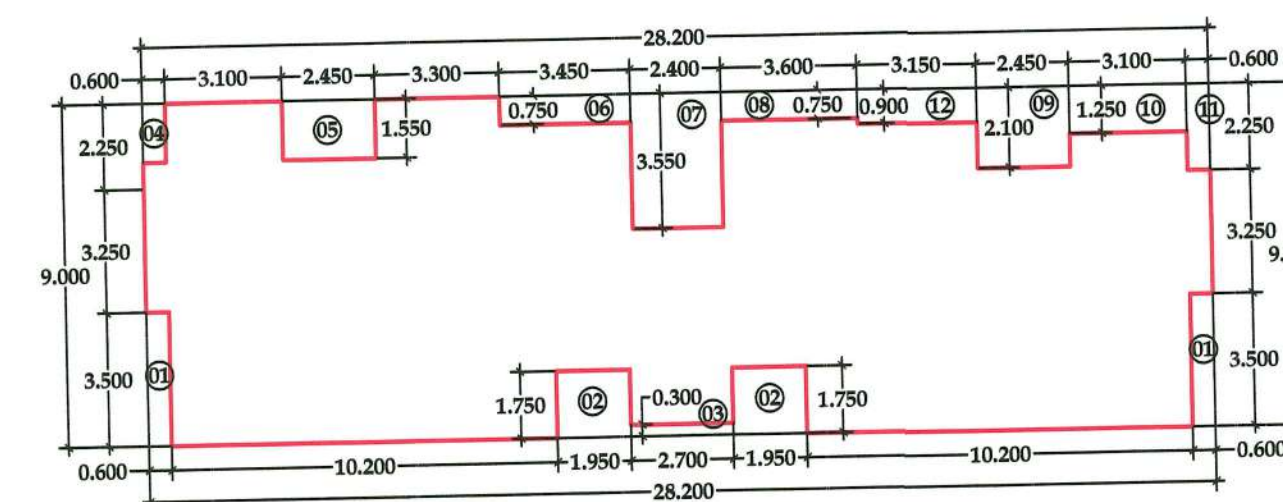
AREA CALCULATION
STILT FIRST, STILT THIRD FLOOR PLAN
28.20 X 09.00 = 253.80 sq.m.
DEDUCTION
1) 0.60 x 3.50 X 2 = 04.20 sq.m.
2) 1.95 x 1.75 X 2 = 06.82 sq.m.
3) 2.70 x 0.30 X 1 = 00.81 sq.m.
4) 0.60 x 1.55 X 1 = 00.93 sq.m.
5) 2.45 x 1.55 X 1 = 03.79 sq.m.
6) 3.45 x 0.75 X 1 = 02.58 sq.m.
7) 3.45 x 0.75 X 1 = 02.58 sq.m.
8) 2.45 x 2.10 X 1 = 05.14 sq.m.
9) 3.10 x 1.25 X 1 = 03.87 sq.m.
10) 0.60 x 2.25 X 1 = 01.35 sq.m.
11) 3.15 x 0.90 X 1 = 02.83 sq.m.
TOTAL AREA = 45.73 sq.m.
253.80 - 45.73 = 208.07 sq.m.
NET B/U AREA = 208.07 sq.m.

AREA CALCULATION
STILT FIFTH FLOOR PLAN
27.00 X 09.00 = 243.00 sq.m.
DEDUCTION
1) 1.95 x 1.75 X 2 = 06.82 sq.m.
2) 2.70 x 0.30 X 1 = 00.81 sq.m.
3) 4.25 x 3.80 X 1 = 16.15 sq.m.
4) 5.55 x 1.55 X 1 = 08.60 sq.m.
5) 3.45 x 0.75 X 1 = 02.58 sq.m.
6) 2.40 x 3.55 X 1 = 08.52 sq.m.
7) 3.60 x 0.75 X 1 = 02.83 sq.m.
8) 5.55 x 2.10 X 1 = 11.65 sq.m.
9) 4.25 x 3.25 X 1 = 13.81 sq.m.
10) 3.15 x 0.90 X 1 = 02.83 sq.m.
TOTAL AREA = 74.60 sq.m.
243.00 - 74.60 = 168.40 sq.m.
NET B/U AREA = 168.40 sq.m.

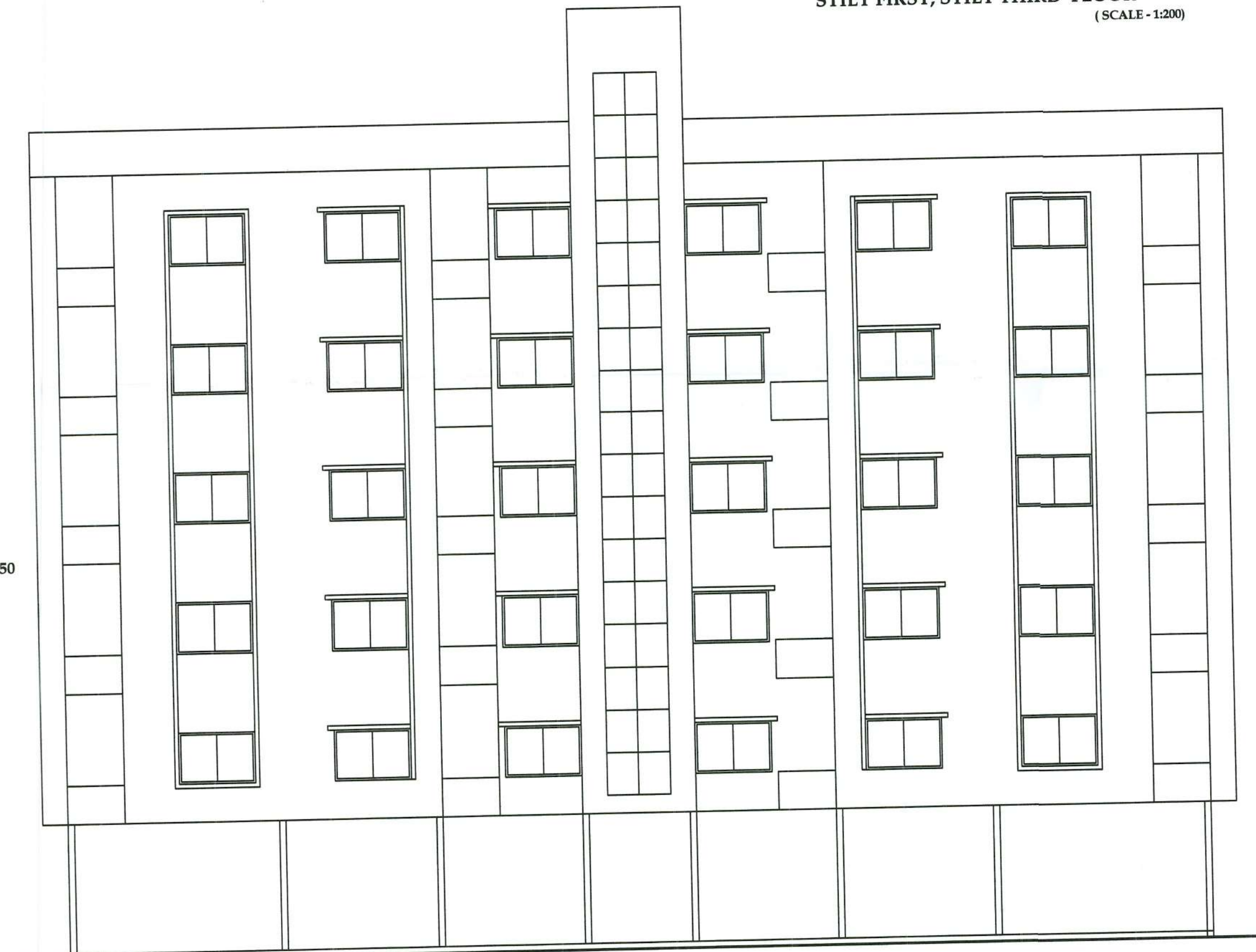
NORTH



SECTION AT AA

BLOCK PLAN FOR
STILT FIFTH FLOORBLOCK PLAN FOR
STILT SECOND & FOURTH FLOORBLOCK PLAN FOR
STILT FIRST, STILT THIRD FLOOR

(SCALE - 1:200)



FRONT ELEVATION

AREA STATEMENT

1. Area of plot	
(a) as per ownership (7/12, cts extract)	877.31 Sq.m.
(b) as per measurement sheet	877.31 Sq.m.
(c) as per site	877.31 Sq.m.
2. Deductions for	
(a) Proposed D.P./D.F. Road Widening Area/ Service Road	00.00 Sq.m.
(b) any D.P. Reservation area	00.00 Sq.m.
(Total a + b)	00.00 Sq.m.
3. Balance area of plot (1-2)	877.31 Sq.m.
4. Amenity space (if applicable)	
(a) Required	00.00 Sq.m.
(b) Adjustment of 2(b), if any	00.00 Sq.m.
(c) Balance proposed	00.00 Sq.m.
5. Net Plot Area (3-4(c))	877.31 Sq.m.
6. Recreational Open space (if applicable)	
(a) Required	00.00 Sq.m.
(b) Proposed	00.00 Sq.m.
7. Internal Road Area	00.00 Sq.m.
8. Plotable Area (if applicable)	
9. Built up area with reference to basic F.S.I. 1.10 as per front road width (877.31 X 1.10)	965.04 Sq.m.
10. Addition of F.S.I on payment of premium	
(a) Maximum permissible premium FSI- based on road width/ TOD Zone	00.00 Sq.m.
(b) Proposed FSI on payment of premium	205.00 Sq.m.
11. In - situ FSI/ TDR loading	
(a) In-situ area against D.P. road	00.00 Sq.m.
(b) In-situ area against Amenity Space if handed over	00.00 Sq.m.
(c) TDR area	00.00 Sq.m.
(d) Total in-situ /TDR loading proposed ((11a)+(b)+(c))	00.00 Sq.m.
12. Additional FSI area under chapter no.7	00.00 Sq.m.
13. Total entitlement of FSI in the proposal	
(a) 9+10(b)+(11(d)) or 12 whichever is applicable	1161.04 Sq.m.
(b) Ancillary area FSI upto 60% or 80% with payment of charges.	695.00 Sq.m.
(c) Total entitlement (a+b)	1856.04 Sq.m.
14. Maximum utilization limit of FSI Permissible as per road	2.50
15. Total Built-up area in proposal	
(a) existing built-up area	00.00 Sq.m.
(b) proposed built-up area (as per p-line)	1854.91 Sq.m.
(c) total (a+b)	1854.91 Sq.m.
16. F.S.I. Consumed (15/1)	2.11 %
17. Area for Inclusive Housing if any	
(a) Required	
(b) Proposed	

SCHEDULE OF OPENING

D	1.00 x 2.10	DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W	2.00 x 1.50	WINDOW
W1	1.50 x 1.20	WINDOW
W2	1.50 x 1.00	WINDOW
V	0.60 x 0.75	VENTI

WORK DONE PLAN FOR
RESIDENTIAL BUILDING
ON PLOT NO - 3, 4, & 6 G. NO 55 ITKHEDA,
AURANGABAD.FOR -
SHRI. ABHAY HOUSRAO SHIRSAT
SHRI. SANDEEP HOUSRAO SHIRSAT

OWNER SIGN	REFERENCE
<i>Abhishek</i>	PLOT BOUNDARY
<i>S. Shirsat</i>	PROPOSED B/U
	WATER LINE
	DRAINAGE LINE

SARTHA ASSOCIATES
ARCHITECTURAL CONSULTANTS
PROZONE - P.T.C.
THIRD FLOOR C-7
A.P.I. CORNER, M.I.D.C.
CIDCO AURANGABAD.
M.NO - 9881251840