NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A3/68/7881
DATE :- 02/11/2017

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **M/s. Sairaj Builder's & Developer's Partner Ship Firm Thro. Partner Shri. Prakash V. Ochani & Other 's**

C/o. Engi. & Stru.Engg. Ravi Amrutkar Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No.2+3+6+7 of S.No. 773/2+3+6+7 of Nashik Shiwar.**

Ref -: 1) Your Application & for Building permission / Extension of Structure Plan Inward **No. A3/BP/456 Dated: 25/04/2017**
2) Final Layout/ **No. CD/B3/123 Dt: 11/03/2003**
3) Previous Approved building permission No. **B3/BP/589/5492 Dt: 16/01/2013**

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 46)

1. The and 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 Maharastra 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.

C.C. for Plot No. .2+3+6+7 of S.No. 773/2+3+6+7 of Nashik 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.124/98 dt: 15/12/1998** submitted with the application.

31. A) **Rs.287500+418732+427955/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No.21/503 & 21/536 & 06/662 Dt:15/01/2013 &** 3[illegible] 10/2013 & 05/10/2017

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.11410/- Deposited vide **R.No./B.No 39/2153. Dt:15/01/2013**

33. Drainage connection charges **Rs.32000+8000+12000/-** is paid vide **R.No./B.No90/6643 &** 68/80[illegible]3 & 83/5089. Dt:15/01/2013 & 31/1/2013 & 05/10/2017

34. Welfare Cess charges **Rs.203870+297100+340560/-** is paid vide **R.No./B.No.07/6669 &** 84/80[illegible]3 & 83/5089 Dt 15//01/2013 & 31/10/2013 & 05/10/2017

35. Infrastructure Improvement Charges **Rs:1254000/-** is paid vide **R.No./B.No.83/5089 Dt:05/10/2017**

36. Charges for **"Premium paid FSI"** is paid vide **Rs1073600./-** is paid vide **R.No./B.No 20/5204. Dt:05/10//2017**

37. This permission is given on the basis of affidavit given by applicant **Dt:17/04/2017** for disposal of excavated/debris material on his own at the prescribed site.

38. This permission is given on the basis of affidavit given by applicant **Dt:17/4/2017** 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.

39. This permission is given on the basis of affidavit submitted by applicant **Dt:17/4/2017** as per the guide lines of L.B.T.Departments Letter No.**LBT/W.S./Desk-1/624/2015 Dated:6/8/2015.**

40. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/ 168/2013 Dt:05/10/2013** is enclosed here with .The Renewal B.P. Proposal of NOC shall be obtained from CFO & also final NOC shall be obtained before occupancy certificate.

41. This permission is given on the strength of **DRC No: 611 Dt:13/02/2013** and. **915.00 Sq.mt.** TDR area utilized from the same.
Total TDR Loaded **1140 00 Sq.mt.** which is utilised from **DRC No: 766 Dt:06/072017** vide formula ~~1140~~ 1138.29 **X13400/13970= 1093.48 Sq.mt.** TDR area utilized from the same.

42. seal deedcopy & 7/12 extract of D.P. road area in the of NMC is enclosed here with.

43. The amamlgametted 7/12 extract to be produce before completion.

44 Previously approved building permission vide **C.C.No:a3/274/3671 Dt:15/11/2013** is hereby as cancelled.

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

46. condition No-11 as mention in depval order shall be comply before completion

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A3 / 68 / 7881
Nashik, Dt. 2 / 11 / 2017

Copy to : Divisional Officer