



NASHIK MUNICIPAL CORPORATION

NO. ENCBP/ 85/244/2394/14
DATE :- 10/10/2014

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

To :- Shri. Murlidhar N. Patil Through GPA, Shri. Prakash Giridhar Amrutkar
K/o. Ash & Son, Bldg. Ravi, Sanction of Nashik.

Subj :- Sanction of Building Permit & Commencement Certificate in Plot No. - 20 Of
S.No. 322/2/1/20 of Pathardi Shilwan.

Ref :- Your Application & Plan dated 6/9/2013, dated No. BS/EP/3222/13

Sanction of building permit & commencement certificate is hereby granted under section 45 & 50 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building works under section 253 of The Bombay Provincial Municipal Corporation Act 1948 (Bombay Act No. LIX of 1948) to erect building for Residential Purpose as per plan & sanctioned in — subject to the following conditions

CONDITIONS (1 to 38)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building or part thereof shall be built or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 253 of the Bombay Provincial Municipal Corporation Act, 1948 is duly granted.
3. This 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 Bombay Provincial Municipal Corporation Act, 1948 will be taken against such developer 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 competent authorities before commencement of work, viz under provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1955 etc.]
7. After completion of plan, certificate or planning authority to the effect that the plan is sanctioned as per sanctioned plan should be taken before commencement of construction.
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. Sewer drains shall be fixed up & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.
The effluent from toilet, sink, kitchen, bath etc. should be properly connected to Municipal drain in the neighborhood. The level of the effluent of the premises should be such that the effluent goes into the Municipal drain by gravity self clearing velocity.
In case if there is no Municipal drain within 50 meters should be connected to a soak pit to be provided by the owner.
The size of soak pit should be properly marked out on the plan at least 10' x 10' a pigeon hole circular brick well should be constructed in the centre of the soak pit. Layers of stone, scummers, iron mesh and saddles should be properly laid.

10. 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.
11. 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 10 of the reservation of Tree Act, 1975.
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 or 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, 1948.
16. N.M.C. Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant/Co-Operative 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 Name of M.S.F. is available at site.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. N.A. under No. 235/93 dt. 31/10/1996 submitted with the application.
19. Adequate space from the plot/lot should be reserved for transformer in consultation with M.S.E.B.C. Office before actually commencing the proposed construction.
20. A) Rs.112400-8510/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.20/555 Dt. 3/5/2014
21. B) Rs.1/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No. - Dt. -
22. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.
R.No.2328/-Dated dt. R.No./B.No. 64/2423 Dt. 3/5/2014
23. 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.
24. 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) FSI 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 (a-f) shall also be published in two widely circulated newspapers one of which should be in regional language.
25. Proper arrangement in consultation with Telecom Dept. To be done for telephone facilities to be provided in the proposed construction.
26. N.M.C. Municipal Corporation will not be responsible for the ownership and boundaries of the land.
27. Proper bricks and fly ash based lime stabilized materials shall be used in the construction of buildings.

C.C. for Plot, 26 Of S.No. 328/2/1/20 of Pathrdi Shiwar.

28. Drainage connection charges Rs.11000/- is paid vide R.No./B.No.82/9135 Dt:3/5/2014
29. Welfare cess charges Rs.51240/- is paid vide R.No./B.No. 82/9135 Dt:3/5/2014
30. Proper arrangement for rain water harvesting should be made at site
31. This permission is given on the basis of affidavit given by applicant Dt:11/2/2014 regarding Local Body Tax. Local Body Tax should be paid for LBT Registration No NSM205248 before completion Certificate
32. This permission is given on the basis of affidavit given by applicant Dt:11/2/2014 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
33. NMC shall not supply water for construction purpose
34. This permission is given on the basis of affidavit given by applicant Dt:11/2/2014 for disposal of excavated/debris material on his own at the prescribed site
35. NMC Tax for Vacant plot shall be paid before Completion.
36. Parking area should be paved & kept open for parking purpose only
37. This permission is given on the strength of DRC No: 471 Dt: 29/4/2011 and 120.00 Sq.mt. TDR area utilized from the same
38. GCM paid receipt for TDR utilized on TDS Plot before occupancy certificate

39. width of Balcony shall not be exceeded than one metre on site

40. Fencing to be maintain on site

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

No. LNC/TP
Nashik, Dt. / / 2014

Copy to: Divisional Officer
Division: