



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ C2/87/4701

DATE :- 04/8/2018

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **M/s. Deshpande Constructions & Land Developers**

C/o. Ar. Avinash G. Kothawade & Stru.Engg. M/s. A. Y. Engineers. of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. -- of
S.No. 232/4 of Mhasarul Shiwar.

- Ref :-**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan **Dated:14/12/2017** Inward No. **C2/BP/0488**
 - 2) Final Layout/Tentative layout No. Dt:
 - 3) Previous Approved building permission No.**Panch/C2-270/1491** Dt:**16/06/2012**
 - 4) Previous Part Occupancy certificate No.**Panch.21126/2502** Dt:**15/07/2017**

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for **Residential+Commercial** Purpose as per plan duly amended to --- subject to the following conditions.

CONDITIONS (1 to 12)

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 Maharashtra 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.].
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. If the balconies, 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 if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.