TOWN PLANNING DEPT.

NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ C2/101/04

DATE :- 30/11/2018

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, **M/s.Sun Infrastructre PVT.LTD. Thro. Mr. Anant K. Rajegaonkar & Anil B.Jain.**

C/o. Er. Anant K. Rajegaonkar & Stru.Engg. Anant K. Rajegaonkar of Nashik

Sub -: Sanction of Building Permit & Commencement Certificate in **Plot No.- -- of S.No.145/1,145/3,149/1,149/2,151(P),152(P),155(P) of Makhamalabad Shiwar.**

Ref -: Your Application & Plan dated: **29/12/2016** Inward No.**C2/BP/5959**

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 Maharashtra Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect building for **Residential, Educational & Tentative Layout For sector 'A & H'** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 58)

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 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 & 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. 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 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.

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. 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.

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 & labor engaged on construction work on site by owner/Developers 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

23. Proper arrangement in consultation with Telecom Dep't. To be done for telephone facilities to be provided in the proposed construction.

24. 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. Proper arrangement for rain water harvesting should be made at site & NOC from rain water harvesting cell to obtain be for occupancy certificate.

C.C.for S.No.145/1,145/3,149/1,149/2,151(P),152(P),155(P) of Makhamalabad Shiwar.

27. NMC shall not supply water for construction purpose.

28. N.A. order **No.86/2013 dt: 22/08/2013** submitted with the application.

29. A) **Rs.3,19,79,128/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No. 079/0531 Dt:07/10/2013**

    B) **Rs.3,19,79,128/-** is paid for development charges w.r.to the proposed Land Development vide **R.No./B.No. 048/0529 Dt:07/10/2013**

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

    Rs17,63,500/- Deposited vide **R.No./B.No.036/2301 Dt:07/10/2013**

31. Drainage connection charges **Rs.21,37,500/-** is paid vide **R.No./B.No.097/8027 Dt:07/10/2013**

32. Welfare cess charges **Rs.79,42,810/-** is paid vide **R.No./B.No.097/8027 Dt:07/10/2013**

33. This permission is given on the basis of affidavit given by applicant **Dt:07/10/201** regarding NMC supplied water and any public source of water should not be used fo construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.

34. This permission is given on the basis of affidavit given by applicant **Dt: 07/10/2013** for disposal of excavated/debris material on his own at the prescribed site.

35. This permission is given on the strength of provisional fire **NOC from CFO, N.M.C.** vide letter No: **NMC/FIRE/WS/II/Resi-01 Dt:17/05/2018** & conditions their in strictly followed.

36. Total Fire Prevention fund Rs.**1,77,55,350/-** Partly Rs.**58,00,000/-** paid vide R.No./B.No.55/7975,Dt.03/10/2013 balance amount **(2,16,39,184/-)+(1,30,754/-)** 18% Interest paid vide **R.No./B.No.05849/025+05850/089,Dt.08/05/2018+11/05/2018**.

37. The 7/12 extract for D.P.Road in the name of NMC should be produced before occupancy certificate.

38. Water recycles & solar water heater system should be done & maintained at site before occupancy certificate.

39. Water sump & Well arrangement for storm water disposal should be done at site.

40. This permission is given on the basis of as per Govt.of Maharashtra vide circular No: नगरविकास विभाग,मंत्रालय,मुंबई शासन निर्णय क्र.टिपीएस -११०७/४२९/प्र.क्र.२९५/०७/नवि-९,दिनांक ७ जून २००८ & therein condition mentioned in it should be strictly observed.

41. This permission is given on the strength of N.O.C for Govt.of India, Ministry Environment & Forest Dept.,clearance obtained vide letter No:**21-236/2007-IA-III, Dtd: 08/08.2007.**

42. This permission is given on the strength of Director of Town Planning, Govt. of Maharashtra vide letter No : जा.क्र.वियो नाशिक/ मखमलाबाद/ स.न.१४५,१४९,१५१इ /टिपीव्ही-४/४२६ दिनांक २१/०१/२०१३ & therein condition mentioned in it should be strictly observed.

43. This permission is given on the strength of Irrigation Dept., Govt. of Maharashtra vide letter No : नापावि/प्रशा-१/४६९०/ सन.२०१३ दिनांक २६/०६/२०१३ & therein condition mentioned in it should be strictly observed.

44. This permission is given on the basis of " Hamipatra" given by applicant/owner Date:07/10/2013 regarding cess charges as per Govt.of Maharashtra vide circular No.BACA-12007/788/Kamgar,dt.1/4/2008, & BCA-2009/108/Kamgar/7-A, dt.17/06/2010 will be binding as applicant/owner. Remaining charges will be paid by time to time.

45. Podium parking slab should be designed as per requirement of C.F.O.NMC.

46. Regarding Storm water arrangement detailed design & drawing for the same should be made & executed under the supervision of storm water dep.,N.M.C. & completion report should be obtained before applying for occupancy certificate.

47. Parking area should be kept open for parking purpose only.

48. Internal road etc. Developed and maintained by applicant to the satisfaction of concerned authority.

49. Existing electric line to be shifted before actual commencing of work.

50. Construction will not be allowed in open space shown in old blue line.

51. This permission is given on the basis of "Sale-Deed" given by applicant/owner Date : 9/10/2013 regarding the land of 'Goda Park & 18.00 wide D.P.Road ' along the river (Goda Park) as per Govt.of Maharashtra vide circular No. नगरविकास विभाग,मंत्रालय,मुंबई शासन निर्णय क्र.टिपीएस -११०७/४२९/प्र.क्र.२९५/०७/नवि-९,दिनांक ७ जून २००८ & therein condition mentioned in it should be strictly observed.

52. D.P.Road area undr 18.00 M.Wide D.P.Road (North-South) & 15.00 M.Wide D.P.Roads handed over to NMC vide agreement detd:09/10/2013.

53. Separate TILR map & 7/12 extract Of Sector A,H & Group Housing area To be produced.

54. This permission is given on the strength of " संमतीपत्र "(consent letter) given by applicant/owner dt.19/10/2012 regarding S.No.152 ownership.

55. सेक्टर **A व H** मधील तात्पुरत्या मंजूर अभिन्यांसाप्रमाणे कॉलनी रस्ते, खुली जागा व भूखंडाचे प्रत्यक्ष जागेवर सिमांकन करुन त्यांची रितसर मोजणी संबधीत भुमी अभिलेख कार्यालय, नाशिक यांचेकडून करुन घेण्यात यावी व त्यानंतर प्रमाणित रेखांकनाच्या चार प्रती सादर करण्यात येऊन मोजणीप्रमाणे तयार होणा-या नकाशाला सिमांकीत अंतिम अभिन्यास परवानगी घ्यावी लागेल. सदर सिमांकीत अंतिम अभिन्यास परवानगी शिवाय भूखंड विक्री करता येणार नाही व कोणतेही बांधकाम परवानगी अनुज्ञेय राहणार नाही.

56. सेक्टर **A** मधील अभिन्यासातील कोणत्याही अंतर्गत रस्त्याची रुंदी मंजूर केलेल्या रुंदीप्रमाणे ठेवण्यात यावी व म.न.पा.नाशिकचे बांधकाम विभागाच्या देखरेखीखाली सर्व रस्ते बांधकाम डांबरीकरण नियमानुसार तयार करुन रस्ता गटार आणि सी.डी. वर्क्स बांधकाम करणेत यावेत. त्याबाबत पुर्ततेचा दाखला सा.बां. विभाग, म.न.पा. नाशिक यांचेकडून अंतिम अभिन्यास मंजूरी पुर्वी घेण्यात यावा.

57. सेक्टर **A व H** मधील सदर अभिन्यासातील ३०.०० मी.डि.पी. रस्ता, कॉलनी रोड, खुल्या जागेचे क्षेत्र मनपा कडे हस्तांतरीत करुन ७/१२ उता-यावर मनपाचे नाव दाखल करण्यात यावे.

58. प्रस्तुत अभिन्यासातील सेक्टर **A** ३० मी.संमुख असलेल्या भूखंड क्र. १ ते ८ चा उतार व अप्रोच पाहता त्यास ३० मी रुंदीच्या अनुषगांने चटई क्षेत्र निर्देशांक अनुज्ञेय होऊ शकणार नाही. सदर भूखंडाचा १२.०० मी.पोहोच रास्ता असून १२.०० मी.रस्त्यानुसार चटई क्षेत्र निर्देशांक अनुज्ञेय होईल.

Assistant Director of Town Planning
(Town Planning)
Nashik Municipal Corporation
Nashik.

No. LND / BP / C2/101/04
Nashik, Dt.30/11 /2018

Copy to : Divisional Officer
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