



1/3

NASHIK MUNICIPAL CORPORATION

NO: LND/BPI SAT/B21506/5535

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 07/03/2014

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **M/s. Siddhivinayak Construction Partners 1) Shri. Santosh Vishnu Patil &
2) Shri. Dinesh G. Suvarna.**

C/o. Er Deepak Magar & Stru. Engg. Deepak Magar Of Nashik.

**Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 31
of G. No. 197/4A Of Pimpalgaon Bahula Shiwar.**

Ref - Your Application & Plan dated: 03/01/2013 Inward No. B2/BP/6124

Sanction of building permit & 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 permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay 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 35)

- 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 Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles 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, 1975. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- 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 self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis 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.

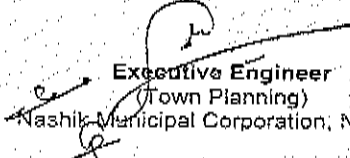
- 10) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated 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 19 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 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 Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/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 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) N. A. order No. 174/81 Dated: 17/08/1981 submitted with the application.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 30,240/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 50/542 Dtd:-31/12/2013.
R. No./B. No. 67/542 Dtd:-31/12/2014
B) Rs. 38,115/- is paid for development charges w. r. to proposed land development vide R. No./B. No. 69/538 Dtd: 31/12/2013-

C. C. for P. No: 31 of G. No. 197/4A Of Pimpalgaon Bahula Shiwar.

- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 2,000/- Deposited vide B.No./R.No. 13/2344
Date: 21/12/2013. As per Order No: 137 Dt. 18/03/2003.

- 22) 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.
- 23) 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language
- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone to be provided in the proposed construction.
- 25) Proper arrangement for rain water harvesting should be made at site.
- 26) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
- 27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 28) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.
- 29) Drainage connection charges Rs. 16,000/- is paid vide R.No./B.No. 70/8384 Dt. 31/12/2013.
- 30) Welfare cess charges Rs. 60,895/- is paid vide R.No./B.No. 70/8384 dtd: 31/12/2013.
- 31) This permission is given on the strength of DRC No: 579, dtd:24/09/2012 and 145-00 Sq.mt TDR area utilized from the same.
- 32) This permission is given on the basis of affidavit given by applicant Dtd.23/12/2013 regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C. regarding drinking water supply connection shall be binding on applicant.
- 33) N.M.C. shall not supply water for construction purpose.
- 34) This permission is given on the basis of affidavit given by applicant Dtd 23/12/2013. For disposal of excavated/debris material on his own at the prescribed site.
- 35) This permission is given on the basis of affidavit given by applicant Dtd.23/12/2013 regarding Local Body Tax. Local Body Tax should be paid for LBT Registration No.NSK. 802017 before completion Certificate.


Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik.

No. LND / BP
Nashik, Dt. / / 20
Copy to: Divisional Officer,
Division
Nashik Municipal Corporation, Nashik.

यातील नियम

गवणी
गव्याची
कवा शिरा

तासुका

आपका घर बहुला

क्रमांक	भूमापन क्रमांकाचा वर्णन	भूधारणा पद्धती	भूमापनद्वाराचे नाव (३०५६) (३०५८) (३३३३) (६१३)	तारीख/मास/वर्ष २०१२
१६५	१३			कलाचे नाव
स्थानिक नाव	प्लॉट नंबर	३१	कोमई झामुण गाव (६१५)	
जागतिकीकरण क्षेत्र	हेक्टर	आर	मे. सिद्धी विनायक कंस्ट्रक्शन्स प्रा. लि. सैतोष विष्णू पाटील पिंपरी गुरुव्या सुवर्णा (१७०४८)	हतर अधिकार नेम नकाशे आले अभिधात बापट सु. करावा (१७०४८)
एकूण	३.९२	०२		
टक्कराचे (जागतिकीकरण नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
रुपये	पैसे			
०	०३			सीमा आणि भूमापन चिह्ने
३५५५५				
३५५५५				

गाव नमना द्वारा (पिकाची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदबहादा (तयार करणे व सुविधेतील ठेवणे) नियम, १९७९ यातील नियम २९(१)

[illegible]

[Handwritten signature]

नक्कल करिता
गां. न. नं. ७, ७अ, व १२

गांव पिपळगाव
तालुका ठाणे

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१९७	१४७		श्रीगवटदाराचे नाव १४७६ १४७७ २३३३	कुळाचे नांव
मू. का. क्रमांकाचे स्थानिक नाव	३९		६९४	खंड
लागवडी योग्य क्षेत्र	एकर	मुठे		
	हेक्टर	असर		
जिरायत		चौरस मिटर	मे. १६६४ विना मधु क्र. ०२६९३३३३	
बागायत	३६२	८३	सैलेश विष्णू पाटील	इतर अधिकार
भात शेती			दिनेश गुरुप्पा सुवर्णा	
एकूण-	३६२	८२	३७०४९	
पो. ख.				
वर्ग (अ)				
वर्ग (ब)				
एकूण-				
आकार बिनशेती-	रुपये	पैसे		
जुडी किंवा विशेष -	०८३			
आकार पाण्याबाबत-				
एकूण-	५३३	३४		

एक वर्षाचे अन्न विपत्ती वापर सुद्ध करमा
३५०८

गां. नं. क्र. ७ अ

गां. नं. क्र. १२

पिकाखालील क्षेत्रांचा तपशिल

गा.न. क्र. १२																
वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकांखालील क्षेत्रांचा तपशिल									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकांतील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकांचे क्षेत्र			प्रकार	क्षेत्र		
				५ मि. पी. संकेतांक	६ जलसिंचित	७ अजलसिंचित	८ पिकाचे नांव	९ जलसिंचित	१० अजलसिंचित	११ पिकाचे नांव	१२ जलसिंचित	१३ अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१४	१५५															
२०१५																

नक्कल फी

MAR 2015

अस्सल प्रमाणे खरी नक्कल तयार ता.

MAR 2015

तुलाठी

[illegible]

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता.

/ / 208

तलाठी

ये.का.गु.-'१,६०० पु. (१०० पानी)-११-२०१४- पोए ३-(सीए) ३३०

फेरफारांची नोंदवही (फेरफार पत्रक)

प. गा. ८ म. -
R. V. 8m

[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१. यार्त ल नियम]

गाव : पिंपळगाव बुद्रुक तालुका : नाशिक जिल्हा : नाशिक

नोंदीचा अनुक्रमांक व दिनांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चाचणी अधिकाऱ्याची आघाक्षरी किंवा शेरा
१००४७	दिनांक ४/१०/२०१२ वर्षीय दिनांक ४/१०/२०१२ अटेडिने दस्त क्रमांक ५८/१२ दिनांक २७/८/२०१२ दु. नि. का. ४ मोबदला रकम रु. २०००००/- पु. सी.एम. डी.एम.प्रायव्हेट लॉ. हेमंत पलीकाव त्रिदलाह यांची निता पुलाकास पिंढाते घांवे फाइन लायन विनोदी पली. अटेडिने होतबेजे नोंद लेली. (हो.प. १४-१५/११/१२)	अ.जं. १२८/३ पली.जं. ५८ ३४४-३७	नो. पल. २१/४ अर्ज / रजि. आय.एम.प्रायव्हेट विनोदी मिळकत "प्रमाणित" २३/१०/२०१२
१००४८	दिनांक ४/१०/२०१२ वर्षीय दिनांक ४/१०/२०१२ अटेडिने दस्त क्रमांक ७३६/१२ दिनांक १५/८/२०१२ दु. नि. का. ५ मोबदला रकम रु. २०,००,०००/- म. हाट डाल डी.एम.प्रायव्हेट लॉ. राजेश कुमार खैरजाड, राजेंद्र कुमार खैरजाड यांची पिंढात लो. हो.प. वे.प. सि. घांवे फाइन लॉ. होतबेजे नोंद लेली. (हो.प. १५, १६/११/१२)	अ.जं. १२६/३ पली.जं. १२८	नो. पल. २१/४ अर्ज / रजि. आय.एम.प्रायव्हेट विनोदी मिळकत "प्रमाणित" २३/१०/२०

2 MAR 2015

तालुकी विंदळगांव नहुला
ता. जि. नाशिक

Inward No. TP/IN/BP/6124/2012-13	Desk No. B1	Date: 1/18/2013
----------------------------------	-------------	-----------------

Submitted,

Subject:- Building Permission / Commencement Certificate / Sub Division Approval
SIDHIVINAYAK CONSTRUCTION THROUGH ARTNER DINESH G SUVARNA
NASHIK

GPA NA
C/o DIPAK B. MAGAR

- has applied for Development permission **Residential** Zone **GROUND+FO** floor of building
in Survey No. **197/4A** Plot **31** Shiwar **HIMPALGAON BAHULA**
- The Layout u/r is approved by this office & the land in question is not affected by any Development plan proposal. The land in question is shown in **Residential** zone as per the Sanctioned D.P. of the N.M.C.
- The Building plans are scrutinized and found to be in conformity with Development Control Rules.
- The application has paid building permit fee of **500** Vide. B. **50/985**
Dated **3/1/2013**
- a) Affidavit and Indemnity Bond duly executed are enclosed **Yes**
b) Affidavit and Indemnity bond are not enclosed as
- The Construction work is for **Residential** purpose.
- The above said plot is demarcated on site and found that the dimension and area of the plot / s are as shown on the plans. a certificate has been submitted by Sh. **DIPAK B. MAGAR**
- An attested copy of layout which is approved **Tentative** Vide Letter No **3121**
Date **17/8/1981** is enclosed here with.
- An attested copy of N.A. Order No. **174/81** Dated **17/8/1981**
and N.A. Tax payment **07686** Dated: **21/9/2012** is enclosed with the application.
- The form giving particulars of development (Appendix A, item 6) is scrutinized & found in order.
Thus the case in question fulfills all the requirements of development permission under section 69 / 45 of the Maharashtra Regional Town Planning Act, 1966. Therefore is requested that Development Permission for Purpose may please be considered for approval, subject to the following conditions

Details of area as per Site-Report

Actual area as per On-Site **362.82** area as per 7/12 **362.82**
Area considered for approval **362.82+TDR** Whether any drainage in the Plot **No**
any electric line passing through the plot **No** Whether any tree/well **No**
Whether affected by D.P. Proposal **No** Whether parking is provided as per D.C. rules **Yes**
NEW BUILDING PERMISSION

1) To be enclosed _____

- Corrected Prints.
- Latest 7 / 12 Extract
- CESS CHARGES

TDR Details

1) Area of plot — **362.82 m²**
2) 40% TDR Allowed — **145.12 m²**
3) Total FSI Allowed — **507.94 m²**
4) TDR for Deduct — **145.12 m²**
5) Net area available — **145.12 m²**

— updated DLR also —

alt

— TDR zone. D —

— proposed plan —

2) Recovery of

- 1) Construction development charges
- 2) Drainage connection charges
- 3) Land development charges
- 4) Scrutiny Fee
- 5) Tree plantation Deposit
- 6) CESS CHARGES
- 7) TDR DOCUMENT
- 8)

3) To be Mentioned on Commencement Certificate that

a) Layout is Tentative

Approved Vide No.

3121

Date: 17/8/1981

NA

Designation	Remarks	Signature
J.E	This proposal is forwarded herewith amended plan and documents submitted by consultant of applicant.	

For Order Please

Hon. Deputy Engineer.
Town Planning Department.

J.E. / Sect. Engg. / Asst. Engg.
Town Planning Department

Note: This is a Computer Generated Receipt.

Proposed B.P. with TDR

B.P. for parking 4th floor
may be used for car and
sub to it. P1.

Feb
1981

Hon. Ex. Engr.

As proposed

1981