TOWN PLANNING DEPT.

# NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ BS/BP/119/2803

DATE :- 21/07/2017

## SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **Roongta Homea LLP Th. Mr.Nikhil Lalit Roongta.**

**C/o. Ar. Sagar Kabare & Stru.Engg. Sanjeev Patel of Nashik**

**Sub** -: Sanction of Building Permit & Commencement Certificate in **Plot No.- 69+74 of S.No.867/2/69 &867/2/74 of Nashik Shiwar.**

**Ref** -: Your Application & Plan **dated:17/05/2017 Inward No. B5/BP/1261**

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 Maharashtra Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in Blue subject to the following conditions.

## CONDITIONS (1 to 48 )

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or 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 duly 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 Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter 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 & under appropriate sections of Maharashtra Land Revenue Code 1966 efc.].
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 balconies, ottas & varandas 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. It the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted it trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.

11. 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.

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 Colony/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 lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."

17. There is no objection to obtain electricity 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 before occupation certificate.

19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.

20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers 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 or any other authority.

    d] F.S.I. permitted.

    e] Number of Residential/Commercial flats 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 Dep'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 & NOC from rain water harvesting cell to obtain be for occupancy certificate.

27. NMC shall not supply water for construction purpose.

28. N.A. order **No.158/2016 dt: 10/03/2017** submitted with the application.

29. **A) Rs. 385440+98950/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No.81/636 &67/639 Dt:30/12/2016 & 06/07/2017**

    **B) Rs. 98330/-** is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.**47/633** Dt: **30/12/2016**

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

    **Rs. 5000/-** Deposited vide **R.No./B.No.48/2782 Dt: 30/12/2016**

31. Drainage connection charges **Rs. 23000+5000/-** is paid vide **R.No./B.No.41/3021 &30/4737 Dt:30/12/2016 & 06/07/2017**

32. Welfare cess charges **Rs.262205+67185/-** is paid vide **R.No./B.No.41/3021 &30/4737 Dt: 30/12/2016 & 06/07/2017**

33. Premium for Staircase+ Alternat Terrace charges **Rs.351390+286125 /-** is paid vide **R.No./B.No.41/3021 Dt: 30/12/2016**

34. Infrastructure Improvement Charges **Rs:375000/-** is paid vide **R.No./B.No.41/3021 Dt:30/12/2016**

35. This permission is given on the basis of affidavit submitted by applicant **Dt:31/12/2016** as per the guide lines of L.B.T. Departments Letter No. **LBT/W.S./Desk 1/624/ 2015 Dated:6/8/2015**

36. This permission is given on the basis of affidavit given by applicant **Dt:04/10/2016** regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.

37. This permission is given on the basis of affidavit given by applicant **Dt:04/10/2016** for disposal of excavated/debris material on his own at the prescribed site.

38. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Resi-06/2017 Dt:10/07/2017** & 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. Previously approved building permission vide **C.C.No: B5/279/5307 Dt:31/12/2016** hereby as cancelled.

41. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner 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.

42. This permission is given on the strength of **DRC No: 260 Dt:17/01/2009** Area **375.00 Sq.mt. TDR** area utilized from the same.

43. This permission is given on the basis of affidavit given by applicant & Architect Dated : 10/07/2017 for additional FSI on payment of premium.

    The rate of additional FSI on payment of premium will be decided by Government of Maharashtra, difference of the applicable rate (if any) shall be deposited immediately towards the corporation.

44. Permission of Parking + 6$^{th}$ Floor given on strength of Previously approved B.P. as per New D.C.P.R. Saveing Clause 1.4.

45. The corrected 7/12 extract as per amalgamated plots shall be produced before Plinth certificate.

46. Premium charges **50%** of The Ready Recknor Rate-2017- **(16200/- per Sq. mt.) 1712421/-** is paid vide **R.No./B.No.16/4603 Dt: 06/07/2017.**

47. This permission is given on the Pre-code basis.

48. NMC Tax for Vacant plot shall be paid before Completion.

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

No. LND / BP / BS/BP/119/2803
Nashik, Dt.21/07/2017

**Copy to :** Divisional Officer
---------- Division.
Nashik