NASHIK MUNICIPAL CORPORATION

No : LND/BP/Pathardi/DCR/0116/2017/117

Date : 18/01/2018

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Shri/Smt.

Smt. Laxmibai Ramdas Jangale & others Through G.P.A. Holder,Chaitanyaraj Buildtech pvt. ltd. Through Director 1) Shri. Samadhan Hanumant Sonawane. 2) Sau.Rekha Samadhan Sonawane.

C/o. Ar. Navnath Bhata Patil & Stru.Engg. Ramesh Purushottam Rampariya of Nasik

Sub -: Sanction of . **Building Permission & Commencement** Certificate in Plot No .- **15+16+17** of City Survey No / Gut No.**327/1P** of Shiwar **Pathardi .**

Ref -: Your Application & Plan dated: **18 November, 2017** Inward No **.NMC/TPD/Pathardi/BP/0314/2017.**

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 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.

Permission Conditions

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 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 efc.].
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. It 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 it trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
11. 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.
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 Corporations 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 The Maharashtra Municipal Corporation Act.
16. 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.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. 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.
19. 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.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. 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.
22. 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.

23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. 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
27. NMC shall not supply water for construction purpose.
28. N.A. order No. 396/2008 dt: 12 / 02 /2009 submitted with the application.
29. A) Rs. 4,41,980 /- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.01/671 Dt:12/01/2018
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. 5000 /- Deposited vide R.No./B.No.95/2894 Dt:/12/01/2018
31. Welfare Cess charges Rs. 3,15,700 /- is paid vide R.No./B.No.25/5466 Dt:12/01/2018
32. Drainage Connection I Charges Rs.32,000 /- is paid vide R.No./B.No.25/5466 Dt:12/01/2018
33. Infrastructure Improvement Charges Rs: 3,56,400 /- is paid vide R.No./B.No.25/5466 Dt:12 / 01 /2018
34. This permission is given on the basis of affidavit submitted by applicant Dt: 07 /09 /2017 as per the guide lines of L.B.T.Departments Letter No.LBT/W.S./Desk 1/624/2015 Dated: 06 / 08 /2015
35. Charges for "Premium paid FSI" is paid Rs: 13,55,200 vide R.No./B.No.100/5409 Dt:12/01/2018
36. This permission is given on the basis of affidavit given by applicant Dt: 07/09/2017 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.
37. This permission is given on the basis of affidavit given by applicant Dt: 07/ 09 /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: 07 / 09 /2017 regarding declaration that Balcony not to be closed.
39. Parking area should be paved & kept open for parking purpose only.
40. The corrected 7/12 extract as per amalgamated plots shall be produced before occupancy certificate.
41. 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.
42. NMC Tax for Vacant plot shall be paid before Completion.
43. This Permission is Given On the Strength of DRC No:461 Dated:20/04/2011 Area 325.00 Sq.Mt. TDR area utilized from the same Total TDR Loaded 325.00 Sq.Mt. which is utilized from DRC No :461 Dt: 20/04/2011 vide Formula 325*6500/28500=74.20 Sq. Mt. TDR area utilized from the same .



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Nashik, Dt.18 January, 2018
Copy to : Divisional Officer

Executive Engineer
(Town Planning)
Nashik Municipal Corporation