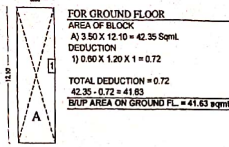
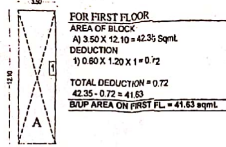


'P'-LINE' AREA DIAGRAM & CALCULATION



FOR GROUND FLOOR  
AREA OF BLOCK  
A) 3.50 X 12.10 = 42.35 Sqm.  
DEDUCTION  
1) 0.60 X 1.20 X 1 = 0.72  
TOTAL DEDUCTION = 0.72  
42.35 - 0.72 = 41.63  
BUP AREA ON GROUND FL. = 41.63 sqm.



FOR FIRST FLOOR  
AREA OF BLOCK  
A) 3.50 X 12.10 = 42.35 Sqm.  
DEDUCTION  
1) 0.60 X 1.20 X 1 = 0.72  
TOTAL DEDUCTION = 0.72  
42.35 - 0.72 = 41.63  
BUP AREA ON FIRST FL. = 41.63 sqm.

FORM OF STATEMENT - 2 [Sr.No. 9(a)]

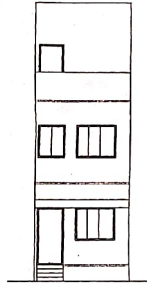
Building No.	Floor No.	Total Built up Area of floor
(1)	(2)	(3)
1	GROUND FLOOR	41.63
	FIRST FLOOR	41.63
	TOTAL	83.26

FORM OF STATEMENT - 3 [Sr.No. 9(g)]

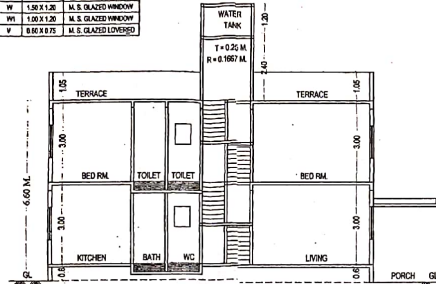
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	Area of balcony attached to Apartment	Area of double height terrace attached to flat
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND FLOOR	1	38.10	-	-
	FIRST FLOOR	1	38.10	-	-
	TOTAL		76.20	-	-

DOORS AND WINDOWS

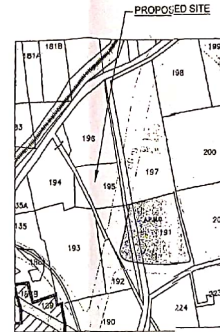
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T.W. PANELLED DOOR
DI	0.90 X 2.10	T.W. PANELLED DOOR
D2	0.90 X 1.80	T.W. PANELLED DOOR
W	1.50 X 1.20	M.S. GLAZED WINDOW
WI	1.00 X 1.20	M.S. GLAZED WINDOW
V	0.60 X 0.75	M.S. GLAZED VENT



ELEVATION  
SCALE: 1:100

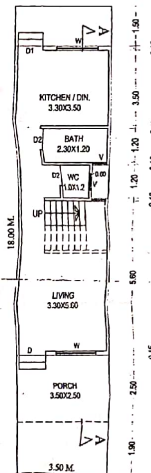


SECTION @ A-A  
SCALE: 1:100

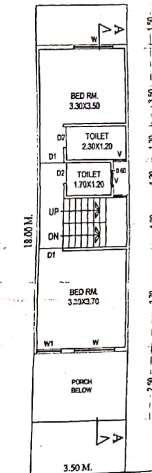


LOCATION PLAN  
SCALE 1: 10,000

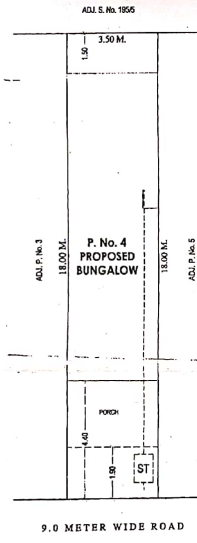
GROUND FLOOR PLAN  
SCALE: 1:100



GROUND FLOOR PLAN  
SCALE: 1:100



FIRST FLOOR PLAN  
SCALE: 1:100



SITE PLAN  
SCALE: 1:100

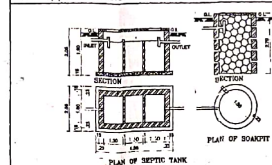
REFERENCE :-  
DEMARKETED FINAL APPROVED LAYOUT VIDE LETTER  
No. LNDWS33064/0201 DATED - 20/02/2021  
N.A. ORDER No. NASR11/20210, DATED - 23/05/2011  
TLR.M.R. No. 196/2021, DATED - 02/03/2021

CERTIFICATE OF AREA  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/12/2021 AND THE DIMENSIONS OF ALL SIDES ETC. OF DOCUMENT OF OWNERSHIP / P.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

SIGNATURE OF LICENSED ARCHITECT / LICENSED ENGINEER / SUPERVISOR

OWNER'S DECLARATION  
I, UNDERSIGNED HEREBY CONFIRM THAT, I WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

ADITYA LAND DEVELOPER'S THRO. PARTNER - SHRI PANKAJ KANYALAL ALTHAKKAR  
OWNER(S) NAME AND SIGNATURE



PROPOSED RISK BASE BUNGALOW PLAN ON P. No. 4, S. No. 195/4, C.T.S. No. 6123 part of DEOLALI SHIWAR, IN FRONT OF APMC MARKET, EKLAHARE ROAD, NASHIK. FOR - ADITYA LAND DEVELOPER'S THRO. PARTNER - SHRI. PANKAJ KANYALAL ALTHAKKAR.

RECOMMENDATION

APPROVED

Plans amended in Basic Based as per the conditions mentioned in the accompanying commencement

with P.P. No. 03/147 dated 12/01/2022



SECTIONAL ENGINEER,  
TOWN PLANNING DEPARTMENT  
NASHIK MUNICIPAL CORPORATION, NASHIK

A	AREA STATEMENT	SQ. M
1.	Area of Plot (Minimum area of a b.c. to be considered)	
(a)	As per ownership document (7712, C.T.S. extract)	63.00
(b)	As per map/plan sheet	
(c)	As per site	63.00
2.	Deductions for	
(a)	Proposed D.P./D.P. Road widening Area/ Service Road/Highway Widening	-
(b)	Any D.P. Reservation Area	-
(c)	Total (a+b)	-
3.	Balance Area of Plot (1-2)	63.00
4.	Amenity Space (if applicable)	
(a)	Required -	
(b)	Adjustment of 2 (b), if any -	
(c)	Balance proposed -	
5.	Net Area of Plot (3-4(c))	63.00
6.	Recreational Open Space (if applicable)	
(a)	Required -	
(b)	Proposed -	
7.	Internal Road area	63.00
8.	Plottable area (if applicable)	
9.	Built up Area with reference to Basic F.S.I. as per front road width (sr. no. 8b X Basic F.S.I.)	69.30
10.	Addition of F.S.I. on payment of premium	
(a)	Maximum permissible premium F.S.I. - based on road width I.T.O.D. Zone	
(b)	Proposed F.S.I. on payment of premium	
11.	In-situ F.S.I. / T.D.R. loading	
(a)	In-situ area against D.P. road (2.00Xsr no 2(a), if any)	
(b)	Net area against Amenity Space Flatted over 42.00 or 1.85 X sr no 2(b) & / or (c)	
(c)	TDR area	
(d)	Total in-situ / T.D.R. loading proposed (11(a)+(b)+(c))	
12.	Additional of F.S.I. area under Chapter No. 7	
13.	Total entitlement of F.S.I. in the proposal	69.30
(a)	(9)-(10)+(b)+(11)(c) or 12 whichever applicable	ALLOWABLE 41.53
(b)	Auxiliary area F.S.I. upto 60% or 60% with payment of charges	PROPOSED 14.00
(c)	Total entitlement (a+b)	83.30
14.	Maximum utilization limit of F.S.I. (Building potential)	
15.	Total Built up Area @ proposed (excluding) area (sr no. 8(b))	83.26
(a)	Existing Built-up Area	
(b)	Proposed Built-up Area (as per P-Line)	83.26
(c)	Total (a+b)	83.26
16.	F.S.I. Contained (15/13) (should not be more than sr no 14 above)	0.98%
17.	Area for Inclusive Housing if any	
(a)	Required (23% of sr. no. 5)	
(b)	Proposed	

AR.SANJAY PABARI  
ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Job No. Drawing No. Date Scale Drawn by Checked by Reg. No. of Architect

30/12/2021 As Shown Sanjay P. AR. S. PABARI

AR.SANJAY PABARI  
2, PLUM APT. M.R. THAKKER RD., OFF SHARANPUR ROAD THAKKER NAGAR NASHIK-422 002 PH-2314752,9850180888



**PROPOSED RISK BASE BUNGALOW PLAN ON P. No. 4, S. No. 195/4, C.T.S. No. 6123 part of DEOL ALI SHWAR, INFRONT OF APC MARKET, BALAHARE ROAD, NASHIK. FOR - ADITYA LAND DEVELOPERS THRO. PARTNER - SHRI PANKAJ KANYALAL ATHAWAR.**

**RECOMMENDATION**

It is hereby approved in (S.No. 96) as per the conditions mentioned in the accompanying communication with P. No. 281/17 dated 12/11/2020.



**SECTIONAL ENGINEER,**  
MUNICIPAL CORPORATION, NASHIK

A	AREA STATEMENT	SQ. M
1.	Area of Plot (Minimum area a.s.c. to be considered)	63.00
(a)	As per ownership document (7/12, C.T.S. extract)	63.00
(b)	As per measurement sheet	63.00
2.	Area reserved for (a) Proposed D.P.P. Road widening Area/Service Road/highway Widening	-
(b)	Any D.P. Reservation Area	-
3.	Balance Area of Plot (11-2)	63.00
4.	Area reserved for (a) Required -	-
(b)	As per the provisions of P.U.C. 11-2	-
(c)	As per the provisions of P.U.C. 11-2	-
5.	Net Area of Plot (11-40)	63.00
6.	Area reserved for (a) Required -	-
(b)	As per the provisions of P.U.C. 11-2	-
(c)	As per the provisions of P.U.C. 11-2	-
7.	Internal Road area	63.00
8.	Platible area (if applicable)	69.38
9.	Built up Area with reference to E.S.I. as per front	69.38
10.	Area reserved for (a) Maximum permissible premium F.S.I. based on road width 100 Zoned	-
(b)	Proposed F.S.I. on payment of premium	-
11.	Area reserved for (a) In-situ area against D.P. Road (2.00X or no. 200) (if any)	-
(b)	In-situ area against Amenity Space (Handicover) (2.00 X or no. 40) (if any)	-
(c)	As per the provisions of P.U.C. 11-2	-
12.	Area reserved for (a) Total entitlement (a+b)	69.38
(b)	Additional F.S.I. in the proposal	69.38
13.	Total entitlement of F.S.I. in the proposal	138.76
(a)	As per the provisions of P.U.C. 11-2	69.38
(b)	Additional F.S.I. in the proposal	69.38
14.	Maximum utilization limit of F.S.I. (Building sublimit)	138.76
15.	Total Built-up Area in proposal (excluding area of P. No. 119)	138.76
(a)	As per the provisions of P.U.C. 11-2	69.38
(b)	Additional F.S.I. in the proposal	69.38
16.	E.S.I. Consumed (15/13) (should not be more than 14 above)	0.89%
(a)	As per the provisions of P.U.C. 11-2	0.89%
(b)	Additional F.S.I. in the proposal	0.89%

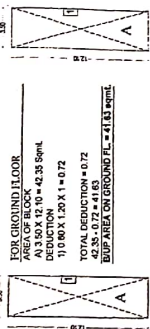
**FORM OF STATEMENT - 2 (S.No. 96)**

Building No.	Floor No.	Total Built up Area of floor
1	GROUND FLOOR	41.63
1	FIRST FLOOR	41.63
	TOTAL	83.26

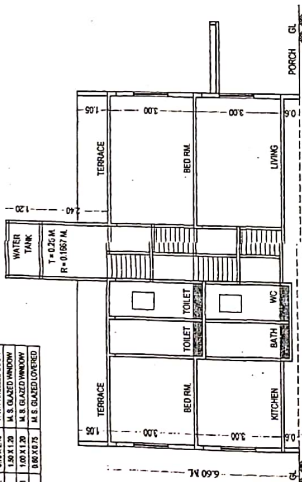
**FORM OF STATEMENT - 3 (S.No. 96)**

Building No.	Floor No.	Apartment No.	Area of Apartment	Area of Common Part	Total Area
1	GROUND FLOOR	1	38.10	-	38.10
1	FIRST FLOOR	1	38.10	-	38.10
	TOTAL		76.20	-	76.20

**'P'-LINE AREA DIAGRAM & CALCULATION**

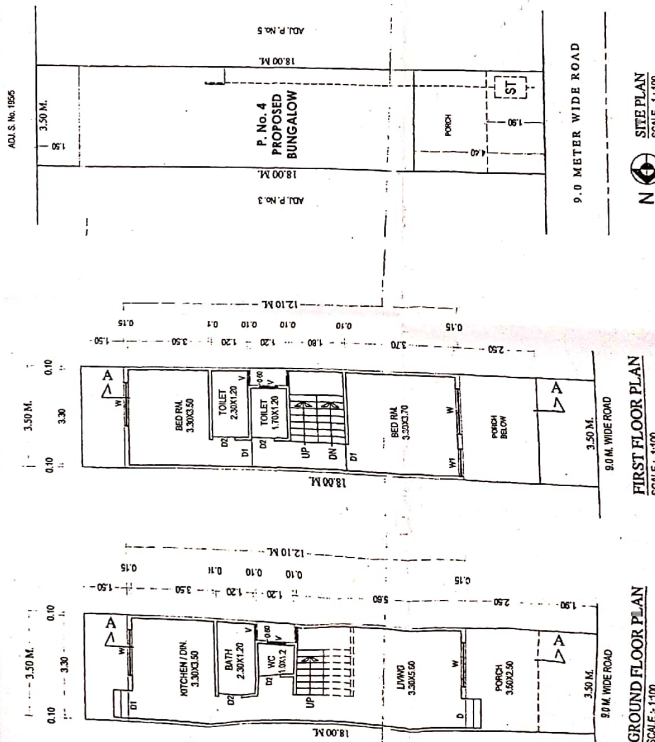


DOORS AND WINDOWS	SIZE	SPECIFICATION
D	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR
W	100X210	T.W. PANEL DOOR

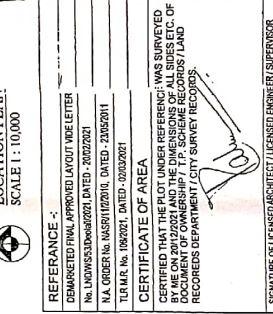


**ELEVATION**  
SCALE: 1:100

**SECTION @ A-A**  
SCALE: 1:100



**LOCATION PLAN**  
SCALE: 1:10,000

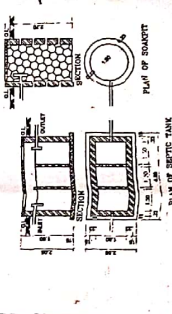


**REFERENCE :-**  
 DEMARSED PLAN APPROVED LAYOUT VIDE LETTER No. LW/MS/3066/2021 DATED - 20/02/2021  
 M.A. ORDER No. WASH/112/2010, DATED - 23/05/2011  
 T.U.R. No. 19/2021, DATED - 03/02/2021

**CERTIFICATE OF AREA**  
 CERTIFIED THAT THE LAND DIMENSIONS OF ALL SIDES ETC. OF DOCUMENT OF OWNERSHIP/ F.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT CITY SURVEY RECORDS.

**OWNERS DECLARATION**  
 I, UNDERSIGNED HEREBY CONFIRM THAT, I/WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR/ I/WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORKSITE.

**ADITYA LAND DEVELOPERS THRO. PARTNER - SHRI PANKAJ KANYALAL ATHAWAR**  
 OWNER(S) NAME AND SIGNATURE



**PLAN OF BARRICADE**

**GROUND FLOOR PLAN**  
SCALE: 1:100

**FIRST FLOOR PLAN**  
SCALE: 1:100

**SECTION @ A-A**  
SCALE: 1:100

**LOCATION PLAN**  
SCALE: 1:10,000

**PLAN OF BARRICADE**

**ADITYA LAND DEVELOPERS THRO. PARTNER - SHRI PANKAJ KANYALAL ATHAWAR**  
 OWNER(S) NAME AND SIGNATURE

**AR. SANJAY PABARI**  
 ARCHITECT/LICENCED ENGINEER SUPERVISOR NAME AND SIGNATURE

**AR. SANJAY PABARI**  
 ARCHITECT/LICENCED ENGINEER SUPERVISOR NAME AND SIGNATURE

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 ARCHITECT/LICENCED ENGINEER SUPERVISOR NAME AND SIGNATURE

**AR. SANJAY PABARI**  
 2 PUJA APT, M.R. THAKKER RD.,  
 OFF SHAKARPUR ROAD,  
 NASHIK-422 002  
 MOBILE: 98230 31000  
 PH: 2314752, 9850180888

**AR. SANJAY PABARI**  
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## NASHIK MUNICIPAL CORPORATION

NO: LND/BP/Risk Based/ CB/147/2022

DATE :- 17/01/2022

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

TO, **Aditya Land Developer Through Partners Pankaj K. Althakkar.**  
C/o. Ar. Sanjay Pabari & Stru. Engg. C. D. Patel Of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 04 of S.No. 195/4, C.T. S. No. 6123/Part of Deolali Shiwar, Nashik.

- Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Risk Based in Dated:- 24/12/2021 Inward No.C3/BP/218.  
2) Final Layout No. LND/WS/Final/153/Deolali/2021 Dt:20/12/2021.

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 45)**

- 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 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 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.
- 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.



- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturby natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) 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.
- 18) whearever necessary 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.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) 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.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/2017/UD-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.
- 22) 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.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Whearever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 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.



C. C. For Plot No. 04 of S.No. 195/4, C.T. S. No. 6123/Part of Deolali Shiwar, Nashik.

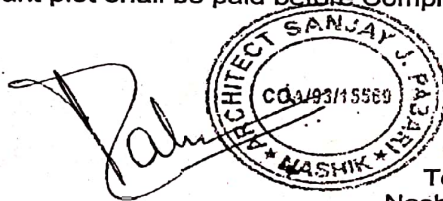
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 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 liable to pay for the same.
- 30) Temporary dra nage 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 UDOPR Is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given 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 givan by Architect dated: 24/12/2021.
- 36) This permission is given the basis of N.A. order No. 112/2010 Dt:23/05/2021 submitted with the application.

#### Charges Recovery

- 37) Rs.13,080/- is paid for development charges w.r.to the proposed Construction Vide R.No./B.No. 50/576 Date :22/10/2014.
- 38) Rs.Nil/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.-- Date :--
- 39) Drainage Connection Charges Rs.2500/- is paid vide R.No./B.No. 44/9814 Date:22/10/2014.
- 40) Welfare Cess charges Rs.20,160/- is paid Vide R.No./B.No. 44/9814 Date:22/10/2014.
- 41) Rs.1000/- vide R.No./B.No. 95/2485 Date :22/10/2014 against Treeplantation deposit.
- 42) Charges for "Premium FSI" is paid Rs.Nil/- vide R.No./B.No.-- Date :--
- 43) Charges for "Ancillary Permium is Paid FSI" Rs.10,990/- vide R.No./B.No. 27/515 Date:13/01/2022.
- 44) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following stricly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.2590/- is paid vide R.No./B.No. 25/806 Date :14/01/2022.

#### Additional Conditions

- 45) NMC Tax for Vacant plot shall be paid before Completion.



*[Handwritten Signature]*  
Sectional Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND / BP / Risk Based / 03/147/ 2022  
Nashik; Dt. 17/01/2022  
Copy to: Divisional Officer (NSICRD)