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## NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ Panch/ C-1/292/1436

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE :-

**30 JUN 2010**

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

TO, **Shri. Pramod G. Kadam through Shree Sadguru Shivram Constructions Pvt Ltd., through Director Shri. A. A. Murkewar.**  
**C/o. Er. S. B. Bhagwat & Stru. Eng. Vijay K. Sanap of Nashik.**

**Sub:-** Sanction of Building Permit & Commencement Certificate in Plot No.—20  
of S. No. 535/20 of Adgaon Shiwar.

**Ref:-** Your Application & Plan dated: 11 / 03 /2010 Inward No. C1/BP/1839  
Case No :- ----

Sanction of building permit & 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 permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay 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 29 )**

- 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 Bombay Provincial Municipal Corporation Act, 1949 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 Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles 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 etc.].
- 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.

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- 8) The 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 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 self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on-the basis 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) The balconies, ottas & varandas 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.
- 11) 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 Preservation of Tree Act, 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned 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 Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the 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) N. A. order No. 505/98 dated: / 12 /1998 submitted with the application.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 14,880/- is paid for development charges w. r. to the proposed Construction vide R. No./B.No. 02/376 Dtd:- 28 / 04 /2010.
- B) Rs. ----- is paid for development charges w. r. to proposed land development vide R. No./B.No. ---- Dtd:- ----

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**C. C. for Plot No:- 20 of S. No. 535/20 of Adgaon Shiwar.**

- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 1000/- Deposited vide B. No./R.No. 35/1557  
Date:- 28 / 04 /2010

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

- 23) 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 23 A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

- 24) Proper arrangement for rain water harvesting should be made at site.  
25) Proper arrangement in consultation with Telecom Deptt., to be done for telephone facilities to be provided in the proposed construction.  
26) Drainage connection charges Rs. 2000/- is paid vide R.No./B.No. 37/2503  
Dtd:- 28 / 04 /2010.  
27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.  
28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.  
29) NMC Tax for Vacant plot shall be paid before Completion.

No. LND / BP  
Nashik, Dt. / / 200  
Copy to: Divisional Officer,  
----- Division  
Nashik Municipal Corporation, Nashik.  
rnm/2010.

  
**Executive Engineer**  
(Town Planning)  
Nashik Municipal Corporation, Nashik



# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. A

12782

(पूर्ण/अंशः)

जावक क्र./नरवि/पंचवटी/१२१०८/३५९३

दिनांक : ९/१०/२०१२

श्री./श्रीमती

प्रमोद जी. कदम तर्फे जमु. श्री सुदबुरु शिवराम कडसूकराज्य  
प्रा.लि. तर्फे उयरेकर श्री. अ. अ. मुरकुवार.

संदर्भ : तुमचा दिनांक २९/८/२०१० चा अर्ज क्रमांक सि-५/३३४४.

महागण,

दाखला देण्यात येतो की आडागाव शिवारातील / स्थ.नं. स. नं. ५३५/१/१

प्लॉट नं. २० मधील इमारतीच्या तळमतीन मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. सि-१/९२३/४३२० दिनांक २२/१२/२०१० अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. हेमंत एस. जयस्वाल, स्ट्र.रं. वि.के. सानप  
शांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासितर / भौतिक कारणासाठी खालील अटी शर्तीस अधिन राहून  
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ३०२.०० चौ.मी. चौ.मी.

न घटई क्षेत्र ३१९.३३ चौ.मी. चौ.मी.

- १) सदर इमारतीचा वापर निवासी/निवासितर/भौतिक कारणाकरिता व करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (कर) घरपट्टी किंवा शावेकडे पाठविण्यात आली आहे. तसे घरपट्टी घेवून संबंधित विभागाकडे त्वरीत संपर्क साधावा.
- ३) शिवाय फेज विज पुरवठा करणेस तत्कत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत न न पावत्या पूर्ण मजलीसिवाय व समस्त बांधकामामध्ये कोणताही बदल करू नये.

५) बालकूनी बंद तडगोड फी ररु. १२०००/- व लिंय कमलेशन  
तडगोड फी ररु. ३४१०/- पा.क्र. ९१/६२६० दि. २७/९/२०१२  
अन्वये भरलेले आहेत.

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कार्यकारी अभियंता  
वापर रचना विभाग  
नाशिक महानगरपालिका, नाशिक



जिल्हा शासक महानगरपालिका, मुंबई

नगरपालिका कार्यलय, मुंबई

दिनांक १५/१२/२००९

दिनांक १५/१२/२००९

प्रति, श्री शंकर सुडगाव, नकाशा द्वारा अर्जा, पोस्टल कार्ड

मोहोर, प्लॉट नं. ९८५

विवरण:- शिवाय मधील प्लॉट नं. १२८५

नकाशाप्रमाणे उपाधी ७१२ उपाध्यायप्रमाणे जागेतील

प्लॉट नं ९ ते ३४ चा लेआऊट नकाशा अंतिम मंजूरी करण्याबाबत

मंदर्भ:- तुपचा दिनांक २७। ६। १९९२००९ चा अर्थ व प्रमाणे.

महाशय,

परील संदर्भातच्ये कळविण्यात येते की, उपाध्याय शिवाय मधील प्लॉट नं. ९८५ मोजणी नकाशा प्रमाणे उपाधी ७१२ च्या उपाध्यायप्रमाणे जागेतील निवोजित लेआऊटचा नकाशा तांत्रिक दृष्ट्या अतल्याने तयार झालेला जा. फ. एल. एन. डी. / इच्छू एन. / ४८५

१५८५ / दिनांक २/२/१९९८ अन्वये टॅटिव्हली मंजुरी घेत मंवर ९ ते १६ अनुसार मंजुरी देणत आली होती. स्वानंतर तुम्ही सदर शर्तीनुसार सदर निवोजित लेआऊट प्रमाणे प्रायक्ष जागेवर मोजणी करून, प्लॉटम रस्ते व खुली जागा यांचे हद्दीचे कायदचे दगड रोवून सदर कॉलनी मध्ये कॉलनी रस्ते तयार करून दिले आहे त्याच प्रमाणे पाईप लाईन करीता रक्कम रुपये ११९८००।— पावती क्र. / बुक नं. ०४/००३१ दिनांक १५ / ६ / २००९ अन्वये या कार्यालयत भरलेली आहे.

सबध तुम्ही सदर निवोजित टॅटिव्हली मंजूर लेआऊटचे शर्तीनुसार योग्य ती पूर्तता केल्ली अतल्याने सदर जागेतील लेआऊटच्या नकाशास अंतिम मंजूरी (फायनल लेआऊट) खालील शर्तीवर देण्यात येव आहे.

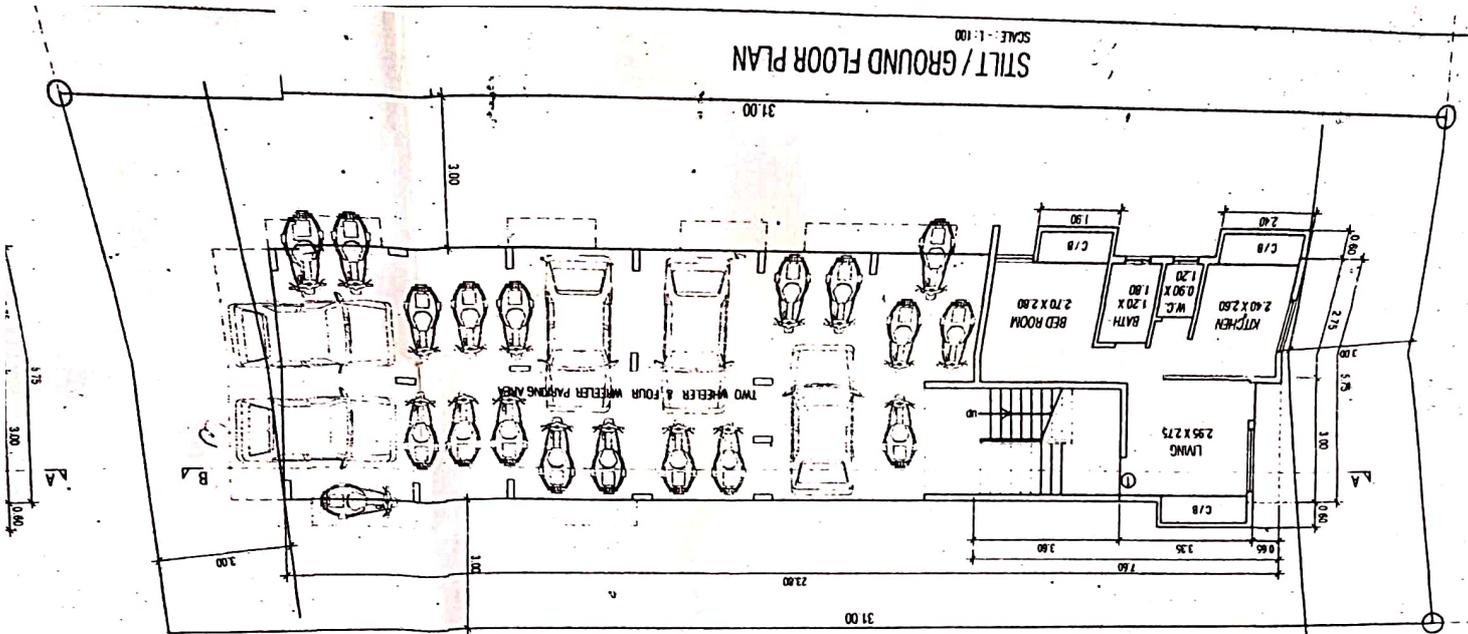
- शर्ती -

- १) सदर कॉलनीतले प्लॉट, रस्ते व खुली जागा यांचे हद्दीचे दगड हालवून नये व मंजूर लेआऊट प्रमाणे कोणतेही प्लॉटचे क्षत्र जागेवर प्रत्यक्ष मोजले अतता कमी अधिक भरता कामा नये.
- २) मंजूर लेआऊट मधील कोणत्याही प्लॉटचा उपवोग करत राहणेसाठी करावा. अन्य कोणताही वागर या कार्यालयाची परवानगी घेतले शिवाय करू नये
- ३) मंजूर लेआऊट मधील कोणतेही प्लॉटचे यापुढे उपविभाजन करणे किंवा एकत्रीकरण करणे शात्यास इकडील पुर्व परवानगीशिवाय करू नये
- ४) मंजूर लेआऊटमधील प्लॉटमध्ये बांधकाम करणेपूर्वी या कार्यालयाची पुर्व परवानगी (बांधकाम परवानगी) घेतल्याशिवाय कोणतेही बांधकाम करू नये.
- ५) सदर कॉलनी मध्ये तुम्ही पाण्याची लाईनसाठी रक्कम भरलेली असली तरी म. न. पा. ची सदर भागातील पाणी पुरवठा योजना पूर्ण झाल्याखेरीज पुर्व कॉलनीत पाणी पुरवठा केला जाणार नाही.
- ६) मंजूर लेआऊट मधील रस्ते व खुल्या जागा नाशिक महानगरपालिकेच्या ताब्यात दिनांक २५/९/२००९ ह्या खुल्या जागेचे क्षेत्र ९८५.०० चौ मीटर करारान्वये भरलेले आहे.

७) सदर लेआऊटमध्ये आपण पथदोर्पांची व्यवस्था विद्युत विभाग पथक २८५/९८/९९/ - / - / दिनांक २/१२/२००० अन्वये केलेली असून सुपरग्रिडन चार्जस रक्कम रुपये ४३३३९।— पावती क्र ५९६१९७ बुक क्रमांक - दिनांक ११/३/१९९९ अन्वये भरलेली आहे १३०३/१३ २५/११/२०००

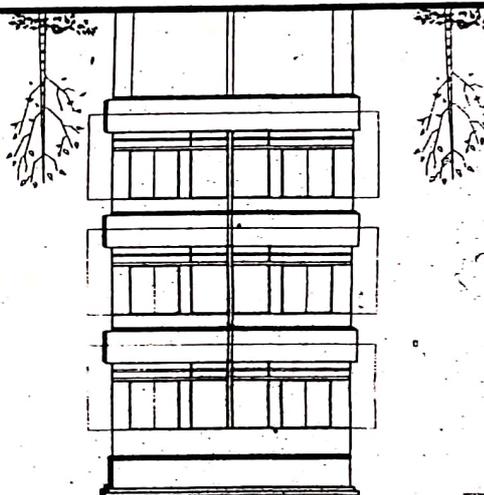
STILT / GROUND FLOOR PLAN

SCALE: 1:100

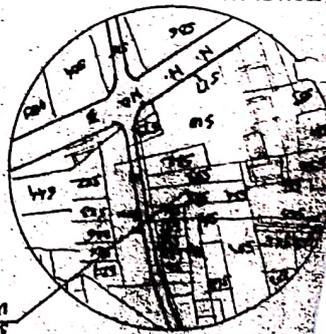


FRONT SIDE ELEVATION

SCALE: 1:100

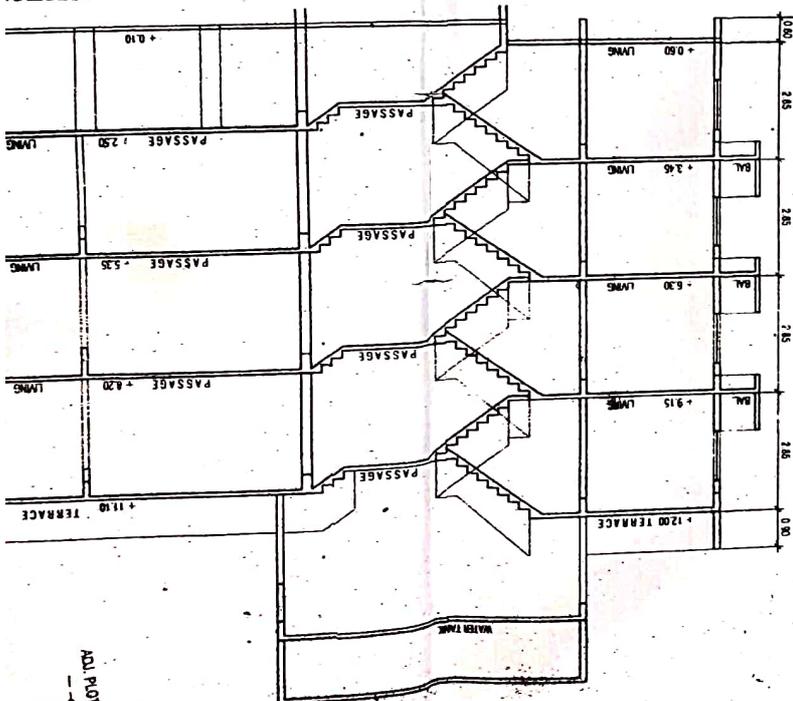


ATTION PLAN



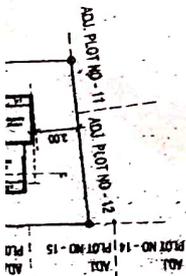
SECTION

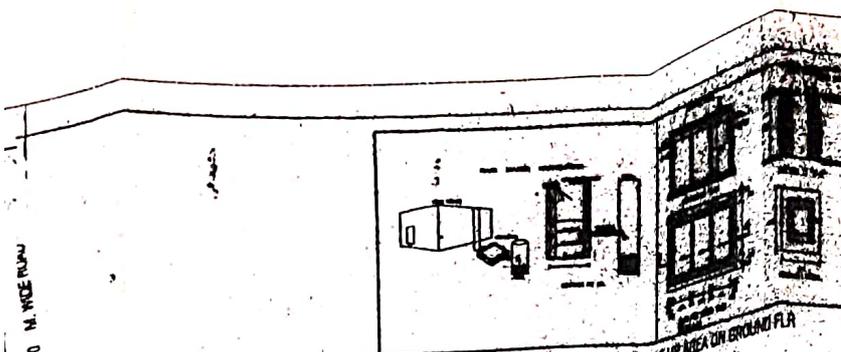
SCALE: 1:100



● PARKING AREA STATEMENT

PROPOSED NO. OF TREATMENTS = 10 NOS.	REAL-PARKING	FOUR WHEELER - 20 NOS.	5 NOS.
PROPOSED TWO WHEELER	FOUR WHEELER	FOUR WHEELER - TWO WHEELER	9 NOS.
FOUR WHEELER	FOUR WHEELER	FOUR WHEELER	20 NOS.





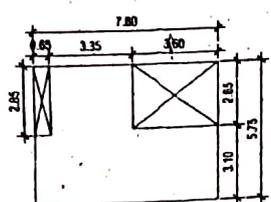
SV

**APPROVED**

(The Plans amended in...)  
As per the conditions mentioned  
in the accompanying commencement  
Certificate No. C-1/2011/1436 dt. 24/12/2010

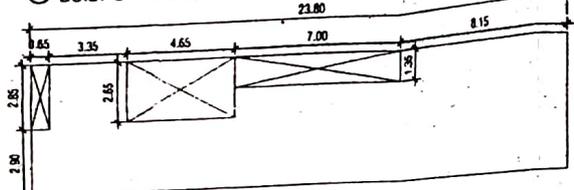
sd/-  
Executive Engineer  
Town Planning  
Nashik Municipal Corporation  
Nashik

**BUILT UP AREA ON GROUND FLR**



- BUILT UP AREA ON GROUND FLR
- AREA OF BLOCK 'A' = 7.80 X 5.75 = 44.85 Sq mt
- DEDUCTION (D1 + D2)
- D1 0.65 X 2.85 = 1.85 Sq mt
- D2 3.60 X 2.65 = 9.55 Sq mt
- TOTAL = 11.40 Sq mt
- AREA OF BLOCK 'A' - DEDUCTION = 43.70 Sq mt - 11.40 Sq mt = 32.30 Sq mt

**BUILT UP AREA ON TYPICAL FLR (FIRST, SECOND, & THIRD FLOOR)**



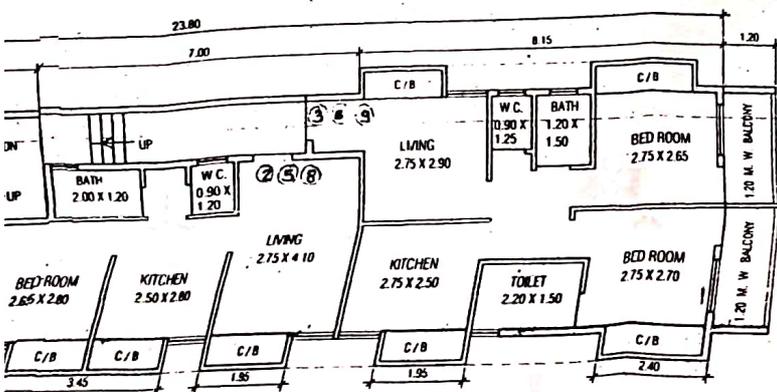
- BUILT UP AREA ON TYPICAL FLR
- AREA OF BLOCK 'A' = 23.80 X 5.75 = 136.85 Sq mt
- AREA OF BLOCK 'A' - DEDUCTION = 136.85 Sq mt - 23.62 Sq mt = 113.23 Sq mt
- DEDUCTION (D1 + D2 + D3)
- D1 0.65 X 2.85 = 1.85 Sq mt
- D2 4.65 X 2.65 = 12.32 Sq mt
- D3 7.00 X 1.35 = 9.45 Sq mt
- TOTAL = 23.62 Sq mt

**BUILT UP AREA STATEMENT**

FLOOR	BUILT UP AREA IN Sq mt	EXCESS BALCONY IN Sq mt	TOTAL BUILT UP AREA IN Sq mt
STILT/GRD.	32.30	NIL	32.30
STILT/FIRST	113.23	NIL	113.23
STILT/SECOND	113.23	NIL	113.23
STILT/THIRD	113.23	NIL	113.23
<b>TOTAL BUILT UP AREA</b>	<b>371.99</b>		<b>371.99</b>

**BALCONY AREA STATEMENT**

- PERMISSIBLE BALCONY AREA ON TYPICAL FLR = 10 % X 113.23 Sq mt = 11.32 Sq mt
- PROPOSED BALCONY AREA ON FIRST FLR
- 1) 5.75 X 1.20 = 6.90 Sq mt
- 2) 3.00 X 1.00 = 3.00 Sq mt
- = 9.90 Sq mt
- EXCESS BALCONY AREA ON FIRST FLR
- PERMISSIBLE - PROPOSED = 11.32 Sq mt - 9.90 Sq mt = 1.42 Sq mt



**TYPICAL FLOOR PLAN** SCALE: - 1/100  
(STILT/FIRST, SECOND, & THIRD FLOOR)

**TRUE COPY**

PROFORMA-1

A) AREA STATEMENT	372.00 Sq mt
1) AREA OF PLOT / LAND	372.00 Sq mt
2) DEDUCTION FOR	
a) ROAD ACQUISITION AREA	NIL
b) PROPOSED ROAD	NIL
c) ANY RESERVATION	NIL
TOTAL (a + b + c)	372.00 Sq mt
3) NET GROSS AREA OF PLOT / LAND (1-2)	372.00 Sq mt
4) DEDUCTION FOR	
a) RECREATION GROUND AS PER RULE 11.31	NIL
b) INTERNAL ROADS TOTAL (a + b)	372.00 Sq mt
5) NET AREA OF PLOT / LAND (3-4)	NIL
6) ADDITION FOR F. S. I. TOTAL B.A.P. AREA PURPOSE (2a)	372.00 Sq mt
7) TOTAL AREA (5 + 6)	0 ML
8) TOTAL F. S. I. PERMISSIBLE	0 ML
9) PERMISSIBLE TOTAL FLOOR AREA (7x8)	NIL
10) EXISTING FLOOR AREA	371.99 Sq mt
11) PROPOSED AREA	
12) EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATION (AS PER B (c) BELOW)	371.99 Sq mt
13) TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	0.99
14) TOTAL BUILT UP AREA CONSUMED (13/7)	
B) BALCONY AREA STATEMENT	
a) PERMISSIBLE BALCONY AREA PER FLOOR	NIL
b) PROPOSED BALCONY AREA PER FLOOR	NIL
c) EXCESS BALCONY AREA (TOTAL)	NIL
C) TENEMENT STATEMENT	372.00 Sq mt
a) NET AREA OF PLOT / LAND ITEM (7) ABOVE	372.00 Sq mt
b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOPS ETC.)	NIL
c) AREA OF TENEMENTS (a - b)	NIL
d) TENEMENTS PERMISSIBLE (200 TEN / RECTOR)	NIL
e) TENEMENTS PROPOSED	
D) PARKING STATEMENT	
a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	
c) GARAGES PROPOSED	
d) TOTAL PARKING PROVIDED	
E) LOADING / UNLOADING STATEMENT	
a) LOADING / UNLOADING REQUIRED	
b) TOTAL LOADING / UNLOADING PROVIDED	

**CERTIFICATE OF AREA**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SERVEYED BY ME ON 5/11/2009 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE & THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T. P. ACT.

(Signature)

SIGNATURE OF REG. ENGRS

PROPOSED  
**RESIDENTIAL BUILDING PLAN**  
ON PLOT NO. - 20, IN S. NO. 535 @ ADGAON, NASHIK.  
FOR SHRI. P. G. KADAM

(Signature)

G.P.A. HOLDER SIGN. SHRI. A. A. MURKHWAR

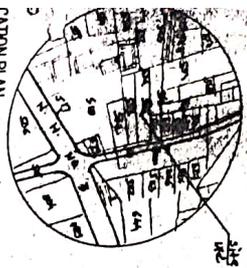
STRUCTURAL ENGRS  
**SACHIN B. BHAGWAT &**

S. M. DESIGNER

ARCHITECTS PLANNERS & SURVEYORS, ENGINEERS, DESIGNERS  
REG. NO. 202/1850

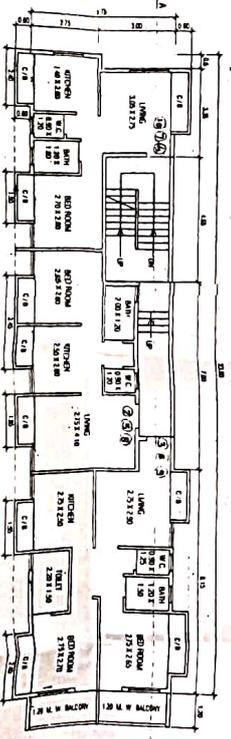
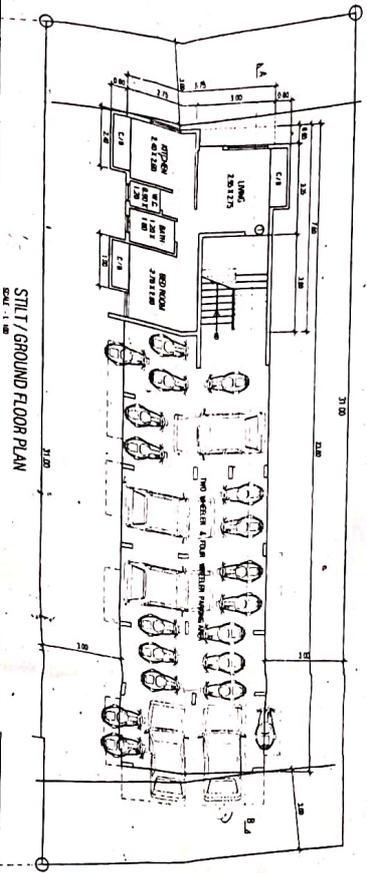
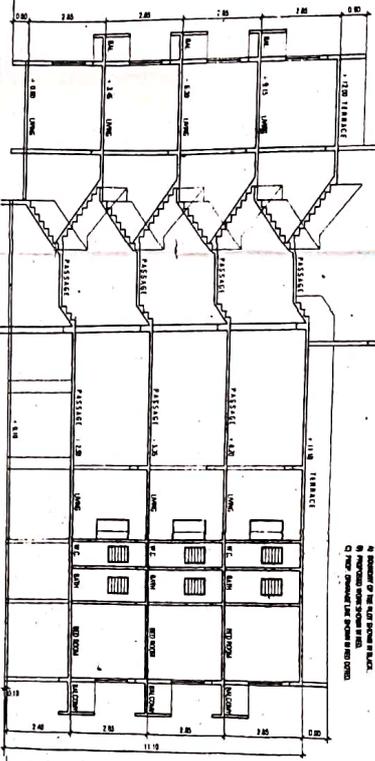
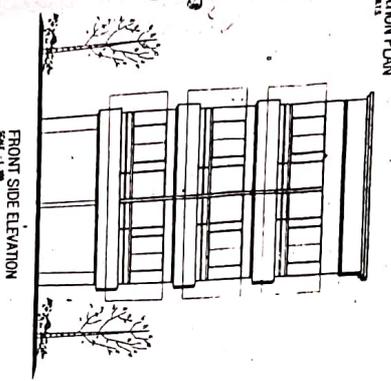
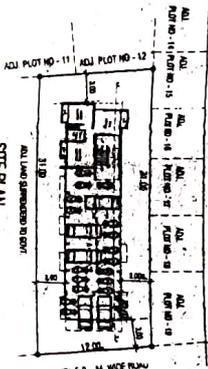
DATE	SCALE	JOB NO (B)	DRAWN BY	CHECKED BY
09/11/2009	AS SHOWN	JOB -	SUBODH	S. M. DESI.

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**PARKING AREA STATEMENT**

PROPOSED NO. OF TREASUREMENTS = 10 VES	PROPOSED NO. OF TREASUREMENTS = 10 VES
REGULAR SPACES BY TWO-WHEELER = 20 VES	REGULAR SPACES BY TWO-WHEELER = 20 VES
5 VES	5 VES

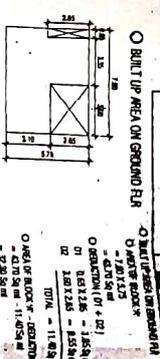
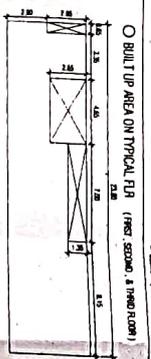


**BUILT UP AREA STATEMENT**

FLOOR	BUILT UP AREA	PERMISSIBLE AREA
FLOOR	113.23	113.23
ROOF	317.95	317.95
TOTAL BUILT UP AREA	431.18	431.18

**BALCONY AREA STATEMENT**

FLOOR	BALCONY AREA	PERMISSIBLE AREA
FLOOR	113.23	113.23
ROOF	317.95	317.95
TOTAL BALCONY AREA	431.18	431.18



**APPROVED**

For the preparation of the project, the following information is provided for the construction of the project. The construction of the project is to be carried out in accordance with the approved plans and specifications. The construction of the project is to be carried out in accordance with the approved plans and specifications.

Scale: 1/8\"/>

**TRUE COPY**

**RESIDENTIAL BUILDING PLAN**

PROJECT NO. 20/45/NO. 5/55 GROUND FLOOR, MASHIN.

FOR SHEET P. G. KODAM

**APPROVED**

Scale: 1/8\"/>