

छत्रपती संभाजीनगर महानगरपालिका

“ भोगवटा प्रमाणपत्र ”

OCCUPANCY CERTIFICATE



जा.क्र./मनपा/नरवि/भो.प्र. क्र./ 103 /17/2023-24

कार्यालय महानगरपालिका, छत्रपती संभाजीनगर

दिनांक :- 04/07/2023



भोगवटा प्रमाणपत्र धारण करणा-याचे नाव :- योगधाम सहकारी गृह निर्माण संस्था (मर्या.) तर्फे सेक्रेटरी

श्री. जनार्दन मुरलीधर भडके तर्फे

श्री. बाळकृष्ण दासराव भाकरे

भू.क्र.:- 01, न.भू.क्र./सर्व्हे क्र. /गट क्र.:- 103/पैकी,

मोहल्ला :- नक्षत्रवाडी, छत्रपती संभाजीनगर.

प्रमाणित करण्यात येते की, भू.क्र.:- 01, न.भू.क्र./सर्व्हे क्र. /गट क्र.:- 103/पैकी, मोहल्ला :- नक्षत्रवाडी, छत्रपती संभाजीनगर या मिळकतीवर भागशः/संपूर्ण/ Ground Floor & First Floor Only बांधकाम परवानगी संचिका क्रमांक 258/17/2017-18 बांधकाम परवानगी क्रमांक 225/2019-20 दि. 05/02/2020 नुसार परवानाधारक वास्तुविशारद/इंजिनियर/ सुपरवायझर श्रीमती/श्री. मनिष वंसत काळे यांना परवाना क्र. CA/1993/15610 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 नमुद केलेल्या अटी / शर्ती अर्जदारास बंधनकारक राहिल.
- 5) विकासकावर विकसीत इमारतीचे बाबत इतर कायदानुसार असलेल्या तरतुदी प्रमाणे सर्व बाबींची पूर्तता करण्याची जबाबदारी राहिल.
- 6) छतावर पडणा-या पावसाचे पाणी संकलीत करून विधेन विहीर/शेषकुप मध्ये पुर्नभरण करावे. त्याची कायम स्वरूपी देखभाल व दुरुस्तीची जबाबदारी अर्जदारवर राहिल.
- 7) सोबतच्या नकाशाप्रमाणे Ground Floor & First Floor Only साठी एकुण बांधकाम क्षेत्र 1223.16 चौ.मी. करिता भोगवटा प्रमाणपत्र देण्यात आले असून चटई क्षेत्र निर्देशांक (F.S.I.) 0.691 वापरला आहे.
- 8) भोगवटा प्रमाणपत्रासाठी जादा बांधकाम दंड/शहर विकास निधी रक्कम रु. 93,000/- चलन क्र. 33966 दिनांक 21/06/2023 रोजी जमा केले आहे.

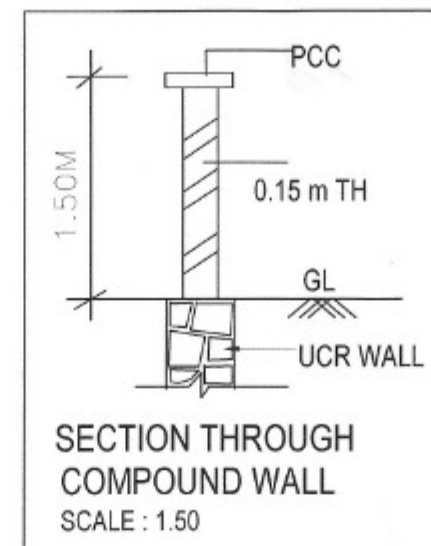
मंजुरी दि. :- 19 / 06 /2023

प्रशासक

महानगरपालिका, छत्रपती संभाजीनगर करिता

O.C. Signed By D.D.T.P.

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



A	AREA STATEMENTS	IN SQ.M.
1.	Area of plot (Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	1769.66
	b) As per measurement sheet	1769.66
	c) As per site	1769.66
	d) For F.S.I. Calculations	1769.66
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area	0.00
	(b) Any D.P. Reservation area	0.00
	(c) Natural Water course area	0.00
	d) Total a+b+c	0.00
3.	Gross Area of Plot (1d - 2d)	1769.66
4.	Recreational Open space	
	(a) Required	0.00
	(b) Proposed	0.00
5.	Amenity Space -	
	(a) Required -	0.00
	(b) Proposed -	0.00
6.	Service Road and Highway widening	0.00
7.	Internal Road area	0.00
8.	Net Area of Plot = [3 - 5(b)] (For Basic F.S.I. = 1.00)	1769.66
9.	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.10)	1946.63
10.	Addition of area for F.S.I.	
	(a) In-situ area against D.P. road, if any	707.87
	(b) In-situ area against Amenity Space	0.00
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no.8)	0.00
	(d) FSI/ TDR area	0.00
	(e) Additional FSI area under chapter VIII	0.00
	(f) Additional FSI area pro-rata basis	
	g) Total of a+b+c+d+e+f	707.87
11.	Total area available (9+10g)	2654.50
12.	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	2.80
13.	Total Built-up Area in proposal, (excluding area at Sr.No.15.b)	
	a) Existing Built-up Area.	0.00
	b) Workdone Built-up Area	1219.04
	c) Excess Balcony area counted in F.S.I.	4.12
	d) Excess Double Height terraces area counted in F.S.I.	0.00
	e) Total (a+b+c+d)	1223.16
14.	F.S.I. Consumed (13e/8) (should not be more than Serial no. 12 above.)	0.891
15.	Balance F.S.I. Area (11-13)	1431.336
16.	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.9)	NIL
	b) Proposed	NIL

AREA STATEMENT				
ROW HOUSE NO	TOTAL R.H.	BUILT UP	EXCESS BAL	NET BUILT UP
R.H. NO 01 & 11	2	60.98	0.19	122.34
R.H. NO 02 TO 10	9	59.82	0.21	540.27
R.H. NO 12 & 20	2	60.98	0.19	122.34
R.H. NO 13 TO 19	7	59.82	0.21	420.21
ROOM 1/2	-	18.00	0.00	18.00
TOTAL	1219.04	4.12	1223.16	

NORTH .

Proposed Builtup Line Show

TITLE. _.

WORKDONE PLAN OF GROUP HOUSING SCHEME ON LAND BEARING OF
PLOT NO. 01,GUT NO. 103 (PART), SITUATED AT. NAKSHTRAWADI,
AURANGABAD.
FOR. YOGDHAM CO. HOUSING SOCIETY,
THROUGH ITS CHAIRMAN
MR. JANARDHAN MURLIDHAR BHADKE

CERTIFICATE OF AREA :
 Certified that the plot under reference was surveyed by me and the dimension of sides etc.
 of plot stated on plan are as measured on site. the area so worked out tallies with the area state in document
 of owner ship/ l.p. scheme records / land record department / city survey record

OWNERS DECLARATION
 I / we undersign hereby confirm that I / we would abide by plan sanction by aurangabad municipal corporation
 I / We would execute structure as per sanctioned plan 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 SIGN. __

For AKW ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

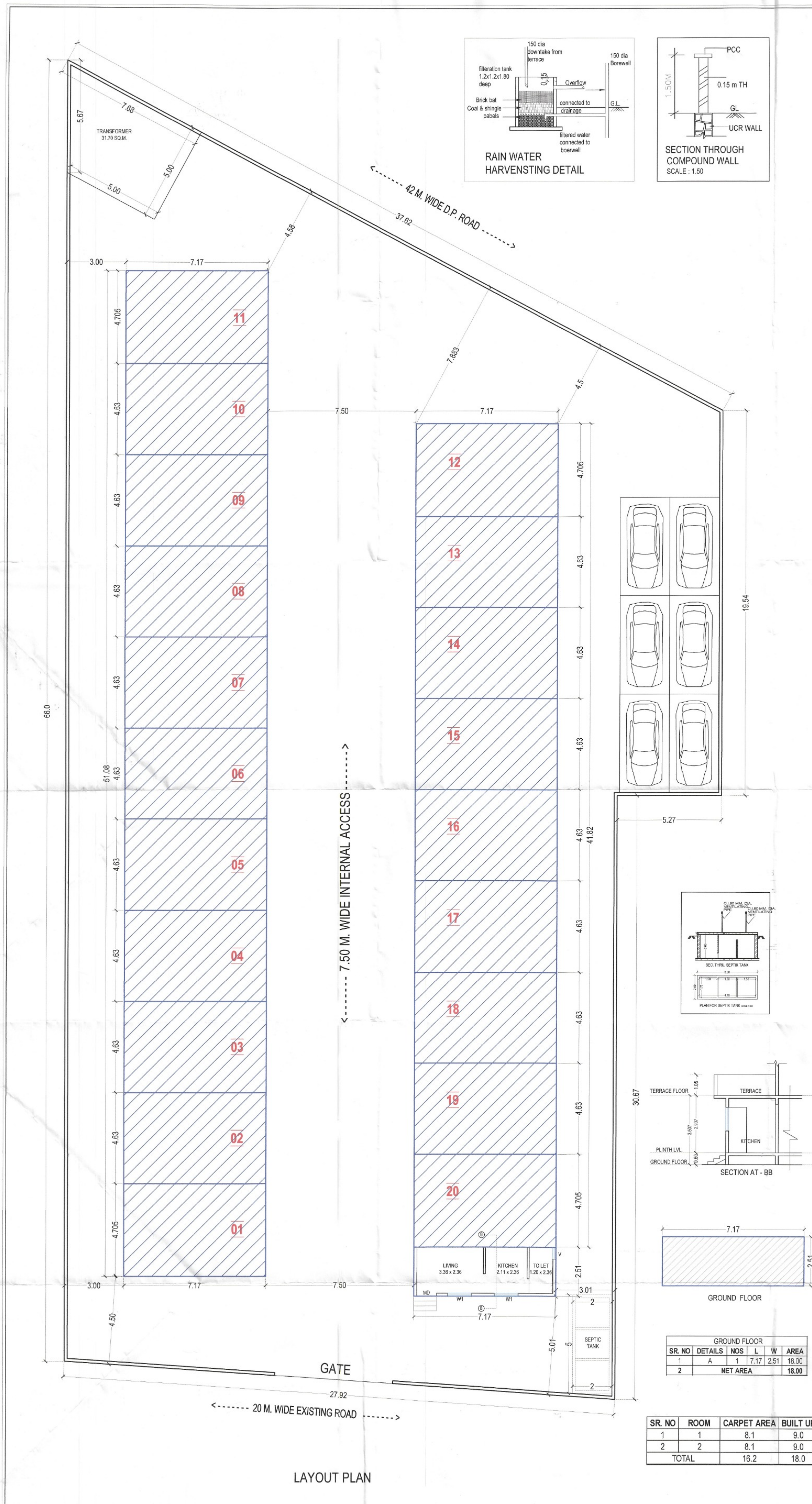
ARCHITECTS...

AKW ASSOCIATES.
ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDHI - C, RANA NAGAR, OPP. HOTEL ATITHI, OFF JALNA ROAD, AURANGABAD. PH. NO. - 0240-2451616, 2453070 Email : info@samilarchitects.com	ANAND BUILDING, OPP. SANT EKNATH RANG MANDIR, NEW USMANPURA, AURANGABAD. PH. NO. - 0240-2325367, 2348634. Email : kale.manish@gmail.com
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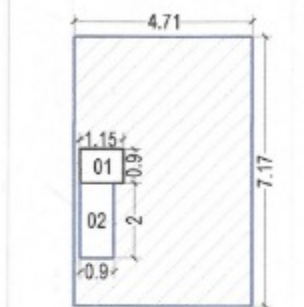
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SUBMISSION DRAWING

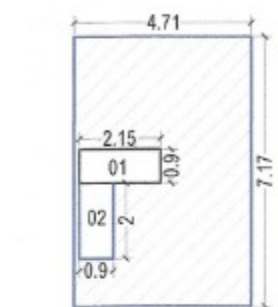


RERA CARPET AREA STATEMENT ROW HOUSE		
S.NO	FLOOR	CARPET AREA
1	GROUND FLOOR	31.33
2	FIRST FLOOR	31.74
3	TOTAL	63.07

BUILT UP & BALCONY AREA STATEMENT						
BUILDING	FLOOR	BUILT UP	15% BAL	ACTUAL BAL	EXCESS BAL	NET BUILT UP
	GROUND FLOOR	30.94	0.00	0.00	0.00	30.94
	FIRST FLOOR	30.04	4.51	4.70	0.19	30.23
	TOTAL	60.98	4.51	4.70	0.19	61.17



GROUND FLOOR
AREA KEY PLAN
CORNER ROW HOUSE



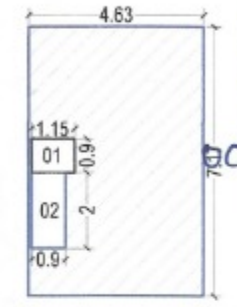
FIRST FLOOR
AREA KEY PLAN
CORNER ROW HOUSE

GROUND FLOOR PLAN CORNER ROW HOUSE					
SR. NO	DETAILS	NOS	L	W	AREA
1	ABCD	1.00	4.71	7.17	33.77
DEDUCTIONS					
2	1	1.00	1.15	0.90	1.04
3	2	1.00	0.90	2.00	1.80
4	TOTAL DEDUCTIONS				2.84
5	NET AREA (1-4)				30.94

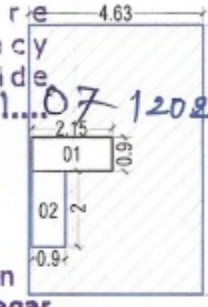
FIRST FLOOR PLAN CORNER ROW HOUSE					
SR. NO	DETAILS	NOS	L	W	AREA
1	ABCD	1.00	4.71	7.17	33.77
DEDUCTIONS					
2	1	1.00	2.15	0.90	1.94
3	2	1.00	0.90	2.00	1.80
4	TOTAL DEDUCTIONS				3.74
5	NET AREA (1-4)				30.04

RERA CARPET AREA STATEMENT ROW HOUSE		
S.NO	FLOOR	CARPET AREA
1	GROUND FLOOR	31.33
2	FIRST FLOOR	31.74
3	TOTAL	63.07

BUILT UP & BALCONY AREA STATEMENT						
BUILDING	FLOOR	BUILT UP	15% BAL	ACTUAL BAL	EXCESS BAL	NET BUILT UP
	GROUND FLOOR	30.36	0.00	0.00	0.00	30.36
	FIRST FLOOR	29.46	4.42	4.63	0.21	29.67
	TOTAL	59.82	4.42	4.63	0.21	60.03



GROUND FLOOR
AREA KEY PLAN
MIDDLE ROW HOUSE



FIRST FLOOR
AREA KEY PLAN
MIDDLE ROW HOUSE

GROUND FLOOR PLAN MIDDLE ROW HOUSE					
SR. NO	DETAILS	NOS	L	W	AREA
1	ABCD	1.00	4.63	7.17	33.20
DEDUCTIONS					
2	1	1.00	1.15	0.90	1.04
3	2	1.00	0.90	2.00	1.80
4	TOTAL DEDUCTIONS				2.84
5	NET AREA (1-4)				30.36

FIRST FLOOR PLAN MIDDLE ROW HOUSE					
SR. NO	DETAILS	NOS	L	W	AREA
1	ABCD	1.00	4.63	7.17	33.20
DEDUCTIONS					
2	1	1.00	2.15	0.90	1.94
3	2	1.00	0.90	2.00	1.80
4	TOTAL DEDUCTIONS				3.74
5	NET AREA (1-4)				29.46

Work done Plan are accepted for occupancy certificate is issued vide Letter No. 07/103/17 dated 07-12-2023.

BY ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

O.C. Signed By D.D.T.P.

OFFICE USE ONLY

अर्जदार यांची प्रत

02/03

AREA STATEMENT

BUILT UP AREA

- A) CORNER ROW HOUSE (TOTAL NO.02)
- GROUND FLOOR AREA = 30.94 SQ.M.
 - FIRST FLOOR AREA = 30.04 SQ.M.
 - EXCESS BALCONY AREA = 0.19 SQ.M.
 - TOTAL BUILT UP AREA = 61.17 SQ.M.
 - TOTAL BUILT UP AREA= 61.17 X 2 = 122.34 SQ.M.

- B) MIDDLE ROW HOUSE- (TOTAL NO.9)
- GROUND FLOOR AREA = 30.36 SQ.M.
 - FIRST FLOOR AREA = 29.46 SQ.M.
 - EXCESS BALCONY AREA = 0.21 SQ.M.
 - TOTAL BUILT UP AREA = 60.03 SQ.M.
 - TOTAL BUILT UP AREA= 60.03 X 9 = 540.27 SQ.M.

- C) TOTAL BUILT UP AREA= (A+B) = 662.61 SQ.M.

SCHEDULE OF OPENINGS :

TYPE	DOORS	TYPE	WINDOWS
MD	1.00 X 2.10	W	1.20 X 1.20
D1	0.90 X 2.10	W1	1.50 X 1.20
D2	0.75 X 2.10	KW	1.40 X 1.00
		V	0.60 X 0.75

REFERENCE

Plot Boundary Shown Thus

Workdone Builtup Line Shown Thus

NORTH



TITLE

WORKDONE PLAN OF GROUP HOUSING SCHEME ON LAND BEARING OF PLOT NO. 01, GUT NO. 103 (PART), SITUATED AT. NAKSHTRAWADI, AURANGABAD.

FOR. YOGDHAM CO. HOUSING SOCIETY,
THROUGH ITS CHAIRMAN
MR. JANARDHAN MURLIDHAR BHADKE

CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me and the dimension of sides etc. of plot stated on plan are as measured on site. The area so worked out tallies with the area state in document of owner ship / P. scheme records / land record department / city survey record

OWNERS DECLARATION

I / we undersign hereby confirm that I / we would abide by plan sanction by aurangabad municipal corporation I / we would execute structure as per sanctioned plan 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.

ARCHITECT'S SIGN

OWNER'S SIGN

For AKW ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

13/2

ARCHITECTS

AKW ASSOCIATES.

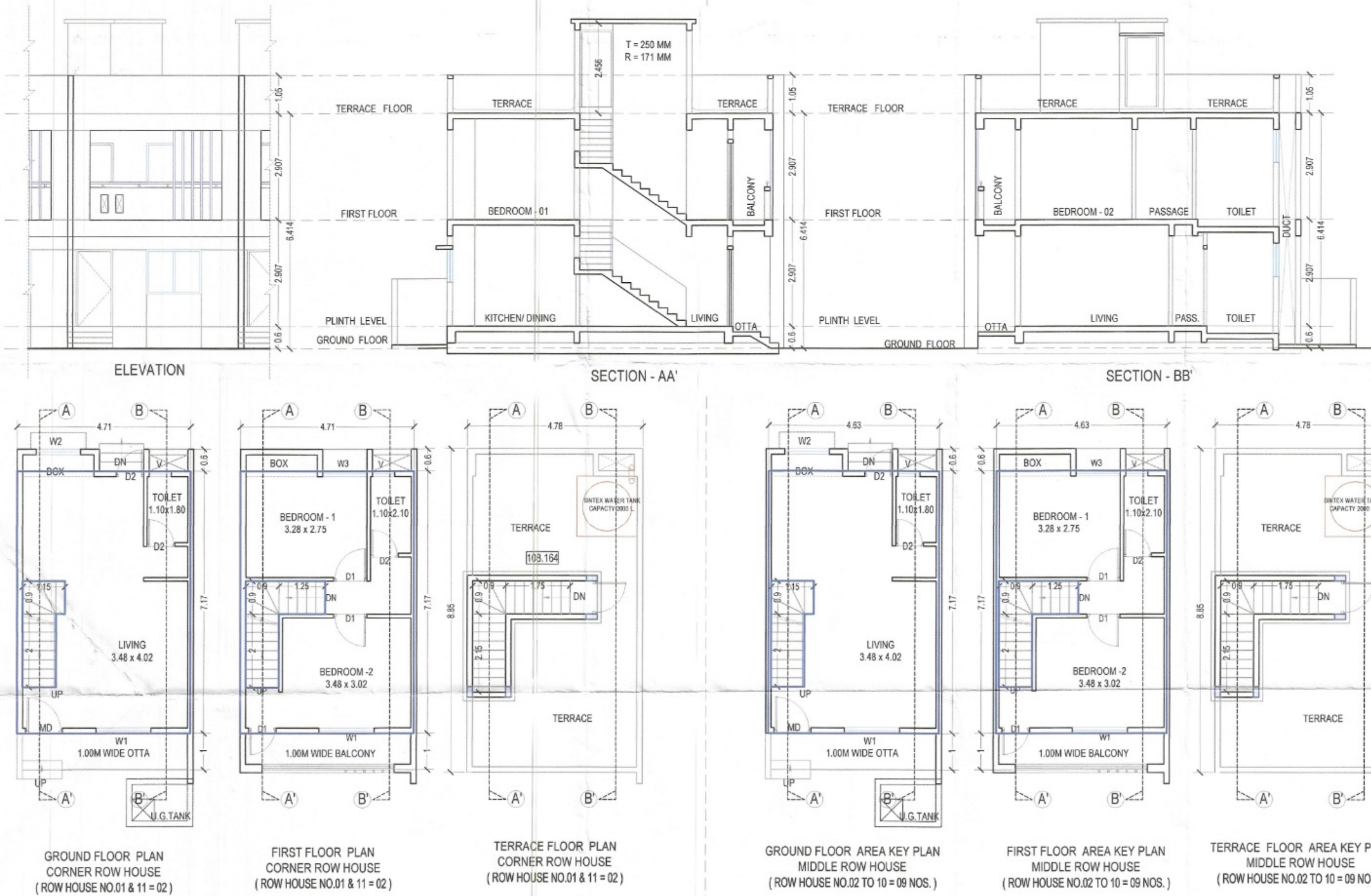
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Email : kale.manish@gmail.com

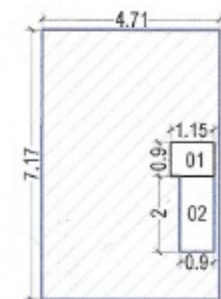
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WORKDONE DRAWING

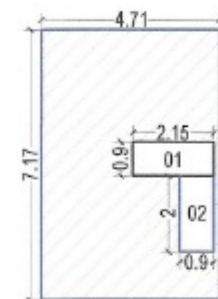


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GROUND FLOOR
AREA KEY PLAN
CORNER ROW HOUSE



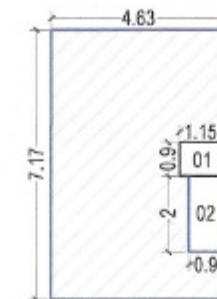
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4	TOTAL DEDUCTIONS				2.84
5	NET AREA (1-4)				30.94

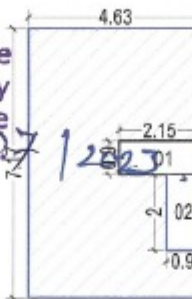
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GROUND FLOOR
AREA KEY PLAN
MIDDLE ROW HOUSE



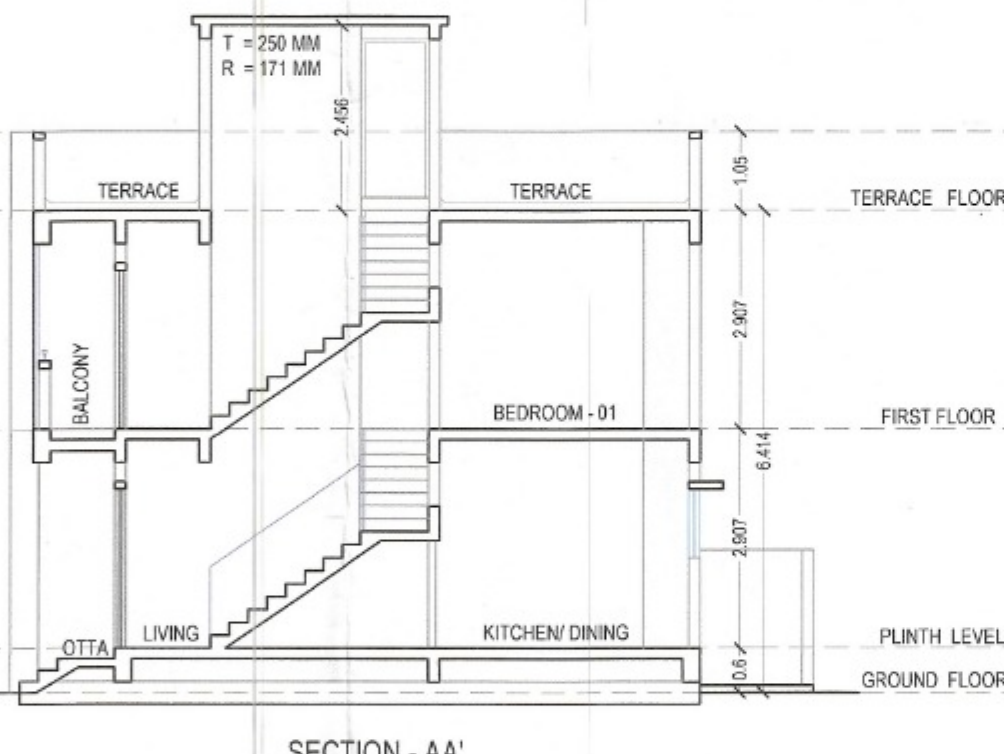
FIRST FLOOR
AREA KEY PLAN
MIDDLE ROW HOUSE

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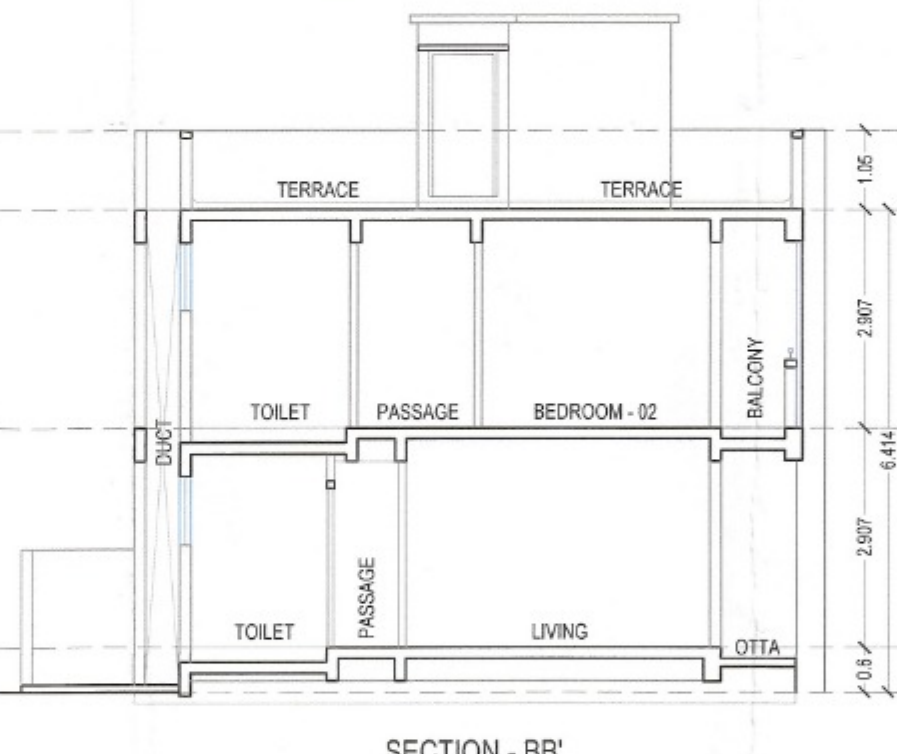
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1	ABCD	1.00	4.63	7.17	33.20
DEDUCTIONS					
2	1	1.00	2.15	0.90	1.94
3	2	1.00	0.90	2.00	1.80
4	TOTAL DEDUCTIONS				3.74
5	NET AREA (1-4)				29.46



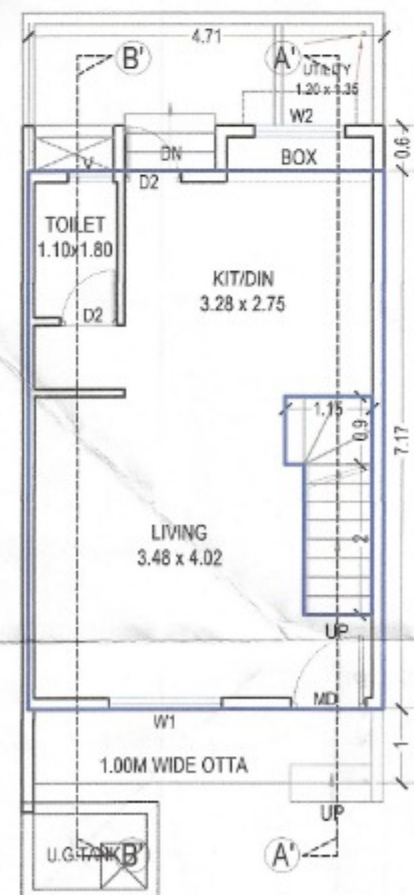
ELEVATION



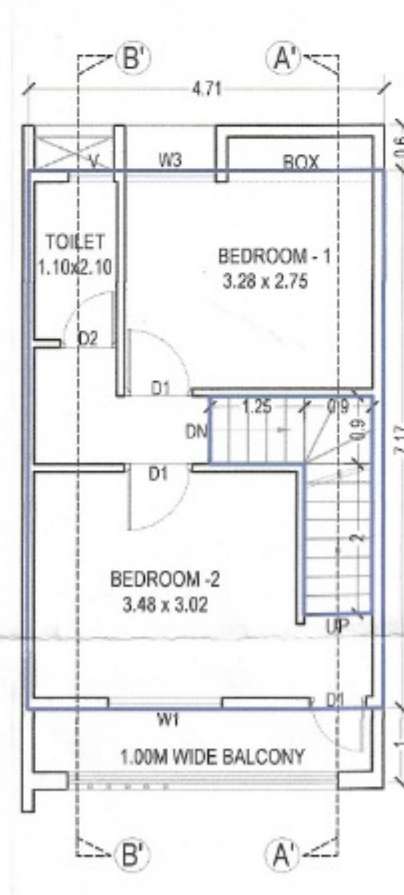
SECTION - AA'



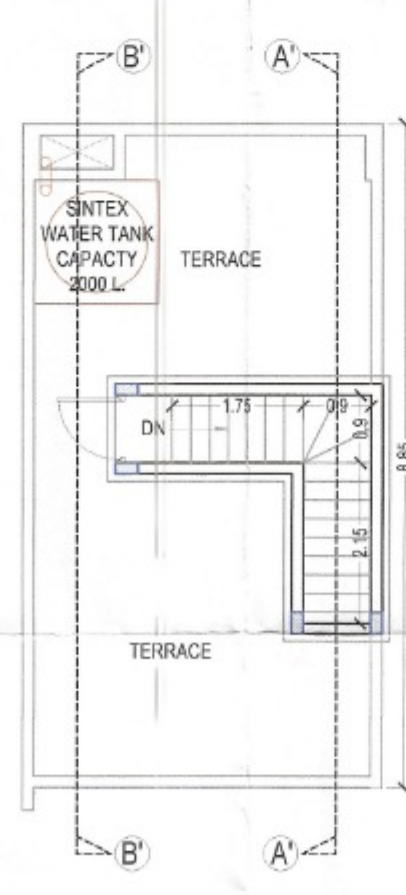
SECTION - BB'



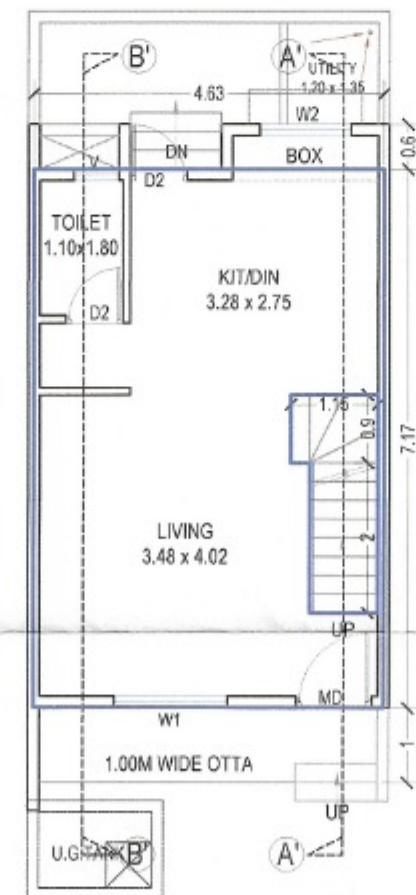
GROUND FLOOR PLAN
CORNER ROW HOUSE
(ROW HOUSE NO.12 & 20 = 02)



FIRST FLOOR PLAN
CORNER ROW HOUSE
(ROW HOUSE NO.12 & 20 = 02)



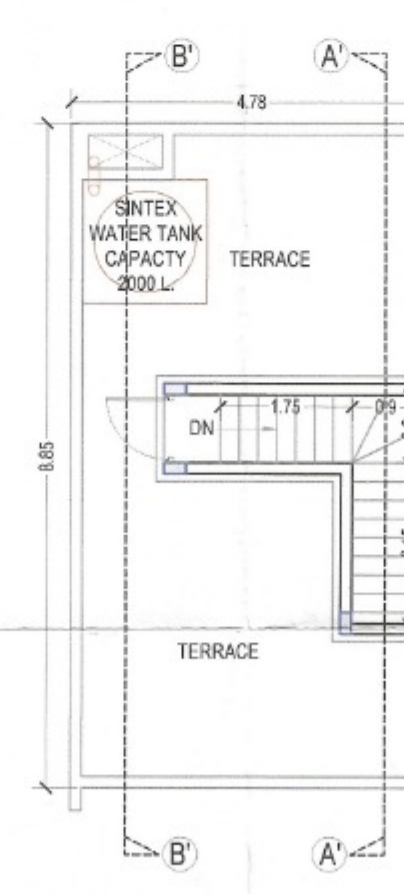
TERRACE FLOOR PLAN
CORNER ROW HOUSE
(ROW HOUSE NO.12 & 20 = 02)



GROUND FLOOR AREA KEY PLAN
MIDDLE ROW HOUSE
(ROW HOUSE NO.13 TO 19 = 07 NOS.)



FIRST FLOOR AREA KEY PLAN
MIDDLE ROW HOUSE
(ROW HOUSE NO.13 TO 19 = 07 NOS.)



TERRACE FLOOR AREA KEY PLAN
MIDDLE ROW HOUSE
(ROW HOUSE NO.13 TO 19 = 07 NOS.)

OFFICE USE ONLY

03/03

अर्जदार यांची प्रत

AREA STATEMENT

BUILT UP AREA

A) CORNER ROW HOUSE (TOTAL NO.02)

1.	GROUND FLOOR AREA	=	30.94	SQ.M.
2.	FIRST FLOOR AREA	=	30.04	SQ.M.
4.	EXCESS BALCONY AREA	=	0.19	SQ.M.
5.	TOTAL BUILT UP AREA	=	61.17	SQ.M.
6.	TOTAL BUILT UP AREA= 61.17 X 2	=	122.34	SQ.M.

B) MIDDLE ROW HOUSE- (TOTAL NO.7)

1.	GROUND FLOOR AREA	=	30.36	SQ.M.
2.	FIRST FLOOR AREA	=	29.46	SQ.M.
4.	EXCESS BALCONY AREA	=	0.21	SQ.M.
5.	TOTAL BUILT UP AREA	=	60.03	SQ.M.
6.	TOTAL BUILT UP AREA= 60.03 X 7	=	420.21	SQ.M.

C)	TOTAL BUILT UP AREA= (A+B)	=	542.55	SQ.M.
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SCHEDULE OF OPENINGS :

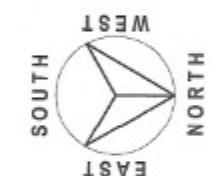
TYPE	DOORS	TYPE	WINDOWS
MD	1.00 X 2.10	W	1.20 X 1.20
D1	0.90 X 2.10	W1	1.50 X 1.20
D2	0.75 X 2.10	KW	1.40 X 1.00
		V	0.60 X 0.75

REFERENCE ..

Plot Boundary Shown Thus —

Workdone Builtup Line Shown Thus —

NORTH ..



TITLE ..

WORKDONE PLAN OF GROUP HOUSING SCHEME ON LAND BEARING OF PLOT NO. 01, GUT NO. 103 (PART), SITUATED AT. NAKSHTRAWADI, AURANGABAD.
FOR. YOGDHAM CO. HOUSING SOCIETY,
THROUGH ITS CHAIRMAN
MR. JANARDHAN MURLIDHAR BHADKE

CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me and the dimension of sides etc. of plot stated on plan are as measured on site. The area so worked out tallies with the area stated in document of owner ship/ t.p. scheme records / land record department / city survey record

OWNERS DECLARATION

I / we undersign hereby confirm that I / we would abide by plan sanction by aurangabad municipal corporation I / we would execute structure as per sanctioned plan 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.

ARCHITECT'S SIGN ..

OWNER'S SIGN ..

For AKW ASSOCIATES

Manish Vasant Kale
Architect & Approved Valuer
Reg. No. CA/93/15610

13/2

ARCHITECTS ..

AKW ASSOCIATES.

ARCHITECTS, INTERIOR DESIGNERS, APPROVED VALUERS,
CIVIL ENGINEERS & PROJECT MANAGEMENT CONSULTANTS.
AUSEKAR SAMEER. KALE MANISH. WADEKAR MILIND.

NISHIGANDH - C, RANA NAGAR,
OPP. HOTEL ATITHI, OFF JALNA
ROAD, AURANGABAD.
PH. NO. - 0240 - 2451815, 2453070
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ANAND BUILDING, OPP.
SANT EKNATH RANG MANDIR,
NEW USMANPURA, AURANGABAD.
PH. NO. - 0240 - 2325367, 2348634.
Email : kale.manish@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY
1:100, 1:200	01 JULY 2022	03 / 03	DR. - 2001	DATTA G.

WORKDONE DRAWING