



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23974

(पूर्ण/भूमिगतः)

जावक क्र./ननिवि/सं 2/20108/2019

दिनांक : 20/01/2019

श्री./श्रीमती मे. कमल इन्फ्रा बिल्ड प्रा. लि.

पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : सरस्वती बाजार

जावक क्र. 2/ओसी/09 दिनांक 01/08/2019

व्हॅकंट प्लॉट / घस्म्टी इंडेक्स नं. 30E93E23

महाशय,

दाखला देण्यात येतो की, शिवावरील/सि.स.नं., स.नं. 90/8/ब(8/2)

प्लॉट नं. 80E8 अं.भू. क्र. सरस्वती बाजार मधील इमारतीच्या एक पार्किंग + चार मजले फ्लॉट

मजल्याचे इकडील बांधकाम परवानगी क्र. 2/338/9E2 दिनांक 9/10/2013 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. आर्जुन साठे रजिस्ट्रेशन क्र. CA/2005/36540

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी कारणासाठी खालील अटी शर्त अर्धिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र 644.23 चौ.मी. या पैकी निवासी 644.23 चौ.मी. निवासेतर — चौ.मी.
- २) एकूण चटई क्षेत्र 2.3.08 चौ.मी. या पैकी निवासी 2.3.08 चौ.मी. निवासेतर — चौ.मी.
- ३) एकूण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) अग्निशमन विभागाचा अंतिम दाखला क्रमांक _____

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक _____

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

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

६) बांध. वि. क्र. 2 रू. 82360/- + बांध. सु. वाढ रू. 10090/- पा.क्र. 2/2019 दि. 21/12/2019
वि. क्र. 2 रू. 809E80/- + सेस चार्ज रू. 26600/-
+ मज. बांध. रू. 5000/- + बा. व्कनी व द. ल. जोड रू. 32000/- पा.क्र. 2/2019 दि. 21/12/2019
वि. क्र. 2 रू. 509E80/- पा.क्र. 2/2019 दि. 21/12/2019
अन्वये सरलेली आहे.

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक



1/3

NASHIK MUNICIPAL CORPORATION

NO: LND/BPI Panch/C 21334/1962

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 18/07/2013

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO: M/S. Kamal Infrabuild Pvt. Ltd. And Other Two.

C/o. Ar. Abhijit V. Malpure. & Stru. Engg. Nitin M. Tekale. of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No:- 67+68
Of S.No. 10/4/B[4/2] of Makhmatabad Shiwar.

Ref - Your Application & Plan dated: 15/04/2013 Inward No. C2/BPI/284/17

Sanction of building permit & 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 permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay 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 34)

- 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 completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit 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 Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles 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 1986 etc.]
- 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 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 self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis 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) 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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 11) 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.
- 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 Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the 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) N. A. order No. 215/84 Dated: 16/08/1985 submitted with the application.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 66,970/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 10/521 Dtd:- 07/06/2013.
- B) Rs. 44,100/- is paid for development charges w. r. to proposed land development vide R. No./B.No. 94/515 Dtd:- 07/06/2013.

C. C. for P. No: 67+58 of S. No. 10/4/B[1/2] Of Makhmalabad Shiwar.

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

Sum of Rs. 2000/- Deposited vide S.No./R.No. 23/2243

Date:- 07/06/2013. As per Order No 137 Dt. 15/03/2003

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

- 23) 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

25) Proper arrangement for rain water harvesting should be made at site.

26) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

28) Drainage connection charges Rs. 16,000/- is paid vide R.No./S.No. 03/7379 Dtd:- 07/06/2013.

29) Welfare cess charges Rs. 71,670/- is paid vide R.No./S.No. 03/7379 Dtd: 07/06/2013.

30) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.

31) This permission is given on the strength of DRC No. 592 dtd. 13/12/2012 and 168.00 sq.mt TDR area utilized from the same.

32) This permission is given on the basis of affidavit given by applicant dtd: 2/7 /2013 regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C. regarding drinking water supply connection shall be binding on applicant.

33) N.M.C. shall not supply water for construction purpose.

34) This permission given on the basis of affidavit given by applicant Dtd: 2 /7 /2013 for disposal of excavated / debris material on his own at the prescribed site.

Executive Engineer
(Town Planning)

Nashik Municipal Corporation, Nashik.

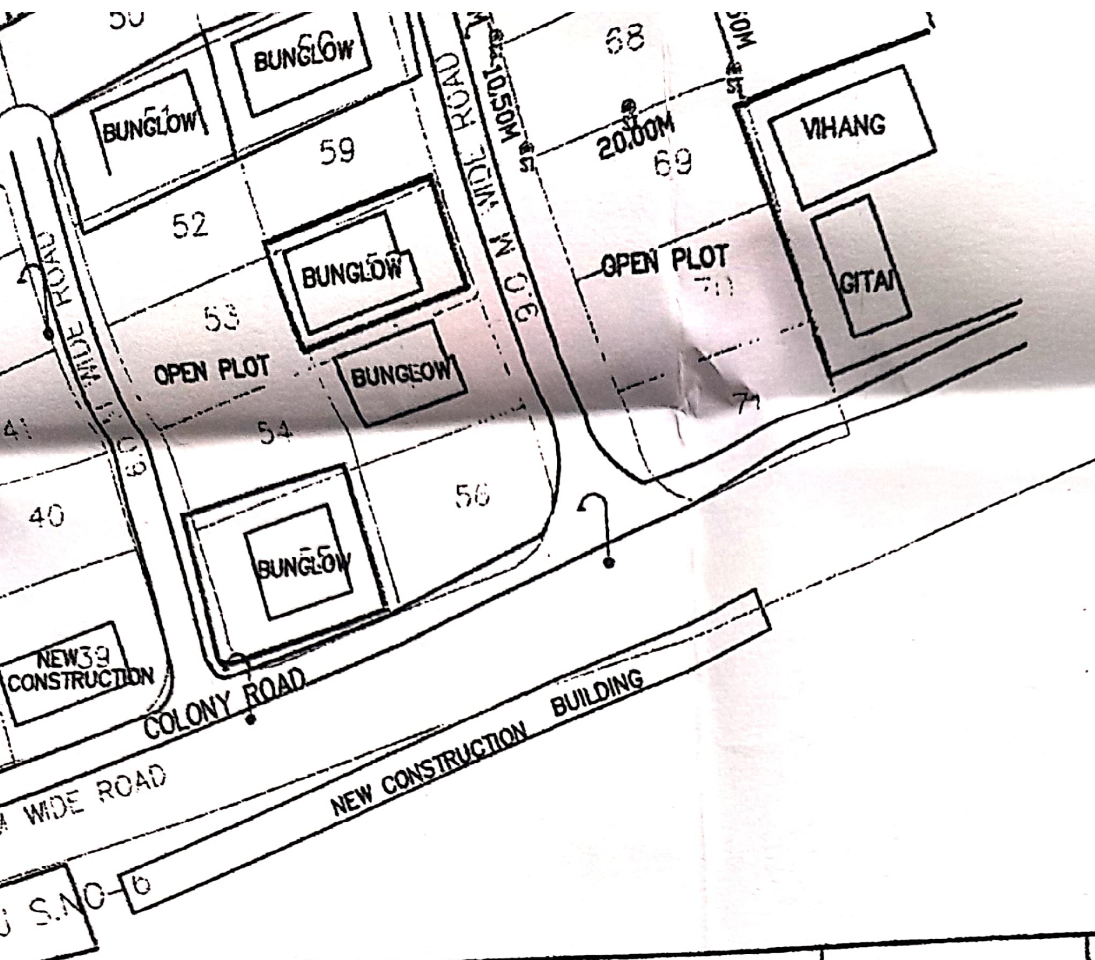
No. LND - SP

Nashik, Dt. / / 20

Copy to: Divisional Officer

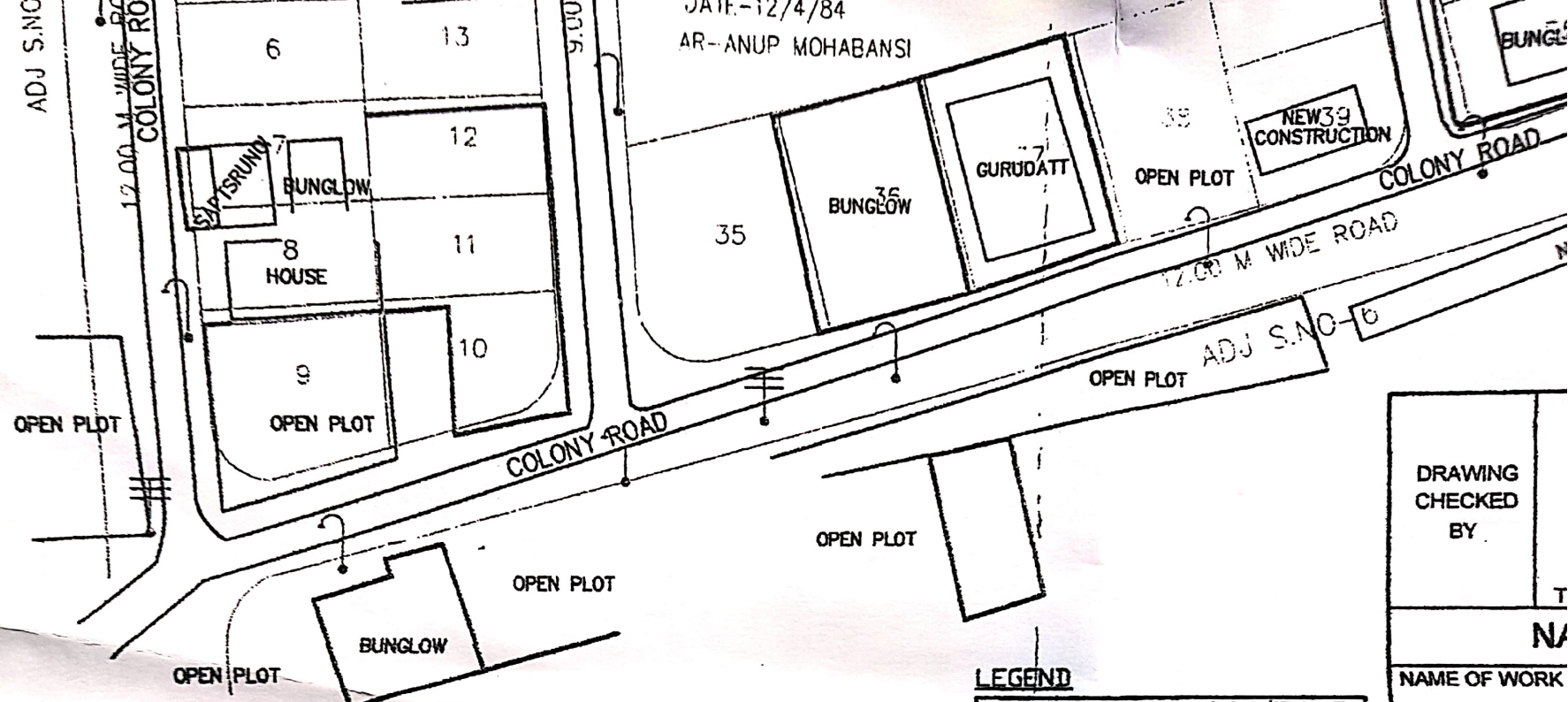
----- Division

Nashik Municipal Corporation, Nashik



DRAWING CHECKED BY	Jr. Er. TOWN PLANNING	DY. Er. TOWN PLANNING	EXECUTIVE Er. TOWN PLANNING	ASSITANT DIRECTOR TOWN PLANNING
NASHIK MUNICIPAL CORPORATION, NASHIK.				
NAME OF WORK :- S.NO-10/4 MAKHMALABAD SHIWAR				
DRAWING PREPARED BY		CONSULTANT:- H. T. Jadhav & Associates, Nashik.		
Er. JADHAV R.H. M. Tech. (Structure)		OFFICE:- JALSAMPADA, JADHAV FARM, TAKALI ROAD, NASHIK-422011 PH- 0253/2233599, 2233499. Email- rjh1971@gmail.com		
		DATE OF DRAWING	SCALE	
		3-10-2013	1:1000	

CATIONAL PRODUCT



TOTAL STATION SURVEY FOR S.NO-10 /4 OF MAKHMALABAD SHIWAR
 (AS PER SITE CONDITION)

LEGEND

EX. TAR RD/ WBH RD	=====
LAYOUT BOUNDARY	-----
SAD. BANDH	=====
COMPOUND WALL	=====
FENCING/ANGLE	=====
BLOCK/PLOT STONE	⊘/⊘
EP/TP/SP	≡/≡/≡
BUILDING LINE/HOUSE BOUNDARY	▭/▭
TREE/ WELL	†/⊙

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TOTAL STATION SURVEY FOR S.NO-10/4 OF MAKHMALABAD SHIWAR
 (AS PER SITE CONDITION)

LEGEND

EX. TAR RD/ WBM RD	
LAYOUT BOUNDARY	
SND. BANDH	
COMPOUND WALL	
FENCING/ANGLE	
BLCK/PLOT STONE	
EP/TP/SP	
BUILDING LINE/HOUSE BOUNDARY	
TREE/ WELL	

DRAWING CHECKED BY	
NAME OF WORK	
DRAWING NO.	
DATE	

