



NASHIK MUNICIPAL CORPORATION

NO.LND/BPI B2/49/2022

DATE :- 01/06/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Shri. Bhalchandra Tulshiram Wani & Others Three
C/o. Ar. Satish Gaikwad & Stru. Engg. C. D Patel of Nashik.

Sub :- Sanction of Building Permit & Commencement Certificate in Plot No. 01 of S.No. 35/1/2 of Kamatwade Shivar, Nashik.

Ref :- 1) Your Application & for Building permission Inward No. B2/BP/820/2021.
Dated: 30/12/2021

2) Final Layout Approval No.LND/WS/431/6210 Dt.20/02/1999.

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 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 completion certificate, under sec. 263 of the Maharashtra Municipal Corporation Act 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 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. 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 balcony 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 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 center 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 responsibly will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

FLOOR PLAN

15 MTR WIDE DP ROAD



Flat Type	Carpet Area	B/Up 40%	Parking	Total Area
3 BHK	863.00	345.00	75.00	1283.00
2 BHK	743.00	297.00	75.00	1115.00

4100 Rs./Sq.ft + 20241092
 All Include

Handwritten notes: 4100, 5100, 1100, 20241092



Certificate No. 1043

DEVELOPMENT RIGHT CERTIFICATE

1. The COMMISSIONER of Nashik Municipal Corporation, Nashik Certifies that, the Person(s)/Institution named in this certificate is/are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE (D.R.C.) issued subject to the provisions of sanctioned regulations vide Gazette No. TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c)&Sec.20(4)UD-13, DL 03.12.2020 & provisions incorporated in Unified Development Control & Promotional Regulations - 2020 Clause No. 11.2.4

2 Name(s) of the DRC Holder(s)

1) ASHOK YASHWANT MORADE

3 Location & details of the land surrendered -

4. Reservation of land surrendered

S.N./G.N. 291/1/1P - P.N. -- F.P.N. -, Shivar MHASRUJ.

5. a) Area of the reservation land surrendered in sq. m.

18 MTR & 30 MTR WIDE DP ROAD

b) Area of Non-Buildable Land, if any

2,431.00

6. Number & date of order issued by The Additional Collector and Competent Authority of Urban Land (Ceiling and regulation) Act, 1976

N/A

7. Details of Letter of Intent

LND/WS/TP/LOI/383/2021 Date :07/12/2021

8. Land handed over to NMC/Govt. Vide Sale Deed Registration No & Date

NSN7-677-2022, 20/01/2022

9. Transfer of Ownership vide Mutation Entry No. & Date

25017 DT 10/02/2022

10. Rate of land surrendered as per ASR i.e. Rg

5250/- (PG.NO.104 SECTION NO 16.20) Rg.-2021-2022

11. F.S.I. Credit of Built-up area In Sq. M (in figures)

4,983.00 AS PER UDC&PR-2020 CLAUSE 11.2.4

(In words)

FOUR THOUSAND NINE HUNDRED EIGHTY THREE

Given under common seal on this

28th day of march Year 2022

ADTP
Nashik Municipal Corporation
Nashik

COMMISSIONER
Nashik Municipal Corporation
Nashik

Note : The Commissioner may refrain this DRC as mentioned in UDCPR Clause No. 11.2.10(iii)