छत्रपती संभाजीनगर महानगरपालिका, छत्रपती संभाजीनगर

" भोगवटा प्रमाणपत्र "

OCCUPANCY CERTIFICATE

जा.क्र./मनपा/नरवि/भो.प्र. क्र./ 140 /17/2025-26
कार्यालय महानगरपालिका, छत्रपती संभाजीनगर
दिनांक :- 04 / 07 / 2025

भोगवटा प्रमाणपत्र धारण करणा-याचे नाव :- **श्री. शोधन यशंवत जोशी**

भू.क्र.:- 08 व 09, न.भू.क्र.:- 16325/20 व 26,
मोहल्ला:- संजय को. ऑ.हौ. सो. उस्मानपुरा,
छत्रपती संभाजीनगर.

प्रमाणित करण्यात येते की, **भू.क्र.:- 08 व 09, न.भू.क्र.:- 16325/20 व 26, मोहल्ला:- संजय को. ऑ.हौ. सो. उस्मानपुरा, छत्रपती संभाजीनगर** या मिळकतीवर भागश:/**संपुर्ण**/G.F. + 5 Floor Only साठी बांधकाम परवानगी संचिका क्रमांक **472/17/2021-22** बांधकाम परवानगी क्रमांक **585/2021-22 दि. 03/11/2021** नुसार परवानाधारक **वास्तुविशारद**/इंजिनियर/सुपरवायझर श्रीमती./**श्री. सौरभ मिरकुटे** यांना परवाना क्र. **CA/2017/ 86766** यांच्या देखरेखीत सदर इमारतीचे बांधकाम झालेले असुन त्यांनी सादर केलेल्या पुर्णत्व प्रमाणपत्राच्या आधारे सदर बांधकाम झालेल्या इमारतीस भोगवटा प्रमाणपत्र खालील प्रमाणे/अटीवर देण्यात येत आहे.

1) सदरील भूखंडाचे हद्दीत चतु:सिमा बाबत वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबादारी मिळकत धारक / विकासक आणि अर्जदार तथा **वास्तुविशारद**/इंजिनियर/ सुपरवायझर यांची राहील.
2) सदर भोगवटा प्रमाणपत्र इमारतीचे मर्यादेपर्यंतचे आहे. इमारतीचे स्थानांकन, भूखंडाचे क्षेत्र, हद्दी, चतु:सिमा इत्यादी बाबत वाद निर्माण झाल्यास तसेच विकास योजनेनुसार भुखंडाचे स्थानाबाबत भविष्यात वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदारावर राहील. त्या करिता महानगरपालिका जबाबदार राहणार नाही.
3) सदरच्या भोगवटा प्रमाणपत्र व्यतिरिक्त भविष्यात प्रत्यक्ष जागेवर अतिरिक्त बांधकाम आढळल्यास ते अनाधिकृत विनापरवानगी समजुन त्यावर नियमानुसार कारवाई करण्यात येईल.
4) बांधकाम परवानगी मध्ये नमुद केलेल्या अटी / शर्ती अर्जदारास बंधनकारक राहील.
5) विकासकावर विकसीत इमारतीचे बाबत इतर कायद्यानुसार असलेल्या तरतुदी प्रमाणे सर्व बाबींची पुर्तता करण्याची जबाबदारी राहील.
6) छतावर पडणा-या पावसाचे पाणी संकलीत करुन विधंन विहीर/शेषकुप मध्ये पुर्नभरण करावे. त्याची कायम स्वरुपी देखभाल व दुरुस्तीची जबाबदारी अर्जदारावर राहील.
7) सोबतच्या नकाशाप्रमाणे G.F. + 5 Floor Only साठी एकुण बांधकाम क्षेत्र **2081.34** चौ.मी. करीता भोगवटा प्रमाणपत्र देण्यात आले असुन चटई क्षेत्र निर्देशांक **(F.S.I.) 2.918** वापरला आहे.
8) भोगवटा प्रमाणपत्रासाठी जादा बांधकाम दंड/शहर विकास निधी रक्कम रु. **50,000/-** चलन क्र. **3155** दिनांक **31/05/2025** रोजी जमा केले आहे.

मंजुरी दि. :- **23 / 05 / 2025**

आयुक्त तथा प्रशासक
महानगरपालिका, छत्रपती संभाजीनगर
यांचे करिता

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

प्रत :- सहाय्यक आयुक्त **IX (TP- 2)** महानगरपालिका, छत्रपती संभाजीनगर यांना पुढील कार्यवाहीसाठी.

अर्जदार यांची प्रत

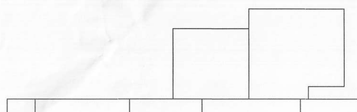
SEAL AND STAMP OF APPROVAL

Work done Plan are accepted for occupancy certificate is Issued wide Letter No. ..... Date :04/07/2025

CHB/1171/Desk-26

K.P. Phane
TOWN PLANNER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

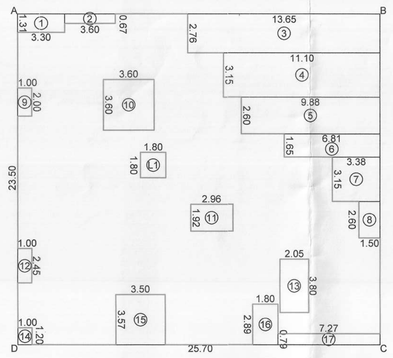
PARKING STATEMENT AS PER CHAPTER -8											
TABLE NO. 8B	NOS OF TENEMENTS	REQUIRED		IN ADDITION 5% VISITOR PARKING		TOTAL		MULTIPLYING FACTOR = 0.50		PROPOSED PARKING	
		A	B	C	D	E	F	G	H		
				5% OF A	5% OF B	A+C	B+D	E x 0.70	F x 0.70		
RULE FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 01 CAR 06 SC	25 NOS	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.	NO. OF CAR	NO. OF SC.
		13	63	01	03	14	66	10	46	10	46



BUILT-UP AREA STATEMENT : GROUND FLOOR

AREA OF BLOCK [ABCD] = 2.70 X 3.55 = 9.59 SQ.M

NET AREA = 9.59 SQ.M



BUILT-UP AREA STATEMENT : TYPICAL FIRST, SECOND,THIRD, FOURTH & FIFTH FLOOR

AREA OF BLOCK [ABCD] = 25.70 X 23.50 = 603.95 SQ.M

STANDARD DEDUCTIONS :-

1.	3.30 X 1.31 =	4.32 SQ.M
2.	3.60 X 0.67 =	2.41 SQ.M
3.	13.65 X 2.76 =	37.67 SQ.M
4.	11.10 X 3.15 =	34.96 SQ.M
5.	9.88 X 2.60 =	25.69 SQ.M
6.	6.81 X 1.65 =	11.24 SQ.M
7.	3.38 X 3.15 =	10.65 SQ.M
8.	1.50 X 2.60 =	3.90 SQ.M
9.	1.00 X 2.00 =	2.00 SQ.M
10.	3.60 X 3.60 =	12.96 SQ.M
11.	2.96 X 1.92 =	5.68 SQ.M
12.	1.00 X 2.45 =	2.45 SQ.M
13.	2.05 X 3.80 =	7.79 SQ.M
14.	1.00 X 1.20 =	1.20 SQ.M
15.	3.50 X 3.57 =	12.50 SQ.M
16.	1.80 X 2.89 =	5.20 SQ.M
17.	7.27 X 0.79 =	5.74 SQ.M
		186.36 SQ.M

LIFT DEDUCTIONS :-

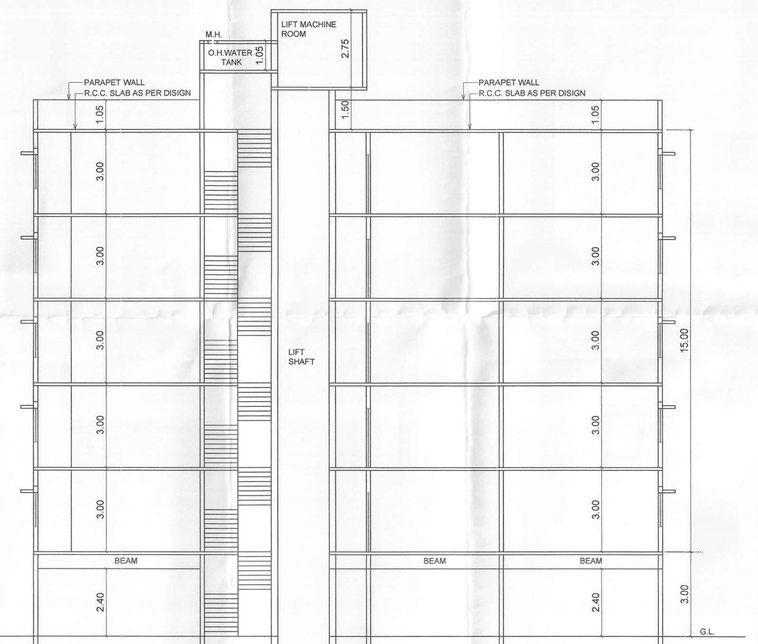
L1.	1.80 X 1.80 =	3.24 SQ.M
TOTAL DEDUCTIONS =		189.60 SQ.M
NET AREA = 603.95 - 189.60 =		414.35 SQ.M

B/UP & CARPET AREA AS PER RERA.

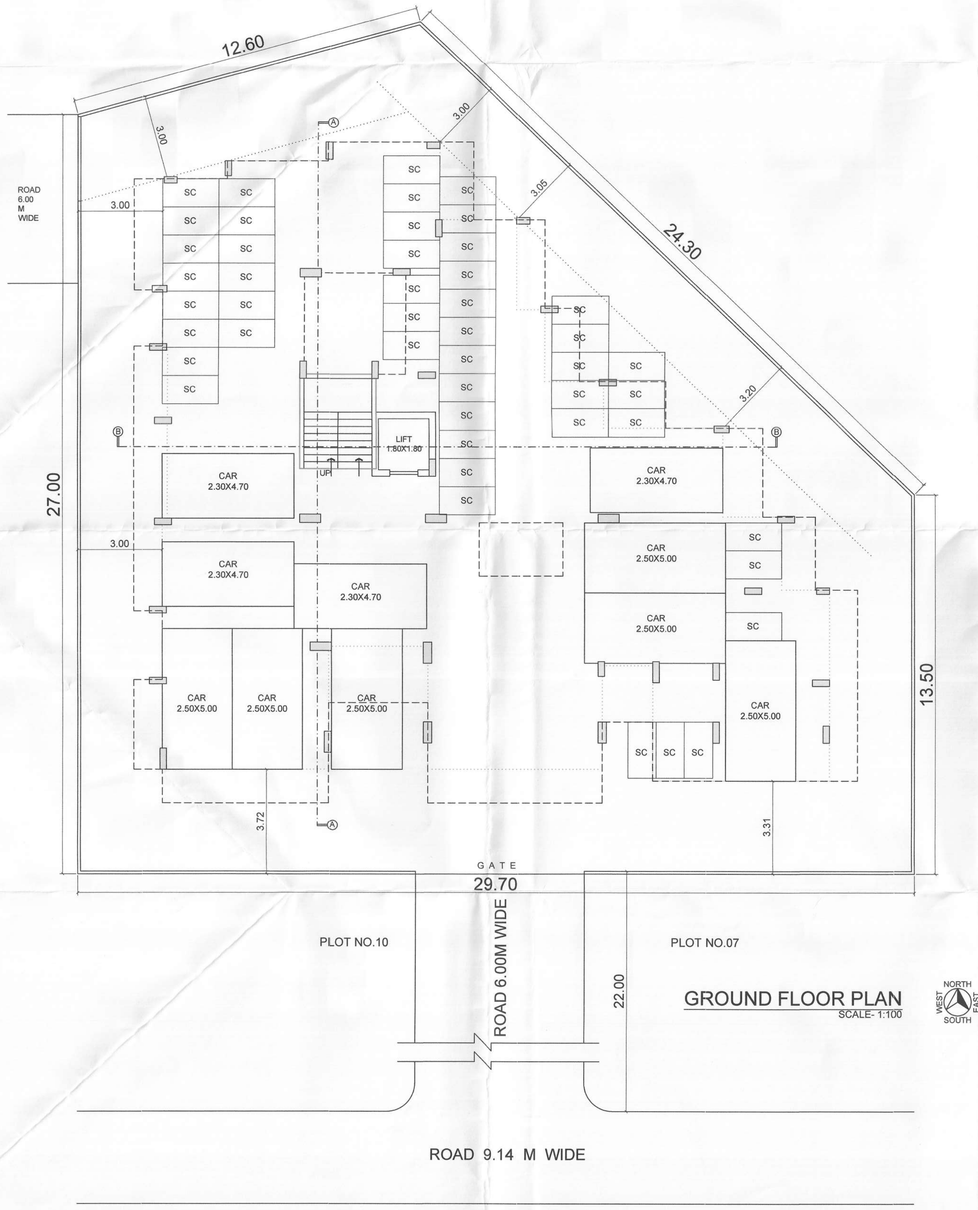
FLATS NOS	B/UP AREA (AS PER P.LINE)	CARPET AREA (AS PER RERA)
101,201,301,401,501	76.83	60.69
102,202,302,402,502	75.39	55.88
103,203,303,403,503	74.00	54.25
104,204,304,404,504	81.74	61.57
105,205,305,405,505	77.75	56.55

FRONT ELEVATION
SCALE- 1:100

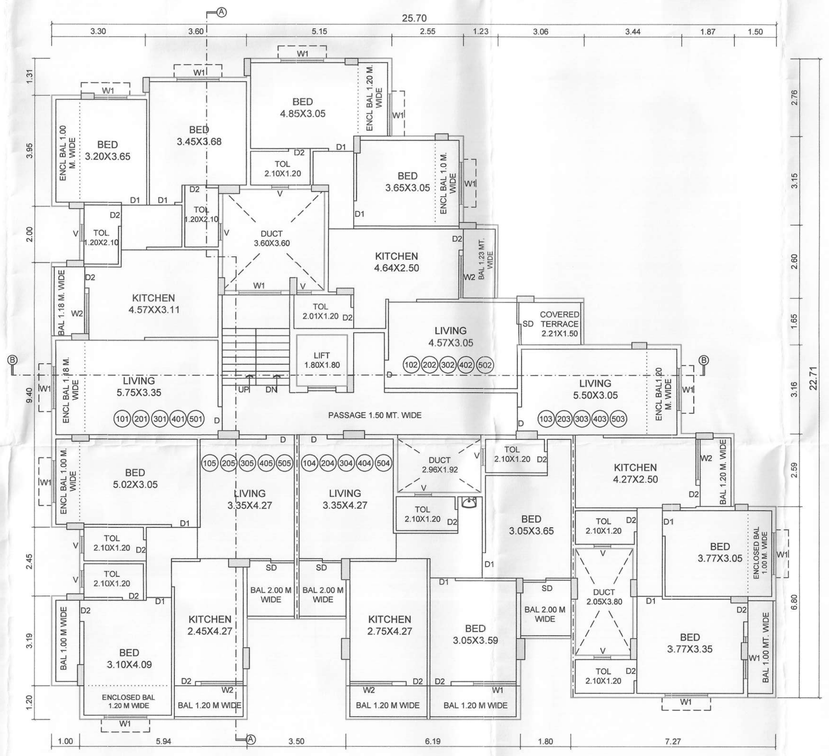
SECTION AT A-A
SCALE- 1:100



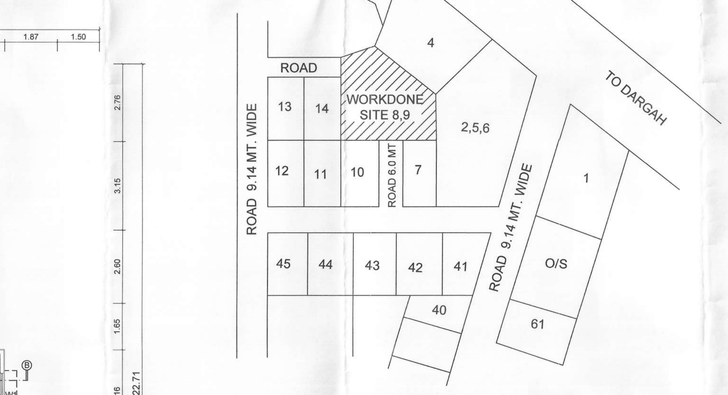
SECTION AT B-B
SCALE- 1:100



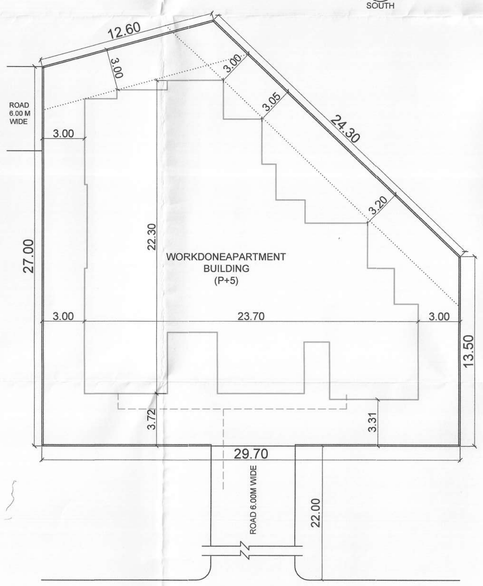
GROUND FLOOR PLAN
SCALE- 1:100



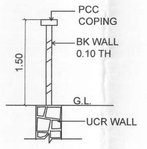
TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
SCALE- 1:100



SITE LOCATION PLAN
SCALE- NTS



BLOCK PLAN
SCALE- 1:200



C/WALL SECTION
SCALE : 1:50

AREA STATEMENT

		SQM
1.	AREA OF LAND (minimum area of a,b,c to be considered)	713.18 SQM
	(a) AS PER OWNERSHIP DOCUMENTS (7/12,CTS extract)	720.60 SQM
	(b) AS PER LAYOUT	713.18 SQM
	(c) AS PER SITE	720.60 SQM
2.	DEDUCTIONS FOR	
	(a) D.P/ D.P. ROAD WIDENING	0.00 SQM
	(b) ANY D.P. RESERVATION AREA	0.00 SQM
	(c) NATURAL WATER COURSE AREA	0.00 SQM
	TOTAL DEDUCTIONS (a+b+c)	0.00 SQM
3.	BALANCE AREA OF PLOT (1-2)	713.18 SQM
4.	AMENITY SPACE (IF APPLICABLE)	0.00 SQM
	(a) REQUIRED	0.00 SQM
	(b) ADJUSTMENT OF 2(b), IF ANY	0.00 SQM
	(c) BALANCE PROPOSED	0.00 SQM
5.	NET AREA OF PLOT [3 - 4(C)]	713.18 SQM
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	(a) REQUIRED	0.00 SQM
	(b) PROPOSED	0.00 SQM
7.	INTERNAL ROAD AREA	--
8.	PLOTABLE AREA(IF APPLICABLE)	--
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC FSI) 713.18 X 1.10	784.49 SQM
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. - BASED ON ROAD WIDTH/TOD ZONE.	
	(b) PREMIUM AREA	240.00
11.	IN-SITU F.S.I./TDR LOADING	
	(a) IN-SITU AREA AGAINST D.P. ROAD [2.00 X SR.NO.2 (a)] if any	
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.85 X sr.no.4(b) and / or (c)]	-
	(C) TDR AREA ALREADY LOADED AS PER i) FOLIO NO. 02/100 , CERTIFICATE NO. AMC/TP/DCR/B/165/2014 AREA = 217.20 SQM	
	ii) FOLIO NO. 02/08 , CERTIFICATE NO. AMC/TP/DCR/B/73/2012 AREA = 60.00 SQM	
	(d) TOTAL IN-SITU /TDR LOADING PROPOSED(11(a)+(b)+(c)) 217.20 + 60.00	277.20
12.	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO.7	-
13.	TOTAL ENTITLEMENT OF F.S.I. IN PROPOSAL	-
	(a). [9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE	1301.69 SQM
	(b). ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES	781.01 SQM
	(c). TOTAL ENTITLEMENT (a+b) 1301.69 + 781.01	2082.70 SQM
14.	MAXIMUM UTILIZATION LIMIT OF AREA F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDHTH(AS PER REGULATION NO.6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICATION) X 1.6 OR 1.8	713.18x2.00 = 1426.36 1426.36x1.60 = 2282.17 SQM
15.	TOTAL BUILT UP AREA IN PROPOSAL. (EXCLUDING AREA AT SR.NO.17b)	2081.34 SQM
	a. EXISTING BUIT UP AREA	
	b. WORKDONE B/UP AREA (AS PER 'P-LINE')	2081.34 SQM
	C. TOTAL (a+b+c+d)	2081.34 SQM
16.	F.S.I. CONSUMED (15/13) (SHOILD NOT MORE THAN SERIAL NO.14 ABOVE)	P LINE AREA / NET PLOT AREA 2081.34 / 713.18 = 2.918
17.	AREA FOR INCLUSIVE HOUSING ,IF ANY	N.A.
	a. REQUIRED (20 % OF SR.NO. 9)	N.A.
	b. PROPOSED	N.A.

AREA STATEMENT

WORKDONE B/UP AREA		
GROUND (PARKING) FLOOR	=	9.59 SQM
FIRST FLOOR	=	414.35 SQM
SECOND FLOOR	=	414.35 SQM
THIRD FLOOR	=	414.35 SQM
FOURTH FLOOR	=	414.35 SQM
FIFTH FLOOR	=	414.35 SQM
TOTAL B/UP AREA	=	2081.34 SQM

LEGEND

PLOT BOUNDRY SHOWN IN	
WORKDONE CONSTRUCTION SHOWN IN	
DRAIN LINE SHOWN IN	
WATER LINE SHOWN IN	

NOTES

1. ALL OUTER WALLS ARE 0.15 M TH.
2. ALL INTERNAL WALLS ARE 0.10 M TH.

PROJECT - **SUKRUT**

WORKDONE PLAN FOR RESIDENTIAL BUILDING ON PLOT NO.8 & 9, C.T.S.NO. 16325/20&26, SITUATED AT. SANJAY CO-OP-HOUSING SOCIETY,DARGAH ROAD, USMANPURA, TQ & DIST. CHH.SAMBHAJINAGAR

FOR,

MR. SHODHAN YASHWANT JOSHI.

OWNERS SIGN	ARCHITECT SIGN
	AR. SAURABH MIRKUTE Registered COA NO. CA/2017/86766 ARCHITECT
	AR. SAURABH MIRKUTE CA/2017/86766

ARCHITECTS:

CONSULTING ARCHITECT:

MIRKUTE
ARCHITECTS & INTERIOR DESIGNERS
SHOP NO. 3 & 4, PLOT NO. 265, DHANANJAY COMPLEX, ULKANAGARI GARKHEDA, AURANGABAD. 431005.
E-MAIL : savinaymirkute1@Gmail.com
MOBILE : 9422210270

NORTH / WEST / EAST / SOUTH	DATE	SCALE	DRN: BY	CHD: BY	PRINT
	03.04.2025	1:50 1:100 1:200	MR. JAGDISH	MR. S.MIRKUTE	03.04.2025 06.06.2025