NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A1/18/2021
DATE :- 31 / 05 /2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Viraj Estate Pvt. Ltd.**

C/o. Ar. Ajay Sonar . & Stru.Engg. Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No. --- of S.No.648/B2/(P) F.P.No.311(Part)TPS-II of Nashik Shiwar.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan **Dated: 30/03/2021** Inward **No. A1/BP/242**
2) Previous Approved building permission **No.A1/BP/06/2020 Dt:21/05/2020**

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 And Art Gallery & Museum (Building Permission under A.R.(Accommodation Reservation)** Purpose as per plan duly amended in ---- subject to the following conditions.

CONDITIONS (1 to 72)

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.].
7. 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. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. 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.
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 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.

10. Proper arrangement for disposal Imperial water all be made as per site requirements without distrubancy natural gradient of the land fencing to this condition is any incident happens the whole responsibility will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. 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.
13. 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.
14. 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 Maharastra Municipal Corporation Act.
15. 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."
16. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17. 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.
18. Whenever necessary Adequate space from the plot u/r are should be reserved for transformer in consultation with M.S.E.D.C.L Office Before actually commencing the proposed construction.
19. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
20. 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 or as per latest revision/ Government GRs.
21. As per order of Urban Deveopment Department of Government of Maharashtra, vide TPS2417/487/pra.kra.217/UD-9 Dt:7/8/2015 for all building following condition shall apply
    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.
22. 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
23. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24. Whenever necessary fanning shall be made and maintained as per provision of UDCPR on site.
25. Provision of rain water harvesting shall be made at site as per Clause no.13.3 of UDCPR
26. Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act,2006in case of building identified in Regulation no.6.2.6.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

C.C. for Plot No. --- of S.No.648/B2/(P) F.P.No.311(Part)TPS-II of Nashik Shiwar.

27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No for any TPV- 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and Developers will be commonly responsible.
29. If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same
30. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
31. All safety measures & precaution shall be taken on side during construction with necessary signage/display board on site.
32. As per solid waste management Rules- 2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shde Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order **No.145/2017, Dt:06/10/2018** submitted with the application.

Charges Recovery

34. **Rs.15,64,800/-+85,21,320/-+30,300/-+51,07,930** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No.27/705,40/8561 &63/762 Dt:09/08/2019 &11/05/2020 & 20/05/2021.**
35. **Rs.1,95,600/-+7,27,100/-** is paid for development charges w.r.to the proposed land development.Vide R.No./B.No.**99/689Dt:09/08/2019**
36. Drainage connection charges **Rs. 7000/-66000/-** is paid vide **R.No./B.No.01/7447 Dt:09/08/2021**
37. Welfare Cess charges **Rs.1,76,000/-+/19,16,860-+12,67,800** is paid vide **R.No./B.No.01/7447,40/8561 &66/9588 Dt:09/08/2019 & 11/05/2020 &20/05/2021**
38. **Rs.5000/-+14870/- R.No./B.No.30/2988 Dt:09/08/2019** against Treeplantation Deposit.
39. Infrastructure Improvement Charges **Rs:21,26,280/-** is paid vide **R.No./B.No.01/7447Dt: 09/08/2019**
40. Charges for "Premium paid FSI" is paid vide **Rs.2,84,79,360/-+6,04,600/-** is paid vide **R.No./B.No.13/7446,15/8146 Dt:09/08/2019 & 11/05/2020**
41. This Permission is given on the strength of conditions mentioned in the notification inssued by of ministry of environment forest & climate New Delhi Vide No. G.S.R 317 (E) Dt:29/03/2016 & The Conditions mentioned therein are 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 **Rs. Rs.1,19,185 /-** is paid vide **R.No./B.No.66/9588 Dt:20/05/2021**

Addititional Conditions

42. NMC Tax for Vacant plot shall be paid before Completion.
43. **A**)Total TDR Loaded **100.76 Sq.mt.** which is utilised from **DRC No: 825 Dt:12/4/2019** vide formula **821.25X6000/48900 = 100.76 Sq.mt. TDR** area utilized from the same.
44. **B**)Total TDR Loaded **1551.84 Sq.mt.** which is utilised from **DRC No: 825 Dt:12/4/2019** vide formula **12647.50X6000/48900=1551.84 Sq.mt. TDR** area utilized from the same.
45. **C**)Total TDR Loaded **14.91 Sq.mt.** which is utilised from **DRC No: 800 Dt:25/01/2019** vide formula **121.54X6000/48900 = 14.91 Sq.mt. TDR** area utilized from the same.
46. **D**)Total TDR Loaded **60.98 Sq.mt.** which is utilised from **DRC No: 801 Dt:25/01/2019** vide formula **497.05X6000/48900 = 60.98 Sq.mt. TDR** area utilized from the same.
47. **E**)Total TDR Loaded **6.72 Sq.mt.** which is utilised from **DRC No:750A Dt:11/04/2017** vide formula **23.53X13970/48900 = 6.72 Sq.mt. TDR** area utilized from the same.
48. **F**) Total TDR Loaded **1.36 Sq.mt.** which is utilised from **DRC No:750A Dt:11/04/2017** vide formula **4.75X13970/48900 = 1.36 Sq.mt. TDR** area utilized from the same.
49. **G**)Total TDR Loaded **13.45 Sq.mt.** which is utilised from **DRC No:851E Dt:13/06/2019** vide formula **107.84X6100/48900 = 13.45 Sq.mt. TDR** area utilized from the same.
50. **H**)Total TDR Loaded **21.51 Sq.mt.** which is utilised from **DRC No:851H Dt:13/06/2019** vide formula **196.46X6100/48900 = 24.51 Sq.mt. TDR** area utilized from the same.

51. I)Total TDR Loaded **115.00 Sq.mt.** which is utilised from **DRC No:851M Dt:13/06/2019** vide formula **921.88X6100/48900 = 115.00 Sq.mt. TDR** area utilized from the same.

52. J)Total TDR Loaded **2.79 Sq.mt.** which is utilised from **DRC No:851C Dt:13/06/2019** vide formula **22.40X6100/48900 = 2.79 Sq.mt. TDR** area utilized from the same.

53. K)Total TDR Loaded **40.67 Sq.mt.** which is utilised from **DRC No:851D Dt:13/06/2019** vide formula **326.00X6100/48900 = 40.67 Sq.mt. TDR** area utilized from the same.

54. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Resi-12/2019 Dt:15/07/2019** & conditions their in strictly followed.

55. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: **NMC/FIRE/WS/II/Assembly-32/2019 Dt:15/07/2019** & conditions their in strictly followed.

56. Provision of Fire Protection requirements shall be done as per appendix 'J' of DCPR & if applicable then NOC shall be obtained from C.F.O. where the building permission is given under Rule 6.2.6.1 of DCPR.

57. The provision of facilities for differently abled persons shall be made as per rule no. 31 of DCPR

58. Artificial light and Mechanical Ventilation shall be provided for the portion where there is no adequate Natural light and Ventilation.

59. D.P Road is handed over to NMC and as the same Separate 7/12 extract of D.P Road in the name of NMC produced before occupancy Certificate.

60. The separate 7/12 extract in the Name of NMC area shall be produced before occupancy certificate.

61. Installation of solar assisted water heating system shall be installed as per rule no.32 of DCPR before occupancy Permission

62. This Permission is given on basis of approval Hon. Commissioner. NMC

63. Provision of Grey water reuse shall be made as per UDCPR clause No.13.4.1

64. Occupancy Certificate for the Residential Building Will for issued only after obtaining occupancy Certificate for accommodation reservation building i.e Art. Gallery & Museum building and handing over the same to NMC.

65. NMC Building shall be handover to NMC without any encroachments.

66. NMC building work to completed under the supervision of Hon, City engineer NMC Plan Design Specification agreement and drawings.

67. Plans design specification agreement and drawings for NMC Building and developer building shall commence only after approval Hon. City Engineer NMC is obtained.

68. Parking area should be paved & kept open for parking purpose only

69. Fanning shall be made and maintained as per the provisions of DCPR on site.

70. This Permission is given as per the strength of Government Order **No.TPS-1196/759/UD-9 Dt:03/01/2003**

71. Previously approved building permission vide C.C.No: A1/BP/06/2020 Dt:11/05/2020 &is hereby as cancelled.

72. As per UDCPR applicant has requested to get benefit of installment for Premium Paid **(Ancillary)** F.S.I the applicant has paid of Rs. **Rs. 50,00,000 /-** is paid vide **R.No./B.No.72/9587 Dt: 20/05/2021** balance Amount **Rs. 2,06,53,285/-** will be paid at the time of occupancy certificate with the interest of @ 8.5%per annum as per UDCR rule no. 2.2.14., B-Option-2. Falling to this remaining payment the permission shall be treated as cancelled.

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A1 / 18 / 2021
Nashik, Dt.31/05/2021

Copy to : Divisional Officer
(C.C.Type)