

**NASHIK MUNICIPAL CORPORATION**

No : LND/BP/Mhasarul/DCR/1851/2019

Date : 18/11/2019

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**

To,

Shri/Smt.

M/S KRISHNA DEVELOPERS THROUGH PARTNER MR.HARIBHAI KETHABHAI  
PATEL

C/o. Ar. SURESH NARSIHNBHAI PATEL & Stru.Engg. SUNIL H PATEL of Nasik

**Sub -:** Sanction of **Building Permission & Commencement** Certificate in Plot No. - 10+11 of City Survey No / Gut No.212/2 of Shivar Mhasarul.

**Ref -:** 1) Your Application & Plan dated: 15 July, 2019, Inward No  
.NMC/TPD/Mhasarul/BP/3432/2019.

2) Final Layout/Tentative layout No:LND/WS/C2/101 Date:07/02/2014

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 permits under section 253 of The Bombay Provincial Municipal Corporation Act.1949 (Bombay Act, No.LIX of 1949) to erect **Building for Resi + Commercial** Purpose as per plan duly amended in — subject to the following conditions.

**Permission Conditions 1 to 44**

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 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.
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 & 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.
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.

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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 Corporations 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. 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. भवन्तु सुखिन
  - 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. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
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 5000 sqm.
26. NMC shall not supply water for construction purpose.
27. 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.
28. 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

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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.

29. 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.
30. 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 be not be responsible for breach of any Conditions mentioned therein.
31. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
32. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
33. Provision of Grey water reuse shall be made as per rule no.34 of DCPR.
34. Commercial N.A.Order & N.A. Tax receipt Produce before Occupancy certificate
35. CCTV Arrangements shall be done for commercial Building before Occupancy .
36. Total TDR Loaded 670.00 Sq.Mt. which is utilize from DRC No : 830 Dt: 04/05/2019 Vide Formula  $670 \times 6610/7200 = 615.09$  Sq.Mt TDR area utilized from the same
37. Charges for "Premium Rs. 1,369,600/- paid FSI" is paid vide R.No./B.No. 53/7742 Dt:16/10/2019
38. Infrastructure Improvement Charges Rs. 737,000/- is paid vide R.No./B.No. 11/7744 Dt:16/10/2019
39. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate Rs. 6,630/- Deposited vide R.No./B.No. 93/2999 Dt:16/10/2019
40. Welfare Cess charges Rs. 528,400/- is paid vide R.No./B.No. 11/7744 Dt:16/10/2019
41. Drainage Connection Charges Rs. 40,000/- is paid vide R.No./B.No. 11/7744 Dt:16/10/2019
42. Rs. 338,860/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No. 95/712 Dt:16/10/2019
43. N.A.order No.- 154/2011 dt- 16/08/2011 submitted with the application.
44. NMC Tax for Vacant plot shall be paid before Completion.

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Document certified by  
RAJENDRA VINAYAK  
AHER.

Organization : NASHIK  
MUNICIPAL CORPORATION  
Designation : Executive  
Engineer  
Date : 18-Nov-2019 12:10:24  
Certificate : FD-30E

No.LND/BP/Mhasaru/DCR/1851/2019  
Nashik, Dt.18 November, 2019  
Copy to : Divisional Officer

Executive Engineer  
(Town Planning)  
Nashik Municipal Corporation



**TRUE COPY**  
MAWANI ASSOCIATES  
AR.SURESH & PATEL  
Reg. No.: CA/2004/32793

**Tushar Purshottam Patel**

B.S.L., LL.B.

**Advocate**

OFFICE :- 6A, First Floor, Vasant City Mall, Near Manas Hotel, Panchavati Karanja, Nashik-3.  
Mob : 9420232444 / Ph : (0253) 2629144 E - mail :- tushar08patel@gmail.com

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Date : 19/11/2020

**TITLE CERTIFICATE**

To Whomsoever It May Concern

This is to certify that I have investigated the title of Plot Nos. 10/11 adm. total area 1104.23 sq. mtrs. out of S. No. 212/2, situated at village Mhasrul, within the limits of Nashik Municipal Corporation owned by M/s. Krishna Developers. For this purpose, I have gone through the relevent revenue records i.e. 7/12 extracts, Mutation Entries and other relevent papers.

Considering and after perusal of all the above mention documents, I am of the opinion that the Plot Nos. 10/11 adm. total area 1104.23 sq. mtrs. out of S. No. 212/2, situated at Village Mhasrul, within the limits of Nashik Municipal Corporation is the property of M/s. Krishna Developers which is clear and marketable.

This title report is issued only upon the strength of the papers and documents produced before me by M/s. Krishna Developers Partnership Firm through its partner Mr. Haribhai Khetabhai Patel.

Thanking You.

Nashik.

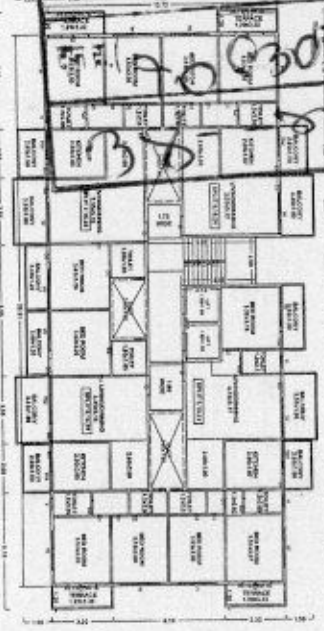
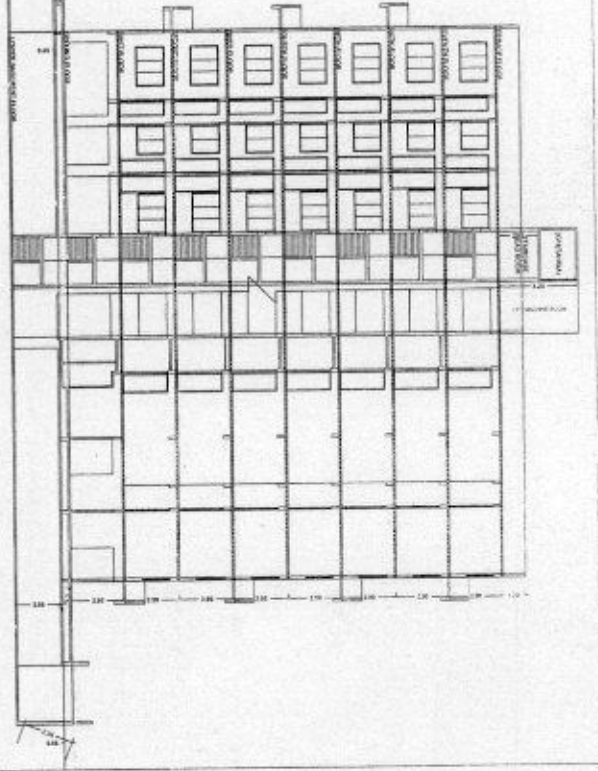
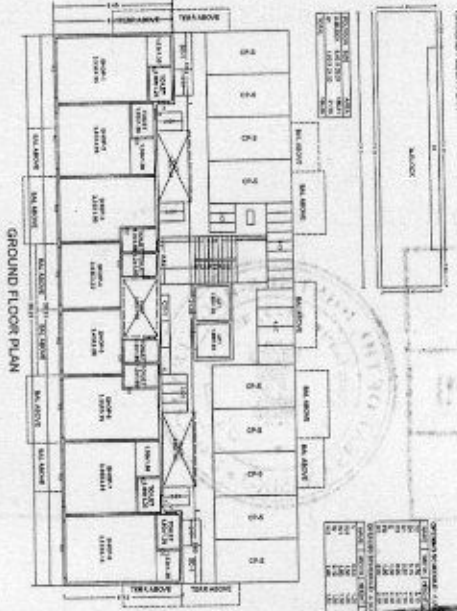
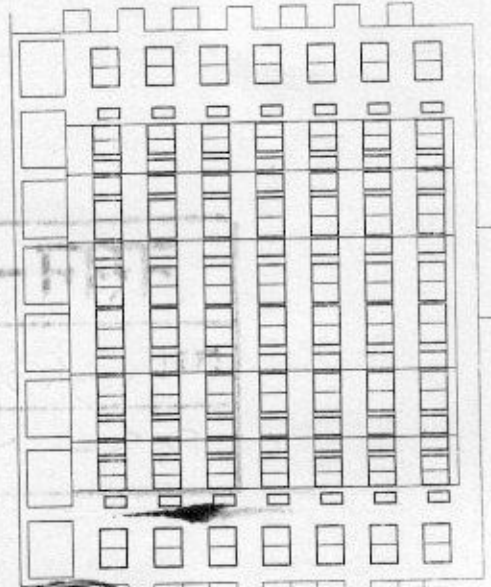


*Tushar Patel*  
19/11/2020  
Adv. Tushar Purshottam Patel  
B.S.L., LL.B.  
6A, First Floor, Vasant City Mall,  
Panchavati, Nashik-422 003.

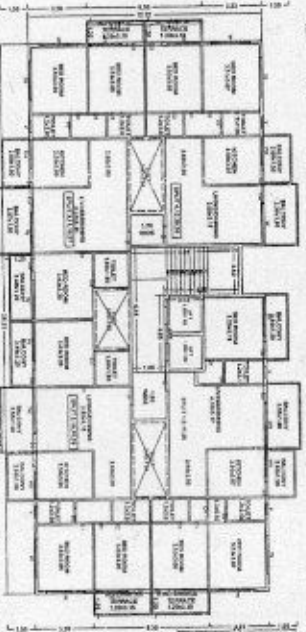


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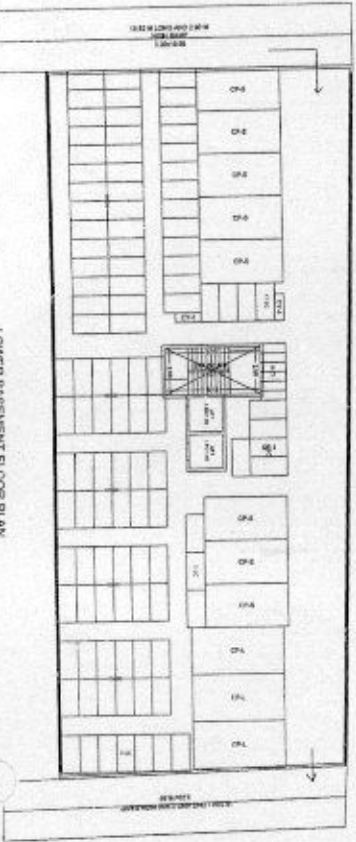
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TYPICAL - 2, 4, 6 FLOOR PLAN



TYPICAL - 1, 3, 5, 7 FLOOR PLAN



LOWER BASEMENT FLOOR PLAN

Sl. No.	Description	Area (sq. m)	Volume (cu. m)
1	Ground Floor	1000	1000
2	Typical 2, 4, 6 Floor	1000	1000
3	Typical 1, 3, 5, 7 Floor	1000	1000
4	Lower Basement	1000	1000
5	Roof	1000	1000
6	Corridor	1000	1000
7	Staircase	1000	1000
8	Lift	1000	1000
9	Service	1000	1000
10	Other	1000	1000
11	Total	10000	10000



ADVOCATE  
Bar Council of  
Maharashtra & Goa  
HIGH COURT, BOMBAY



Name : TORANE SAYALI ARVIND  
Residence : NASHIK Dist NASHIK  
Roll No : MAH/7627/2021  
Enrolled On : 08-09-2021  
Date Of Birth : 05-07-1995  
202002 B00000116144

*Torane*  
CHAIRMAN

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दि. (१०/३०/२०२१)  
३५-२०



भारत सरकार  
GOVERNMENT OF INDIA

पिती झा  
Prati Jha  
जन्म तारीख/DOB: 29/12/1981  
महिला Female

8243 6758 6389

मेरा आधार, मेरी पहचान

*Prati*

भारत सरकार  
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चन्दन कुमार झा  
Chandan Kumar Jha  
पिता - हेम कान्त झा  
Father - Hem Kant Jha  
जन्म वर्ष / Year of Birth 1960  
पुरुष / Male

2055 4136 9077

आधार - आम आदमी का अधिकार

*Chandan*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BSCPJ2485B

पिता का नाम / Father's Name  
श्री प्रकाश कुन्वर  
श्री Prakash Kunwar

जन्म तिथि / Date of Birth  
29/12/1981

*Prati*

*Prati*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

KRISHNA DEVELOPERS

24/09/2012  
Permanent Account Number  
AAMFK5022G

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

CHANDAN KUMAR JHA  
HEM KANT JHA

स्थायी लेखा संख्या  
Permanent Account Number  
AAMFK5022G

*Chandan*

भारत सरकार  
GOVERNMENT OF INDIA

विनोद इश्वरभाई पटेल  
Vinod Ishwarbhai Patel  
जन्म वर्ष / Year of Birth : 1973  
पुरुष / Male

4178 7045 0733

आधार - सामान्य माणसाचा अधिकार

*Vinod*