



NASHIK MUNICIPAL CORPORATION

NO:LND/BP/ C1/556/2021

DATE :- 26/03/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, **Pavilius group Bhagidari sansta Thro. Bhagidar Mr.Pranav Prasad Kale & Others.**

C/o. Ar.Panajk Jadhav & Stru.Engg.Milind Rathi Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 01 of S.No.163/1/40 of Nashik Shiwar.

- Ref :-** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 28/12/2020 Inward No. C1/BP/348
2) Final Layout/Tentative layout No.C1/25 Date:24/11/2015

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 46)

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 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 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.

C.C. for Plot No. 01 of S.No.163/1/40 of Nashik Shiwar.

27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No for any TPV- 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and 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)
31. All safety measures & precaution shall be taken on side during construction with necessary signage/display board on site.
32. As per solid waste management Rules- 2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shde Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order **No.148/2013**, Dt:11/06/2013 submitted with the application.


Charges Recovery

34. As per order Hon. Commissioner's Order No.Nanivi/vashi/17/2020 dated 24/09/2020 the applicant has paid 1st installment of development Charges 30% Rs. 3,03,896/- vide **R.No./B.No.39/757 Dt: 23/03/2021** Remaining Amount of 2nd Installment of 40% Rs. 4,05,194/- at the time of Plinth Completion or after one year & 3rd installments Rs. 3,03,896 at the of Completion or within 3 year shall be paid with the interest of @ 8% per annum as per section 124 (E) of MRTP Act. Failing to this remaining payment the permission shall be treated as cancelled.
35. Drainage connection charges Rs.56,000/- is paid vide **R.No./B.No.54/9171 Dt:23/03/2021**
36. Welfare Cess charges Rs.9,28,570/- is paid vide **R.No./B.No.54/9171 Dt:23/03/2021**
37. **Rs.6460/- R.No./B.No.38/3084 Dt:23/03/2021** against Treeplantation Deposit.
38. Infrastructure Improvement Charges Rs:Nil/- is paid vide **R.No./B.No. Dt: /2021**
39. Charges for "Premium paid FSI" is paid vide **Rs.6,46,530/- is paid vide R.No./B.No.38/9170 Dt:23/03/2021**
40. Charges for "Premium paid (Ancillary) FSI" is paid vide **Rs.18,99,380/- is paid vide R.No./B.No.38/9170 Dt:23/03/2021**
41. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi Vide No. G.S.R 317 (E) Dt:29/03/2016 & The Conditions mentioned therein are 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 **Rs. Rs.87,300/- is paid vide R.No./B.No.54/9171 Dt:23/03/2021**

Additional Conditions

42. NMC Tax for Vacant plot shall be paid before Completion.
43. Total TDR Loaded **839.00 Sq.mt.** which is utilised from **DRC No: 960 Dt:31/12/2020** vide formula **839X13200/6770 = 1635.86 Sq.mt.** TDR area utilized from the same.
44. The provision of facilities for differently abled persons shall be made as per rule no. 31 of DCPR
45. Provision of Grey water reuse shall be made as per rule no.34 of DCPR.
46. Installation of solar assisted water heating system shall be installed as per rule no.32 of DCPR before occupancy Permission


Executive Engineer

 **Town Planning Department**
Nashik Municipal Corporation, Nashik.

No. LND / BP / C 1 / 556 / 2021
Nashik, Dt.26/03 /2021

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