

छत्रपती संभाजीनगर महानगरपालिका छत्रपती संभाजीनगर

“ भोगवटा प्रमाणपत्र ”

OCCUPANCY CERTIFICATE



जा.क्र./मनपा/नरवि/भो.प्र./ 281 /17/2025-26

कार्यालय महानगरपालिका, छत्रपती संभाजीनगर

दिनांक :- 17 / 10 / 2025

धारण करणा-याचे नाव :- श्री. रामेश्वर कन्हैयालाल भारुका व

श्री. कौशल सुभाष अजमेरा

गट क्र. :- 83/पैकी, मोहल्ला:- देवळाई,

छत्रपती संभाजीनगर.

प्रमाणित करण्यात येते की, गट क्र. :- 83/पैकी, मोहल्ला:- देवळाई, छत्रपती संभाजीनगर या मिळकतीवर भागशः/संपूर्ण/Stilt Parking Floor + 7 Floor Only & Stilt Parking + 2 Floor Only साठी बांधकाम परवानगी संचिका क्रमांक 463/17/2021-22 बांधकाम परवानगी क्रमांक 711/2021-22 दि. 20/01/2021 नुसार परवानाधारक वास्तुविशारद/इंजिनियर/ सुपरवायझर श्रीमती/श्री. प्रमोद विठोबा नारळे यांना परवाना क्र. CA/2011/53824 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 मिळकत धारक / 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 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 स्वरुपी देखभाल व दुरुस्तीची जबाबदारी अर्जदारावर राहिल.
- 7) अंतर्गत विकास कामे पूर्णकेल्या बाबत वास्तुविशारद व अर्जदार यांनी अनुक्रमे दि. 10/09/2025 रोजी दिलेले नोटीरीकृत शपथपत्र बंधनकारक राहिल. (नोटीरी श्री. अॅड. दिपक एस. कुलकर्णी)
- 8) सोबतच्या नकाशाप्रमाणे Stilt Parking Floor + 7 Floor Only & Stilt Parking + 2 Floor Only साठी एकुण बांधकाम क्षेत्र 8423.27 चौ.मी. करिता भोगवटा प्रमाणपत्र देण्यात आले असून चटई क्षेत्र निर्देशांक (F.S.I.) 2.24 वापरला आहे.
- 9) भोगवटा प्रमाणपत्रासाठी जादा बांधकाम दंड/शहर विकास निधी रक्कम 4,60,670/- चलन क्र. 4146 दिनांक 15/10/2025 रोजी जमा केले आहे.

मंजूरी दि. :- 14 / 10 / 2025

आयुक्त तथा प्रशासक

महानगरपालिका, छत्रपती संभाजीनगर

यांचे करिता

प्रत :- सहाय्यक आयुक्त VIII (TP- 1) महानगरपालिका, छत्रपती संभाजीनगर यांना पुढील कार्यवाहीसाठी

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

अर्जदार यांची प्रत

Work done Plan are
accepted for occupancy
certificate is issued vide
letter No. 17/2023-24
Date 17.10.2023DY. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
O.C./Signed by D.D.T.P.

AREA STATEMENT

SR.NO.	DETAILS	AREA IN M ²
1	AREA OF PLOT	
	a) as per 1/2	3754.00
	b) as per site and mojni sheet	3909.70
2	DEDUCTION FOR	
	a) d.p. road	0.00
3	BALANCE AREA OF PLOT (1-2)	3754.00
4	AMINITY SPACE	
	a) required	0.0
	c) proposed	0.0
5	NET AREA OF PLOT = 3 - (4C)	0
6	RECREATIONAL OPEN SPACE	
	a) required	376.00
	b) proposed	381.93
7	INTERNAL ROAD AREA	
8	PLOTABLE AREA	
9	built up area with ref. to basic f.s.i. (3754 x 1.1)	4129.40
10	additional of fsi on payment of premium (3754 x 0.303)	1137
11	IN SITU F.S.I. / TDR	
	a) against d.p. road	
	b) against amenity	
	c) t.d.r. area	
12	additional fsi area under chapter no-7	
13	total entitlement of fsi in the proposal	
	a) (9 + 10b + 11d)	5266.40
	b) ancillary fsi = 5293.14 x 0.60 =	3159.84
	c) total a + b	8426.24
14	maximum utilised limit	
15	total b.u. area	
	work done b.u.p. area	8423.27
16	f.s.i. consumed 15/5	2.24

REFERENCE

PLOT BOUNDARY ———

PROP. WORK ———

TITLE...

WORKDONE COMPLETION DRAWING OF GROUP HOUSING
SCHEME ON GUT NO-83(P), SITUATED AT, village - Deolai
Aurangabad

FOR :-

1. RAMESHWAR BHARUKA &
2. KAUSHAL AJMERA

ARCHITECT'S SIGN

OWNER'S SIGN

1.

2.

ARCHITECT

MANGGAL DESIGN

AR. Pramod Vithoba Narale.

FIRST FLOOR, OFFICE NO - 16, SPACE OLYMPIA

NEAR SUTGIRNI CHOWK, AURANGABAD

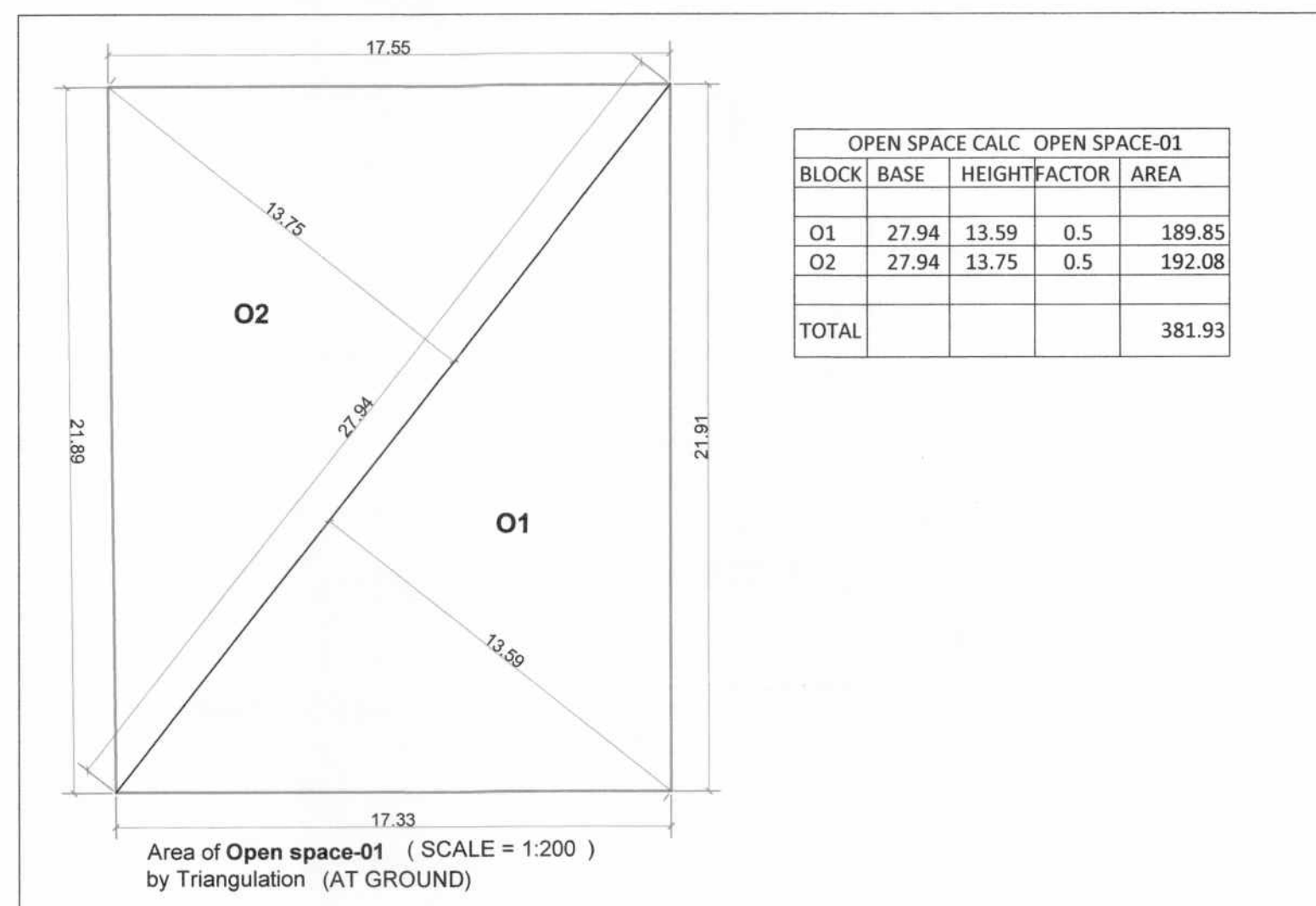
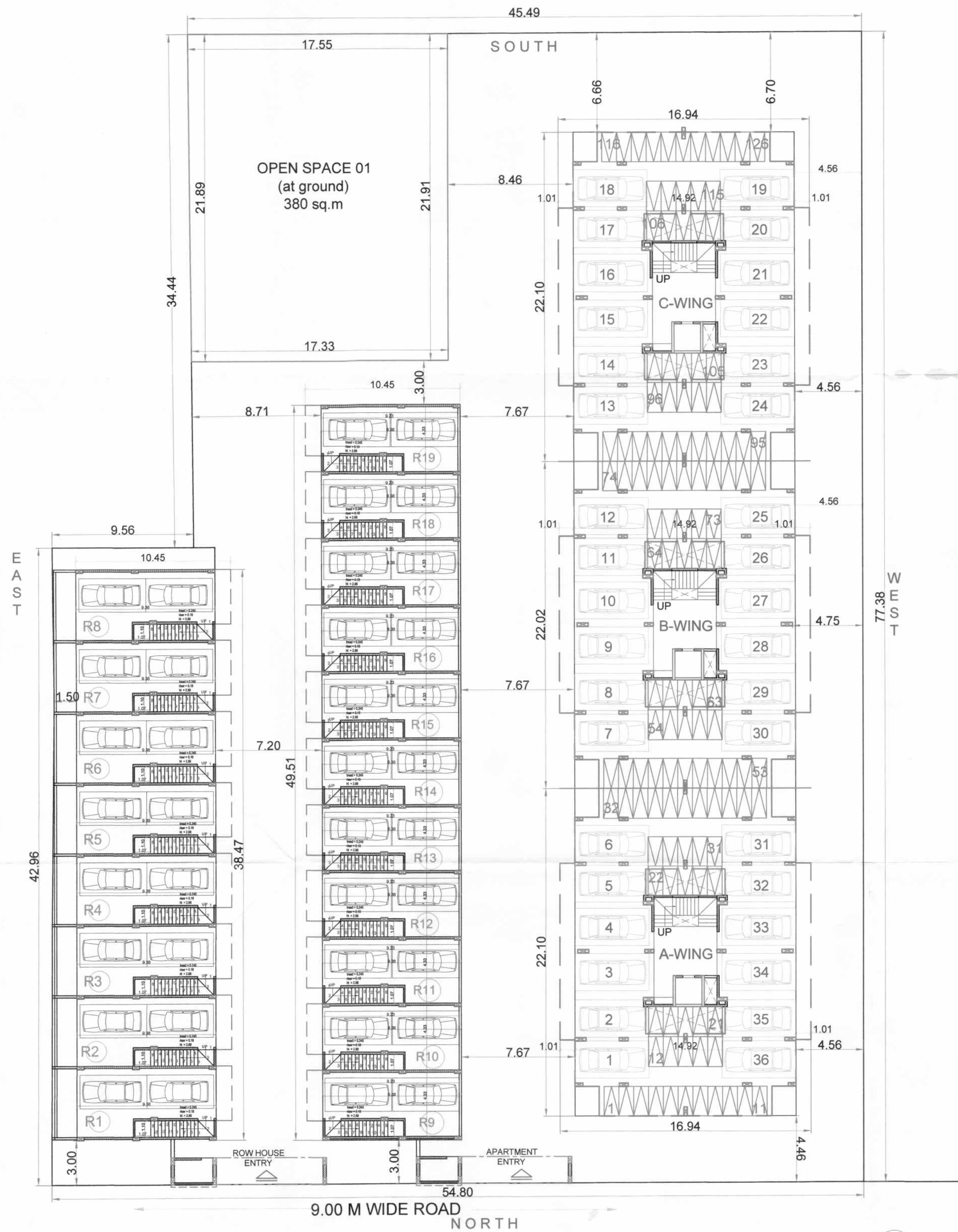
MO.NO. - 9604360009, MAIL = narale.pramod28@gmail.com

SCALE

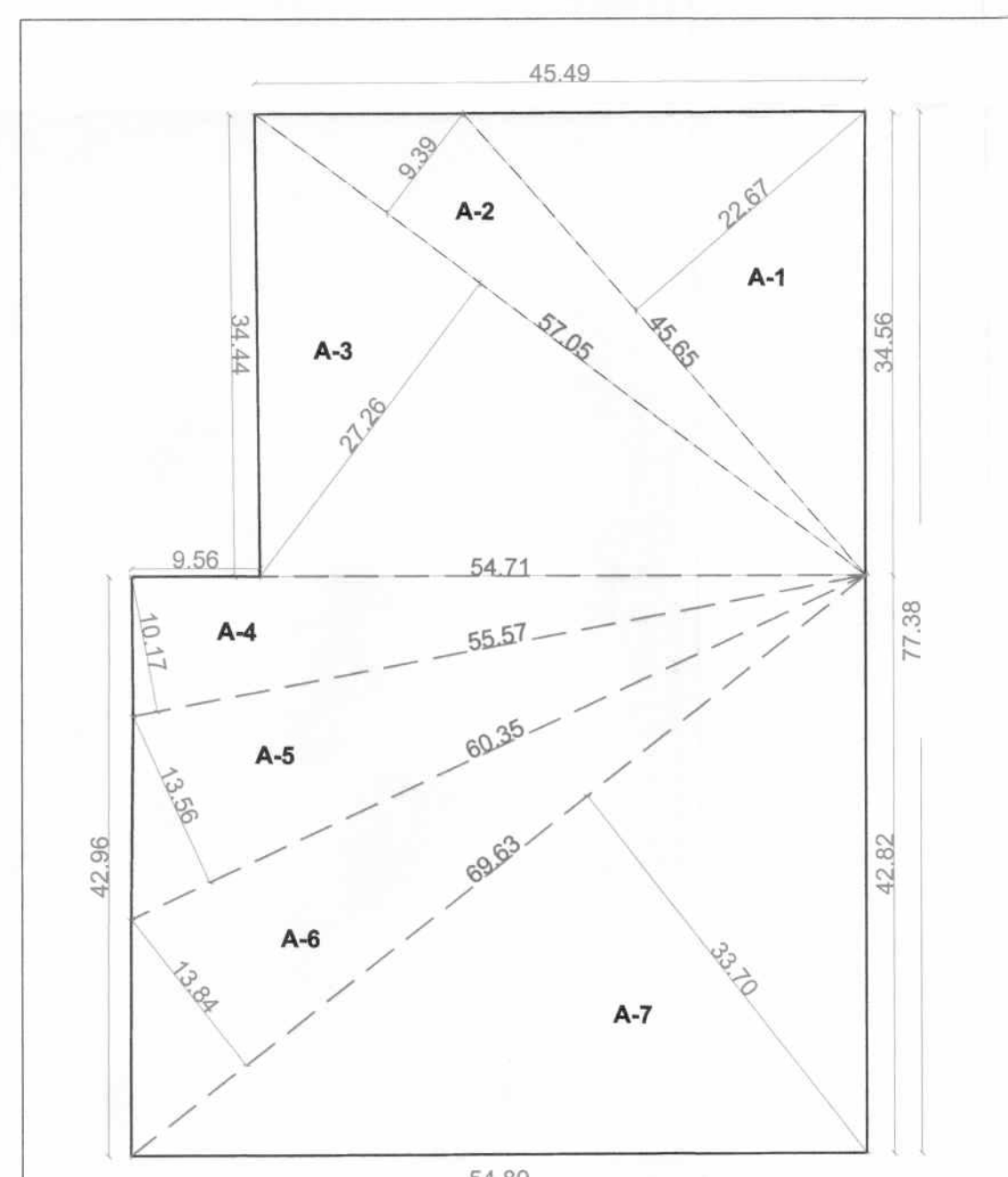
DATE

1:100, 1:200, 1:500

SUBMISSION PLAN

Area of Open Space-01 (at ground)
by Triangulation (AT GROUND)PARKING LAYOUT AND SITE PLAN
(SCALE = 1:200)

LOCATION PLAN - N.T.S.

Area of Plot by Triangulation
(SCALE = 1:500)

BLOCK	BASE (M)	HEIGHT (M)	FACTOR	AREA (SQ.M.)
A1	45.65	22.67	0.5	517.44
A2	57.05	9.39	0.5	267.84
A3	57.05	27.26	0.5	777.59
A4	55.57	10.17	0.5	282.57
A5	60.35	13.56	0.5	409.17
A6	69.63	13.84	0.5	481.83
A7	69.63	33.7	0.5	1173.26
TOTAL				3909.70

WORKDONE B.U.P AREA CALCULATION
ROW HOUSE

BUILDING	TYPE	TOTAL NUMBER OF R.H.	TOTAL B.U.A. AREA (sq.m.)
R.H. 01 - 08		8	784.72
R.H. 09 - 19		11	1009.06
TOTAL PROPOSED		19	1793.78

WORKDONE B.U.P AREA

BUILDING NAME	TOTAL B.U.P AREA	TENAMENT
ROW HOUSE(1-19)	1793.78	19
APARTMENT A - WING	2212.14	28
APARTMENT B - WING	2205.21	28
APARTMENT C - WING	2212.14	28
TOTAL	8423.27	103

PARKING REQUIREMENT CALCULATION

TYPE	CARPET(SQ.M)	TENAMENT NOS	5 % Visitors		Factor 0.70	No Factor
			CAR	SC	CAR	SC
RESIDENTIAL	Below 80 Sq.m. (1 car and 2 scooter required in every two tenamaent)					
		84 / 2 = 42	45	89	32	89
TOTAL PARKING REQUIRED					32	89
TOTAL PARKING PROPOSED					36	126

अर्जदार यांची प्रत

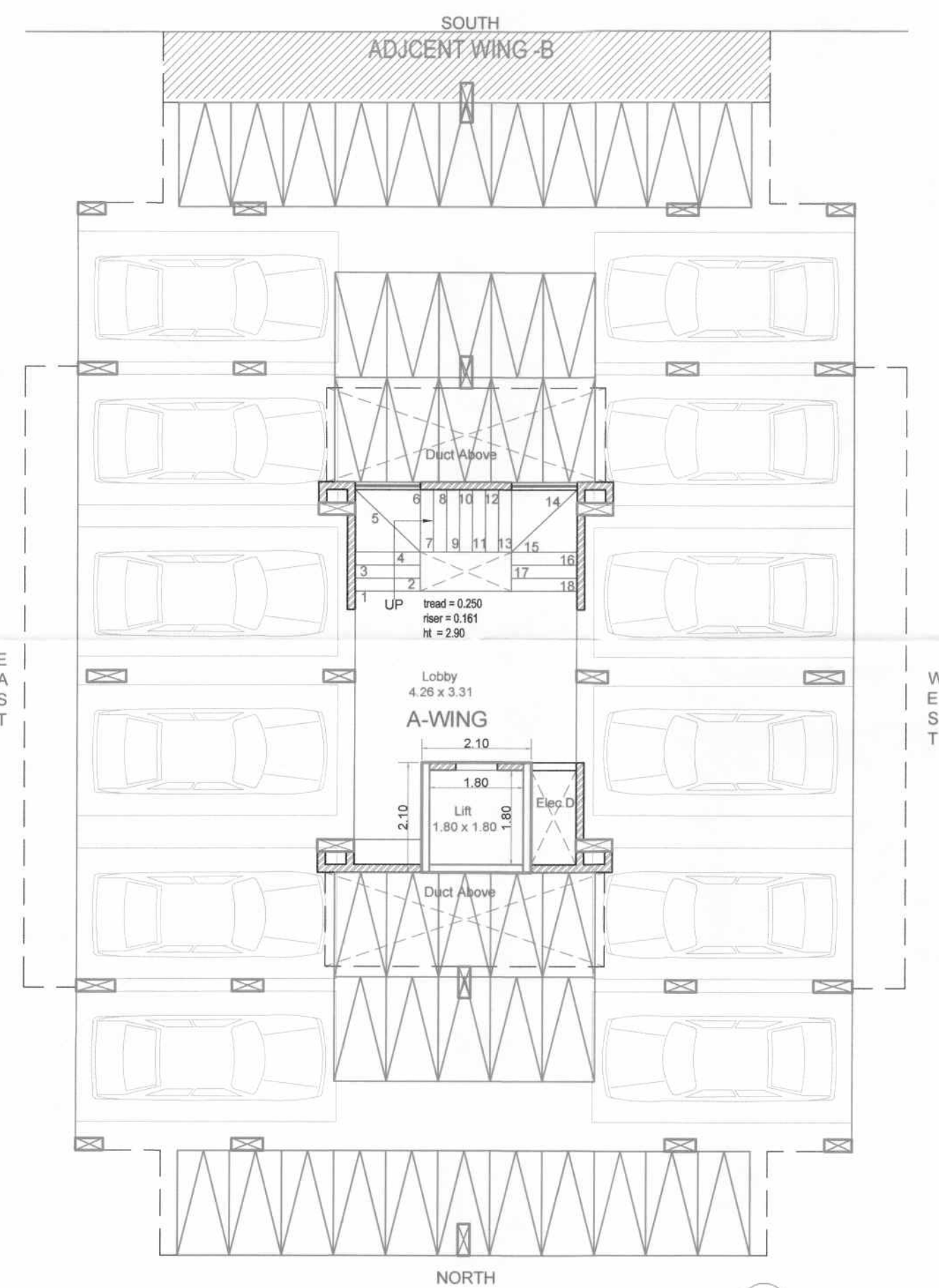
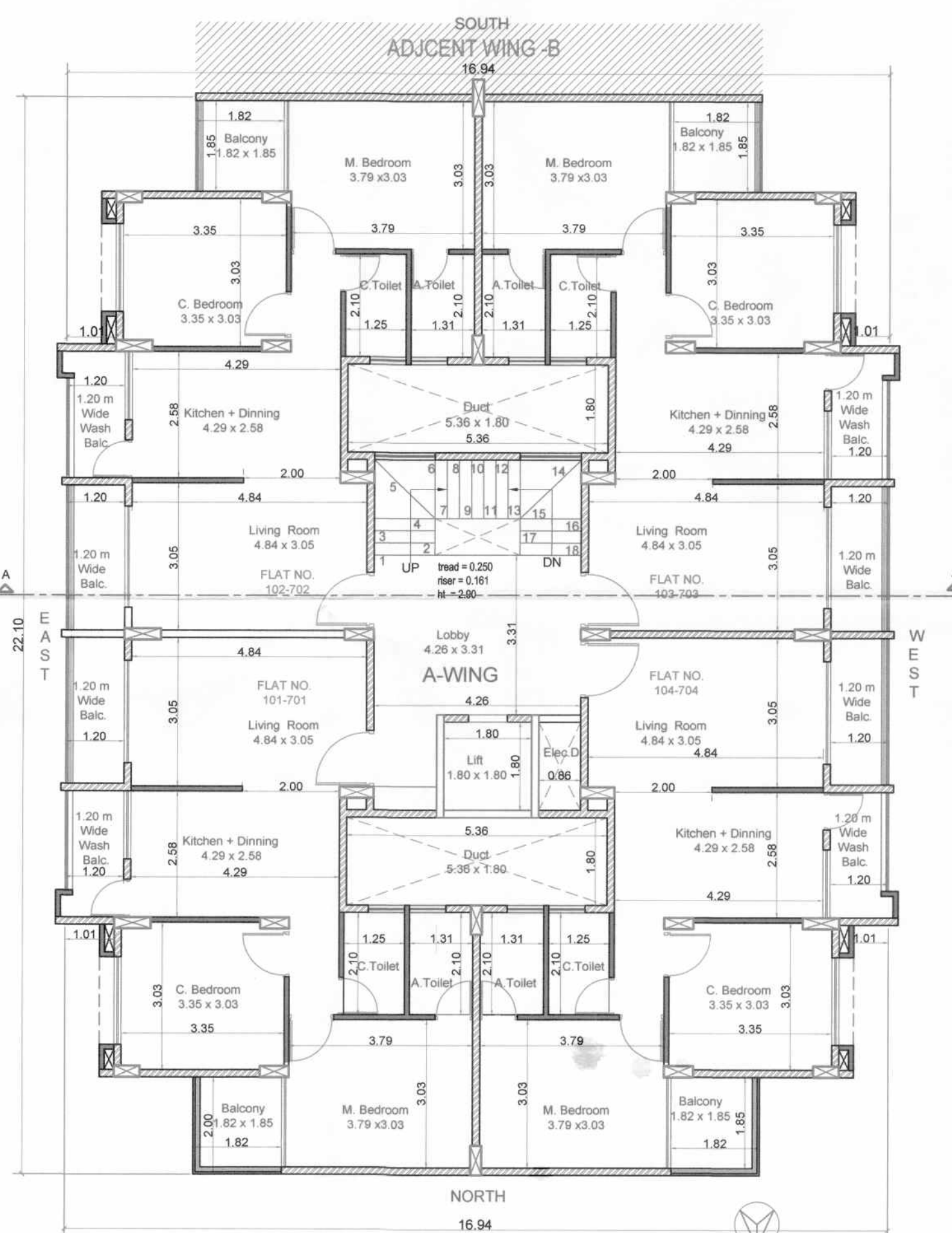
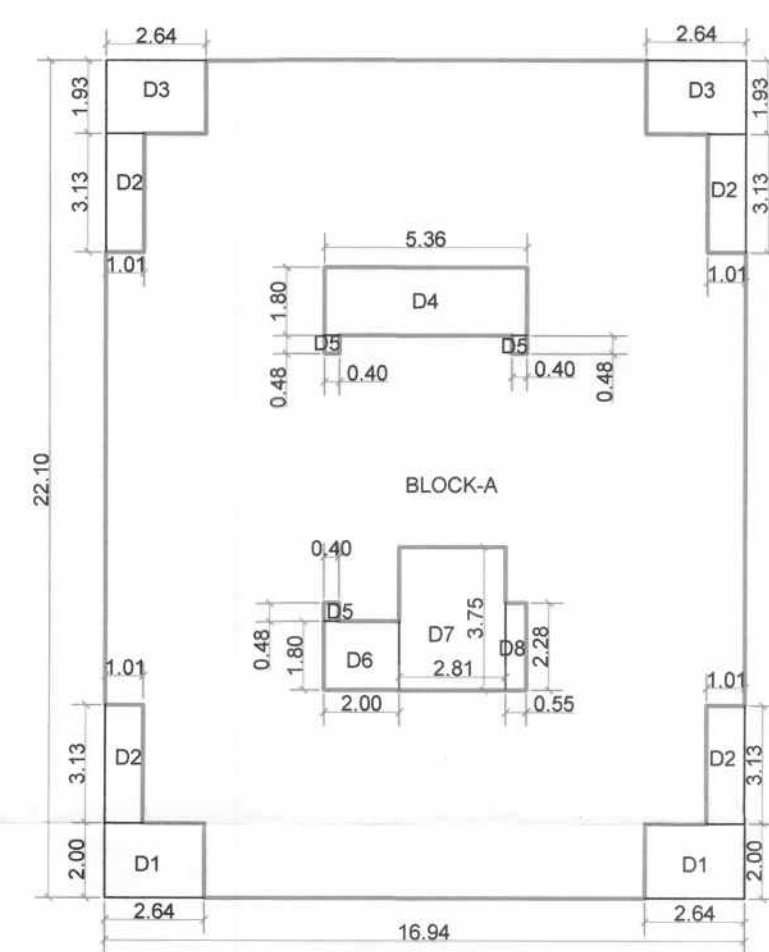
Work done Plan are
accepted for occupancy
certificate is issued videLetter No. 1177205-2025
Date 17.11.2025DY. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar

O.C. Signed by D.D.T.P.



SECTION AA'

WEST SIDE ELEVATION

PARKING FLOOR PLAN
SCALE 1:100TYPICAL FIRST TO SEVENTH FLOOR PLAN
SCALE 1:100TYPICAL FIRST TO SEVENTH FLOOR
BLOCK PLAN
SCALE - 1:200

BUILT UP AREA STATEMENT A - WING	
FLOOR	B.U.A. (SQ.M)
GROUND	4.41
FIRST	315.39
SECOND	315.39
THIRD	315.39
FOURTH	315.39
FIFTH	315.39
SIXTH	315.39
SEVENTH	315.39
TOTAL	2212.14

BUILT UP AREA STATEMENT OF FIRST TO SEVENTH FLOOR CALCULATION NO DEDUCT AREA			
BLOCK A	16.94 x 22.10		374.37
D1	2.64 x 2.00	2	10.56
D2	1.01 x 3.13	4	12.54
D3	2.64 x 1.93	2	10.19
D4	5.36 x 1.80	1	9.64
D5	0.4 x 0.48	3	0.57
D6	2.00 x 1.80	1	3.60
D7	2.81 x 3.75	1	10.63
D8	0.55 x 2.28	1	1.25
TOTAL BUILT-UP			
AREA	58.98		315.39

CARPET AREA STATEMENT			WING A
FLOOR	FLAT NO	CARPET AREA INCLUDING ENCLOSED BALCONY (SQ.M)	
FIRST TO SEVENTH	101,201,301,401 501, 601, 701	58.06	
	102,202,302,402 502, 602, 702	58.06	
	103,203,303,403 503, 603, 703	58.06	
	104,204,304,404 504, 604, 704	58.06	

REFERENCE NORTH

PLOT BOUNDARY

PROP. WORK

TITLE...

WORKDONE COMPLETION DRAWING OF GROUP HOUSING
SCHEME ON GUT NO-83(P), SITUATED AT, village - Deolai
Aurangabad

FOR :-

- RAMESHWAR BHARUKA &
- KAUSHAL AJMERA

ARCHITECT'S SIGN

OWNER'S SIGN

ARCHITECT

MANGAL DESIGN

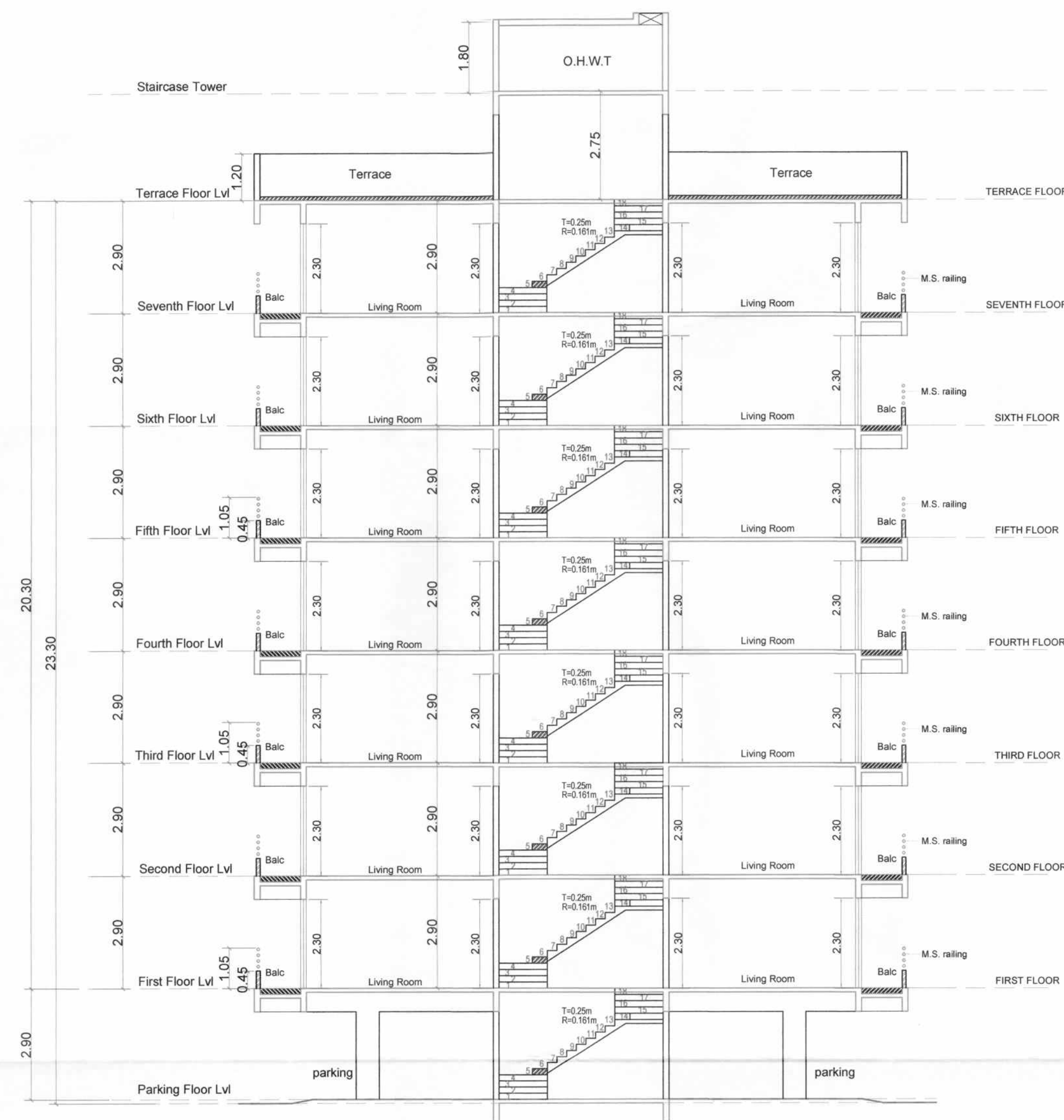
AR. Pramod Vithoba Narale.

FIRST FLOOR, OFFICE NO - 16, SPACE OLYMPIA
NEAR SUTGIRNI CHOWK, AURANGABAD
MO.NO. - 9604360009, MAIL = narale.pramod28@gmail.com

SCALE DATE DRG. NO. JOB NO. DRAWN BY...

SUBMISSION PLAN

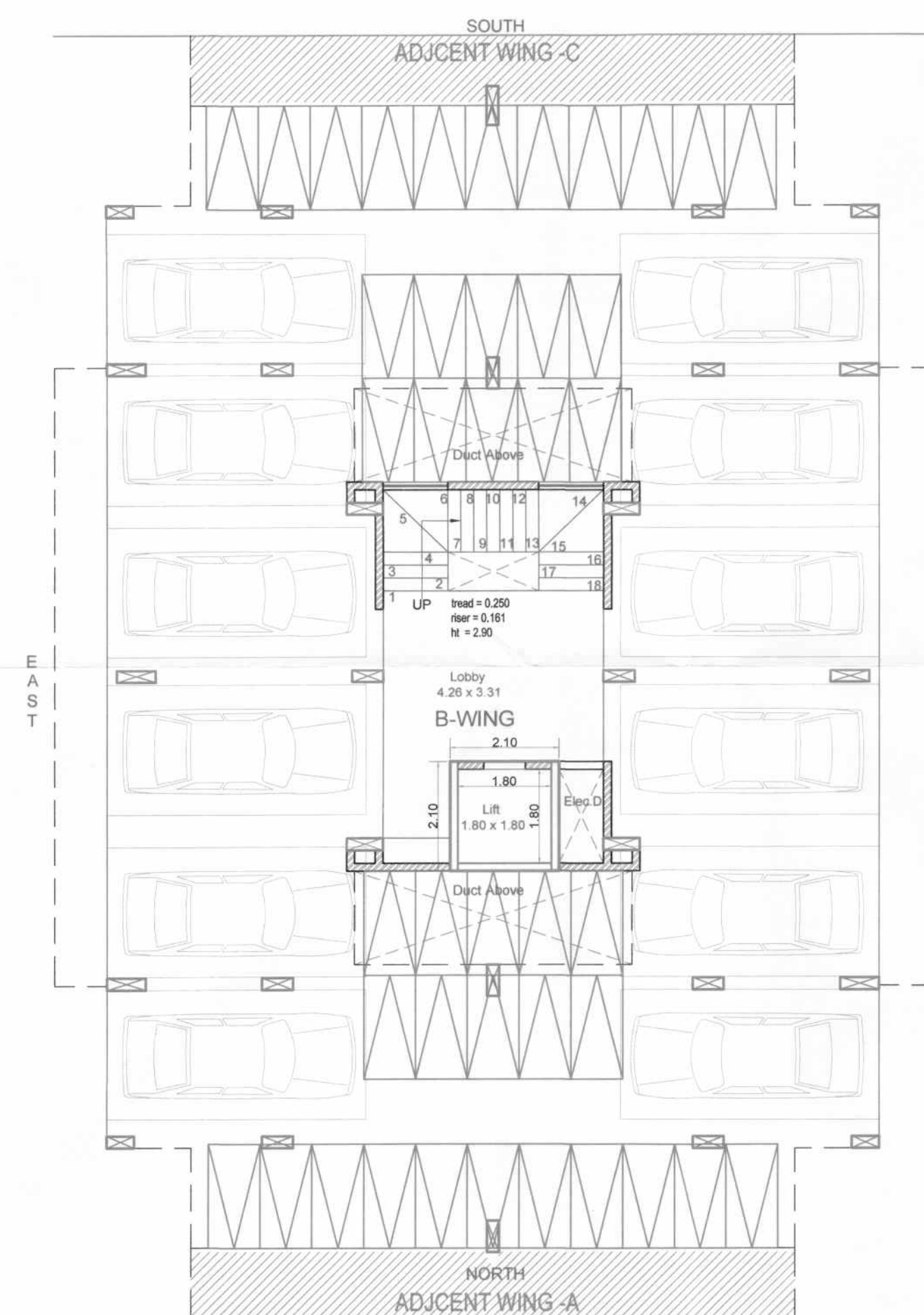
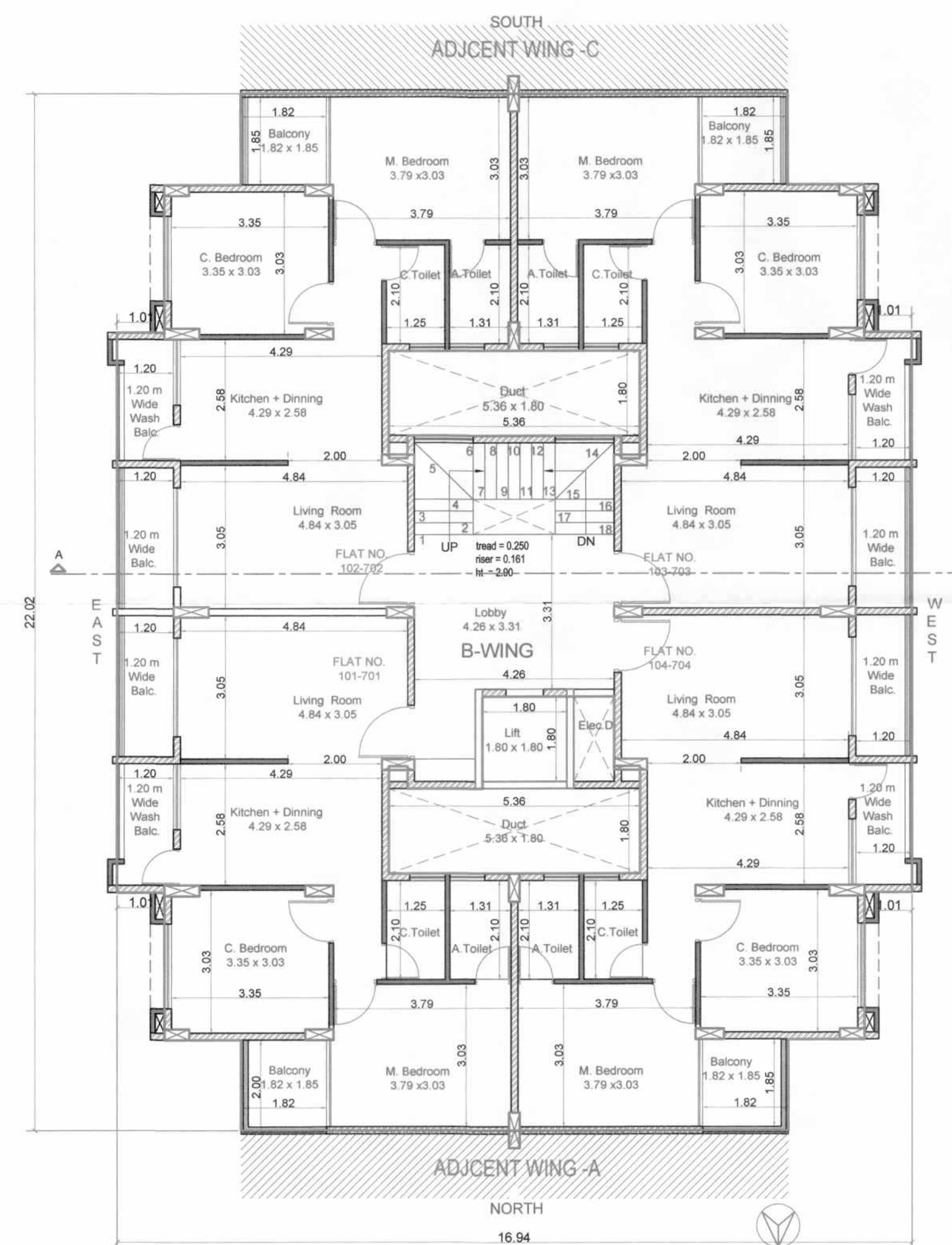
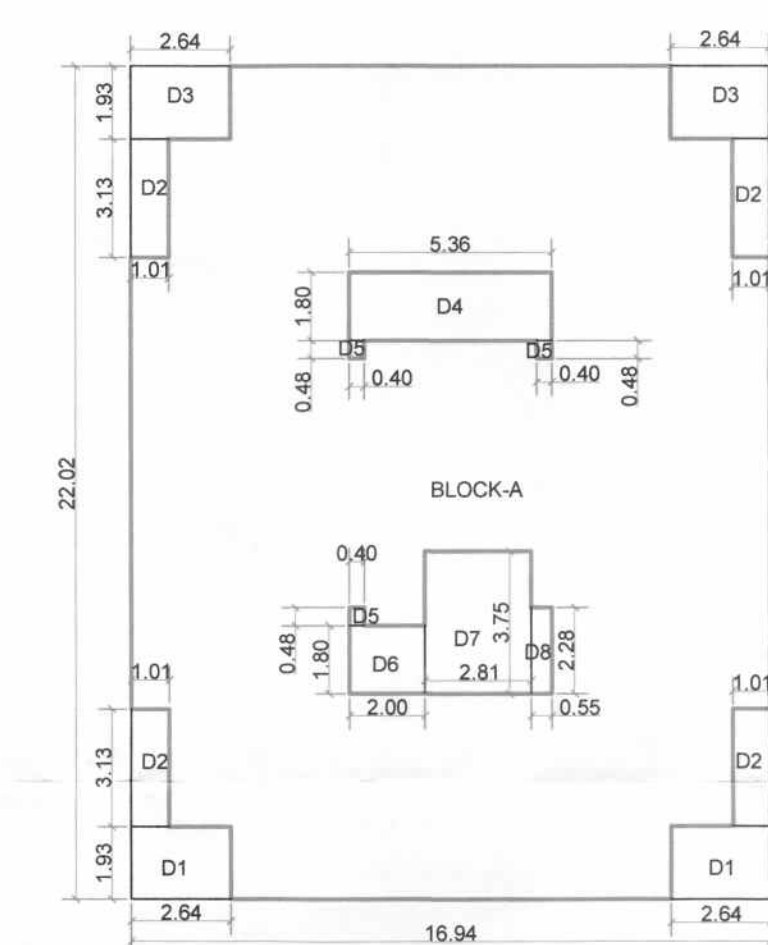
अर्जदार यांची प्रत
Work done Plan are
accepted for occupancy
certificate is issued with
Date 11.11.2025
D.Y. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhajinagar
O.C. Signed by D.D.T.P.



SECTION AA'



WEST SIDE ELEVATION

PARKING FLOOR PLAN
SCALE 1:100TYPICAL FIRST TO SEVENTH FLOOR PLAN
SCALE 1:100TYPICAL FIRST TO SEVENTH FLOOR
BLOCK PLAN
SCALE - 1:200

BUILT UP AREA STATEMENT B - WING	
FLOOR	B.U.A. (SQ.M)
GROUND	4.41
FIRST	314.40
SECOND	314.40
THIRD	314.40
FOURTH	314.40
FIFTH	314.40
SIXTH	314.40
SEVENTH	314.40
TOTAL	2205.21

CARPET AREA STATEMENT WING B		
FLOOR	FLAT NO	CARPET AREA INCLUDING ENCLOSED BALCONY (SQ.M)
FIRST TO SEVENTH	101,201,301,401 501,601,701	58.06
	102,202,302,402 502,602,702	58.06
	103,203,303,403 503,603,703	58.06
	104,204,304,404 504,604,704	58.06

BUILT UP AREA STATEMENT OF FIRST TO SEVENTH FLOOR CALCULATION NO DEDUCT AREA			
BLOCK A	16.94 x 22.02		373.01
D1	2.64 x 1.93	2	10.19
D2	1.01 x 3.13	4	12.64
D3	2.64 x 1.93	2	10.19
D4	5.36 x 1.80	1	9.64
D5	0.4 x 0.48	3	0.57
D6	2.00 x 1.80	1	3.60
D7	2.81 x 3.75	1	10.53
D8	0.55 x 2.28	1	1.25
TOTAL BUILT-UP AREA		58.61	314.40

WING - B

REFERENCE NORTH

PLOT BOUNDARY ———
PROP. WORK ———

TITLE...

WORKDONE COMPLETION DRAWING OF GROUP HOUSING
SCHEME ON GUT NO-83(P), SITUATED AT, village - Deolai
Aurangabad

FOR :-

1. RAMESHWAR BHARUKA &
2. KAUSHAL AJMERA

ARCHITECT'S SIGN

OWNER'S SIGN

Ar. Pramod Vithoba Narale
AR. Pramod Vithoba Narale
MANGGAL DESIGN
ARCHITECTS & ENGINEERS
PLOT NO. 10, VILLAGE - DEOLAI, AURANGABAD

Kaushal Ajmera
1.
2.

ARCHITECT

MANGGAL DESIGN

AR. Pramod Vithoba Narale.

FIRST FLOOR, OFFICE NO - 16, SPACE OLYMPIA

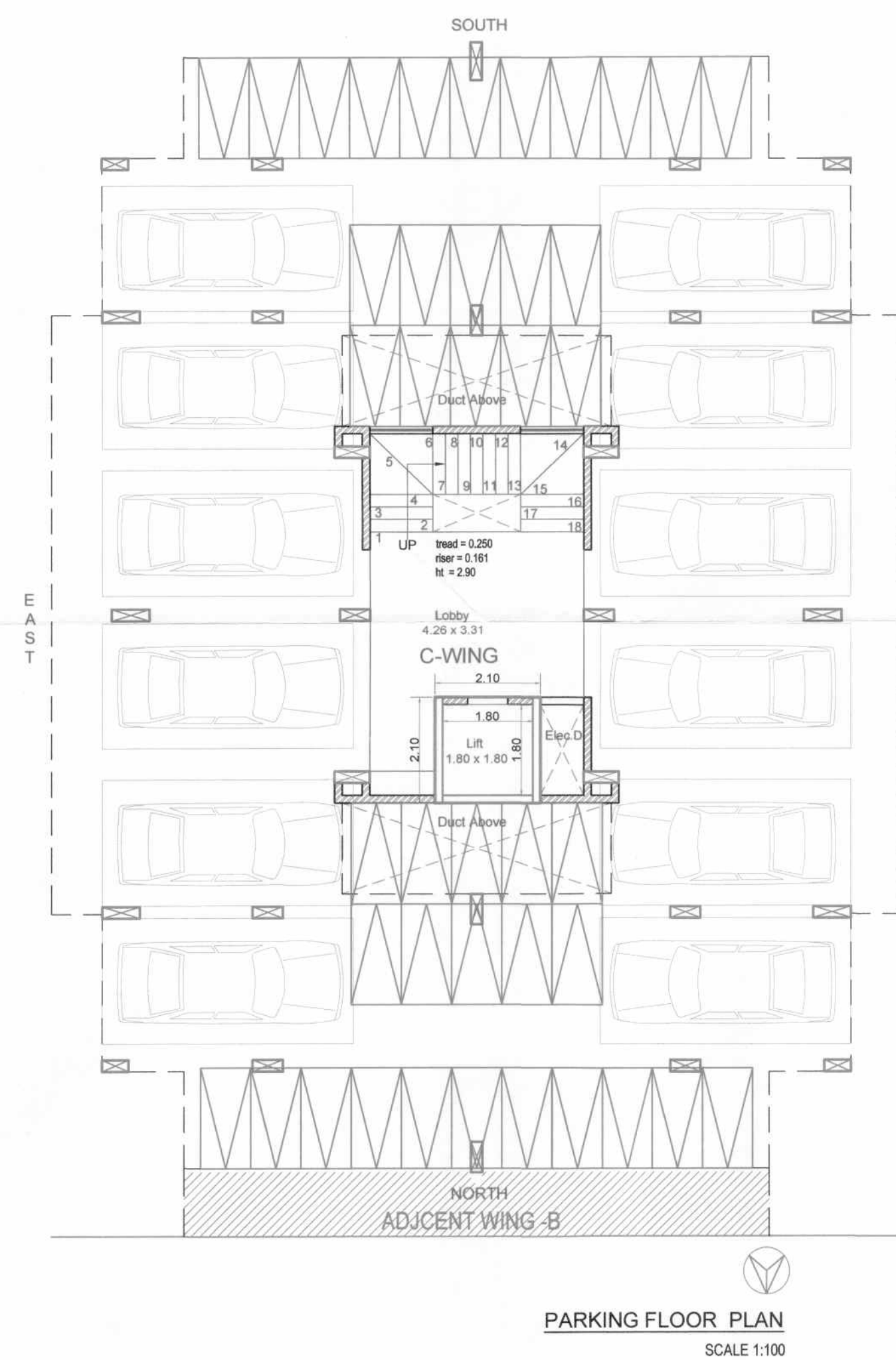
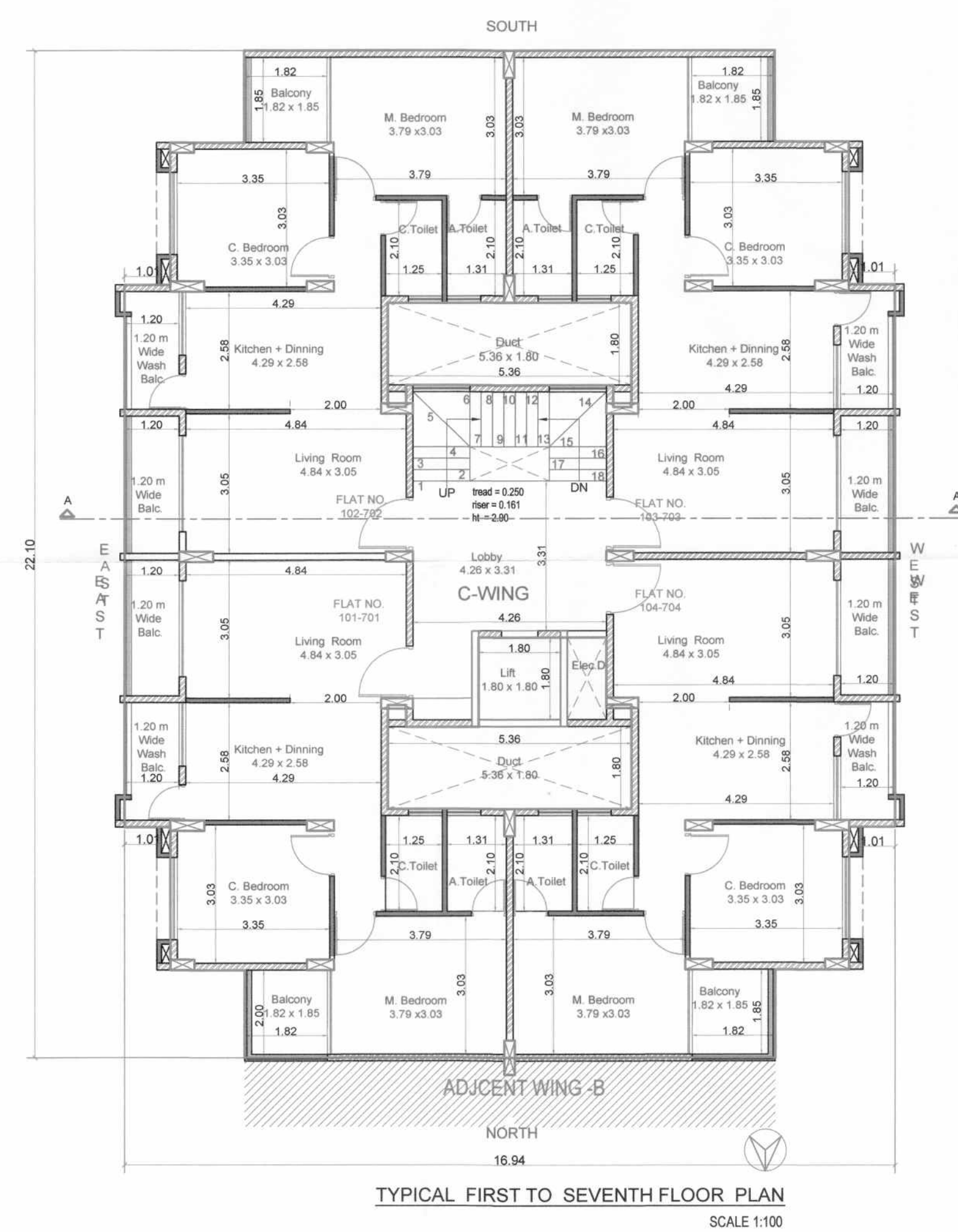
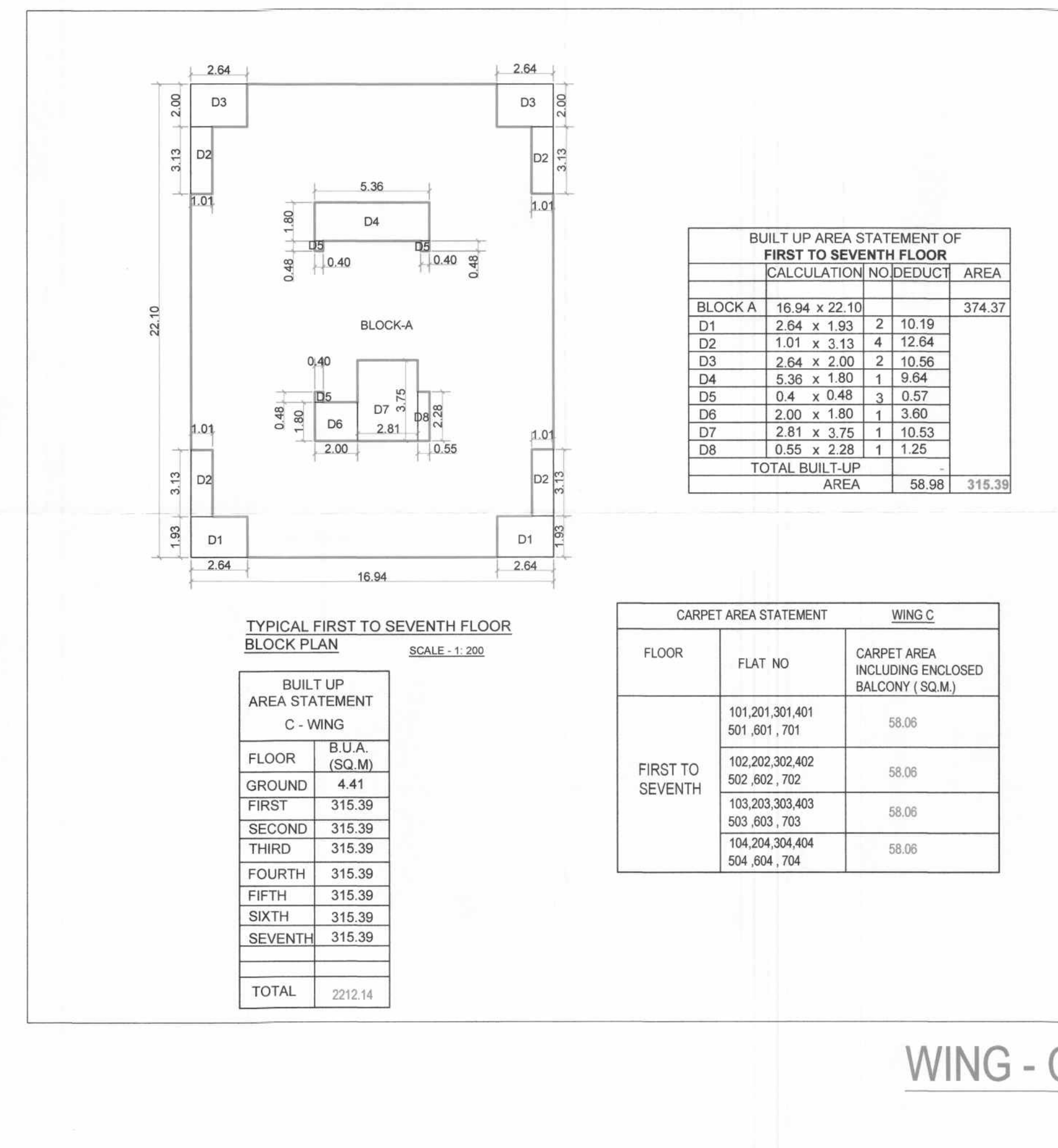
NEAR SUTGIRNI CHOWK, AURANGABAD

MO.NO - 9604360009, MAIL = narale.pramod28@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY...
1:100, 1:200, 1:500				

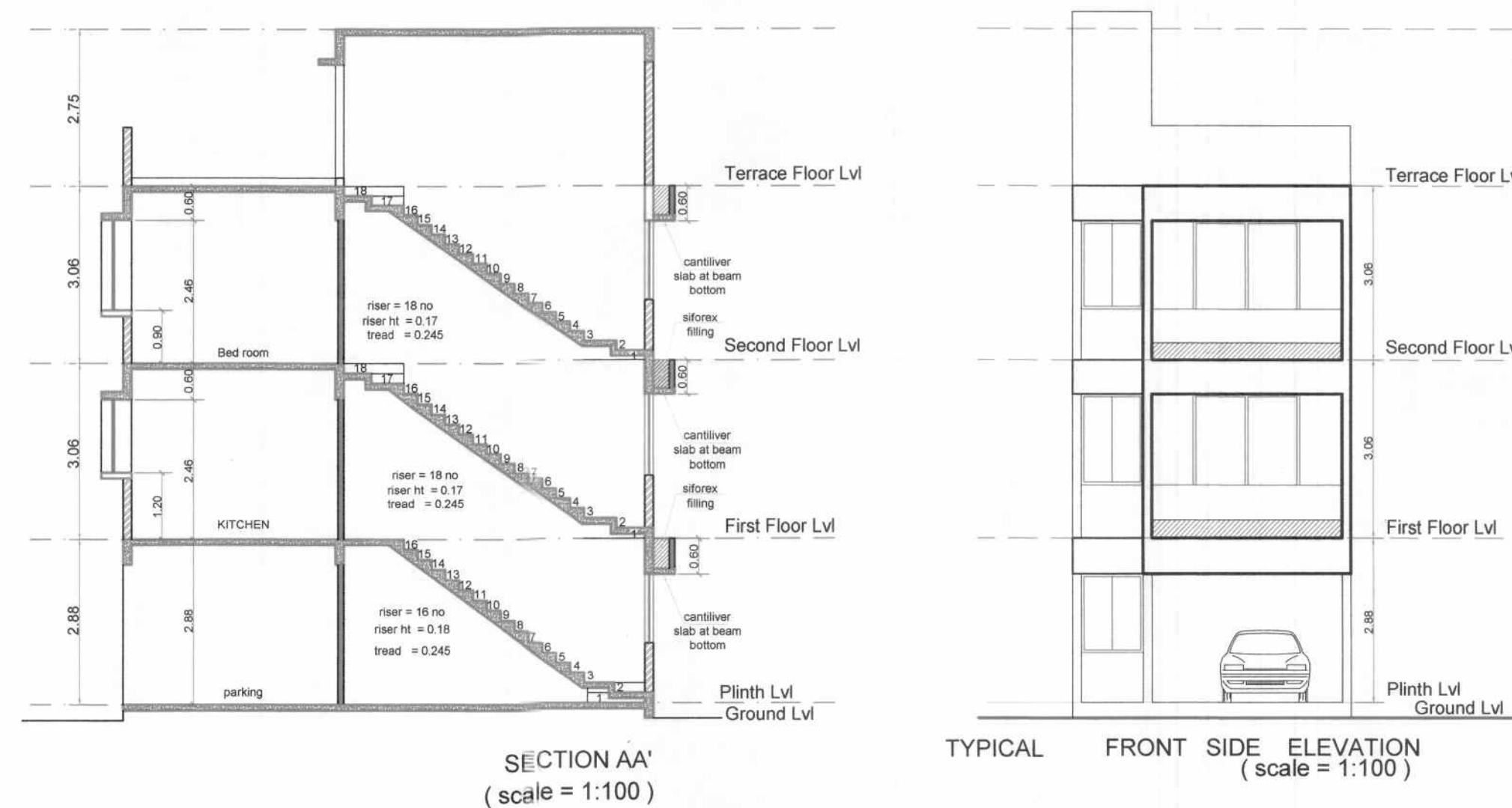
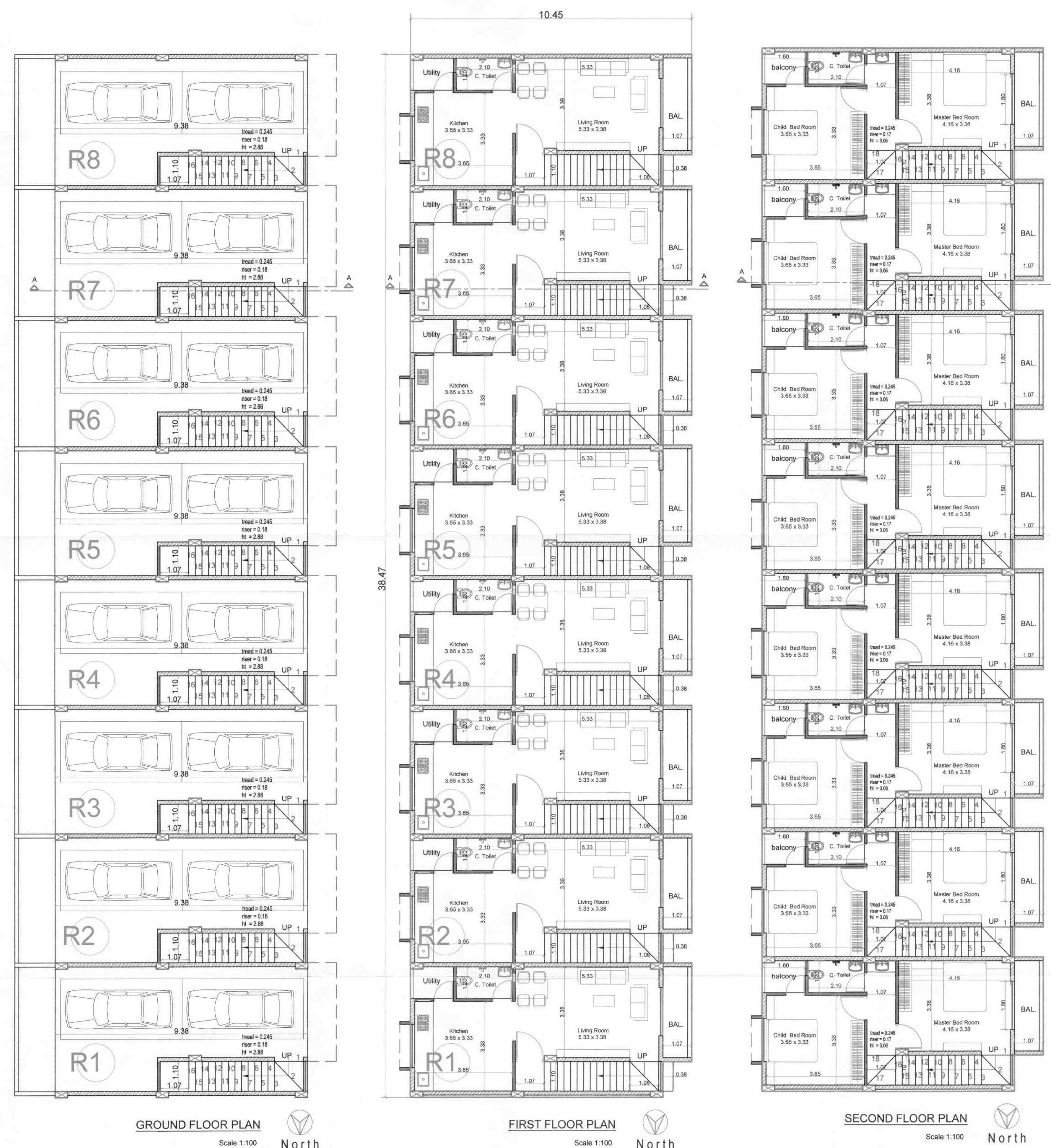
SUBMISSION PLAN

अर्जदार यांची प्रत
Work done Plan are
accepted for occupancy
certificate is Issued vide
Letter No. 281/17/2024-25
Date 17.11.2024
BY ENGINEER
Town Planning
Municipal Corporation
Sambhajinagar
O.C. Signed by D.D.T.P.



REFERENCE	NORTH
PLOT BOUNDARY	—
PROP. WORK	—
TITLE...	
WORKDONE COMPLETION: DRAWING OF GROUP HOUSING SCHEME ON GUT NO-83(P), SITUATED AT, village - Deolai Aurangabad	
FOR :-	
1. RAMESHWAR BHARUKA &	
2. KAUSHAL AJMERA	
ARCHITECT'S SIGN	OWNER'S SIGN
ARCHITECT	
MANGGAL DESIGN	
AR. Pramod Vithoba Narale.	
FIRST FLOOR, OFFICE NO - 16, SPACE OLYMPIA NEAR SUTGIRNI CHOWK, AURANGABAD	
MO.NO. - 9604360009, MAIL = narale.pramod28@gmail.com	
SCALE	DATE
1:100, 1:200, 1:500	
DRG. NO.	JOB NO.
	DRAWN BY..
SUBMISSION PLAN	

अर्जदार यांची प्रत
Work done Plan are
accepted for occupancy
Certificate is Issued with
Letter No. 28/11/2022 Date 11/11/2022
DY. ENGINEER
Town Planning
Municipal Corporation
Chhatrapati Sambhaji Nagar
O.C. Signed by D.D.T.P.

BLOCK AREA CALCULATION
FIRST FLOOR (scale - 1:200)

BUILT-UP AREA STATEMENT OF FIRST FLOOR				
BLOCK A	CALCULATIONS	NO.	DEDUCT	SQ.M.
D1	10.45 x 38.47	7	8.23	402.01
D2	1.07 x 1.33	1	1.42	
TOTAL BUILT-UP AREA		-	-9.65	392.36

BLOCK AREA CALCULATION
SECOND FLOOR (scale - 1:200)

BUILT-UP AREA STATEMENT OF SECOND FLOOR				
BLOCK A	CALCULATIONS	NO.	DEDUCT	SQ.M.
D1	10.45 x 38.47	7	8.23	402.01
D2	1.07 x 1.33	1	1.42	
TOTAL BUILT-UP AREA		-	-9.65	392.36

BUILT-UP AREA STATEMENT RH 1 to 8	
FLOOR	B.U.A.
GROUND	0
FIRST	392.36
SECOND	392.36
TOTAL PROPOSED	784.72

CARPET AREA STATEMENT including enclosed balcony RH-01 to 08 (single unit)	
FLOOR	carpet
GROUND	0
FIRST	40.08
SECOND	40.08
TOTAL	80.16

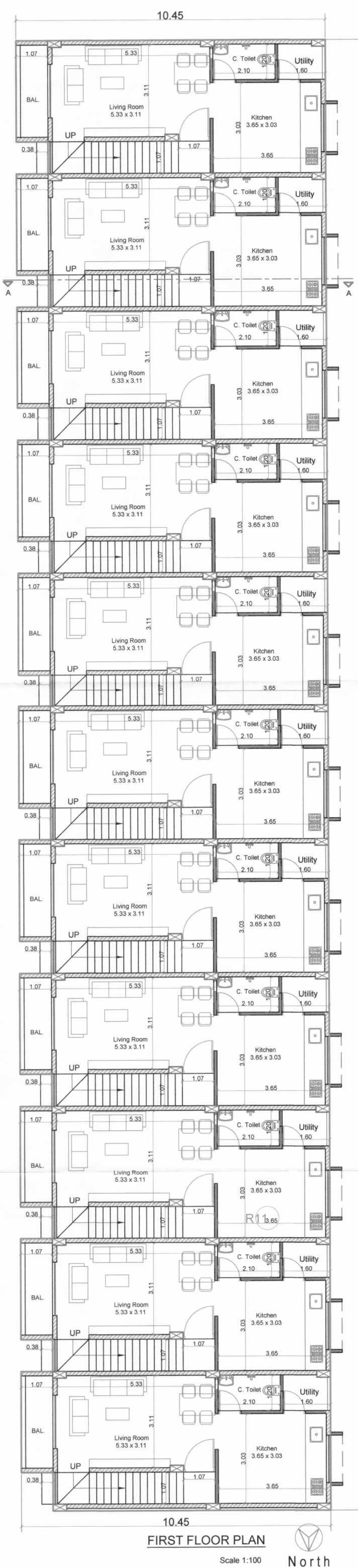
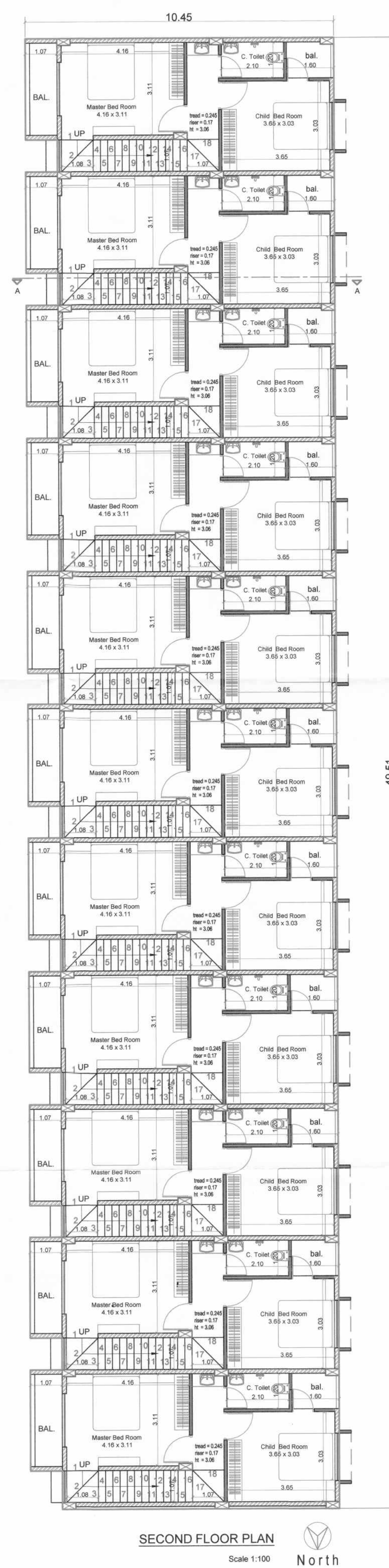
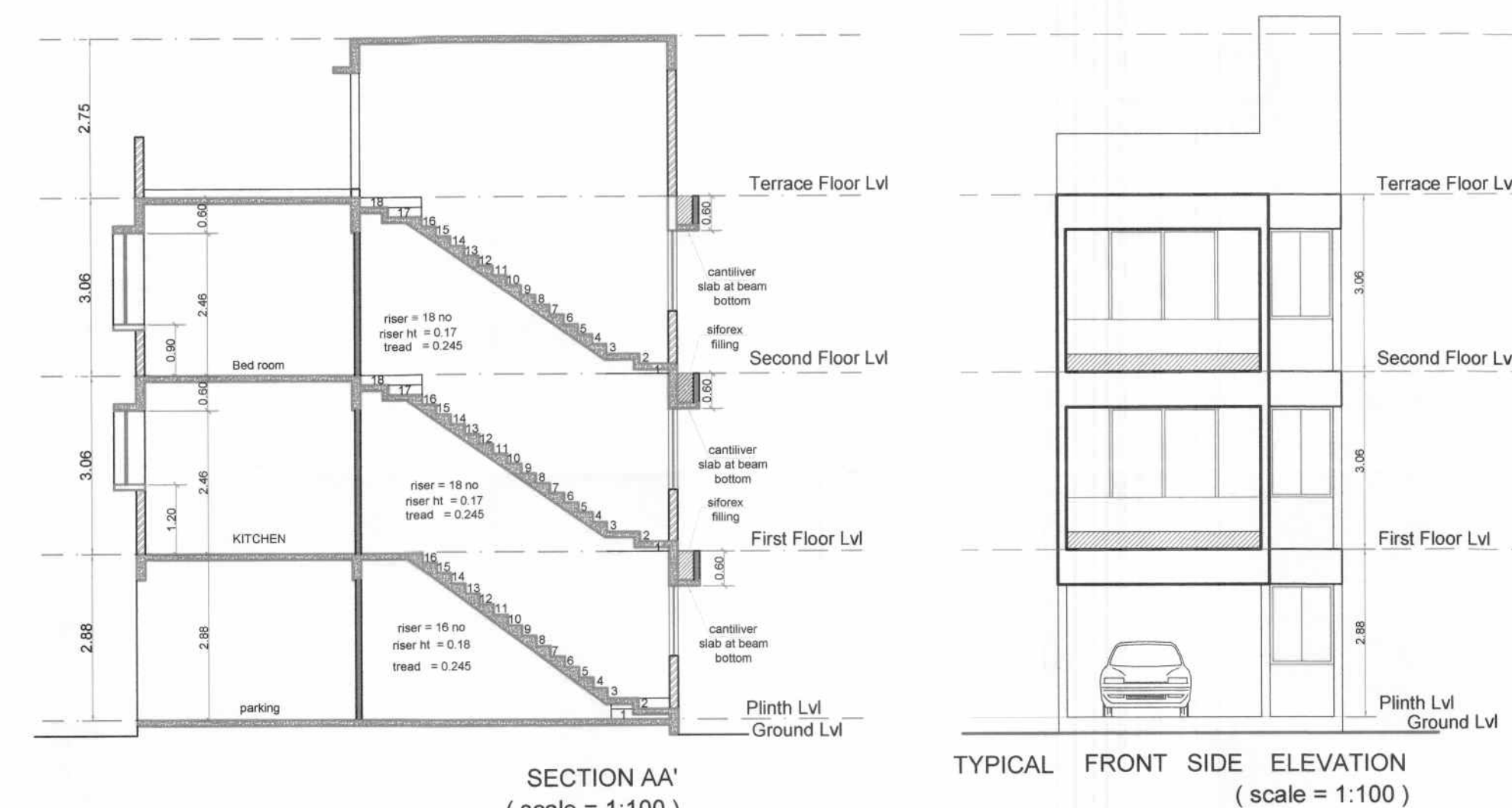
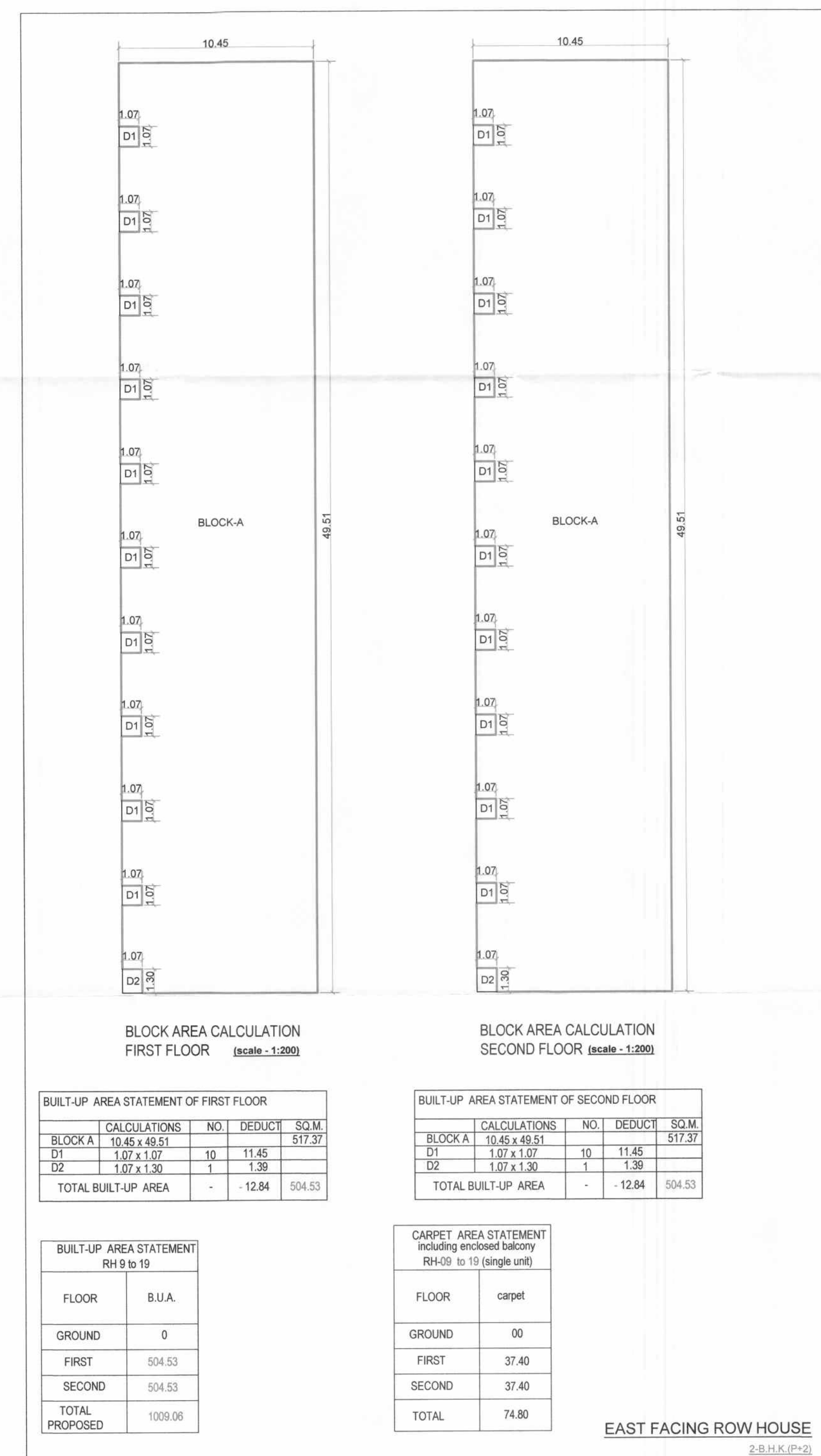
WEST FACING ROW HOUSE
2-B.H.K.(P+2)

ROW HOUSE NO.- 1 TO 8

REFERENCE		NORTH	
PLOT BOUNDARY		<div></div>	
PROP. WORK		<div></div>	
TITLE...			
WORKDONE COMPLETION DRAWING OF GROUP HOUSING SCHEME ON GUT NO-83(P), SITUATED AT, village - Deolai Aurangabad			
FOR :-			
1. RAMESHWAR BHARUKA & 2. KAUSHAL AJMERA			
ARCHITECT'S SIGN		OWNER'S SIGN	
<div></div> <div></div>		1. <div></div> 2. <div></div>	
ARCHITECT			
f:\manggal\manggal\83(P)_eng\1.dwg		MANGGAL DESIGN AR. Pramod Vithoba Narale.	
		FIRST FLOOR, OFFICE NO - 16, SPACE OLYM NEAR SUTGIRNI CHOWK, AURANGABAD MO.NO. - 9604360009, MAIL = narale.pramod28@gmail.com	
SCALE	DATE	DRG. NO.	JOB NO.
1:100, 1:200, 1:500	- -		
DRAWN BY...			
SUBMISSION PLAN			

Work done Plan are
accepted for occupancy
certificate is Issued vide
Letter No. 113/2025-26
Date 17.11.2025
O.C. Signed by D.D.T.P.

Dr. Pratik
Town Planning
Municipal Corporation
Shirgaon Sambhajinagar



BUILT-UP AREA STATEMENT OF FIRST FLOOR				
CALCULATIONS	NO.	DEDUCT	SQ.M.	
BLOCK A	10.45 x 49.51			517.37
D1	1.07 x 1.07	10	11.45	
D2	1.07 x 1.30	1	1.39	
TOTAL BUILT-UP AREA	-	- 12.84		504.53

BUILT-UP AREA STATEMENT RH 9 to 19	
FLOOR	B.U.A.
GROUND	0
FIRST	504.53
SECOND	504.53
TOTAL PROPOSED	1009.06

BUILT-UP AREA STATEMENT OF SECOND FLOOR				
CALCULATIONS	NO.	DEDUCT	SQ.M.	
BLOCK A	10.45 x 49.51			517.37
D1	1.07 x 1.07	10	11.45	
D2	1.07 x 1.30	1	1.39	
TOTAL BUILT-UP AREA	-	- 12.84		504.53

CARPET AREA STATEMENT including enclosed balcony RH-09 to 19 (single unit)	
FLOOR	carpet
GROUND	00
FIRST	37.40
SECOND	37.40
TOTAL	74.80

REFERENCE NORTH

PLOT BOUNDRY

PROP. WORK

TITLE...

WORKDONE COMPLETION DRAWING OF GROUP HOUSING
SCHEME ON GUT NO.-83(P), SITUATED AT, village - Deolai
Aurangabad

FOR :-

- RAMESHWAR BHARUKA &
- KAUSHAL AJMERA

ARCHITECT'S SIGN

OWNER'S SIGN

ARCHITECT

MANGGAL DESIGN

AR. Pramod Vithoba Narale.

FIRST FLOOR - OFFICE NO - 16, SPACE OLYMPIA

NEAR SUTGIRNI CHOWK, AURANGABAD

MO NO. - 9604360009, MAIL = narale.pramod28@gmail.com

SCALE	DATE	DRG. NO.	JOB NO.	DRAWN BY...
1:100, 1:200, 1:500				

SUBMISSION PLAN

ROW HOUSE NO.- 9 TO 19