# Wardha Municipal Council

**APPENDIX D-1**

**SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

**Approval No.: CAWRM/B/2020/APL/00096**
**Date:10/02/2020**

To,
RUKHAMA SHANKARRAO MOKADAM,
GUNWANTRAO MAHADEVRAO GHUMDE,
GANGADHAR MAHADEORAO GHUMDE,
MAUZA NALWADI

Sir/Madam,

With reference to your application No **CAWRM201900110**, dated **11-11-2019** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on PlotNo **51/14**, Revenue Survey No **51/14**, City Survey No **51**, mauja **Wardha** , situated at Road / Street **Bachelor Road**, Society **Maliye Layout** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

**1)** To get into the house, cover the drainage of the municipality; take the permission of the municipality regarding the dashboard width so that the work should be more than 3 feet long.

**2)** The construction carried out by me does conform to the sanctioned plans.

**3)** If the construction is not completed in time, increase the permission limit. Increase the deadline for extension. If the extension is not extended, then the permission has been canceled.

**4)** The plinth of the building should not be less than 3 feet above the level of the road. Plinth height should be as per rule

**5)** The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.

**6)** under this certificate is carried out or the use there of is in accordance with the sanction plans.

**7)** Use of built land should be done for commerce only with resident / commercial / residential residents as per approved map

**8)** Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.

**9)** The Construction should be completed as per commencement certificate

**10)** If there is any further detail about additional construction or sanctioned plan, legal proceedings will be taken in accordance with the provision of Maharashtra Regional and Town Planning Act 1966 and Maharashtra Act 1965.

**11)** If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.

**12)** As per the plan approved by the plant till completion and should be done as per the given conditions

**13)** According to Building Plan Submitted two staircases has been provided.Out of which one should be used as a fire staircase.

**14)** This Building Permission is valid for one year from the date of Approval and should be renewed before the lapse of permission.Such Renewal can be done for 3 years from the Date of Approval.

**15)** This is temporary approval till Plinth subjected to NOCs from Fire Officer and other Departments if required.

**16)** The construction carried out by owner shall be according to the sanctioned plans.

**17)** The place where the building plan has been sanctioned. Do not make cattle siege in it.

**18)** Material should not be stacked on public street or place without written permission of planning authority. If it is found legal action will be taken.

**19)** Due to this construction, in the development plan of the municipality, if any public work is obstructed, the construction will be removed from your expense. There will be no compensation for this.

**20)** As per the plan approved by the Planning Authority till completion and should be done as per the given conditions.

**21)** The plinth of the building shall be so located with respect to surrounding ground level that adequite drainage of the site is assured but hight shall not be less than 0.60 mtr above the surrouding ground level, In case of stilt/parking floor height should not be less than 0.15 mtr above the surrouding ground level .

**22)** The Construction should be completed as per commencement certificate

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To,
RUKHAMA SHANKARRAO MOKADAM,
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GANGADHAR MAHADEORAO GHUMDE,
MAUZA NALWADI

**23)** If any of the construction is not done without prior permission, the permission will be deemed to have been cancelled.
**24)** The plinth of the building should not be less than 3 feet above the level of the road. Plinth height should be as per rule.

Signature Not Verified
Digitally signed by PRADIP JAGTAP
Date: 2020.05.24 12:21:08 IST
Reason:
Location:

Yours faithfully,
Chief Officer,
Wardha Municipal Council

(Specimen of Stamp of Approval to be marked on building plan)

Office of the Wardha Municipal Council
Building Permit No - 45852
Date - 10/02/2020
**SANCTIONED.**

# Wardha Municipal Council

## Additional Owner and Survey No

Date : 10/02/2020
Time : 1:58 pm
Page No : 1/1

**Proposal Details**

| | | | |
|---|---|---|---|
| Proposal Code: | SCOF-CAWRM-19-0001 | Application Date: | 11/11/2019 |
| Site Address : | Mauza Nalwadi | | |
| Primary CTS / Survey No: | 51 | Proposal Type: | MIX |
| Plot Area: | 482.967 (sqm) | Builtup Area: | 673.47 (sqm) |
| Primary Owner Name: | rukhama shankarrao mokadam | Architect Name: | swapnil khedikar |

**Additional Owner Name**

| Sr.no | Addtional Owner Name |
|---|---|
| 1 | Gunwantrao Mahadevrao Ghumde |
| 2 | Gangadhar Mahadeorao Ghumde |

Signature Not Verified
Digitally signed by PRADIP JAGTAP
Date: 2020.05.21 12:21:55 IST
Reason:
Location:

Your Faithfully,
Chief Officer,
Wardha Municipal Council




Stamps of Approval of plan

Signature Not Verified

Digitally signed by PRADIP JAGTAP
Date: 2020.05.21 12:22:30 IST
Reason: Approved Drawing Plan
Location: Wardha Municipal Council

| A. AREA STATEMENT | |
|---|---|
| a.AS PER REVENUE RECORD(7/12 EXTRACT) | 482.97 |
| b.PROPERTY CARD(C.T.S MAP AREA) | 482.97 |
| c.MEASURING MAP AREA | 482.97 |
| 1. MINIMUM AREA OF PLOT | 482.97 |
| 2. DEDUCTIONS FOR | |
| (a) ROAD ACQUISITION AREA | 0.00 |
| (b) PROPOSED DP ROAD | 0.00 |
| (c) ANY RESERVATION | 0.00 |
| (d) ENCROACHEMENT AREA | 0.00 |
| TOTAL (a+b+c+d) | 0.00 |
| 3. BALANCE AREA OF PLOT (1-2) : | 482.97 |
| 4. (a) RECREATIONAL GROUND (IF REQ.) | 0.00 |
| (b) AMENITY 5% | 0.00 |
| (c) INTERNAL ROAD | 0.00 |
| (d) MSEB | 0.00 |
| 5. TOTAL AREA (3-4) : | 482.97 |
| 6. NORMAL F.S.I. PERMISSIBLE + FSI PERMISSIBLE WITH PAYMENT OF PREMIUM | 1.40 |
| 7. PERM. FLOOR AREA | 579.56 |
| 8. MUNICIPAL SURRENDER AREA | 0.00 |
| 9. TDR AREA | 0.00 |
| 10. ADDITION FOR FSI | |
| (a) ROAD ACQUISITION AREA | 0.00 |
| (b) PROPOSED ROAD (DP) | 0.00 |
| (c) PAID UP FSI AREA | 96.59 |
| TOTAL (a+b+c) | 96.59 |
| 11. TOTAL PERM. FLOOR AREA (7+8+9+10) | 676.15 |
| 12. EXISTING FLOOR AREA | 0.00 |
| 13. PROPOSED AREAS | |
| (a) PROPOSED RESIDENTIAL AREA | 527.93 |
| (b) PROPOSED COMMERCIAL AREA | 145.54 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | 0.00 |
| (e) MUNICIPAL SURRENDER AREA | 0.00 |
| (f) OTHER AREA (ADDITIONAL) | 0.00 |
| TOTAL PROPOSED AREA | 673.47 |
| 14.EXCESS BALCONY AREA TAKEN IN FSI | 0.00 |
| 15.EXCESS TERRACE AREA TAKEN IN FSI | 0.00 |
| 16.TOTAL B/UP. AREA PROPOSED(13+14+15+16) | 673.47 |
| F.S.I. CONSUMED | 1.39 |
| 17. Area for Industrial Housing, if any | |
| a) Required (20% of sr.no.7) | 0.00 |
| b) Proposed | 0.00 |

LOCALITY

SCHEDULE OF OPENING:

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| V | 0.60 | 1.20 | 14 |
| W | 1.50 | 1.20 | 15 |
| W1 | 1.80 | 1.20 | 5 |
| W2 | 1.50 | 1.20 | 7 |

PARKING STATEMENT

| TENAMENT AREA | PARKING RATIO | NO.OF TENA. | REQUIRED PARKING | PROPOSED PARKING |
|---|---|---|---|---|
| FOR 2 TENA. ABOVE 100 S.MT. | 2:2:2 | 3.00 | 4:4:4 | -- |
| MIXED FOR EVERY 100 SQ.MT. | 1:4:4 | 145.54 | 2:8:8 | -- |
| | | | | -- |
| | | | | -- |
| | | TOTAL | 6:12:12 | 6:12:12 |

PREMIUM STATEMENT

| SR.NO. | DESCRIPTION | AREA |
|---|---|---|
| 1 | TOTAL FSI CONSUMED | 672.97 |
| 2 | TOTAL ENCLOSED BALCONY | 0.00 |
| 3 | TOTAL EXPOSED TERRACE | 0.00 |

OWNER'S SIGN: ARCHITECT'S SIGN:

SCALE 1:100 | 100

JOB No. JobNO | chkby

SUBMISSION DRAWING