



# NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ A1/29/2021

DATE :- 08/06/2021

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

**TO, M/S.Green Life Developers Through Partner Mr.T.R.Shaikh & Other One  
C/o.Er.Hemant Pawar & Stru.Engg Ramesh Rampariya Of Nashik**

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No:- 3,  
of.S.No.501/2 To 15/1/1/B+501/2 To 15/1/1/29 F.P.No.25 TPS-II of Nashik Shiwar.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/  
Extension of Structure Plan/ Dated:- 01/02/2021 Inward No.A1/RBP/142  
2) Previously approved building permission vide C.C.No:/LND/BP/Nashik/DCR/  
0566/2020 Date : 02/12/2020

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

### **CONDITIONS (1 to 48)**

- 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 imperial water all be made as per site requirements without disturbancy 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/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.2.2.8.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)

C.C. Plot No:- 3, of S.No.501/2 To 15/1/1/B+501/2 To 15/1/1/29 F.P.No.25 TPS-II of Nashik Shihar.

- 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.- 09/2015 Dt:- 20/05/2015 submitted with the application


### Charges Recovery

- 35) Rs.91400+113580+231658/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No.59/630 Date : 19/10/2016 & Transaction No.011908025679376 Dt.08/08/2019 & Transaction No.012011034233222 Dt.25/11/2020 & R.No./B.No.- 12/0761 Dt.06/04/2021
- 36) Rs.40850+26250/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No.60/623 & 07/760 Date : 19/10/2016 & 06/04/2021
- 37) Drainage Connection Charges Rs.8000+7000+1000+8000/- is paid vide R.No./B.No.01/2786 Date : 19/10/2016 & Transaction No.011908025679376 Dt.08/08/2019 & Transaction No.012011034233222 Dt.25/11/2020 & R.No./B.No.- 085/9571 Dt.06/04/2021
- 38) Welfare Cess charges Rs.77700+91700+46641+200218/- is paid Vide R.No./B.No.01/2786 Date 19/10/2016 & Transaction No.011908025679376 Dt.08/08/2019 & Transaction No.012011034233222 Dt.25/11/2020 & R.No./B.No.085/9571 Dt.06/04/2021
- 39) Rs.2000+3000/-vide R.No./B.No.01/2786 Date 19/10/2016 & Transaction No.011908025679376 Dt.08/08/2019 against Tree plantation deposit.
- 40) Infrastructure Improvement Charges Rs.Nil/- is paid vide R.No./B.No.- Date.
- 41) Charges for "Premium FSI" Rs.97750+356710+619172+246008/- is paid vide R.No./B.No.- Date 2016 & Transaction No.011908025679376 Dt.08/08/2019 & Transaction No.012011034233222 Dt.25/11/2020 & R.No./B.No.- 047/9570 Dt.06/04/2021
- 42) Charges for "Ancillary Premium FSI" Rs.451521/- is paid vide R.No./B.No.047/9570 Date :06/04/2021
- 43) Charges for "Open Space" Rs.89600/- is paid vide R.No./B.No.07/760 Date :06/04/2021
- 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 following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.39662/- is paid vide R.No./B.No.085/9571 Date : 06/04/2021

### Additional Conditions

- 45) NMC Tax for Vacant plot shall be paid before Completion.
- 46) Arrangement of solar assisted water heating system shall be made as per provision UDCPR.
- 47) Total TDR Loaded 55.00 Sq.Mt. which is utilize from DRC No.795 B Dt:25/01/2019 Vide Formula  $55 \times 13310/8820 = 82.99$  Sq.Mt TDR area utilized from the same
- 48) Previously approved building permission vide C.C.No: LND/BP/Nashik/DCR/0566/2020 Date : 02/12/2020 is hereby as cancelled.

No. LND / BP / A1 / 29 / 2021  
Nashik, Dt. 08/06/2021  
Copy to : Divisional Officer

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

REVISED BUILDING PERMISSION  
ON S.NO. 501 / 2 TO 15 / 1 / 1+  
S.NO. 501 / 2 TO 15 / 1 / 1/29,  
F.P. NO. 25, AT NASHIK SHIWAR, NASHIK.  
M/S GREEN LIFE DEVELOPERS THR.  
PARTNERS MR. T. R. SHAIKH & MR.N. P. NATU.

Stamps of Approval of Plans:

# APPROVED

The Plans amended in .....  
As per the conditions Mentioned in  
the accompanying commencement

Certificate No.

A1/29/2021

dated

08/06/2021

Executive Engineer  
TOWN PLANING  
Nashik Municipal Corporation  
Nashik

PREVIOUS APPROVAL NO.

REF- LND/BP/Nashik/DCR/0560/2018 DATED 09/09/2019

## AREA STATEMENT

1. AREA OF PLOT

(Minimum area of a,b,c. to be considered)



PREVIOUS APPROVAL NO.  
REF- LND/BP/Nashik/DCR/0560/2018 DATED 09/09/2019

**AREA STATEMENT**

1.	AREA OF PLOT (Minimum area of a,b,c, to be considered)	639.05
	a) As per ownership document (7/12, CTS extract)	639.05
	b) As per measurement sheet	-----
	c) As per site	639.05
2.	DEDUCTIONS FOR	0.00
	(a) Proposed COLONY-Widening Area/Service Road/ Highway widening	-----
	(b) Any D.P. Reservation Area	-----
	(Total a+ b)	0.00
3.	Balance area of plot (1-2)	639.05
4.	Amenity Space (if applicable)	-----
	(a) Required	-----
	(b) Adjustment of 2(b), if any -	-----
	(c) Balance Proposed -	-----
5.	Net Plot Area (3-4 (c))	639.05
6.	Recreational Open space (if applicable)	-----
	(a) Required -	-----
	(a) Proposed -	-----
7.	Internal Road Area	-----
8.	Plotable area (if applicable)	-----
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	702.96
10.	Addition of FSI on payment of premium	-----
	(a) Maximum permissible premium FSI-based on road width/TOD zone.	319.52
	(b) Proposed FSI on payment of premium.	319.52
11.	In-situ FSI / TDR loading	-----
	(a) In-situ area against COLONY road [2.0 x Sr.No. (a)], if any	0.00
	(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr.No. 4 (b) and / or (c)]	-----
	(c) TDR area	55.00
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(C))	55.00
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.	1076.48
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	645.03
	(c) Total entitlement (a+b)	1721.51
14.	Maximum utilization limit of F.S.I. (building potential)	2044.96
	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}	-----
15.	Total Built-up Area in proposal. (excluding area at sr.No.17b)	-----
	(a) Existing Built-up Area.	-----
	(b) Proposed Built-up Area (as per 'P'-line)	1720.08
	(c) Total (a+b)	1720.08
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	-----
17.	Area for Inclusive Housing, if any	-----
	(a) Required (20% of Sr.No. 5)	-----
	(b) Proposed	24

**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 so worked out tallies with the area stated in document of \_\_\_\_\_

(c) Total (a+b)	17.20
16. F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	-----
17. Area for Inclusive Housing, if any	-----
(a) Required (20% of Sr.No. 5)	-----
(b) Proposed	24

**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 so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

**Signature**

(Name of Architect/ Licensed Engineer/ Supervisor.)

**Owners Declaration**

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

( Signature Owners )

STR. ENGINEER SIGN

**GREENLIFE DEVELOPERS**

**PARTNER**

ENGINEER SIGN

OWNER SIGN

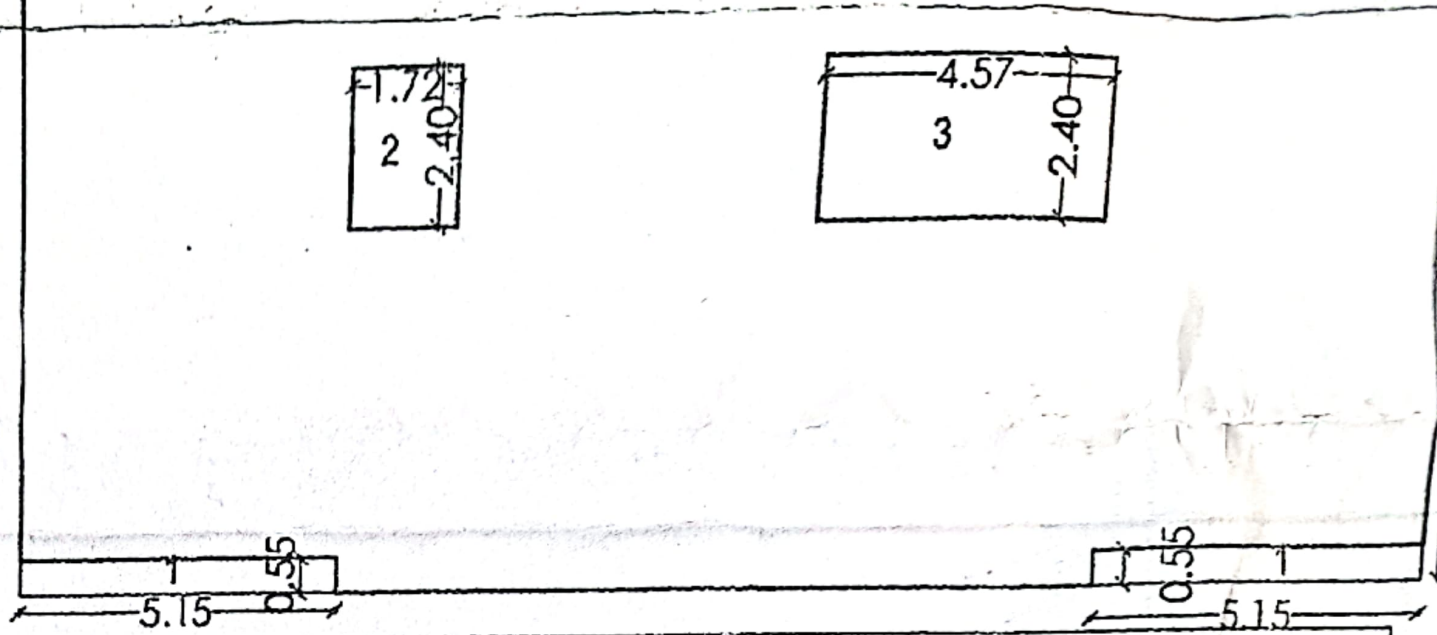
**design associates**  
**square**  
building planer & interior design

gr. fl., rishabh apt., behind pandit bungalow,  
kalpana nagar, college road, nashik.  
cell-9921383790.

DRG NO. =	CHK BY = P.S.
SCALE = DATE =	CAD BY = H.P.

15  
13.81  
ea of  
8  
.24  
.24  
.24  
.24  
96

22.39	13.81	1.00	303.21
5.15	0.55	4.00	11.33
1.72	2.40	1.00	4.13
4.57	2.40	1.00	10.97
TOTAL			26.43
GROSS AREA = A - B + B1			
309.21	26.43	282.78	



**FORM OF STATEMENT 2  
PROPOSED BUILDING**

Floor No.	TOTAL BUILT UP AREA OF FLOOR		
(2)	(3)		
GROUND	23.40		
FIRST	282.78		
SEC.	282.78		
THIRD	282.78		
FOURTH	282.78		
FIFTH	282.78		
SIXTH	282.78		
	0.00		
Total	1720.08		

**FORM OF STATEMENT 3  
AREA DETAILS OF UNIT**

Building No.	Floor No.	Flat / unit No.	Carpet area of flat / Including Internal wall & Excluding External wall			Typical flat / unit	Total area of flat (4*5)	
			4	BAL.	TOTAL			
1	2	3	4	BAL.	TOTAL	7	8	
A	1,2,3,4,5,6	101 TO 601	59.72	3.32	0	63.0400	6	378.24
	1,2,3,4,5,6	102 TO 602	59.72	3.32	0	63.0400	6	378.24
	1,2,3,4,5,6	103 TO 603	59.72	3.32	0	63.0400	6	378.24
	1,2,3,4,5,6	104 TO 604	59.72	3.32	0	63.0400	6	378.24
TOTAL								1512.96

ANCILLARY AREA CALCULATION	
RESIDENTIAL	= 1720.08 / 1.6 X 0.6 = 645.03
TOTAL	= 645.03 SQ.MT.

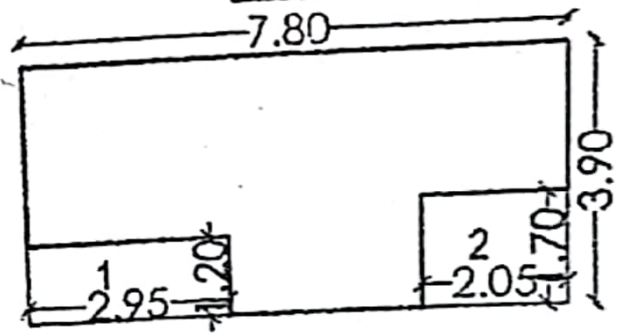
# PARKING AREA STATEMENT

	FLAT/SHOP	REQUIRED		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
COMMERCIAL	0	0	0	-	-
FLAT ABOVE 150	0	0	0	-	-
FLAT UNDER 80-150	0	0	0	-	-
FLAT UNDER 40-80	24	12	60	-	-
FLAT UNDER 30-40	0	0	0	-	-
FLAT UNDER 30	0	0	0	-	-
5% VISITORS PARKING	0	1	3	-	-
TOTAL	0	13	63	-	-
0.9%	0	11.70	56.70	12	57

SIZE	
1.00 X 2.40	FLUSH DOOR
0.90 X 2.40	FLUSH DOOR
0.75 X 2.40	FLUSH DOOR
1.20 X 1.50	M. S. WINDOWS
1.60 X 1.20	M. S. WINDOWS
2.65 X 1.20	M. S. WINDOWS
2.10 X 1.20	M. S. WINDOWS
1.00 X 1.20	M. S. WINDOWS
3.10 X 1.20	FIXED GLASS
0.60 X 0.60	M. S. VENTI.

## AREA CALCULATION AS PER P LINE

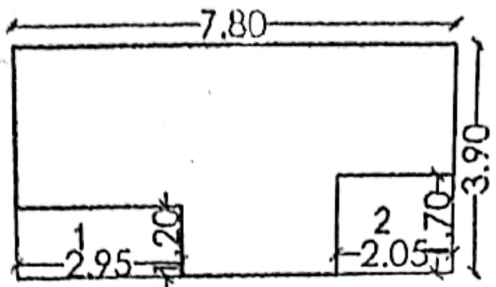
GROUND FLOOR				
AREA OF BLOCK 'A'				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	7.80	3.90	1.00	30.42
DEDUCTION				
1	2.95	1.20	1.00	3.54
2	2.05	1.70	1.00	3.48
B	TOTAL			7.02
TOTAL AREA = A - B + B1				



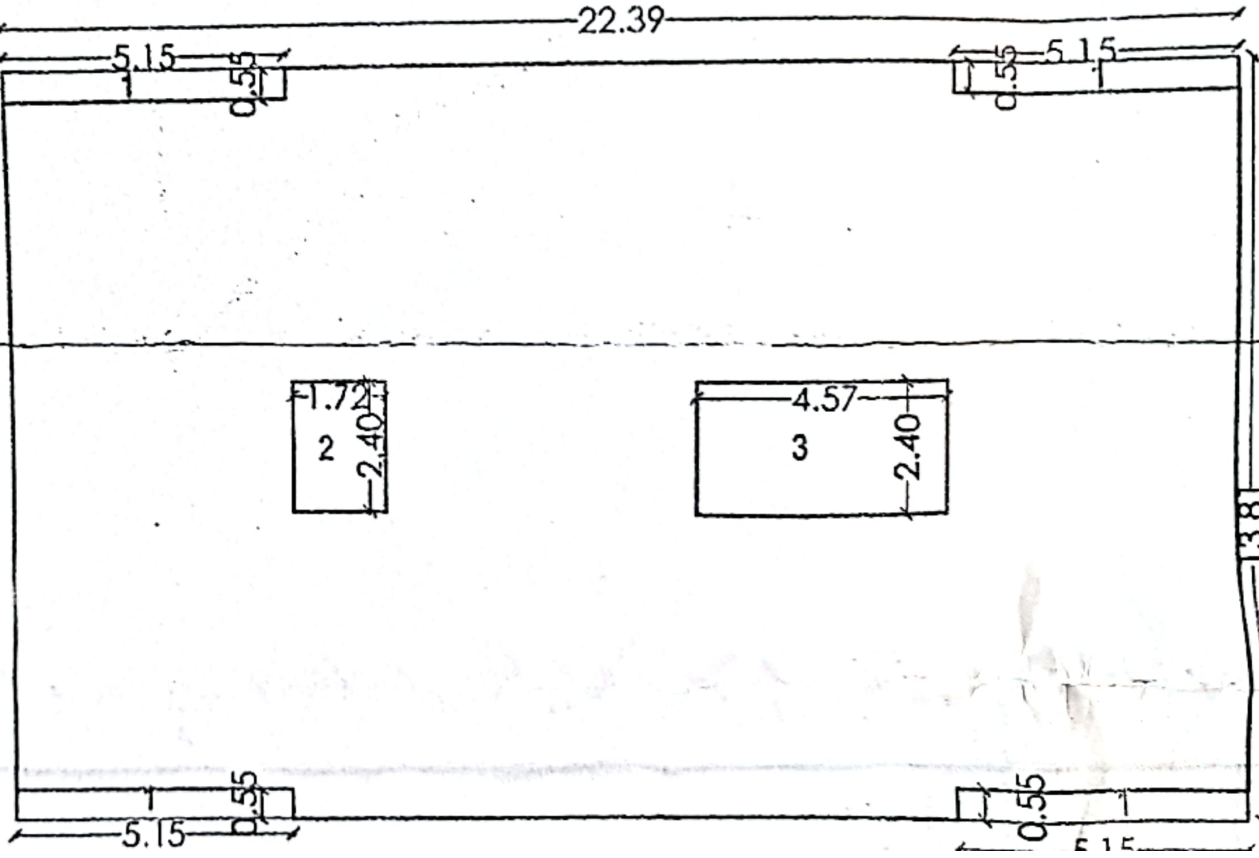


AREA CALCULATION AS PER P LINE				
GROUND FLOOR				
AREA OF BLOCK 'A'				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	7.80	3.90	1.00	30.42
DEDUCTION				
1	2.95	1.20	1.00	3.54
2	2.05	1.70	1.00	3.48
B	TOTAL			7.02
TOTAL B.U.P AREA = A - B + B1				
30.42	7.02			23.40

3.10 X 1.20	FIXED GLASS
0.60 X 0.60	M. S. VENTI.



AREA CALCULATION AS PER P LINE				
TYP. FIRST TO SIXTH FLOOR				
AREA OF BLOCK 'A'				
SR.NO	LENGTH	WIDTH	NOS	TOTAL AREA
A	22.39	13.51	1.00	302.21
DEDUCTION				
1	5.15	0.55	4.00	11.33
2	1.72	2.40	1.00	4.13
3	4.57	2.40	1.00	10.97
B	TOTAL			26.43
TOTAL B.U.P AREA = A - B + B1				
302.21	26.43			282.78

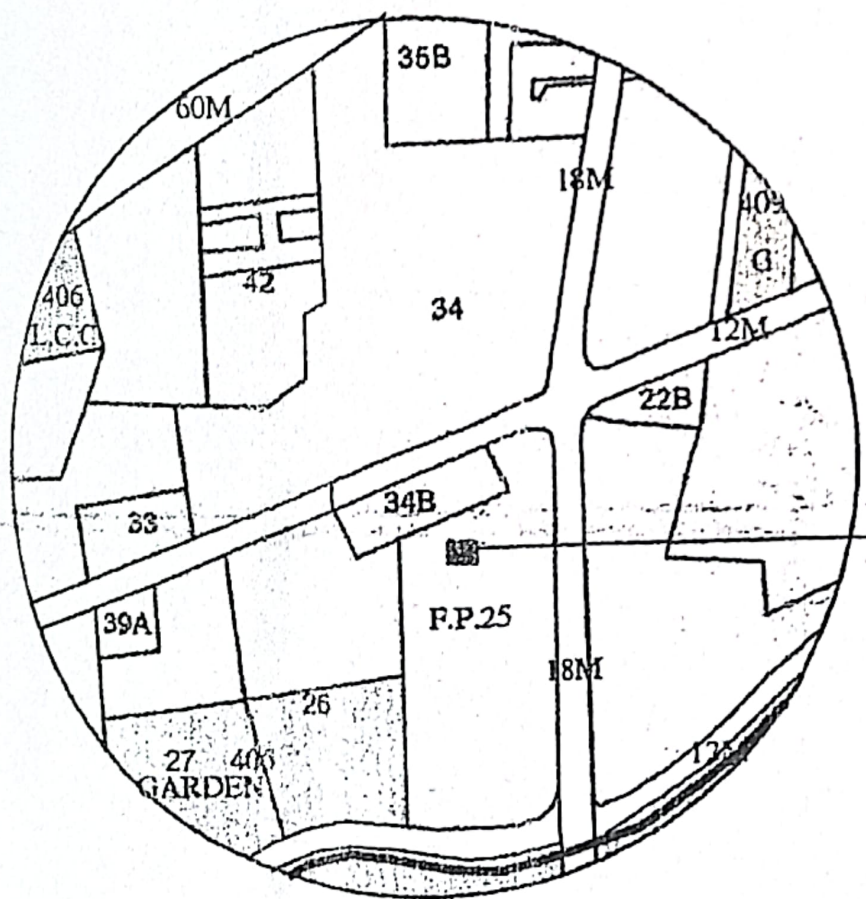
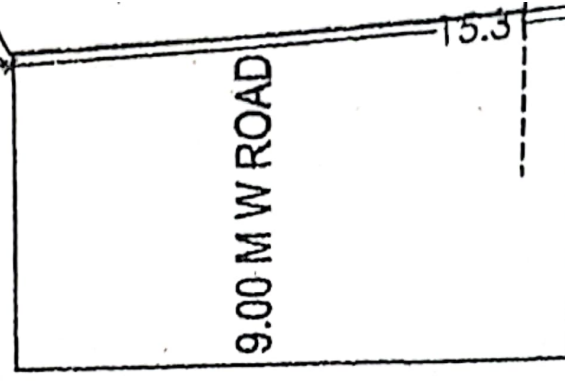


FORM OF STATEMENT 2  
PROPOSED BUILDING

4.43

15.3

**SITE PLAN**   
SCALE 1:200



PROP. SITE

**LOCATION PLAN** SCALE 1:10,000



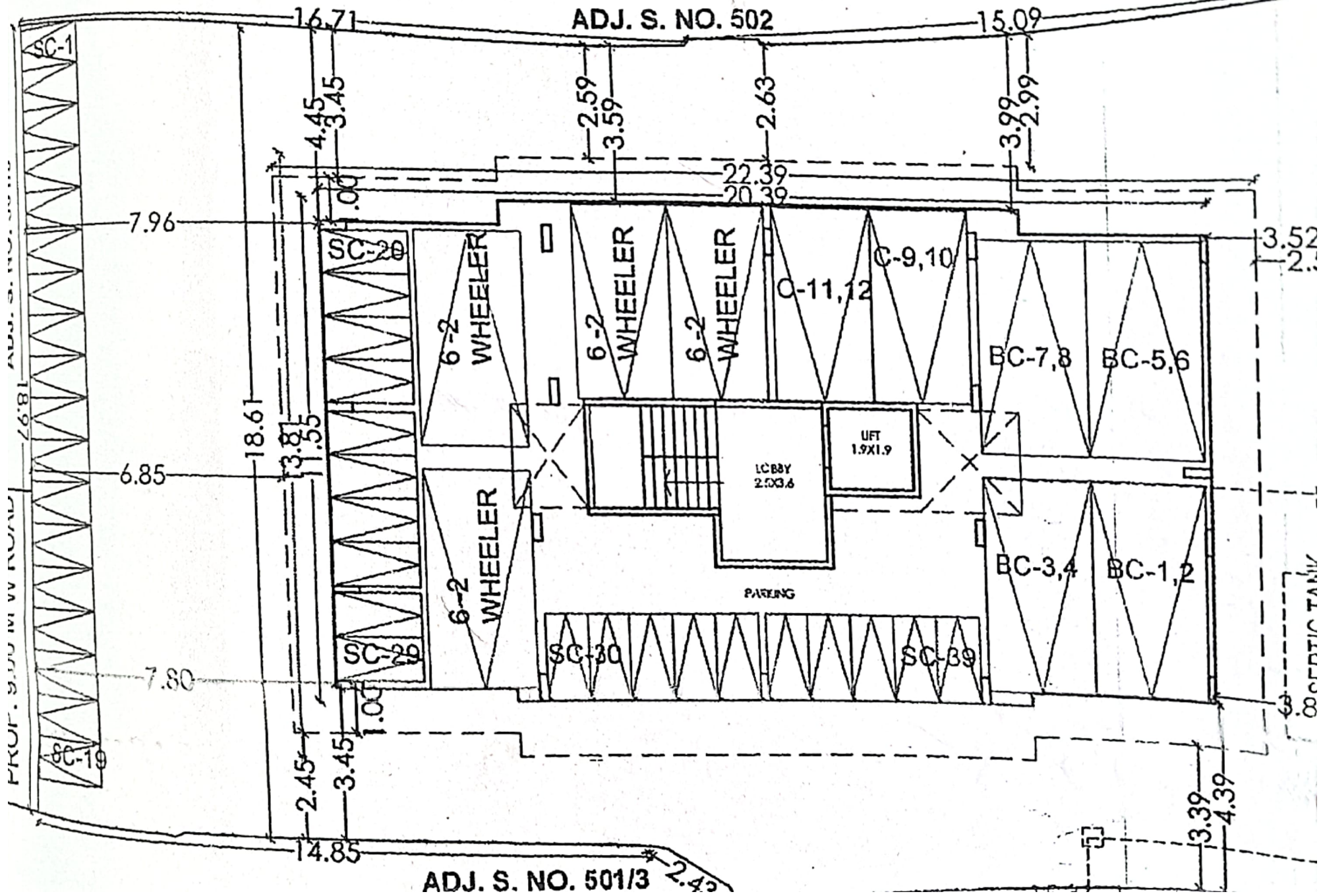
**PARKING AREA STATEMENT**

	FLAT/SHOP	REQUIRED		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER
COMMERCIAL	0	0	0	-	-
ABOVE 150	0	0	0	-	-
UNDER 80-150	0	0	0	-	-
UNDER 40-80	24	12	60	-	-
UNDER 30-40	0	0	0	-	-
UNDER 20					

**SCHEDULES OF OPENING**

SIZE	
1.00 X 2.40	FLUSH DOOR
0.90 X 2.40	FLUSH DOOR
0.75 X 2.40	FLUSH DOOR
1.20 X 1.50	M. S. WINDOW

PROF. 9.99 M W ROAD 7.681 ADJ. S. NO. 501/3



ADJ. S. NO. 501/3 2.43

## TDR AREA CALCULATION

1) NET PLOT AREA = 639.05 SQ.MT.

2) PERMISSIBLE TDR AREA = 255.62

3) PROPOSED TDR AREA = 55.00

4) AGREEMENT DATE

AGREEMENT NO. = NASAN7-3573-2021

5) DRC NO. = 795B DT. 25 / JAN / 2019

6) TDR FORMULA =  $55 \times 13310 / 8820 = 82.99$  SQ.MT.

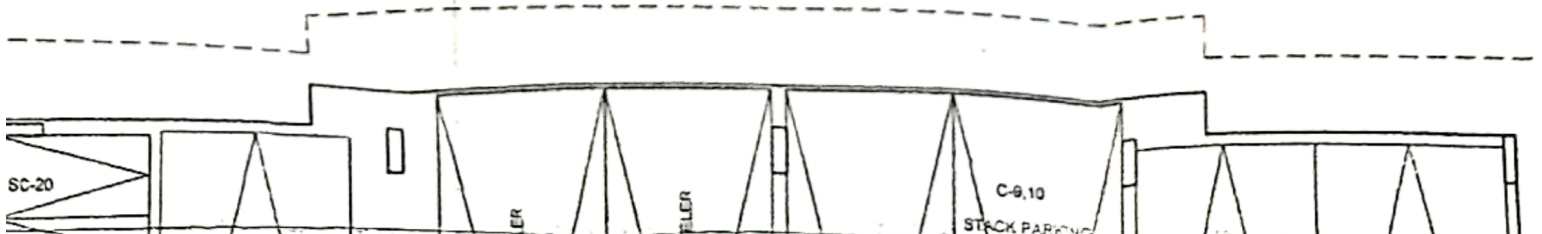
ADJ. S. NO. 501/9

EXIST. 7.50 M W ROAD  
PROP. 9.00 M W ROAD

1.09



ELEVATION



SC-20

LER

ELER

C-9,10

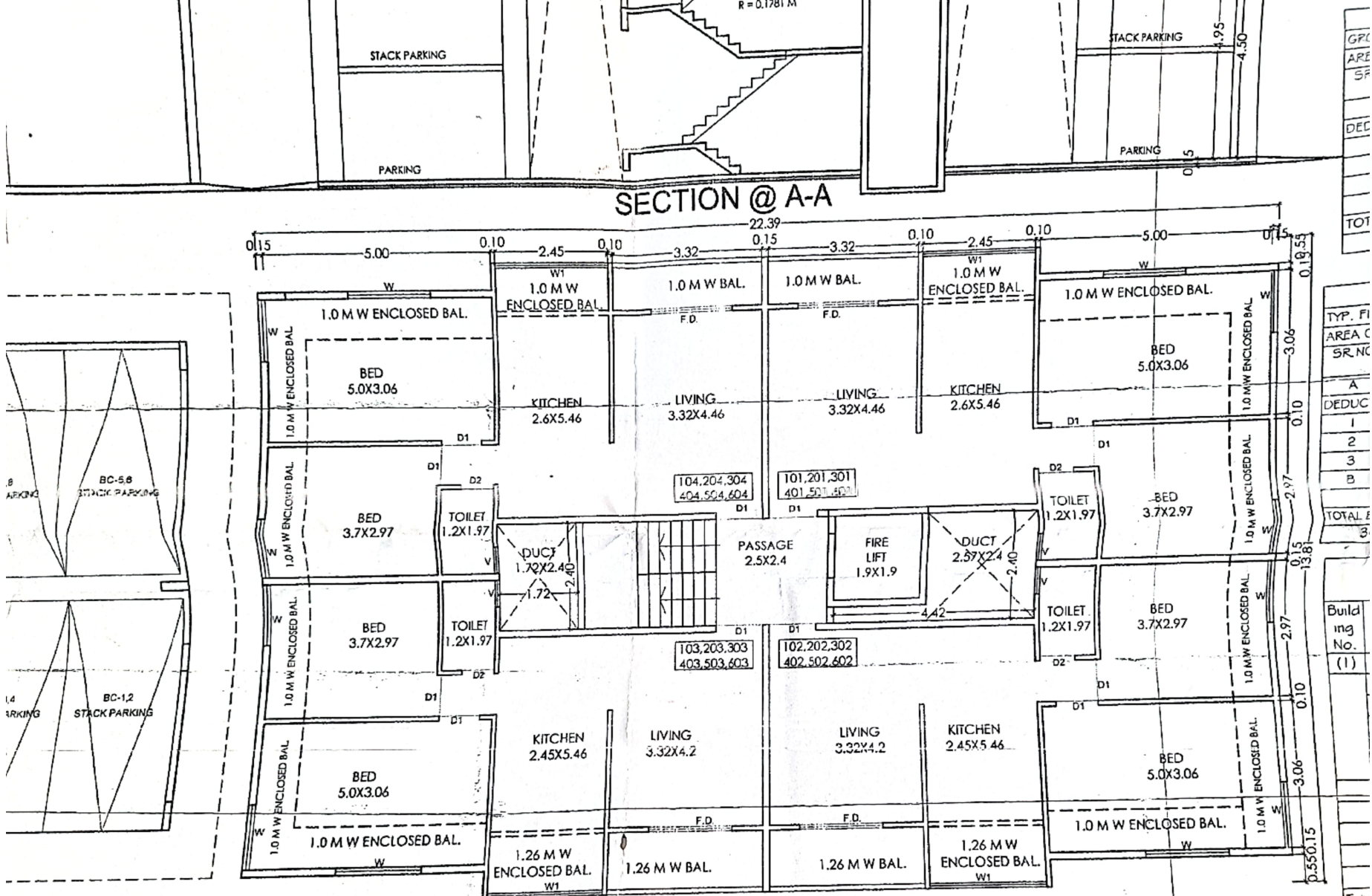
STOCK PARKING







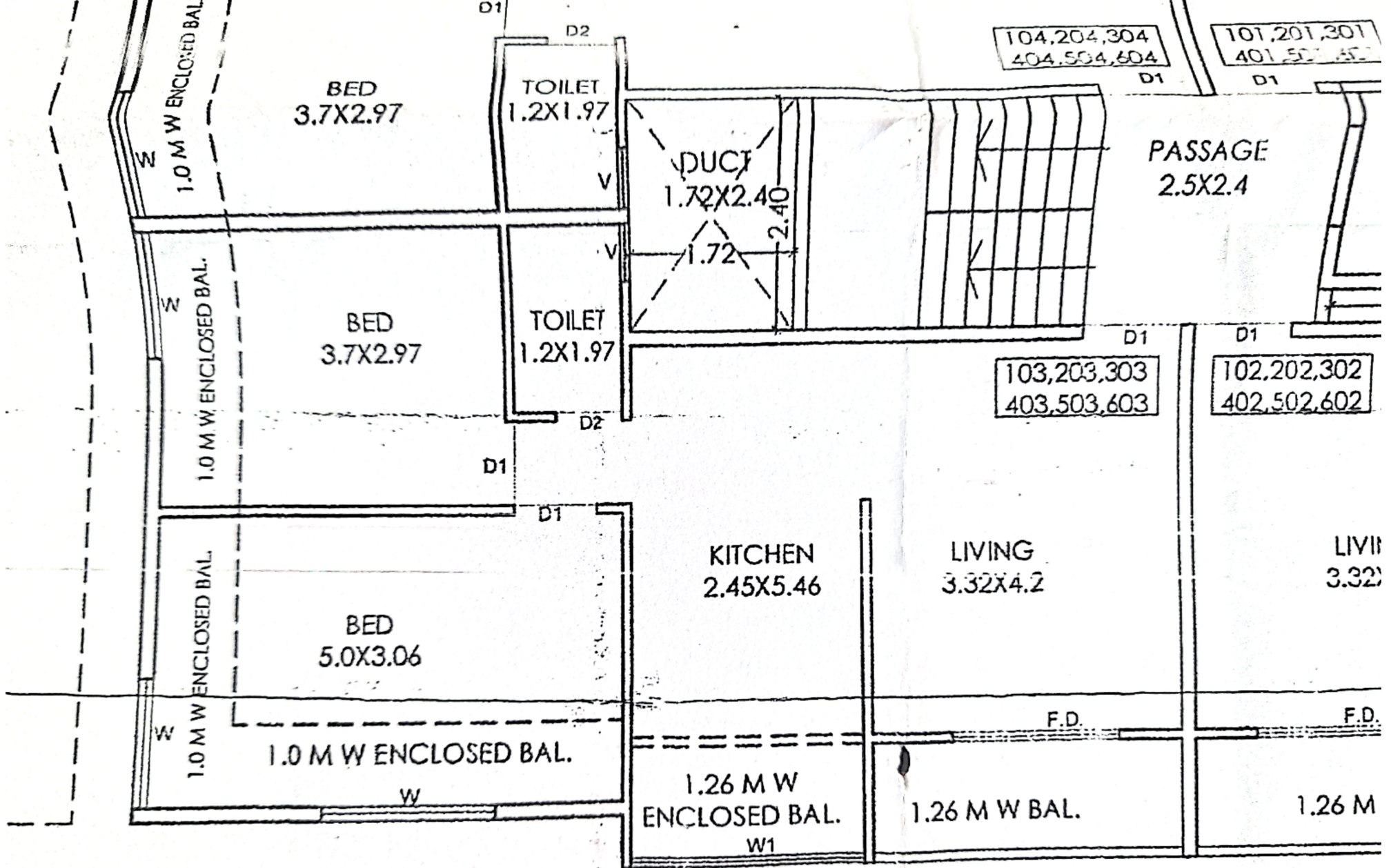
SECTION @ A-A



TYP. FIRST TO SIXTH FLOOR PLAN

GPC	
AREA	SF
DEC	
TOT	
TYP. FI	
AREA C	
SR. NO.	
A	
DEDUC	
1	
2	
3	
B	
TOTAL E	
3	
Build	
ing	
No.	
(1)	
Tot	





TYP. FIRST TO SIXTH FLOOR