

NASHIK MUNICIPAL CORPORATION

NO LND/BPI CD/1076

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE :- 25/02/2020

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

Shri. Shubham Mukund Musale.

C/o. Er. & Stru. Engg. Sanjay Sayankar of Nashik.

2 :- Sanction of Building Permission & Commencement Certificate for Plot No.- 25 of S.No.908/3/25 of Nashik Shiwar, Nashik.

3 :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated:12/02/2020 Inward No. B2/BP/672.

Sanction of building permission & commencement certificate is hereby as per (Moderate) order No. 158 Dt:23/05/2019 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 40)


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 Provisions of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1956]
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 balconies, other verandahs should not be enclosed and merged into the area of rooms unless they are covered and built up area of that calculation as given in the building plan. If the balconies, other verandahs are covered or merged into the building work the construction shall be treated as unauthorized and action shall be taken

10. 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 lands Act, 1975
11. 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 clearing velocity.
In case if there is no Municipal drainage line within 30 meters premises final 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 back wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
12. The construction work should be strictly carried out in accordance with the site 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 The Maharashtra Municipal Corporation Act.
16. 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.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. 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.
19. 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.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. 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.
22. As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pra.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
- Name and Address of the owner/developer, Architect/Engineer and Contractor
 - Survey Number/City Survey Number/Ward Number of land and under reference along with description of its boundaries
 - Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority
 - F S I permitted
 - Number of Residential/Commercial flats with their areas
 - 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 (2A) 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.
- Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
23. This permission is given on the basis of title search report submitted by owner/developer. Nashik Municipal Corporation shall not be responsible for the

above & the charge

C.C. For Plot No.- 25 of S.No.908/3/25 of Nashik Shiwar, Nashik.

25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPB and also as per Hon. Commissioner order No /TP/Vasi/392/2017 dt 05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 500 sqm.
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 not be responsible for breach of any conditions mentioned therein.
28. NMC shall not supply water for construction purpose.
29. N.A. order No. 151/1997 Dt:02/01/1998 submitted with the application.
30. A) Rs.42,400/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.046/8139 Dt:25/02/2020.
B) Rs./- is paid for development charges w.r.to the proposed land development.
Vide Dt:
31. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C & NOC. Shall be obtained before occupation certificate.
Rs.1000/- Deposited vide R.No./B.No.87/729 Dt:25/02/2020.
32. Drainage connection charges Rs.5000/- is paid vide R.No./B.No.046/8139 Dt:25/02/2020.
33. Welfare Cess charges Rs.34,800/- is paid vide R.No./B.No. 046/8139 Dt:25/02/2020.
34. Charges for "Premium paid FSI" Rs.1,66,200/- is paid vide R.No./B.No.032/8138 Dt:25/02/2020.
35. 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.
36. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
37. NMC Tax for Vacant plot shall be paid before Completion.
38. It is necessary to cover the Construction site with green net/shed net & Garbage shoot to avoid air pollution & Geo tag photo should be produce before Occupancy Certificate
39. It is necessary to provide set of dry and wet dust bins for segregation of waste
40. This Risk based (Moderate Risk Base) building permission is granted on the basis of self declaration given by architect Dated:12/02/2020 as per order No.158 Dt:23/05/2019.


Sectional Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik

No LND / BP /
Nashik, Dt. / / 2020

Copy to : Divisional Officer



BUILDING OCCUPANCY CERTIFICATE

Full Regular (Risk Base)



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/330 Dt: 14/11/2021.
 4) Er. Sanjay Sayankar self Declaration affidavit Dt. 12/02/2020.

ARC-1747-3

A	Name of the Owner/Developer	Shubham Mukunda Musale		
B	Location of the proposed site- Behind Toyota Showroom Nashik Shivar, Nashik			
	1-PLOT NO.	25	2) Survey No.	908/3/25
	3-Village	Nashik	4) Town/City	Nashik
	Arch. Er. Sanjay Sayankar		Str.Eng.	Anil Yeola

C	Details of Building			
	1- Building Permission No.	CD/10/76	2-Building permission Date	28/08/2020

The Er. Sanjay Sayankar 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 Er. Sanjay Sayankar and is completed according to the approved drawing and is fit for occupancy.

D	Building Data			
	1	Name of Floor	Parking+First Floor+Second Floor	Parking+First Floor+Second Floor
		a) As per Sanction Plan		Parking+First Floor+Second Floor
		b) As per completed building		Parking+First Floor+Second Floor
	2	Use of Building		
		a) As Per Sanctioned Plan		Residential
		b) As Per Completed Building		Residential
	3	Floor Area (m2)		
		a) As Per Sanctioned Plan		158.04 Sqm.
		b) As Per Completed Building		158.04 Sqm.
	4	Carpet Area (m2)		
		a) As Per Sanctioned Plan		132.18 Sqm.
		b) As Per Completed Building		132.18 Sqm.
	5	Setbacks (m)	Approved (a) As Per Sanctioned Plan	Actual (b) As Per Completed Building
			Front	2.55
			Rear	1.50
			Side	NIL
			Open Plots Index No.	43117858

Details of Fees				
Details	Amount	Receipt No.	Book No.	Date
Sanction Fee	795/-	13	805	14/11/2021
Plan Charges	2540/-	13	805	14/11/2021
Renewal Charges	1250/-	13	805	14/11/2021

APPROVED

As per the plan
 occupancy Certificate
 No. B2/OC/330
 Date 27/07/2022

Sanjay Sayankar
 Er. Sanjay Sayankar
 ARCHITECT
 110007

Anil Yeola
 SECTIONAL ENGINEER,
 TOWN PLANNING DEPARTMENT
 NASHIK