

NASHIK MUNICIPAL CORPORATION



NO:LND/BP/ C1/370/2019

DATE :- 20/06/2019

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Sau. Suman P.Gosavi & Others Through G.P.A.Holder Shri.Sagar M. Bonde.
C/o. Er.Madhukar More & Stru.Engg. S.A.Anawade Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 35+36 of S.No.246/10 of Nashik Shiwar.

- Ref -:
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated:12/03/2017 Inward No. C1/BP/41
 - 2) Final Layout/Tentative layout No.86 Dt:23/03/2003
 - 3) Previous Approved building permission No.01/107/757 Dt:13/05/2013
 - 4) Previous Occupancy certificate No.21743/13421 Dt: 18/01/2018

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 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 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. 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.



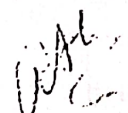
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises 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 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 Department of Government of Maharashtra, vide TPS2417/487/pra.kra:217/UD-9 Dt: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. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

C.C. for Plot No. 35+36 of S.No.246/10 of Nashik Shiwar.

27. 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
28. NMC shall not supply water for construction purpose.
29. 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.
30. N.A. order No.53/2011 Dt:23/11/2011 submitted with the application.
31. A) Rs.2,40,510/-+21,300/-+2,68,715 is paid for development charges w.r.to the proposed Construction vide R.No./B.No.49/0512,47/0513 & 09/648 Dt:25/04/2013, 09/05/2013 & 07/06/2019
B) Rs./- is paid for development charges w.r.to the proposed land development.
Vide R.No./B.No.-- Dt:--
32. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.
Rs.9,120/- Deposited vide R.No./B.No.68/2236 Dt:25/04/2013
33. Drainage connection charges Rs.46,000+3000/- is paid vide R.No./B.No.52/7265 & 60/2968 Dt:25/04/2013 & 07/06/2019
34. Welfare Cess charges Rs.2,22,290/-+2,82,315 is paid vide R.No./B.No.52/7265 & 60/2968 Dt:25/04/2013 & 07/06/2019
35. Infrastructure Improvement Charges Rs:6,98,500/- is paid vide R.No./B.No.60/2968 Dt:07/06/2019
36. Charges for "Premium paid FSI" is paid vide Rs.22,12,480/- is paid vide R.No./B.No. 92/2968 Dt:07/06/2019
37. Total TDR Loaded 635.00 Sq.mt. which is utilised from DRC No: 831 Dt:08/05/2019 vide formula $635.00 \times 10470 / 15000 = 443.23$ Sq.mt. TDR area utilized from the same.
38. This permission is given on the basis of affidavit given by applicant Dt:02/03/2013 regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.

No. LND / BP / CI / 370 / 2019
Nashik, Dt.20/06 / 2019

Copy to : Divisional Officer


Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.



1/3

NASHIK MUNICIPAL CORPORATION

NO:LND/BPI

Panch/ C-1/107/757

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 13/5/2013

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO, Sau Suman P.Gosavi & others through G.P.A.Holder Shri Sagar M.Bonde
C/o. Er.Madhukar B.More & Stru. Engg. S.A. Anawade of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.35+36
of S. No. 246/10 of Nashik Shiwar.

Ref - Your Application & Plan dated: 25/03/2013 Inward No. C-1/BP/8024/488

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 to35)

- 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.



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 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 & 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 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 reservation 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. 53/2011 Dated: 23/11/2011 submitted with the application.

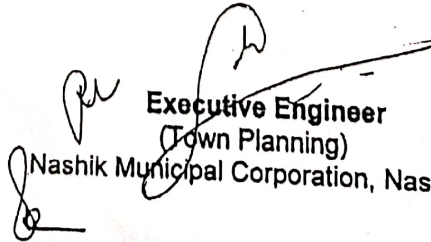
19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

20) A) Rs. 2,40,510/- +21,300/- is paid for development charges+Interest w. r. to the proposed Construction vide R. No./B. No. 49/0512, 47/0513 Dtd:- 25/04/2013, 09/05/2013

B) Rs. ----- is paid for development charges w. r. to proposed land development vide R. No./B.No. ----- Dtd:- -----

C. C. for P. No. 35+36 of S. No. 246/10 of Nashik 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. 9,120/- Deposited vide B.No./R.No. 68/2236
Date:- 25/04/2013 As per Order No 137 Dt. 18/03/2003.
- 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.
- Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - Survey Number/City Survey Number/Ward Number of land 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.
- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.
- 25) Proper arrangement for rain water harvesting should be made at site.
- 26) Drainage connection charges Rs. 46,000/- is paid vide R.No./B.No. 52/7265
Dtd:- 25/04/2013
- 27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
- 28) Welfare cess charges Rs. 2,22,290/- is paid vide R.No./B.No.52/7265 dtd: 25/04/2013
- 29) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 30) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.
- 31) Previously Approved Building Permission vide Letter no. C-1/562 & C-1/563 dated. 12/08/2010 is only for N.A. Purpose.
- 32) Separate 7/12 extract of colony road & open space in the name of NMC shall be produced before occupancy certificate.
- 33) The corrected 7/12 extract as per amalgamated plots shall be produced before occupancy certificate
- 34) This permission is given on the basic of affidavit given by applicant dtd: 02/05/2013 regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of N.M.C regarding drinking water supply connection shall be binding on applicant.
- 35) N.M.C. shall not supply water for construction purpose.


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

No. LND / BP
Nashik, Dt. / / 20
Copy to: Divisional Officer,
----- Division
Nashik Municipal Corporation, Nashik.



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भागशः)

जावक क्र./नरधि/ 241183 33823

दिनांक 07/0/2020

No. A 21743

श्री./श्रीमती

सौ. वसुधा जी गोरेवाली व इतर 21743
सागर एम. चोडे

संदर्भ : तुमचा दिनांक 05/0/2020 चा अर्ज क्रमांक 219/2020

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / सि.स.नं., स. नं. 284/20

प्लॉट नं. 35+36 मधील इमारतीच्या तळ + चगर मध्ये

मजल्याचे इकडील बांधकाम परवानगी क्र. सी 9/2020/1054 दिनांक 03/0/2020 अन्वये

दिल्याप्रमाणे अर्किटेक्ट/इंजि./सुपरवायझर, श्री. एम. वी. गोरे

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेत्तर/शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र 1/ 2000.00 चौ.मी. 1008.00 चौ.मी.

व चटई क्षेत्र 1053.00 चौ.मी. विंग - 9 चौ.मी.

1) सदर इमारतीचा वापर निवासी/निवासेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

2) घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.

3) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

4) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

5) वास्तुजी बंद करणे कारी मजगते रु. 25000/- वी.स.

कुलीशिव तळगते रु. 29950/- अर्क व अगलत रु. 95000/- सेक्टर रु. 33800/- वगळ. 5390/5.3 दि

5392/5.4 अन्वये अरले असे

कार्यकारी अभियंता

नगर रचना विभाग

नाशिक महानगरपालिका, नाशिक (26)