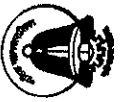


NASHIK MUNICIPAL CORPORATION

NO: LND/BP/C3/33531/80
DATE :- 26 /09/2016

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO,

**Shri Narendra J. Gadekar & Others Through GPA Holder Karda Constructions
Pvt.Ltd. & Giriraj Developers.**

C/o. Ar.Rasikkumar S.Bothara &Stru Engi. Rajendra G.Birla of Nashik

**Sub-:- Sanction of Building Permit & Commencement Certificate in Plot No. -- of
S.No.- 37/1B+37/1C C.T.S.No.6858 of Deolali Shiwar.**

Ref:- Your Application & Plan dated-14/12/2015 Inward No.C3/BP/3705/348

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act 1949 (Bombay Municipal Corporation Act 1949) to erect building for **Residential+Commercial** Purpose. The plan is hereby amended in ---- subject to the following conditions.

- 1 The land vacated in consequence of the removal of the set-back rule shall form part of Public Street.
- 2 No new building of part thereof shall be allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act 1949 is fully granted.
- 3 The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such developer which should please be clearly noted.
- 4 This permission does not entitle you to develop the land which does not vest in you.
- 5 The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6 Permission required under the provision of any other Act for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act, 1976. In case a Maharashtra Land Revenue Code 1966 etc.]
- 7 After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- 8 Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- 9 The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity. In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.
The size of soak pit should be properly worked out on the basis of tenements% a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10 The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

NMC TOWN PLANNING DEPARTMENT

11 At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

12 The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13 Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.

14 Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.

15 All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.

16 Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Company/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly, street lighting will not be provided by Municipal Corporation till Electric Supply Mains of S.E.D.C.L. is available at site.

17 There is no objection to obtain connection for construction purpose from M.S.E.B.

18 Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced for the same.

19 Adequate space from the building shall be reserved for transformer in consultation with M.S.E.D.C.L. Office before proposed construction.

20 Drinking Water & adequate sanitary facilities including toilets shall be provided for staff & labor engaged on construction work by the owner/Developer at his own cost.

21 While carrying out construction work proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment department Dated 21/04/2009 for Noise Pollution.

22 A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.

- a) Name and Address of the owner/Developer/Architect/Engineer and Contractor.
- b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority of the City/Laitham.
- d) F.S.I. permitted.
- e) Number of Residential/Commercial/Industrial units with their areas.
- f) Address where copies of detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 23A above shall also be published in two widely circulated newspapers one of which should be in regional language.

23 Proper arrangement in consultation with Telecom Dept't. To be done for telephone facilities to be provided in the proposed construction.

24 Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

25 Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

26 Proper arrangement for rain water harvesting should be made at site.

27 N.A. order No:- 75/2015 dtd:-07/12/2015 submitted with the application.

28 A) Rs.18,42,880/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.-95/0599 Dt:-11/07/2016.

B) Rs.4,73,550/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-81/0621 dtd:-11/07/2016.

NMC TOWN PLANNING DEPARTMENT

This certificate contains: Pages 1 of 3

C.C. for Plot No:- - of S.No.- 37/IB+37/IC C.T.S.No.6858 of Deolali Shiwar.

- 29 Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.

Rs.-22,550/- Deposited vide B.No./R.No.-80/2702 Date:- 11/07/2016 As per Order No.-37 Dt.18/03/2003.

- 30 Drainage connection charges Rs.1,07,0000/-+ispaid vide R.No./B.No.-76/2399 Dtd:- 11/07/2016

- 31 Welfare cess charges Rs.11,64,000/- is paid vide R.No./B.No.76/2399 dtd:- 11/07/2016.

- 32 Staircase Passage Premium Rs.13,27,160/-+67,100/- is paid vide R.No./B.No. 76/2399 & 75/1270 Dtd: 11/07/2016 & 22/09/2016.

- 33 Double Hight Terrace Premium Rs.6,88,320/- is paid vide R.No./B.No. 76/2399 Dtd: 11/07/2016

- 34 This permission is given on the basis of affidavit submitted by Applicant Dtd.:01/09/2016 as per the guide lines of L.P.T. Departments Letter No.LBT/W.S./Desk-1/ 624/2015 Dtd; 06/08/2015.

- 35 This permission is given on the basis of affidavit given by applicant Dt: 08/07/2015 regarding NMC supplied water. No public source of water should not be used for construction purpose. Also a occupancy certificate decision of NMC regarding drinking water supply shall be binding on applicant.

- 36 NMC shall not supply water for any other use.

- 37 This permission is given on the basis of affidavit given by applicant Dt: 08/07/2015 for disposal of excavated material at the prescribed site.

- 38 This permission is given on the basis of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/Mixed/162/16 dt:08/07/2016 & conditions their in strictly followed.

- 39 Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & & conditions mentioned in it should be strictly observed.

- 40 NMC Tax for Vacant plot shall be paid before completion

- 41 Commercial N. A. order & N.A. tax receipt shall be produced before occupancy certificate.

- 42 12 Mtr. Road to be Constructed & handover to NMC

- 43 This permission is given on the basis of affidavit given by applicant Dt.; 01/09/2016 regarding National Green Tribunal (NGT) Compliance

- 44 This permission is given on the basis of condition mentioned in Hon.Labour Comm letter No. vide letter- No.Nahapra-112010/Pr.No.212/Kam-2 Date 30/12/ 2010 from Ministry of Labour Dept. & the conditions mentioned should be strictly observed.

- 45 This permission is given on the basis of affidavit submitted by the owner for Establishing STP & Recycling plant for waste water as per U.D.D.Order No.TPS-2413/Nashik-19/Pra Kra-245/2013/Na VI-9,Dt: 15/01/2016 & also shown.

- 46 Provisions if needed for Compliance of Hon.NGT required in future may be binding as and when.

No. LND / BP / C3 / 3531 / 87
Nashik, Dt.: 26/05/2016

Copy to: NK-RD Divisional Officer


Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik.

