



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ C-1/53/561

DATE :- 23/5/2016

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **Raviraj Buildcon Partnership Firm.**

C/o. Er. & Stru. Engg. Ashok Jamdar of Nashik

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No.- of S.No.158/3/3 (As per 7/12) & S.No.158/2+3/3+158/2+3/4 (As per D.I.L.R) of Nashik Shiwar.

Ref :- Your Application & Plan dated: 09/07/2015 Inward No. C1/BP/3236

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional & 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 (Mah. of 1949) to erect building for **Residential** Purpose as per plan duly amended in 1949 - subject to the following conditions.

CONDITIONS (1 to 42)

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 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 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.
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. - of S.No.158/3/3 (As per 7/12) & S.No.158/2+3/3+158/2+3/4
(As per D.I.L.R) of Nashik Shiwar.**

27. NMC shall not supply water for construction purpose.
28. N.A. order No.402/2011 dt:01/02/2012 submitted with the application.
29. **A) Rs.64,100+25,730/-** is paid for development charges w.r.to the proposed Construction vide R.No./B.No.46/593&57/615 Dt:25/03/2015 & 10/12/2015
B) Rs.40,550/- is paid for development charges w.r.to the proposed land development.
Vide R.No./B.No.16/592 Dt:25/03/2015
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.2,000/- Deposited vide R.No./B.No.88/2538 Dt:25/03/2015
31. Drainage connection charges **Rs.84,950/-** is paid vide R.No./B.No.98/325&83/1479 Dt:25/03/2015 & 10/12/2015
32. Welfare cess charges **Rs.84,950/-** is paid vide R.No./B.No.98/325&83/1479 Dt:25/03/2015 & 10/12/2015
33. Premium for Staircase charges **Rs.224,000/-** is paid vide R.No./B.No.83/1479 Dt:10/12/2015
34. Local Body Tax. paid for LBT Registration No. **MSK-403066 Rs.49,500/-**
Dated:31/03/2015 Bank of Maharashtra Bank. Remaining LBT (if any) should be paid before occupancy certificate.
35. This permission is given on the basis of affidavit given by applicant **Dt:05/02/2015** 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.
36. This permission is given on the basis of affidavit given by applicant **Dt:05/02/2015** for disposal of excavated/debris material on his own at the prescribed site.
37. This permission is given on the strength of **DRC No:717 Dt:15/09/2015** and **155.00 Sq.mt.** TDR area utilized from the same.
38. Previously approved building permission vide **C.C.No:C-1/BP/149/720 Dt:18/06/2015** is hereby as cancelled.
39. NMC Tax for Vacant plot shall be paid before Completion.
40. This permission is given on pre-code Basis with respect to N.A. purpose.
41. This permission is given on the basis of affidavit given by applicant **Dt:11/5/2016** regarding National green Tribunal (NGT) Compliance.
42. 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.
43. **INFRASTRUCTURE IMPROVEMENT CHARGES RS.1,54,440/- IS PAID VIDE R.NO./B.NO.32/2241 DT.18/5/2016.**

Executive Engineer
(Town Planning)

Nashik Municipal Corporation, Nashik.

No. LND / BP **C-1/53/561**
Nashik, Dt. **23 / 5 / 2016**

Copy to : Divisional Officer
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