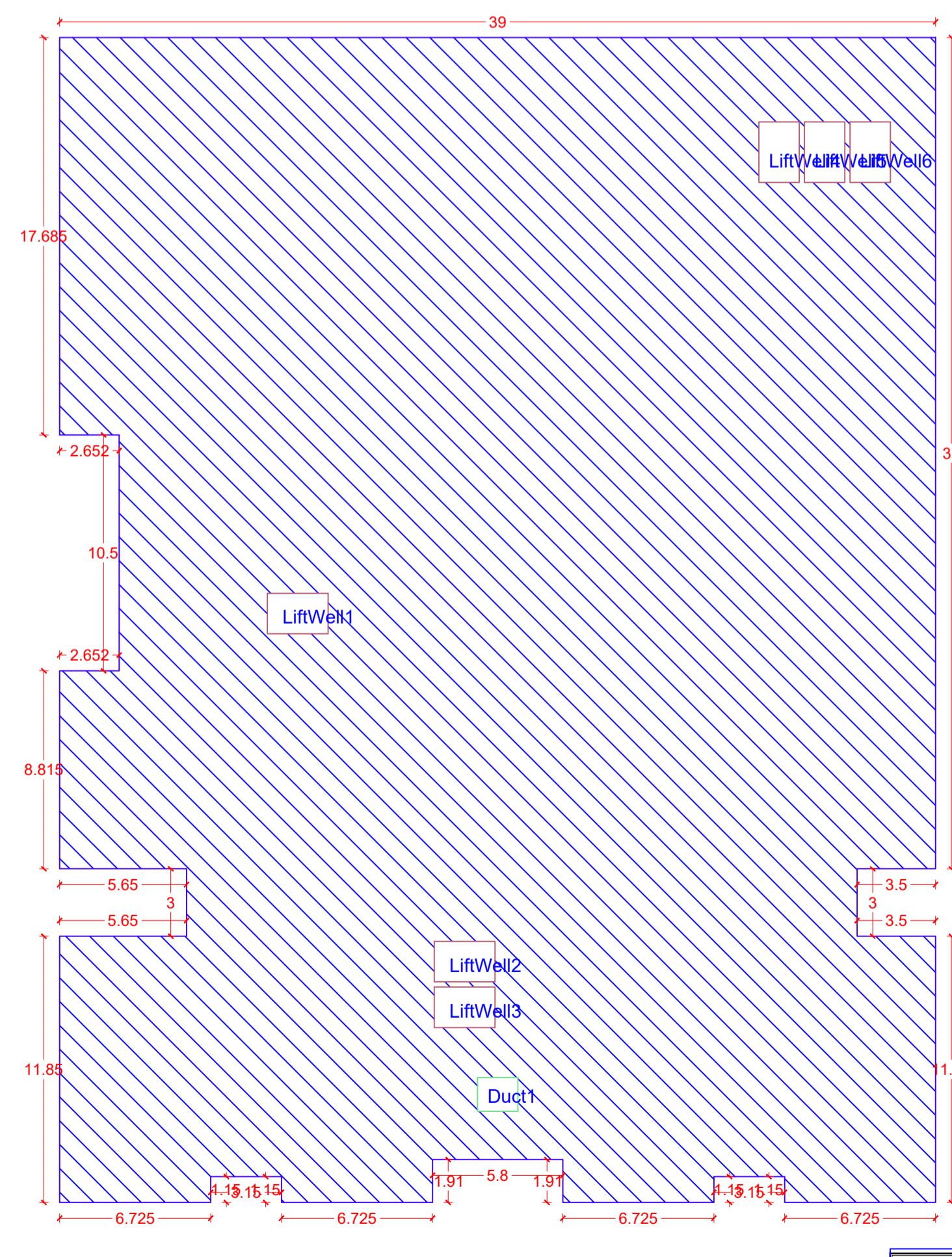


BUILDING	FLOORS	FSI AREA				BALCONY		LIFT	LIFTWELL	DUCT	SHAFT	Other	TOTAL FSIAREA
		COMM	RESI	IND	SPECIAL	PROPP	TERRACE						
College	Third and Fourth	3897.06	0.00	0.00	0.00	0.00	0.00	58.32	58.32	5.40	0.00	0.00	3853.34
College	Ground Floor	1948.53	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	Second Floor	1948.53	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1916.67
College	First Floor	1890.53	0.00	0.00	0.00	0.00	0.00	29.16	29.16	2.70	0.00	0.00	1858.67
College	Total	9684.65	0.00	0.00	0.00	0.00	0.00	145.80	145.80	13.50	0.00	0.00	9525.35

9 Index	Basic FSI	Premium FSI	TDR	FSI DETAILS			Total	Inclusive Housing	Drawing Value
				Incentive FSI for green building	Ancillary Area 50% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)			
F.1 Permissible Area	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
F.2 Permissible Area (Covered)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F.3 Balance Area to be Covered	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
F.4 Total Permissible Area (Use Area)	42644.12	19383.69	34890.85	0.00	0.00	0.00	34115.29	131033.75	0.00
F.5 Proposed Use Area (Structure Footprint Area)	42644.12	0.00	0.00	0.00	0.00	0.00	42644.12	0.00	18856.77
F.6 Index (Covered)	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

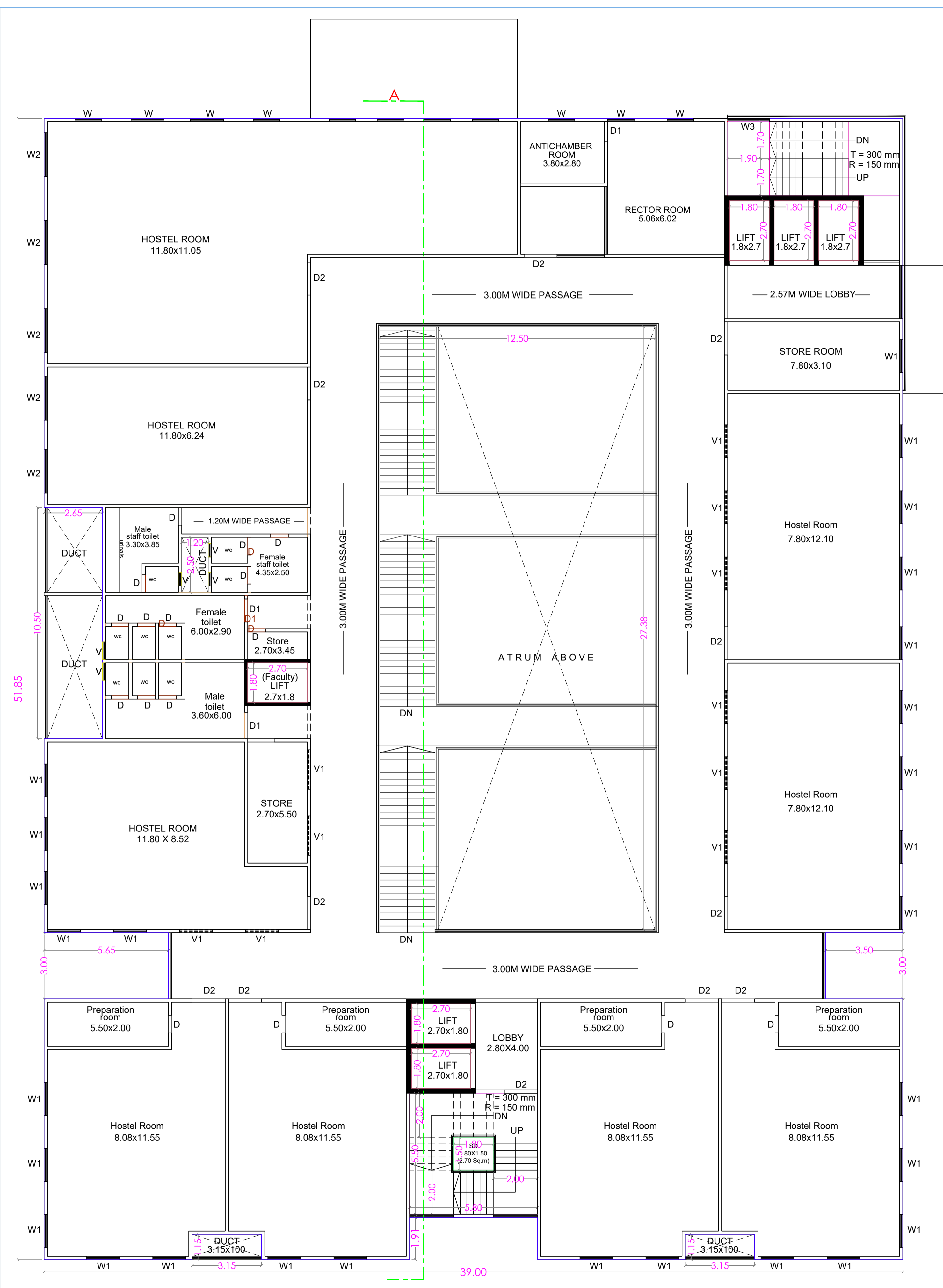
### BUILT UP AREA CALCULATION FOR Third Floor College

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	51.85	39.00	1948.53
BLOCK AREA TOTAL = 1948.53 Sq.M			
LiftWell6	-	-	4.86
LiftWell5	-	-	4.86
LiftWell4	-	-	4.86
LiftWell3	-	-	4.86
LiftWell2	-	-	4.86
LiftWell1	-	-	4.86
Duct1	-	-	2.70
TOTAL Deduction = 31.86 Sq.M			
Net BuiltUp Area = 1916.67 Sq.M			



SCHEDULE OF OPENING			
ITEM NAME	NAME	LENGTH	HEIGHT
School	SI	0.90	1.50
School	VI	0.90	16.00
College	V	0.90	12.00
College	Y	0.90	0.90

# THIRD & FOURTH FLOOR PLAN



Signature Not Verified  
 Digitally signed by SAHESH KHANSHALRAO CHAFLE  
 Date: 2023.10.31 15:54:13 IST  
 Reason: Approved Drawing  
 Location: Ahmednagar Municipal Corporation  
 Project Code: DDMCN-2376235  
 Application Number: DDMCN202301726  
 Proposal Number: 21037  
 Certificate Number: DDMCN/B/2023/APL05988

Proforma 1 : Area Statement

- Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.
 

(a) As per ownership document (7/12, CTS extract)	38768.00
(b) as per TLR or City Survey measurement sheet	38768.00
(c) as per Demarcated drawing area	38767.39
- Area not in possession: 0.00
- Entire area (1-2): 38767.39
- Deductions 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
5. Balance area of plot (3-4)	38767.39
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	0.00
7. Net Plot Area (5-6)	38767.39
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required.	3876.73
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1.2, 125, 419, etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 419/1 etc then recreational open space is required.	-
(A) 10% Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75%	-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	-

Certificate of Area:  
 Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.  
 Signature  
 (Name of Architect/ Licensed Engineer/ Supervisor.)  
 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 the work site.  
 Owner (s) name and signature  
 Architect/ Licensed Engineer/ Supervisor name and signature  
 Job No.

Name Of Owner :- Jain Social Federation  
 Santosh Manakchand Bothara  
 Postal Address : PLOT NO 2 MANISHA MARKET YARD  
 ROAD, AHMADNAGAR, Ahmednagar-414001, Maharashtra

Phone No. 9822090551  
 DESCRIPTION OF PROJECT :  
 Type of Proposal : Educational  
 BUILDING ON CTS. NO./SURVEY NO. - 152

S.No.152/2, Nalgaoan, Ahmednagar

Name Of Architect : Mayur Vijay Kothari  
 ADDRESS OF OFFICE  
 OFFICE -  
 B 103, Guri Ganesh  
 Building, Malwada, Ahmednagar

OWNERS SIGN -  
 Signature Not Verified  
 TECHNICAL PERSON SIGN  
 Signature Not Verified

Project Details  
 Building Type - Building Development  
 Zone Type - Residential Zone with Shop line (R-2)  
 Location - Non-Compartment  
 Ward No. - 1032  
 Plot No. - 152  
 City No./Survey No. - 152  
 Sheet No. - 1  
 Zone Number - Nalgaoan  
 Ward Name - 11/30-20 N.V.G.  
 Property Value - 6.00

LOGO  
 ADDRESS OF OFFICE  
 OFFICE -  
 B 103, Guri Ganesh  
 Building, Malwada, Ahmednagar

OWNERS SIGN -  
 Signature Not Verified  
 TECHNICAL PERSON SIGN  
 Signature Not Verified

NORTH  
 SCALE - 1:100  
 Date: 03/09/23  
 JOB NO - DDMCN-23-76235  
 CHECK BY -  
 SHEET A1 SUBMISSION DRAWING SHEET 10/11





Ahmednagar Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 210373  
Proposal Code : DDMCN-23-76235

Permit No. : DDMCN/B/2023/APL/05988  
Date : 31/10/2023

Building Name :	College(Educational)	Floors :	Ground Floor,First Floor,Second Floor,Third Floor
Building Name :	Lab(Educational)	Floors :	Ground Floor,First Floor,Second Floor,Third and Fourth

To,  
i)Jain Social Federation Santosh Manakchand Bothara,  
S.NO.152/2,NALEGAON,AHMEDNAGAR  
ii) Mayur Kothari (Architect)

**Sir/Madam,**

With reference to your application No **DDMCN202301726**, dated **04-09-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No **157/2**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **152/2**, Final Plot No. , Sector No. , Mouje **Nalegaon** situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)



Ahmednagar Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Building Permit No - 210373  
Proposal Code : DDMCN-23-76235

Permit No. : DDMCN/B/2023/APL/05988  
Date : 31/10/2023

15. Fire NOC will be necessary at the time of Building Occupancy

**Signature Not Verified**

Digitally signed by SARVESH KHUSHALRAO CHAFLE  
Date: 2023.10.31 13:53:54 IST  
Reason: Approved Certificate  
Location: Ahmednagar Municipal Corporation  
Project Code : DDMCN-23-76235  
Application Number : DDMCN202301726  
Proposal Number : 210373  
Certificate Number : DDMCN/B/2023/APL/05988



Scan QR code for verification of authenticity.

Town Planner,  
Ahmednagar Municipal Corporation,