NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A4/225/6803

DATE :- 17/10/2017

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **M/S. Patani Shah Associates Bhagidari Sanstha Th. Bhagidar**

Shri. Sagar S.Shah & Other One.

C/o. Ar. Pashmin Shah & Stru.Engg. Nitin Tekale Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No. 1A To1D of S.No.109/10B of Wadala Shiwar.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan **Dated: 01/06/2017** Inward **No. A4/BP/2024**

2) Final Layout/Tentative layout **No.219/2724 Dt:20/09/1995**

3) Previous Approved building permission **No.A4/46/1241 Dt:10/06/2016**

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 47)

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 occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
3. The commencement certificate / Building permission 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.].
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. If the balconies, 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 if 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 with self cleaning velocity.

    In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.

    The size of soak pit should be properly worked out on-the basis of number 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 The Maharastra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per 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 sewerage department 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 & labour engaged at construction site by 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 or as per latest revision/ Government GRs.
22. As per order of Urban Deveopment Department of Government of Maharashtra, vide TPS2417/487/pra.kra.217/UD-9 Dt:7/8/2015 for all building following condition shall apply

    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 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.

23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, 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. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

C.C. for Plot No. 1A To1D of S.No.109/10B of Wadala Shiwar.

27. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vasi/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm
28. NMC shall not supply water for construction purpose.
29. 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.
30. N.A. order **No.488/1994 Dt:15/03/1995** submitted with the application.
31. **A) Rs.169220+101235/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No.53/616 & 30/661 Dt:28/12/2015 &26/09/2017**
32. 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.95/2636 Dt:28/12/2015**
33. Drainage connection charges **Rs.14000+6000/-** is paid vide **R.No./B.No.45/1538 &65/5038 Dt:28/12/2015 & 26/09/2017**
34. Welfare Cess charges **Rs.195940+105860/-** is paid vide **R.No./B.No.45/1538 &65/5088 Dt:28/12/2015 & 26/09/2017**
35. Premium for Staircase charges & Unauthorized Construction & Revalidation Renewal Charges **Rs.130460+106650/-** is paid vide **R.No./B.No.45/1538 Dt:28/12/2015**
36. Infrastructure Improvement Charges **Rs:121000/-** is paid vide **R.No./B.No.65/5088 Dt:26/09/2017**
37. Charges for **"Premium paid FSI"** is paid vide **Rs.1136160/-** is paid vide **R.No./B.No.92/4989 Dt:26/09/2017**
38. This permission is given on the basis of affidavit given by applicant **Dt:26/08/2015** for disposal of excavated/debris material on his own at the prescribed site.
39. This permission is given on the basis of affidavit given by applicant **Dt:26/08/2015** 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.
40. This permission is given on the basis of affidavit submitted by applicant **Dt:28/12/2015** as per the guide lines of L.B.T. Departments Letter No.**LBT/W.S./Desk-1/624/2015 Dated:6/8/2015**
41. This permission is given on the basis of affidavit given by applicant **Dt: 26/09/2017** regarding declaration that Balcony not to be closed.
42. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Resi-18/2015 Dt:16/12/2015** & conditions their in strictly followed.
43. Provision of Fire Protection requirements shall be done as per appendix 'J' of DCPR & if applicable then NOC shall be obtained from C.F.O. where the building permission is given under Rule 6.2.6.1 of DCPR
44. This permission is given on the strength of **DRC No: Dt:/201** and. **10.00 Sq.mt. TDR** area utilized from the same.

    Total TDR Loaded **11.04 & 94.68 Sq.mt.** which is utilised from **DRC No: 775 & 690 Dt:21/08/2017 &12/03/2014** vide formula **15.32X10520/14600=11.04 Sq.mt. TDR & 257.00X3500/9500=94.68 Sq.mt. TDR** area utilized from the same.
45. Fanning shall be made and maintained as per the provisions of DCPR on site.
46. Previously approved building permission vide **C.C.No:A4/46/1241 Dt:10/06/2016** is hereby as cancelled.
47. NMC Tax for Vacant plot shall be paid before Completion.

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A4/225/6803
Nashik, Dt.17/10/2017

Copy to : Divisional Officer