



## NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ Risk Based/B2/1004/2022

DATE :- 09/02/2022

### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

TO, **M/s. Suyog Developers Through Partner  
Mr. Amol Kashinath Baviskar & Others.**

**C/o. Ar. Ganesh Sonawane & Stru.Engg. Kishor Chopda Of Nashik.**

**Sub :- Sanction of Building Permission & Commencement Certificate on Plot No.1 To 4/1 To 4 of S. No./G.No. 206/3/1/4 To 6 of Pathardi Shiwar, Nashik.**

- Ref :-**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/Risk Based In Dated:06/12/2021 Inward No.B2/BP/369.
  - 2) Final Layout No. LND/WS/B-5/10/17 Dt:14/07/2017.
  - 3) Amal+Subdivision Letter No. LND/SD\_AML/Pathardi/DCR/0147/2019 Dt:03/07/2019.

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** Purpose as per plan duly amended in ..... subject to the following conditions.

### **CONDITIONS (1 to 45)**

- 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.

- 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/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

**C. C. For Plot No.1 To 4/1 To 4 of S. No./G.No. 206/3/1/4 To 6 of Pathardi Shiwar, Nashik.**

- 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. It is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given on the basis of Hon. Commissioner Order No.158/2019 Dt.23/05/2019.
- 35) This Risk Based (Low/Moderate Risk) Building permission is granted on the basis of self declaration given by Architect dated: 06/12/2021.
- 36) This permission is given on the basis of N. A. order No. 549/2012 Dt:05/02/2013 submitted with the application.


### **Charges Recovery**

- 37) Rs.82,575/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No. 92/510 Date :07/01/2022.
- 38) Rs.Nil/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. ---- Date : ---
- 39) Drainage Connection Charges Rs.10,000/- is paid vide R.No./B.No. 92/510 Date:07/01/2022.
- 40) Welfare Cess charges Rs.78,674/- is paid Vide R.No./B.No. 92/510 Date :07/01/2022.
- 41) Rs.4,000/- vide R.No./B.No. 92/510 Date :07/01/2022 against Treeplantation deposit.
- 42) Charges for "Premium FSI" is paid Rs.Nil/- vide R.No./B.No. --- Dt:--
- 43) Charges for "Ancillary Premium is Paid FSI" Rs.39,665/- vide R.No./B.No. 100/509 Dt:07/01/2022.
- 44) 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 followed strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.10,078/- is paid vide R.No./B.No. 92/510 Date :07/01/2022.

### **Additional Conditions**

- 45) NMC Tax for Vacant plot shall be paid before Completion.

No. LND / BP / 182/1004/2022  
Nashik, Dt.09/02/2022  
Copy to : Divisional Officer

  
A.J./Sectional Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.





**BUILDING OCCUPANCY CERTIFICATE**  
Full (Risk Based)



ARC No  
844-97  
844-98  
844-99 P  
844-100

- Ref:-1) Government of Maharashtra Director No.TPB/-4317/109/CR-11/2017/UD-11, Dated:-22/08/2017  
2) Hon.Comm. Order vide letter No.158/ Dt:-23/05/2019.  
3) Your application for Occupancy Certificate Inward No. B2/OC/95/2023 Dt:16/02/2023.  
4) Ar. Ganesh Sonawane self Declaration affidavit Dtd.06/12/2021.

Res. Sir,

A	Name of the Owner/Developer	M/s. Suyog Developers Association Of Persons Through Amol K. Baviskar & Others.		
B	Location of the proposed site-	Pathardi Shiwar Nashik		
	1-PLOT NO.	1 To 4/1, 2, 3 & 4	2) S. No./G.No.	206/3/1/4 To 6
	3-Village	Pathardi	4) Town/City	Nashik
Arch/Eng	Ar. Ganesh Sonawane	Str.Eng.	Er. Kishor Chopda	
C	Details of Building		2-Bulding permission Dat	
	1- Building Permission No.	LND/BP/B2/BP/1004/2022	09/02/2022	

The Ar. Ganesh Sonawane have given the building completion along self declaration certificate that the building has been completed as per the sanctioned plan and it is declared that the building conforms in all respects that to the requirement of the building regulations.

This is to certify that the building has been inspected by Ar. Ganesh Sonawane and is completed according to the approved drawing and is fit for occupancy.

D Building Data				
1	Name of Floor	Ground + First Floor		
	a) As per Sanction Plan	0	Ground + First Floor	
	b) As per completed building	0	Ground + First Floor	
2	Use of Building	Residential		
	a) As Per Sanctioned Plan	Residential		
	b) As Per Completed Building	Residential		
3	Floor Area ( m2)	1 To 4/1 = 83.56 Sqm., 1 To 4/2 = 80.50 Sqm., 1 To 4/3 = 80.50 Sqm. & 1 To 4/4 = 80.50 Sqm.		
	a) As Per Sanctioned Plan	1 To 4/1 = 83.56 Sqm., 1 To 4/2 = 80.50 Sqm., 1 To 4/3 = 80.50 Sqm. & 1 To 4/4 = 80.50 Sqm.		
	b) As Per Completed Building	1 To 4/1 = 83.56 Sqm., 1 To 4/2 = 80.50 Sqm., 1 To 4/3 = 80.50 Sqm. & 1 To 4/4 = 80.50 Sqm.		
4	Carpet Area ( m2)	1 To 4/1 = 72.67 Sqm., 1 To 4/2 = 70.90 Sqm., 1 To 4/3 = 70.90 Sqm. & 1 To 4/4 = 70.90 Sqm.		
	a) As Per Sanctioned Plan	1 To 4/1 = 72.67 Sqm., 1 To 4/2 = 70.90 Sqm., 1 To 4/3 = 70.90 Sqm. & 1 To 4/4 = 70.90 Sqm.		
	b) As Per Completed Building	1 To 4/1 = 72.67 Sqm., 1 To 4/2 = 70.90 Sqm., 1 To 4/3 = 70.90 Sqm. & 1 To 4/4 = 70.90 Sqm.		
5	Setbacks (m)	Approved (a) As Per Sanctioned Plan	Actual (b) As Per Completed Building	
		Front	5.00	5.00
		Rear	1.50	1.50
		Side	2.56 & Nil	2.56 & Nil
		Open Plots Index No.		1 To 4/1 = 42316019, 1 To 4/2 = 42316020, 1 To 4/3 = 42316021 & 1 To 4/4 = 42316022

Details of Fees	Amount	Receipt No.	Date
Scrutiny Fee	1630/-	11416	02/03/2023
Plinth Charges	5100/-	11416	02/03/2023
Renewal Charges	450/-	11416	02/03/2023
Debris Charges	820/-	11416	02/03/2023



**APPROVED**  
As per the accompanying  
occupancy Certificate  
No. Nashik/ B2/OC/27/2023  
Date: 29/05/2023

Date: 25/09/2023

To,

SAGAR AHILAJI JADHAV

HOUSE NO C 14 GANGOTRI ROW HOUSE

MAHAJAN NAGAR NR SHREE GANESH TEMPLE

NASIK 422010

from,

YES, BANK LIMITED. (RSCC) 1st floor, S K Open Plaza, Unit No 54 A, 1,2,3 College Road, opp BYK College, Nashik 422005

Sub: Ref to Loan No-- AFH002101514932

Property address-

ROW BUGLOW NO 04 PLOT NO 1 4 4 MANAN MAHIRA ROW HOUSES S NO 206 3 1 4 6 CTS NO 1773 B 38 PATHARDI SHIWAR

Dear Sir / Madam,

we confirm that the following documents are in bank custody.

1. ORIGINAL NOC FROM BUILDER
2. ORIGINAL DEMAND LETTER FROM BUILDER
3. ORIGINAL OWN CONTRIBUTION RECEIPT
4. ORIGINAL AGREEMENT TO SALE SR NO.NSN7-2769-2023 DT.10/03/2023
5. CURRENT 7/12 EXTRACT

Thanking You.

Yours Truly,

SAGAR AHILAJI JADHAV MANOJ AHILAJI JADHAV SHOBHA AHILAJI JADHAV

We Confirm the above.

For

Yes Bank Ltd

Authorized Signatory



SMS "Help" space <CUST ID>  
to +91 95322 20020



**YES TOUCH PhoneBanking Number:**  
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Toll Free number from USA / Canada: (877) 659 8044 UK: 006 178 5133 UAE: 8000 3570 3089



Email us at  
yestouch@yesbank.in

CIN - L65190MH2003PLC1-43249

*Signature*