

# NASHIK MUNICIPAL CORPORATION



NO:LND/BPICD/456

DATE :- 20 10 12021

## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO. Shri. Gurukrupa Estate Partnership firm Through Partner Mr. Bajirao  
Nathu Patil & One  
C/o. Er. & Stru. Engg. D.B. Gavhane of Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No.- 8+9+10+  
11+12/8 of S.No.192/1+192/2+192/4 of Ambadkhurd Shiwar.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of  
Structure Plan Dated:17/12/2020 Inward No.B2/BP/411  
2) Approved Ten Layout No. LND/WS/B2/31/2018 Dt:21/02/2018

Sanction of building permission & commencement certificate is (Risk based) 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 permission under section 253 of The Maharashtra Municipal Corporation Act. (Act No.LIX of 1949) to erect building for Residential Purpose as per plan duly amended in ~~subject to the~~ following conditions.

### CONDITIONS (1 to 41)

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.


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 Maharashtra 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: 2/10/2009 for Noise Pollution or as per latest revision/ Government GRs.
22. As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pra.kra.217/2017/UD-9 Dated: 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.
- Name and Address of the owner/developer, Architect/Engineer and Contractor
  - Survey Number'/City Survey Number/Ward Number of land under reference along with description of its boundaries.
  - Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
  - F.S.I. permitted.
  - Number of Residential/Commercial flats with their areas.
  - 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.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, 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.

C.C.for Plot 8+9+10+11+12/8 of S.No.192/1+192/2+192/4 of Ambadkhurd  
Shiwar.

26. NMC shall not supply water for construction purpose.
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. N.A. order No.94/2016 Dt:09/12/2016 submitted with the application.
29. A) Rs.32400/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.14/8938 Dt:15/01/2021  
B) Rs.--/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-- Dt:--
30. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.1000/- Deposited vide R.No./B.No.90/3059 Dt:15/01/2021
31. Drainage connection charges Rs.2500/- is paid vide R.No.B.No.14/8938 Dt:15/01/2021
32. Welfare Cess charges Rs.31920/- is paid vide R.No./B.No.14/8938 Dt:15/01/2021
33. Charges for "Ancillary Premium paid FSI" Rs.8590/- is paid vide R.No./B.No.30/8937 Dt:15/01/2021.
34. 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 & the Conditions mentioned should be strictly observed.
35. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
36. NMC Tax for Vacant plot shall be paid before Completion.
37. It is necessary to cover entire construction site with Green Net / Shed Net, for reduction of dust in air so as to avoid air pollution & Geo tag photo should be produce be for occupancy certificate.
38. It is necessary to provide set of Dry and Wet dust bins for segregation of waste.
39. Plinth Completion Certificate is Compalsary before Commencing work above plinth
40. This (Low Risk) based building permission is granted on the basis of self declaration given by architect dated 16/4/2020 & No-458 dt-23/06/2019
41. This Permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change New Delhi by No. G.S.R. 317 (E) Dt:-29/03/2016 & the conditions mentioned there in 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 deposit Rs.3050/- is paid vide R.No./B.No.14/8938 Dt:-15/01/2021

  
Sectional Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik

No. LND / BP /  
Nashik, Dt. / /2021  
Copy to \_\_\_\_\_: Divisional Officer

  
Shrinivas Consultant  
Er. D.B. Gavhane  
1 Atharva Residence, Shivaji Nagar,  
Satpur, Nashik.

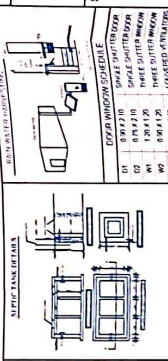
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**PROFORMA-1**  
 PROPOSED RISK BASED BUILDING PLAN ON PLOT NO. 89+9+10+11+12+8, S/O - 1921+1922+1924, AMBAD KHURO SHIVAR, AT NASHIK FOR - M/S GURUKRUPA ESTATE PARTNERSHIP FIRM THROUGH PARTNER SHRI BAJIRAO MATHU PATIL & OTHER ONE.

**STAMPS OF APPROVAL OF PLANS:**  
**APPROVED**  
 The Plans amended in... As per the conditions mentioned in the accompanying comm. issued Certificate No. dated 20/01/2021 SD/1456  
 SECTIONAL ENGINEER TOWN PLANNING DEPARTMENT NASHIK MUNICIPAL CORPORATION, NASHIK



**STATEMENT-3 (Area Detail of Apartment)**

Building No.	Floor No.	Apartment No.	Area of Balcony attached to Apartment	Area of double height terrace attached to Apartment
(1)	(2)	(3)	(4)	(5)
1-	Ground Floor	67.21 sqm.	56.82 sqm.	-
2-	First Floor	64.69 sqm.	47.96 sqm.	-
<b>TOTAL</b>		<b>131.90 sqm.</b>	<b>104.78 sqm.</b>	

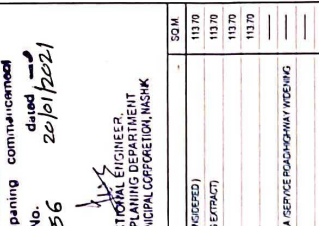
**FORM OF STATEMENT-2**  
 (S.No. 9(a))

PROPOSED BUILDING	
BUILDING NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER COVER (SQ. METRE)
(1)	(a) 67.21 sqm.
	(b) 64.69 sqm.
	TOTAL 131.90 sqm.

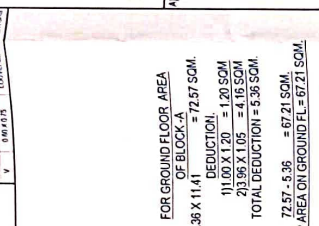
**PARKING STATEMENT**

PARKING REQUIRED - FOUR WHEELER, TWO WHEELER	
PARKING REQUIRED	02 NOS.
PARKING PROVIDED	05 NOS.

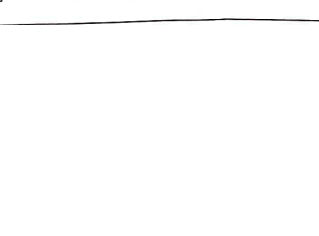
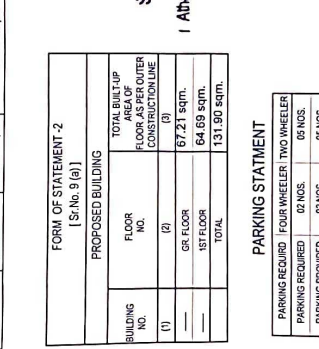
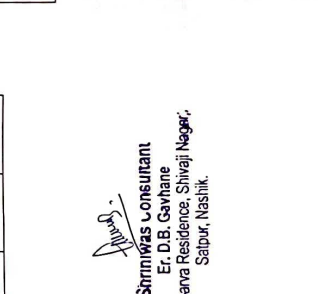
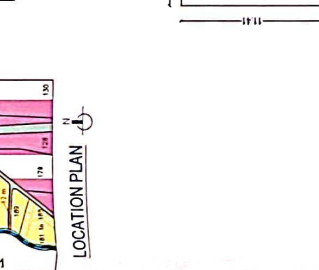
**FOR GROUND FLOOR AREA OF BLOCK-A**  
 6.36 X 11.41 = 72.57 SQM.  
 DEDUCTION:  
 111.00 X 1.20 = 4.16 SQM  
 23.96 X 1.05 = 4.16 SQM  
**TOTAL DEDUCTION = 8.32 SQM.**  
 72.57 - 8.32 = 64.25 SQM.  
**BULP AREA ON GROUND FL = 67.21 SQM.**



**FOR FIRST FLOOR AREA OF BLOCK-A**  
 6.36 X 10.36 = 65.89 SQM.  
 DED. 111.00 X 1.20 = 4.16 SQM  
**TOTAL BULP AREA = 64.69 SQM.**  
**BULP AREA ON FIRST FL = 64.69 SQM.**



**TOTAL BULP AREA OF PROPOSED GROUND + FIRST FLOOR**  
 67.21 + 64.69 = 131.90 SQM.



**AREA STATEMENTS.**

NO.	DESCRIPTION	AREA (SQ. M)
1)	AREA OF PLOT (MINIMUM AREA OF 40.5 TO BE CONSIDERED)	113.70
2)	AS PER OVERHEAD SHEET (M/T, CTS EXTRA)	113.70
3)	AS PER OVERHEAD SHEET	113.70
4)	AS PER SITE	113.70
5)	DEDUCTIONS FOR:	
1)	PROPOSED D.P. / D.P. ROAD / OPENING AREA / SERVICE ROAD / HOV / WALKWAY	
2)	ANY D.P. RESERVATION AREA (TOTAL #=)	
3)	BALANCE AREA OF PLOT (1/2)	113.70
4)	AMENITY SPACE (IF APPLICABLE)	
5)	REQUIRED	
6)	ADJUSTMENT OF 20% IF ANY.	
7)	BALANCED PROPOSED.	
8)	NET AREA OF PLOT (1/2 - 4.61)	
9)	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
10)	REQUIRED	
11)	PROPOSED.	
12)	INTERNAL ROAD AREA	113.70
13)	FLOTTABLE AREA (IF APPLICABLE)	
14)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 8X11)	128.47
15)	ADJUSTMENT OF AREA FOR F.S.I. ON PAYMENT OF PREMIUM	
16)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH TO ZONE	
17)	PROPOSED FSI ON PAYMENT OF PREMIUM	
18)	IN-SITU / TR. LOADING	
19)	IN-SITU AREA AGAINST D.P. ROAD (3.3 X 32 NO. 20%). IF ANY	
20)	IN-SITU AREA AGAINST AMENITY SPACE / PAVED OVER	
21)	TOR AREA	
22)	TOTAL IN-SITU / TR. LOADING PROPOSED (110+9+16)	
23)	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
24)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	128.47
25)	(100-100+110) OR 12 WHO-EVER IS APPLICABLE	128.47
26)	ANCILLARY AREA FSI (10% OR 8% OR 5% WITH PAYMENT OF CHARGES)	128.47
27)	TOTAL ENTITLEMENT (P+1)	128.47
28)	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH) (As per Regulation No. 11 or 12 or 13 or 14 or 15 or 16 or 17 or 18 or 19 or 20 or 21 or 22 or 23 or 24 or 25 or 26 or 27 or 28 or 29 or 30 or 31 or 32 or 33 or 34 or 35 or 36 or 37 or 38 or 39 or 40 or 41 or 42 or 43 or 44 or 45 or 46 or 47 or 48 or 49 or 50)	128.47
29)	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17)	131.90
30)	EXISTING BUILT UP AREA	131.90
31)	PROPOSED BUILT UP AREA (PER PLAN)	131.90
32)	TOTAL (P+1)	131.90
33)	F.S.I. CONSIDERED (15:1) (SHOULD NOT BE MORE THAN 15:1 ABOVE)	0.96 %
34)	AREA FOR INCLUSIVE HOUSING, IF ANY	
35)	REQUIRED F.S.I. NO. 5	
36)	PROPOSED	

**CERTIFICATE OF THE AREA**  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/01/2021 & THE DIMENSIONS OF THE PLOT AS SHOWN IN THE ATTACHED MAP AS LAID OUT ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN COL. NOS. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 RECORDS DEPARTMENT / CITY SURVEY RECORDS.

**OWNER'S DECLARATION**  
 I, THE UNDERSIGNED HEREBY CONFIRM THAT I WOULD ABIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE FOR GURUKRUPA ESTATE.

**NAME OF ENGINEER**  
 ER. D. B. GAWHANE  
**SIGN OF ENGINEER**  
 [Signature]  
**OWNER (S) NAME & ADDRESS**  
 M/S GURUKRUPA ESTATE PARTNERSHIP FIRM THROUGH PARTNER SHRI BAJIRAO MATHU PATIL & OTHER ONE

**SHRINIWAS CONSULTANTS**  
 ER. D. B. GAWHANE, B.E.(CIVIL)  
 CONSULTING CIVIL ENGINEER  
 1, ATHARVA GAURAV PURVA ROAD, SHIVAJI NAGAR, SATPUR, NASHIK, M.O. 560069740.  
 JOB NO.:  
 SCALE: 1:100  
 DATE: / /  
 CAD BY: PRITAM LOKNAR  
 C/D BY: DATA GAWHANE

