



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भूमिगत)

जाचक क्र./नरवि/29928/282E

No. A 21124

दिनांक: 93/4/2090

श्री./श्रीमती

श्री. इ.ओ. नाशिक हाउसिंग व डेव्हलपमेंट
अथॉरिटी

संदर्भ : तुमचा दिनांक 93/1/2090 चा अर्ज क्रमांक सी 212309

महानगर,

दाखला देण्यात येतो की हाउसिंग शिवारातील / लि.स.नं., स.नं. गरन. 80E

प्लॉट नं. --- मधील इमारतीच्या वाकडाग + लक + रचनाभंग

मजल्याचे इकडील बांधकाम परवानगी क्र. सी 3/9232/EC डिव्हें 24/3/2093 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुलतानपूर, श्री. सी.बी. डेव्हलपमेंट

यांचे निर्दिष्टांनुसार पूर्ण झाली असून निवासी/भिकसेक्टर/ शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र

2900E.00 चौ.मी.

चौ.मी.

व चटई क्षेत्र

9090E.92

चौ.मी.

१) सदर इमारतीचा वापर निवासी/भिकसेक्टर/ शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचे झाल्यास इकडील कार्यक्रमाची पूर्व परवानगी घ्यावी लागेल.

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

३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

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

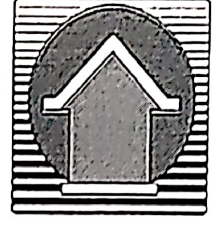
५)

कार्यकारी अभियंता शहरपालिका
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

नाशिक गृह निर्माण व क्षेत्र विकास मंडळ
(म्हाडाचा घटक)

**NASHIK HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)**

**म्हाडा
MHADA**



T-2122

NO. CO/NB/EM/ET- 2522 /2024

Date: 24/4/24

CERTIFICATE

Certified that, Shri./Smt./Ku. SANJAY EKANATH DURDHAVALE applied for scheme of 112/88 T/s under MIG on Gut No. 609 at Adgaon Nashik under the Out Right Sale Basis scheme & he has been held eligible for allotment of Tenement No. 2A-A-1-103 having built up area of 90.09 Sq.mtr. has to pay the full cost of the tenement likely to be earmarked for allotment to him, in advance. The tentative sale price of the tenement is Rs.16,67,410/- Amount of Rs.15,000/- paid with application & partly Installment of Rs. 1,75,010/-has been paid & balance amount of Rs. 14,77,400/- & lease Rent Amount Rs.22,600/- yet to be awaited.

1. Since the tenement is Parking + Seven storied building the land underneath & appurtenant to the building be leased to the allottee of the tenement, for a period of 30 years on payment of lease rent at the rate of 2.50% per annum of the premium of land which is excluding in the sale price of the tenement.
2. The Nashik Housing & Area Dev. Board will transfer the property/Tenement at Adgaon, Nashik to the name of allottee under the scheme on receipt of the full sale price of the tenements, which are to be allotted on Out right sales basis scheme.
3. The Nashik Housing & Area Development Board has "No Objection" to mortgage the occupancy right of the above tenement at Gut No. 609 at Adgaon Nashik which will be allotted under outright sale basis scheme to Shri./Smt./Ku. SANJAY EKANATH DURDHAVALE in favour of Bank Of Baroda,Dwarka circle,Nashik
4. All the terms and conditions of the allotment of residential tenement shall also be applicable to Bank Of Baroda,Dwarka circle,Nashik
5. The provisions made under the Maharashtra Housing & Area Development Act, 1976 and the rules and regulations made there under the MHAD (the Estate Management, Sale, Transfer and Exchange of Tenements) Regulations 1981 from time to time shall apply to the mortgage in respect of the said premises. Similarly, the rules and regulations made by State Govt., Local Authorities in this respect shall also be applicable to Bank Of Baroda,Dwarka circle,Nashik

N.E.F.T.
नाशिक गृहनिर्माण व क्षेत्रविकास मंडळ

Original Copy

गृहनिर्माण भवन, गडकरी चौक, नाशिक.
मिळकर व्यवस्थापन कार्यालय

महाडा
MHADA



Book No. 2919
पावती पुस्तक क्र.

Receipt No. 291890
पावती क्र.

Date :
दिनांक : 23/4/24

Name of Colony वसाहतीचे नाव		Part	EWS/LIG/MIG/HIG	
112/88 Adgaon				
Received from Shri/Smt./Kum. श्री./श्रीमती/कु.	Code No. संकेतांक	Details of Account खात्याचा तपशील	Amount रक्कम रु.	
Sanjay Ekpath	021/003/008	Rent / भाडे		
Dhordhavalu	768/002 to 007	H.P. Installment भाडे खरेदी हप्त्या		
याचे कडून	026 / 057	Service Charge/सेवा शुल्क		
Total Amount (In Words)	165/000	Delay Charges /Int. विलंब आकार/व्याज		
One Lakh Seven	224/000	Other Receipt/इतर		
Five thousand & Ten	356/000	T.O.T. Fee हस्तांतरण शुल्क		
By Cash/DD/RTGS OR NEFT Rs. 1,75,010/-	257/001	Penalty/अधिमुल्य		
NEFT	769/002 to 006	Cost Part/Full		175,010/-
D.D./UTR.No. BARB 241139	904/000	C.V.Doposit/अनामत		
Date 15934	883/001 to 004	Advance Contribution		
Bank dt. 22/4/24	909/01	Misc.Doposit/किरकोळ अनामत		
Branch Amount Credit in	223/000	Sale of Plan		
for the month of A/c As per	127/000	Loan Rent/ भू भाडे N.A. Assessment/ विंगर शेतसारा		
Statement	CGST 899/018	Goods & Service Tax		
या महिन्यासाठी	SGST 899/019	वस्तू व सेवा कर		
T/S.No./Open Plot No.				
	103			
Total Rs. / एकूण रु.			175,010/-	

गाळा क्रमांक / भूखंड क्रमांक

Subject to realisation of DD

धनाकर्ष स्वीकृत झाल्यानंतरच

पावती ग्राह्य धरण्यात येईल.

कार्यालयीन पत्र क्र.....

दिनांक अन्वये

भाडे वसुलीकाराचे नाव

भाडे वसुलीकराची सही



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NASHIK MUNICIPAL CORPORATION

NO. LND/BPI Panch / C-5/1232/16

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 25/3/2013

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO. C. E. O. Nashik Housing And Development Authority Nashik.
C/o. Ar. Shrikant D. Khadiikar. & Stru. Engg. Sanjay M. Adsar. of Nashik.

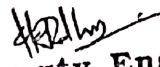
Sub - Sanction of Building Permit & Commencement Certificate in Plot No. ---
of G. No. 609 of Adgaon Shiwar.

Ref - Your Application & Plan dated: 17/08/2012 Inward No. C5/BPI 3134/136

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 to 31)

- 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 1956 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.


Deputy Engineer
Nashik Housing and Area Development
Board Sub-Division, Nashik

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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 & 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.

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. ----- dated: ----- 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. -----/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. ----- Dtd:- -----

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

Deputy Engineer

Nashik Housing Area Development
Nashik

C. C. for P. No:- -----, G. No. 609 of Adgaon Shiwar.

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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. 20,520/- + 31,680/- Deposited vide B.No./R.No. 41/2124, 19/1719
Date:- 12/12/2012, 29/03/2011 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.
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 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. 4,00,000/- + 16000/- is paid vide R No /B No. 20/6501, 48/3746 Dtd:- 12/12/2012 & 29/03/2011
- 27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
- 28) Fly ash bricks and fly ash based and related materials shall be used in the construction of building
- 29) Welfare cess charges Rs.-23,04,489/- is paid vide R.No/B No. 20/6501 dtd. 12/12/2012.
- 30) Recycling of waste water & storm water disposal arrangement to be done at site before plinth completion certificate.
- 31) Previously approved building permission vide C. C. No. Pan/C1/200/1000 dt. 01/06/2011 is hereby as cancelled.
- 32) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: FIRE/WS/III/ 192 /2012, dt.24/12/2012 & conditions therein strictly followed.
- 33) Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & conditions mentioned in it should be strictly observed
- 34) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate
- 35) This permission is given on the basis of affidavit given by applicant dtd. 21/03/2013 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.
- 36) N.M.C. shall not supply water for construction purpose.
- 37) This permission is given on the strength of Govt. Notification No: TPS-1109/2033/CR. 55/10/UD-9, Dte- 06/03/2010.

33) This permission is given on the basis of Affidavit given by applicant dt. 21/3/2013 regarding boundary dispute.

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

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

Deputy Engineer,
Nashik Housing and Area Development
Board Sub-Division, Nashik.