



NASHIK MUNICIPAL CORPORATION

NO LND/BP/C2/1036/2022

DATE :- 10/3/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**TO, Mr. Hitesh Samjibhai Patel & Mr. Mahendra Maganbhai Patel &
Apurva Builders & Developers Through Partner Mr. Apurva Rajesh
Tondulkar.**

C/o. Ar. V. B. Shardul & Stru. Engg. R. N. Singh Of Nashik.

**Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 19+20 of
S.No./G. No. 19/2/A/1 of Makhmalabad Shiwar Nashik.**

- Ref :-**
- 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan/ Dated:- 06/12/2021 Inward No. C2/BP/598
 - 2) Final Layout No. LND/WS/FL/39(Panch) Dt. 30/07/2013.
 - 3) Previously Approved Building permission No. LND/BP/C2/296/2021,
Dt. 12/08/2021
 - 4) Previously Approved Occupancy Certificate No. C2/29164, Dt. 13/01/2022

Sanction of building permission & 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 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 58)

- 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. 253 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 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 & 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.
- 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 disturbance natural gradient of the land facing to this conditions if 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 Maharashtra 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) Wherever necessary 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.
 - 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 Development of Government of Maharashtra, vide TPS2417/487/ pra.kra.217/2017/UD-9Dated-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) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
 - 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR

C.C.For. Plot No. 19+20 of S.No./G. No. 19/2/A/1 of Makhmalabad Shiwar Nashik.

- 26) Buildings 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, 2006. In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & 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 site during construction with necessary signage/display board on site.
- 32) As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &, in addition, necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/Supervisor/Town Planner/Licensing/Site Engineer/Geotechnical Engineer./Owner/Developer
- 34) This permission is given the basis of N.A. order. No.- 4/41/2002 Dt:- 18/05/2002 submitted with the application & Commercial N.A. Order No. 291/2021, Dt. 09/04/2021

Charges Recovery

- 35) (Rs. 631970/- + 117860/- + 180880/-) + 295920 is paid for development charges w.r.to the proposed Construction Vide R.No./B.No. 12/757 & 42/769 & 000051/616 Dt. 19/03/2021 & 05/08/2021 & 02/02/2022.
- 36) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for development charges, Amount of Total Development Charges is Rs. 1183680/- Ist installment of Rs. 295920/- Paid vide/R.no. 000051/616 Dated:- 02/02/2022 which is 25% of total development charges IInd installment Rs. 414290/-, which is 35% of total development charges & applicable interest rate of 8.5% per annum should be paid within two years & IIIrd installment of Rs. 473470/- which is 40% of total development charges & applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E(3) of M.R.T.P. Act is applicable.
- 37) Rs. Nil/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.- Date :
- 38) Drainage Connection Charges Rs. 58500/- + 5000/- + 94500/- is paid vide R.No./B.No. 97/9119 & 000094/000033 & 000051/616 Dt. 19/03/2021 & 05/08/2021 & 02/02/2022.
- 39) Welfare Cess charges (Rs. 661960/- + 184580/-) + 287350/- is paid Vide R.No./B.No. - 97/9119 & 000094/000033 & 000051/616 Dt. 19/03/2021 & 05/08/2021 & 02/02/2022.
- 40) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for Welfare Cess charges, Amount of Total Welfare Cess Charges is Rs. 1149400/- Ist installment of Rs. 287350/- Paid vide/R.no. 000051/616 Date : 02/02/2022 which is 25% of total Welfare Cess charges IInd installment Rs. 402290/-, which is 35% of total Welfare Cess charges & applicable interest rate of 8.5% per annum should be paid within two years, IIIrd installment of Rs. 459760/- which is 40% of total & applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd & IVth installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E(3) of M.R.T.P. Act is applicable.

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- 41) Rs. 4500/- + 7500/- vide R.No./B.No. – 92/3083 & 000051/616 Dt. 19/03/2021 & 02/02/2022 against Tree plantation deposit.
- 42) As per Govt. directives 50% Charges for "Premium Rs. (1786400/- + 187430/-) + 1167250/- paid FSI" is paid vide R.No./B.No. 98/9118 & 000097/000032 & 000013/617 Dt. 19/03/2021 & 05/08/2021 & 01/02/2022.
- 43) Amalgamation Charges Rs. Nil/- is paid vide R.No./B.No. Dt.
- 44) Infrastructure Improvement Charges Rs. Nil/- is paid vide R.No./B.No.- Date:.
- 45) As per Govt. directives 50% Charges for "Ancillary Premium Paid FSI" Rs. (1189000/- + 95120/-) + 1020170/- + 7590/- is vide R.No./B.No. 98/9118 & 000097/000032 & 000013/617 & 000096/532 Dt. 19/03/2021 & 05/08/2021 & 01/02/2022 & 27/01/2022.
- 46) This permission is 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 conditions 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 deposit Rs. 62790/- + 21070/- + 146630/- is paid vide R.No./B.No. 97/9119 & 000094/000033 & 000051/616 Dt. 19/03/2021 & 05/08/2021 & 02/02/2022.

Additional Conditions

- 47) A) Total TDR Loaded 300.00 Sq.mt. which is utilised from DRC No: 980 Dt: 05/07/2021 vide formula $300 \times 11600/6510 = 534.56$ Sq.mt. TDR area utilized from the same.
B) Total TDR Loaded 1112.00 Sq.mt. which is utilised from DRC No: 112 Dt: 11/02/2022 vide formula $1112 \times 11600/6510 = 881.69$ Sq.mt. TDR area utilized from the same.
- 48) NMC Tax for Vacant plot shall be paid before Completion.
- 49) Structural Stability Certificate showing safe against natural disaster, earthquake etc.
- 50) This permission is given on the strength of approval from Hon. Commissioner NMC Order No. 857/2021, Dt. 20/12/2021, provision for electric vehicle charging Station/point to be provided parking area.
- 51) The corrected 7/12 extract as per amalgamated plots shall be produced before Occupancy certificate.
- 52) This permission is given as per the Government directives u/s – 154 of MRTP act vide GR, No. TPS – 1820/anau.27/P.No. 8020/ud13 Date: 14/01/2021
 - a) Affidavit regarding above submitted by applicant vide Date 31/01/2022
 - b) The stamp duty concession shall be continued till entire sell of tenements.
 - c) The Applicant/Developer shall publish the list of beneficiary consumers online on the requisite website.
 - d) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate.
 - e) Copy of this Commencement Certificate is submitted to stamp Registration office.
- 53) BandhPatra/Affidavit regarding construction development & Welfare Cess charges submitted by applicant vide Date 31/01/2022.
- 54) Commercial N.A. order & N.A. Tax receipt shall be produced before occupancy certificate.
- 55) CCTV Arrangements shall be done for commercial Building before Occupancy Certificate.
- 56) Provision of Grey water Recycle reuse shall be made as per Provision UDCPR.
- 57) Provision of facilities for differently abled persons, as per UDCPR should be made.
- 58) Provision for mechanical light & ventilation should be made wherever required.



Executive Engineer

Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / C21 1636 / 2022
Nashik, Dt. 16 / 3 / 2022
Copy to: Divisional Officer
(C.C.Type)

PROFORMA - I

Revised Commercial + Residential Building Plan On

No.- 19+20 In S.No.- 19/2/A/1.

Sheet No.

1

:- Village Makhamalabad Of Nashik.

:- Shree. Hitesh Samjibhai Patel and Other One And Apurva Builders and Developers Partnership Firm Thru. Shree Apurva Rajesh Tondulkar.

Basic FSI + Premium FSI + TDR + Ancillary FS

APPROVED

The Plans amended in

As per the conditions Mentioned in
the accompanying commencement

Certificate No. dated 10/03/2022

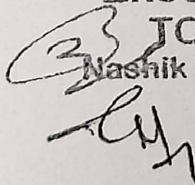
C2/1036/2022



Executive Engineer

TOWN PLANING

Nashik Municipal Corporation
Nashik



Sign Of Architect / Licensed Engineer

Owner's declaration :

I/ We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/ We would execute the structures as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

A.R. Tondulkar
(Mr. A. R. Tondulkar)

H.S. Patel
(Mr. H. S. Patel)

(Mr. M. M. Patel)

Owner Name and Sign

SIGN OF STRUTURAL ENGG.
LIC NO. 49, VALID. DEC. 2020.

SIGN OF ARCHITECT
LIC. NO. 51112, VALID. DEC. 2022.



SHARDUL
SINGH
DESIGN'S

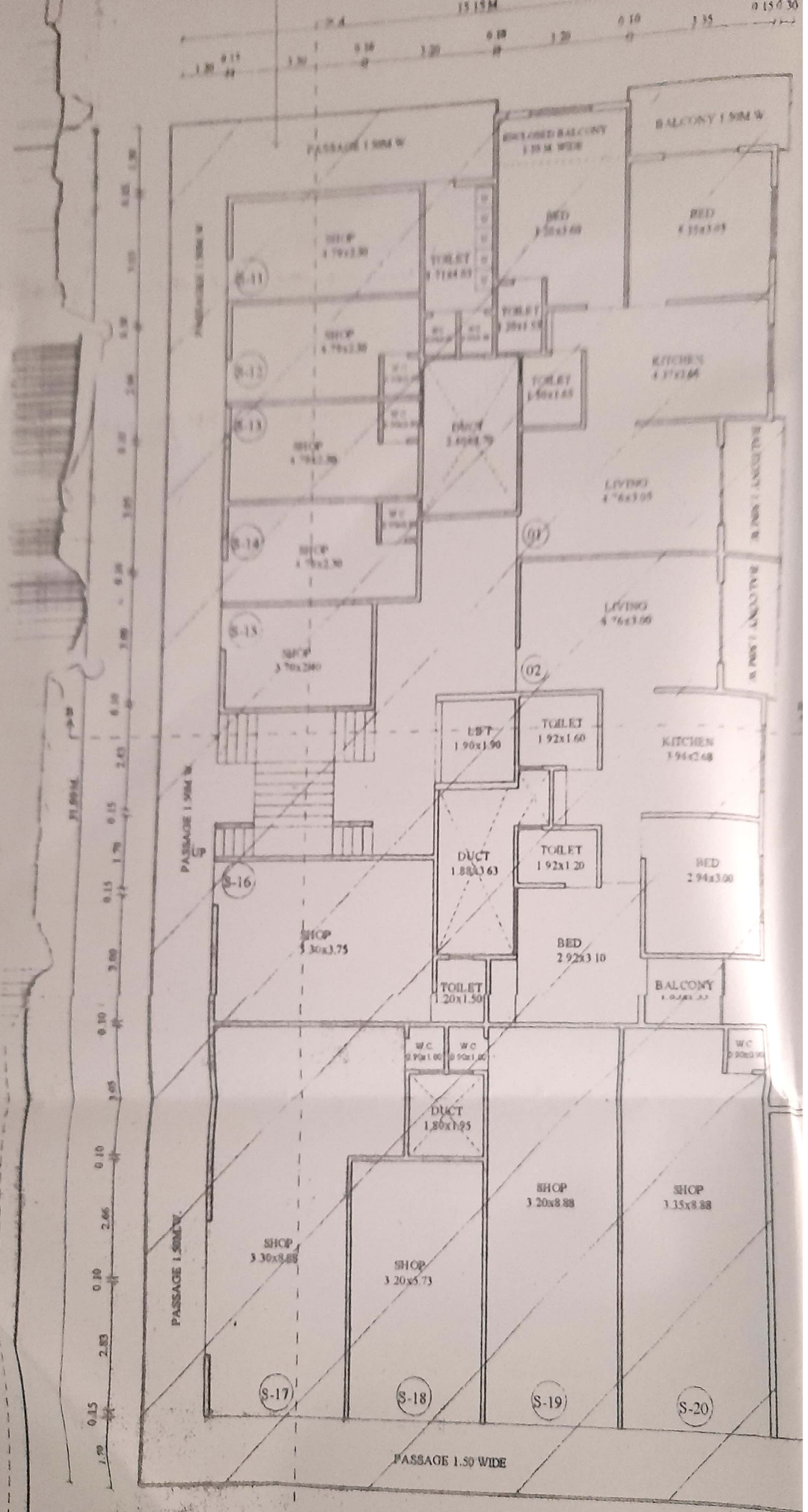
CONSULTING ENGINEERS
BUILDING PLANNERS
STRUCTURAL DESIGNERS
REGD. VALUERS & ARBITRATORS
PROJECT MANAGEMENT CONSULTANTS
5+6, PUSHPAK APTT., OPP. GOPAL PARK,
OLD PANDIT COLONY, NASHIK 1
PH-OFF. 2315146 MO. 9422255752 / 9422747144

ER. R.K. SINGH.
CHARTERED ENGINEER
R.E. (CIVIL) - AMES, I.M. A.I.V.
I.M. PVAL, I.M. ACCSI INDIA
AR. SHARDUL V.B.
ARCHITECT (I.L.A.)

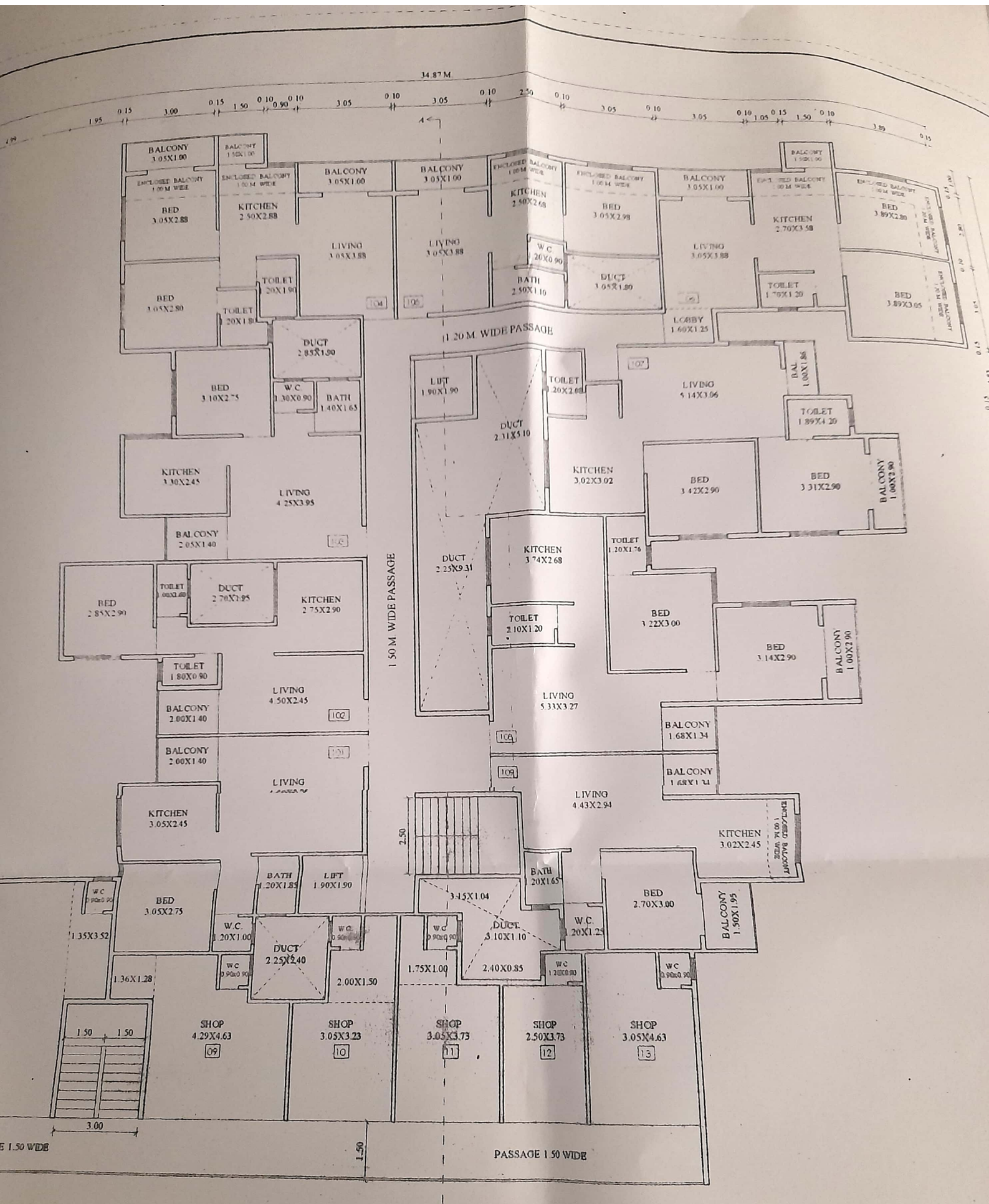
JOB NO : D - 62
DATE : 08/12/2021

DRAWN BY : TRUPTI
CHKED BY : SHARDUL / SINGH

AREA STATEMENT	AREA
PLOT NO.	19+20
Area Of Plot	2150.00
(As shown on the site plan)	
(a) As per ownership documents (7/12, CTS extract)	2150.00
(b) as per measurement sheet	2150.00
(c) as per site	2150.00
Deduction for	
1) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	172.50
(b) Any D.P. Reservation area	---
(Total a+b)	---
3. Balance Area of Plot (1-2)	2150.00
4. Amenity Space (if applicable)	
(a) Required	---
(b) Adjustment of 2(b), if any -	---
(c) Balance Proposed -	---
5. Net Plot Area (3 - 4 (c))	2150.00
6. Recreational Open space	
a) Required -	---
b) Proposed -	---
7. Internal Road area	50.00
8. Plottable area (if applicable)	2120.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5X basic FSI)	2332.00
10. Additional of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOD Zone	---
(b) Proposed FSI on payment of premium. (Previous 440 + 45.00 + 575.00)	1060.00
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)] if any	172.50
(b) In-situ area against Internal Road. (30.00 X 2) [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	60.00
(c) TDR area (Previous 300 + 1112)	1412.00
(d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	---
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(b) + 11(d) or 12 whichever is applicable]	4804.00
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. (Previous 1110 + 1772)	2882.00
(c) Total entitlement (a+b)	7686.00
14. Maximum utilization limit of P.S.I. (building potential) Permissible as per Road width { (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8 }	3.00
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	7918.50
b) Proposed Built-up Area (as per 'P-Plan')	3188.60
b) Total (a+b)	4728.14
16. F.S.I. Consumed (15 / 13) (should not be more than serial No. 14 above)	7916.74
17. Area for Inclusive Housing, if any	3.73%
(a) Required (20% of Sr.No.5)	
(b) Proposed	
Certificate Of Area :	
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area worked out tallies with the area stated in document of Ownership / P. Scheme Records / and Records Department / City Survey records.	
Sign Of AND _____	



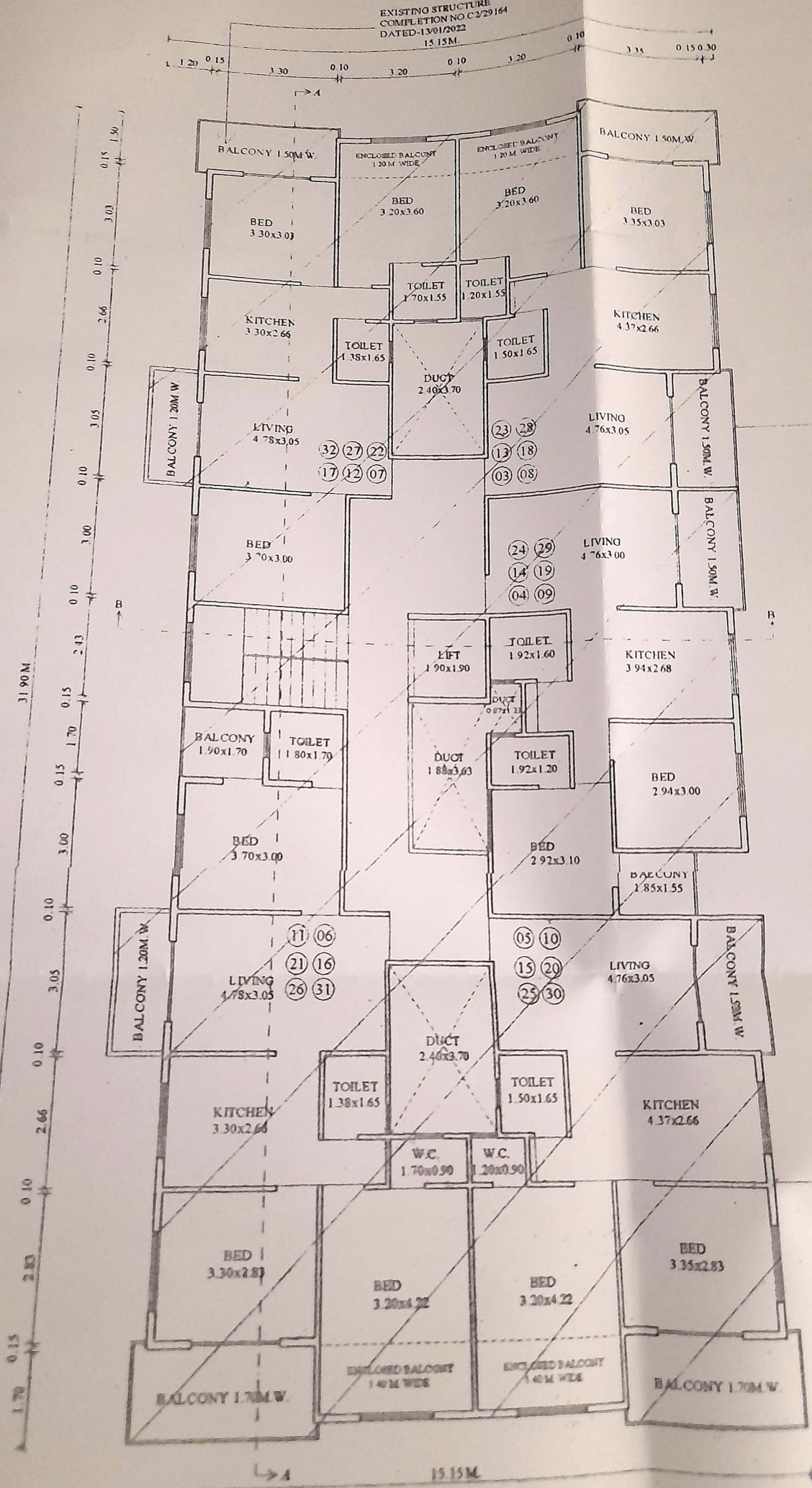
15.15M
FIRST FLOOR PLAN
 SCALE :- 1 : 100 ("A" WING)



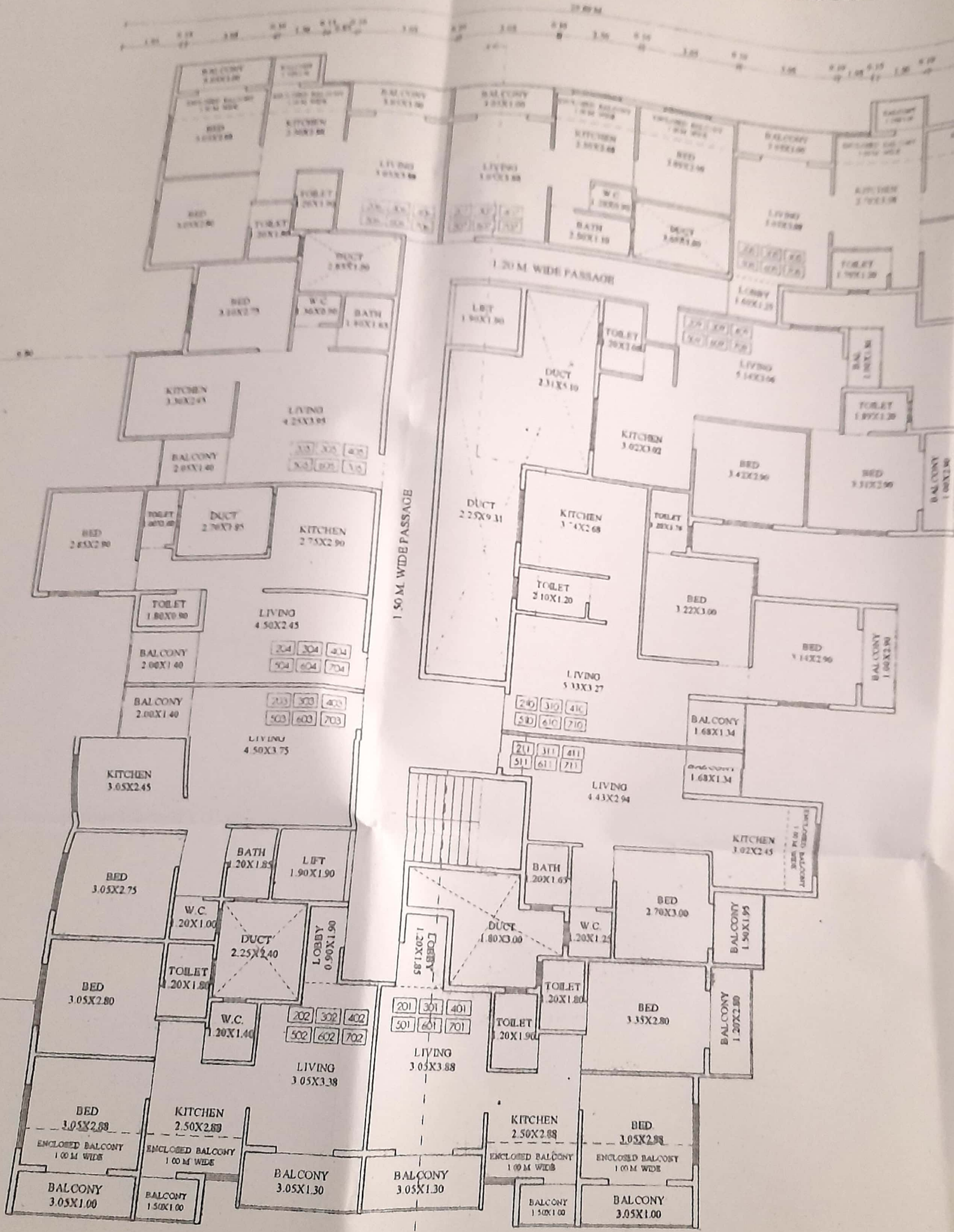
FIRST FLOOR PLAN

SCALE: - 1 : 100 ("B" WING)

EXISTING STRUCTURE
COMPLETION NO C/29164
DATED-13/01/2022
15.15M

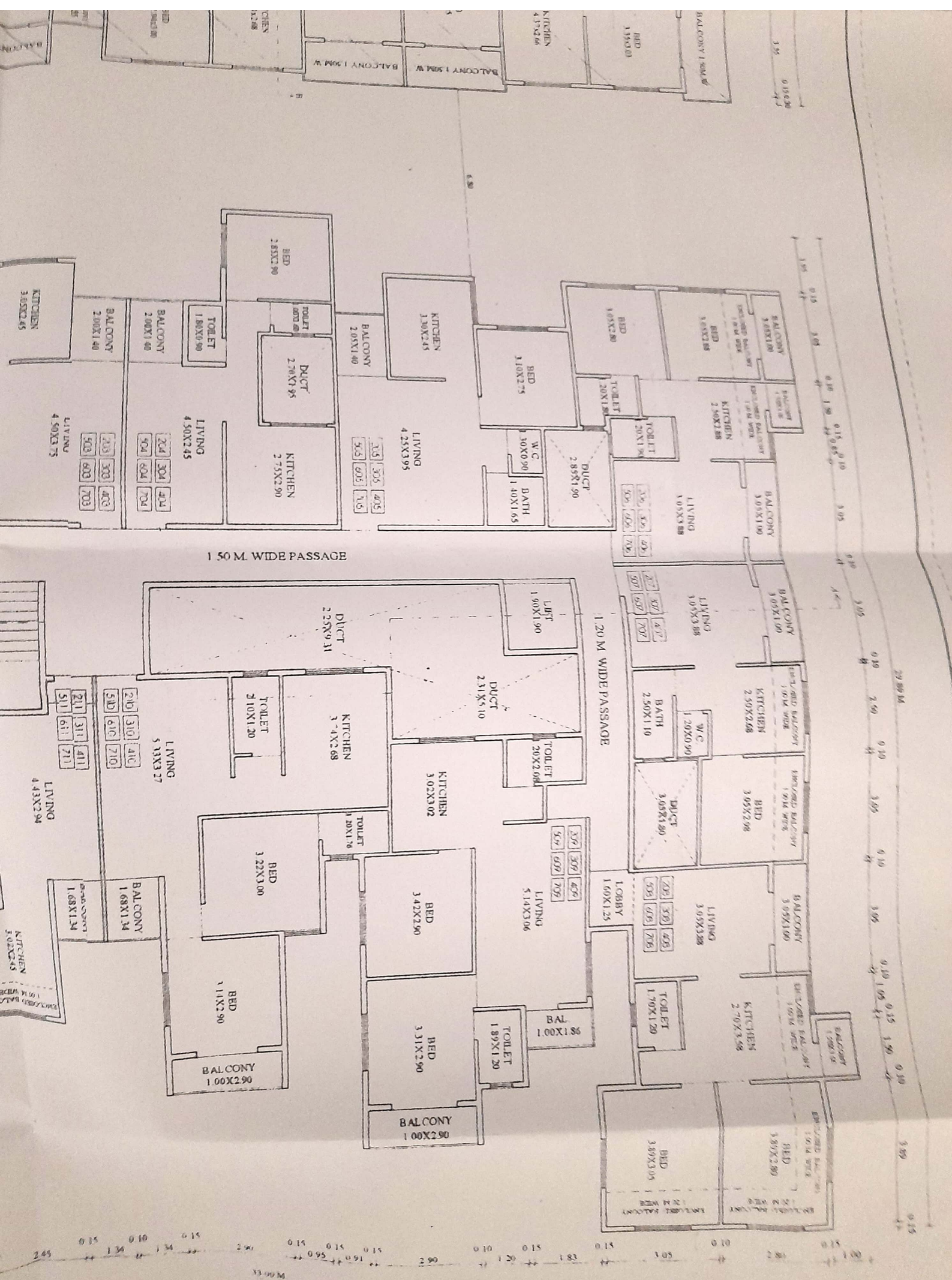


TYPICAL 2ND TO 7TH FLOOR PLAN

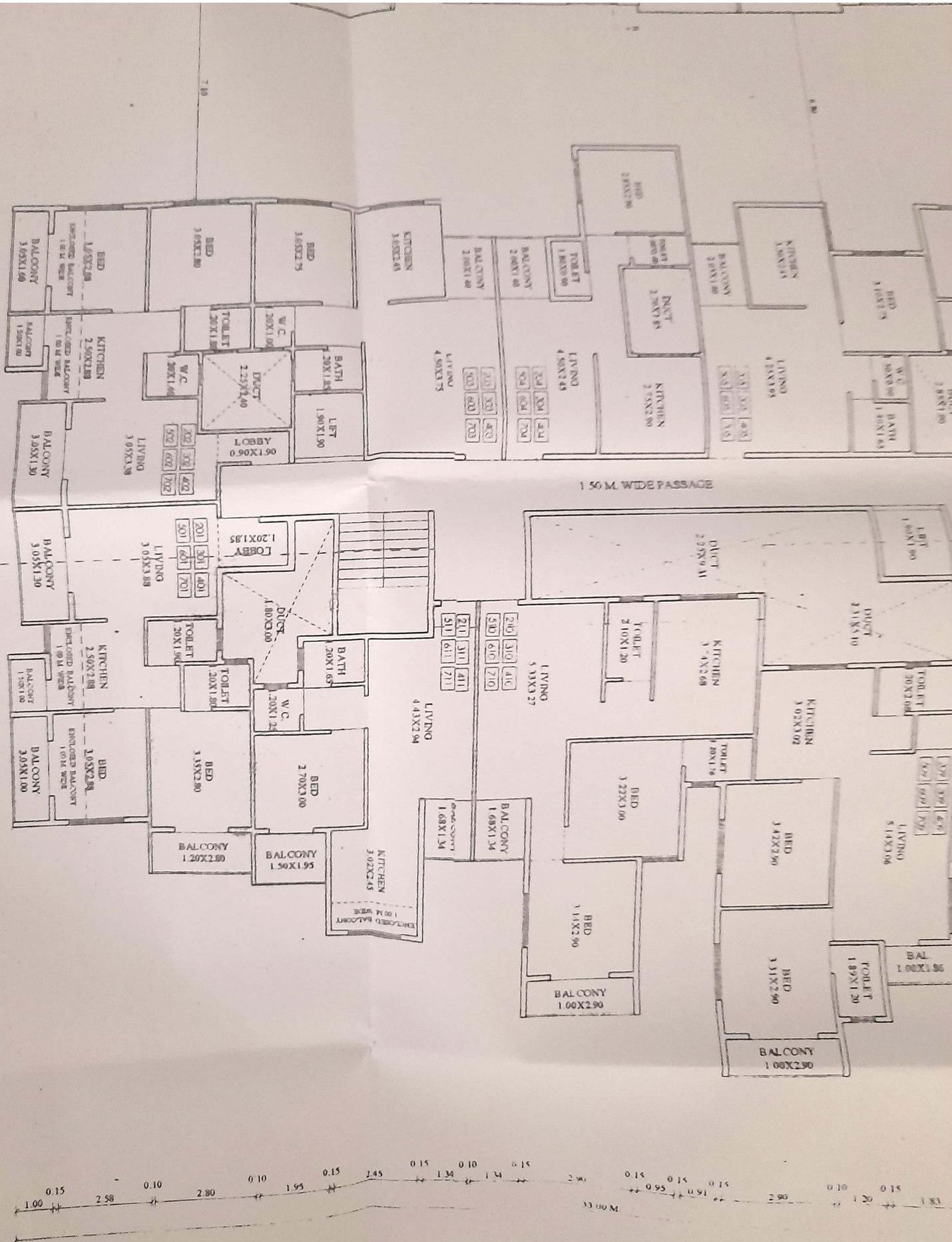


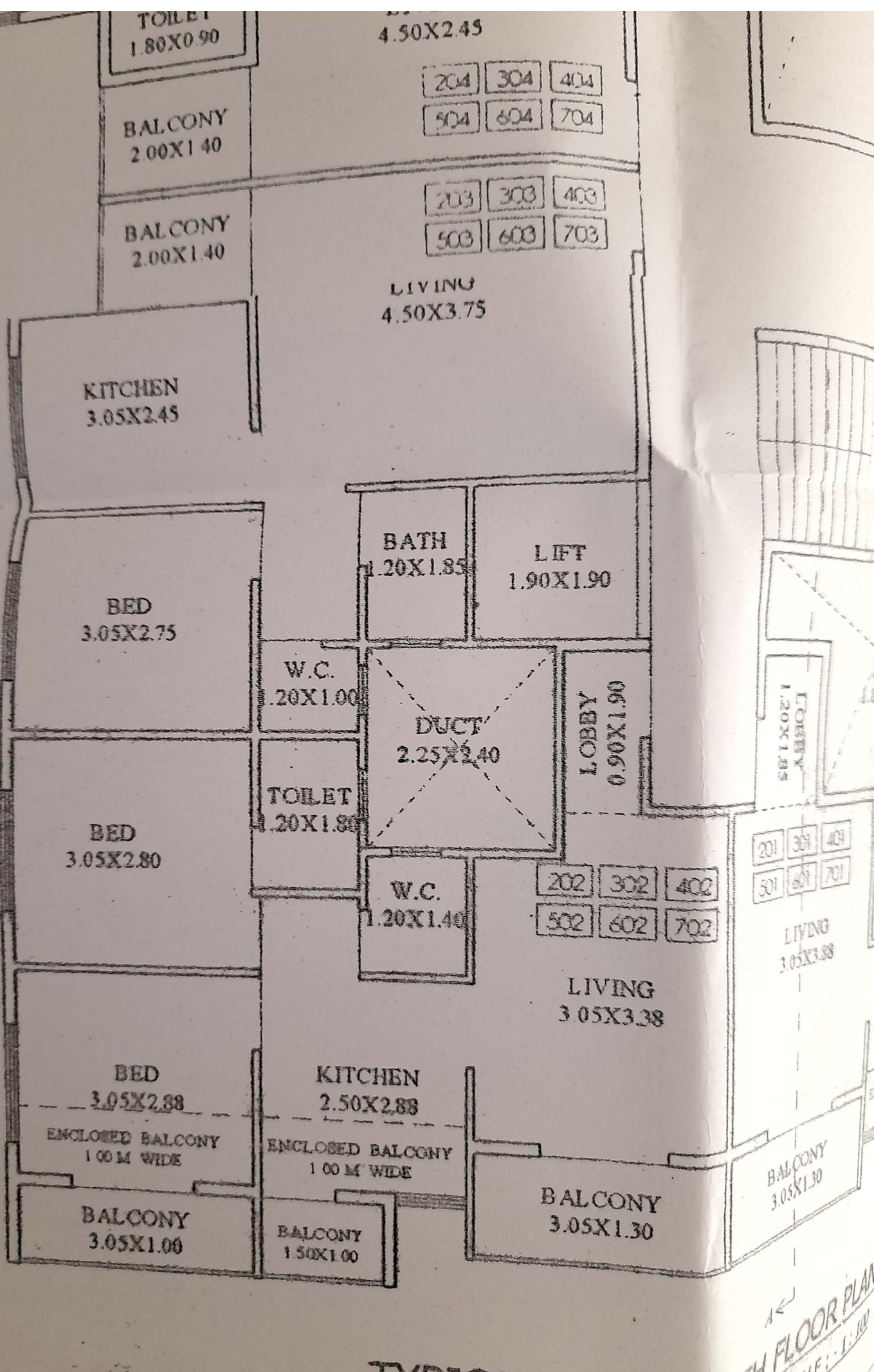
TYPICAL 2ND TO 7TH FLOOR PLAN

SCALE : - 1 : 100 ("B" WING)



TYPICAL 2ND TO 7TH FLOOR PLAN
 SCALE: - 1:100 ("B" WING)





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 FLOOR PLAN
 1:100