TOWN PLANNING DEPT.

NASHIK MUNICIPAL CORPORATION

NO:LND/BP/B2/227/2022

DATE :- 06/10/2022

SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE

TO, **Pooja Developers Partnership Firm Through Partner Shri. Kishor M. Rumale & Other.**

C/o. Ar. Yogesh Gaikwad & Stru.Eng. Ramesh Rampariya of Nashik

Sub -: Sanction of Building Permit & Commencement Certificate in Plot No.3+4 of S.No 6/6/1/3 of Pathardi Shiwar, Nashik.

Ref -: 1) Your Application & for Revised Building permission Plan dated: 04/05/2021 Inward No. B2/BP/186.
2) Previous Approved building permission No.B5/05/3261 Dt.04/06/2018.

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 **Commercial & Plot Amalgamation** Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 50)

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 Lanc 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 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 engagec 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.

C.C. for in Plot No.3+4 of S.No 6/6/1/3 of Pathardi Shiwar.

27. NMC shall not supply water for construction purpose.

28. N.A. order No.349 dt: 23/08/2002 submitted with the application.

Charges Recovery

29. Rs.12,48,400+94,000(Intrest)+11,07,000+ 4,06,370/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.36/646+ 38/0681 +5781 Dt:13/04/2017+01/06/2018+20/09/2022.

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

Rs.11,800/- Deposited vide R.No./B.No.26/2837 Dt:13/04/2017.

31. Drainage connection charges Rs.1,54,500+51,000+27,000 is paid vide R.No./B.No.02/4331+22/6012 + 5781, Dt:13/04/2017+01/06/2018 + 20/09/2022

32. Welfare cess charges Rs.6,60,500+5,60,000+2,04,470+265/- is paid vide R.No./B.No.02/4331+22/6012 + 5781+ 6700, Dt: 13/04/2017+01/06/2018+ 20/09/2022 + 03/10/2022.

33. Premium for staircase charges Paid Rs.7,44,100+12,080/- is paid vide R.No./B.No. 02/4331+10/4988 Dt: 13/04/2017+11/08/2017.

34. Infrastructure Improvement Charges Rs.9,45,000 + 94,500+20,35,000/- is paid vide R.No./B.No.02/4331+10/4988+22/6012 Dt: 13/04/2017+11/08/2017+01/06/2018.

35. Charges for "Premium paid FSI" is paid vide Rs.5,43500/- is paid vide R.No./B.No.77/5887 Dt:01/06/2018.

36. Charges for "Ancillary Premium paid FSI" is paid vide Rs.9,60,000+52,800/- is paid vide R.No.5782 +6068 Dt: 20/09/2022 + 28/09/2022.

37. This permission s 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 condrions 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 deposited Rs.2,02,810/- + 4430/- is paid vide R.No.5781+6700 Dt:20/09/2022+03/10/2022.

Additional Conditions

38. This permission is given on the strength of DRC No: 723&785 Dt: 14/09/2016 & 16/12/2017 and. 945 & 1850 Sq.mt. TDR(945x9450/9900= 902.04 &1850x10870/6000=3351.58) area utilized from the same.

39. This permission is given on the strength of revised provisional fire NOC from CFO, N.M.C. vide letter No : NMC/FIRE/WS/II/Comm.-16/2022 Dt : 15/09/2022 & final fire NOC shall be produced before occupancy.

40. Proper Disposal of storm water arrangement shall be made on site.

41. Parking area shall be kept open and free for parking purpose only.

42. Commercial N.A.order & N.A.tax receipt shall be produced before occupancy.

43. This permission is given on the basis of Approval from Hon. Commissioner Dtd.02/09/2022.

44. NMC Tax for Vacant plot shall be paid before Completion.

45. Previously approved building permission vide C.C.No: B5/05/3261 Dt.04/06/2018. is hereby as cancelled.

46. After completion of the construction of the building, the project proponent shall furnish the revised compliance undertaking to the local authority of condition Nos.1 to 6 regarding environmental conditions of Appendix A. Any non compliance of the said environmental conditions shall be dealt with as per the existing mechanism of the NMC.

47. Fanning shall not be made on site.

48. Facilities for differentially able persons shall be made.

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49. Provision of mechanical lights &ventilation should be made wherever required.

50. This permission is given on pre code basis.

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / 02/227/2022
Nashik, Dt. 06/10/2022

Copy to : Divisional Officer
---------- Division.

