



NASHIK MUNICIPAL CORPORATION

NO: LND/BPI/21192/2021

DATE :- 8/6/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To, Ramlila Infrastructure Partnership firm Through Partners Shri.Amit
O.Sonawane & Snri.Pandit R.Jagtap & Shri.Mahesh A.Gaidhani

C/o. Eng/Supr.Tushar Pawar & Stru.Engg. Rohan Gumare of Nashik

Sub : Sanction of Building Permission & Commencement Certificate on Plot No.- 6/7/1,
6/7/2, 6/7/3, 6/7/4, 6/7/5, 6/7/6 & 6/7/7 of S.No.359/1B of Adgaon Shiwar.

Ref :- 1) Your Application & for Building permission Plan/ Risk Based Dated:04/05/2021
Inward No.C1/RIBP/154
2) Final layout No.83 Dated:-07/10/2008

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 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 or room 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 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.- 6/7/1, 6/7/2, 6/7/3, 6/7/4, 6/7/5, 6/7/6 & 6/7/7 of S.No.359/18
of Adgaon Shiwar.

- 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.6.2.6.1., 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 are applicable to this Commencement Conditions mentioned therein and shall be followed strictly Nashik Municipal Corporation shall be not be responsible for breach of any
- 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 lible 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 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 on the basis of Hon. Commissioner Order No.158/2019 Dt- 23/05/2019
- 35) This Risk Based (Low/Moderate Risk) Building permission is granted on the basis of Self declaration given By Architect Dated. 03/05/2021
- 36) This permission is given on the basis of N.A.order No. 06/2006 Dt:- 04/12/2007 Submitted with the application

Charges Recovery

- 37) Rs.78,960/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.53/763 Date. 07/06/2021
- 38) Rs.Nil/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.---Dt:---
- 39) Drainage connection charges Rs.17500/- is paid vide R.No./B.No. 02/9592 Dt: 07/06/2021
- 40) Welfare Cess charges Rs.1,54,100/- is paid vide R.No./B.No.02/9592 Dt:07/06/2021
- 41) Rs.7000/- vide R.No./B.No.54/3102 Date:07/06/2021 against Tree plantation deposit
- 42) Infrastructure Improvement Charges Rs.Nil/- is paid vide R.No./B.No.---Date:---
- 43) Charges for "Premium FSI" Rs.Nil/- is paid vide R.No./B.No.---Date:---
- 44) Charges for "Ancillary Premium FSI" Rs.27,960/- is paid vide R.No./B.No.96/9590 Date.- 07/06/2021
- 45) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate charges, New Delhi by vide No. G.S.R 317 (E) Dt 29/09/2016 & 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.14660/- is paid vide R.No./B.No.02/9592 Date:07/06/2021


Additional Conditions

- 46) HMC Tax for Vacant plot shall be paid before Completion.


Sectional Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik

No 110/BP/11/192/2021
Nashik, Dt. 8/6/2021

Govt to : Divisional Officer
(5.6) Times


DIVISIONAL OFFICER

नमन-६

क्र: ७९९

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BUILDING OCCUPANCY CERTIFICATE

Full Time Service



Ref: 1) Government of Maharashtra Director No TPBI-43171091CR-112017105-11, Dated: 22/03/2023
 2) Hon. Comm. Order vide letter No 168/D/2305/2019
 3) Your application for Occupancy Certificate inward No 22/05/2023, D/2002/2023
 4) Sup. Tushar Pawar self Declaration affidavit D/6305/2023

ARC - 1140-21400-23-22-23

Reg. No. _____

A. Name of the Owner/Developer: **Parallela Infrastructure Partnership Firm Through Partners**
 Shri. Anil O. Sonawane & Shri. Pandit P. Jagtap & Shri. Waleed A. Gadhani

B. Location of the proposed bldg: **Adgaon Nashik**

1. Plot No: **6/115, 6/112, 6/113, 6/114, 6/115, 6/116 & 6/117** 2) Survey No./S. No. **259ME**

3) Village: **Adgaon** 4) Town/City: **Nashik**

Arch. Et: **Sup. Tushar Pawar** Str. Eng: **Rohan Gadhane**

Details of Building

1) Building Permission No: **110/331/21/19/2021** 2) Building Permission Date: **08/03/2023**

The Sup. Tushar Pawar 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 to the requirement of the building regulations.

This is to certify that the building has been inspected by Sup. Tushar Pawar and is completed according to the approved drawing and is fit for occupancy.

Building Data				
1) Name of Floor	a) As per Sanctioned Plan	9	Ground+ First Floor	
	b) As per Completed Building	9	Ground+ First Floor	
2) Use of Building	a) As Per Sanctioned Plan		Residential	
	b) As Per Completed Building		Residential	
3) Floor Area (m ²)	a) As Per Sanctioned Plan	6/111=89.98 Sqm., 6/112= 91.99 Sqm., 6/113= 91.99 Sqm., 6/114= 91.98 Sqm., 6/115= 91.08 Sqm., 6/116= 90.20 Sqm., 6/117= 90.47 Sqm.		
	b) As Per Completed Building	6/111=89.98 Sqm., 6/112= 91.99 Sqm., 6/113= 91.99 Sqm., 6/114= 91.98 Sqm., 6/115= 91.08 Sqm., 6/116= 90.20 Sqm., 6/117= 90.47 Sqm.		
4) Carpet Area (m ²)	a) As Per Sanctioned Plan	6/111=73.07 Sqm., 6/112= 77.16 Sqm., 6/113= 77.16 Sqm., 6/114= 75.25 Sqm., 6/115= 76.29 Sqm., 6/116= 75.45 Sqm., 6/117= 73.25 Sqm.		
	b) As Per Completed Building	6/111=73.07 Sqm., 6/112= 77.16 Sqm., 6/113= 77.16 Sqm., 6/114= 75.25 Sqm., 6/115= 76.29 Sqm., 6/116= 75.45 Sqm., 6/117= 73.25 Sqm.		
5) Balbacks (m)	Approved (a) As Per Sanctioned Plan	Actual (b) As Per Completed Building		
		Front	4.25	4.25
		Rear	1.00	1.50
		Side	1.50 & 1.50	1.50 & 1.50

Open Plot Index No

6/111= 31019444, 6/112= 31019447, 6/113= 31019448, 6/114= 31019449, 6/115= 31019450, 6/116= 31019451, 6/117= 31019452

Amount	Receipt No	Date
10000	11679	08/03/2023
10000	11679	08/03/2023
10000	11679	08/03/2023
10000	11679	08/03/2023



ARCHDESIGN ASSOCIATES
 17, DARGA CHOWK, TASHALI NAGAR
 DINDORI ROAD, NASHIK-422 003
 9822241255

APPROVED
 As per the accompanying
 Occupancy Certificate
 No. Nashik/2/385/2023
 Date 03/03/2023