NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ C2/1278/2020

DATE :- 07/09/2020

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **M/s. K.K. Associates.**

C/o. Ar. Pankaj Jadhav & Stru.Engg. Shirish Ner Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on **Plot No. 11+12+13+14 of S.No. 278/2/2 to 12 of Nashik Shiwar.**

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan **Dated: 22/07/2020** Inward **No. 61/RBP/24**

2) Final Layout/Tentative layout **No. C1/60 Dt: 22/10/2013**

3) Previous Approved building permission **No. LND/BP/C2/1278/2019 Dt:28/11/2019**

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 in ----- subject to the following conditions.

CONDITIONS (1 to 43)

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

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 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 The Maharastra 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 or as per latest revision/ Government GRs.
22. 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

C.C. for Plot No. 11+12+13+14 of S.No. 278/2/2 to 12, of Nashik Shiwar

27. 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

28. NMC shall not supply water for construction purpose.

29. 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.

30. N.A. order **No.196/2012, Dt: 04/05/2012** submitted with the application.

31. **A) Rs. 5,66,900/- + 15,655/-** is paid for development charges w.r.to the proposed Construction vide **R.No./B.No. 48/692, 15/8689 Dt:15/05/2019, 28/08/2020**

B) Rs./- is paid for development charges w.r.to the proposed land development.

Vide R.No./B.No. -- Dt:--

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

Rs.5,450/- Deposited vide **R.No./B.No. 76/2964 Dt:15/05/2019**

33. Drainage connection charges **Rs. 41,000/- + 2000/-** is paid vide **R.No./B.No. 67/7225, 15/8689 Dt:15/05/2019, 28/08/2020**

34. Welfare Cess charges **Rs. 4,01,900/- + 11,860/-** is paid vide **R.No./B.No. 67/7225, 15/8689 Dt:15/05/2019, 28/08/2020**

35. Infrastructure Improvement Charges **Rs: 1,10,000/- + 59,400/-** is paid vide **R.No./B.No. 67/7225, 15/8689 Dt: 14/05/2019, 28/08/2020**

36. Charges for **"Premium paid FSI"** is paid vide **Rs. 31,58,200/-** is paid vide **R.No./B.No.94/6778 Dt:14/05/2019**

37. This permission is given on the strength of **DRC No: 459 Dt:08/04/2011** and **100.00+54.00 Sq.mt. TDR** area utilized from the same.

Total TDR Loaded **100.00+54.00 Sq.mt.** which is utilised from **DRC No: 459 Dt:08/04/2011** vide formula **100.00X1200.00/18500 & 54.00X1200/18500 Sq.mt. TDR** area utilized from the same.

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

39. Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.

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