



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ CD/518

DATE :- 16/08/2019

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, **Sau. Asmitaben Maheshbhai Unjiya.**

C/o. Er. Ashok Jamdar & Stru.Engg. Ashok Jamdar of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No.53 TO 58/ E TO H/1/2/C of S. No. 298/1 of Patharadi Shiwar.

- Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated:10/07/2019 Inward No.B4/BP/260.
2) Sub-Division Letter No. LND/SD/Pathardi/DCR/0206/2019 Dt:10/06/2019.

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) for erecting building for Residential Purpose as per plan duly amended in ^{1/142} subject to the following conditions

CONDITIONS (1 to 38)

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 without a building permission under sec. 263 of the Maharashtra Municipal Corporation Act, 1949.
3. The commencement certificate & building permission shall remain valid for a period of one year commencing from the date of its issue. Hereafter it shall become invalid automatically unless other steps are provided in stipulated period. Construction work commenced after expiry of the 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. 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, 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.
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 Tree 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 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.
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 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 necessary permission 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. & N.D. shall be produced before occupation certificate.
19. Adequate space from the plot/area should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actual commencing the proposed construction.
20. Drinking water & adequate sanitary facility including toilets shall be provided for staff & labour engaged at construction site by the Developer at his own cost.
21. While carrying out construction proper measures shall be taken to keep noise level within limits for various categories of zones as per rules laid down vide Government Resolution of Environment Department Dated 09/09/2009 for Noise Pollution or as per latest revision/ Government Order.
22. As per order of Urban Development Department, Government of Maharashtra, vide TPS2417/487/pra.kra.217/2017UD-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.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR 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

Plot No.53 TO 58/ E TO H/1/2/C of S. No. 298/1 of Patharadi Shiwar.

26. 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.
27. NMC shall not supply water for construction purpose.
28. N.A. order No. 305/81 Dt:11/09/1981 submitted with the application.
29. A) Rs.8820/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.74/701 Dt:22/07/2019.
30. 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.02/2983 Dt:22/07/2019.
31. Drainage connection charges Rs.2500/- is paid vide R.No./B.No.51/7441 Dt:22/07/2019.
32. Welfare Cess charges Rs.15,620/- is paid vide R.No./B.No. 51/7441 Dt:22/07/2019.
33. Charges for "Premium paid FSI" Rs.2490/- is paid vide R.No./B.No.51/7441. Dt:22/07/2019.
34. 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.
35. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
36. NMC Tax for Vacant plot shall be paid before Commencement.
37. This Risk based (Moderate Risk) building permission is granted on the basis of self declaration given by architect dated 10/07/2019 as per order No. 158 Dt:23/05/2019.
38. Plinth Completion Certificate is Compulsary before Commencing Work above plinth.



PL
Sectional Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP /
Nashik, Dt. / /2019

Copy to : Divisional Officer



नाशिक महानगरपालिका, नाशिक

नसन-३
दस्त क्र. (०५ / २००५)
०५

आ. नं. / नम. / नाशिक / ४५ / ४५८८
दिनांक : २३ / ०९ / २००५

नसन-३
दस्त क्र. (४६० / २००५)
४६०

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलाम ६९ व १५२ (१) अन्वये

प्रति, बाळासाहेब लडुजी दोंडे व इतर यांचे जन्म

क्र. इ. नं. श्री. सुनि. ६ घगल निकु. व इतर.

द्वारा. झालि. श्री. जी. व्ही. कटाळे, नाशिक.

चाथडी

विषय : नाशिक महानगरपालिका हद्दीतील शिवावातील
नं. २६ ७९ भूखंड क्र. १५, १६, ३१ ते ३७, ४२ ते ४५, ५३ ते ५८, ५९, ६०, ६६ व ६७.
जमिनीचे उप-विभाजन मंजूर करणेबाबत.

संदर्भ : नुपका दिनांक १२ / ०९ / २००५ या अजं व नकाशे.

मातम.

जमिन मंजूरामुसार आपणांचे पारिवर्तन घेणे वी, आपण सादर केलेली सर्व विहितपत्रे नकाशे व नमूदपत्रे घेऊन
आहे असे आढळून आल्याने नाशिक महानगर प्रादेशिक व नगररचना अधिनियम १९६६ चे कलाम
६९ व १५२ (१) अन्वये उप-विभाजन मंजुरी देण्यास येत आहे.

" शर्ती "

१) अ) सय डिक्लीजनप्रमाणे प्रत्यक्ष जागेद्वर मा. डिस्ट्रिक्ट इन्स्पे. ऑफ लँड रेवॉर्डीस नाशिक व नाशिक महानगरपालिका
अनुजायीधारक आवंढक : सर्वेक्षक म्यु. पल प्रमाणपत्रक धारण करणारा अनुजायी धारक आर्किटेक्ट किंवा इतर
हवे, मंजूर घेणे प्रत्यक्ष अर्थदानी व मंजुरी करून हद्दीच्या कायम स्वरूपाच्या खुणा रोवण्याकडे हद्दीच्या लुणा
क्षेत्राचा मोजग्याचा नकाशा इकडोल कार्यालयास पाठवावा व त्याप्रमाणे
हिसाब करणे घ्यावे.

ब) रस्ते व पाणी जागा दि. १२/११/२००५ अन्वयेचे कारा रनाभ्यानुसार मंजूर
२) विविध भागांमधील भूखंडांचे विभाजन इकडोल पूर्व मंजुरीशिवाय करू नये व इस्त. अत्र केली आहे.

३) नगर डिक्लीजन कोणत्याही प्रकारचे वांधकाम करणेपूर्वी इकडोल कार्यालयाची लेखी परवानगी घ्यावी.

४) मंजूर झालेले ही दि. अर्बन लँड मिल्डिंग अँक्ट १९७६ चे तरादी व शर्तीस अधीन राहून देणेत येत आहे मोजक मय
डिक्लीजन नकाशाची नोंद जोडली आहे कळावे.

५) रस्ते, पाणी व पाथडिप विकासांमुळे

र. रु. ५,०५,०५०/- या रु. / बु. क्र. ०००३७/०२१५

दि. ०२/११/२००५ अन्वये अर्जां केलेला आहे.

सहाय्यक संचालक (नगररचना)
नाशिक महानगरपालिका, नाशिक

