NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ CD / 161

DATE :- 02 /08 /2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Mr. Rishi Devendranath Malik (Hrishita Buildcon)**

C/o. Er. & Stru.Engg. Jayant Nagmoti Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No:- 04 of S.No.73/2A of Chunchale Shiwar, Nashik.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In **Dated:- 30/03/2021** Inward **No.B2/BP/522**

2) Previous Approved building permission No. B2148/639 Dt:12/06/2015

3) Previous Approved Occupancy certificate No. Satpur/20557/15661 Dt:14/02/2018

Sanction of building permission & 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 permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential+Commercial** Purpose as per plan duly amended in ..... subject to the following conditions.

CONDITIONS (1 to 43)

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 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 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) 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.
8) 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.
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 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.
10) Proper arrangement for disposal imperial water all be made as per site requirements without distrubancy natural gradient of the land facing to this conditions if any incident happens,the whole responsibility will be on the applicant /developers
11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

12) 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.
13) 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.
14) 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 Maharashtra Municipal Corporation Act.
15) 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."
16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17) 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.
18) whearever necessary 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.
19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20) 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.
21) As per order of Urban Development of Government of Maharashtra,vide TPS2417/487/pra.kra.217/2017/UD-9Dated-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.
22) 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.
23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24) Whearever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions,2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &,in addition,necessary precautions should be taken to reduce air pollution.

33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.

34) This permission is given the basis of **N. A.** order **No. 249/81 Dt:26/05/1981** submitted with the application.

Charges Recovery

35) **Rs.31100/-** is paid for development charges w.r.to the proposed **Construction** Vide **R.No./B.No. 38/0028 Date :16/07/2021.**

36) **Rs.Nil/-** is paid for development charges w.r.to the proposed **land** development.Vide **R.No./B.No. --- Date : ---**

37) Drainage Connection Charges **Rs.4000/-** is paid vide Vide **R.No./B.No. 38/0028 Date:16/07/2021.**

38) Welfare Cess charges **Rs.44800/-** is paid Vide Vide **R.No./B.No.38/0028 Date:16/07/2021.**

39) **Rs.Nil/-.vide R.No./B.No. --- Date :----** against Treeplantation deposit.

40) Infrastructure Improvement Charges Rs. **Nil** /- is paid vide R.No./B.No.- Date

41) Charges for "Premium FSI" is paid **Rs.Nil/-** vide R.No./B.**No. ---- Date :----**

42) Charges for **"Ancillary Permium** is Paid FSI" **Rs.168000/-** vide **R.No./B.No. 92/0026 Date:16/07/2021.**

43) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change,New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly.This permission is given on the strength of affidavit submitted with the Proposed and **C & D** waste deposit **Rs.23400/-** is paid vide **R.No./B.No. 38/0028 Date:16/07/2021**

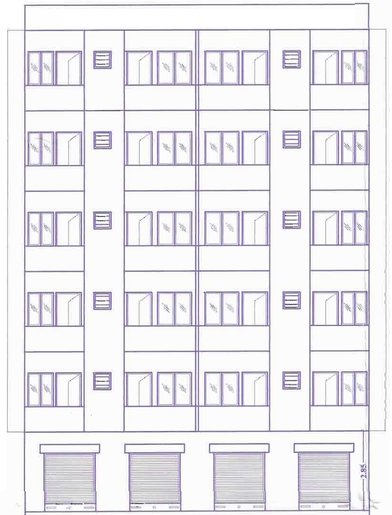
Executive Engineer
Town Planning Department
Nashik Municipal Corporation,Nashik.

No. LND / BP /
Nashik, Dt.02/08 /2021
Copy to : Divisional Officer

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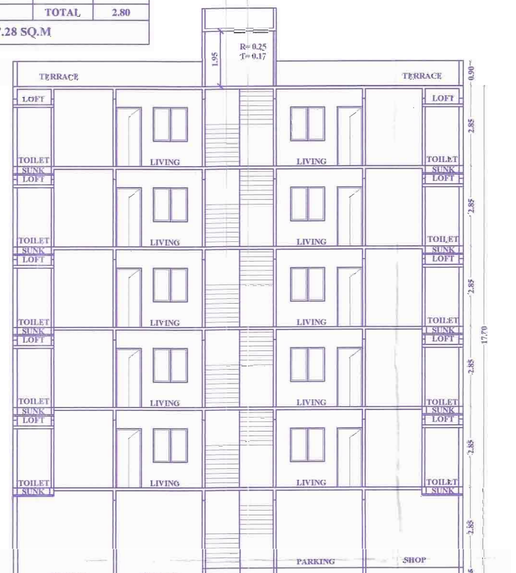
EXISTING CUPBOARD AREA CALCULATION

Building Side	No. OF CUB	AREA OF TOTAL C/B STRIP			DEDUCTION FOR C/B 2.4X0.6=1.44			BALANCE AREA
		LENGTH	WIDTH	AREA	NOS	STD.ATREA	TOTAL AREA	
EAST	2	5.85	0.60	3.51	2	1.44	2.88	0.63
WEST	2	5.85	0.60	3.51	2	1.44	2.88	0.63
NORTH	4	12.18	0.60	7.31	4	1.44	5.76	1.54
SOUTH	--	--	--	--	--	--	--	--
			TOTAL	14.32			TOTAL	2.80
		TOTAL C/B AREA OF 4 FLOOR = 4X14.32 =57.28 SQ.M						



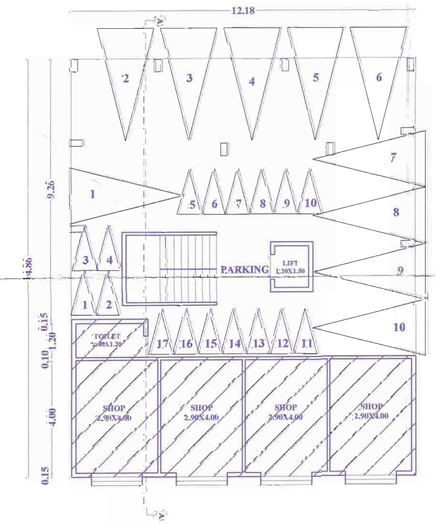
FRONT ELEVATION

SCALE:- 1:100



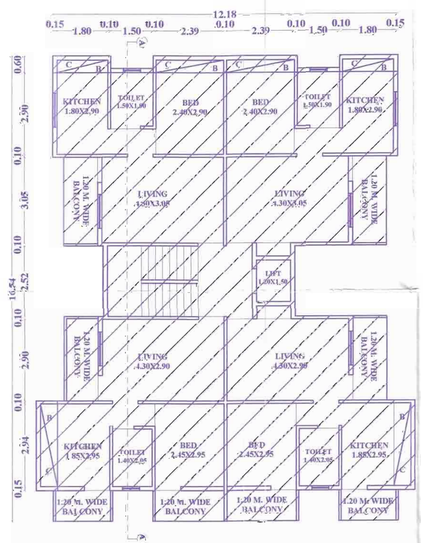
SECTION - 'AA'

SCALE:- 1:100



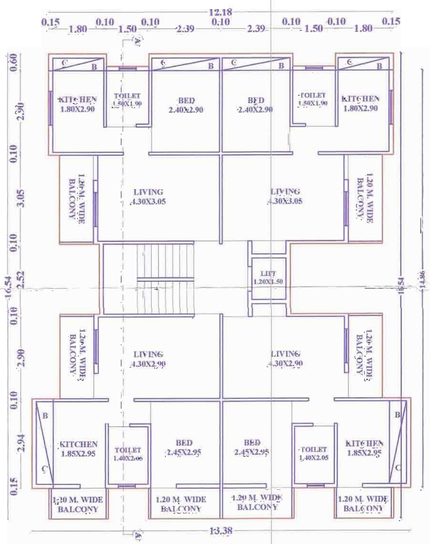
EXISTING GROUND FLOOR PLAN

(SCALE:- 1:100)



EXISTING 1st,2nd,3rd,4th FLOOR PLAN

(SCALE:- 1:100)



PROPOSED FIFTH FLOOR PLAN

(SCALE:- 1:100)

STATEMENT-3 (Area Detail of Appartment)

Building No.	Floor No.	SHOP/FLAT No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)	(6)
1	EXISTING GROUND FLOOR	1	11.59		
		2	11.59		
		3	11.59		
		4	11.59		
	EXISTING 1ST,2ND,3RD, 4TH, FLOOR	1,5,9,13.	29.36	8.75	
		2,6,10,14.	29.36	8.75	
		3,7,11,15.	29.84	3.68	
		4,8,12,16.	30.39	3.68	
	PROPOSED 5TH FLOOR	17.	29.36	8.75	
		18.	29.36	8.75	
		19.	29.84	3.68	
		20.	30.39	3.68	
		20 NOS	284.26	49.74	
	TOTAL CARPET AREA		333.98		

FORM OF STATEMENT -1
[Sr.No. 8 (a)(iii)]

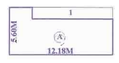
EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	TOTAL FLOOR AREA OF EXISTING BUILDINGS	USE / OCCUPANCY OF FLOORS
(1)	(2)	(4)	(5)
1	GROUND	55.41	55.41
-----	FIRST	130.04	130.04
-----	SECOND	130.04	130.04
-----	THIRD	130.04	130.04
-----	FOURTH	130.04	130.04
-----	EXCESS BAL	34.56	34.56
-----	LIFT	1.80	1.80
	EXTRA AREA	57.28	57.28
-----	TOTAL	669.21	669.21

FORM OF STATEMENT -2
[Sr.No. 9 (a)]

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
-----	FIFTH FLOOR	180.63
-----	TOTAL	180.63



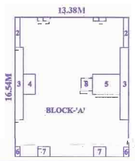
B/UP AREA CALCULATION COMMERTIAL EXISTING GROUND FLOOR

Sr. No.	LENGTH	WIDTH	Area (SQ.M.)	No. of Block	Total
A	12.18	5.60	68.21	1	68.21
Deduction					
1	9.48	1.35	12.80	1	12.80
TOTAL AREA					12.80
Net area of Block = area of block - total area of deduction					55.41



B/UP AREA CALCULATION EXISTING TYPICAL FLOOR

Sr. No.	LENGTH	WIDTH	Area (SQ.M.)	No. of Block	Total
A	12.18	14.86	180.99	1	180.99
Deduction					
1	2.40	9.00	21.60	1	21.60
2	1.60	8.55	13.68	2	27.36
3	4.98	0.20	1.00	2	1.99
TOTAL AREA					50.95
Net area of Block = area of block - total area of deduction					130.04



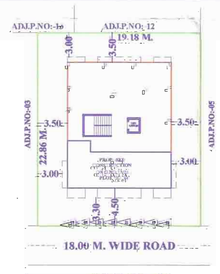
B/UP AREA CALCULATION PROPOSED FIFTH FLOOR

Sr. No.	LENGTH	WIDTH	Area (SQ.M.)	No. of Block	Total
A	13.38	16.54	221.31	1	221.31
Deduction					
1	1.20	0.45	0.68	2	1.35
2	0.60	3.60	2.16	2	4.32
3	0.99	8.55	8.46	2	16.93
4	1.40	2.40	3.36	1	3.36
5	3.25	2.40	7.80	1	7.80
6	0.60	1.20	0.72	2	1.44
7	1.44	1.20	1.73	2	3.46
8	1.35	1.50	2.03	1	2.03
TOTAL DEDUCTION AREA					40.6800
Net area of Block = area of block - total area of deduction					180.63

TOTAL B/UP AREA CALCULATION

GROUND +1ST+2ND+3RD+4TH+EXTRA AREA+LIFT+EXCESS BAL+5TH
56.41+130.04+130.04+130.04+130.04+57.28+1.80+34.56=180.63

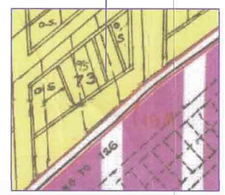
TOTAL B/UP AREA = 849.84 SQ.M.



SITE PLAN

(SCALE :-1:300)

PROPOSED SITE



LOCATION PLAN
SCALE (1:300)

WATER REQUIREMENT

BY RULE NO.19 TABLE NO.8/1(a) ON PAGE NO.65
(FOR EVERY DAY 90 LITERS PER HEAD)
TOTAL NO. OF TENEMENTS 1 NOS. WE CONSIDER 5.0 PERSON IN EACH TENEMENT
TOTAL NO. OF PERSONS 1 X 5 = 5 PERSON
TOTAL REQUIREMENT OF WATER = 150.00 LTR. PER PERSON
TOTAL WATER RELEASED BY CORPORATION PER PERSON
=150 LITER X 5 NO. OF PERSON = 750.00 LITER

O.W.C. CALCULATION :

NO. OF TENEMENT 1
NO. OF PERSON 1.0 X 5.0 = 5.00 NOS.
5X$\frac{600}{1000}$ = 2.50 KG.

SEPTIC TANK CAPACITY = 90 %
= 750.00 X 90 % = 675 LITER
= 675 / 1000 = 0.675 CUM.

S.T.P
1.20 X 2.10 X 1.20 = 3.024 CUM.

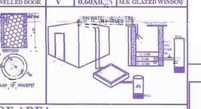
TDR DETAILS

1) AREA OF PLOT	SQ.M		438.45 Sq.m
2) TDR ALLOWED		40%	175.00 Sq.m
3) ADDITIONAL FSI PREMIUM		00%	----
4) TOTAL FSI ALLOWED		50%	----
5) TOTAL FSI ALLOWED	SQ.M		627.45 Sq.m
7) TDR FOR DEDUCTION	SQ.M		175.00 Sq.m
8) ACTUAL TDR USED	SQ.M		
9) DRC NO & ZONE			
10) PROPOSED AREA	SQ.M		669.21 Sq.m

NOTE :-
1) Plot boundary shown in thick black.
2) Proposed Work shown in red.
3) Drainage line shown in dotted red
4) External wall 0.15 M thick.
5) Internal wall 0.10 M thick.

SCHEDULES OF DOOR & WINDOWS

TYPE	SIZE	SPECIFICATION	TYPE	SIZE	SPECIFICATION
D	1.20X2.10	T/W. PANELLED DOOR	W	1.80X1.50	M.S. GLAZED WINDOW
D1	1.00X2.10	T/W. PANELLED DOOR	W1	1.50X1.50	M.S. GLAZED WINDOW
D2	0.75X2.10	T/W. PANELLED DOOR	W2	1.20X1.50	M.S. GLAZED WINDOW
RS	2.50X2.10	T/W. PANELLED DOOR	V	0.60X0.75	M.S. GLAZED WINDOW



CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10/02/2021 & DIMENSION OF ALL SIDES ETC. OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT-TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP, I.P. SCHEME RECORDS DEPARTMENT/CITY SURVEY

Er.J.Nagmoti

Owner's Declaration.

I/We Undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans.
also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

FOR M/S RISHI D. MALIK

PROPOSED EXISTING TO EXTENSION RESIDENTIAL PLAN OF G.NO.73/2A , PLOT NO. 4, AT CHUNCHALE SHIWAR TAL-DIST- NASHIK.
FOR.RISHI DEVENDRANATH MALIK (HRISHITA BUILDCON)

APPROVAL STAMP

APPROVED
The Plans amended in .....
As per the conditions mentioned in the accompanying commencement Certificate No. CD/161
dated 02/08/2021
Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

PREVIOUS COMPLETION CERTI. NO.B2/20557/155661, DT.14/02/2018.

PROFORMA-I

AREA STATEMENT	SQ.MT.
1) AREA OF PLOT (Minimum area of a,b,c to be considered)	
a) AS PER OWNERSHIP DOCUMENT (7/12 CTS extract)	438.45
b) AS PER MASURMENT SHEET	438.45
c) AS PER SITE	438.45
2. DEDUCTION FOR	
a) PROPOSED D.P./D.P ROAD WIDENING AREA/SERVISCE ROAD.	
b) ANY D.P. RESERVATION AREA	
(TOTAL OF a+b)	
3. BALANCE AREA OF PLOT (1-2)	438.45
4. AMENITY SPACE	
a) REQUIRED	
b) ADJUSTMENT OF 2(b)	
c) BALANCE PROPOSED	
5. NET PLOT AREA (3-4(c)	438.45
6. RECREATIONAL OPEN SPACE	
a) REQUIRED	
b) PROPOSED	
7. INTERNAL ROAD AREA	
8. PLOTABLE AREA	
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. PER FRONT ROAD WIDTH (SR.NO.5 X 1.10)	482.29
10. ADDITION OD FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH	
b) PROPOSED FSI ON PAYMENT OF PREMIUM	
11. IN-SITU FSI/ TDR LOADING	
a) IN-SITU AREA AGAINST D.P ROAD (12 X 8R.NO.2(a))	
b) IN-SITU AREA AGAINST AMENITY SPACE IS HANDED OVER	
c) TDR AREA (EXISTING)	175.00
d) TOTAL IN-SITU/TDR LOADING PROPOSED[11-(a)+(b)+(c)]	175.00
12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13. TOTAL ENTITLEMENT OF FSI	
a) [9+10(b)+11(d)] OR 12 WHICHEVER	657.29
b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGE	200.00
c) TOTAL ENTITLEMENT (a+b)	857.29
14. MAXIMUM UTILIZATION LIMIT OF FSI (Building Potential) PERMISSIBLE AS PER ROAD WIDTH (as per Regulation No.6.3)	
15. TOTAL BUILT UP AREA IN PROPOSAL	
a) EXISTING BUILT UP AREA	669.21
b) PROPOSED BUILT-UP AREA (As PER P-LINE)	180.63
c) TOTAL (a+b)	849.84
16. F.S.I. CONSUMED (15/13) (should not be more than serial no.14)	1.00%
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
a) REQUIRED (20% of sr.no.9)	
b) PROPOSED	

ENGG./STRU.ENGG SIGN

OWNER'S SING.

er. jayant nagmoti
B.E. CIVIL, AMIE
SHREE CONSULTANT
Working on your Dreams
9225110300
Consulting Engineer, R.C.C. Designer & Valuer
5, Shantiketan, New Pandit Colony,
opp.Kulkarni Garden, Sharanpur road,Nashik
erjayantnagmoti77@gmail.com

JOB NO.	DRAW.NO.	SCALE	Draw by	CHECKD BY	Registration No.
000	-01	1:100	CHETAN P.	Er.J.Nagmoti	Engineer-88144

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