

छत्रपती संभाजीनगर महानगरपालिका

“ भोगवटा प्रमाणपत्र ”

OCCUPANCY CERTIFICATE



जा.क्र./मनपा/नरवि/भो.प्र. क्र./230 /17/2023-24

कार्यालय महानगरपालिका, छत्रपती संभाजीनगर

दिनांक :- 23 / 10 / 2023



भोगवटा प्रमाणपत्र धारण करणा-याचे नाव :- श्री. नरेंद्र मधुसुदन टिळक

भू.क्र.:- 50, न.भू.क्र./सर्व्हे क्र. /गट क्र.:- 16293/81,

मोहल्ला:- दशमेश नगर, छत्रपती संभाजीनगर.

प्रमाणित करण्यात येते की, भू.क्र.:- 50, न.भू.क्र./सर्व्हे क्र. /गट क्र.:- 16293/81, मोहल्ला:- दशमेश नगर, छत्रपती संभाजीनगर या मिळकतीवर भागशः/संपूर्ण/ Stilt Parking Floor + 6th Floor Only बांधकाम परवानगी संचिका क्रमांक 235/17/2021-22 बांधकाम परवानगी क्रमांक 399/2021-22 दि. 13/08/2021 नुसार परवानाधारक वास्तुविशारद/इंजिनियर/ सुपरवायझर श्रीमती/श्री. रोहित एस. राका यांना परवाना क्र. CA/2013/60984 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 विधन विहीर/शेषकुप मध्ये पुर्नभरण करावे. त्याची कायम स्वरूपी देखभाल व दुरुस्तीची जबाबदारी अर्जदारवर राहिल.
- 7) सोबतच्या नकाशाप्रमाणे Stilt Parking Floor + 6th Floor Only साठी एकुण बांधकाम क्षेत्र 1253.63 चौ.मी. करिता भोगवटा प्रमाणपत्र देण्यात आले असून चटई क्षेत्र निर्देशांक (F.S.I.) 1.00 वापरला आहे.
- 8) भोगवटा प्रमाणपत्रासाठी जादा बांधकाम दंड/शहर विकास निधी रक्कम रु. 2,29,750/- चलन क्र. 29968 दिनांक 13/10/2023 रोजी जमा केले आहे.
- 9) प्रिमीयम (Ancillary) रक्कम रु. 1,14,280 /- चलन क्र. 29969 दिनांक 13/10/2023 रोजी जमा केले आहे.

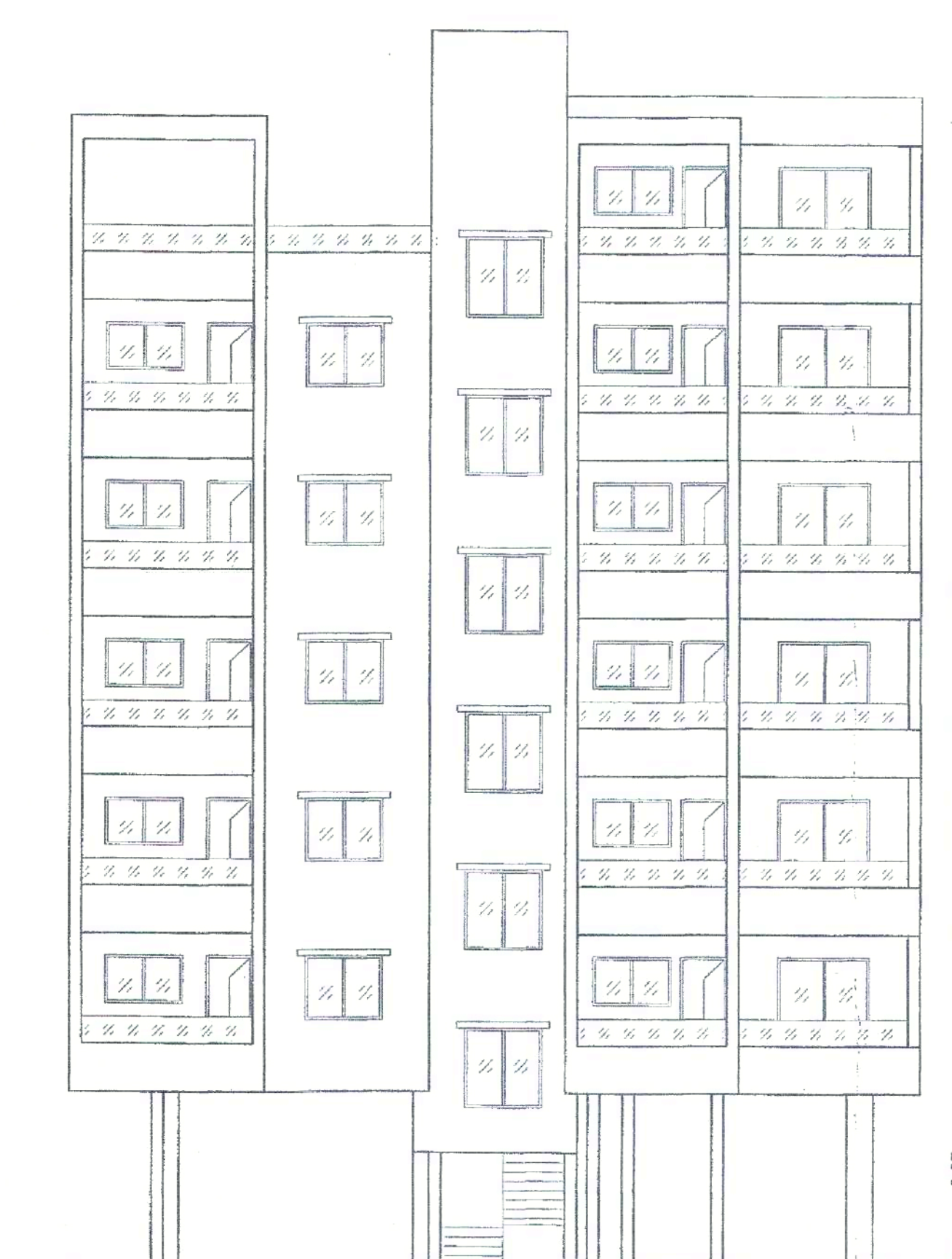
मंजुरी दि. :- 12 / 10 / 2023

प्रशासक

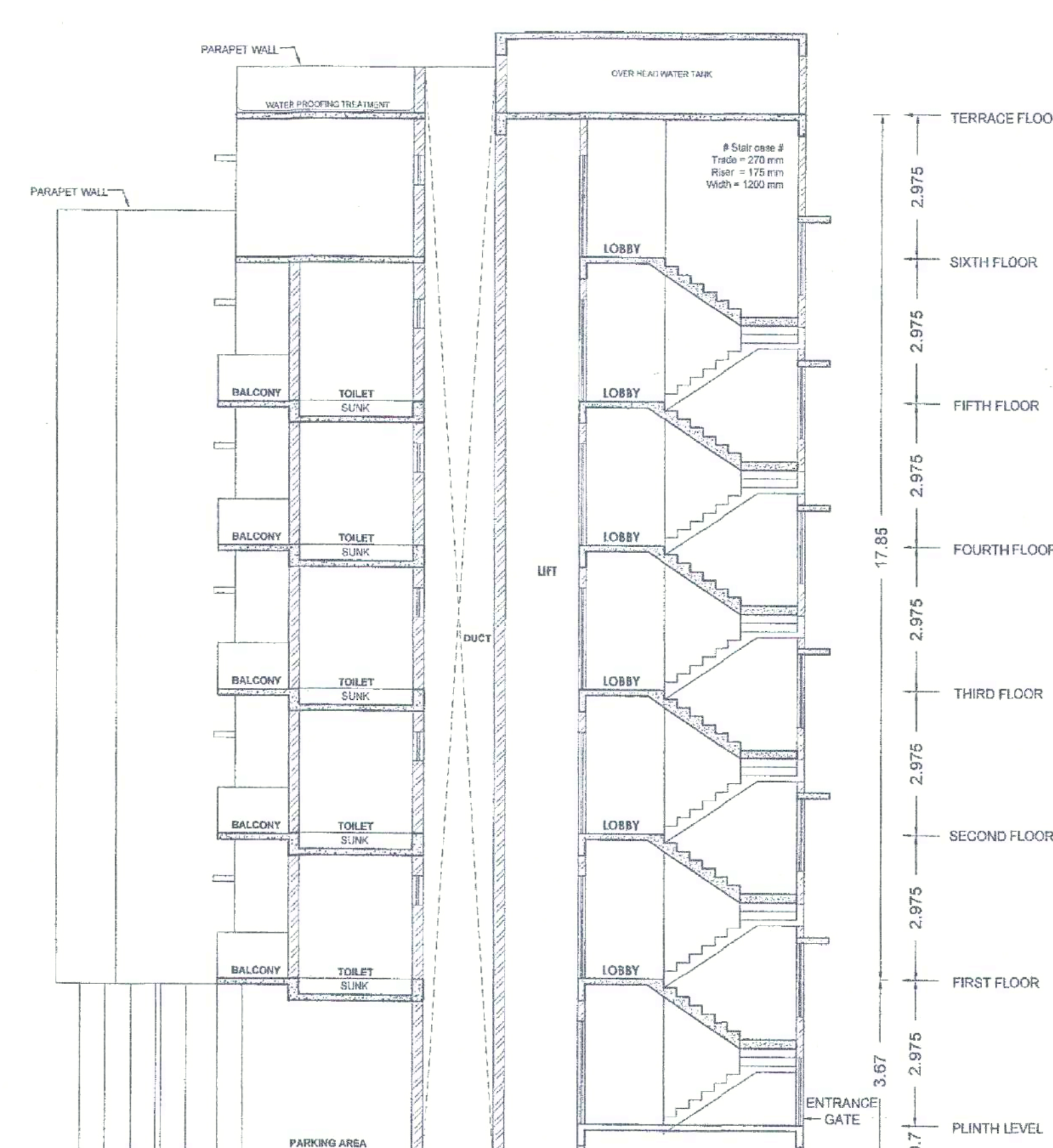
महानगरपालिका, छत्रपती संभाजीनगर करिता

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

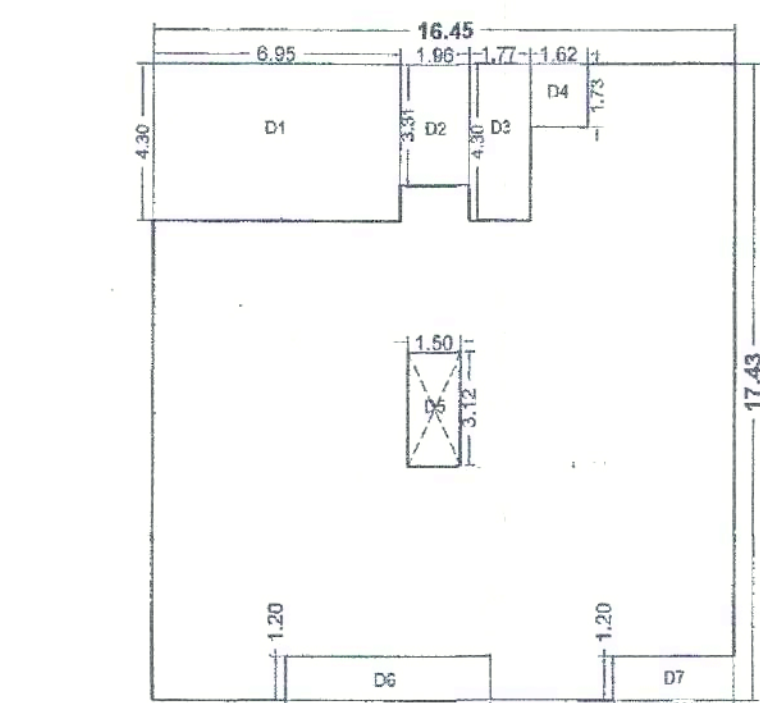
प्रत :- सहाय्यक आयुक्त IX (TP- 1) महानगरपालिका, छत्रपती संभाजीनगर यांना पुढील कार्यवाहीस्तव.



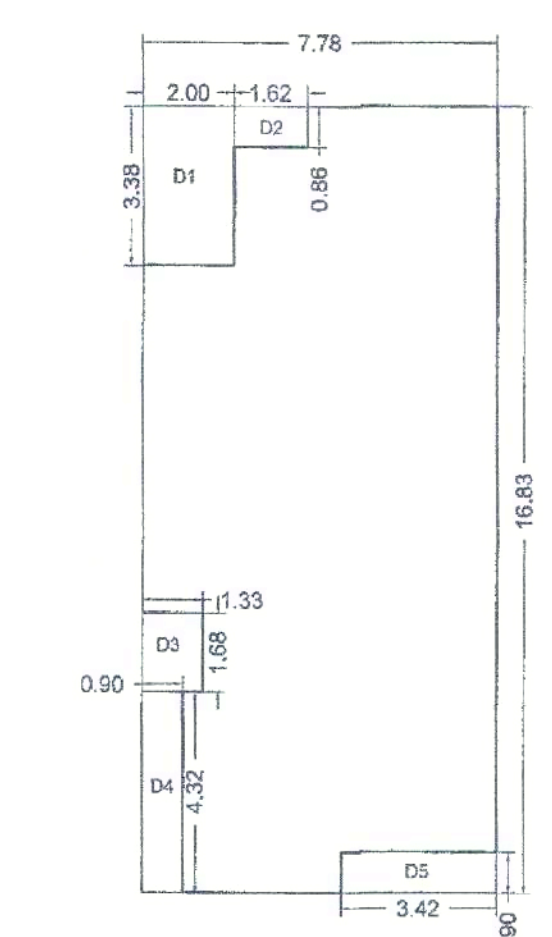
FRONT ELEVATION



SECTION AT A-A'



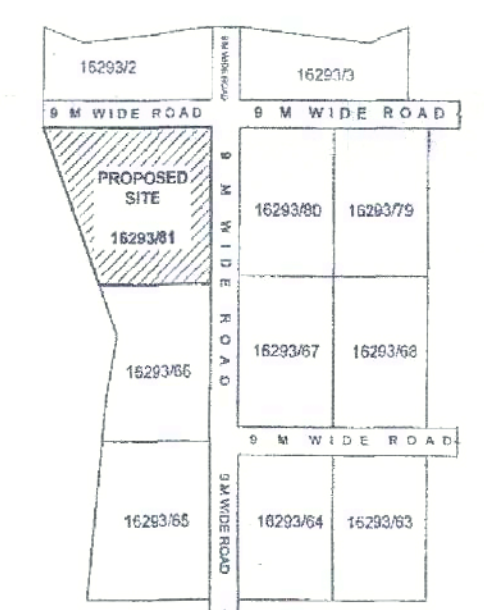
TYPICAL FLOOR BLOCK PLAN
FIRST, SECOND, THIRD,
FOURTH & FIFTH FLOOR
SCALE 1:200



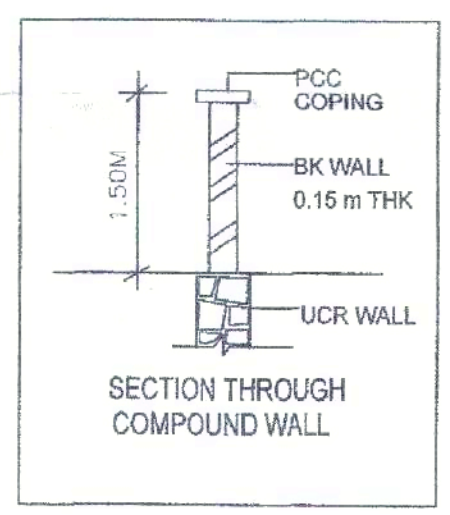
SIXTH FLOOR
BLOCK PLAN
SCALE 1:200

AREA STATEMENT TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	16.45	17.43	1.00	286.72	SQ.M.
DEDUCTIONS					
D-1	6.95	4.300	1.00	29.89	SQ.M.
D-2	1.96	3.310	1.00	6.49	SQ.M.
D-3	1.77	4.300	1.00	7.61	SQ.M.
D-4	1.62	1.730	1.00	2.80	SQ.M.
D-5	1.50	3.120	1.00	4.68	SQ.M.
D-6	5.82	1.200	1.00	6.98	SQ.M.
D-7	3.37	1.200	1.00	4.04	SQ.M.
TOTAL DEDUCTIONS				62.75	SQ.M.
NET AREA				223.97	SQ.M.

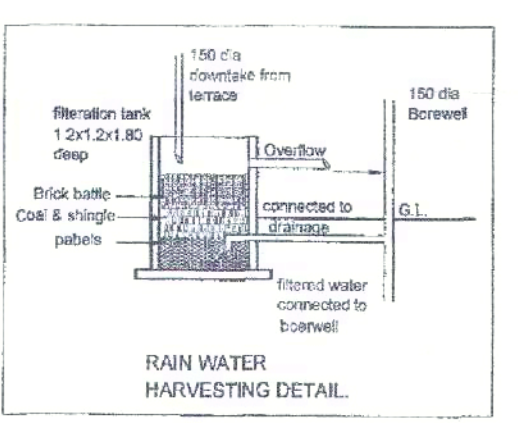
AREA STATEMENT SIXTH FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	7.78	16.83	1.00	130.94	SQ.M.
DEDUCTIONS					
D-1	2.00	3.38	1.00	6.76	SQ.M.
D-2	1.62	0.86	1.00	1.39	SQ.M.
D-3	1.33	1.68	1.00	2.23	SQ.M.
D-4	0.90	4.32	1.00	3.89	SQ.M.
D-5	3.42	0.90	1.00	3.08	SQ.M.
TOTAL DEDUCTIONS				17.35	SQ.M.
NET AREA				113.50	SQ.M.



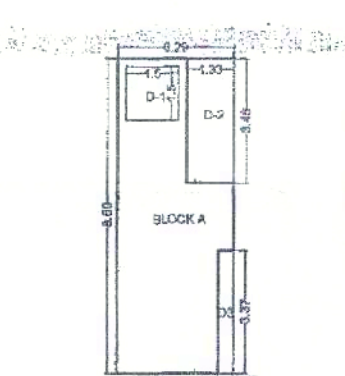
LOCATION MAP



SECTION THROUGH
COMPOUND WALL



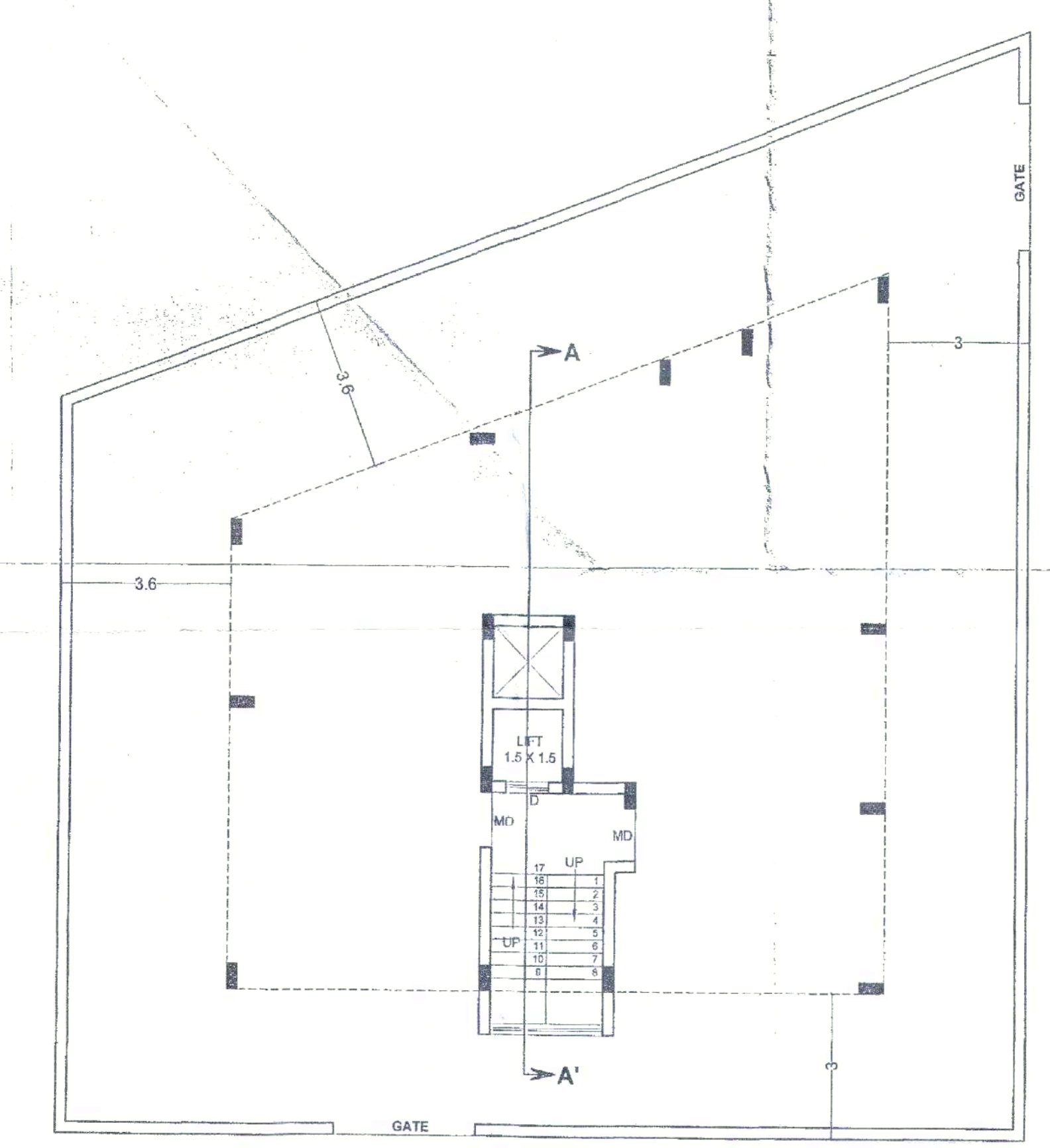
RAIN WATER
HARVESTING DETAIL



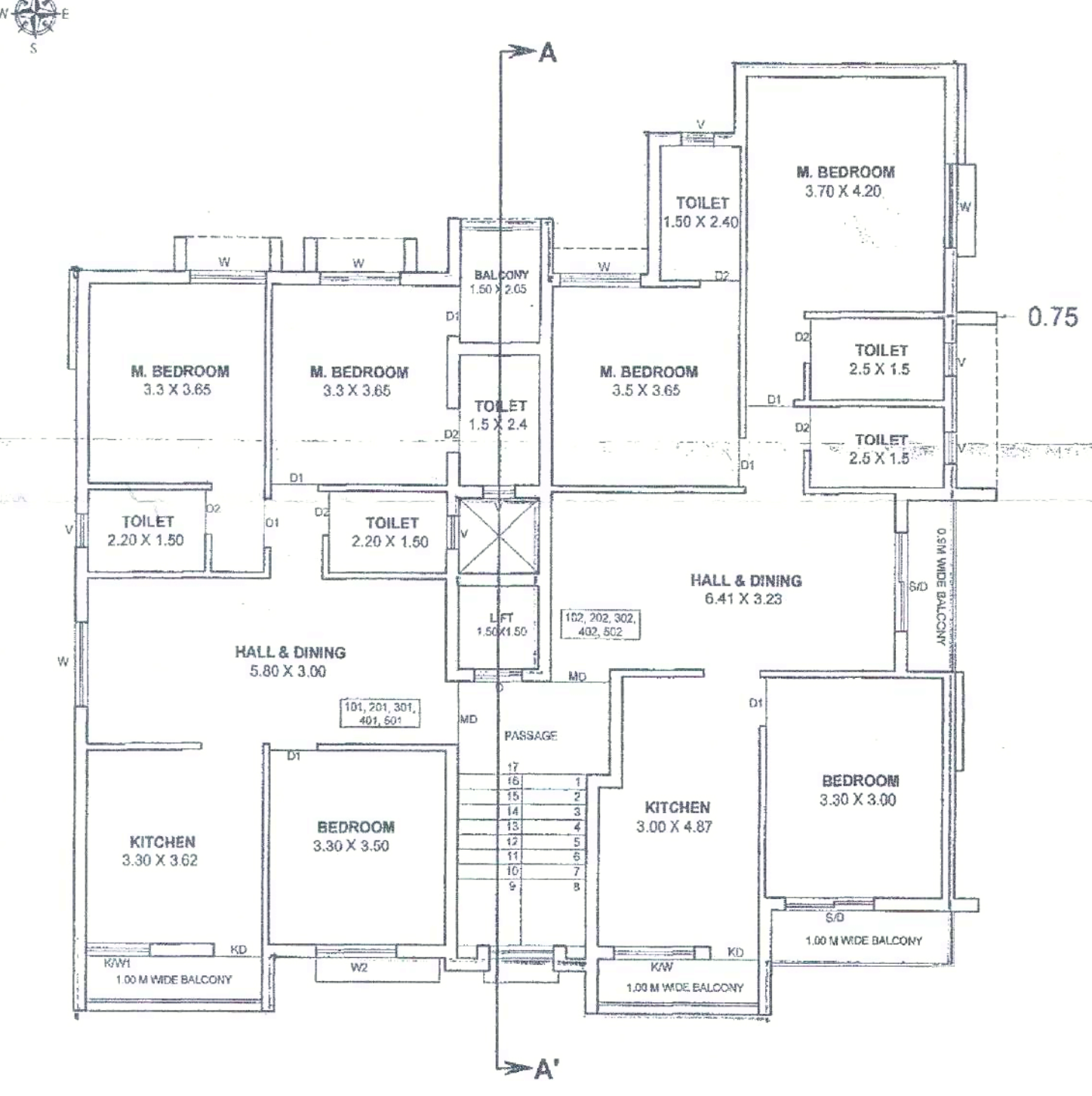
PARKING FLOOR
BLOCK PLAN
SCALE 1:200

AREA STATEMENT PARKING FLOOR					
SR.NO.	LENGTH	WIDTH	NOS	AREA	UNIT
A	3.29	8.69	1.00	28.59	SQ.M.
DEDUCTIONS					
D-1	1.50	1.50	1.00	2.25	SQ.M.
D-2	1.33	3.46	1.00	4.60	SQ.M.
D-3	0.43	3.37	1.00	1.45	SQ.M.
TOTAL DEDUCTIONS				8.30	SQ.M.
NET AREA				20.29	SQ.M.

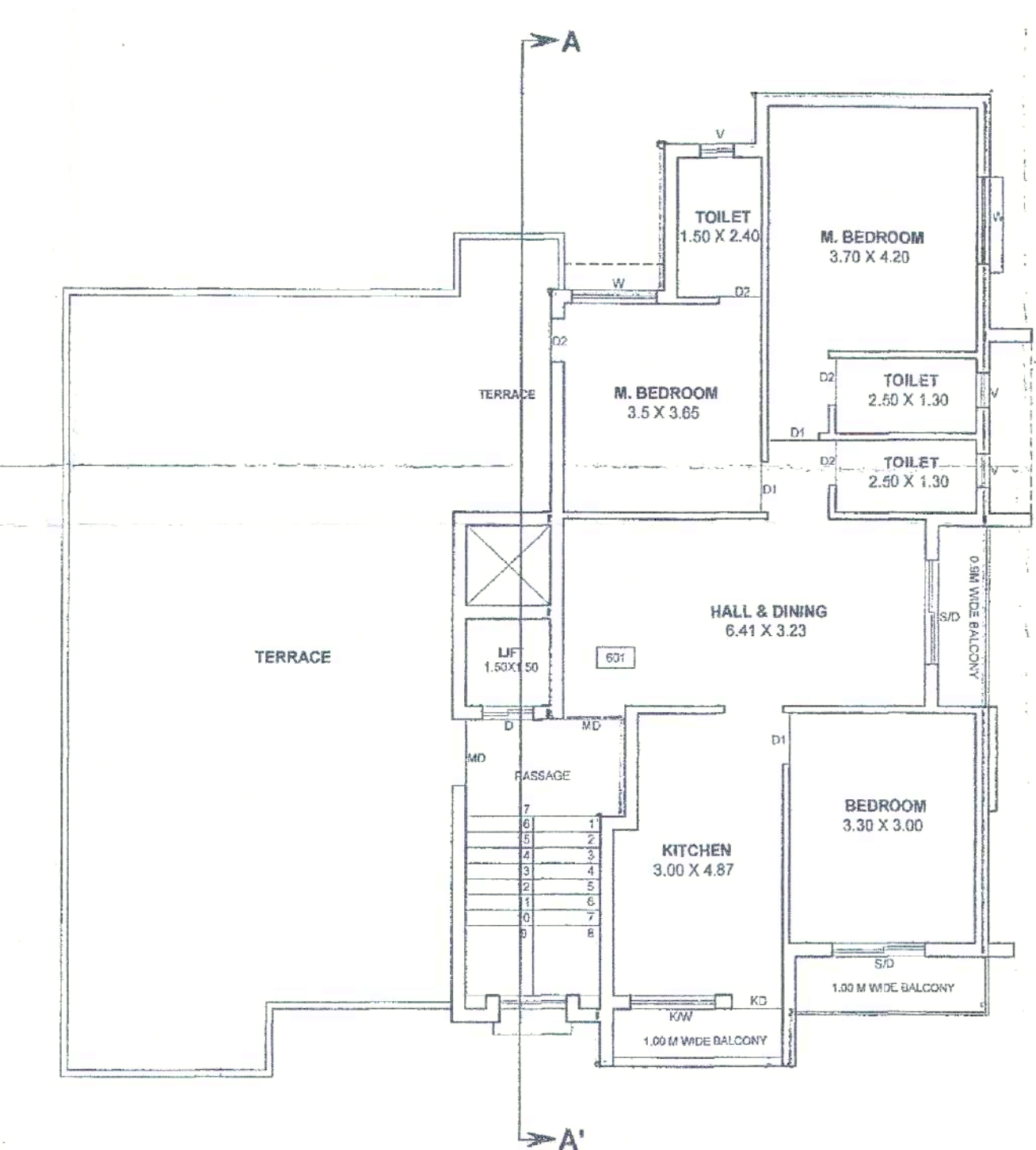
AREA STATEMENT ALL FLOORS		
FLOORS	AREA	UNIT
PARKING FLOOR	20.29	SQ.M.
FIRST FLOOR	223.97	SQ.M.
SECOND FLOOR	223.97	SQ.M.
THIRD FLOOR	223.97	SQ.M.
FOURTH FLOOR	223.97	SQ.M.
FIFTH FLOOR	223.97	SQ.M.
SIXTH FLOOR	113.50	SQ.M.
NET AREA	1253.64	SQ.M.



9 M WIDE ROAD
PARKING FLOOR PLAN



TYPICAL FIRST TO FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

ONLY OFFICE USE

Work done plan are accepted for occupancy certificate is issued vide Letter No. 16293/81 dated 16/05/2023

D.Y. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

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

A AREA STATEMENT	
1. Area of plot (Minimum area of a.b.c to be considered)	391.80
a) As per ownership document (712, CTC extract)	391.80
b) As per measurement sheet	391.80
c) as per site	391.80
2. Deduction 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
3. Balance area of plot (1-2)	391.80
4. Amenity Space (if applicable)	0.00
a) Required	0.00
b) Adjustment of 20%, if any	0.00
c) Balance proposed	0.00
5. Net Plot Area (3-4(c))	391.80
6. Recreational Open space (if applicable)	0.00
(a) Required	0.00
(b) Proposed	0.00
7. Internal Road Area	0.00
8. Portable area (if applicable)	0.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI)	430.98
10. Addition of FSI on payment of premium	0.00
a) Maximum permissible premium FSI - based on road width / TOD Zone.	0.00
b) Proposed FSI on payment of premium (Area = 195.90 Already paid + 19.59 Balance)	195.90
11. In-situ area FSI / TDR loading	0.00
(a) In-situ area against D.P. Road (20 x Sr. No. 2(a)), if any	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))	0
c) TDR area	156.72
d) Total in situ/ TDR loading proposed (11 (a) + (b) + (c))	156.72
12. Additional FSI area under Chapter No. 7	0
13. Total entitlement of FSI in a proposal	783.80
a) 19 + 10(b) + 11(d) or 12 whichever is applicable	783.80
b) Auxiliary Area FSI upto 60% or 80% with payment of charges	470.16
c) Total entitlement (a+b)	1253.76
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	2
15. Total Built up Area in proposal. (excluding area at Sr No. 17 b)	0
(a) Existing Built-up Area.	0
(b) Proposed Built-up Area (Pline area)	1253.63
(c) Total (a + b)	1253.63
16. F.S.I Consumed (15/13) (should not be more than serial No. 14 above.)	1.000
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	

Certificate of area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area as worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature & Stamp
Architect ROHIT SUNIL RAKA (CA/2013/60984)

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 work site.

MR NARENDRA MADHUSUDAN TILAK THROUGH ITS GPA HOLDER
M/S AADINATH INFRA PARTNER ANIL KUMAR KAPURCHAND SANCHETI

Owner's name and signature

LEGEND:

PLOT BOUNDRY SHOWN AS _____
PROPOSED CONSTRUCTION SHOWN AS _____
DRAINAGE LINE SHOWN AS _____
WATER LINE SHOWN AS _____

WORKDONE PLAN FOR RESIDENTIAL BUILDING
ON PLOT NO.50, CTS. NO. 16293/81,
AT DASHMESHNAGAR, AURANGABAD.

Ar. Rohit S. Roka
B. Arch.
Regd. No. CA/2013/60984

Grafica Infrastructure Pvt. Ltd.
• Architect
• Interior Designer
• Approved Valuer
• R.C.C. Designer
• Project Management Consultant

Office no: P.No. 70, "SUVARNANEEL", Dashmeshnagar,
Aurangabad, (0240)2358759, 9545208222.
Email: rakasdesignstudio@gmail.com. Web: www.rakasgroup.com

DATE: 30-06-2021
SCALE: 1:100, 1:200
LOCATION: E: Cad file/2021/Anilkumar Sancheti/Submission

DRAWN BY: Quazi Shahed
CHECKED BY: SMR