



नाशिक महानगरपालिका, नाशिक ARCN 0.1091-136

इमारत वापराचा दाखला

(पूर्ण/भूमिगत)

No. 31071

जावक क्र./ननिवि/39069/2022  
दिनांक: 9/10/2022

सी 2

श्री./श्रीमती आकाश अनिलराव डावडे

प्रकल्पाचा ठिकाण व पत्ता: चिंचळे नगर, पेठ रोड, मरवमळाबाद, नाशिक.

संदर्भ : आपला दिनांक 26/02/2022 चा अर्ज क्रमांक सी 2/543/2022

महाशय,

दाखला देण्यात येतो की मरवमळाबाद शिवारातील / सि.स.नं., स. नं. 39/9/2/2/54/5 ब.

प्लॉट नं. 91+92+93 अं. मू. क्र. — मधील इमारतीच्या एक घर पार्किंग + एक मजले शॉप +

मजल्याचे इकडील बांधकाम परवानगी क्र. सी 2/548/2022 दिनांक 30/03/2022 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. विठ्ठल कथाळे. रजिस्ट्रेशन क्र. PEL156

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी+निवासेतर कारणासाठी खालील

अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र 2122.74 — चौ.मी. या पैकी निवासी 2528.70 निवासेतर 921.08 — चौ.मी.

२) एकूण चटई क्षेत्र 2808.45 — चौ.मी. या पैकी निवासी 2279.25 निवासेतर 952.45 — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी+निवासेतर कारणाकरिताच करता येईल.

२) सदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल


३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. 39004833.

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक : \_\_\_\_\_

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक : \_\_\_\_\_

६) घरपट्टी आकारणी कारणेकामी संबंधित विभागात संपर्क साधावा.

७) चिंचळे दंड र.रू. 92360 - डेव्हिज र.रू. 225451, पा.क्र. 623e, दि. 96/90/2022, लपासणी फी र.रू. 90000 + 97000, पा.क्र. 6934 + 623e, दि. 92/90/2022 + 96/90/2022 अन्वये मरळले आहे.

  
कार्यकारी अभियंता (नगररचना)  
नाशिक महानगरपालिका, नाशिक

- 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/pr.a.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.
    - 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
- 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.



# NASHIK MUNICIPAL CORPORATION

NO:LND/BP/C2/564/2021

DATE :- 30/03/2021

## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Mr. Akash Aniruddha Gawade.

C/o. Er. Adesh Pawar & Stru.Engg. Prasanna Bhoire Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No:- 11+12+13 of S.No./G.No. 31/1/2/2/5A/5B of Makhamalabad Shiwar, Nashik.

- Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:- 10/02/2021 Inward No.C2/BP/559.  
2) Final Layout/ Tentative layout No. 138 Dt:03/01/2003.

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 49)

- 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 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 of surface water all be made as per site requirements without disturbing 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.

C.C. For Plot No:-11+12+13, of S.No./G.No.31/1/2/2/5A, of Makhamalabad, Shiwar.

- 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.- 44/1993 Dt:- 26/03/1993 submitted with the application

### Charges Recovery

- 35) Rs.955860/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No.83/756 Date : 18/03/2021
- 36) Rs.NIL/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. Date :
- 37) Drainage Connection Charges Rs.60000/- is paid vide R.No./B.No.29/9119 Date : 18/03/2021
- 38) Welfare Cess charges Rs.682960/- is paid Vide R.No./B.No.29/9119 Date : 18/03/2021
- 39) Rs.5000/- vide R.No./B.No.33/3083 Date .18/03/2021 against Tree plantation deposit.
- 40) Infrastructure Improvement Charges Rs. NIL /- is paid vide R.No./B.No.- Date.
- 41) As per Govt. directives 50%Charges for "Premium FSI" Rs.1262995/- is paid vide R.No./B.No.55/9118 Date.17/03/2021
- 42) As per Govt. directives 50%Charges for "Ancillary Permium FSI" Rs.826200/ is paid vide R.No./B.No.55/9118 Date : 17/03/2021
- 43) 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.64910/- is paid vide R.No./B.No.29/9119 Date : 18/03/2021

### Additional Conditions

- 44) NMC Tax for Vacant plot shall be paid before Completion.
- 45) CCTV Arrangements shall be done for commercial Building before Occupancy
- 46) Commercial N.A.Order & N.A. Tax receipt Produce before Occupancy certificate.
- 47) Provision of Grey water recycle reuse shall be made as per as per provision UDCPR.
- 48) Mechanical light ventilation arrangement For basment should be done at site.
- 49) Total TDR Loaded 356.00 Sq.Mt. which is utilize from DRC No : 919 Dt: 19/06/2020 Vide Formula  $356 \times 11340/6100 = 661.80$  Sq.Mt. TDR area utilized from the same.
- 50) This permission is given as per the Government directives u/s - 154 of MRTP act vide GR.No.TPS- 1820/anau.27/P.No.80/20/ud13 Date.14/01/2021
  - a) Affidavit regarding above submitted by applicant vide Date.26/02/2021
  - 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.

  
Executive Engineer

33  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / C2/564/2021

Nashik, Dt:30/03/2021

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

## Amenities :

- # Earth Quake Resistant R.C.C. Frame Structure.
- # External-walls-6" Thick Internal walls-4" Thick.
- # External Double Coat Plaster.
- # Internal Neeru Finish Plaster.
- # Concealed Plumbing Fitting.
- # Concealed Electrification.
- # 2' x 2' Ceramic Tiles.
- # R.C.C. Loft One In Kitchen & One In Bedroom.
- # Black Granite kitchen platform with S.S. Sink & Full Level Glazed Tiles Dado.
- # Antiskid Flooring For Bath 7 ft. & Toilet With 7ft. Glazed Tiled.
- # Three Track Powder Coated Aluminum sliding with mosquito Net & M.S. Safety Grills.
- # Main Door Laminate Coating, Other Door, Flush Doors & Toilet Bath P.V.C. Door.  
Main Door Frame in Wooden & Other Black Granite Frames.
- # External - Attractive Acrylic Paint.
- # Internal - Durable Distemper paint.
- # Parking In Checkered Tiles.
- # Lift

## EXTRA CHARGES

M.S.E.B., Water Charges & Advocate Fees.  
GST & Other Govt. Charges are Applicable.

Planner :

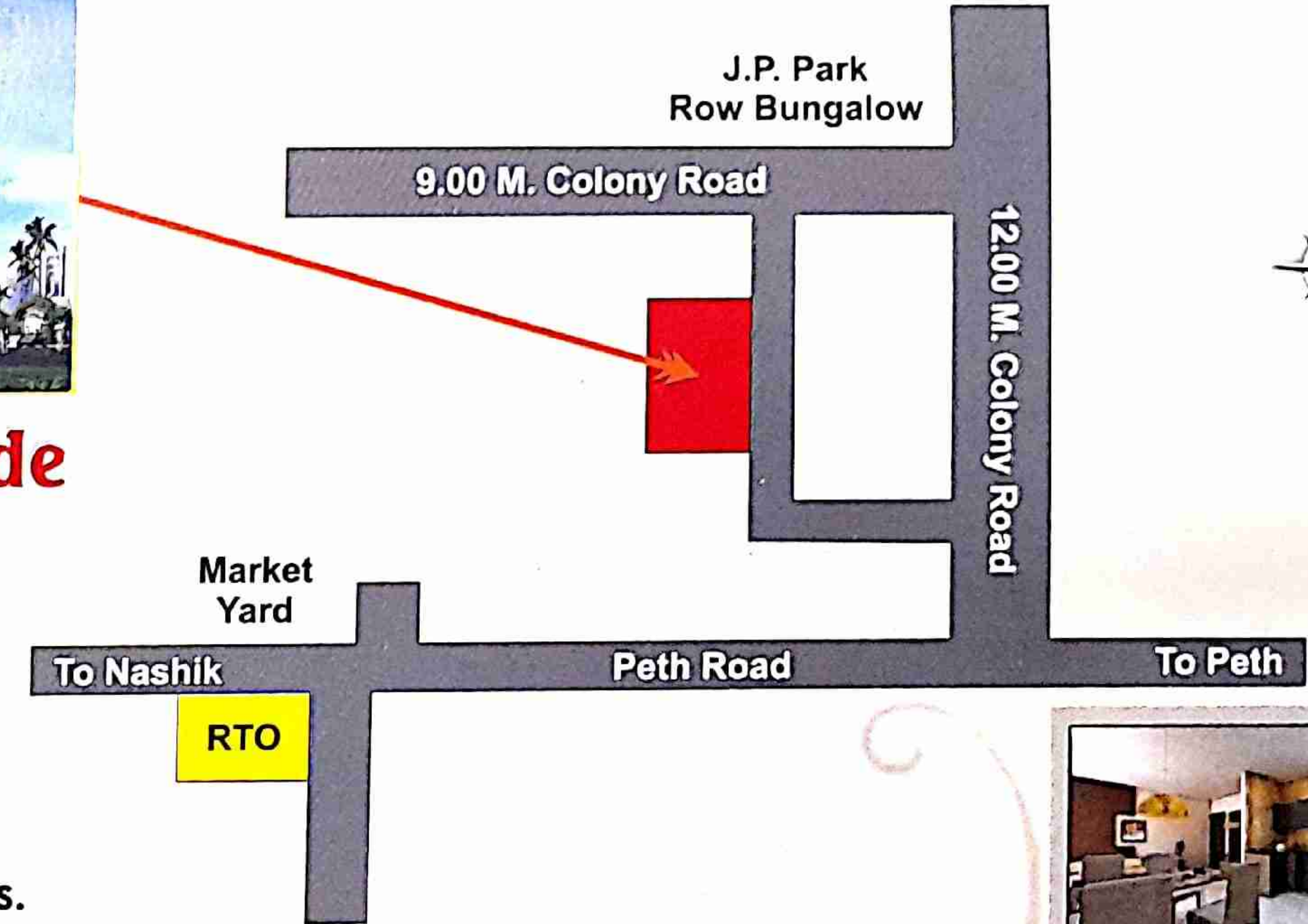


R.C.C. Designer :  
**Prasanna Bhoire**

## Swami Pride



## Location Plan :



## NOTE

Demolition Will Not Be Done After Completion  
Of Any Work.  
Extra Amount Will Be Charged For Any Extra  
Work / Alteration.

## Office Address :

Flat No - 2  
Swami Sankul Appt.  
Near R.T.O. Peth Road,  
Nashik, Maharashtra

## BOOKING CONTACT

**Akash Gawade - 8805442964**  
**Aniruddha Gawade - 7028031617**



नाशिक महानगरपालिका नाशिक  
राजीव गांधी भवन, शरणपूर रोड, नाशिक ४२२ ००२.

नाशिक महानगरपालिका, नाशिक  
नगर नियोजन विभाग  
जा.क्र./ननिवि./एकत्रि./४७९/२०  
दिनांक- २१/१२/२०२०

प्रति,  
श्री. आकाश अनिरुध्द गावडे,  
तर्फे इंजि. श्री. रोहन घुमरे, नाशिक.

विषय - मौजे सरगमलाबाद शिवारातील स.नं. ३१/१/२/२/५अ/५ब, भू.क्रं. ११, १२ व १३  
यासी एकूण क्षेत्र ९१८.०० चौ.मी. जागेचे भूखंड एकत्रिकरण प्रस्तावास परवानगी  
मिळणे बाबत.

संदर्भ - तूमचा दि. २४/११/२०२० चा अर्ज व नकाशे आ.क्र. अ.एमएल/४९५/२०२०.

महोदय,

वरील संदर्भिय प्राप्त विषयांकीत जागतील भूखंडाचा एकत्रिकरण प्रस्ताव सादर केला आहे. सदर  
प्रस्तावाची छाननी ही मंजूर बांधकाम विकास व प्रोत्साहन नियमावली २०१७ नूसार केली असता खालील  
अटी व शर्तीस अधिन राहून मंजूरी देण्यात येत आहे.

:: शर्ती ::

१. सदर एकत्रित भूखंडाचा वापर विकास नियमावली नूसार वापरासाठी अनुज्ञेय राहिल.
२. भूखंड एकत्रिकरण नकाशा प्रमाणे प्रत्यक्ष जागेवर बांधकामी सर्व्हेअर अथवा आर्किटेक्ट यांचे मार्फत करून घेण्यात यावी व ७/१२ उतारे वरील मंजूरी प्राप्त करण्यात यावे.
३. सदर भूखंडाचे एकत्रिकरण अथवा उप विभाजन या कार्यालाच्ये पूर्व परवानगी शिवाय करू नये.
४. सदरच्या भूखंडात कोणत्याही प्रकारचे बांधकाम या कार्यालाच्ये मंजूरी शिवाय करण्यात येवू नये.
५. सदरचे भूखंड हे अंतिम अभियांत्रिकी नगररचना विभाग/अंतीम/१२०० (पंचवटी), दि. ०३/०१/२००३ मधील असून ह्या मंजूरीतील सर्व अटीशर्ती सदरच्या मंजूरीस लागू राहतील.
६. सदरच्या मिळकतीस रहिवास वापराची विनशेती परवानगी मा. जिल्हाधिकारी कार्यालय, नाशिक यांचेकडील पत्र क्र. मह/कक्ष-३/४/बि.शे.प्र.क्र./४४/१९९३ दि. २६/०३/१९९३ अन्वये घेतलेली आहे.
७. सदर मिळकतीच्या एकत्रिकरण, उप विभाजन व हद्दीखूण बाबत काही वाद उदभवल्यास याची सर्वस्वी जबाबदारी विकसनकर्ता व अर्जदार यांची राहिल.

सहायक संचालक, नगररचना  
नगर नियोजन विभाग  
नाशिक महानगरपालिका, नाशिक

प्रत -

नगर भूमापन अधिकारी, नाशिक यांना माहिती व कार्यवाहीस्तव अघोषित.



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51600029968

Project: **SWAMI PRIDE** , Plot Bearing / CTS / Survey / Final Plot No.: **S NO G NO 31/1/2/2/5A PLOT NO 11 12 13**  
Nashik (M Corp.), Nashik, Nashik, 422004;

1. Mr./Ms. Akash Aniruddha Gawade son/daughter of Mr./Ms. ANIRUDDHA RADHAKISAN GAWADE Tehsil:  
Nashik, District: Nashik, Pin: 422004, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- ◊ The Registration shall be valid for a period commencing from 18/07/2021 and ending with 30/04/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- ◊ That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 18-07-2021 10:16:09

Dated: 18/07/2021

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority